

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Council Gregory Schwartz, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – #697 Washington Street

Date: May 30, 2018

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

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

*Grading & Drainage Plan
Showing Proposed Grading & Drainage at
#697 Washington Street
Prepared by: VTP Associates, Inc.
Dated: May 1, 2018*

Executive Summary:

This project entails the creation of a parking lot for 13 additional stalls on a portion of the property that is currently wooded and undeveloped on 2- separate lots A & D-2. The access for the parking lot will be from Court Street, the sidewalk and curbing along Court Street are currently not compliant to Architectural Access Board or current DPW Standards; these should be updated in concert with the installation of a new proposed driveway apron.

The engineer of record has designed a stormwater collection and infiltration system for the most part to be in accordance to DEP & DPW Stormwater Policy, however, on site soil testing was not provided at the time of this review. Soil tests are required to determine the on-site groundwater elevation and soil profile to ensure proper design

assumptions. Prior to a Building permit the engineer of record shall perform on site soil testing and must be witnessed by the Engineering Division before final approval of the drainage system is allowed. Additionally, small portion of the parking lot [from a high point at elevation 51' towards Court Street is uncontrolled, the engineer needs to add a trench drain to capture and collect this runoff and connect it to the proposed underground galleys.

In order to achieve the proper grading requirements of the parking lot and access requirements, retaining walls are proposed to achieve the grading differential. The grade change from the top of the site is at elevation 59-feet and slopes towards northeast to a low elevation of approximately 52-feet. One wall along near Washington Street is approximately 100-feet long and is 6-feet high. A wall near the residential abutters varies in height with an average of 4-feet. All the walls have a safety fence along its perimeter as required by the State Building Code. Detailed design documents of the retaining walls that shall include calculations for [stability, turnover, sliding and settlement] shall be submitted to the Inspectional Services Department as part of the Building Permit.

If the special permit is approved an Approval Not Required (ANR) plan will be needed in accordance to Massachusetts General Laws Chapter 41 Section 81P requiring the three separate lots be combined into one lot.

Court Street is to be paved by the DPW this construction season, the applicant should coordinate their construction activities with the Highway Division in order to avoid conflicts.

Construction Management:

1. A construction management plan is needed for this project. At a minimum, it must address the following: staging site for construction equipment, construction materials, parking of construction worker's vehicles, phasing of the project with anticipated completion dates and milestones, safety precautions, emergency contact personnel of contractor. It shall also address any anticipated dewatering during construction, site safety & stability, and impact to abutting properties.
2. Stabilized driveway entrances are needed during construction which will provide a tire wash and mud removal to ensure City streets are kept clean.

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).

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.

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 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 is 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*
4. 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.*
5. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.

6. 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.*
7. 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.