

**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 – 15 Larchmont Avenue

Date: January 7, 2015

CC: Lou Taverna, PE City Engineer
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:

*Site Plan Located at 15 Larchmont Avenue
Newton, MA
Prepared by: Cyprus Design Inc.
Dated: 12-8-'14*

Executive Summary:

This is a single family home in which an addition is propose to expand a kitchen & family room along with a basement level garage. The lot is 8, 400 square feet and is surrounded by other single family homes and a City drainage easement along the westerly & southern property lines. If this Special Permit is approved, Closed Circuit Television Inspection CCTV shall be performed for Pre & Post Construction to ensure that the City drain pipes are not damaged by any construction activity.

The proposed drainage design does meet the City design standard, however; since there is a drive under garage, a trench drain is required before the garage bay. The City ordinance requires if the finished grade of a basement level garage under is below 6” of

the finished grade of the existing sidewalk than a trench drain is required prior to the garage.

Finally the applicant should consider replacing the exiting water service that dates back to 1927.

Drainage:

1. A trench drain is required prior to the garage bay, the trench drain will need a 4' sump and approved gas trap outlet that connects to the on-site drainage system.
2. The proposed infiltration system needs to be covered with filter fabric, a 3" thick layer of peastone and then covered with an additional layer of filter fabric.
3. The Operations and Maintenance (O&M) plan for Stormwater Management Facilities is acceptable it needs to be 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).

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 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*

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. *This note must be incorporated onto the site plan.*
7. If a Certificate of Occupancy is requested prior to all site work being completed. *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.