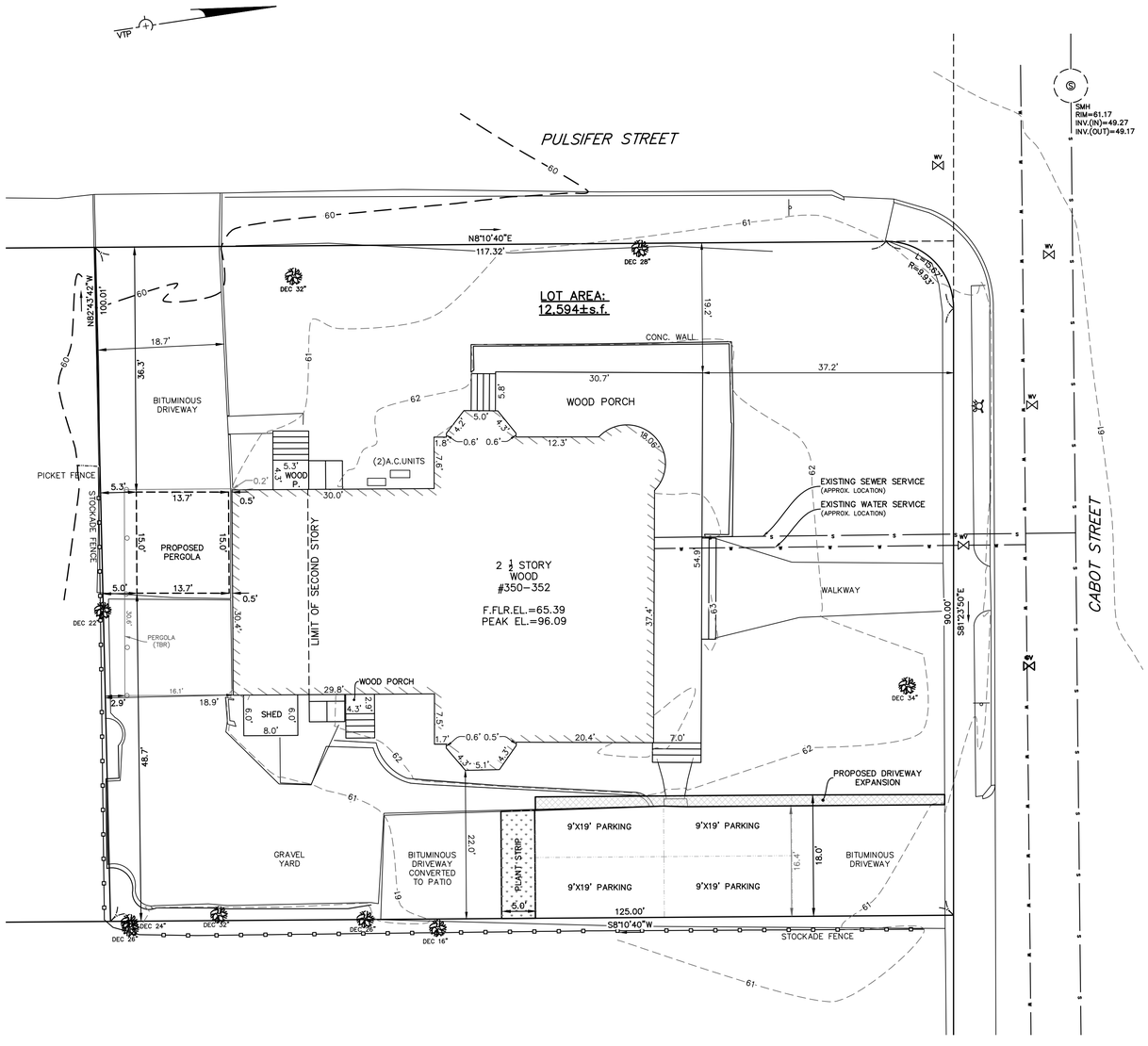
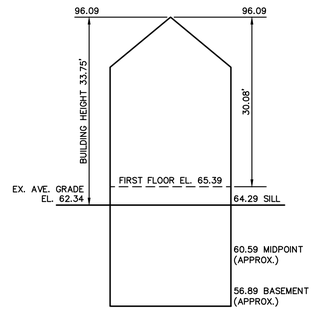
220123_bp.dwg (Z-2020)

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 — GV
- WATER VALVE — WV
- 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
Proposed 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 E=(C+D)/2 Average Segment Height	F 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'	5.0'**/18.9'
BUILDING HEIGHT	36.0'	33.75'	33.75'
AVERAGE GRADE	–	62.34	62.34
LOT COVERAGE	30.0%	25.0%	26.6%
OPEN SPACE	50.0%	56.2%	58.3%

* DOES NOT MEET REQUIREMENTS
** ACCESSORY STRUCTURE SETBACK

0 10 20 30 40
SCALE: 1" = 10'

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#350–352 CABOT STREET

SCALE: 1in.=10ft. DATE: MAY 15, 2020

PROJECT: 220123

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. PORTER
No. 39901
REGISTERED LAND SURVEYOR

VTP ASSOCIATES INC.

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

SHEET 1 OF 1

© 2020 VTP ASSOCIATES, INC.