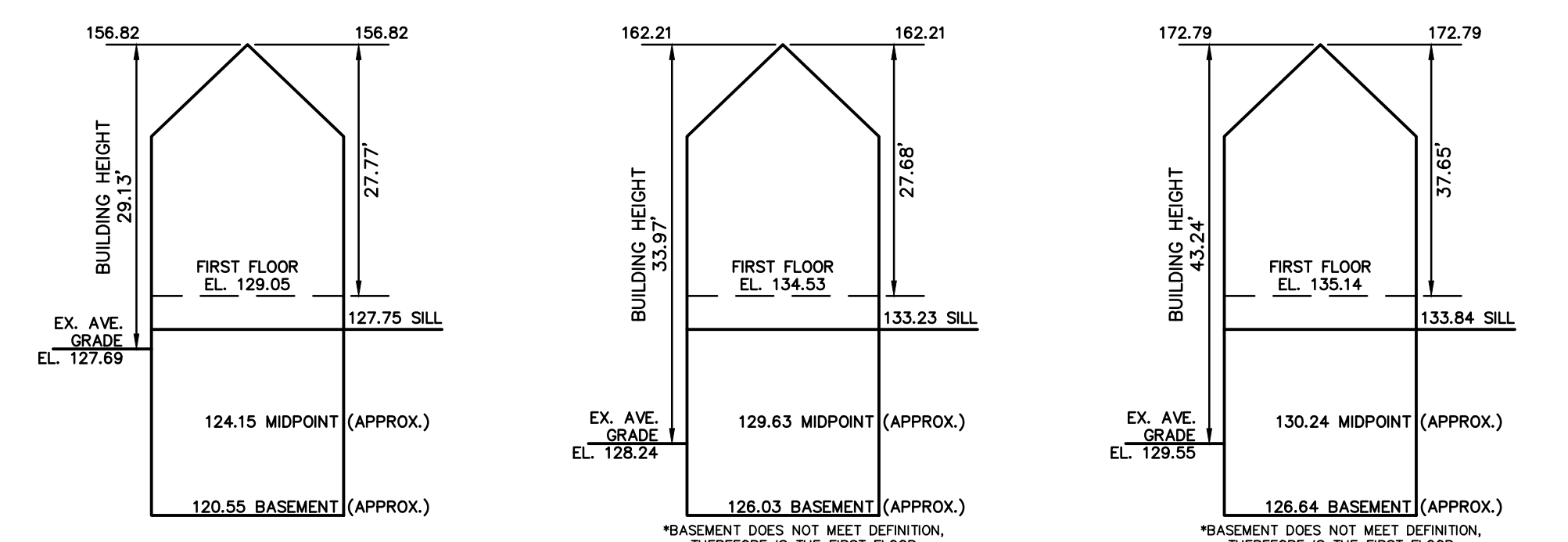
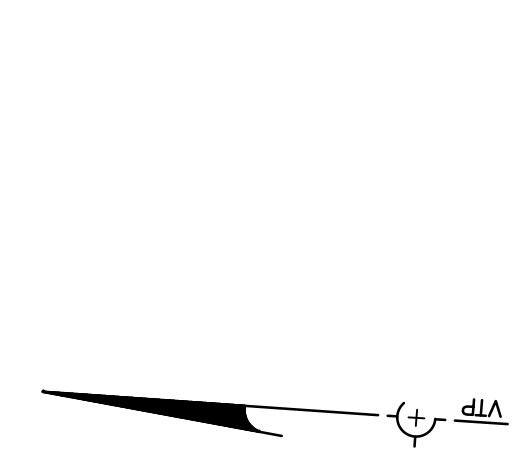


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LEGEND

| | |
|--------------------------------------|----------|
| 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 | DEC. 22" |
| CONIFEROUS TREE | CON. 12" |
| FIRE HYDRANT | |



#136 HANCOCK STREET EXISTING BUILDING HEIGHT NOT TO SCALE

#138 HANCOCK STREET EXISTING BUILDING HEIGHT NOT TO SCALE

#144 HANCOCK STREET EXISTING BUILDING HEIGHT NOT TO SCALE

Length Weighted Mean Existing Conditions Average Grade Calculation

| Segment | A | B | C | D | E | F |
|---|---------------|--------|--------|--------|--------|-------------------------|
| 1 | 8.10 | 127.46 | 127.64 | 127.85 | 127.85 | 1109.09 Sq. Ft. |
| 2 | 6.45 | 127.60 | 127.67 | 127.64 | 127.64 | 823.26 Sq. Ft. |
| 3 | 10.70 | 127.74 | 127.52 | 127.63 | 127.63 | 1260.94 Sq. Ft. |
| 6 | 27.10 | 127.37 | 127.64 | 127.51 | 127.51 | 3465.36 Sq. Ft. |
| 7 | 20.80 | 127.64 | 128.00 | 127.82 | 127.82 | 2633.09 Sq. Ft. |
| 8 | 7.20 | 128.00 | 128.06 | 128.03 | 128.03 | 924.32 Sq. Ft. |
| 5 | 7.95 | 127.95 | 127.92 | 127.89 | 127.89 | 1016.09 Sq. Ft. |
| 6 | 7.20 | 127.86 | 127.80 | 127.83 | 127.83 | 920.38 Sq. Ft. |
| 7 | 6.80 | 127.80 | 127.89 | 127.85 | 127.85 | 869.35 Sq. Ft. |
| 8 | 27.10 | 127.40 | 127.89 | 127.65 | 127.65 | 3465.18 Sq. Ft. |
| Total | 129.80 | | | | | 18574.45 Sq. Ft. |
| Total Column F / Total Column B = Average Grade | | | | | | |
| Average Grade: 127.69' | | | | | | |

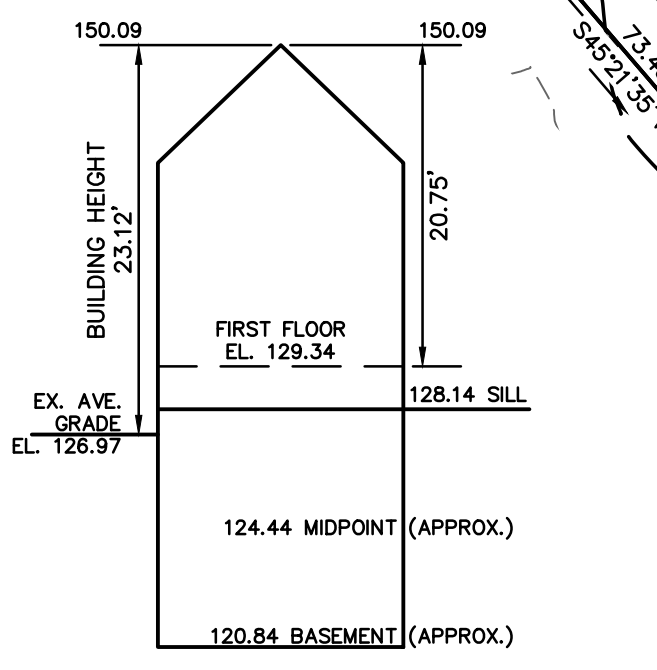
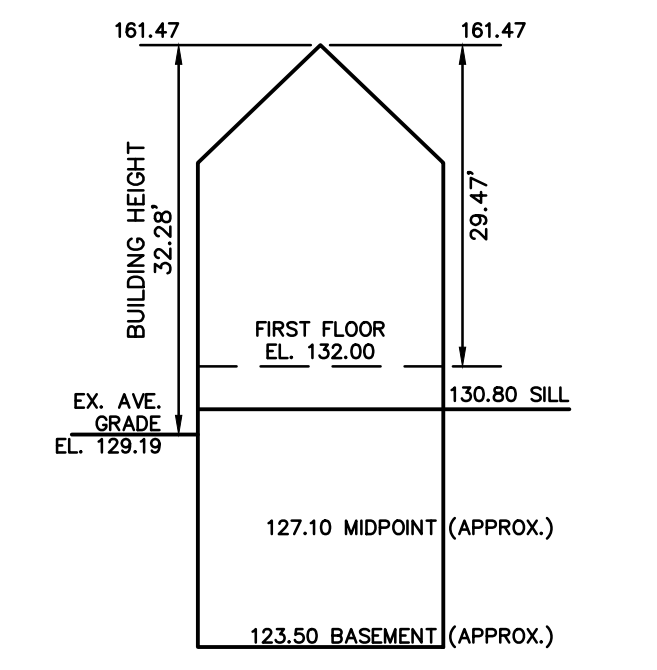
Length Weighted Mean Existing Conditions Average Grade Calculation

| Segment | A | B | C | D | E | F |
|---|---------------|--------|--------|--------|--------|-------------------------|
| 1 | 9.70 | 129.31 | 129.97 | 129.99 | 129.99 | 1251.20 Sq. Ft. |
| 2 | 25.50 | 129.25 | 129.09 | 129.17 | 129.17 | 3293.84 Sq. Ft. |
| 3 | 9.70 | 129.12 | 128.64 | 128.88 | 128.88 | 1260.14 Sq. Ft. |
| 6 | 46.40 | 128.37 | 127.71 | 128.04 | 128.04 | 5941.08 Sq. Ft. |
| 7 | 9.80 | 128.02 | 127.01 | 127.52 | 127.52 | 1249.95 Sq. Ft. |
| 8 | 15.80 | 128.08 | 127.01 | 127.55 | 127.55 | 1658.15 Sq. Ft. |
| 5 | 15.40 | 128.08 | 127.72 | 127.90 | 127.90 | 1999.99 Sq. Ft. |
| 6 | 26.60 | 127.72 | 126.51 | 126.62 | 126.62 | 3367.96 Sq. Ft. |
| 7 | 32.50 | 128.22 | 124.87 | 126.55 | 126.55 | 4112.71 Sq. Ft. |
| 8 | 40.20 | 129.10 | 128.90 | 129.05 | 129.05 | 5167.61 Sq. Ft. |
| 9 | 5.90 | 129.01 | 128.88 | 129.00 | 129.00 | 748.17 Sq. Ft. |
| 10 | 12.20 | 128.98 | 128.90 | 128.95 | 128.95 | 1573.13 Sq. Ft. |
| 11 | 47.50 | 129.16 | 128.80 | 129.03 | 129.03 | 6128.99 Sq. Ft. |
| 12 | 9.70 | 129.34 | 128.82 | 129.08 | 129.08 | 1252.08 Sq. Ft. |
| 13 | 11.80 | 128.54 | 128.33 | 128.44 | 128.44 | 1515.53 Sq. Ft. |
| Total | 315.80 | | | | | 40499.56 Sq. Ft. |
| Total Column F / Total Column B = Average Grade | | | | | | |
| Average Grade: 128.24' | | | | | | |

Length Weighted Mean Existing Conditions Average Grade Calculation

| Segment | A | B | C | D | E | F |
|---|---------------|--------|--------|--------|--------|-------------------------|
| 1 | 29.40 | 161.09 | 131.76 | 142.11 | 142.11 | 4295.63 Sq. Ft. |
| 2 | 6.00 | 161.06 | 130.39 | 145.73 | 145.73 | 874.35 Sq. Ft. |
| 3 | 7.30 | 161.57 | 131.00 | 146.52 | 146.52 | 1769.67 Sq. Ft. |
| 6 | 6.00 | 131.57 | 130.84 | 131.11 | 131.11 | 786.63 Sq. Ft. |
| 7 | 12.40 | 131.57 | 131.54 | 131.56 | 131.56 | 1631.28 Sq. Ft. |
| 8 | 12.10 | 131.56 | 131.41 | 131.48 | 131.48 | 1590.25 Sq. Ft. |
| 5 | 7.80 | 131.96 | 130.14 | 130.90 | 130.90 | 1024.58 Sq. Ft. |
| 6 | 12.00 | 130.52 | 130.14 | 130.33 | 130.33 | 1563.96 Sq. Ft. |
| 7 | 16.30 | 131.34 | 128.52 | 133.63 | 133.63 | 2584.65 Sq. Ft. |
| 8 | 12.00 | 127.83 | 125.41 | 126.52 | 126.52 | 1518.24 Sq. Ft. |
| 9 | 6.50 | 126.33 | 125.41 | 125.87 | 125.87 | 818.16 Sq. Ft. |
| 10 | 8.80 | 125.52 | 124.99 | 125.26 | 125.26 | 1102.24 Sq. Ft. |
| 11 | 19.40 | 125.07 | 124.99 | 125.03 | 125.03 | 2425.58 Sq. Ft. |
| 12 | 7.20 | 125.81 | 126.07 | 125.44 | 125.44 | 903.17 Sq. Ft. |
| 13 | 46.40 | 125.28 | 125.06 | 125.17 | 125.17 | 5807.89 Sq. Ft. |
| 14 | 23.30 | 124.93 | 124.78 | 124.86 | 124.86 | 2909.72 Sq. Ft. |
| 15 | 42.06 | 125.53 | 125.13 | 125.33 | 125.33 | 5273.69 Sq. Ft. |
| 16 | 23.30 | 125.75 | 125.59 | 126.17 | 126.17 | 2939.15 Sq. Ft. |
| 17 | 6.30 | 126.71 | 126.54 | 126.63 | 126.63 | 1050.99 Sq. Ft. |
| 18 | 27.70 | 126.68 | 126.54 | 126.61 | 126.61 | 3607.10 Sq. Ft. |
| 19 | 16.00 | 127.14 | 126.58 | 126.86 | 126.86 | 2300.58 Sq. Ft. |
| 20 | 38.00 | 130.69 | 127.48 | 129.09 | 129.09 | 4005.23 Sq. Ft. |
| Total | 398.28 | | | | | 51339.81 Sq. Ft. |
| Total Column F / Total Column B = Average Grade | | | | | | |
| Average Grade: 129.55' | | | | | | |

ALL UTILITIES SHOWN ARE FROM AVAILABLE INFORMATION. VERIFY UTILITIES ON FIELD.

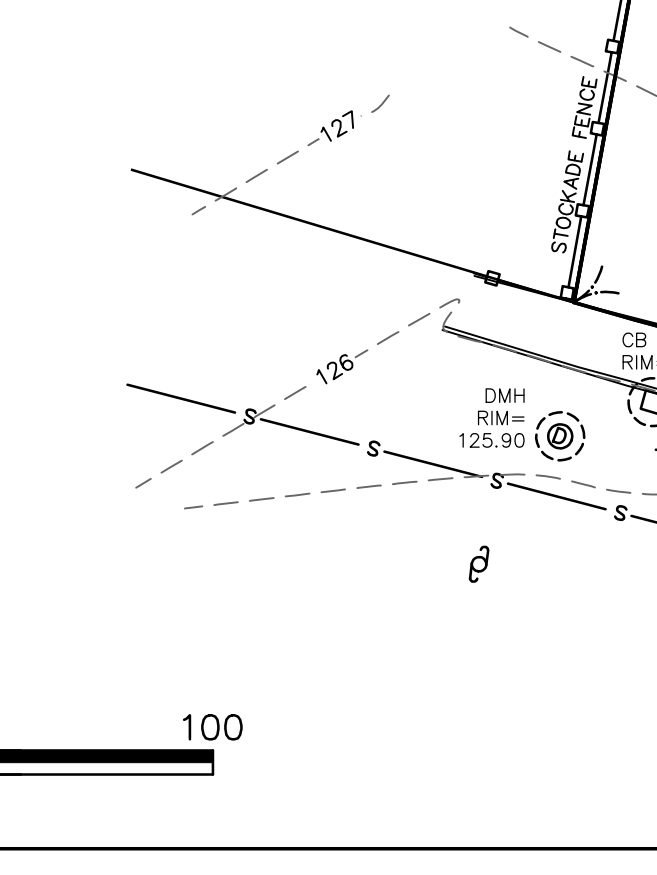
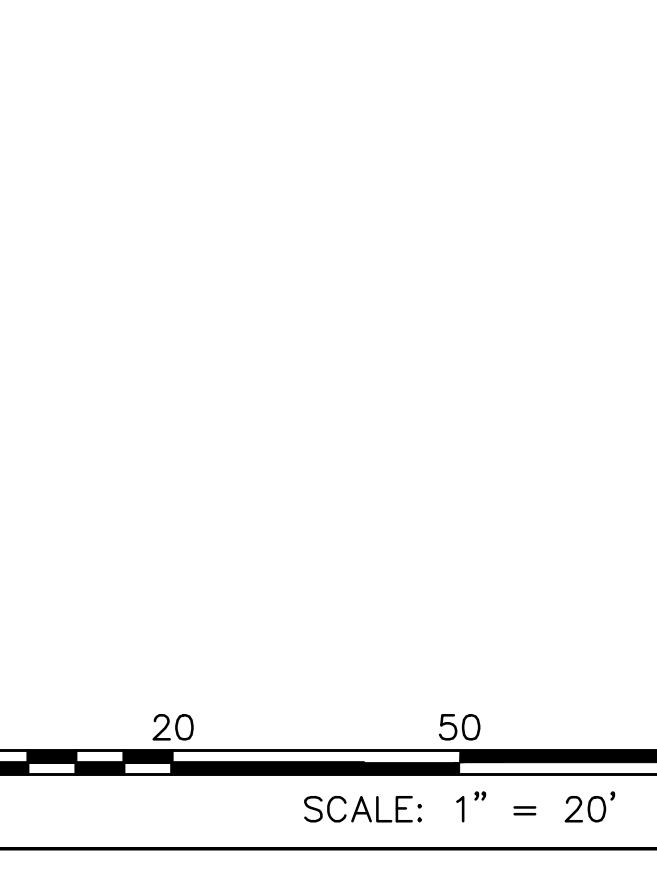


Length Weighted Mean Existing Conditions Average Grade Calculation

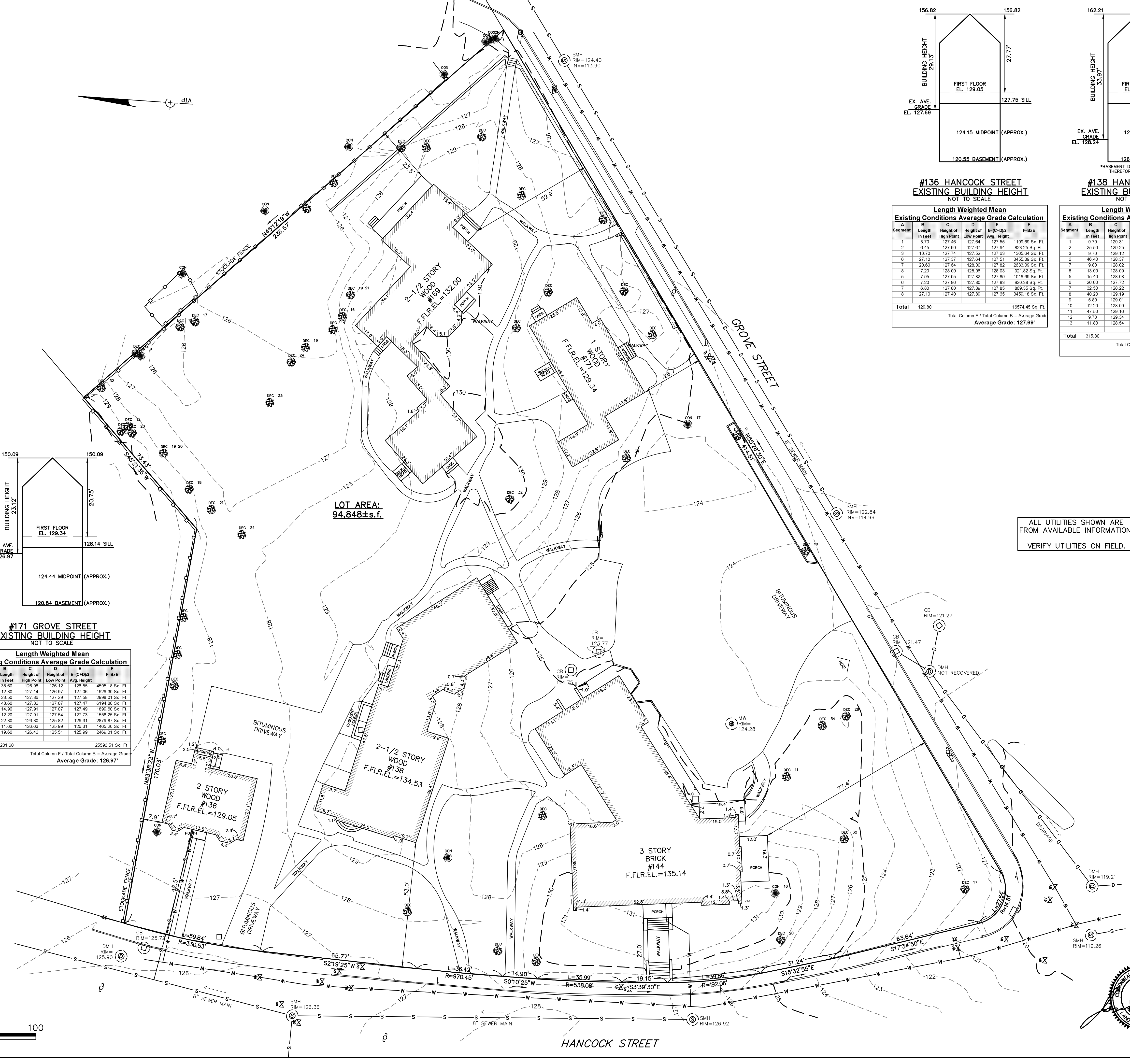
| Segment | A | B | C | D | E | F |
|---|---------------|--------|--------|--------|--------|-------------------------|
| 1 | 14.25 | 129.52 | 129.43 | 129.48 | 129.48 | 1848.03 Sq. Ft. |
| 2 | 6.10 | 129.52 | 129.51 | 129.52 | 129.52 | 790.04 Sq. Ft. |
| 3 | 8.50 | 129.34 | 129.33 | 129.34 | 129.34 | 1099.35 Sq. Ft. |
| 6 | 16.40 | 129.33 | 129.26 | 129.30 | 129.30 | 2379.03 Sq. Ft. |
| 7 | 6.25 | 129.35 | 129.06 | 129.21 | 129.21 | 807.53 Sq. Ft. |
| 8 | 30.75 | 129.12 | 128.02 | 128.67 | 128.67 | 3953.53 Sq. Ft. |
| 5 | 6.25 | 127.33 | 126.95 | 127.14 | 127.14 | 794.63 Sq. Ft. |
| 6 | 16.10 | 129.25 | 127.24 | 128.25 | 128.25 | 2141.69 Sq. Ft. |
| 7 | 34.10 | 129.12 | 127.31 | 128.22 | 128.22 | 4372.13 Sq. Ft. |
| 8 | 13.00 | 129.31 | 127.31 | 128.31 | 128.31 | 1688.03 Sq. Ft. |
| 9 | 18.30 | 129.66 | 129.37 | 129.52 | 129.52 | 2370.12 Sq. Ft. |
| 10 | 6.00 | 129.83 | 129.66 | 129.75 | 129.75 | 778.47 Sq. Ft. |
| 11 | 13.00 | 129.69 | 129.47 | 129.58 | 129.58 | 1654.44 Sq. Ft. |
| 12 | 19.10 | 129.62 | 128.38 | 129.00 | 129.00 | 2483.90 Sq. Ft. |
| 13 | 24.30 | 129.01 | 128.36 | 128.69 | 128.69 | 3127.05 Sq. Ft. |
| 14 | 30.40 | 130.16 | 129.36 | 129.77 | 129.77 | 3845.01 Sq. Ft. |
| 15 | 23.70 | 130.10 | 129.95 | 130.03 | 130.03 | 3081.59 Sq. Ft. |
| 16 | 24.80 | 129.91 | 129.89 | 129.90 | 129.90 | 3221.52 Sq. Ft. |
| 17 | 9.00 | 129.89 | 129.89 | 129.89 | 129.89 | 1169.01 Sq. Ft. |
| 18 | 6.40 | 130.08 | 129.89 | 129.99 | 129.99 | 831.90 Sq. Ft. |
| 19 | 7.50 | 129.91 | 129.82 | 129.87 | 129.87 | 873.89 Sq. Ft. |
| 20 | 7.60 | 129.94 | 129.91 | 129.93 | 129.93 | 881.43 Sq. Ft. |
| 21 | 15.90 | 130.03 | 129.51 | 129.77 | 129.77 | 2083.34 Sq. Ft. |
| Total | 360.30 | | | | | 46548.85 Sq. Ft. |
| Total Column F / Total Column B = Average Grade | | | | | | |
| Average Grade: 129.19' | | | | | | |

Length Weighted Mean Existing Conditions Average Grade Calculation

| Segment | A | B | C | D | E | F |
|---|---------------|--------|--------|--------|--------|-------------------------|
| 1 | 35.00 | 129.59 | 126.12 | 126.55 | 126.55 | 4505.18 Sq. Ft. |
| 2 | 12.90 | 127.14 | 126.97 | 127.06 | 127.06 | 1626.30 Sq. Ft. |
| 3 | 23.50 | 127.86 | 127.07 | 127.56 | 127.56 | 2998.01 Sq. Ft. |
| 6 | 48.00 | 127.86 | 127.07 | 127.47 | 127.47 | 6184.80 Sq. Ft. |
| 7 | 14.90 | 127.91 | 127.07 | 127.49 | 127.49 | 1899.60 Sq. Ft. |
| 8 | 12.20 | 127.91 | 127.54 | 127.73 | 127.73 | 1558.25 Sq. Ft. |
| 5 | 22.80 | 126.80 | 126.82 | 126.31 | 126.31 | 2879.87 Sq. Ft. |
| 6 | 11.60 | 126.63 | 125.99 | 126.31 | 126.31 | 1465.20 Sq. Ft. |
| 7 | 19.00 | 126.46 | 125.51 | 125.99 | 125.99 | 2469.31 Sq. Ft. |
| Total | 201.60 | | | | | 25596.51 Sq. Ft. |
| Total Column F / Total Column B = Average Grade | | | | | | |
| Average Grade: 126.97' | | | | | | |



SCALE: 1" = 20'



ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-3 (OLD) SUBMISSION: EXISTING

| REGULATION | REQUIRED | EXISTING |
|----------------------|---------------|-------------------|
| LOT AREA | 7,000s.f. | 94,848±s.f. |
| LOT FRONTAGE | 70.0' | 808.9' |
| FRONT SETBACK | 25.0' | 26.7' |
| SIDE SETBACK | 7.5' | 7.9' |
| REAR SETBACK | 15.0' | 23.5' |
| #169 BUILDING HEIGHT | | 32.28' (2½ STY.) |
| #169 AVERAGE GRADE | | 129.19 |
| #171 BUILDING HEIGHT | | 23.12' (1 STY.) |
| #171 AVERAGE GRADE | | 126.97 |
| #138 BUILDING HEIGHT | 36.0' | 33.97' (2½ STY.) |
| #138 AVERAGE GRADE | 2-1/2 STORIES | 128.24 |
| #144 BUILDING HEIGHT | | 43.24' (3 STY.) * |
| #144 AVERAGE GRADE | | 129.55 |
| #136 BUILDING HEIGHT | | 29.13' (2 STY.) |
| #136 AVERAGE GRADE | | 127.69 |
| LOT COVERAGE | 30.0% | 15.8% |
| OPEN SPACE | 50.0% | 85.6% |

*DOES NOT MEET REQUIREMENTS

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT
#144 HANCOCK STREET

SCALE: 1in.=20ft. DATE: FEBRUARY 2, 2021

PROJECT: 220214

VTP ASSOCIATES
INC.

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

SHEET 1 OF 1