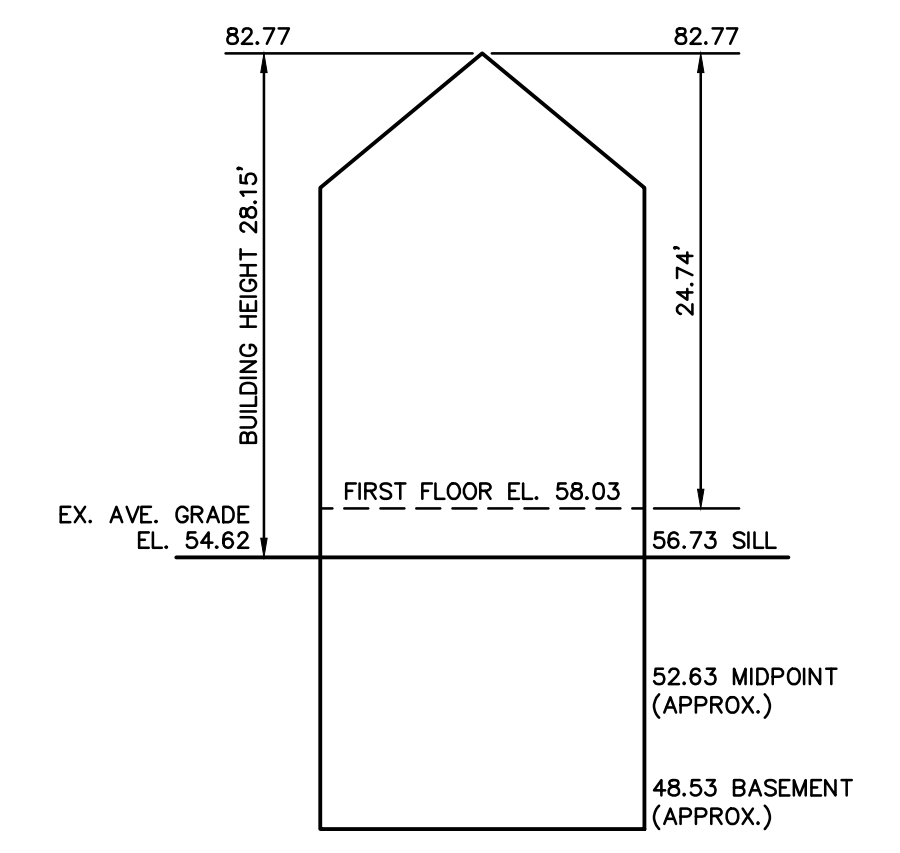
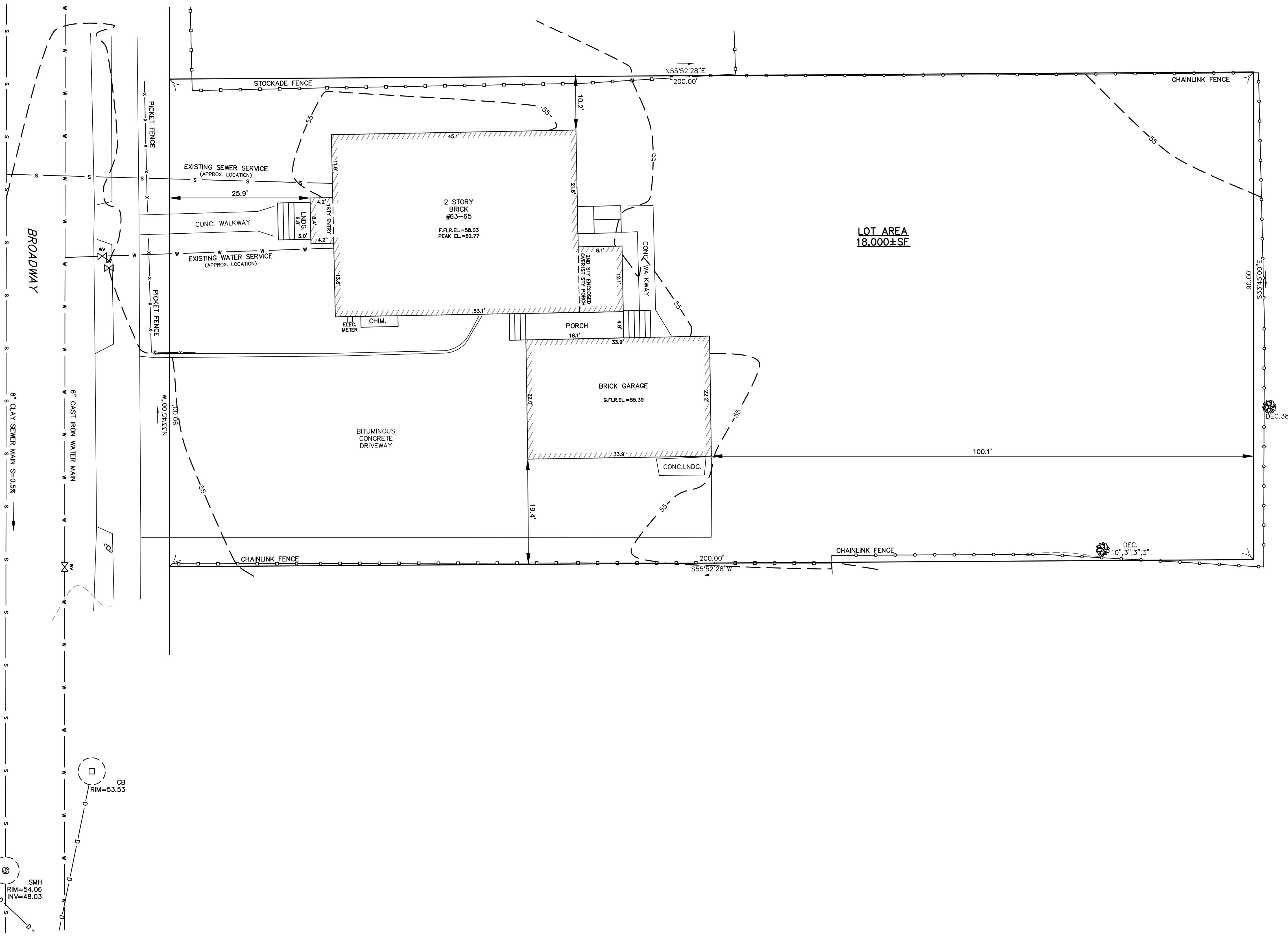


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LEGEND

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'
FIRE HYDRANT	



EXISTING BUILDING HEIGHT
NOT TO SCALE

**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 E=(C+D)/2 Average Segment Height	F F=BxE
1	45.12	55.05	54.86	54.96	2479.57 Sq. Ft.
2	14.12	55.05	55.05	55.05	777.28 Sq. Ft.
3	5.00	55.05	55.03	55.04	275.18 Sq. Ft.
4	2.45	55.03	55.02	55.02	134.80 Sq. Ft.
5	8.08	55.15	54.98	55.07	444.95 Sq. Ft.
6	16.96	55.11	54.93	55.02	933.16 Sq. Ft.
7	15.84	55.10	54.90	55.00	871.22 Sq. Ft.
8	22.17	54.88	54.75	54.81	1215.20 Sq. Ft.
9	33.87	55.19	54.91	55.05	1864.46 Sq. Ft.
10	26.90	55.39	55.19	55.29	1487.41 Sq. Ft.
11	35.08	55.25	55.19	55.22	1937.01 Sq. Ft.
12	13.60	55.26	55.23	55.25	751.36 Sq. Ft.
13	6.82	22.18	55.16	38.67	263.72 Sq. Ft.
14	11.60	54.86	54.86	54.86	636.38 Sq. Ft.
Total	257.61				14071.70 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 54.62'

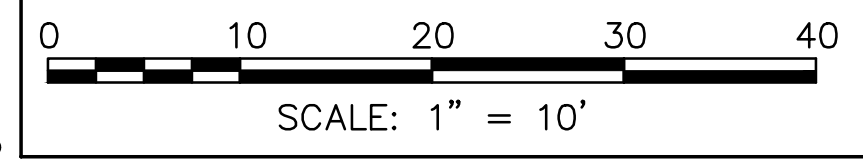
ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	18,000±s.f.
LOT FRONTAGE	70.0'	90.0'
FRONT SETBACK	25.0'	25.9'
SIDE SETBACK	7.5'	10.2'
REAR SETBACK	15.0'	100.1'
BUILDING HEIGHT	36.0'	28.15'
AVERAGE GRADE	-	54.62
LOT COVERAGE	30.0%	13.8%
OPEN SPACE	50.0%	70.6%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#63-65 BROADWAY
SCALE: 1in.=10ft. DATE: FEBRUARY 20, 2020



PROJECT: 220105
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



220105_bps.dwg (2/2020)

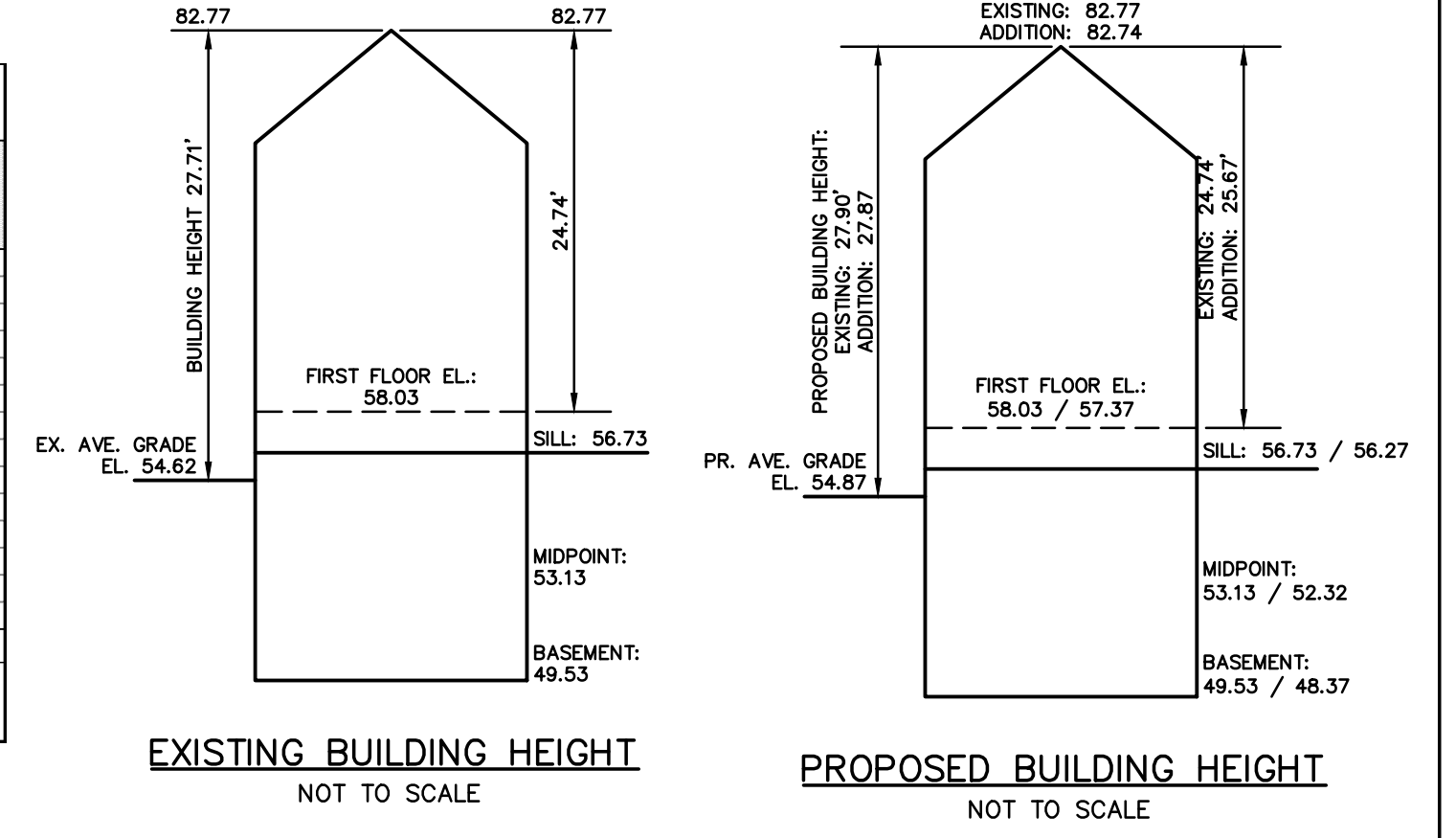
LEGEND

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'
FIRE HYDRANT	

Existing Conditions 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=BxE
1	11.60	54.86	54.86	54.86	54.86	636.38 Sq. Ft.
2	8.40	55.17	55.16	55.17	55.17	463.39 Sq. Ft.
3	13.60	55.26	55.23	55.25	55.25	751.33 Sq. Ft.
4	35.08	55.25	55.19	55.22	55.22	1937.12 Sq. Ft.
5	26.90	55.39	55.19	55.29	55.29	1487.30 Sq. Ft.
6	33.87	55.19	54.91	55.05	55.05	1864.54 Sq. Ft.
7	22.17	54.88	54.75	54.82	54.82	1215.25 Sq. Ft.
8	15.84	55.10	54.90	55.00	55.00	871.20 Sq. Ft.
9	16.96	55.11	54.93	55.02	55.02	933.14 Sq. Ft.
10	8.08	55.15	54.98	55.07	55.07	444.93 Sq. Ft.
11	2.45	55.03	55.02	55.03	55.03	134.81 Sq. Ft.
12	5.00	55.05	55.03	55.04	55.04	275.20 Sq. Ft.
13	14.12	55.05	55.05	55.05	55.05	777.31 Sq. Ft.
14	45.12	55.05	54.86	54.96	54.96	2479.57 Sq. Ft.
Total	259.19					14271.46 Sq. Ft.

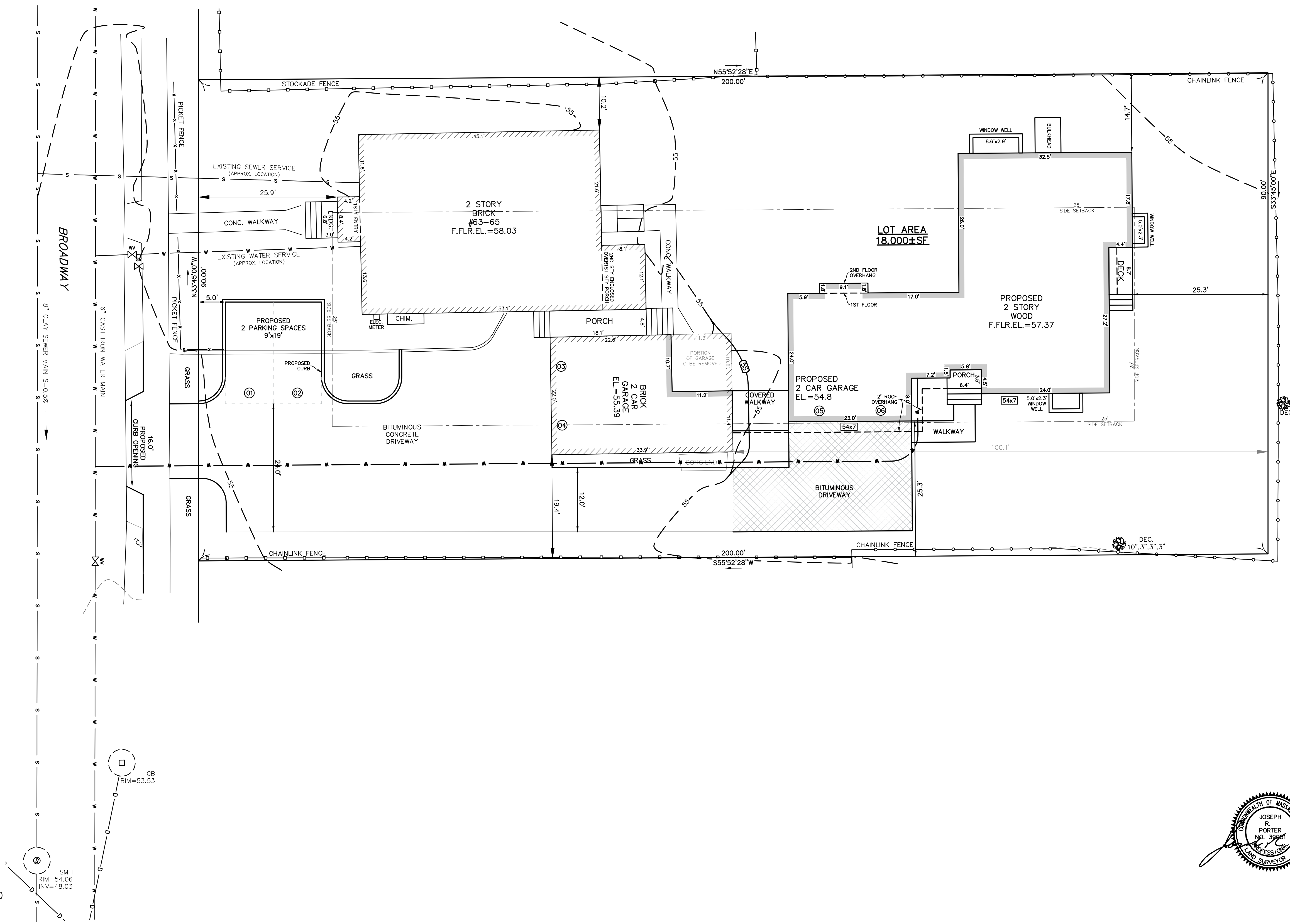
Total Column F / Total Column B = Average Grade
Average Grade: 55.06'



Proposed Conditions 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=BxE
1	11.60	54.86	54.86	54.86	54.86	636.38 Sq. Ft.
2	8.40	55.17	55.16	55.17	55.17	463.39 Sq. Ft.
3	13.60	55.26	55.23	55.25	55.25	751.33 Sq. Ft.
4	35.08	55.25	55.19	55.22	55.22	1937.12 Sq. Ft.
5	26.90	55.39	55.19	55.29	55.29	1487.30 Sq. Ft.
6	33.87	55.19	54.91	55.05	55.05	1864.54 Sq. Ft.
7	10.48	55.00	54.70	54.85	54.85	574.83 Sq. Ft.
8	23.00	54.60	54.70	54.65	54.65	1256.95 Sq. Ft.
9	8.00	54.58	54.59	54.59	54.59	436.68 Sq. Ft.
10	7.20	54.63	54.58	54.61	54.61	393.16 Sq. Ft.
11	6.40	54.58	54.52	54.55	54.55	349.12 Sq. Ft.
12	24.00	54.51	54.24	54.38	54.38	1305.00 Sq. Ft.
13	27.20	54.19	54.48	54.34	54.34	1477.91 Sq. Ft.
14	17.80	54.47	54.77	54.62	54.62	972.24 Sq. Ft.
15	32.50	54.77	54.61	54.69	54.69	1777.43 Sq. Ft.
16	26.00	54.61	54.57	54.59	54.59	1419.34 Sq. Ft.
17	32.00	54.80	54.80	54.80	54.80	1753.60 Sq. Ft.
18	18.10	54.80	54.80	54.80	54.80	991.88 Sq. Ft.
19	21.80	54.80	55.00	55.00	55.00	1199.00 Sq. Ft.
20	11.20	55.05	55.20	55.13	55.13	617.40 Sq. Ft.
21	10.70	55.20	55.05	55.13	55.13	589.84 Sq. Ft.
22	16.96	55.11	54.93	55.02	55.02	933.14 Sq. Ft.
23	8.08	55.15	54.98	55.07	55.07	444.93 Sq. Ft.
24	2.45	55.03	55.02	55.03	55.03	134.81 Sq. Ft.
25	5.00	55.05	55.03	55.04	55.04	275.20 Sq. Ft.
26	14.12	55.05	55.05	55.05	55.05	777.31 Sq. Ft.
27	45.12	55.05	54.86	54.96	54.96	2479.57 Sq. Ft.
Total	497.56					27299.37 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 54.87'



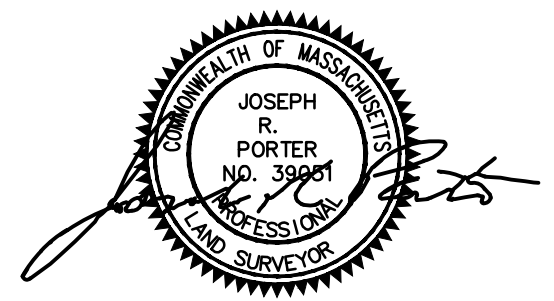
ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: MR-1 (OLD)		SUBMISSION: PROPOSED	
REGULATION	REQUIRED	REQ. SPECIAL PERMIT	EXISTING / PROPOSED
LOT AREA	7,000s.f.		18,000±s.f. / N/C
LOT FRONTAGE	70.0'		90.0' / N/C
FRONT SETBACK	25.0'	25.0'	25.9' / N/C
SIDE SETBACK	7.5'	25.0'	10.2' / 10.2' *
REAR SETBACK	15.0'	25.0'	100.1' / 25.3'
BUILDING HEIGHT	36.0'		27.71' / 27.90' / 27.87'
AVERAGE GRADE	-		54.62 / 54.87
LOT COVERAGE	30.0%		13.8% / 25.0%
OPEN SPACE	50.0%		70.5% / 56.4%

* DOES NOT MEET THE REQUIREMENTS

ZONING SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#63-65 BROADWAY

DATE: JUNE 2, 2020
SCALE: 1in.=10ft. REVISION: SEPTEMBER 24, 2020;
NOVEMBER 20, 2020



PROJECT: 220105
VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

