

CITY OF NEWTON  
Department of Public Works  
ENGINEERING DIVISION

MEMORANDUM

To: Council Mark Laredo, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 21 Orient Avenue

Date: July 8, 2016

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

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

*21 Orient Avenue  
Newton, MA  
Prepared by: Everett M. Brooks Company  
Dated: June 1, 2016*

*Executive Summary:*

This application entails a proposed garage, a relocated driveway, and a modest portico for a single family residence. The property is at the corner of Orient Avenue and Oakwood Terrace, the site has gentle slopes from a high point of elevation 155' down to elevation 146'.

Currently the dwelling has an existing driveway off Oakwood Terrace, and a retaining wall that will be removed and re-graded with loam and seed; the existing apron will be remodeled as a sidewalk to City Standards; and the proposed driveway is to be located off Orient Avenue.

The engineer of record has designed a stormwater collection system for the new impervious surfaces of the garage and driveway, and will infiltrate the runoff to an on-site leaching galley system. The design is in conformance with the DPW stormwater policy and standard. I will require that the galley system have an impervious barrier installed on the downstream side of the system.



*#21 Orient Avenue*



*Existing driveway & retaining wall*

*Prior to the issuance of a Building Permit the following is required:*

Drainage:

1. 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 Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division.
2. 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).

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 contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior by calling [617-796-1020] to the date when the drainage system will be made available for an inspection. The system 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.*
3. 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.*
4. The applicant will have to apply for a Building Permit 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.