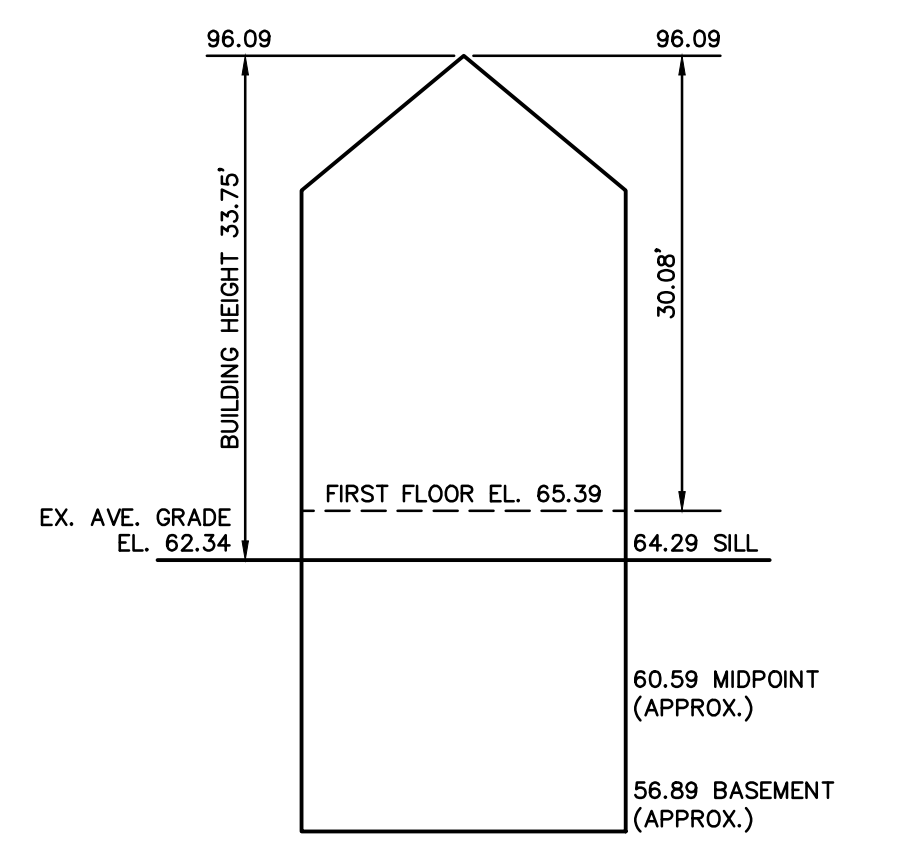
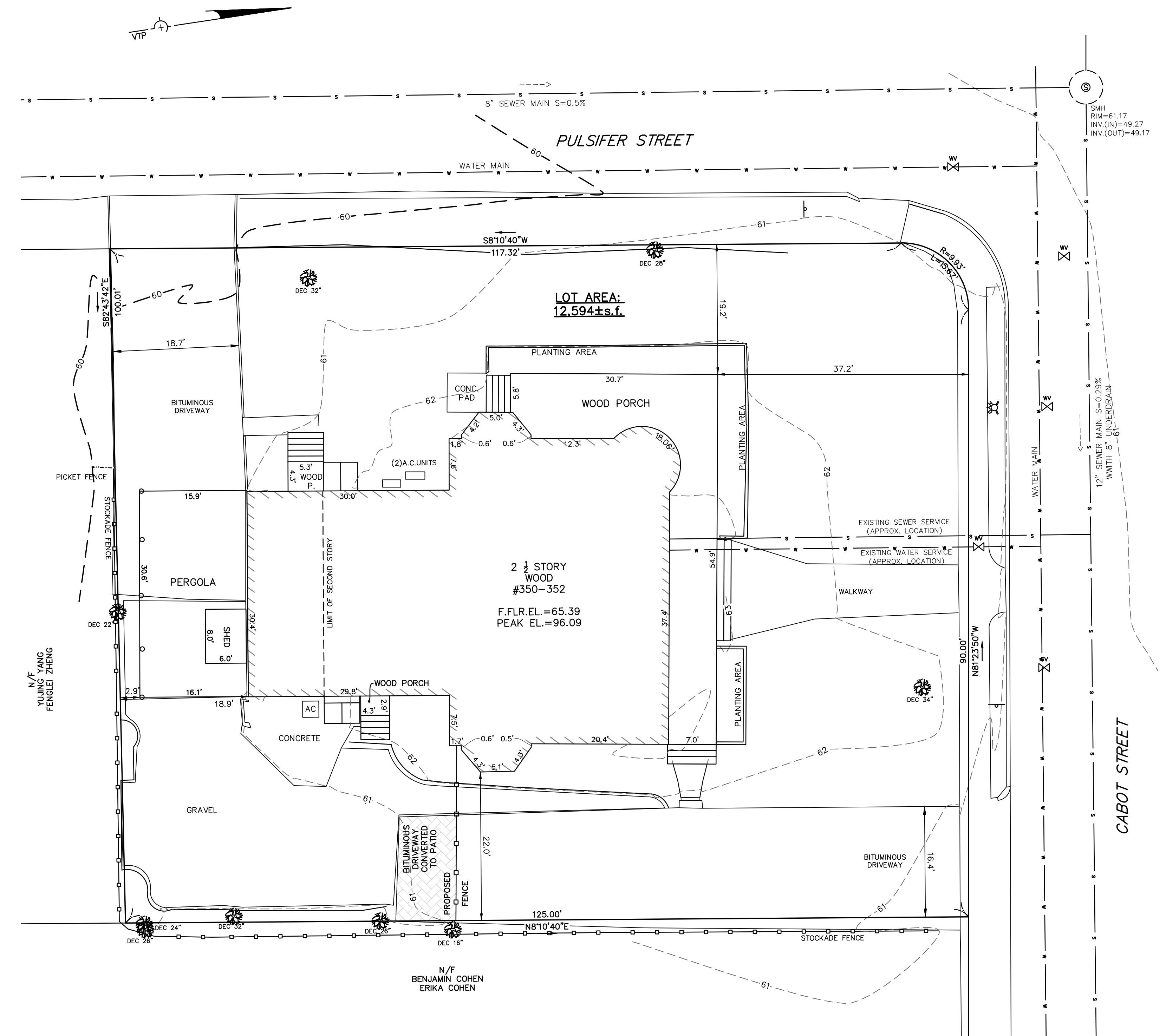


220123_top2.dwg (2:2020)

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	



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: BUILDING PERMIT

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	12,594±s.f.	N/C
LOT FRONTAGE	80.0'	90.0'	N/C
FRONT SETBACK	25.0'	19.2' *	N/C
SIDE SETBACK	7.5'	22.0'	N/C
REAR SETBACK	15.0'	2.9' **/18.9'	N/C
BUILDING HEIGHT	36.0'	33.75'	N/C
AVERAGE GRADE	-	62.34	N/C
LOT COVERAGE	30.0%	24.9%	N/C
OPEN SPACE	50.0%	56.6%	57.7%

* DOES NOT MEET REQUIREMENTS
** ACCESSORY STRUCTURE SETBACK

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#350-352 CABOT STREET

SCALE: 1in.=10ft. DATE: MAY 15, 2020
REVISED: JANUARY 28, 2022

PROJECT: 220123
VTP
ASSOCIATES
INC.

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

SHEET 1 OF 1

