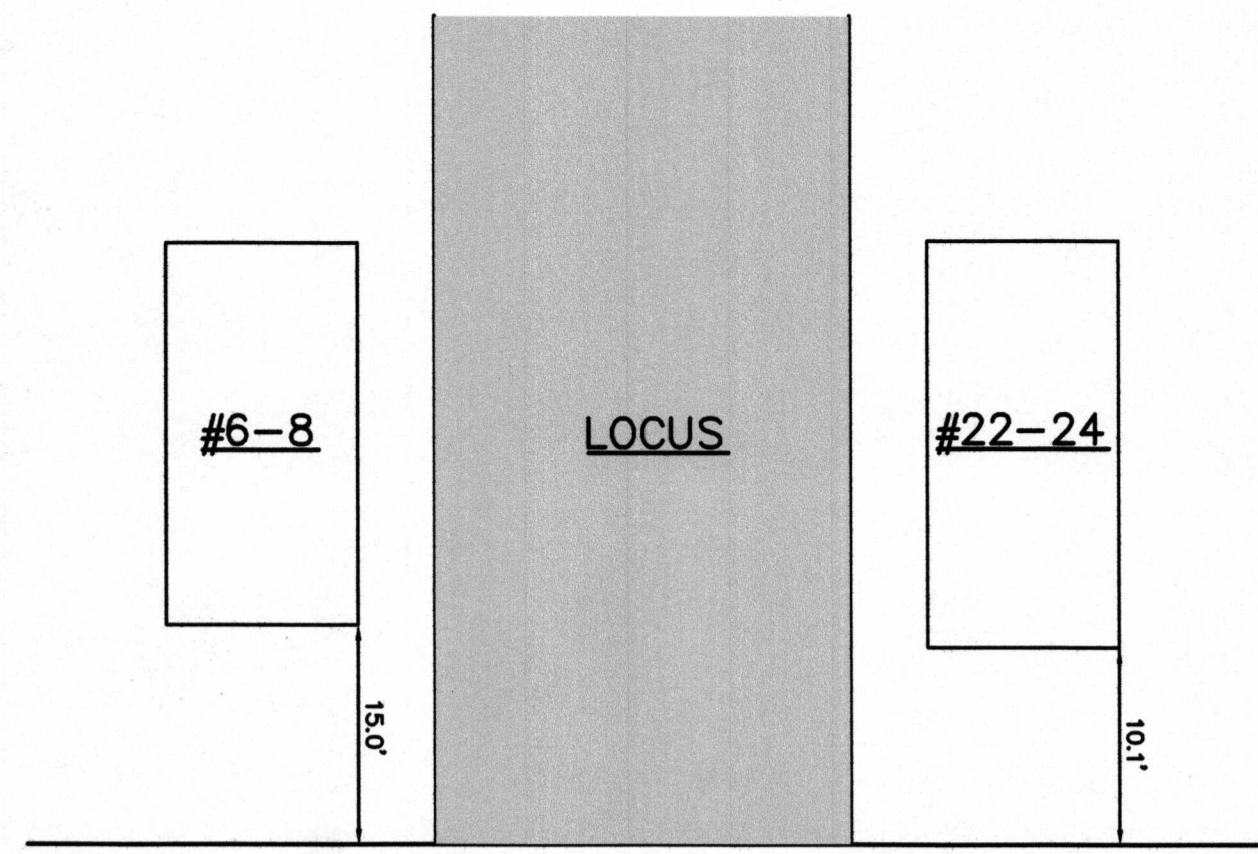


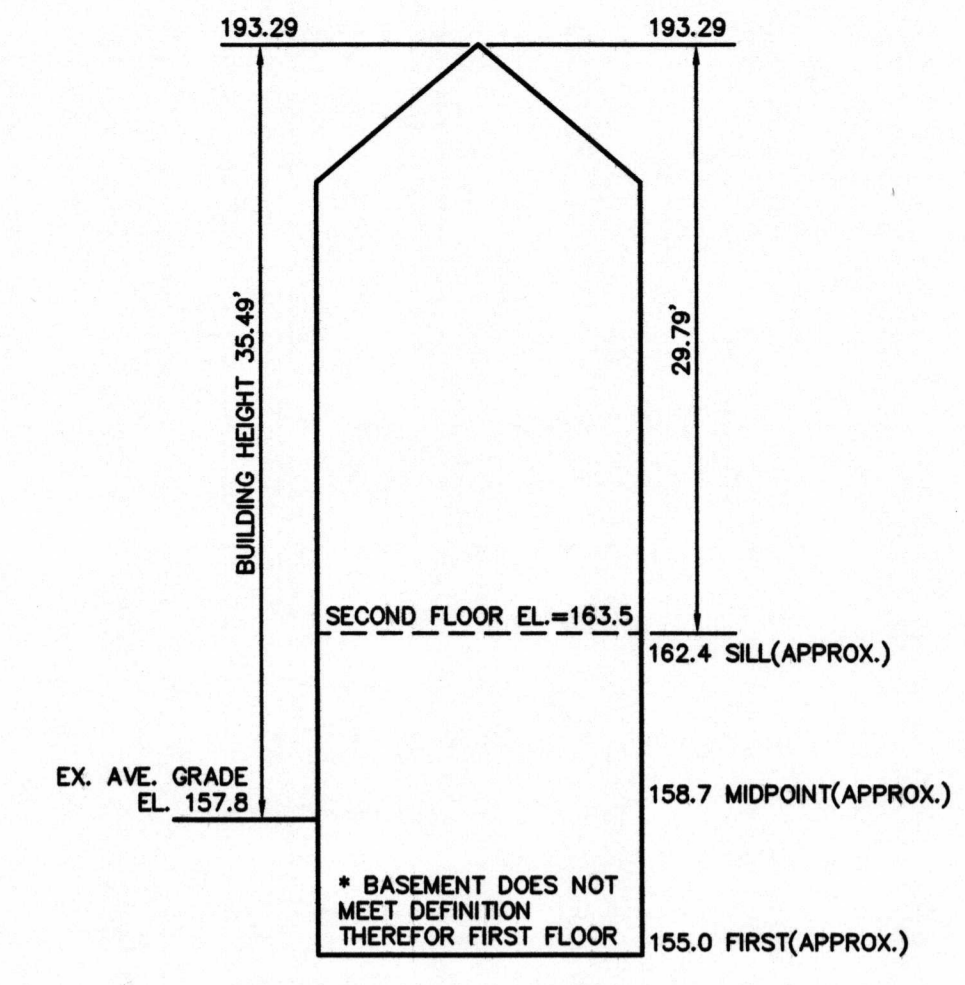
218194\_topo.dwg (2/2018)

**LEGEND**

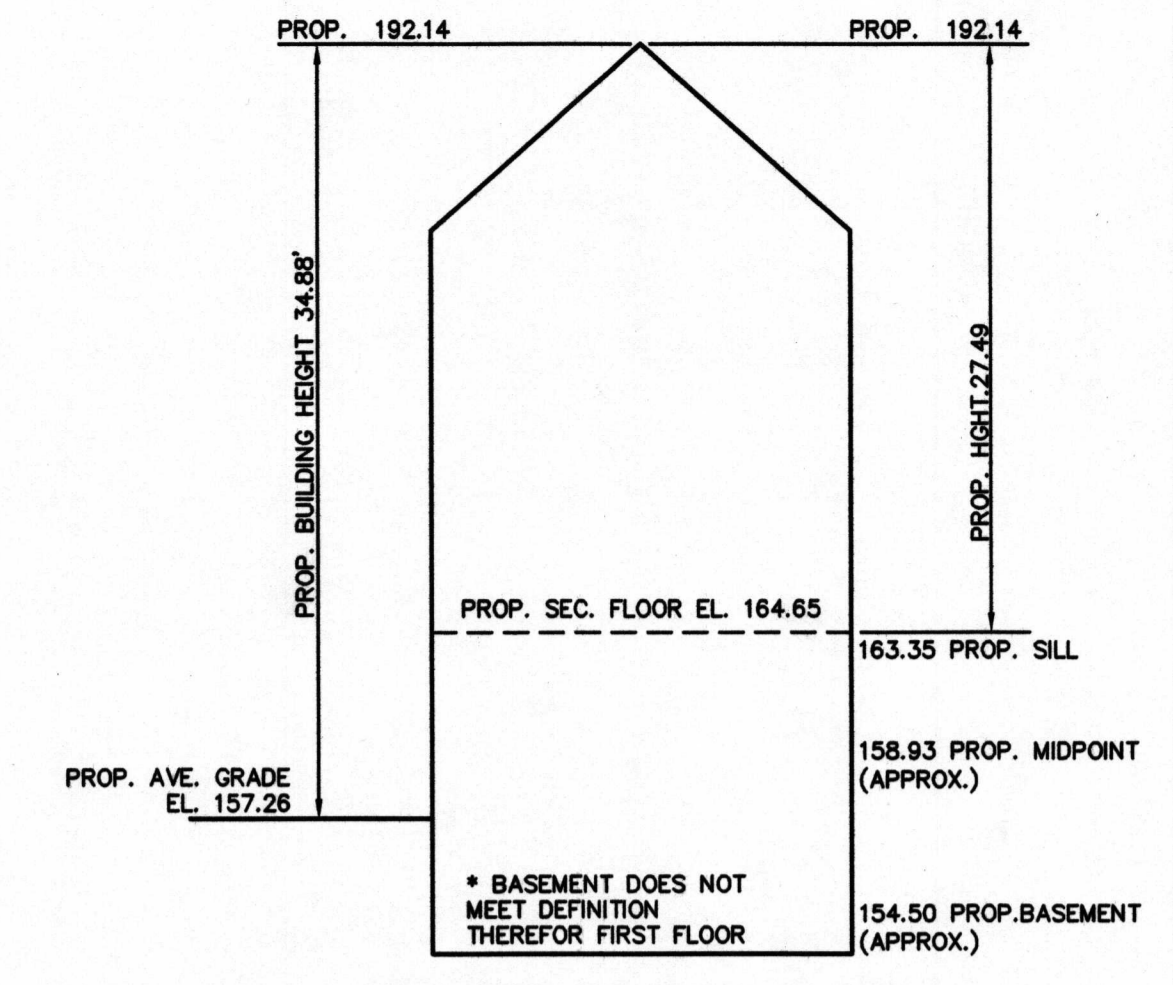
- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22'
- CONIFEROUS TREE CON. 12'
- HYDRANT



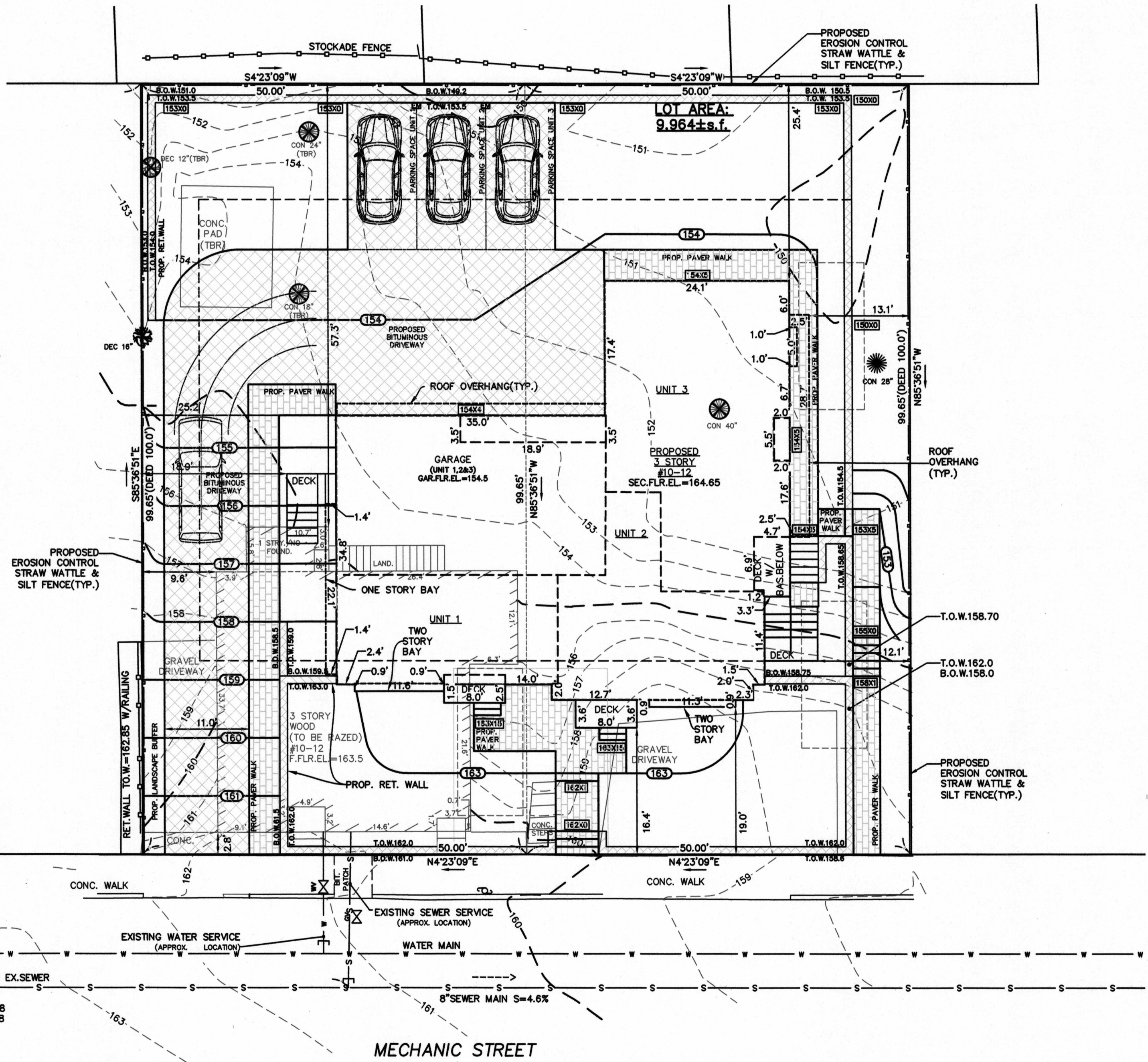
**AVERAGE FRONT SETBACK**  
NOT TO SCALE  
 $15.0' + 10.1' = 25.1' / 2 = 12.55'$



**EXISTING BUILDING HEIGHT**  
NOT TO SCALE



**PROPOSED BUILDING HEIGHT**  
NOT TO SCALE



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

A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	33.65	162.05	156.86	159.46	5366.68 Sq. Ft.
2	10.75	156.02	154.30	155.16	1667.97 Sq. Ft.
3	26.45	155.42	154.00	154.71	4092.08 Sq. Ft.
4	12.10	156.02	154.41	155.22	1878.10 Sq. Ft.
5	6.20	156.95	156.06	156.51	970.33 Sq. Ft.
6	21.55	160.68	156.06	158.38	3413.09 Sq. Ft.
7	14.55	161.30	160.62	160.96	2341.97 Sq. Ft.
8	9.09	161.95	161.40	161.68	1469.63 Sq. Ft.
<b>Total</b>	<b>134.34</b>				<b>21198.83 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 157.80'**

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

A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	14.00	163.20	163.15	163.18	2284.45 Sq. Ft.
2	14.00	163.20	163.00	163.10	2283.40 Sq. Ft.
3	1.00	163.00	163.00	163.00	163.00 Sq. Ft.
4	7.00	159.50	158.50	159.00	1113.00 Sq. Ft.
5	26.80	158.00	154.50	156.25	4187.50 Sq. Ft.
6	35.00	154.40	154.20	154.30	5400.50 Sq. Ft.
7	17.40	154.40	154.20	154.30	2684.82 Sq. Ft.
8	24.10	154.50	154.00	154.25	3717.43 Sq. Ft.
9	33.00	154.50	154.00	154.25	5090.25 Sq. Ft.
10	6.00	158.00	155.12	156.66	939.36 Sq. Ft.
11	1.85	158.65	158.60	158.63	293.46 Sq. Ft.
12	10.30	158.75	158.65	158.70	1634.61 Sq. Ft.
13	1.00	162.00	162.00	162.00	162.00 Sq. Ft.
14	13.80	163.20	163.00	163.10	2218.16 Sq. Ft.
15	12.70	163.20	163.15	163.18	2072.32 Sq. Ft.
<b>Total</b>	<b>217.75</b>				<b>34244.25 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 157.26'**

**ZONING CHART**  
NEWTON, MASSACHUSETTS

ZONE: MR-2(OLD) SUBMISSION: BLDG. PERMIT

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	9,964±s.f.	N/C
LOT FRONTAGE	70.0'	100.0'	N/C
FRONT SETBACK	25.0'/12.55' (1)	2.8*	16.4'
SIDE SETBACK	7.5'	9.6'	12.1'
REAR SETBACK	15.0'	57.3'	25.4'
BUILDING HEIGHT	36.0'	35.5'/3 STORY	34.88'/3 STORY
AVERAGE GRADE	-	157.8	157.26
LOT COVERAGE	30.0%(max.)	12.5%	25.6%
OPEN SPACE	50.0%(min.)	79.4%	50.4%

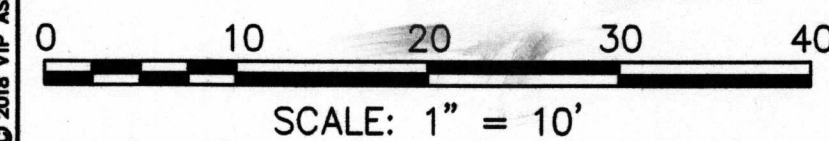
\*NON-CONFORMING  
(1)AVERAGE SETBACK

**TOPOGRAPHIC SITE PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#10-12 MECHANIC STREET  
SCALE: 1in.=10ft. DATE: JULY 31, 2020;  
REVISED: NOVEMBER 11, 2020  
PROJECT: 218194

**VTP ASSOCIATES**  
INC.

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

SHEET 1 OF 1

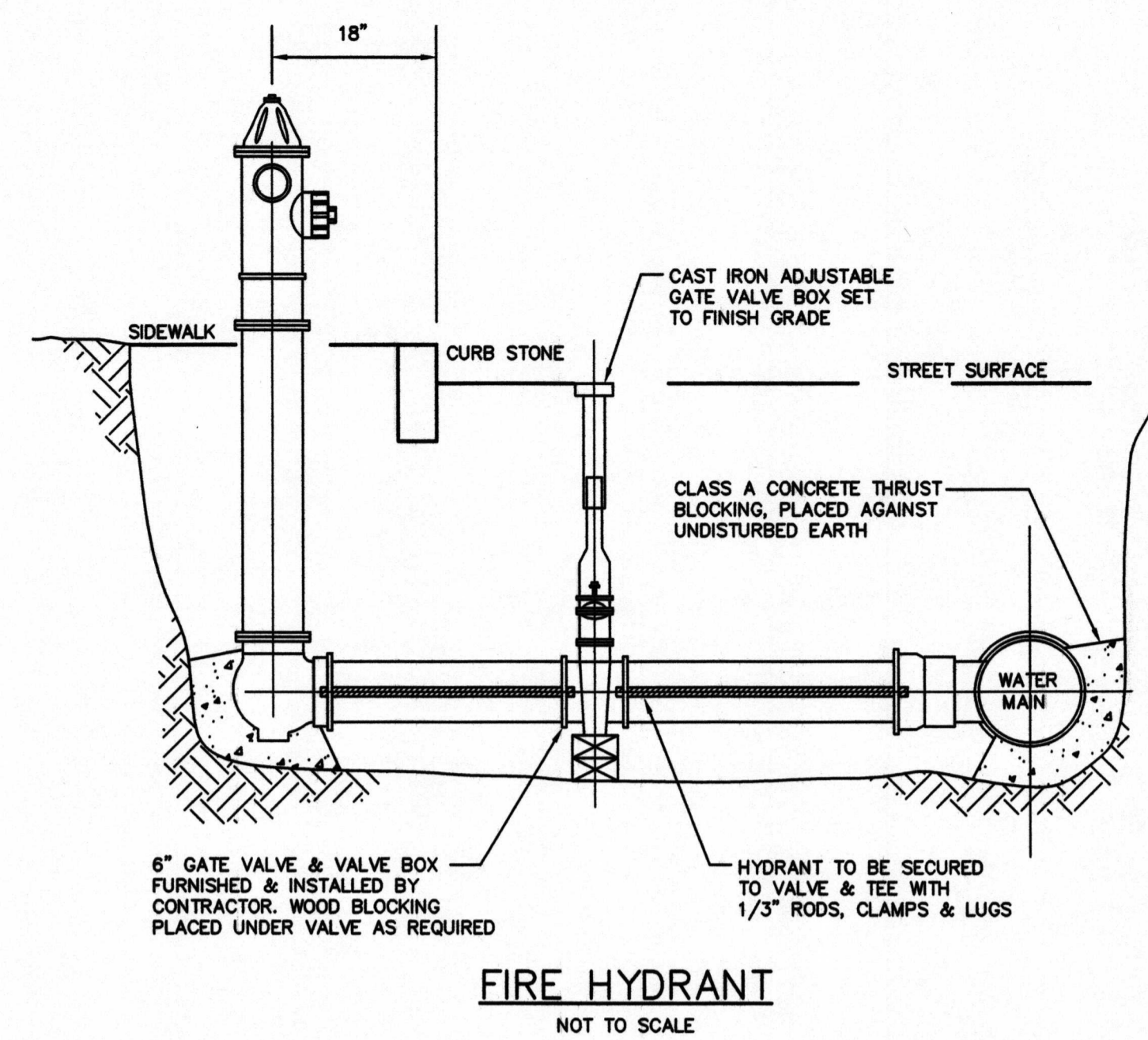
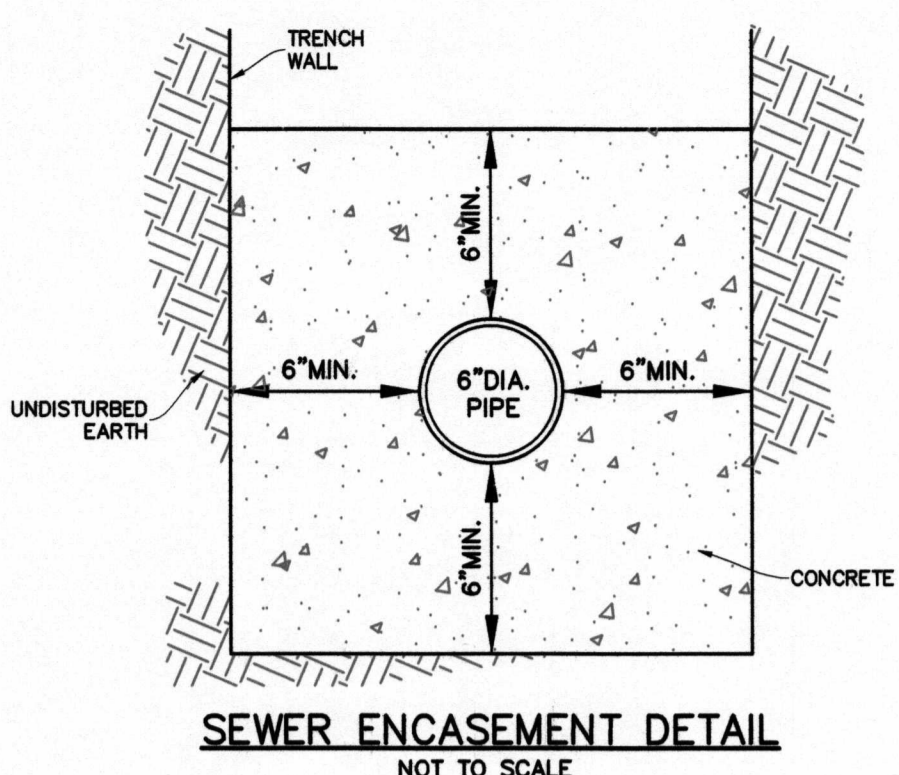
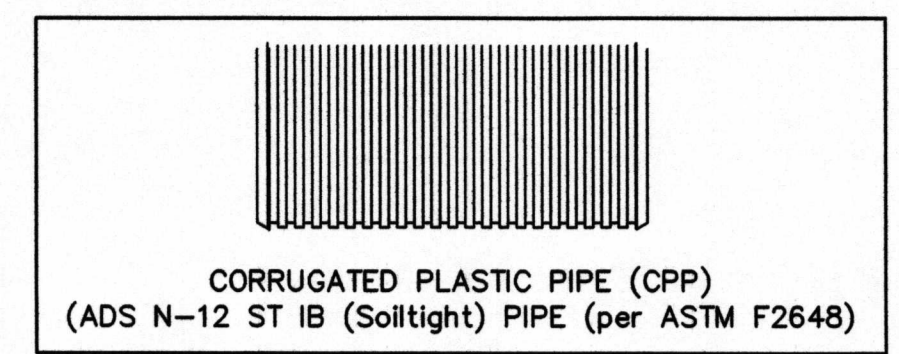
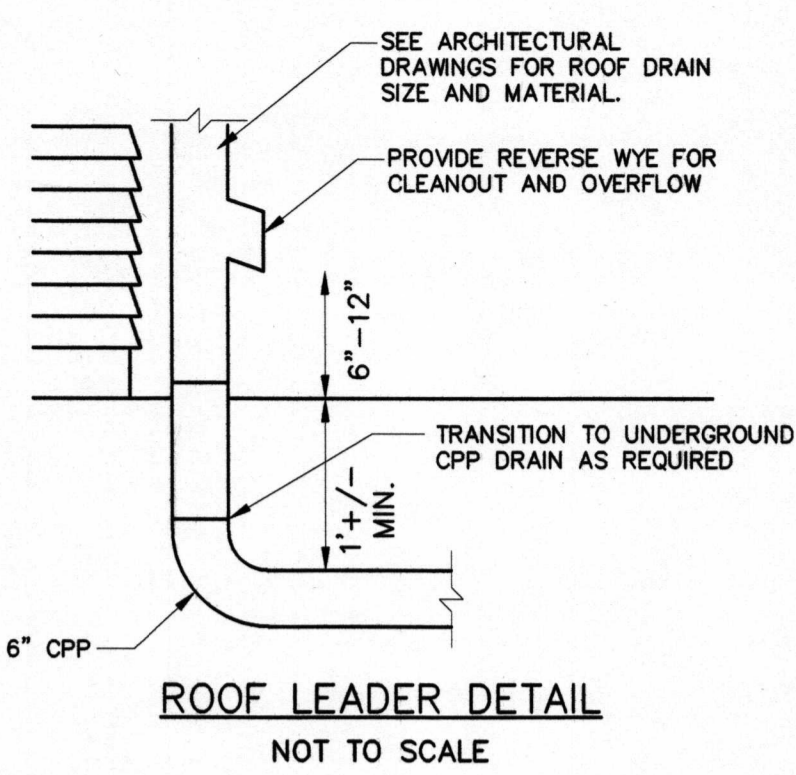


© 2018 VTP ASSOCIATES, INC.

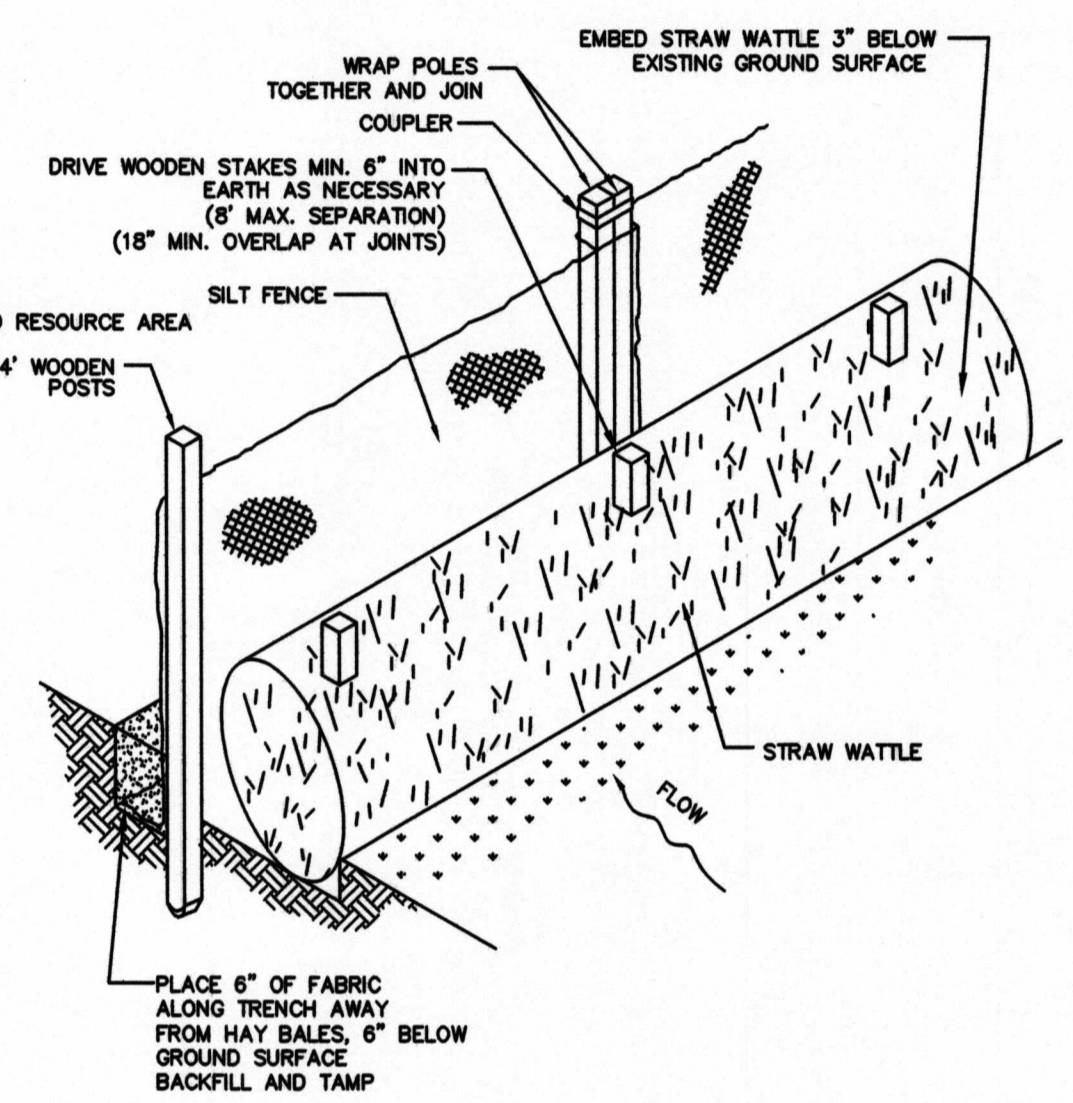
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**LEGEND**

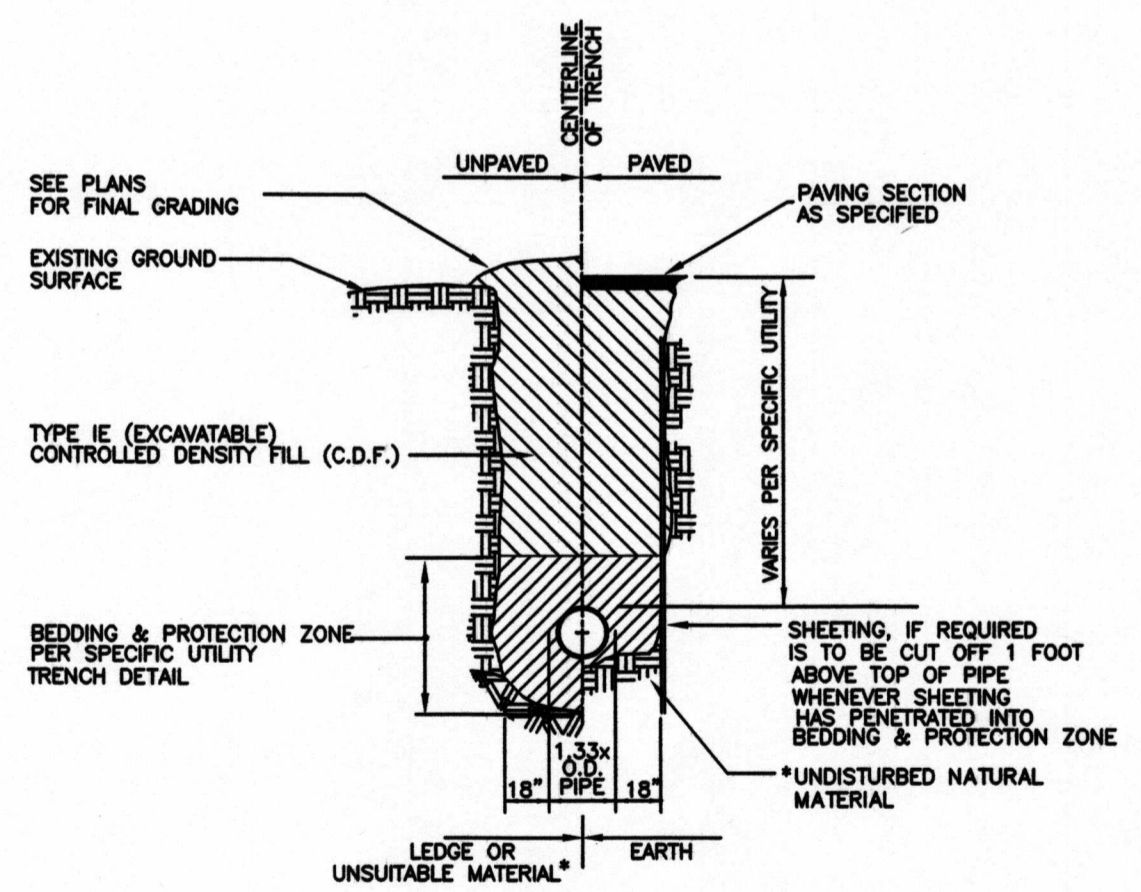
- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- HYDRANT



FIRE HYDRANT TO COMPLY WITH AWWA SPECIFICATION C-502. HYDRANT SHALL BE COMPRESSION TYPE W/ 5 1/4" VALVE OPENING, TWO 2 1/2" HOSE NOZZLES & ONE 4 1/2" STREAMER NOZZLE W/ NATIONAL STANDARD THREADS. HYDRANTS SHALL OPEN RIGHT BY 1 1/2" PENTAGONAL OPENING NUT. HYDRANT SHALL CONSIST OF AN UPPER AND LOWER BARREL CONNECTED BY A TWO PART SAFETY FLANGE, FOUR PART SEGMENTAL COUPLING OR BREAKABLE LUGS W/ BREAKABLE BOLTS. HYDRANT SHALL HAVE A 6" INLET CONNECTION, EITHER CALK OR MECHANICAL JOINT AS SPECIFIED. HYDRANT INSTALLED IN THE TOWN OF BROOKLINE ON BOTH PUBLIC AND PRIVATE PROPERTY SHALL BE LIMITED TO THE FOLLOWING: MUELLER SUPER CENTURION 200 KENNEDY K-81 GUARDIAN AMERICAN DARLING B-84-B



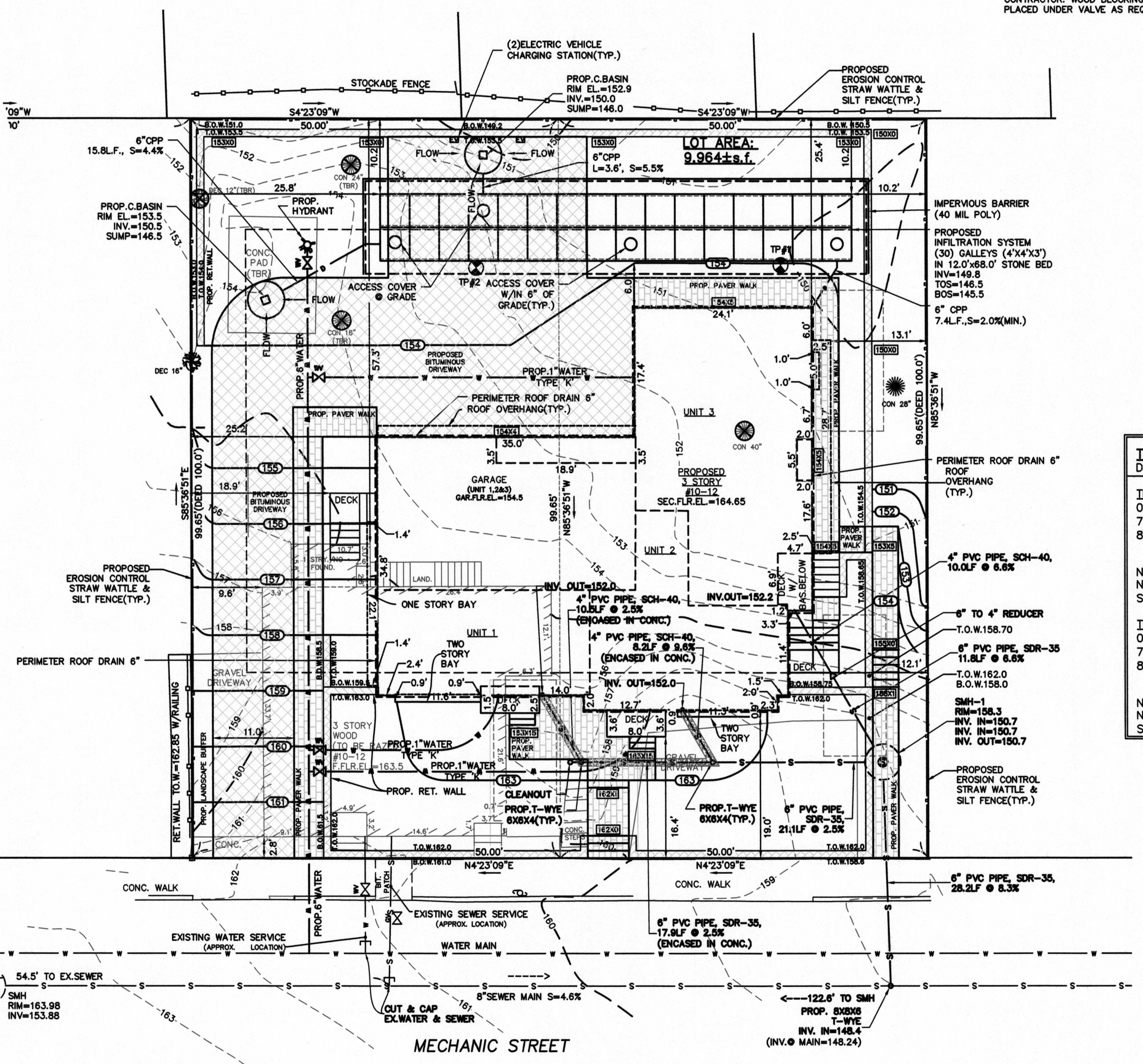
**STRAW WATTLE & SILT FENCE**  
NOT TO SCALE



**TYPICAL C.D.F. TRENCH DETAIL**  
NOT TO SCALE

**DIG SAFE**

EXCAVATORS BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES. CALL TOLL FREE 1-888-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



**TESTPIT LOG**  
DECEMBER 31, 2019

TESTPIT #1 (EL 150.65)  
0-70" TOPSOIL & FILL (POTASH)  
70"-84" SUBSOIL  
84"-108" LOAMY SAND W/ GRAVEL & FEW COBBLES

NO WATER  
NO REFUSAL  
SOIL "A"

TESTPIT #2 (EL = 152.23)  
0-70" TOPSOIL & FILL (POTASH)  
70"-86" SUBSOIL  
86"-120" LOAMY SAND W/ GRAVEL & FEW COBBLES

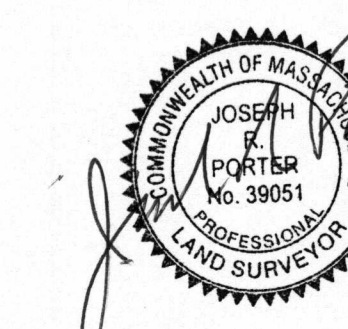
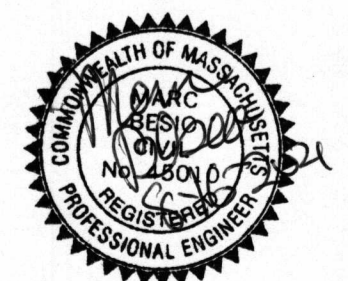
NO WATER  
NO REFUSAL  
SOIL "A"

IMPERVIOUS AREA	
LOT AREA	9,964.00
EXISTING IMPERVIOUS AREA	1,524.00
PROPOSED IMPERVIOUS AREA	6,093.70
4% LOT AREA (or 400 S.F. MAX):	398.60
INCREASE IN IMPERVIOUS AREA	4569.7
4,569.7 > 400.0 (DRAINAGE REQUIRED)	

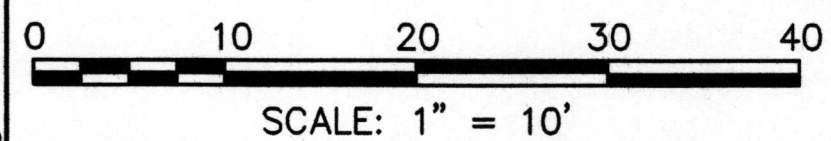
ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE:	MR-2(OLD)	SUBMISSION:	BLDG. PERMIT
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	9,964±s.f.	N/C
LOT FRONTAGE	70.0'	100.0'	N/C
FRONT SETBACK	25.0' / 12.55' (1)	2.8*	16.4'
SIDE SETBACK	7.5'	9.6'	12.1'
REAR SETBACK	15.0'	57.3'	25.4'
BUILDING HEIGHT	36.0'	35.5' / 3 STORY	34.88' / 3 STORY
AVERAGE GRADE	-	157.8	157.26
LOT COVERAGE	30.0%(max.)	12.5%	25.6%
OPEN SPACE	50.0%(min.)	79.4%	50.4%
*NON-CONFORMING			
(1) AVERAGE SETBACK			

**TOPOGRAPHIC PLAN**  
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT #10-12 MECHANIC STREET  
SCALE: 1in.=10ft. DATE: JULY 31, 2020  
REVISED: OCTOBER 30, 2020; NOVEMBER 12, 2020

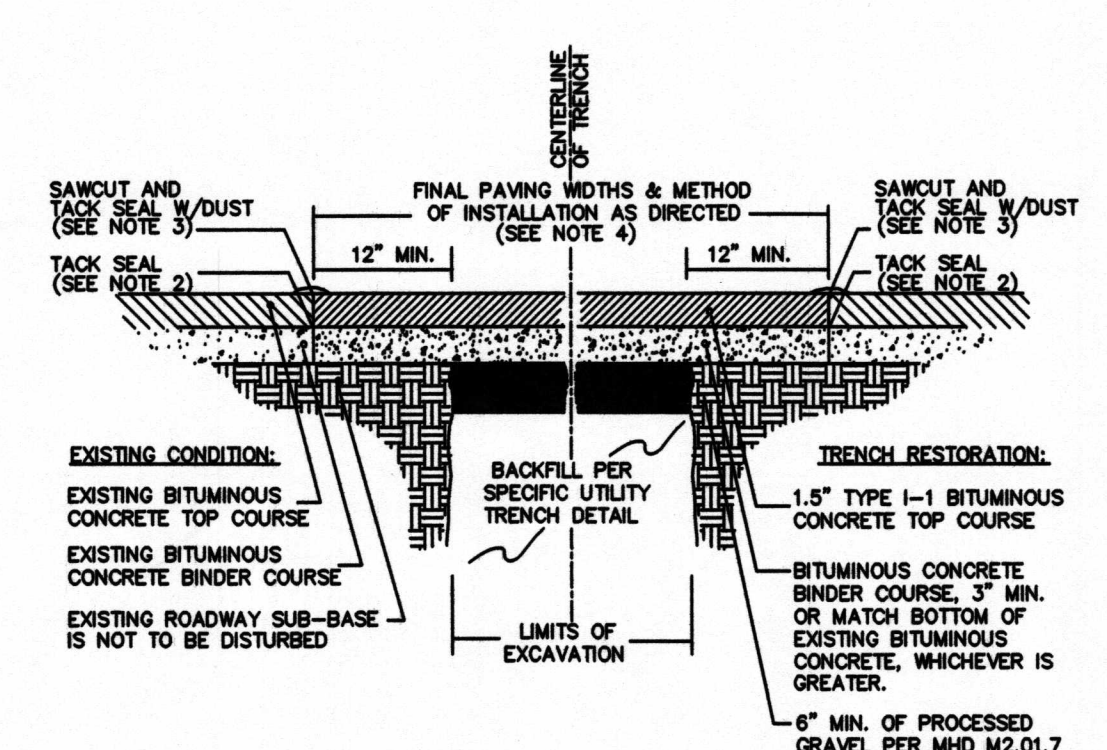
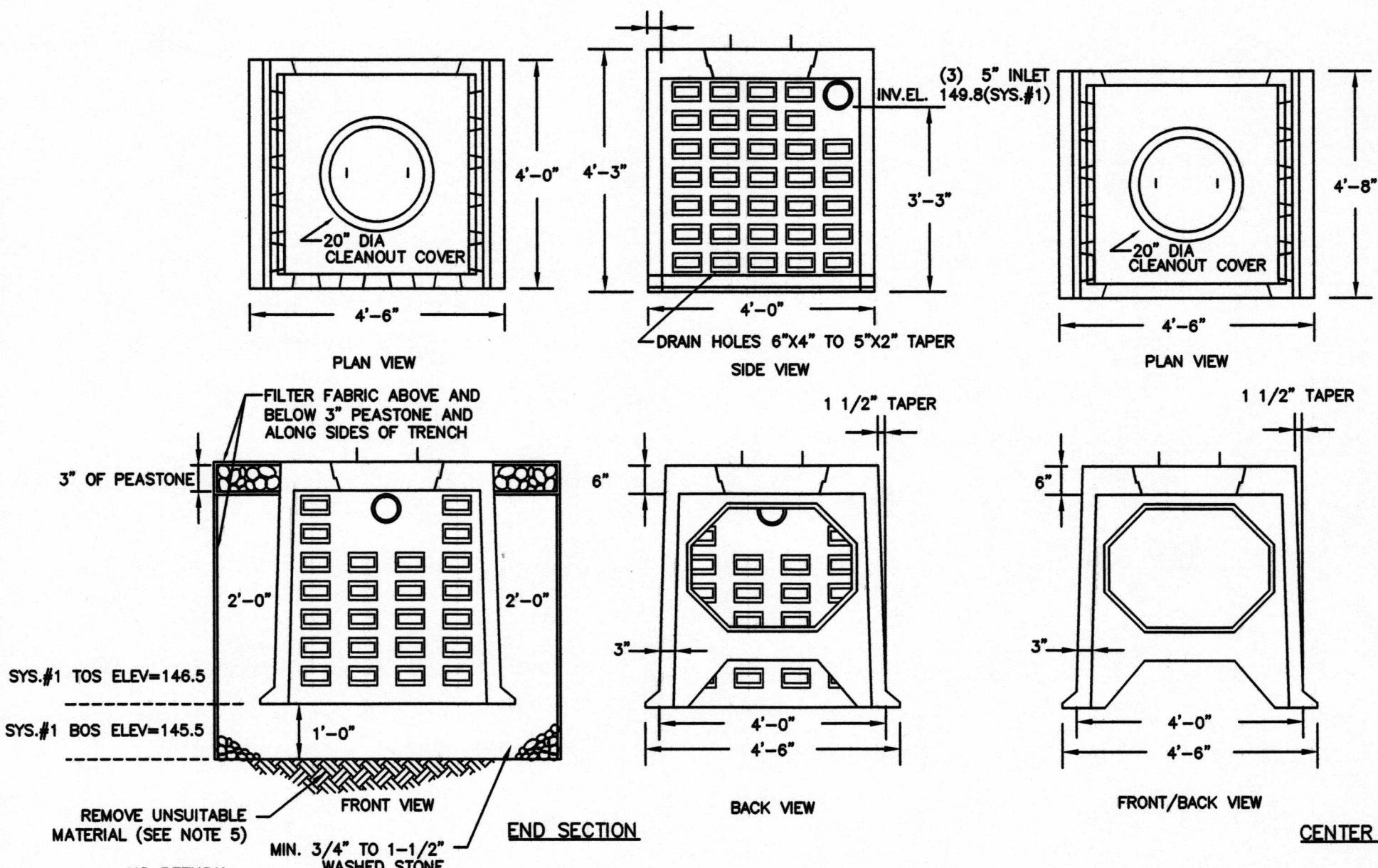


PROJECT: 218194  
**VTP ASSOCIATES** INC.  
LAND SURVEYORS - CIVIL ENGINEERS.  
132 ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458  
(617) 332-8271  
SHEET 1 OF 2

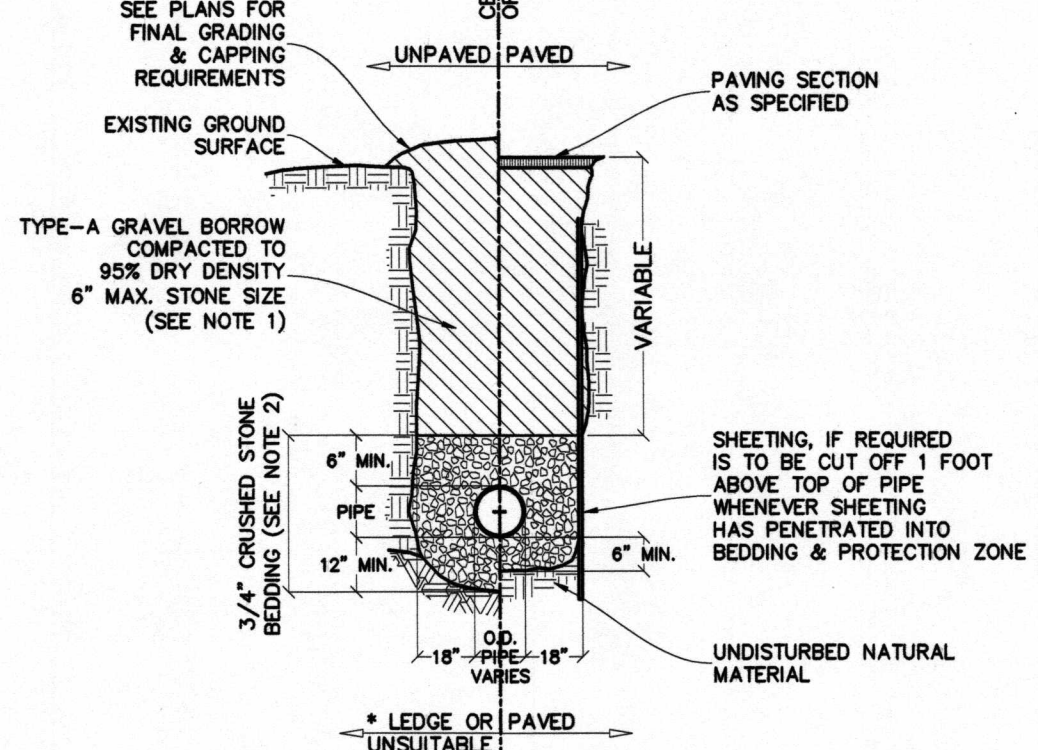


GENERAL & UTILITIES NOTES:

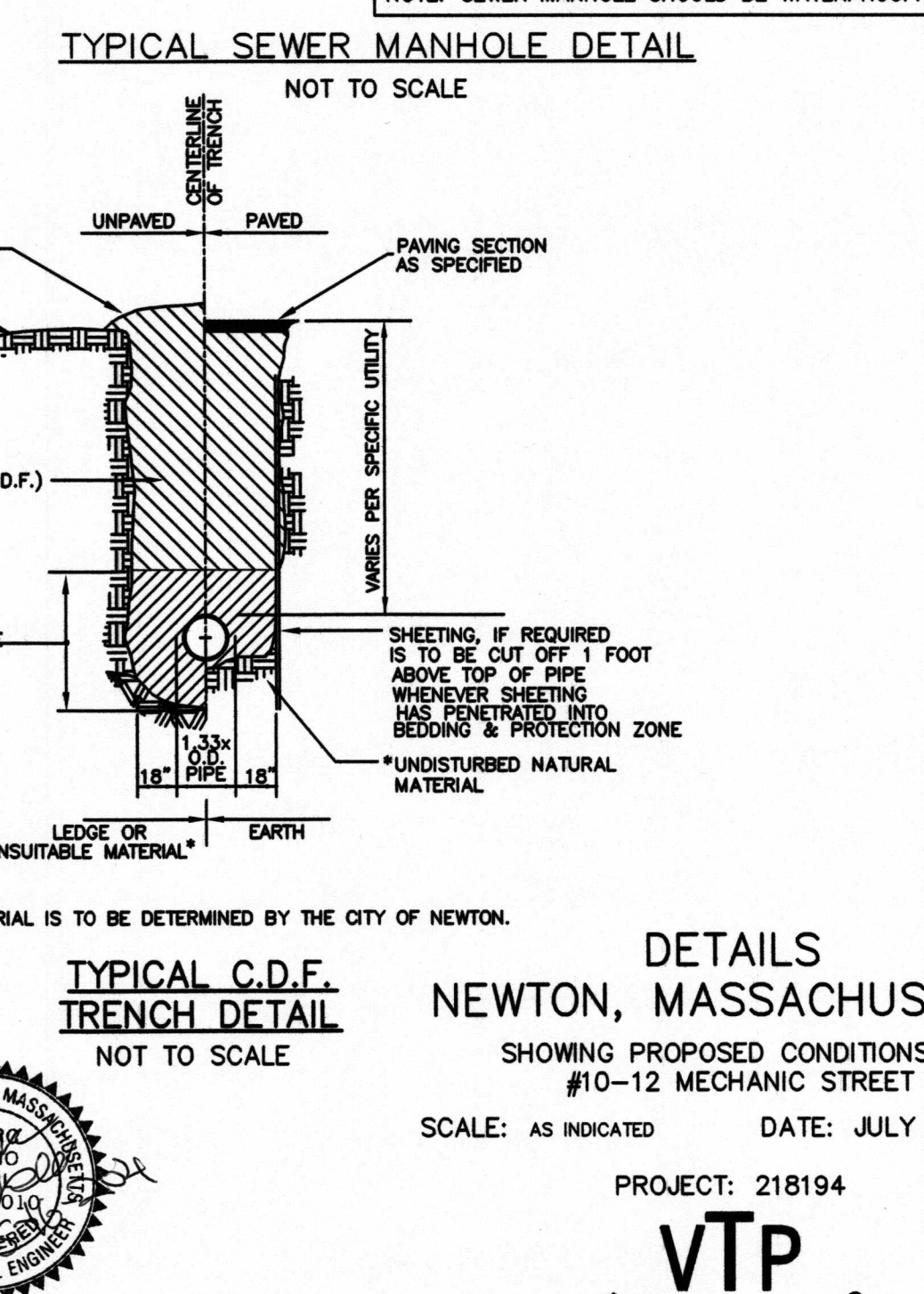
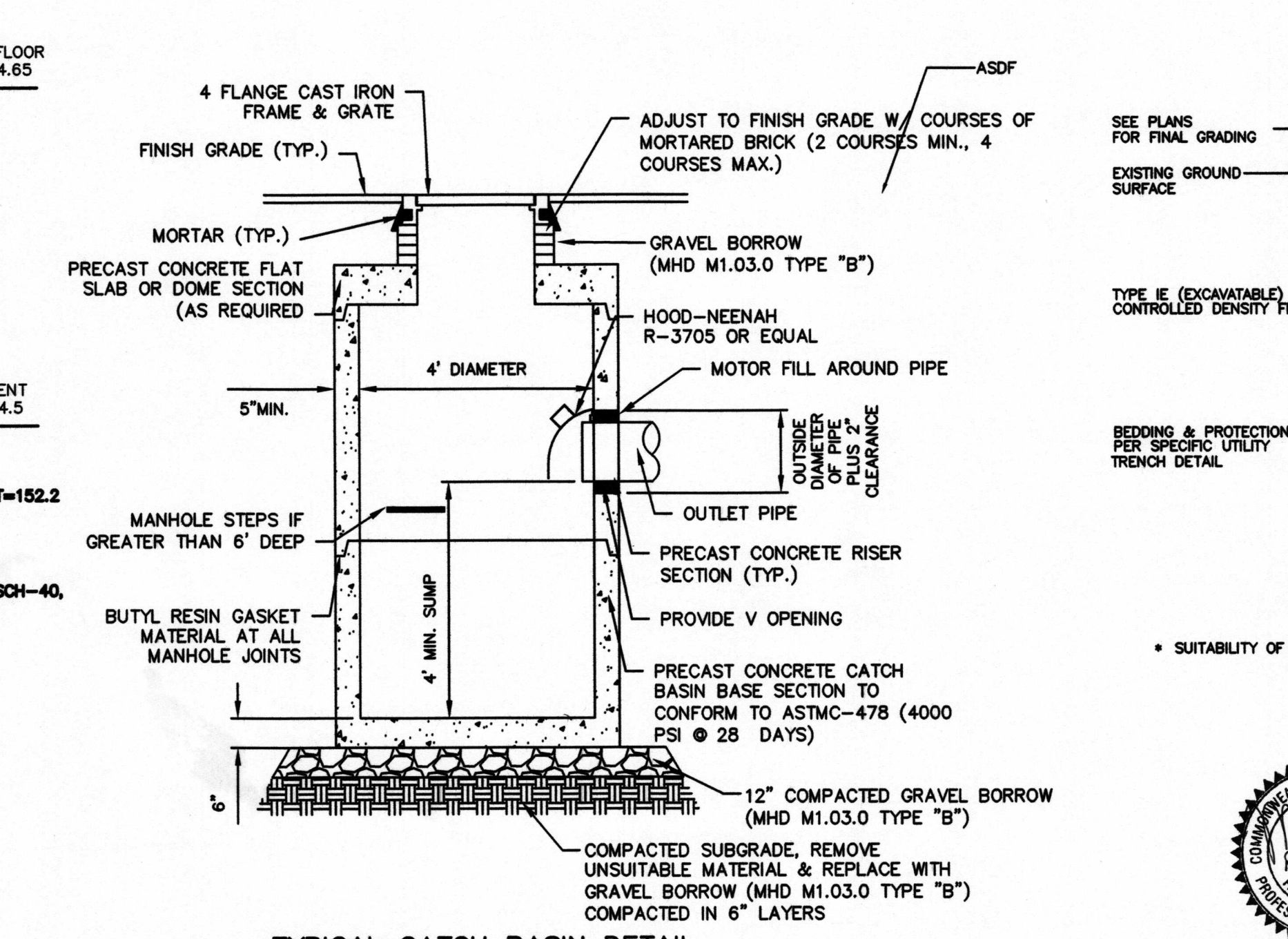
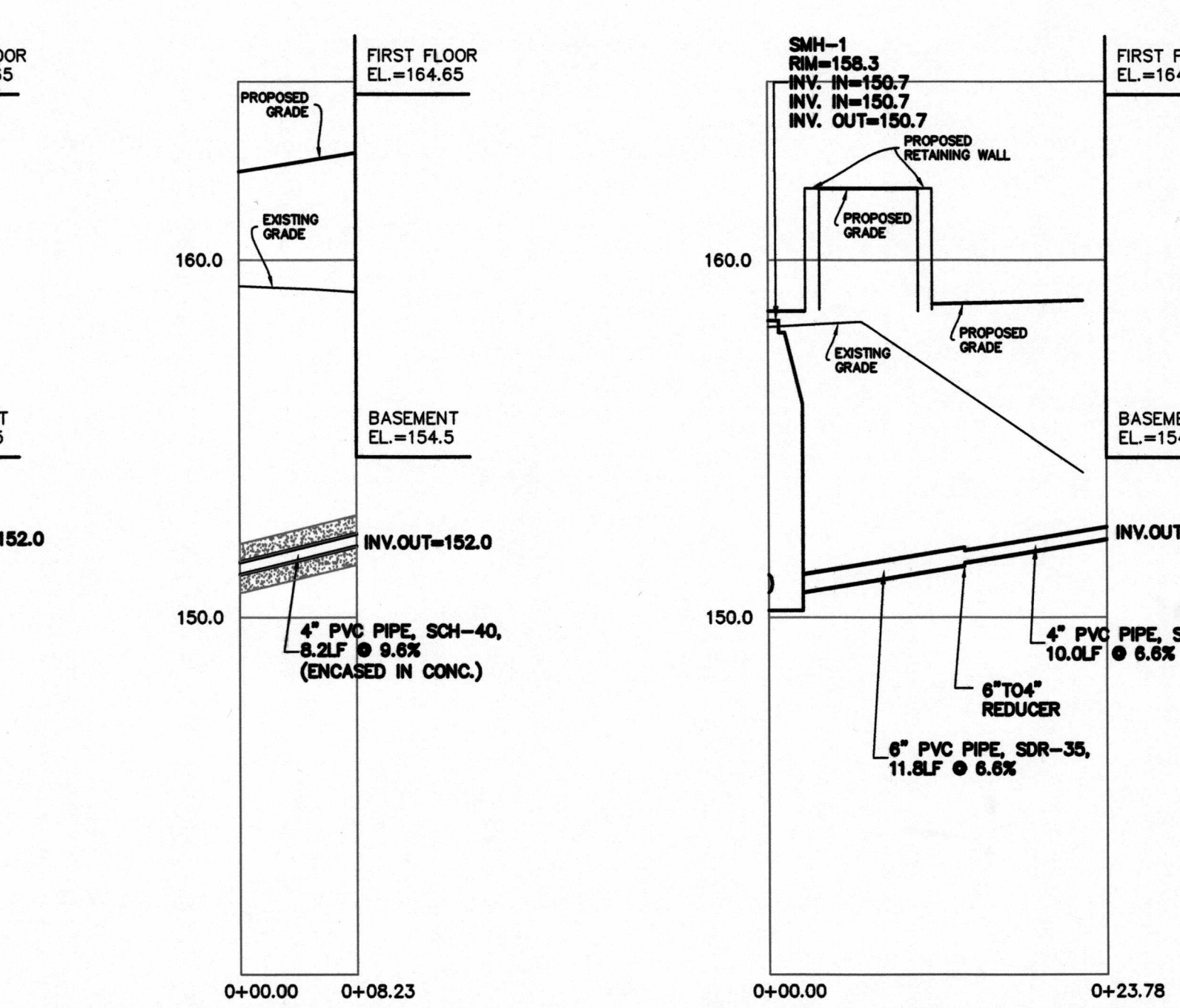
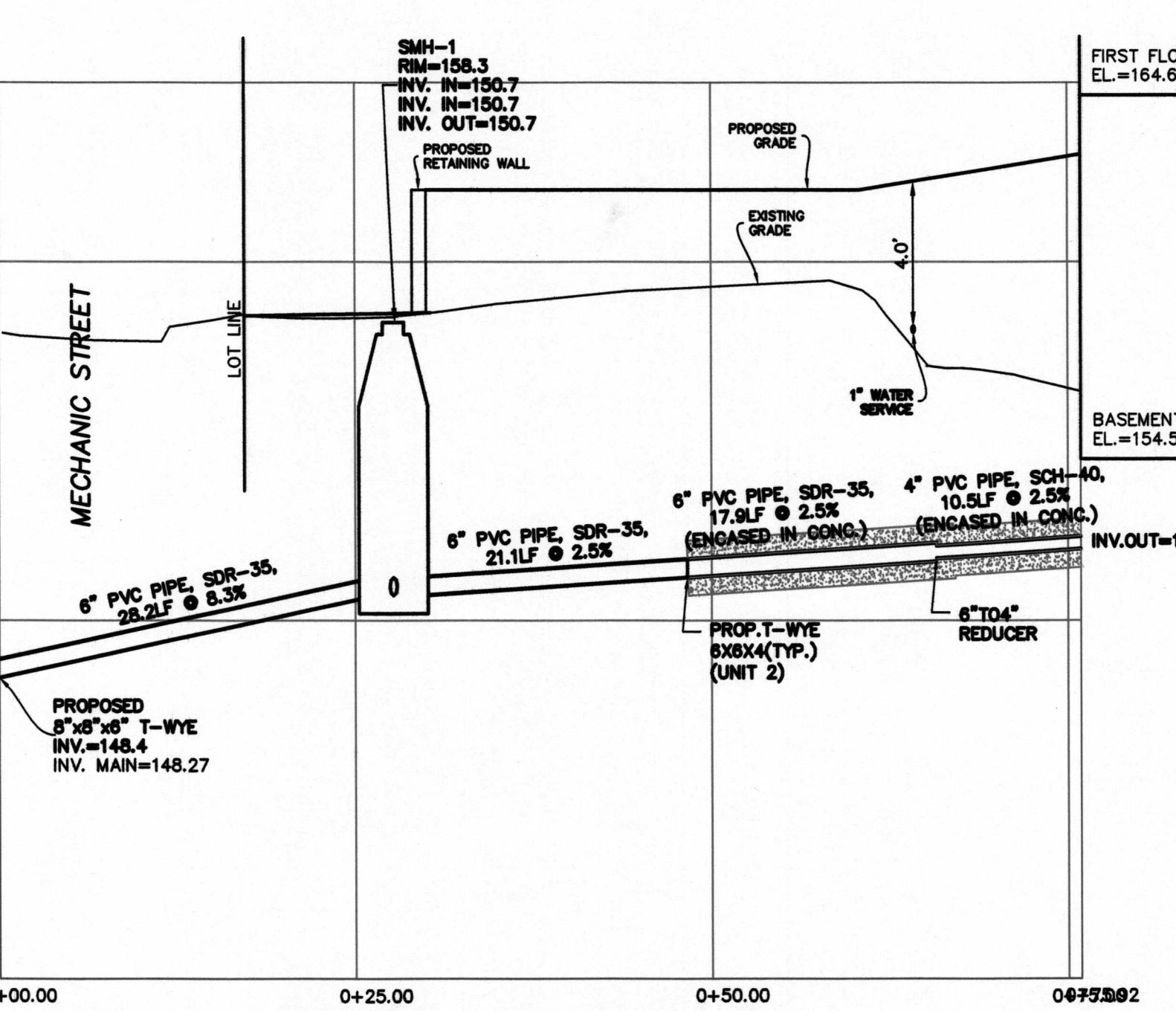
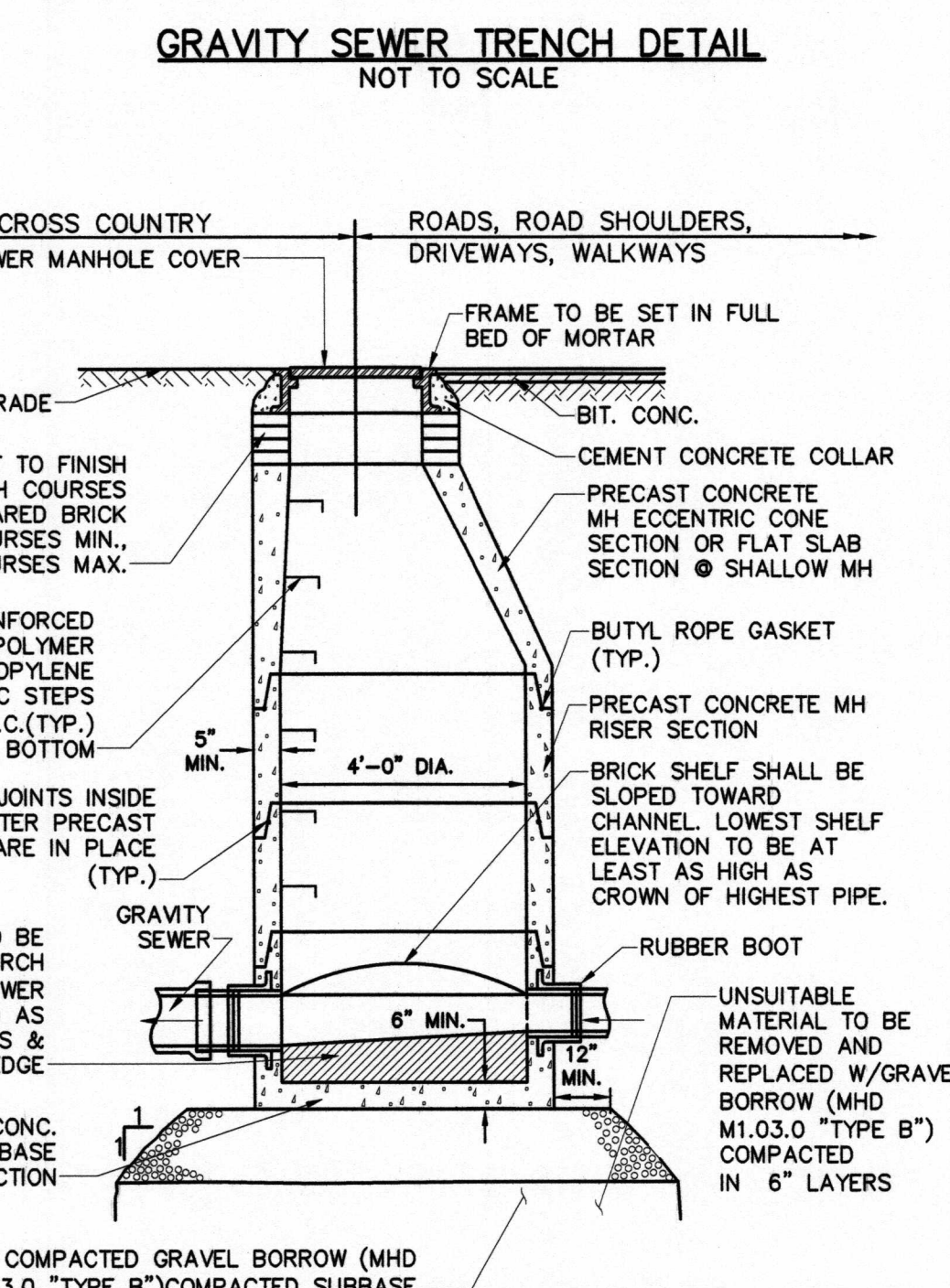
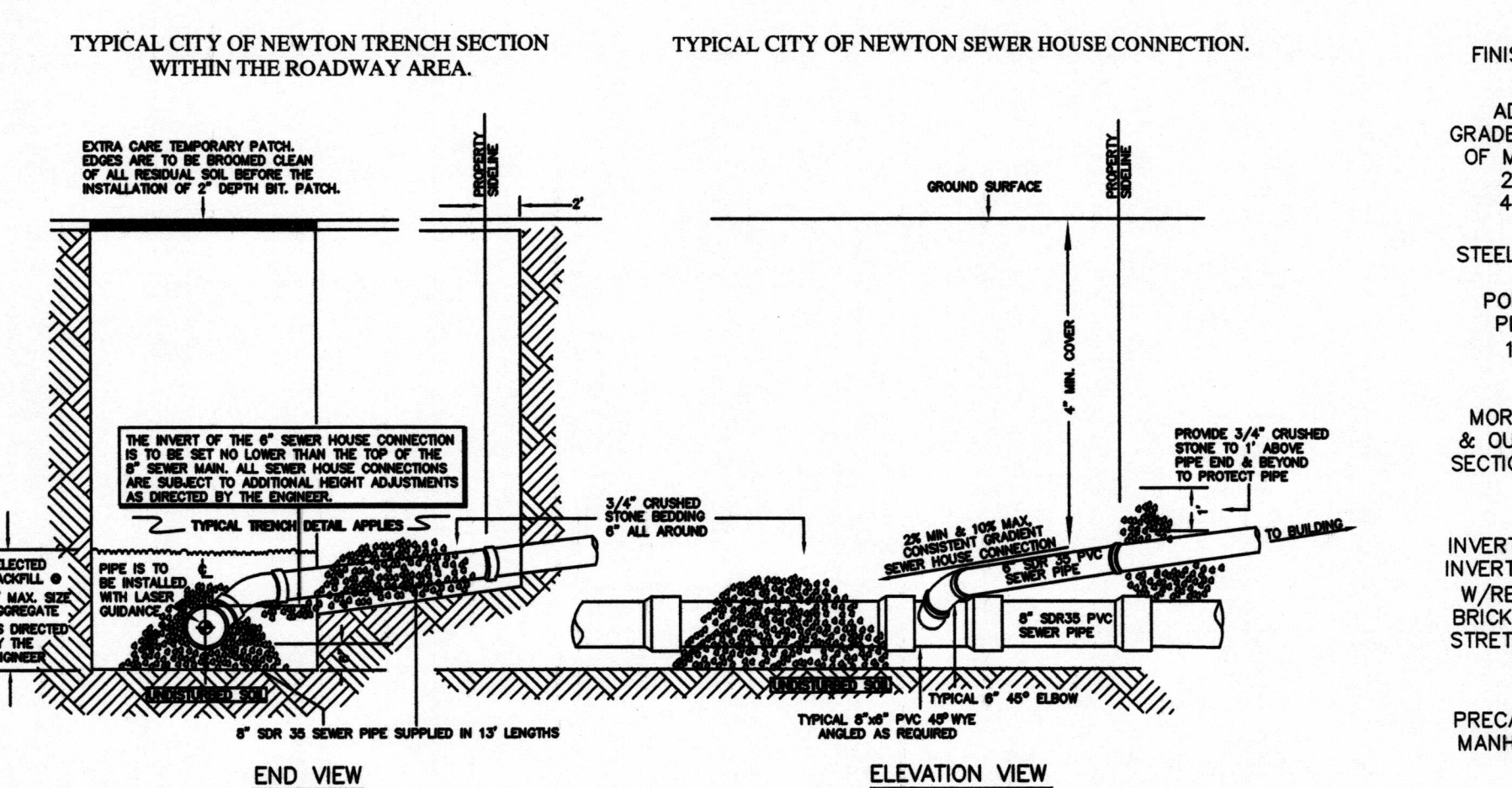
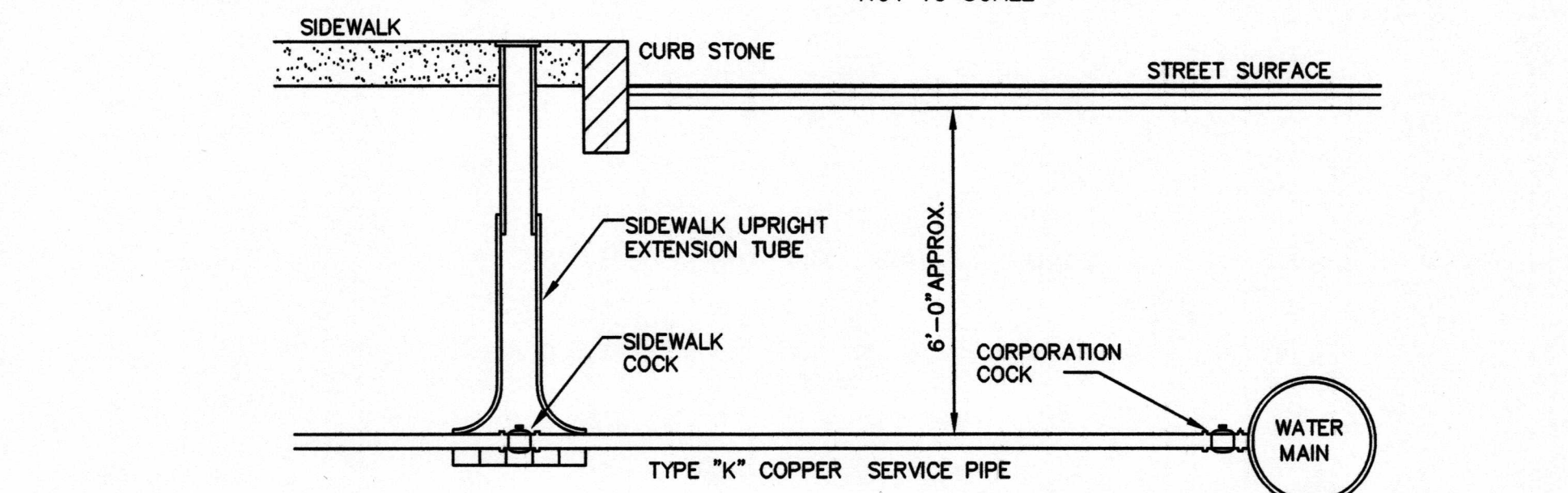
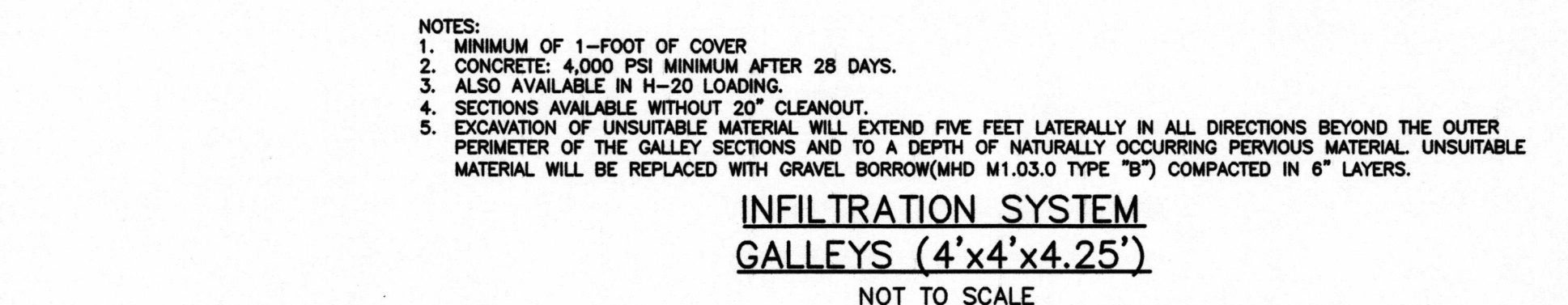
- 1. ALL NEW SEWER SERVICE AND/OR STRUCTURES SHALL BE PRESSURE TESTED OR VIDEOTAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE CONSTRUCTION INSPECTOR FROM THE CITY ENGINEERING DIVISION. ALL SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE TO THE CITY'S CONSTRUCTION STANDARDS & SPECIFICATIONS. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. ALL TESTING MUST BE WITNESSED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED AND A WRITTEN REPORT IS RECEIVED BY THE CITY ENGINEER.
2. THE SEWER SERVICES AND WATER SERVICES NEED TO BE COMPLETELY REMOVED FROM THE MAINS TO THE EXISTING DWELLING AND PROPERLY BACK-FILLED. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THIS ABANDONMENT INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. FAILURE TO HAVE THESE INSPECTIONS MAY RESULT IN THE DELAY OR DENIAL OF ISSUING NEW UTILITY CONNECTION PERMITS.
3. AS OF MARCH 1, 2009, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 92A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT 48 HOURS PRIOR TO THE DATE WHEN THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICES, AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IS QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW; BACKFILLING SHALL ONLY TAKE PLACE WHEN THE CITY'S INSPECTOR HAS GIVEN THEIR APPROVAL.
5. THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, SIDEWALK CROSSING, AND UTILITIES CONNECTING PERMITS WITH THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.
6. PRIOR TO OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES AND FINAL GRADES ANY EASEMENTS AND FINAL GRADING, IMPROVEMENTS AND LIMITS OF RESTORATION WORK. THE PLAN SHALL ALSO INCLUDE PROFILES OF THE VARIOUS NEW UTILITIES, INDICATING RIM & INVERT ELEVATIONS, SLOPES OF PIPES, PIPE MATERIAL, AND SWING TIES FROM PERMANENT BUILDING CORNERS.
7. NO EXCAVATION IS ALLOWED WITHIN ANY CITY RIGHT-OF-WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH, IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, APPLICANT MAY SEEK PERMISSION FOR SUCH WORK FROM THE CITY DPW COMMISSIONER VIA THE CITY ENGINEER. IF PERMISSION IS GRANTED, SPECIAL CONSTRUCTION STANDARDS WILL BE APPLIED. APPLICANT OR APPLICANT'S REPRESENTATIVE MUST CONTACT THE CITY OF NEWTON ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.
8. ALL SITE WORK INCLUDING TRENCH RESTORATION MUST BE COMPLETED BEFORE A CERTIFICATION OF OCCUPANCY IS ISSUED.
9. THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, UTILITY CONNECTION AND TRENCH PERMITS AS WELL AS AN INSTALL CURB & SIDEWALK PERMIT WITH THE DPW PRIOR TO START OF WORK.
10. WITH THE EXCEPTION OF GAS SERVICES, ALL UTILITY TRENCHES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY WILL BE BACKFILLED WITH TYPE IE (EXCAVATABLE) CONTROLLED DENSITY FILL, AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS.
11. APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE MINIMAL DESIGN STANDARDS OF THE CITY OF NEWTON. HOWEVER, THE ENGINEERING DIVISION MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN(S) IN TERMS OF SUITABILITY FOR THE PARTICULAR SITE CONDITIONS OR OF THE FUNCTIONABILITY OR PERFORMANCE OF ANY ITEMS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN(S). THE CITY OF NEWTON ASSUMES NO LIABILITIES FOR DESIGN ASSUMPTION, ERRORS OR OMISSIONS BY THE ENGINEER OF RECORD.
12. ALL SILTATION CONTROL SYSTEMS SHALL BE INSTALLED AND INSPECTED BY THE CONSERVATION COMMISSION AGENT(S) PRIOR TO ANY CONSTRUCTION.
13. PER CITY OF NEWTON ORDINANCE No.B-42, COUNCIL ITEM #252-19, BUILDING SEWER, WATER SERVICE PIPE AND SIDEWALK/CURB REPLACEMENT ORDINANCE, THE APPLICANT IS REQUIRED TO INSTALL/REPLACE SIDEWALK AND CURB ALONG ENTIRE FRONTAGE. THIS SHALL INCLUDE APPROPRIATE TRANSITION TO ADJOINING CURBING AND WALKWAYS INCLUDING ACCESSIBLE CURB CUTS AND OTHER ACCESS AS REQUIRED. THE ENGINEERING CONSTRUCTION INSPECTOR MAKES A DETERMINATION, BASED ON THE MATERIAL AND MANNER OF CONSTRUCTION OF THE EXISTING SIDEWALK AND CURB, THAT THE EXISTING SIDEWALK AND CURB HAS THE ABILITY TO BE RESET OR REUSED WITHOUT REPLACEMENT.



- 1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASS. HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1998 AS AMENDED.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MHD PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6" WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.



- \* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

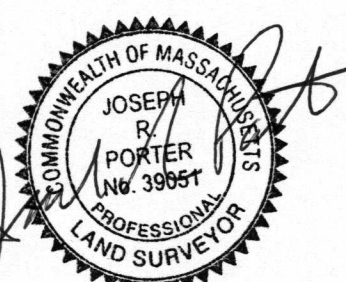
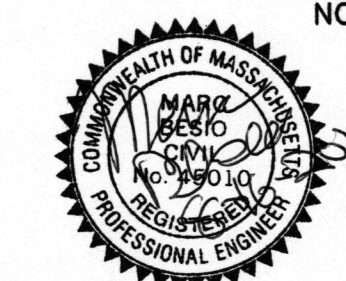


PROPOSED SEWER PROFILE SEWER MAIN TO UNIT 1 SCALE: 1" = 10' (HORIZONTAL) SCALE: 1" = 4' (VERTICAL)

PROPOSED SEWER PROFILE SEWER TO UNIT 2 SCALE: 1" = 10' (HORIZONTAL) SCALE: 1" = 4' (VERTICAL)

TYPICAL CATCH BASIN DETAIL NOT TO SCALE

TYPICAL C.D.F. TRENCH DETAIL NOT TO SCALE

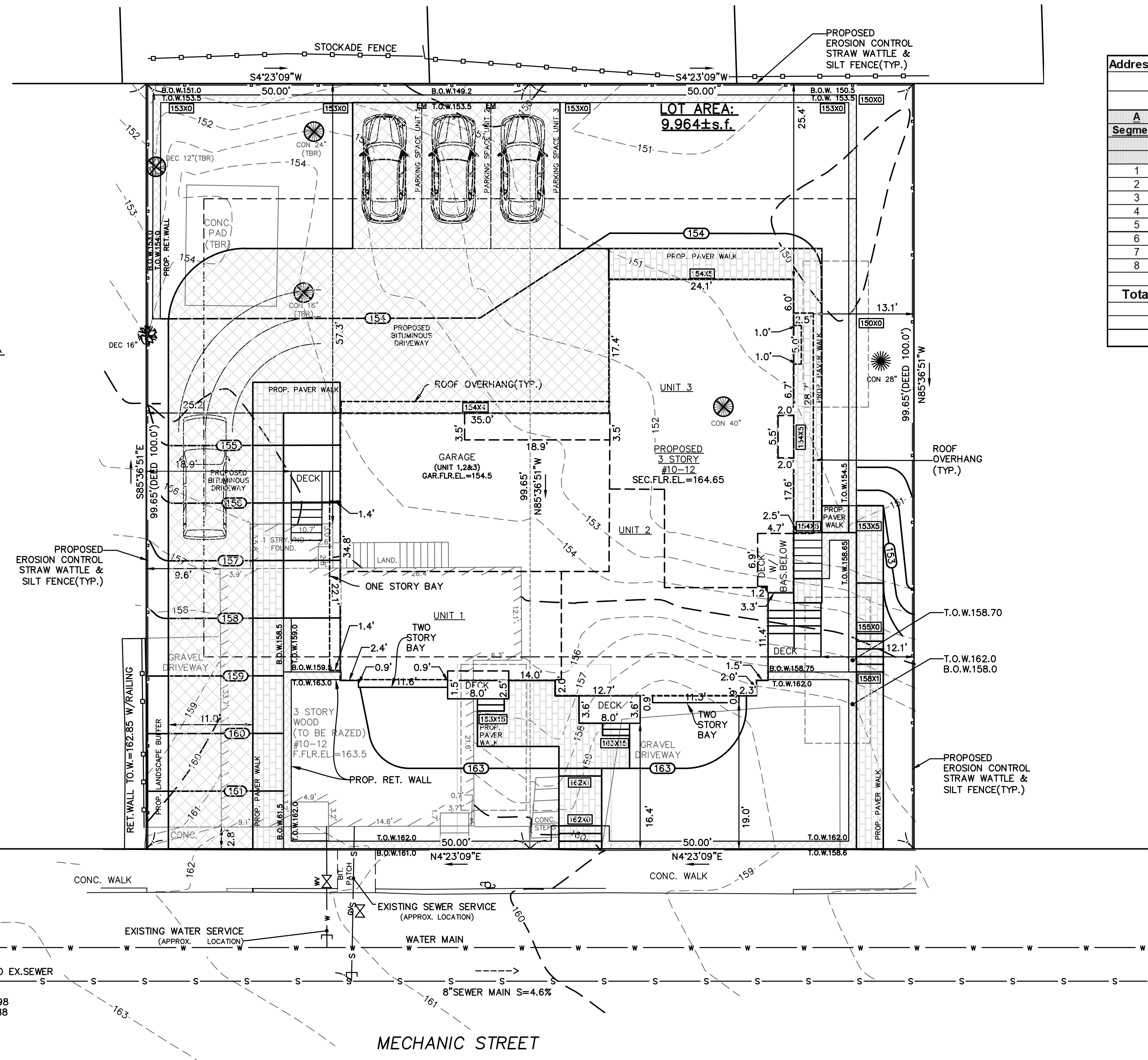
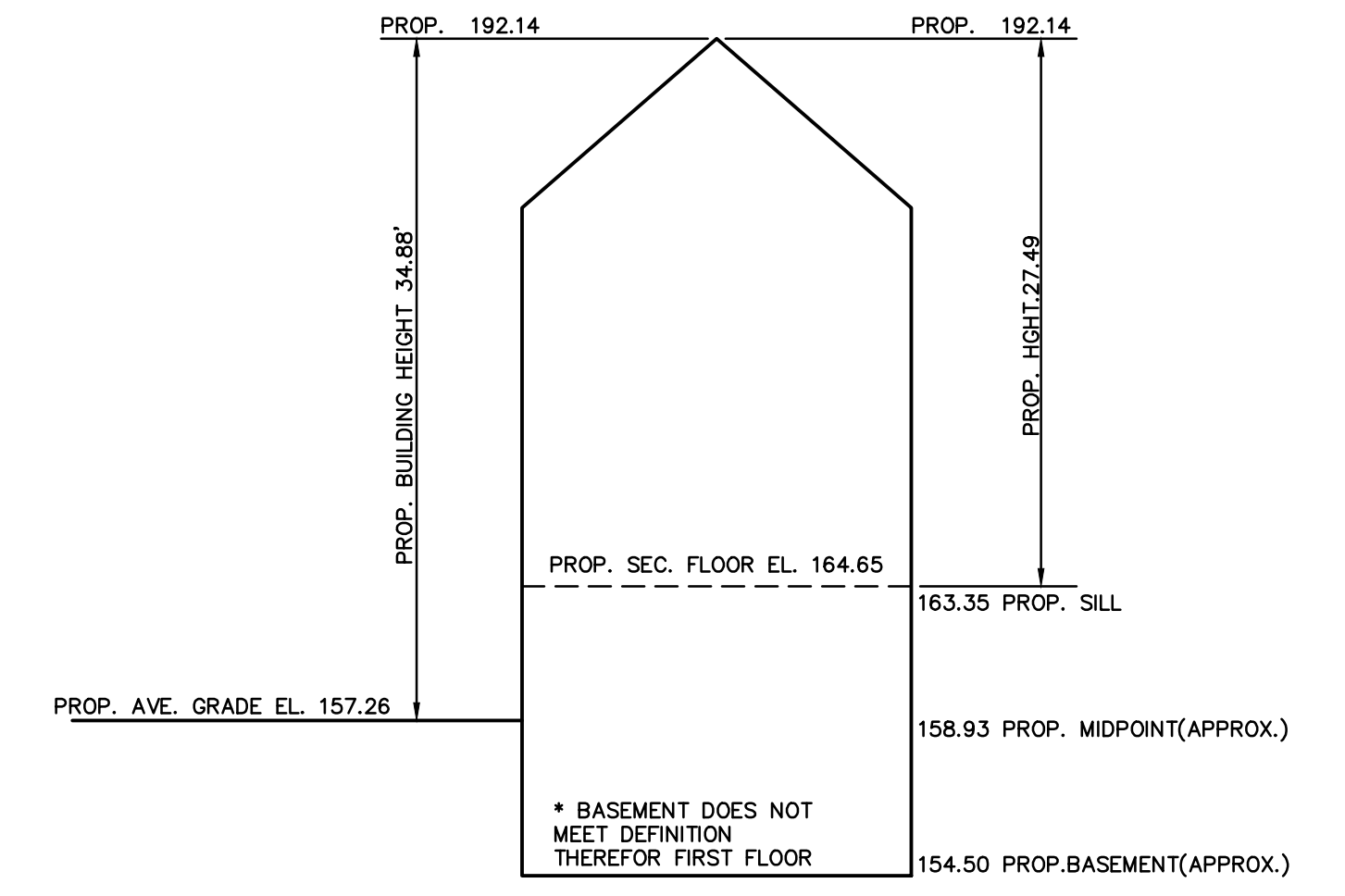
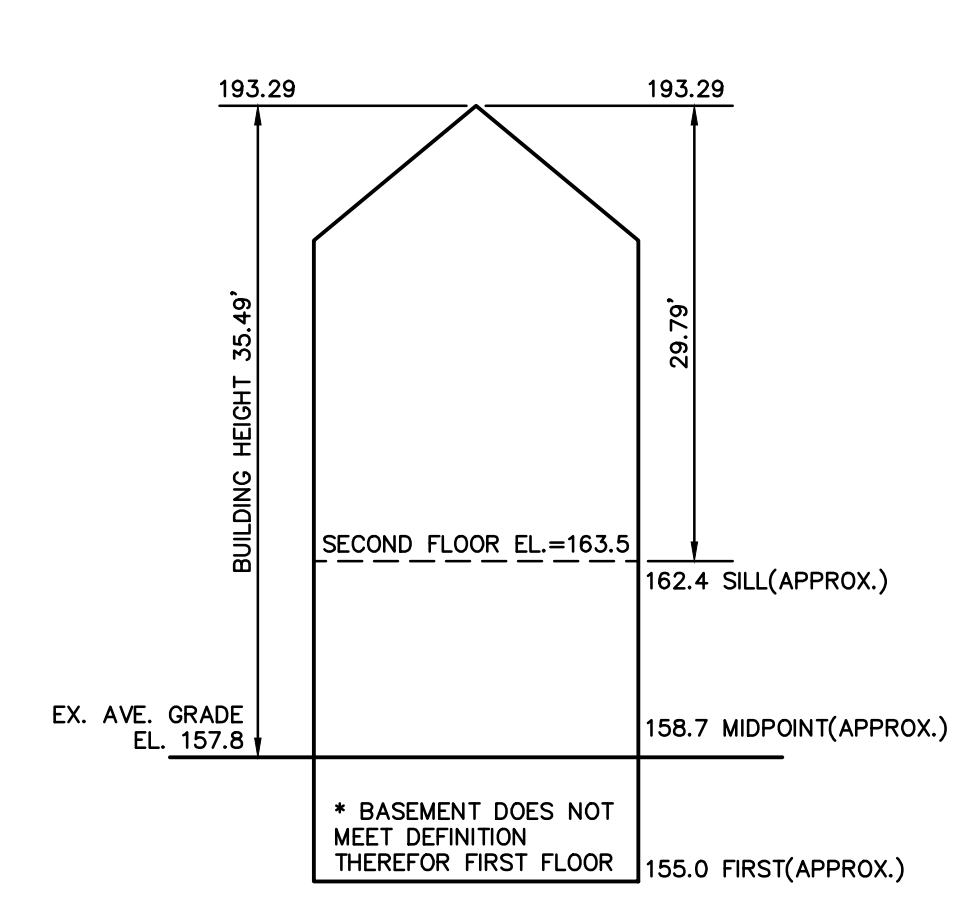
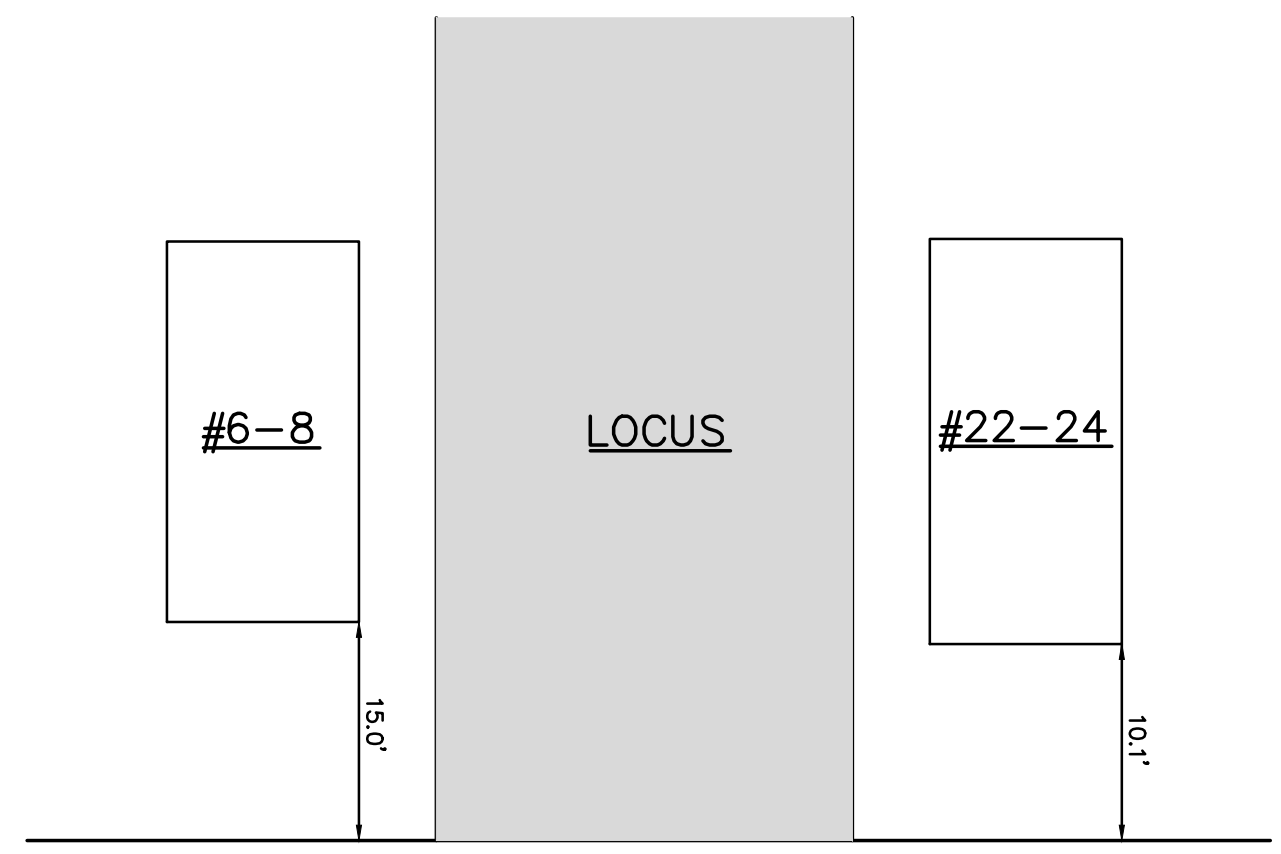


DETAILS NEWTON, MASSACHUSETTS SHOWING PROPOSED CONDITIONS AT #10-12 MECHANIC STREET SCALE: AS INDICATED DATE: JULY 31, 2020 PROJECT: 218194 VTP ASSOCIATES INC. LAND SURVEYORS - CIVIL ENGINEERS. 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271 SHEET 2 OF 2

218194\_dp5.dwg (7/2018)

**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	C
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	



Address: #10-12 Mechanic Street, Newton

**Length Weighted Mean Existing Average Grade Calculation**

Segment	A	B	C	D	E	F
	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Segment Average Height	F=BxE	
1	33.65	162.05	156.86	159.46	5365.66 Sq. Ft.	
2	10.75	156.02	154.30	155.16	1667.97 Sq. Ft.	
3	26.45	155.42	154.00	154.71	4092.08 Sq. Ft.	
4	12.10	156.02	154.41	155.22	1878.10 Sq. Ft.	
5	6.20	156.95	156.06	156.51	970.33 Sq. Ft.	
6	21.55	160.68	156.08	158.38	3413.09 Sq. Ft.	
7	14.55	161.30	160.62	160.96	2341.97 Sq. Ft.	
8	9.09	161.95	161.40	161.68	1469.63 Sq. Ft.	
<b>Total</b>	<b>134.34</b>				<b>21198.83 Sq. Ft.</b>	
Total Column F / Total Column B = Average Grade						
<b>Average Grade: 157.80'</b>						

Address: #10-12 Mechanic Street, Newton

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

Segment	A	B	C	D	E	F
	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Segment Average Height	F=BxE	
1	14.00	163.20	163.15	163.18	2284.45 Sq. Ft.	
2	14.00	163.20	163.00	163.10	2263.40 Sq. Ft.	
3	1.00	163.00	163.00	163.00	163.00 Sq. Ft.	
4	7.00	159.50	158.50	159.00	1113.00 Sq. Ft.	
5	26.80	158.00	154.50	156.25	4187.50 Sq. Ft.	
6	35.00	154.40	154.20	154.30	5400.50 Sq. Ft.	
7	17.40	154.40	154.20	154.30	2684.82 Sq. Ft.	
8	24.10	154.50	154.00	154.25	3717.43 Sq. Ft.	
9	33.00	154.50	154.00	154.25	5090.25 Sq. Ft.	
10	6.00	158.00	155.12	156.56	939.36 Sq. Ft.	
11	1.85	158.65	158.60	158.63	293.46 Sq. Ft.	
12	10.30	158.75	158.65	158.70	1634.61 Sq. Ft.	
13	1.00	162.00	162.00	162.00	162.00 Sq. Ft.	
14	13.60	163.20	163.00	163.10	2218.16 Sq. Ft.	
15	12.70	163.20	163.15	163.18	2072.32 Sq. Ft.	
<b>Total</b>	<b>217.75</b>				<b>34244.25 Sq. Ft.</b>	
Total Column F / Total Column B = Average Grade						
<b>Average Grade: 157.26'</b>						

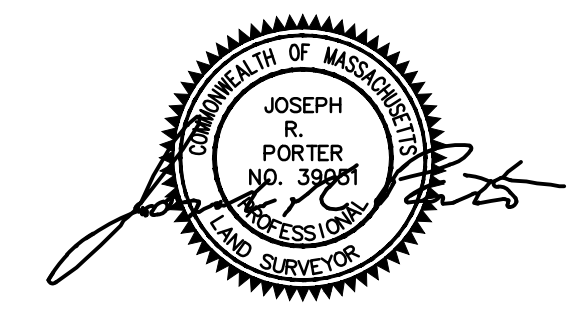
**ZONING CHART**  
NEWTON, MASSACHUSETTS

ZONE: MR-2(OLD)      SUBMISSION: BLDG. PERMIT

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	9,964±s.f.	N/C
LOT FRONTAGE	70.0'	100.0'	N/C
FRONT SETBACK	25.0'/12.55' (1)	2.8*	16.4'
SIDE SETBACK	7.5'	9.6'	12.1'
REAR SETBACK	15.0'	57.3'	25.4'
BUILDING HEIGHT	36.0'	35.5'/3 STORY	34.88'/3 STORY
AVERAGE GRADE	-	157.8	157.26
LOT COVERAGE	30.0%(max.)	12.5%	25.6%
OPEN SPACE	50.0%(min.)	79.4%	50.4%

\*NON-CONFORMING  
(1) AVERAGE SETBACK

TOPOGRAPHIC SITE PLAN  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#10-12 MECHANIC STREET  
SCALE: 1in.=10ft.      DATE: JULY 31, 2020;  
REVISED: NOVEMBER 11, 2020  
PROJECT: 218194



**VTP ASSOCIATES**  
INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132  
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