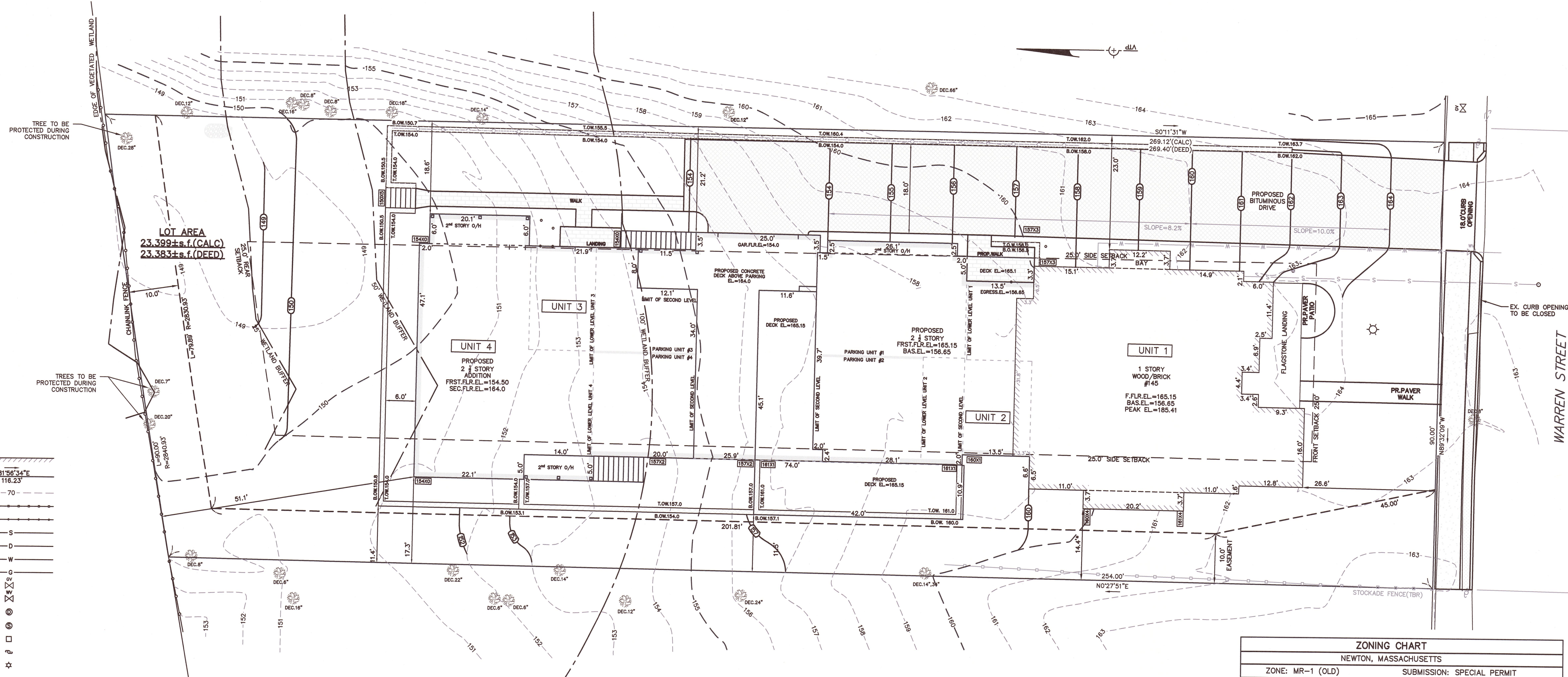


217115\_dpt16.dwg (2.2021)  
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**LEGEND**

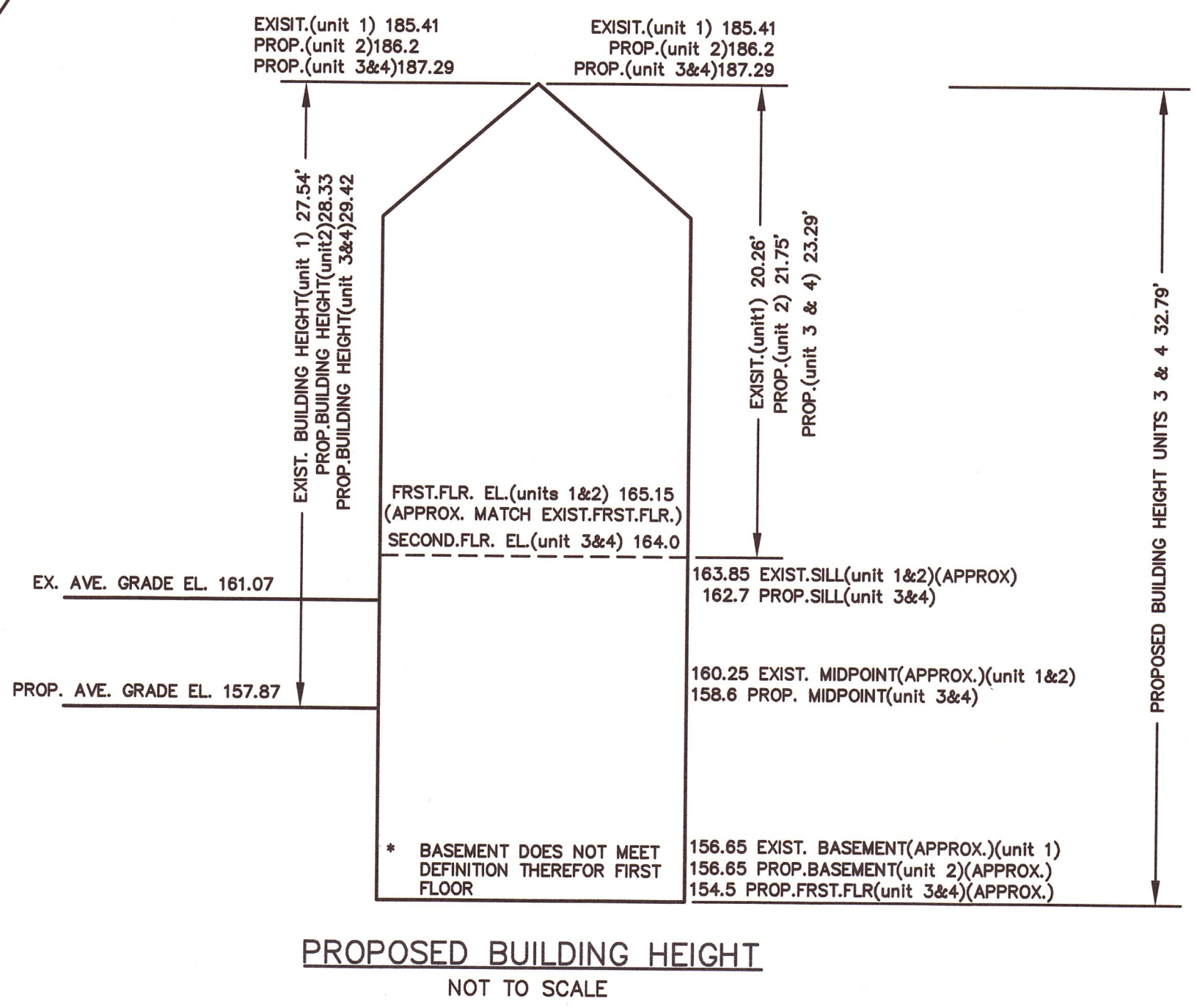
BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	70
STOCKADE FENCE	
CHAINLINK FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	

Address: #145 Warren Road, Newton

**Length Weighted Mean Proposed Average Grade Calculation**

Segment	A	B	C	D	E	F
	Length of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	$E = (C+D)/2$ Average Segment Height	$F = B \times E$	
1	11.36	164.67	163.20	163.94	1862.30 Sq. Ft.	
2	6.90	164.54	164.27	164.41	1134.39 Sq. Ft.	
3	9.30	164.54	164.45	164.50	1529.80 Sq. Ft.	
4	15.95	164.02	163.14	163.58	2609.10 Sq. Ft.	
5	12.80	163.05	162.24	162.65	2081.86 Sq. Ft.	
6	11.00	162.26	161.40	161.83	1780.13 Sq. Ft.	
7	20.20	161.30	160.30	160.80	3248.16 Sq. Ft.	
8	11.00	160.30	160.00	160.15	1761.65 Sq. Ft.	
9	6.60	160.10	160.00	160.05	1056.33 Sq. Ft.	
10	13.50	160.10	160.00	160.05	2160.68 Sq. Ft.	
11	28.10	161.00	161.00	161.00	4524.10 Sq. Ft.	
12	13.60	161.00	161.00	161.00	2189.60 Sq. Ft.	
13	12.40	157.10	157.10	157.10	1945.04 Sq. Ft.	
14	20.00	157.10	157.00	157.05	3141.00 Sq. Ft.	
15	14.00	157.10	157.00	157.05	2198.70 Sq. Ft.	
16	1.00	157.00	157.00	157.00	157.00 Sq. Ft.	
17	21.10	154.00	154.00	154.00	3249.40 Sq. Ft.	
18	47.10	154.00	154.00	154.00	7253.40 Sq. Ft.	
19	2.00	154.00	154.00	154.00	308.00 Sq. Ft.	
20	20.10	154.50	154.50	154.50	3105.45 Sq. Ft.	
21	18.40	154.00	154.00	154.00	2833.60 Sq. Ft.	
22	3.50	154.00	154.00	154.00	539.00 Sq. Ft.	
23	11.50	154.00	154.00	154.00	1771.00 Sq. Ft.	
24	25.00	154.00	153.90	153.95	3848.75 Sq. Ft.	
25	29.60	158.20	154.00	155.10	4590.96 Sq. Ft.	
26	13.50	158.60	158.00	158.30	2113.43 Sq. Ft.	
27	1.00	158.00	158.00	158.00	158.00 Sq. Ft.	
28	15.10	158.50	157.30	157.90	2394.29 Sq. Ft.	
29	12.20	159.50	158.50	159.00	1939.80 Sq. Ft.	
30	14.90	161.20	159.60	160.40	2389.96 Sq. Ft.	
31	6.00	161.80	161.10	161.45	968.70 Sq. Ft.	
<b>Total</b>	<b>448.71</b>				<b>70836.58 Sq. Ft.</b>	

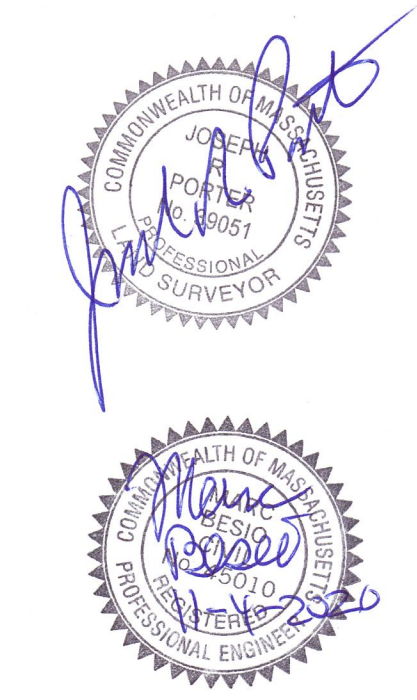
Total Column F / Total Column B = Average Grade  
**Average Grade: 157.87'**



**ZONING CHART**  
 NEWTON, MASSACHUSETTS  
 ZONE: MR-1 (OLD) SUBMISSION: SPECIAL PERMIT

REGULATION	REQUIRED	REQUIRED WITH SPECIAL PERMIT	EXISTING	PROPOSED
LOT AREA	7,000s.f.	15,000s.f.	23,399±s.f.	N/C
LOT AREA/PER UNIT	3,500s.f.	4,000s.f./unit	23,399±s.f.	7,799±s.f.
LOT FRONTAGE	70.0'	80.0'	90.0'	N/C
FRONT SETBACK	25.0'	25.0'	26.6'	N/C
SIDE SETBACK	7.5'	25.0'	14.4'*	14.4'*EX/11.5'PR.**
REAR SETBACK	15.0'	25.0'	170.8'	51.1'
BUILDING HEIGHT BUILDING	36.0'/2.5 STORY	36.0'/3.0 STOR**	24.34'	29.42'/2 1/2 STRY.
AVERAGE GRADE	-	-	-	157.87
LOT COVERAGE	30.0%(7,019±sf)	25.0%	12.9%	33.6%
OPEN SPACE	50.0%(11,699±sf)	50.0%	77.2%	51.9%
MAX. GROSS FLOOR AREA	9,359.6 SF	9,359.6 SF	-	-

\* NON CONFORMING EXISTING  
 \*\* NON-CONFORMING WAIVER REQUIRED



**ZONING PLAN**  
 NEWTON, MASSACHUSETTS  
 SHOWING PROPOSED CONDITIONS AT  
 #145 WARREN STREET  
 SCALE: 1in.=10ft. DATE: NOVEMBER 4, 2020  
 PROJECT: 217115  
**VTP ASSOCIATES** INC.  
 LAND SURVEYORS - CIVIL ENGINEERS, 132  
 ADAMS STREET 2ND FLOOR SUITE 3  
 NEWTON, MA 02458  
 (617) 332-8271  
 SHEET 1 OF 4