



## **SITE DESIGN ENGINEERING, LLC.**

11 Cushman Street, Middleboro, MA 02346  
P: 508-967-0673 F: 508-967-0674

August 27, 2015

SDE No. 14225

John Daghljan, Associate City Engineer  
Department Of Public Works  
Newton City Hall, Room 102  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

**Subject: Special Permit - 180 Wells Ave  
Engineering Review Memo 6/25/2015**

Dear Mr. Daghljan:

We have received your engineering review memo dated June 25, 2015 regarding the proposed Special Permit application at 180 Wells Ave. After reviewing your memo we offer the following comments and additional information as requested.

The proposed stormwater system utilizes multiple Best Management Practices (BMP's) to manage stormwater runoff in compliance with the DEP and City Stormwater Policies. The BMP's utilized consist of grass lined swales, open drainage basins and underground storage chambers. The grass lined swales and basins are an important part of the BMP system in that they provide treatment of stormwater (particle settlement and debris removal) prior to the water entering the underground storage system and eventually the City drainage system in Wells Ave. The majority of suspended solids and debris must be removed from the stormwater prior to entering the underground system or the system could become clogged.

The vegetation in the area of the larger proposed basin consists of very few (approximately six (6)) trees that qualify for replacement under the Newton Tree Preservation Ordinance; the overwhelming majority of the vegetation is scrub brush, vines and poison ivy. The vegetation throughout the site and, specifically within this area, was reviewed by Marc Welch, Director of the Division of Urban Forestry, who concurs with this assessment. All tree removal in this area and throughout the site will be completed in accordance with the Newton Tree Ordinance.

### Construction Management.

1. A construction management plan will be prepared and filed with the Engineering Division for review.
2. Requirements and locations for construction driveway entrances will be added to the proposed site plans as requested.

### Drainage.

1. No response required.

2. The requested drainage system inspections will be completed as requested and coordinated with the Engineering Division.
3. The drainage system detail will be modified to include the requested 3" layer of pea stone.
4. The drainage system operation and maintenance plan will be recorded at the Registry and noted in the property chain of title.
5. The drainage system operation and maintenance plan will be revised to include all portions of the on-site drainage system.

Environmental.

1. A Phase I Environmental Assessment has previously been performed which confirmed that there are no Recognized Environmental Conditions at the site.
2. There are no known underground fuel tanks on the property.
3. A NPDES Permit and SWPPP will be prepared and filed in accordance with applicable requirements prior to the start of construction.

Sewer.

1. The requested sewer profile will be added to the proposed site plans.
2. The new building will have a backup generator and the proposed sewer pump will be connected to it.
3. The design and sizing information for the sewer pump will be added to the site plans.
4. Construction details of the force main connection detail will be added to the site plans.
5. The plans will be revised to note requested backfill requirements with the proper details added to the site plans.
6. Notes related to required sewer inspections and testing will be added to the site plans.

Water.

1. Notes regarding required fire flow testing will be added to the plans and the testing will be coordinated with the respective agencies.
2. All water connections will be chlorinated and tested in accordance with applicable regulatory requirements and notes requiring such will be added to the site plans.

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3. The final utility configuration/connection locations will be presented on a site plan to the Newton Utilities Division for approval.

General.

1. Driveway entrances will be designed and constructed in accordance with City of Newton and Architectural Access Board requirements.
2. The contractor of record will file the final utility connection plans and applicable bonds/insurance with the Engineering Division for approval.
3. The requested note regarding trench excavation will be added to the site plans.
4. All tree removal will comply with the City Tree Preservation Ordinance.
5. To comply with the massing model requirement in the zoning ordinance the special permit filing set dated July 21 included four (4) Context Perspective Views which positioned the present building with the addition in conjunction with the abutting buildings.
6. The requested note regarding utility inspections will be added to the site plans.
7. The requested note regarding required permit applications and filing requirements will be added to the site plans.
8. The applicant will apply for a Building Permit prior to starting any construction.
9. The requested note regarding As-Built plan preparation will be added to the site plans.
10. The requested note requiring completion of all site work prior to issuance of a Certificate of Compliance will be added to the site plans.

We trust these proposed revisions and additional information will address your concerns. Please contact me at 508-503-3500 or email me at [dmulloy@sitedesigneng.com](mailto:dmulloy@sitedesigneng.com) if you have any questions or require additional information.

Respectfully,  
Site Design Engineering LLC



Daniel C. Mulloy, PE.  
President/Manager

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