

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Council Mark Laredo, Land Use Committee Chairman

From: John Daghljan, Associate City Engineer

Re: Special Permit – 25 Stiles Terrace

Date: September 4, 2016

CC: Lou Taverna, PE City Engineer
Nadia Khan, Committee Clerk
Alexandria Ananth, Chief Planner
Neil Cronin, Sr. Planner

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

*25 Stiles Terrace
Newton, MA
Prepared by: Peter Nolan & Associates, Inc.
Dated: 8-9-'16*

Executive Summary:

This application entails the construction of a 1.5 story- two stall garage on an 8,563 square foot lot. The garage is to be placed along the southern property line that has a series of existing retaining walls which creates various grade changes. The remainder of the lot is relatively flat sloping towards Stile Terrace.



Looking Southeasterly



Looking Southerly



In accordance to the City’s Drainage Policy, that requires on site collection and infiltration of stormwater runoff, if the new impervious surface exceeds 4% of the lot.

Lot Size (Square Feet)	4% of Lot (Square Feet)	Proposed Impervious Surface (Sq. Ft.)	Drainage Provided	Drainage Required
8,563	342.5	32’ x 20’ = 640	No	Yes

No drainage collection system is proposed by the engineer of record, and the stormwater runoff from the site just sheets off uncontrolled to the street. As a public benefit, water conservation method, and to be in compliance with the City’s Drainage Policy, I recommend that the roof runoff from the proposed garage be collected via gutters and rain barrels and to be utilized to water plantings and the lawn areas rather than be discharged towards the street.

General:

1. 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. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.

3. 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, improvements and limits of restoration work. The plan shall also include profiles of the various new utilities, indicating rim & invert elevations, slopes of pipes, pipe material, and swing ties from permanent building corners. ***This note must be incorporated onto the final contract plans.***

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.