

CITY OF NEWTON
ENGINEERING DIVISION

MEMORANDUM

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

From: John Daghlian, Associate City Engineer

Re: Special Permit – Walgreen’s Pharmacy 1101 Beacon St.

Date: June 27, 2012

CC: Lou Taverna, PE City Engineer (via email)
Linda Finucane, Associate City Clerk (via email)
Eve Tapper, Chief Planner (via email)
Alexandria Ananth, Sr. Planner (via email)
Derek Valentine, Planner (via email)

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

Site Plan Improvement Plans
Newton, MA
Prepared by: Pennoini Associate Inc.
Dated: 4/26/12

Executive Summary:

The plans indicate that an addition to the existing Walgreen’s Pharmacy is proposed and will be located at the rear of the building. Since the addition is not adding any new impervious areas as it will be placed over a portion of the existing asphalt parking lot, it does not trigger any new on site drainage facilities. However, some improvements are proposed in regards to the existing on site drainage system. The site drains from the north and south to almost the middle of the site to a common drain manhole that has an overflow pipe to the City’s drainage system.

Stormwater- water quality that ultimately enters the City’s drainage system will be improved with the replacement of existing trench drain at the driveway apron on Beacon Street. The new trench drain installation will include an oil/water separator hood; and a new leaching pit will be installed at the northern portion of the site to replace the old leaching pit that infiltrates roof runoff. I will also recommend that the existing catch

basin in the middle of the site along the parking lot parallel to Walnut Street having a proposed [rim grade of 98.95'] be replaced with a 4' deep sump and a hooded outlet.

Based on a site visit today a closed circuit TV (CCTV) inspection of 8" diameter overflow pipe that connects to the City's drain manhole in Walnut Street revealed a sag in the pipe due to settlement needs to be replaced and reconnected. After this pipe has been replaced, a post construction CCTV inspection shall be required and shall be witnessed by the City Engineer's Office.

As a public benefit, the concrete sidewalk along Beacon Street from the existing stone bound towards to westerly property line should be replaced with cement concrete as well as the driveway apron. As the City has Walnut Street slated for reconstruction, this office will not require any improvements along this alignment as they will be performed once the City reconstructs the roadway.

Drainage:

1. The proposed trench drain should have a proper base to prevent it from frost heave, the unit is only 1'-8" deep, and frost in this area is typically 4 feet. The base should be set in a free draining compacted stone approximately 48" in depth.
2. When a connection to the City's drainage system is proposed, prior to approval of the Building Permit a Closed Circuit Television (CCTV) inspection shall be performed and witnessed by the Engineering Division, the applicant shall retain a contractor that specializes in CCTV inspection. The applicant shall contact the Engineering Division 48 hours in advance to schedule an appointment. At the end of the inspection the video or CD shall be given to the inspector. Furthermore, upon completion of the connection to the drainage system a Post – Construction video inspection shall also take place and witnessed as described above.
3. An Operations and Maintenance (O&M) plan for Stormwater Management Facilities needs to be drafted and submitted for review. Once approved the O&M must be adopted by applicant, incorporated into the deeds; and recorded at the South-Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division.
4. **Regularly scheduled maintenance of the on-site drainage system is imperative for the proper functioning of the system which currently is not being observed.**

5. 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 owner.

General:

1. An abandoned parking lot light foundation located along the backside of the Beacon Street sidewalk should be removed & disposed.
2. All utility trenches with the City's right of way shall be backfilled with Control Density Fill (CDF) Excavatable Type I-E; detail is available in the City of Newton Construction Standards Detail Book on line.
3. The radius curb at the driveway apron on Walnut Street should be sloped granite curb in lieu of the proposed bituminous curb; in filled with concrete so that delivery trucks can ride over the curb without damaging it. Furthermore, this driveway apron should not be narrowed as proposed since delivery trucks have to ride up on the curb and sidewalk area under existing conditions.
4. As Walnut Street has been paved within the last 5-years, the utility trenches and roadway will have to be milled 25' on both sides of the utility trenches from curb line to curb line; then paved with 1-1/2" of Type I-1 Bituminous Concrete.
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 general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property. *This note shall be incorporated onto the plans.*
6. 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 the drainage system installation. The utility is question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval. *This note should be incorporated onto the plans*
7. 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. *This note must be incorporated onto the site plan.*

8. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
9. 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. *This note must be incorporated onto the site plan.*
- 10.** If a Certificate of Occupancy is requested prior to all site work being completed, the applicant will be required to post a Certified Bank Check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work. *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.