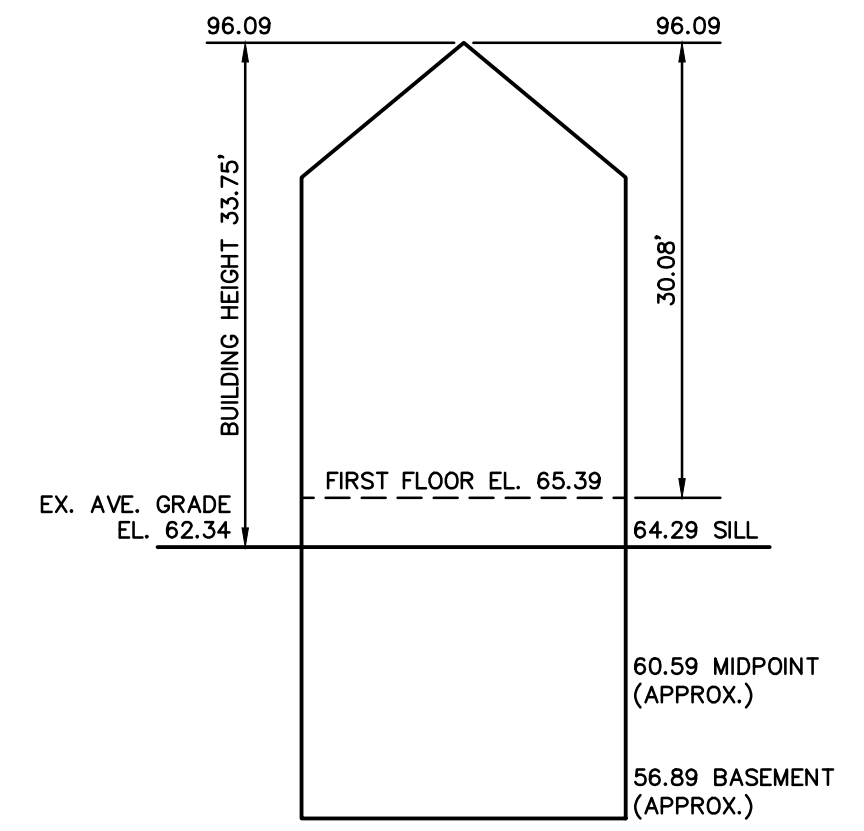
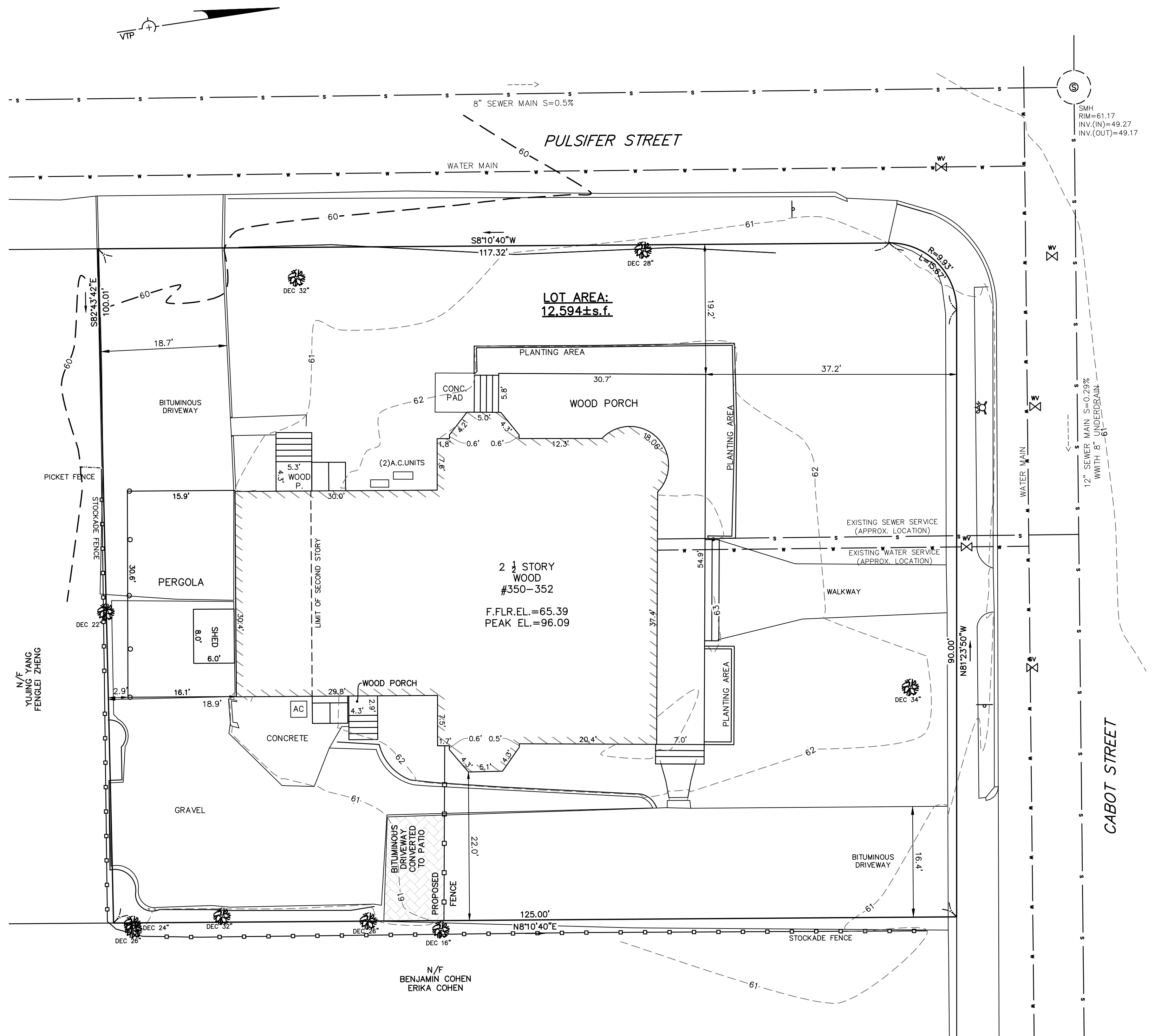


220123\_top2.dwg (2:2020)

**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



**EXISTING BUILDING HEIGHT**  
NOT TO SCALE

**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.         |
| <b>Total</b> | <b>193.46</b>               |                                   |                                  |                                  | <b>12060.12 Sq. Ft.</b> |

Total Column F / Total Column B = Average Grade  
**Average Grade: 62.34'**

**ZONING CHART**  
NEWTON, MASSACHUSETTS

ZONE: SR-2 (OLD) SUBMISSION: BUILDING PERMIT

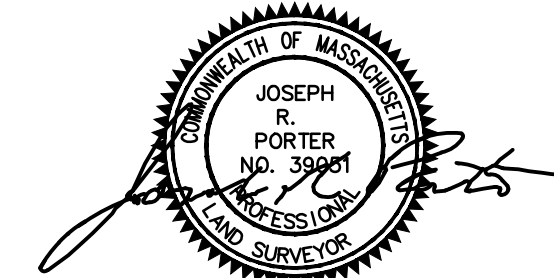
| REGULATION      | REQUIRED   | EXISTING      | PROPOSED |
|-----------------|------------|---------------|----------|
| LOT AREA        | 10,000s.f. | 12,594±s.f.   | N/C      |
| LOT FRONTAGE    | 80.0'      | 90.0'         | N/C      |
| FRONT SETBACK   | 25.0'      | 19.2' *       | N/C      |
| 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



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