



- Notes:**
- Prior to an occupancy permit being issued, the water and sewer services must be in place and accepted by the Engineering Division.
  - The contractor needs to notify the Engineering Department 48 hours in advance and schedule an appointment to have the drainage system, water and sewer services inspected. The system and utilities must be fully exposed for the inspector. Once the inspector is satisfied, the system and utilities may be back filled.
  - The applicant must apply for a Street Opening and Utilities Connection Permit and set up a sidewalk crossing agreement with DPW.
  - The utilities shown were compiled from field locations and available plans of utility companies and may or may not be correct. Contractor is to coordinate with City Staff and all local utility companies as required prior to any excavation.
  - All work shall be done in accordance with "City of Newton Standard Specifications" and "City of Newton Construction Details", copies of which may be obtained at the Engineering Office. All work shall be subject to inspection and approved by the City of Newton Engineering Department.
  - The contractor shall provide Police Details for the direction and control of traffic, as required by the city engineer. All roads affected by construction shall remain open to emergency vehicles at all times. Contractor is to coordinate with Police and Fire Department to ensure public safety.
  - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
  - The existing water service shall be completely removed from the dwelling to the corporation at the main. The corporation shall be capped, and a new tap shall be made for the new service. Each phase of this process must be inspected by a representative of the Engineering Division. Failure to have this inspection performed, may result in the delay or denial of the water service permit.
  - The existing sewer service shall be completely removed from the existing dwelling and to the existing connection of the main. The abandonment, along with the new connection must be witnessed by a representative of the Engineering Division. Failure to have these inspections may result in the delay or delay of issuing a sewer permit.
  - The contractor shall be responsible for all proposed grading as shown on plan. Any variations to proposed grading shown and/or any changes to proposed structure may result in non-compliance with zoning regulations.
  - All utilities trenches with the exception of gas, within the City of Newton right-of-way shall be backfilled with type E (excavatable) controlled density fill, as specified by the City of Newton Engineering Specifications.
  - The new sewer service and/or structure shall be pressure tested or inspected after final installation to complete. Method of final inspection shall be determined solely by the Engineering Inspector from the City of Newton. All sewer manholes shall be vacuum tested in accordance with City of Newton 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.
  - All roof drains are to be connected to proposed drywells. Roof drains with less than 4" cover to be Sch 40 PVC or ductile iron.
  - Contractor to relocate existing drive opening and curb out, match existing sidewalk, existing lawn/seed grass berm area as necessary.
  - All construction activities within the City of Newton right-of-way must fully comply with all City of Newton Construction Specifications as well as 821 CMR 21.00 and 22.00.
  - No excavation is allowed within any City right of way between November 15th and April 15th. If an emergency exists or there are outstanding circumstances, Applicant may seek permission for such work from the City DPW Commissioner via City Engineer. If permission is granted, special construction standards will be applied. Applicant or applicant's representative must contact the City Engineering Department prior to start of work for clarification.
  - As of January 1, 2008, all trench excavation contractors shall comply with M.G.L. Chapter 22A, Trench Excavation Safety Requirements, to protect the general public from uncontrolled access to unshielded trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.
  - Any tree removed from site must comply with City of Newton Tree Ordinance.
  - Proposed drainage design and calculations meet the minimum standards as required by the City of Newton Engineering Division for this development as shown.
  - Contractor to close existing curb out, match all existing materials and loam and seed as necessary. All work done within the City of Newton right-of-way must be fully ADA compliant.
  - Per City of Newton Ordinance 89-42, Council Item #251-18, Building Sewer, Water Service Pipe and Sewer/Curb Replacement Ordinance. The applicant is required to install/replace sidewalk and curb along the entire frontage. This shall include appropriate transition to existing curbing and sidewalks, including accessible curb cuts and other access as required. The Engineering Construction Inspector make 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 re-set or reused without replacement.
  - If at the time of construction the roadway is under a 5 year moratorium, the roadway must be milled and paved gutter to gutter for a distance of 25' in each direction from the external trench.
  - Prior to the Engineering Division recommending that a Certificate of Occupancy be issued, an As-Built plan must be submitted. The As-Built plan must show the dimensional ties from fixed points (foundation corners) to all subsurface components as well as final grading. The As-Built plan must be stamped, signed and dated by this office.
  - This office is responsible for on-site inspection(s) of the locations and elevations of all subsurface structures. This includes but is not limited to drainage, water & sewer services, roof leader collection systems, french drains, manholes, catch basins, etc. A representative from this office must also conduct a bottom hole inspection prior to any subsurface drainage system(s) being installed and after after system is installed prior to back filling. Contractor shall notify this office no less than 48 hours prior to the installations or necessary above functions. Any of the above not inspected or required will have to be excavated and exposed for the necessary inspections.

**Lot Area=12,550±sf**

**Zoning District:SR-2  
Old Lot Status**

**Allowed/Required  
Lot Coverage=30% Max.  
Open Space=50% Min.**

**Proposed  
Lot Coverage=20.69%  
Open Space=72.94%**

**Existing Impervious Surface=3,327±sf  
Proposed Impervious Surface=4,010±sf  
Increase of Impervious Surface=683±sf**

**NOTE**  
ENTIRE WORK AREA/LOT TO BE ENCOMPASSED BY A MINIMUM OF 6' TALL TEMPORARY CONSTRUCTION FENCING THROUGHOUT ENTIRE PROJECT. THIS FENCING CAN BE CONNECTED TO ANY EXISTING FENCING THAT WILL REMAIN. FIELD LOCATE ALL PROPOSED AND EXISTING FENCING ON LOCUS AS NECESSARY. A 20' WIDE GATE TO PROVIDE AT THE PROPOSED DRIVEWAY ENTRANCE.

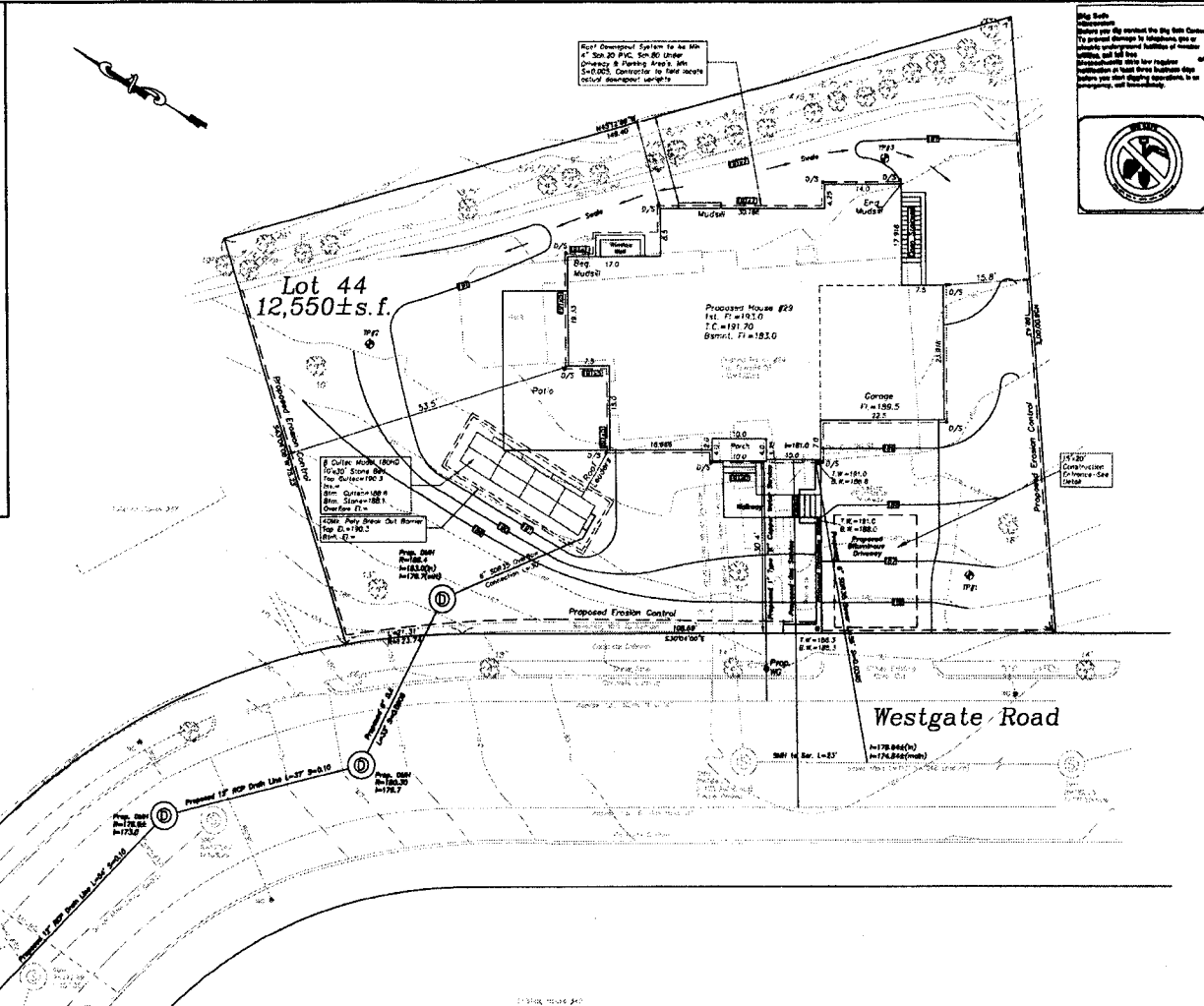
**ELEVATIONS SHOWN ON THE CITY OF NEWTON SEWER BASE**  
ANY AND ALL UNSUITABLE MATERIAL FOUND BENEATH ALL STRUCTURES, UTILITIES, IMPROVEMENTS ETC TO BE REMOVED TO SUITABLE MATERIAL AND REPLACED WITH APPROPRIATE BACKFILL USING PROPER ENGINEERING TECHNIQUES AND SPECIFICATIONS

**UTILITIES SHOWN WERE COMPILED FROM ACTUAL FIELD LOCATIONS, CONTRACTOR'S NOTES, BEST AVAILABLE INFORMATION AND MAY OR MAY NOT BE CORRECT. FIELD VERIFY PRIOR TO ANY EXCAVATION.**

**Existing Driveway/Walkway=857±sf.  
Existing House being replaced by proposed driveway=115±sf.  
Total Proposed Driveway=792±sf.  
Reduction in runoff to street from new driveway=180±sf.**

Existing Walkway

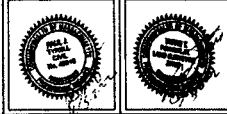
Proposed 12" RCP Drain Line 1=37' 2=10'



**Site Seal**  
The seal is to be placed on the top left corner of the drawing. It shall be the seal of the Professional Engineer or Land Surveyor who has prepared the drawing. It shall be the seal of the Professional Engineer or Land Surveyor who has prepared the drawing. It shall be the seal of the Professional Engineer or Land Surveyor who has prepared the drawing.

APPROVED  
CITY OF NEWTON  
ENGINEERING DIVISION  
Russell Ardis, DATE

REVISIONS	
DATE	DESCRIPTION



**~Proposed Conditions Site Plan~**

**29 Westgate Road  
Newton, Massachusetts**

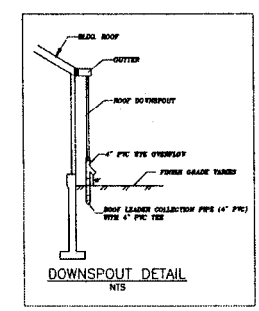
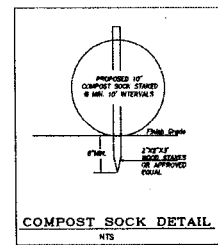
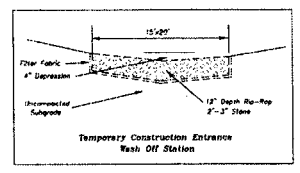
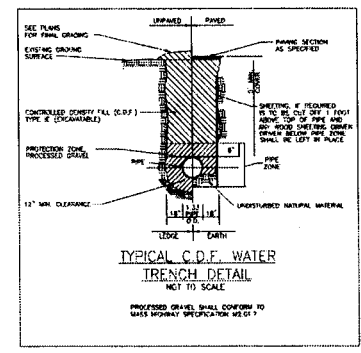
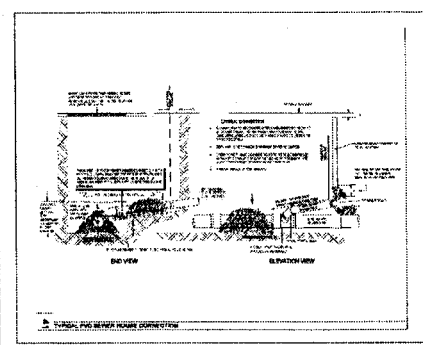
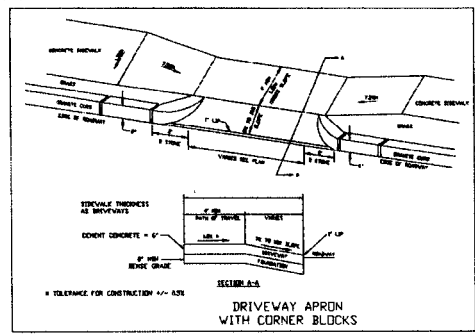
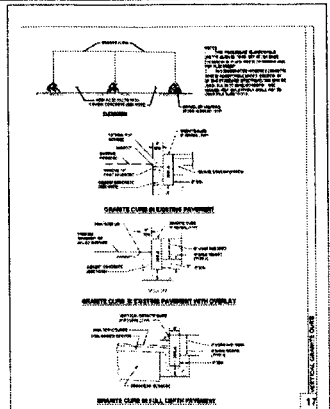
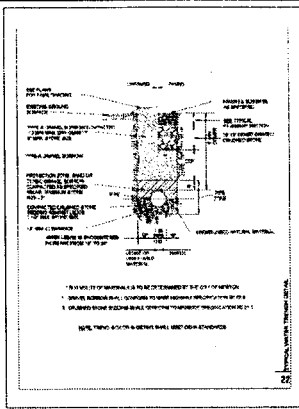
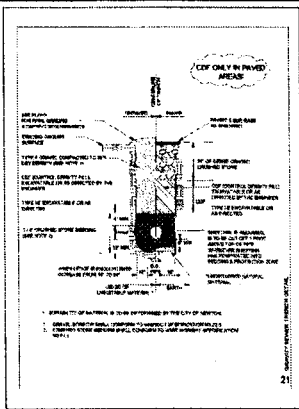
Scale: 1"=10' April 22, 2022

**VERNE T. PORTER Jr, PLS  
Land Surveyors - Civil Engineers**

**354 Elliot Street, Newton, Ma. 02464**

Design By:GMB  
Checked By:VTP  
Drawn By:GMB

Sheet 1 of 3

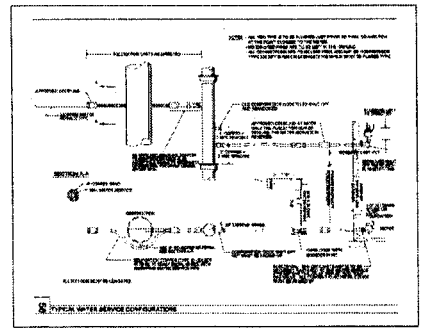
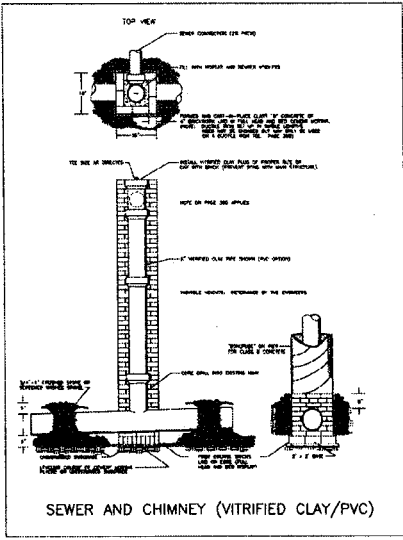
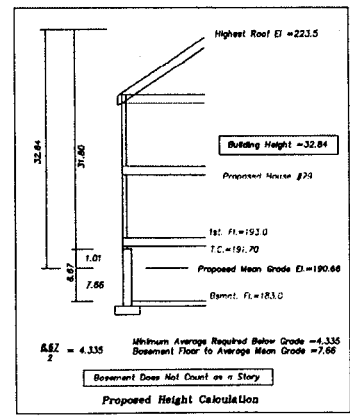
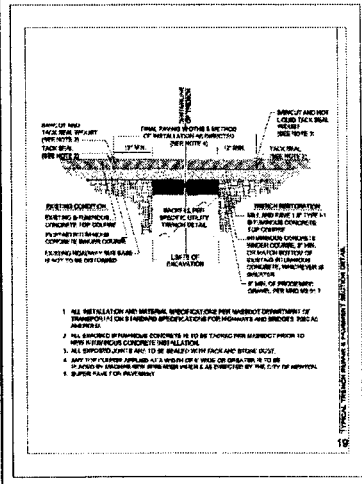


TP-1 ELEV. 108.84/-

DEPTH	SOIL
12"	Sandy Loam
24"	Loamy Sand
48"	Silty Sand
60"	Tight Layer Silty Sand
60"	Med. Sand & Gravel Gabbler 10% 5/4
114"	No Refuse No Water

TP-2 ELEV. 101.64/-

DEPTH	SOIL
12"	Sandy Loam
48"	Silty Sand/Tilt
60"	Mottling
60"	Water Washing
108"	Silty Med. Sand & Gravel 10% 5/4
108"	No Refuse



TP-3 ELEV. 100.14/-

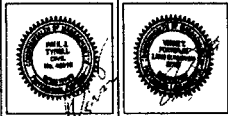
DEPTH	SOIL
12"	Sandy Loam
36"	Fine Silty Sand
48"	Mottling
90"	Silty Med. Sand & Gravel 10% 5/4
90"	No Refuse No Water

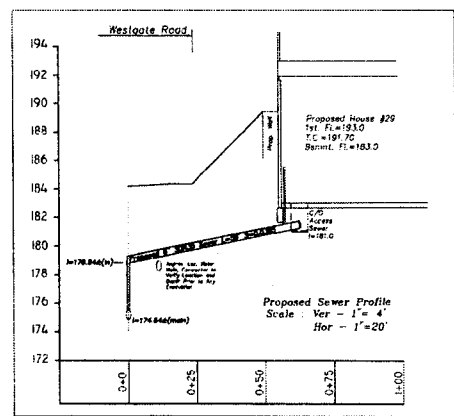
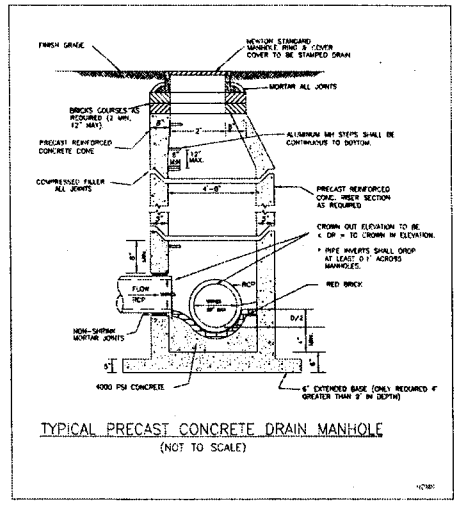
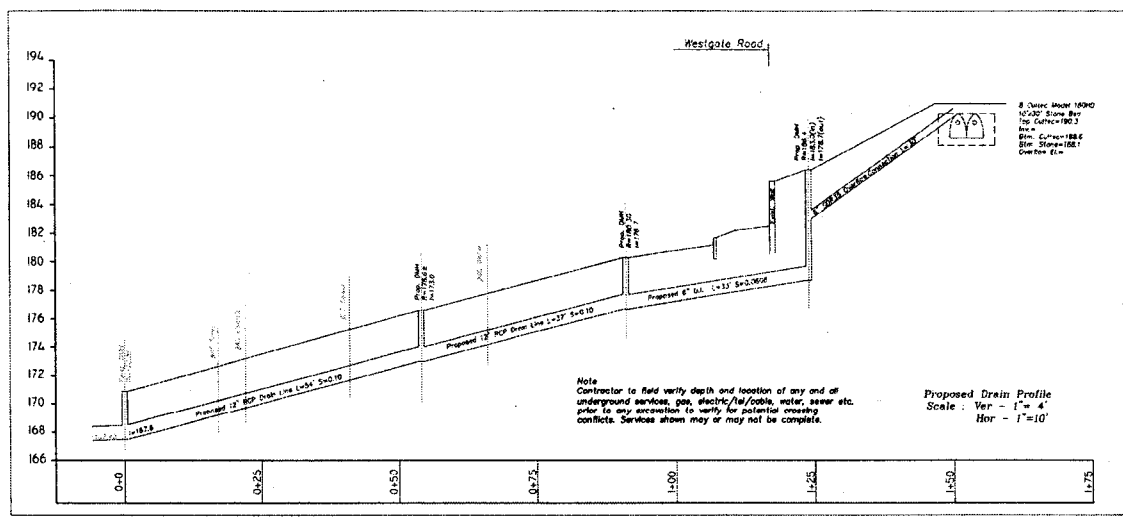
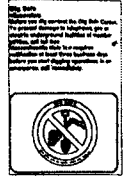
~Detail Sheet~  
29 Westgate Road  
Newton, Massachusetts  
Scale: As Noted April 22, 2022  
VERNE T. PORTER Jr., PLS  
Land Surveyors - Civil Engineers  
354 Elliot Street, Newton, Ma. 02464

Project: \_\_\_\_\_  
Designed By: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_

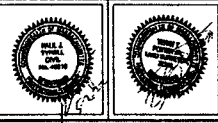
Sheet 2 of 3

REVISIONS	
DATE	DESCRIPTION





REVISIONS	
DATE	DESCRIPTION



**~Detail Sheet~**

**29 Westgate Road**  
Newton, Massachusetts

Scale: As Noted      April 22, 2022

**VERNE T. PORTER Jr., PLS**  
Land Surveyors - Civil Engineers  
354 Elliot Street, Newton, Ma. 02464

Project: \_\_\_\_\_  
Designed By: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_

Sheet 3 of 3

**CITY OF NEWTON  
ENGINEERING DIVISION  
MEMORANDUM**

To: Verne T. Porter Jr., PLS

From: Russell Arpino, Acting Permit Engineer

Re: Site Plan – Location: **29 Westgate Road**

Date: June 8, 2022

CC: Frank Nichols, P.E., Director of Engineering  
John Daghlian, Associate City Engineer  
Anthony Ciccariello, Deputy Commissioner

In reference to the above, approval is recommended at this time. **This approval is based on information provided by the Engineer of Record and is contingent on the approval of the main drain extension by City Council, see condition #1 below.**

<b>Site Plan</b>	<b>Stormwater Management Analysis</b>
Proposed Plan: Proposed Conditions Site Plan Prepared By: Verne T. Porter Jr., PLS Dated: April 22, 2022	Drainage Summary, 29 Westgate Road Prepared By: Paul J. Tyrell, Verne T. Porter Jr., PLS Dated: May 3, 2022

*Contractor Must pick up original "Stamped" approved plan(s) and approval memo from the Engineering Office prior to applying for a Building Permit with the Inspectional Services Department.*

1. ***A grant of location is required for the main drain extension, please see the attached Overflow connections policy attached herewith.***
2. Final patch limits must encompass all trench patches from curb to curb.
3. The following statement must be on all As-Built plans submitted to the Engineering Division (signed, dated, and stamped):

*I certify that the construction so shown was inspected prior to backfill and that all work conforms with the Approved Plan and meets or exceeds the City of Newton Construction Standards.*

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

4. No excavation is allowed within any City right-of-way between November 15<sup>th</sup> and April 15<sup>th</sup>. 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.

5. As of January 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.
6. The Applicant must obtain all necessary permits from the Engineering Division prior to start of work.
7. After all engineering permits are obtained, the contractor needs to notify the Engineering Division 48-hours in advance and schedule an appointment to have the drainage, water and sewer services inspected. The system & utilities must be fully exposed for the inspector. Once the inspector is satisfied, the system & utilities may then be backfilled.
8. Except for gas services, all utility trenches within the City of Newton right-of-way will be back filled with Type IE (excavatable) controlled density fill, as specified by the City of Newton Engineering Specifications.
9. Prior to the issuance of an Occupancy Permit, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan must show all utilities and drainage (utilizing swing ties), any easements and final grading.
10. On-site erosion control shall be provided as needed, to the satisfaction of City of Newton Inspector.
11. A copy of approved plans, approval memo and all permits must be kept at construction site all the time.
12. The 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. The sewer service will NOT be accepted until one of the two methods stated above is completed. A Certificate of Occupancy will not be recommended until this test is completed and the City Engineer receives a written report.

**ENGINEERING DISCLAIMER**

**APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE MINIMUM 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 FUNCTIONALITY 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.**

City of Newton



Ruthanne Fuller  
Mayor

**DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
OFFICE OF THE CITY ENGINEER  
1000 Commonwealth Avenue  
Newton Centre, MA 02459-1449**

April 8, 2019

Engineering Division Policy

Overflow Connections to City Drainage System

Under certain circumstances, the City allows overflow connections into the city's storm water system (drain pipes) provided there is capacity in the system and the system is functioning properly. DPW requires that the applicant retain a professional engineer licensed in Massachusetts to create an existing condition plan and to investigate the possibility of installing an on-site drainage system to receive the flows from a sump pump or by gravity provided the soils are conducive to percolating [leaching] into the soil. The bottom of the proposed recharge system must be a minimum of 2-feet above the seasonal high groundwater elevation, as determined by a Massachusetts licensed Soil Evaluator.

The licensed soil evaluator shall study soils maps and perform on-site soil testing (percolation test(s)) to determine the infiltration rate of the soils as well as determine the seasonal high ground water elevation. The drainage system shall be designed to receive the flow from the sump pump or by gravity, so that water is infiltrated on-site to the maximum extent possible and then an overflow connection may be permitted so long as the system is functioning properly and there is capacity in the City system. The engineer shall provide information that clearly shows that the city's drainage system is suitable to receive the additional flow. All design and calculations shall be submitted to the Permits Engineer for review, comment and possible approval.

If the home is heated with oil heat and an overflow connection is requested, the design shall incorporate an oil/water separator in line with the overflow connection to the City's drainage system. Details are available on the DPW website. If the home has natural gas heat, there is no need for an oil/water separator.

Any overflow connection to the city's drainage system shall require submission of design plans stamped by the engineer. Pre- & Post Closed Circuit Television (CCTV) inspections of the City drain system shall be required. An inspector from the Engineering Division shall be present during the CCTV operations. After installation is complete, but prior to backfill operations, an As-Built plan shall be prepared and stamped by the engineer. The as-built plan shall show the existing footprint of the dwelling the drainage system (underground dry well, chambers, pipes, and all appurtenances). The applicant shall retain a contractor that is properly bonded and insured to install the system and overflow connection. The contractor shall be responsible for obtaining all necessary City permits.

In the event that city drain pipes are not in the vicinity of the dwelling or structure, a main drain extension may be proposed, designed and installed with permission of the City Engineer and approval of the City Council. The costs associated with the design and installation of the main drain extension shall be the responsibility of the Applicant (the Homeowner).

Louis M. Taverna, P.E.  
City Engineer

A handwritten signature in black ink that reads "Louis M. Taverna".

cc: James McGonagle, DPW Commissioner  
Amy Hamel, DPW Chief of Staff  
Ted Jerdee, Director of Utilities

Telephone: (617) 796-1020 • Fax: (617) 796-1051 • ltaverna@ci.newton.ma.us

CITY OF NEWTON  
Department of Public Works  
ENGINEERING DIVISION

Memorandum

To: Councilor Alison Leary, Facilities Committee Chair.  
From: John Daghljan, Associate City Engineer  
Re: 29 Westgate Road Drain Main Extension  
Date: July 6, 2022  
CC: Jim Mcgonagle, Commissioner  
Shawna Sullivan, Deputy Commissioner  
Lou Taverna, PE City Engineer  
Thomas Fitzgerald, Director of Utilities  
Doug Valovcin, Deputy Director  
Cassidy Flynn, Associate City Clerk

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In reference to the above location, the following are my comments for a plan entitled:

Proposed Conditions Site Plan  
29 Westgate Road  
*Prepared by: Verne T. Porter, Jr. PLS*  
*Dated: April 22, 2022*

Executive Summary:

This is a drain main petition to provide an overflow connection for a by-right building permit that was approved on June 9, 2022. The engineer of record has designed a drain main extension that begins at an end of the line drain manhole in front of #45 Westgate Road and extends +/- 91 feet southeasterly to a new drain manhole from which a lateral connection will extend onto the property. This will provide a means for an overflow connection to the proposed-on site infiltration system that was designed for the new dwelling. The applicant is funding 100% of the construction costs, once installed and inspected the drain main extension will be assumed by the City as part of the existing stormwater system.



Prior to any construction the two existing catch basins downstream shall have silt socks installed and maintained by the contractor of record for the duration and ensure that street and property flooding does not occur during construction.

Conditions & Special Provisions:

1. The trench repair shall be to City standards and detailed in the Street Opening permit.
2. Any sidewalk closures shall comply with the DPW Check List and minimum requirements for detouring pedestrians. Any closure shall first be reviewed and approved by the DPW Construction Inspector.
3. If any service connections are disturbed by the contractor of record during construction, they shall be updated and replaced to the City's current Construction Standards.
4. Upon final installation of the drain main an As Built drawing [plan & profile] indicating rim, invert elevations, and slopes shall be submitted in digital and hard copy format to the City Engineer.
5. The contractor of record shall obtain a Trench, Street Opening, Sidewalk Crossing, and Utility Connection Permits with the DPW prior to construction.
6. The contractor of record shall contact the Newton Police Department 48 hours in advanced and arrange for Police detail to help residents & commuters navigate around the construction activity.

If you have any questions or concerns, please call me at 617-796-1023.