

LEGEND

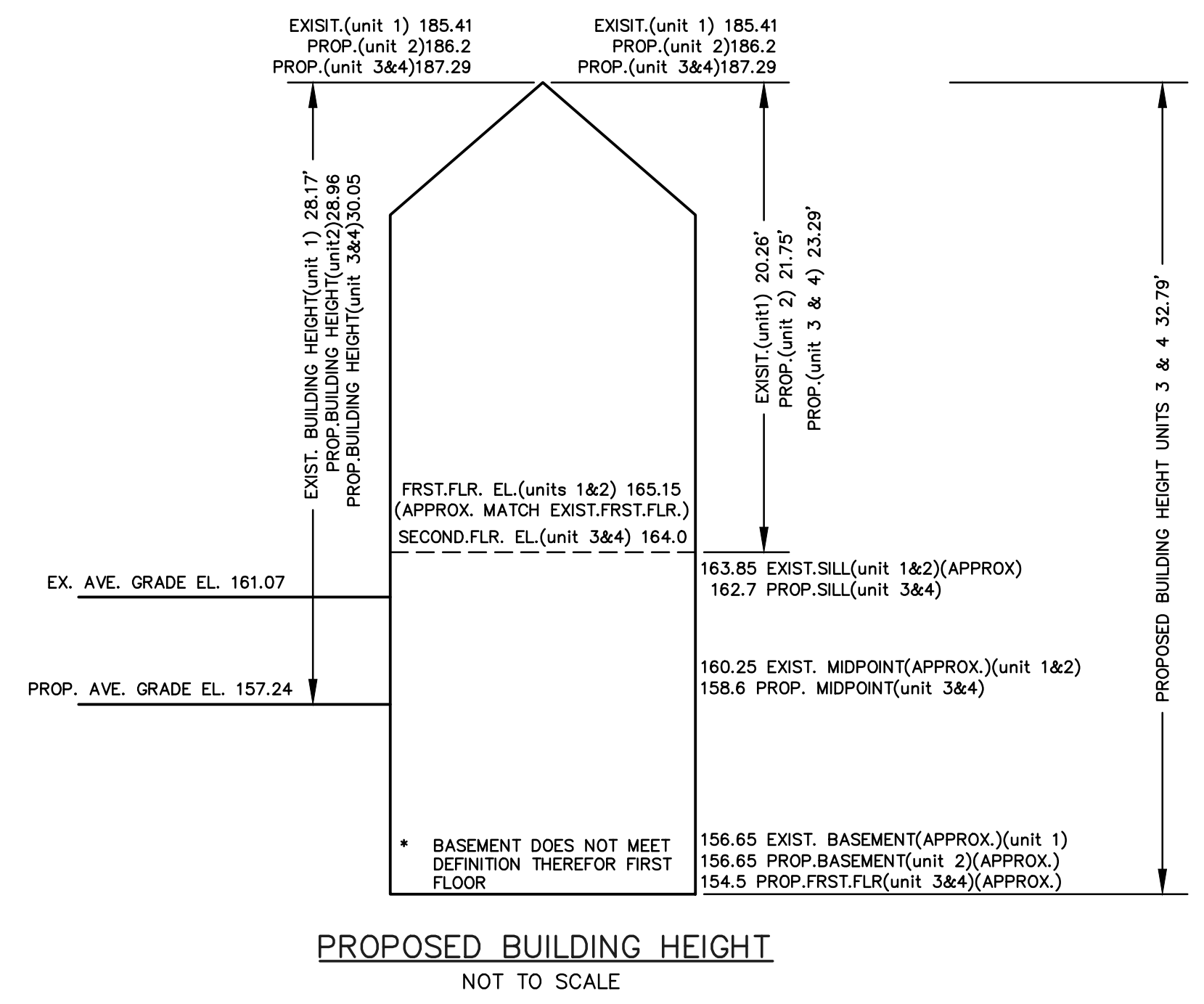
BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	70
STOCKADE FENCE	
CHAINLINK FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	

Address: #145 Warren Road, Newton

Length Weighted Mean Proposed Average Grade Calculation

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	11.36	164.67	163.20	163.94	1862.30 Sq. Ft.
2	6.90	164.54	164.27	164.41	1134.30 Sq. Ft.
3	9.30	164.54	164.45	164.50	1529.80 Sq. Ft.
4	15.95	164.02	163.50	163.76	2611.97 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	13.40	160.10	160.00	160.05	2144.67 Sq. Ft.
11	1.00	161.00	161.00	161.00	161.00 Sq. Ft.
12	39.60	161.00	161.00	161.00	6375.60 Sq. Ft.
13	1.00	161.00	161.00	161.00	161.00 Sq. Ft.
14	32.00	157.20	157.10	157.15	5028.80 Sq. Ft.
15	14.00	157.20	157.10	157.15	2200.10 Sq. Ft.
16	1.00	157.00	157.00	157.00	157.00 Sq. Ft.
17	22.10	153.10	151.20	152.15	3362.52 Sq. Ft.
18	44.40	151.10	151.10	151.10	6708.84 Sq. Ft.
19	7.50	151.20	151.10	151.15	1133.63 Sq. Ft.
20	23.10	153.00	151.10	152.05	3512.36 Sq. Ft.
21	7.50	154.00	153.40	153.70	1152.75 Sq. Ft.
22	8.20	153.50	153.50	153.50	1258.70 Sq. Ft.
23	9.40	153.50	153.50	153.50	1442.90 Sq. Ft.
24	7.70	153.50	153.50	153.50	1181.95 Sq. Ft.
25	8.40	154.00	153.90	153.95	1293.18 Sq. Ft.
26	16.00	154.00	153.90	153.95	2463.20 Sq. Ft.
27	8.50	154.00	153.90	153.95	1308.58 Sq. Ft.
28	22.00	156.20	154.20	155.20	3414.40 Sq. Ft.
29	13.40	156.60	156.50	156.55	2097.77 Sq. Ft.
30	1.00	158.00	158.00	158.00	158.00 Sq. Ft.
31	14.10	158.50	157.30	157.90	2226.39 Sq. Ft.
32	12.20	159.50	159.50	159.50	1939.80 Sq. Ft.
33	14.90	161.20	159.60	160.40	2389.96 Sq. Ft.
34	8.00	161.80	161.10	161.45	968.70 Sq. Ft.
35					
Total	453.51				71308.38 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 157.24'



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/13.0'PR.**
REAR SETBACK	15.0'	25.0'	170.8'	51.2'
BUILDING HEIGHT BUILDING	36.0'/2.5 STORY	36.0'/3.0 STORY**	24.34'	30.05'/2 1/2 STRY.
AVERAGE GRADE	-	-	-	157.24
LOT COVERAGE	30.0%(7,019±sf)	25.0%	12.9%	33.1% **
OPEN SPACE	50.0%(11,699±sf)	50.0%	77.2%	64.8%
MAX. GROSS FLOOR AREA	9,359.6 SF	9,359.6 SF	-	-

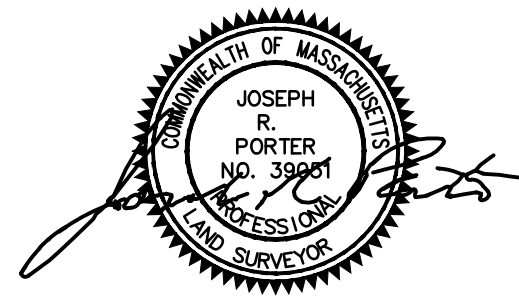
* NON CONFORMING EXISTING
** NON-CONFORMING WAIVER REQUIRED

ZONING PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#145 WARREN STREET

SCALE: 1in.=10ft. DATE: NOVEMBER 4, 2020;
REVISED: JANUARY 20, 2021;
FEBRUARY 12, 2021; MAY 12, 2021

PROJECT: 217115



VTP ASSOCIATES
INC.

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