

**CITY OF NEWTON
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION**

MEMORANDUM

To: Alderman Mark Laredo, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 26 Elm Street

Date: October 7, 2014

CC: Lou Taverna, PE City Engineer
Frank Nicholas, PE Special Projects
Linda Finucane, Associate City Clerk
Alexandria Ananth, Chief Planner
Dan Sexton, Sr. Planner

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

*Existing House
26 Elm Street
Newton, MA*

*Prepared by: Essex Engineering & Survey
Dated: July 20, 2014*

Executive Summary:

The plan submitted lacks compass bearings on the property lines and a City stone bound at the northwest corner of the property is not shown; this stone bound is an important monument that delineates the limit of the Elm Street right of way and must be shown on the plan.

Based upon a site visit today, almost the entire lot is impervious except for a front lawn and an 8-foot wide strip of grass & planting area along the southerly property line; there appears to be no on-site drainage system for any of the impervious surfaces. The plan

lacks any topography features such as contours, trees, fences and vegetation. The plan is not stamped by a Professional Engineer as require.

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 on site drainage system needs to comply with the MassDEP Stormwater Regulations and City Ordinances.
2. An on-site soil evaluation needs to be performed to obtain the seasonal high groundwater elevation, percolation rate in accordance to Title V. This information must be submitted with the drainage study. The locations of these tests need to be shown on the site plan and must be performed within 20-feet of a proposed system.
3. 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.
4. 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 property owner(s).

Environmental:

1. Has a 21E investigation & report been performed on the site, if so copies of the report should be submitted the Newton Board of Health and the Engineering Division.
2. Are there any existing underground oil or fuel tanks, are they to be removed, if they have been evidence should be submitted to the Newton Fire Department, and Newton Board of Health.

Sewer & Water:

It is unknown if the garage has domestic water & sanitary sewer services. If the utilities are connected, the City has no records.

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.