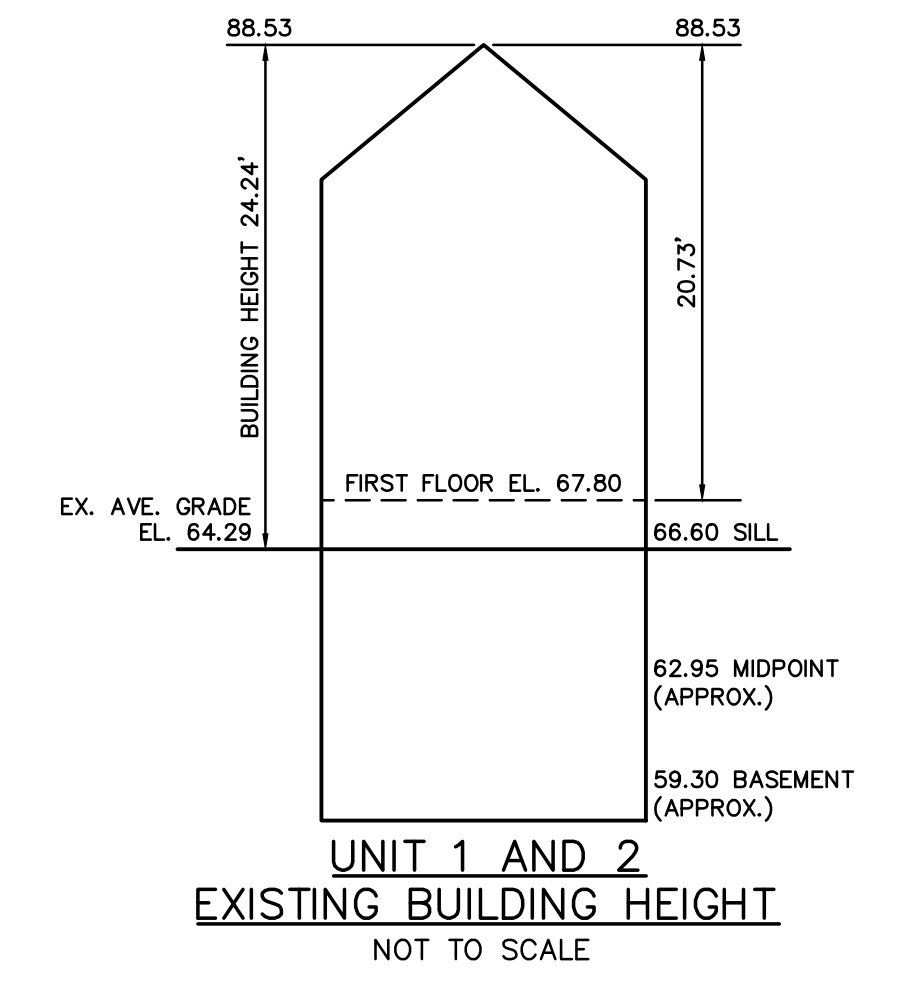
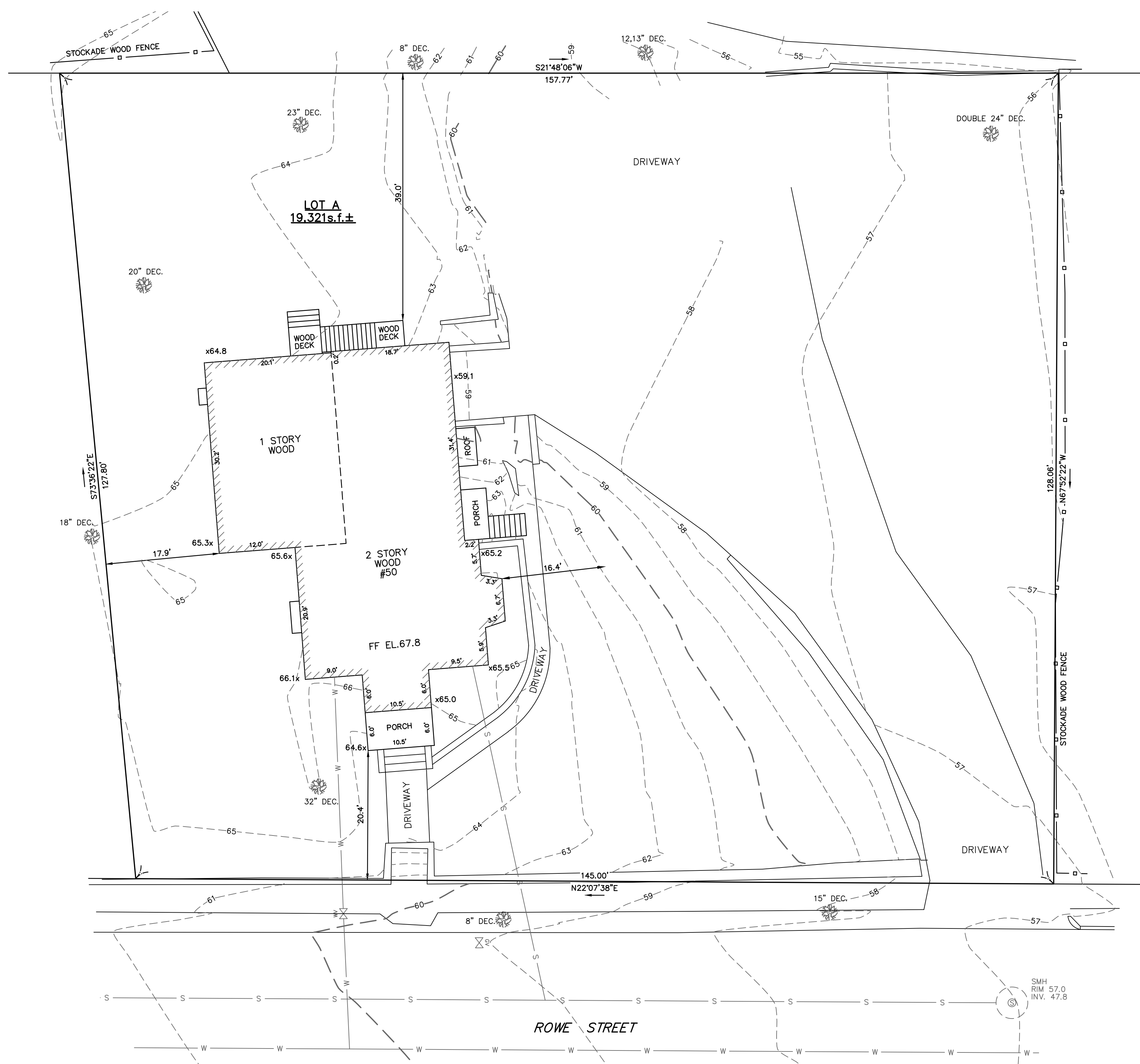
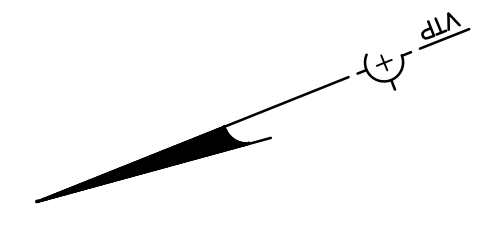


216132ec.dwg (Z:2015)

LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	- 70 -
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"



Address: #50 Rowe Street, Newton

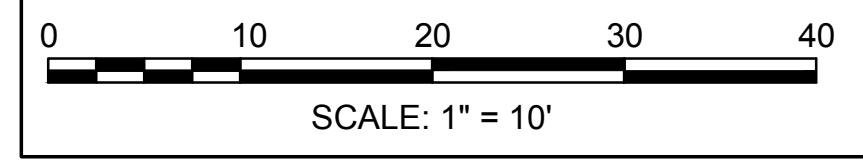
Length Weighted Mean
Existing Conditions Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	9.50	65.05	64.98	65.02	617.64 Sq. Ft.
2	6.00	65.25	64.98	65.12	390.69 Sq. Ft.
3	10.50	64.85	64.75	64.80	680.40 Sq. Ft.
4	6.00	66.05	65.45	65.75	394.50 Sq. Ft.
5	9.00	66.01	65.45	65.73	591.57 Sq. Ft.
6	20.90	65.85	65.80	65.83	1375.74 Sq. Ft.
7	12.00	65.50	65.25	65.38	784.50 Sq. Ft.
8	30.20	65.30	64.80	65.05	1964.51 Sq. Ft.
9	38.80	64.80	65.75	65.28	2532.67 Sq. Ft.
10	1.58	60.50	60.40	60.45	95.51 Sq. Ft.
11	18.17	58.50	58.50	58.50	1062.95 Sq. Ft.
12	11.65	62.50	62.00	62.25	725.21 Sq. Ft.
13	6.70	63.01	62.75	62.88	421.30 Sq. Ft.
Total	181.00				11637.19 Sq. Ft.

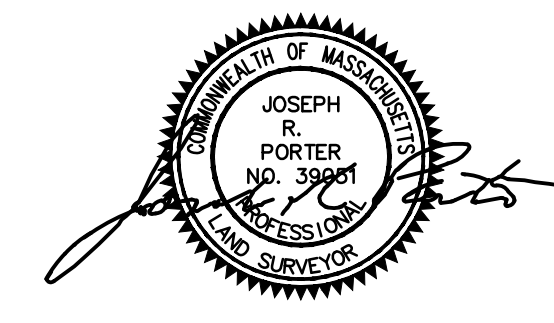
Total Column F / Total Column B = Average Grade
Average Grade: 64.29'

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	19,321±s.f.
FRONT FRONTAGE	70.0'	145.0'
FRONT SETBACK	25.0'	20.4'
SIDE SETBACK	7.5'	17.9'
REAR SETBACK	15.0'	39.8'
BUILDING HEIGHT	30.0'	24.24'
AVERAGE GRADE	-	64.29
LOT COVERAGE	30.0%	10.3%
OPEN SPACE	50.0%	72.5%



ZONING PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#50 ROWE STREET
SCALE: 1in.=10ft. DATE: JUNE 13, 2016



PROJECT: 216132
VTP
ASSOCIATES
INC.
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271
SHEET 1 OF 1