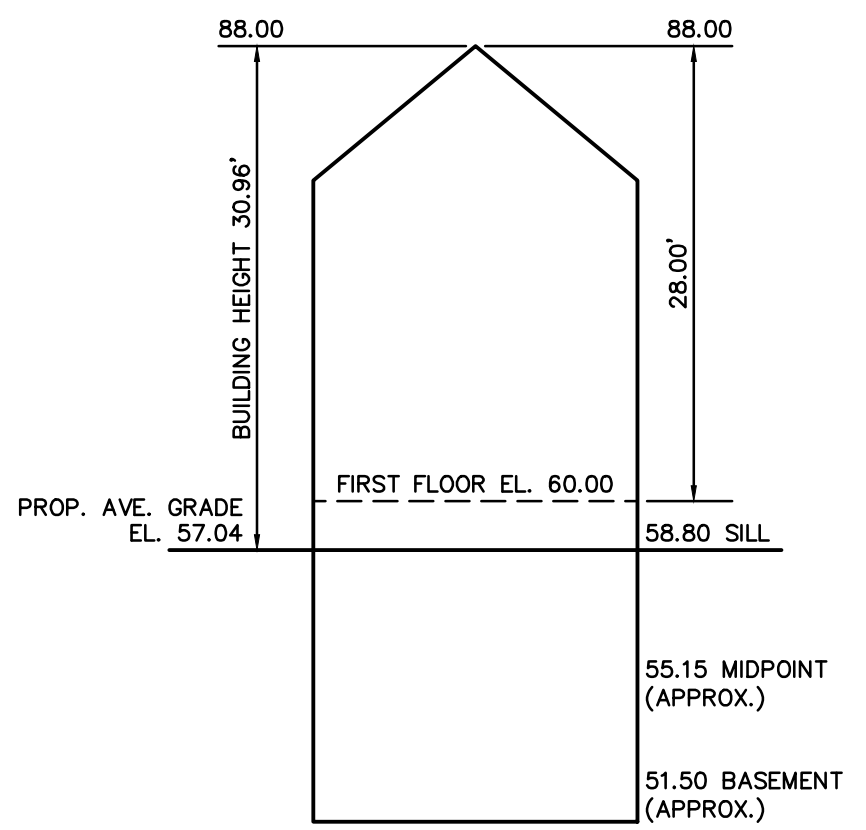


21181_zoning_map.dwg (2/2015)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22"
- CONIFEROUS TREE CON. 12"



**UNIT 3 AND 4
PROPOSED BUILDING HEIGHT
NOT TO SCALE**

Address: #50 Rowe Street, Newton

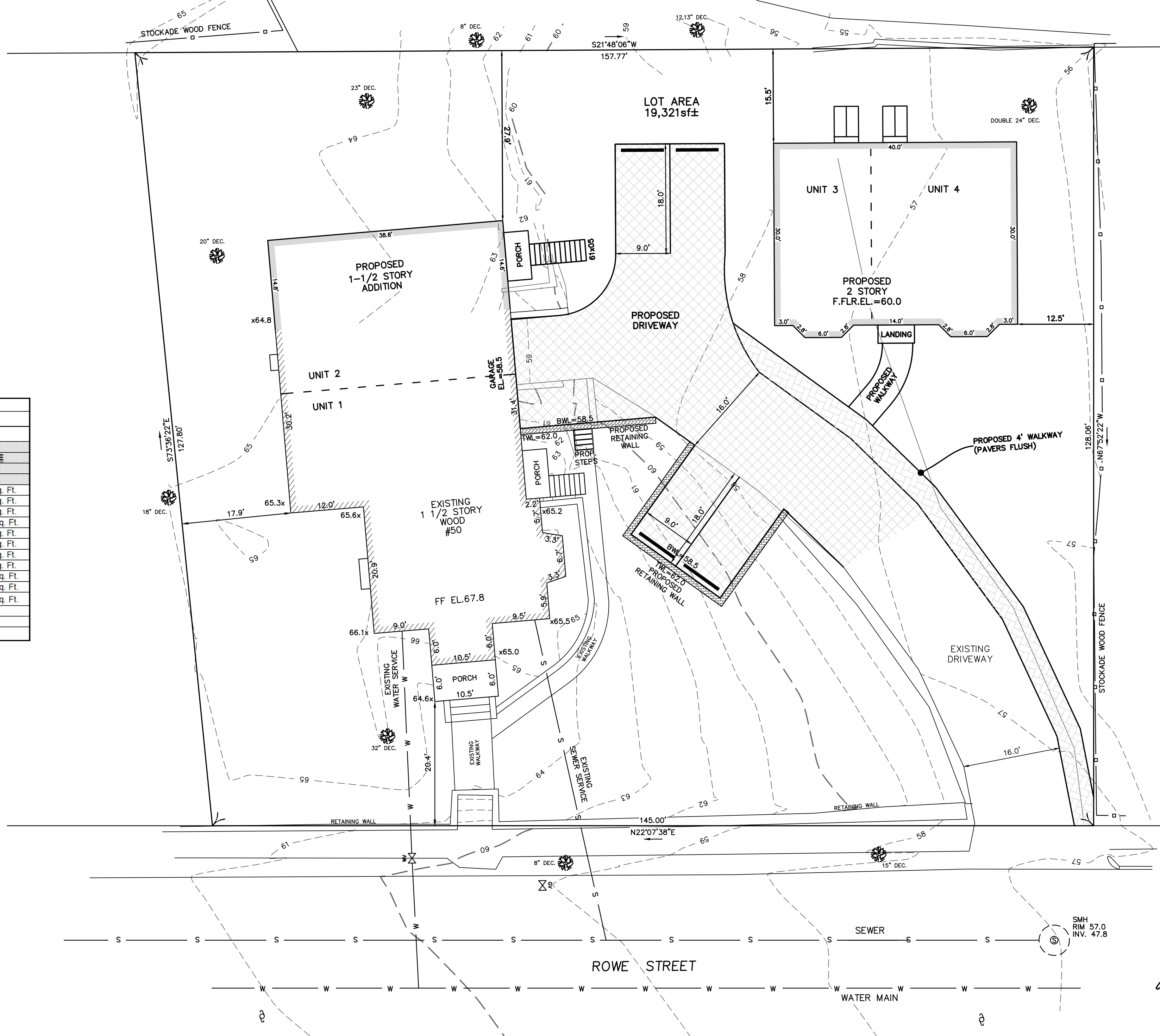
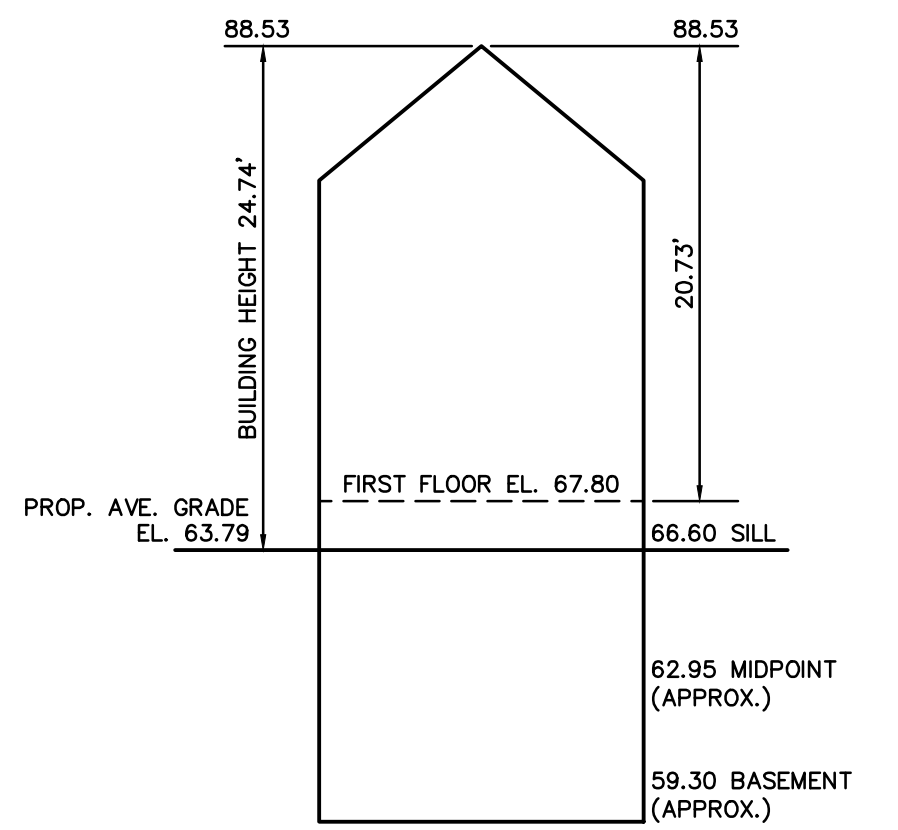
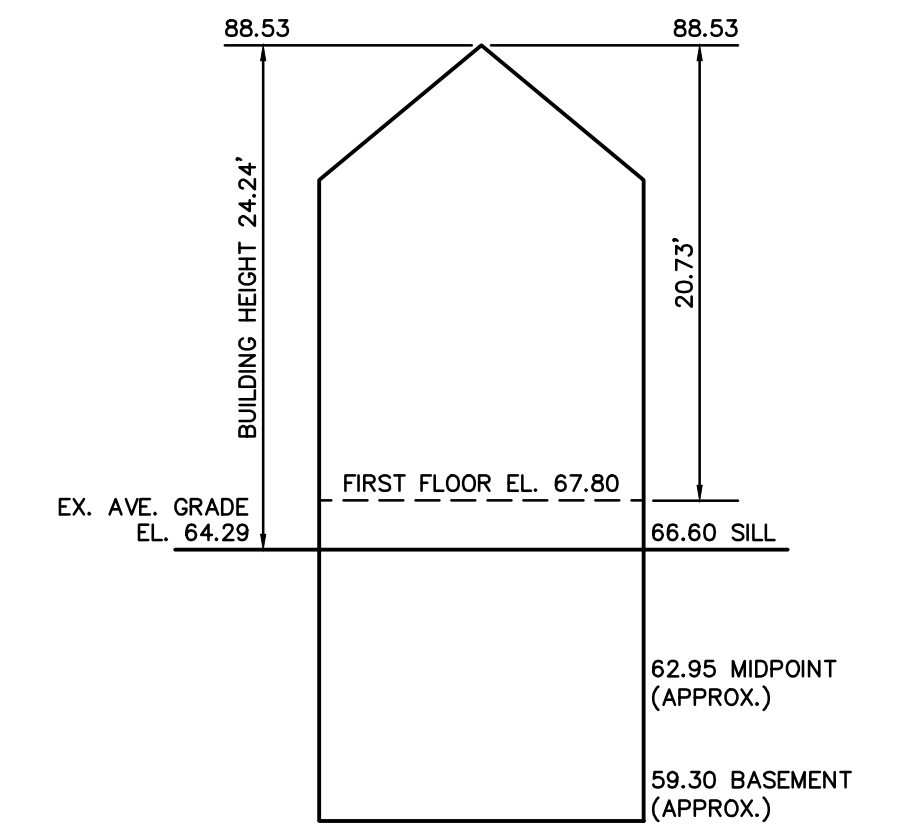
Length Weighted Mean Proposed Conditions Average Grade Calculation					
A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	6.00	56.56	56.33	56.45	338.67 Sq. Ft.
2	14.00	57.00	56.63	56.82	795.41 Sq. Ft.
3	6.00	57.42	57.29	57.36	344.13 Sq. Ft.
4	30.00	58.03	57.96	58.00	1739.85 Sq. Ft.
5	10.00	57.70	57.45	57.58	575.75 Sq. Ft.
6	4.00	57.45	57.35	57.40	229.60 Sq. Ft.
7	4.00	57.35	57.25	57.30	229.20 Sq. Ft.
8	4.00	57.25	57.15	57.20	228.80 Sq. Ft.
9	18.00	57.15	56.25	56.70	1020.60 Sq. Ft.
10	30.00	56.23	56.12	56.18	1685.25 Sq. Ft.
Total	126.00				7187.26 Sq. Ft.
Total Column F / Total Column B = Average Grade					Average Grade: 57.04'

Address: #50 Rowe Street, Newton

Length Weighted Mean Existing Conditions Average Grade Calculation					
A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D 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'

Address: #50 Rowe Street, Newton

Length Weighted Mean Proposed Conditions Average Grade Calculation					
A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	9.50	65.15	64.98	65.07	618.12 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	45.00	65.30	64.60	64.95	2922.75 Sq. Ft.
9	38.80	64.60	62.75	63.68	2470.59 Sq. Ft.
10	16.18	60.50	61.00	60.75	982.94 Sq. Ft.
11	18.17	58.50	58.50	58.50	1062.95 Sq. Ft.
12	11.65	62.00	62.50	62.25	725.21 Sq. Ft.
13	6.70	63.01	62.75	62.88	421.30 Sq. Ft.
Total	210.40				13421.25 Sq. Ft.
Total Column F / Total Column B = Average Grade					Average Grade: 63.79'

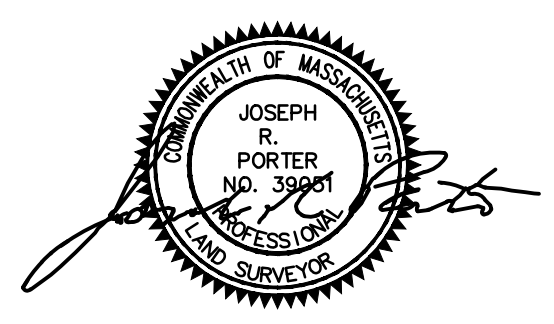


ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-3 (OLD) SUBMISSION: PROPOSED			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	19,321±s.f.	N/C
LOT FRONTAGE	70.0'	145.0'	N/C
FRONT SETBACK	25.0'	20.4'	N/C
SIDE SETBACK	7.5'	17.9'	12.5'
REAR SETBACK	15.0'	39.8'	15.5'
BUILDING HEIGHT	30.0'	24.24'	24.74'/30.96'
AVERAGE GRADE	-	64.29	63.79/57.04
LOT COVERAGE	30.0%	10.3%	19.8%
OPEN SPACE	50.0%	72.5%	65.1%

ZONING PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#50 ROWE STREET
SCALE: 1in.=10ft. DATE: APRIL 22, 2016

PROJECT: 211181



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

