

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 – 100 Jackson Circle

Date: April 5, 2018

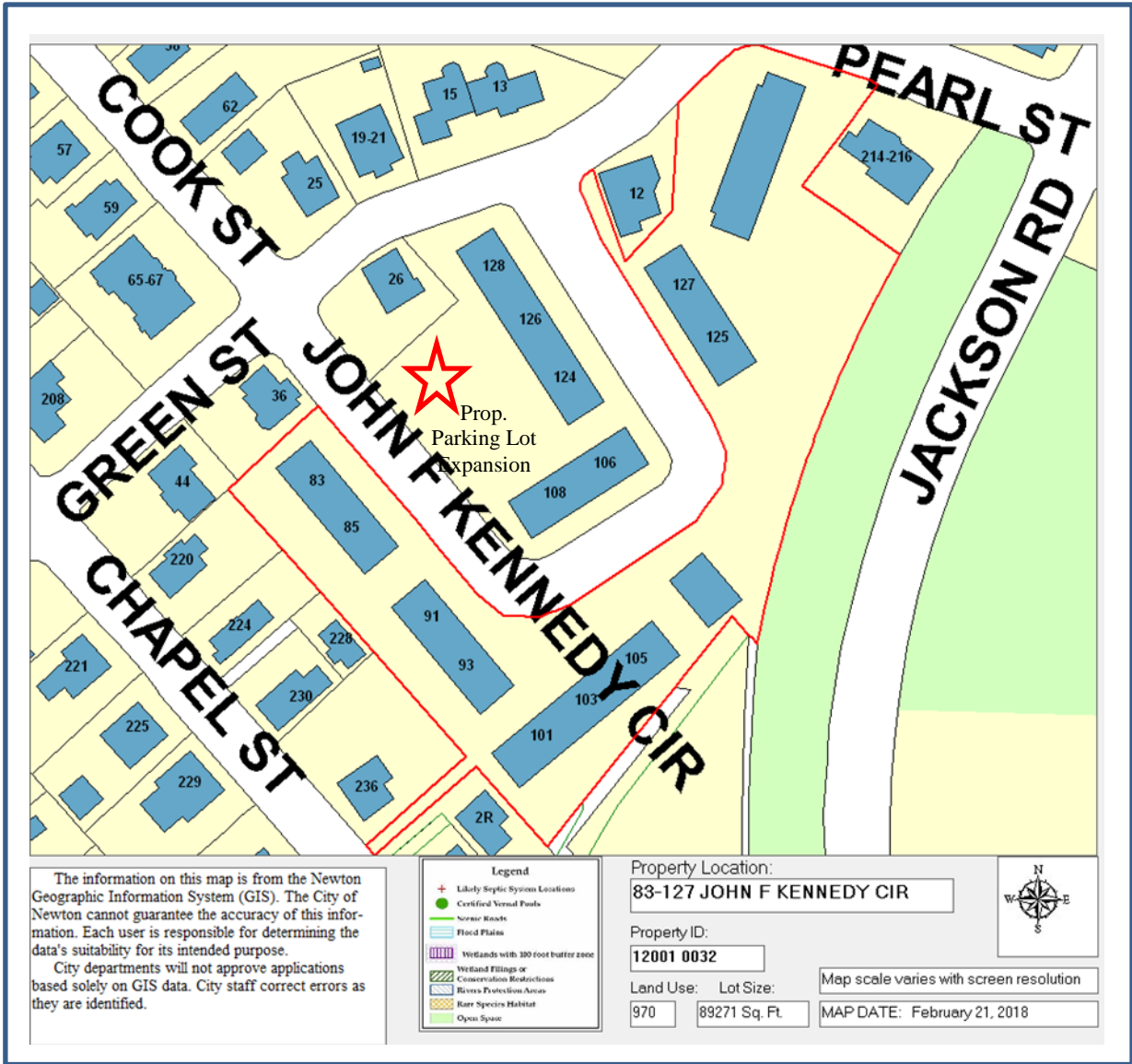
CC: Barney Heath, Director of Planning
Jennifer Caira, Chief Planner
Lou Taverna, PE City Engineer
Nadia Khan, Committee Clerk
Michael Gelba, Sr. Planner
Neil Cronin, Sr. Planner

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

*Haywood House
100 Jackson Circle
Prepared by: Allen & Major Associates Inc.
Date: 1/8/18
Revised: 3/27/18*

Executive Summary:

On March 14th the engineer of record, the applicants attorney, and I met. They informed me although the plans submitted entails the construction of a four-story residential building on an open space wooded parcel owned by the Newton Housing Authority, and an expansion of an existing parking lot; the focus of this filing would just be the expanded parking lot or phase 1 of the entire filing.





The existing parking lot is being expanded and stormwater improvements are proposed, however; drainage calculations were not submitted at the time of this review. A stormwater operations and maintenance plan is needed for the long-term maintenance of the proposed dry-well leaching system, catch basin, and the parking lot.

The rear of the parking lot will have a retaining wall constructed to support the grade change between the expanded park surface and the small knoll and walkway that runs parallel to the parking lot. The retaining wall is to be constructed of segmental concrete blocks with a textured surface; the height of the wall is approximately 2-5 feet.

The DPW will require that all the concrete driveway aprons and sidewalks along the entire frontage of the inner sidewalk along JFK Circle (up to the limits of this improvements) be updated to current standards as they are currently non-complaintant in accordance with ADA, AAB and DPW Standards. The limits will be delineated on site during construction. During the construction of the expanded parking lot alternative parking will be needed for the residents and the site needs to be secured with temporary construction fencing.

Additionally, two seating areas are proposed, installing these amenities will require the removal of a tree and excavation near the roots of a public tree, the contractor shall

comply with the City Tree Ordinances during all phases of construction and ensure the street tree roots are not damaged.



Seating Area along easterly side of the circle

Drainage:

1. On site soil evaluation is required to determine the seasonal high ground water, soil types to properly design a stormwater collection and infiltration system in accordance with the DEP & DPW regulations.
2. A drainage analysis needs to be performed based on the City of Newton's 100-year storm event of 8.78-inches over a 24-hour period. All runoff from increased impervious areas need to be infiltrated on site in accordance to the DPW Stormwater Policy and the Department of Environmental Protection Agency.
3. 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.

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.

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 drainage system installation. 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*
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.