

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Barney Heath, Director of Planning

From: John Daghlian, Associate City Engineer

Re: Administrative Site Plan Review – Hebrew College #1860 Washington Street

Date: May 28, 2021

CC: Lou Taverna, P.E., City Engineer
Nadia Khan, Associate City Clerk
Jennifer Ciara, Deputy Director
Neil Cronin, Chief Planner
Michael Gleba, Sr. Planner

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

*Hebrew College ~ Reyim Campus
Newton, MA
Prepared by: Hancock Associates Inc.
Dated: 3/23/2021*

Executive Summary:

This application entails the construction of a two-story addition onto the existing Temple Reyim that will house classrooms, a social hall, and offices. The addition will be towards rear of the property, expanded 90° parking stalls will be added along the southern property line and new angled parking along the front of the Temple. The rear portion of the new addition will extend into the hill on the southeast corner of the lot which will require terraced retaining walls greater than 4-feet partially in the setback. A 4-foot-high wall is also needed to expand the 90° parking stalls the wall will be constructed 5-feet off the property line and is approximately 200-feet long; due to the grade change a guard rail will be installed to protect vehicle that park in theses stalls. Details of the retaining walls will be required when the applicant applies for a building Permit with Inspectional Services Department.

The plans do not indicate any drainage improvements that would be required for the new impervious surfaces, the engineer of record will need to design a stormwater collection system for the stormwater runoff generated from the new roof and pavement areas of the expanded and new parking stalls. On site soil evaluation is required to identify the soil types and establish seasonal high groundwater elevation. A test pit and one percolation test is required within 25-feet of any infiltration system, these test must be performed by a Licensed Soil Evaluator and witnessed the Engineering Division. Test pits will require a Trench Opening Permit with DPW prior to excavation.

The engineer of record needs to design a stormwater collection & infiltration system in accordance with the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Standards and the Department of Public Works to mitigate any increase in volume and rate for the [100-year storm event of 8.78 -inches].

An Operations and Maintenance (O&M) Plan will be needed for the design. It is imperative that the property owner comply with the details of the O&M to ensure long-term performance and design intent.

The Fire Department may require a fire suppression system for the addition to meet current codes.

Utility plans were not provided at the time of the review, it is assumed that water and sanitary sewer will be provided internally from the main building, this will have to be confirmed prior to applying for a Building Permit.

General:

1. All tree removal shall comply with the City's Tree Ordinances.
2. As of January 1, 2009, 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. 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.*
4. The applicant will have to apply for a Utilities Connection and Sidewalk Crossing permits with the DPW. *This note must be incorporated onto the site plan.*
5. If a Certificate of Occupancy is requested prior to all site work being completed, the applicant will be required to post a Certified Bank Check in the amount to

cover the remaining work. The City Engineer shall determine the value of the uncompleted work.

If any changes from the original approved design plan that are required due to unforeseen site conditions, the engineer of record shall submit a revised design & stamped and submitted for review and approval prior to continuing construction.

If you have any questions or concerns, please feel free to contact me @ 617-796-1023.