

LEGEND

BOUNDARY	
PROPERTY LINE BY BEARING DISTANCE	
CENTRAL	
STOCKMANK FENCE	
CHARLANK FENCE	
POCKET FENCE	
WATER LINE	
WATER LINE	
WATER LINE	
WATER VALVE	
SEWER MANHOLE	
SEWER MANHOLE	
SEWER MANHOLE	
UTILITY POLE	
UTILITY POLE	
ACCESSORY TREE	
COMPANION TREE	
THE HYDRANT	

STAND OF JAPANESE KNOTWEED TO BE REMOVED

(10) 2.5" CAL ACER RUBRUM 'BOWHALL' TO REPLACE 24" CATALPA

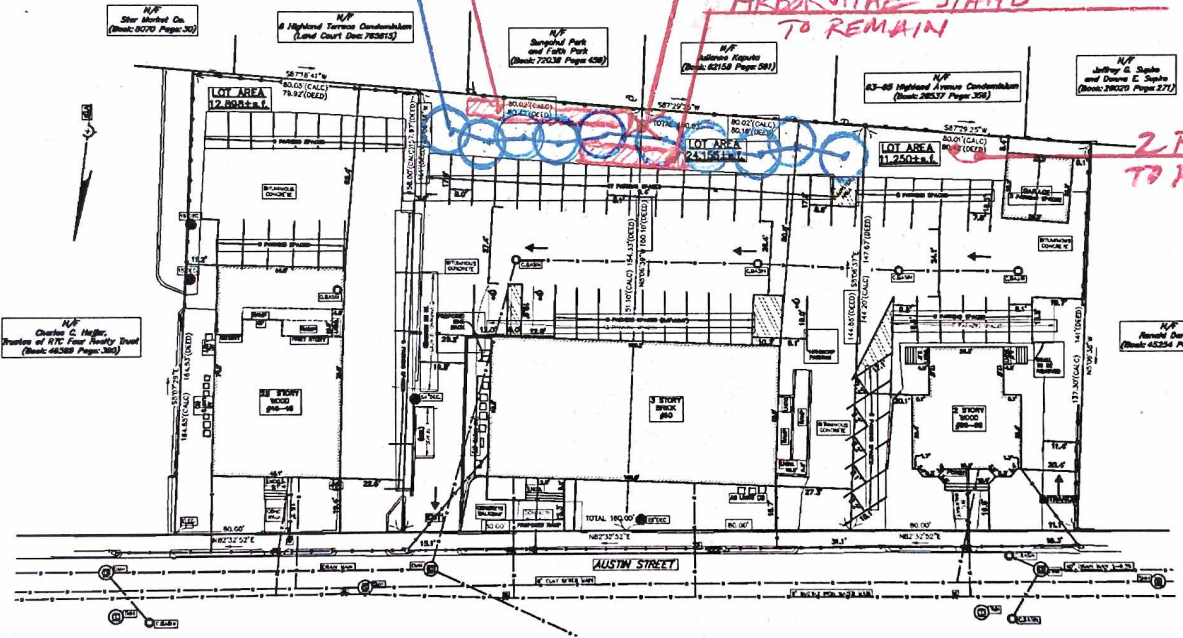
24" CALIPER CATALPA SP. TO BE REMOVED

PARKING COUNT

	EXISTING	PROPOSED
40-48 AUSTIN STREET	20	20
84-88 AUSTIN STREET	10	10
(LANDSCAP STALL)	11	0
TOTAL	41	30

ARBORVITAE STAND TO REMAIN

2 PINUS SP TO REMAIN



ZONING CHART (#60)
NEWTON, MASSACHUSETTS

ZONE:	BU-3	SUBSECTION:	EXISTING
REGULATION:	REGULATED	EXISTING	
LOT AREA:	50.0	24,155 sq. ft.	
LOT FRONTAGE:	N/A	160.0'	
FRONT SETBACK:	25.0'	13.2'	
REAR SETBACK:	20.0'	22.5'	
REAR SETBACK:	20.0'	20.4'	
LOT COVERAGE:	25.0%	21.4%	

ZONING CHART (#66-B)
NEWTON, MASSACHUSETTS

ZONE:	BU-3	SUBSECTION:	EXISTING
REGULATION:	REGULATED	EXISTING	
LOT AREA:	N/A	117,522 sq. ft.	
LOT FRONTAGE:	N/A	160.0'	
FRONT SETBACK:	25.0'	14.2'	
REAR SETBACK:	N/A	20.0'	
REAR SETBACK:	20.0'	N/A	
LOT COVERAGE:	25.0%	19.0%	

CERTIFIED PLOT PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
84-88, 90, & 88-88 AUSTIN STREET

SCALE: 1/4" = 20' DATE: MARCH 16, 2021

PROJECT: 220210

VTP ASSOCIATES
INC.

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