

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Council Marc Laredo, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 336 Newtonville Avenue

Date: November 15, 2017

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

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

*Proposed Site Plan
336 Newtonville Avenue
Prepared By: Civil Environmental Consultants
Dated: 5-4-'17
Revised: 11-3-'17*

Executive Summary:

This project involves relocation of an existing dwelling to a new foundation on site and adding two more dwelling units. The engineer of record has designed a stormwater collection and infiltration system in conformance to the DPW Policy. In association with all the utility work the sidewalk and driveway apron shall be updated to current City Standards. Soil log of the test pits and percolation test need to be submitted which would indicate the depth to groundwater, soil type, etc...test pits are required within 25 feet of each system.

The Operations and Maintenance (O&M) plan for the designed system is acceptable with the addition of bi-annual sweeping for the driveway; the O&M should be recorded at the Middlesex Registry of Deeds a copy of the recording instrument is required for our records; and included in any Homeowners Association documents.

The Fire Department may require a hydrant on the property; additionally consideration should be given to include fire sprinkler system for each of the units, this is an excellent selling point and allows for a reduction of homeowners insurance rates.

Drainage:

1. A 3” layer of Peastone and additional layer of filter fabric will be required over the infiltration systems.
2. The infiltration system along the western property line needs an impervious barrier along the outer edge since the system is less than 10-feet from the property line.
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 property owner(s).

Water:

1. Fire flow testing is required for the proposed fire suppression system. The applicant must coordinate this test with both the Newton Fire Department and the Utilities Division; representatives of each department shall witness the testing, test results shall be submitted in a write report. Hydraulic calculation shall be submitted to the Newton Fire Department for approval.
2. All water connections shall be chlorinated & pressure tested in accordance to AWWA and the City of Newton Construction Standards and Specifications prior to opening the connection to existing pipes.
3. Approval of the final configuration of the water service(s) shall be determined by the Utilities Division, the engineer of record should submit a plan to the Director of Utilities for approval

General:

1. Newtonville Avenue was Microsurfaced this construction season; therefore, trenches perpendicular to the center line shall be milled 1-1/2" - 25-feet on either side and paved with Bituminous Concrete. At the discretion of the City Engineer Infra-Red restoration may be allowed, this would be on a case by case basis.
2. 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*
3. All tree removal shall comply with the City's Tree Ordinance.
4. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility in question 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*
5. 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.*
6. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
7. 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.***
8. 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.