

CITY OF NEWTON
ENGINEERING DIVISION

MEMORANDUM

To: Alderman Ted Hess-Mahan, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 152 Adams Street

Date: December 4, 2012

CC: Lou Taverna, PE City Engineer (via email)
Linda Finucane, Associate City Clerk (via email)
Alexandra Ananth, Planner (via email)

In reference to the above site, I have the following comments for a plan entitled:

Topographic Site Plan
Showing Proposed Conditions at #152 Adams Avenue
Newton, MA
Prepared by: VTP Associates Inc.
Dated: August 19, 2012
Revised: October 16, 2012
Drainage Calculations Dated October 9, 2012

Executive Summary:

A single family dwelling is to be raised and a 3- story residential apartment is proposed to be built on a 14,883 square foot lot. Should this permit be approved the applicant should be asked to provide the four following improvements as public benefits:

1. Reset existing granite curbing & reconstruct new cement concrete sidewalks along the entire frontage of Adams Street as the three trees will be removed. Additionally the driveway apron between this property and #412 should be reconstructed along with one additional panel that had a tree removed should be filled in with cement concrete.
2. The existing pedestrian curb cuts (a.k.a. HP ramp) at Cottage Court need to be updated. As the property is along two streets that forms a “T” intersection a 3rd curb cut is required as there is an establish path of travel. Directly across

the street from Cottage Court is a legal handicap parking stall, this would be a possible location for the 3rd curb cut.

3. As Cottage Court will be utilized for construction access and will be further damaged from its existing state of disrepair the applicant should re pave this private way upon which they own to the centerline of the right of way.
4. As various utility trenches will be introduced in Adams Street the striped parking stalls will have to be re-painted.

Construction Management:

1. A construction management plan is needed for this project. At a minimum it must address the following: staging site for construction equipment, construction material, construction worker's vehicles, phasing of the project with anticipated completion dates and milestones, safety precautions, emergency contact personnel of contractor.
2. Stabilized driveway entrances are needed during construction which will provide a tire wash and mud removal to ensure City streets are kept clean.

Drainage:

1. The drainage analysis methodology is acceptable based on the City of Newton's 100-year storm event, however there are some mathematical errors that need to be corrected $Q_{100 \text{ Preconstruction}} = 1.63 \text{ cfs}$, $Q_{100 \text{ Post Construction}} = 2.56 \text{ cfs}$.
2. A drainage analysis needs to be performed based on the City of Newton's 100-year storm event of 6-inches over a 24-hour period. All runoff from impervious areas need to be infiltrated on site, for the project. The design of the proposed on site drainage system needs to comply with the MassDEP Stormwater Regulations and City Ordinances.
3. An Operations and Maintenance (O&M) plan for Stormwater Management Facilities needs to drafted and submitted for review. Once approved the O&M must be adopted by applicant, incorporated into the deeds; and recorded at the Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division.
4. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all apparentness including but not limited to the

drywells, catch basins, and pipes are the sole responsibility of the Homeowners Association or property owner.

Environmental:

1. Has a 21E investigation & report been performed on the site, if so copies of the report should be submitted the Newton Board of Health and the Engineering Division.
2. Are there any existing underground oil or fuel tanks, are they to be removed, if they have been evidence should be submitted to the Newton Fire Department, and Newton Board of Health.

Water:

1. Fire flow testing is required for the proposed fire suppression system. The applicant must coordinate this test with both the Newton Fire Department and the Utilities Division; representatives of each department shall witness the testing, test results shall be submitted in a write report. Hydraulic calculation shall be submitted to the Newton Fire Department for approval.
2. The size of the water main within Adams Street needs to be identified.
3. All water connections shall be chlorinated & pressure tested in accordance to AWWA and the City of Newton Construction Standards and Specifications prior to opening the connection to existing pipes.

Sewer:

1. The design indicates an in-line “backflow” preventer, has there been backups of sewage on this property?
2. 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. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer. *This note must be added to the final approved plans.*

General:

1. As of January 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, 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.
2. All tree removal shall comply with the City's Tree Ordinance.
3. 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 service, and drainage system installation. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval.
4. 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.
5. The applicant will have to apply for a Building Permits with the Department of Inspectional Service 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 in hard copy. The plan should show all utilities and final grades, any easements and final grading.
7. If a Certificate of Occupancy is requested prior to all site work being completed.
This note must be incorporated onto the site plan.

Note: If the plans are updated it is the responsibility of the Applicant to provide all City Departments [Conservation Commission, ISD, and Engineering] involved in the permitting and approval process with complete and consistent plans.

If you have any questions or concerns please feel free to contact me @ 617-796-1023.