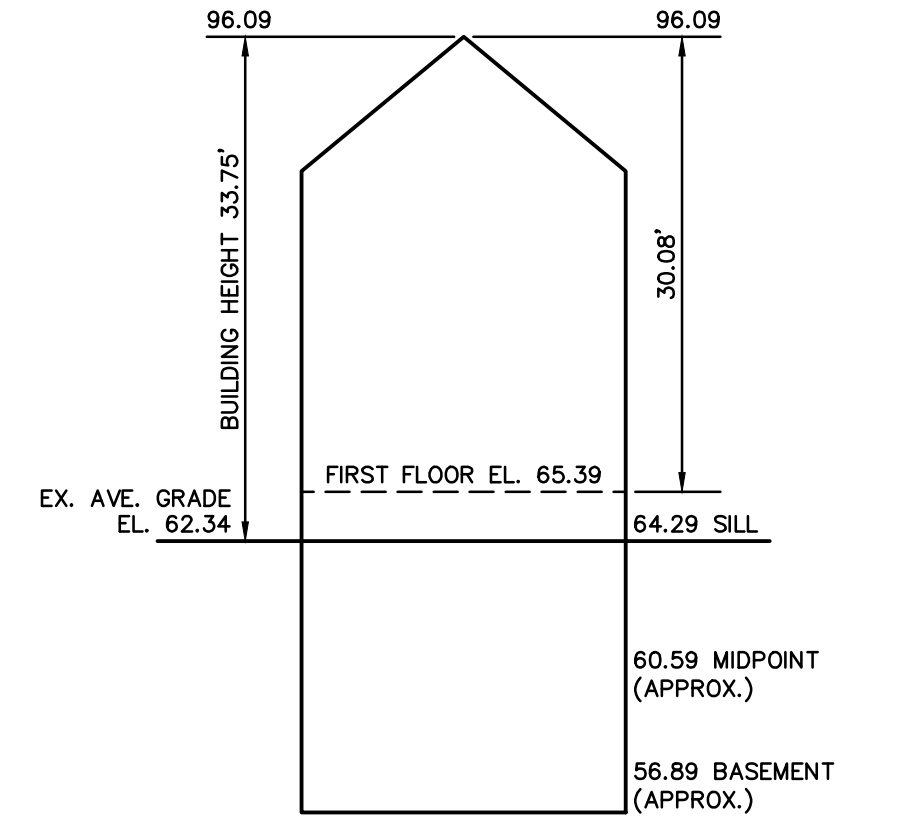
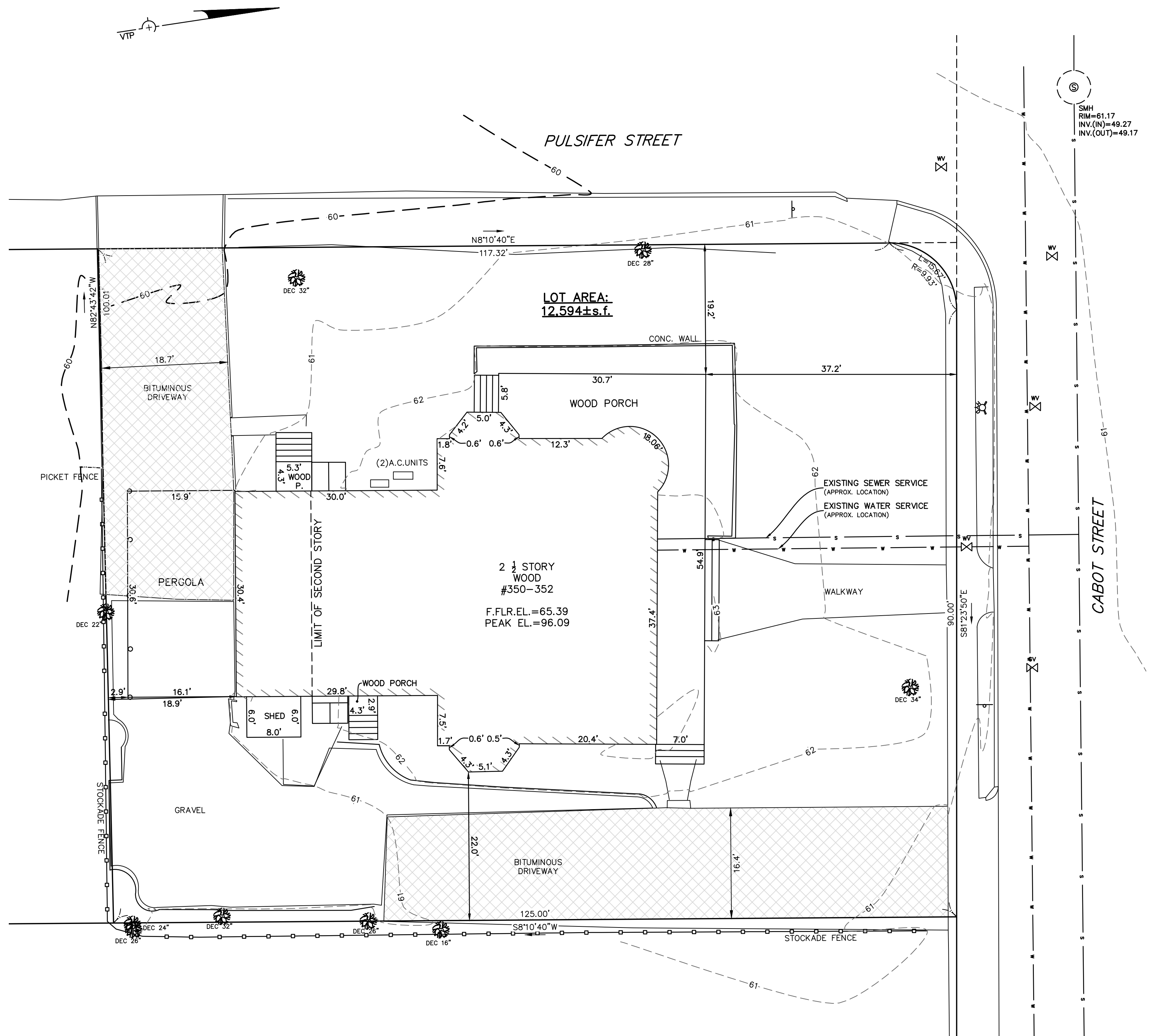


220123.ec.dwg (2:2020) © 2020 VTP ASSOCIATES, INC.

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



Address: #350-352 Cabot Street

**Length Weighted Mean
Existing Conditions Average Grade Calculation**

Segment	A	B	C	D	E	F
	Length Of Segment	Height of High Point	Height of Low Point	E=(C+D)/2	Average Segment Height	F=BxE
	In Feet	of Segment	of Segment			
1	37.40	63.34	62.94	63.14	63.14	2361.44 Sq. Ft.
2	20.40	63.34	62.26	62.80	62.80	1281.12 Sq. Ft.
3	7.50	62.33	62.00	62.17	62.17	466.24 Sq. Ft.
4	29.80	62.33	61.00	61.67	61.67	1837.62 Sq. Ft.
5	30.40	61.84	60.64	61.24	61.24	1861.70 Sq. Ft.
6	30.00	62.40	62.30	62.35	62.35	1870.50 Sq. Ft.
7	7.60	62.94	62.40	62.67	62.67	476.29 Sq. Ft.
8	12.30	62.80	62.59	62.70	62.70	771.15 Sq. Ft.
9	18.06	63.00	62.59	62.80	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**

REGULATION	REQUIRED	EXISTING
ZONE: SR-2 (OLD)		SUBMISSION: EXISTING
LOT AREA	10,000±s.f.	12,594±s.f.
LOT 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%	25.0%
OPEN SPACE	50.0%	56.6%

*DOES NOT MEET REQUIREMENTS

**TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS**
SHOWING EXISTING CONDITIONS AT
#350-352 CABOT STREET
SCALE: 1in.=10ft. DATE: MAY 15, 2020

PROJECT: 220123
VTP
ASSOCIATES
INC.

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

