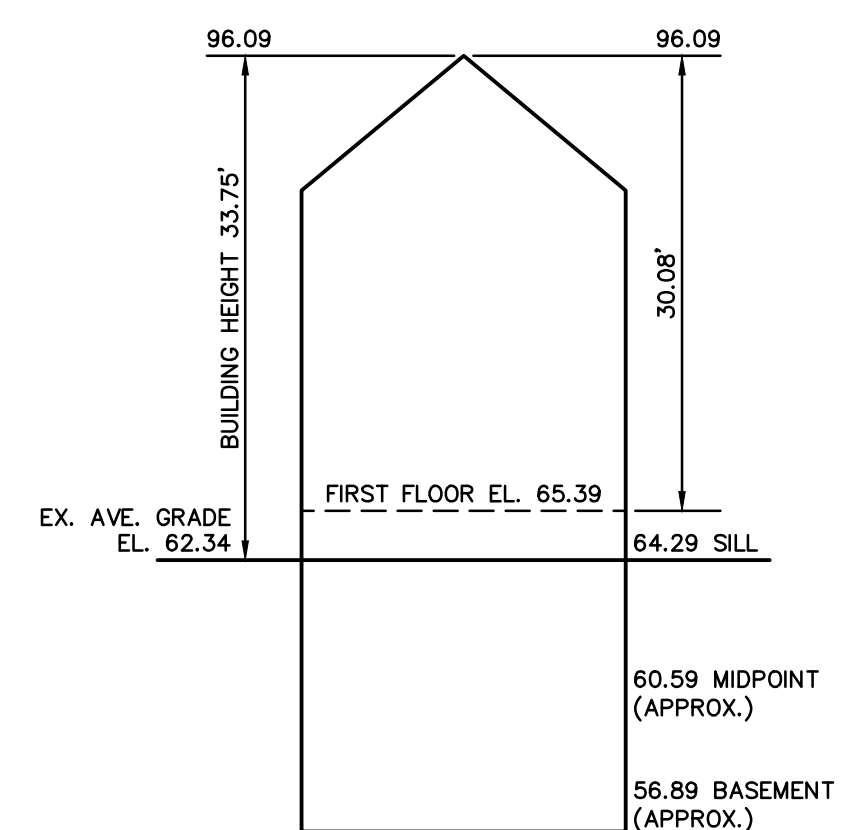
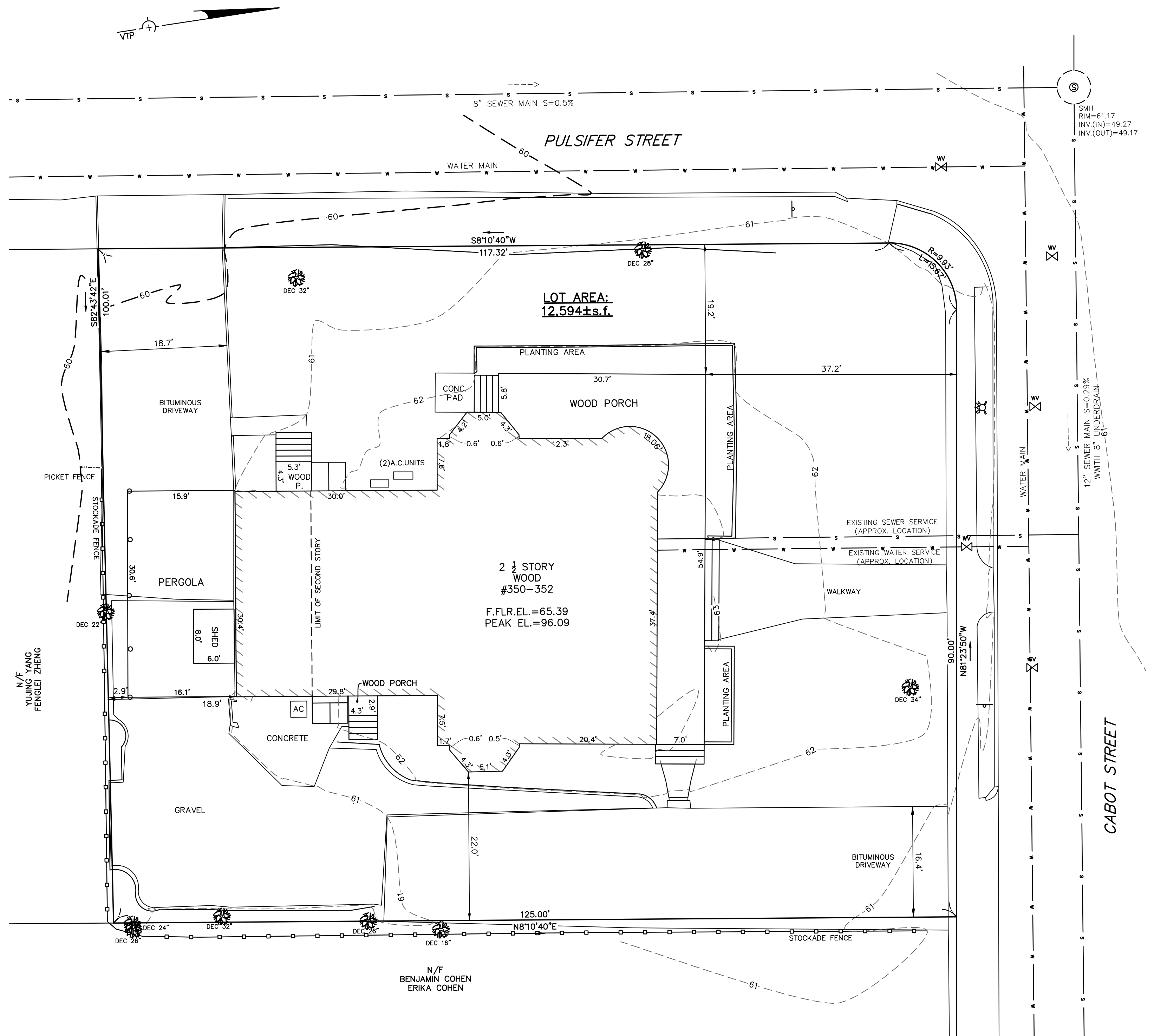


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LEGEND

- 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"
- 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=(C+D)/2 Average Segment Height	F=BxE
1	37.40	63.34	62.94	63.14	2361.44 Sq. Ft.
2	20.40	63.34	62.26	62.80	1281.12 Sq. Ft.
3	7.50	62.33	62.00	62.17	466.24 Sq. Ft.
4	29.80	62.33	61.00	61.67	1837.62 Sq. Ft.
5	30.40	61.84	60.64	61.24	1861.70 Sq. Ft.
6	30.00	62.40	62.30	62.35	1870.50 Sq. Ft.
7	7.60	62.94	62.40	62.67	476.29 Sq. Ft.
8	12.30	62.80	62.59	62.70	771.15 Sq. Ft.
9	18.06	63.00	62.59	62.80	1134.08 Sq. Ft.
Total	193.46				12060.12 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 62.34'

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-2 (OLD)		SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING	
LOT AREA	10,000s.f.	12,594±s.f.	
FRONT FRONTAGE	80.0'	90.0'	
FRONT SETBACK	25.0'	19.2' *	
SIDE SETBACK	7.5'	22.0'	
REAR SETBACK	15.0'	2.9' **/18.9'	
BUILDING HEIGHT	36.0'	33.75'	
AVERAGE GRADE	-	62.34	
LOT COVERAGE	30.0%	24.9%	
OPEN SPACE	50.0%	56.6%	

* DOES NOT MEET REQUIREMENTS
** ACCESSORY STRUCTURE SETBACK

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#350-352 CABOT STREET
SCALE: 1in.=10ft. DATE: JANUARY 17, 2022

PROJECT: 220123
VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
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