

CITY OF NEWTON
ENGINEERING DIVISION

MEMORANDUM

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

From: John Daghlian, Associate City Engineer

Re: Special Permit – #48 Summit Street

Date: July 18, 2013

CC: Lou Taverna, PE City Engineer
Linda Finucane, Associate City Clerk
Alexandria Ananth, Chief Planner
Katy Holmes, Sr. Planner
Daniel Sexton, Planner

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

Topographic Site Plan
Newton, MA
Showing Proposed Conditions at
#48 Summit Street
Prepared by: VTP Associates, Inc.
Dated: May 23, 2013

Executive Summary:

The plan indicates that the driveway will be expanded via a new retaining wall between 2- 3 feet high that is within the side yard setback. Runoff from the driveway and from water behind the retaining wall should be captured and infiltrated on site. This is important specifically during the spring season when we experience freeze & thaw cycles and icing occurs downhill of this property.

Summit Street was just paved this month, the contractor of record needs to exercise good judgment in moving of construction equipment, getting deliveries, and handling of materials; any pavement damaged as a result of this on site construction will be corrected by the contractor of record.

Construction details of the proposed retaining wall are needed.

Drainage:

1. 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.
2. 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.
3. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all appurtenances including but not limited to the drywells, catch basins, and pipes are the sole responsibility of the Homeowners Association.

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. *This note shall be incorporated onto the plans*
2. All tree removal shall comply with the City's Tree Ordinance.
3. The applicant will have to apply for 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.*
4. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
5. 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.*

6. 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.