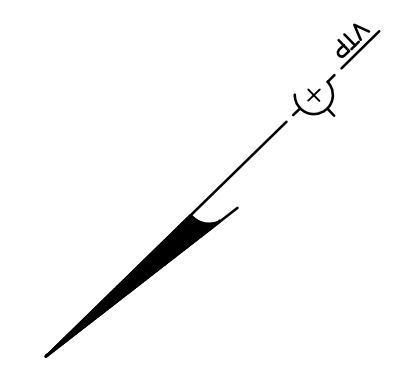


216101.dwg (2-2016) © 2020 VTP ASSOCIATES, INC.

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	

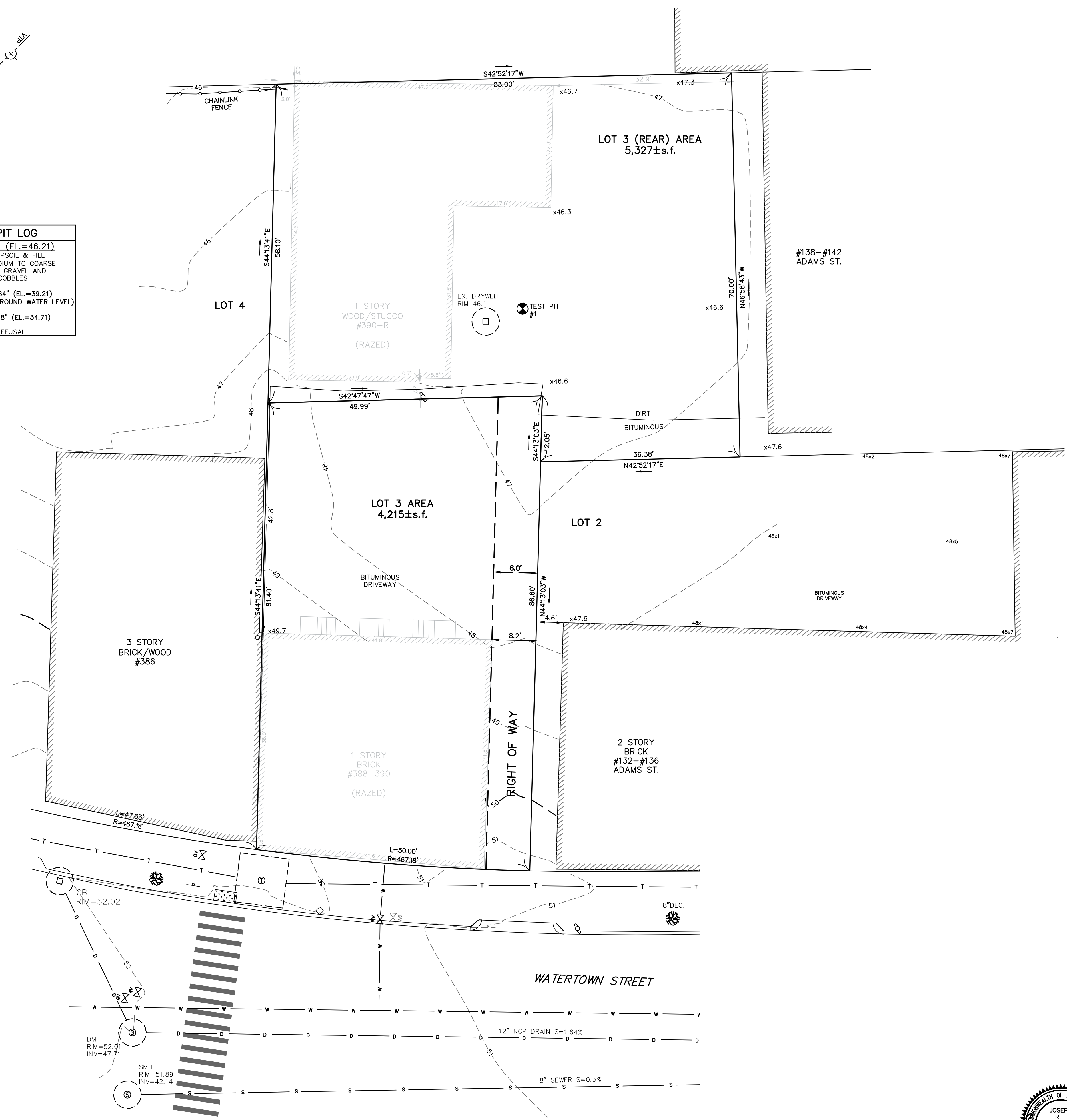


TESTPIT LOG

TEST PIT 1 (EL.=46.21)
 0'-48" TOPSOIL & FILL
 48"-144" MEDIUM TO COARSE SAND WITH GRAVEL AND FEW COBBLES

WEeping @ 84" (EL.=39.21)
 (SEASONAL HIGH GROUND WATER LEVEL)

WATER @ 136" (EL.=34.71)
 NO REFUSAL



ZONING CHART		
NEWTON, MASSACHUSETTS		
REGULATION	REQUIRED	EXISTING
LOT AREA (MIN.)	10,000s.f.	9,542s.f.
LOT AREA PER UNIT (MIN.)	1,200s.f.	N/A
FRONT SETBACK	AVERAGE (0')	0'
SIDE SETBACK (LEFT)	1/2 BLDG. HT. OR EQUAL TO ABUTTING SIDE YARD SETBACK	0'
SIDE SETBACK (RIGHT)	1/2 BLDG. HT. OR EQUAL TO ABUTTING SIDE YARD SETBACK	8.2'
REAR SETBACK	0'	0.3'
BUILDING HEIGHT (MAX.)	36'	-
AVERAGE GRADE	-	-
LOT COVERAGE	NONE	N/A
OPEN SPACE	NONE	N/A

* DOES NOT MEET THE REQUIREMENTS

TOPOGRAPHIC SITE PLAN
 NEWTON, MASSACHUSETTS
 SHOWING EXISTING CONDITIONS AT
 #386-#394 WATERTOWN STREET
 SCALE: 1in.=10ft. DATE: FEBRUARY 22, 2016
 REVISED: FEBRUARY 1, 2021

PROJECT: 216101

VTP ASSOCIATES
 INC.

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

SHEET 1 OF 1

