

CITY OF NEWTON  
Department of Public Works  
ENGINEERING DIVISION

MEMORANDUM

To: Council Gregory Schwartz, Land Use Committee Chairman

From: John Daghljan, Associate City Engineer

Re: Special Permit – #47 Rokeby Road

Date: August 9, 2018

CC: Barney Heath, Director of Planning  
Jennifer Caira, Chief Planner  
Lou Taverna, PE City Engineer  
Nadia Khan, Committee Clerk  
Michael Gelba, Sr. Planner

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

*47 Rokeby Road  
Newton, MA  
Prepared By: Peter Nolan & Associates, Inc.  
Dated: 8-7-'18*

Executive Summary:

Calculation by	Proposed Garage Sq. Ft.	Proposed Vestibule Sq. Ft.	Existing Paved Driveway to be Removed Sq. Ft.	Net Impervious Added Sq. Ft.	4% of Lot Area (0.04 x 9,280
City	543.84	168	364.1	347.74	371.2
Plan	527	104	354	277	371.2

Although there are some differences in the total amounts calculated between my measurements and the quantities submitted by the engineer of record, the net impervious added for both are below the [4% of the lot size] maximum per the City's Drainage policy.

Based on the existing policy, stormwater collection and infiltration is not triggered, however; the DPW encourages applicants with this situation to install rain barrels to collect rain water and re-use it for lawn or landscape plantings. Based on a site visit today, the site is well established with a lawn and landscaping however from the photos shown below, all the roof runoff is collected via a gutter system and all the downspouts direct water towards the rear left corner [southeast corner], this is why DPW encourages the installation of rain barrels.



*View from the southeastern corner*

The applicant's plan shows a proposed driveway to be constructed of either crushed stone or permeable pavers; one of the two material options has to be a definitive choice. The City does not allow credit to "permeable pavers" since these must be properly vacuum swept periodically [typically 3 times a year] to be truly considered "pervious" therefore the DPW considers these as impermeable due to a lack of maintenance; additionally there is still a coefficient of runoff associated with permeable pavers so if this option is selected, on site drainage would be needed as the pavers are not 100% pervious.



*View from the Southwest Corner*



*Southeast Corner*

The proposed gravel walkway along the western property line appears to go directly through an existing mature deciduous tree, I would recommend that the proposed retaining wall be shifted away from this property line and allow more space between the walkway and the tree.

Finally, if the dwelling is to be renovated or gutted by more than 50% then the water and sanitary sewer must be updated to current standards.

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. All tree removal shall comply with the City's Tree Ordinance.
3. The applicant will have to apply for Trench permit 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, 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.***
6. All site work including trench restoration must be completed before a Certificate of Occupancy is issued. *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.