



March 28, 2022

Ref: 15548.00

Mr. Louis M. Taverna, P.E.
City Engineer - City of Newton Public Works
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: Crafts Street – Proposed Elder Housing with Services, Inflow & Infiltration (I&I) Calculations

Dear Mr. Taverna:

Please find below and attached for your review, preliminary calculations of the net estimated daily sewer generation and associated inflow & infiltration (I&I) calculations for the proposed Elder Housing with Services project located at 34-50 Crafts Street:

Estimated I&I Mitigation Fee Summary

Net New Estimated Sewer Generation ¹	15,745 GPD
x City of Newton Mitigation Ratio	4:1
GPD to Mitigate	62,980 GPD
GPD to Mitigate	62,980 GPD
x Mitigation Rate ²	\$21.26 per GPD
Total Mitigation Fee	\$1,338,954.80

1. Refer to attached 'Estimated Sewer Generation' calculations prepared by VHB and dated 3/3/2022 for detailed summary of net estimated daily sewer generation associated with the Project.
2. Applicable mitigation rate understood as of January 1, 2022.

Please review and feel free to reach out to me if you have any questions, comments or concerns on the I&I summary as submitted. Thank you for your assistance,

Sincerely,


Jeff Koetteritz, P.E. - Project Manager

cc: Mark Development LLC
Schlesinger & Buchbinder LLP



Estimated Sewer Generation

Project:	<u>Proposed Elder Housing with Services</u>	Project #	<u>15548.00</u>
Location:	<u>Crafts St & Court St, Newton MA</u>	Sheet	<u>1 of 1</u>
Calculated by:	<u>SRD</u>	Date:	<u>3/3/2022</u>
Checked by:	<u>JWK</u>	Date:	<u>3/28/2022</u>
Title	<u>NET ESTIMATED DAILY SEWER GENERATION</u>		

EXISTING ESTIMATED SEWER GENERATION						
USE	GENERATION UNIT		UNIT FLOW		ESTIMATED FLOW	
#36 Crafts Street - Office	5,134 SF		0.050 GPD/SF		257	GPD
#38 Crafts Street - Office	13,074 SF		0.050 GPD/SF		654	GPD
#19 Court Street - Residence	4 BEDROOM		65 GPD/BEDROOM		260	GPD
#21 Court Street - Residence	2 BEDROOM		65 GPD/BEDROOM		130	GPD
TOTAL EXISTING					1,300 GPD	

PROPOSED ESTIMATED SEWER GENERATION						
USE	GENERATION UNIT		UNIT FLOW		ESTIMATED FLOW	
Assisted Living Facility	84 BED		90 GPD/BED		7,560	GPD
Elderly Housing - 2 Bed Units	44 2-BED UNIT		90 GPD/2-BED UNIT		3,960	GPD
Elderly Housing - 1 Bed Units	85 1-BED UNIT		65 GPD/1-BED UNIT		5,525	GPD
TOTAL PROPOSED					17,045 GPD	

NET ESTIMATED SEWER GENERATION						
NET NEW					15,745 GPD	

Sewer generation rates shown reflective of City of Newton waiver request to Ordinance No. B-45, Sewer Inflow and Infiltration (I&I) Mitigation

#36 Crafts Street to be demolished, gross square footage for a 1-story building per existing conditons plan = 5,134 SF.
Prepared by Control Point Associates, Inc.

#38 Crafts Street to be demolished, gross square footage for a 2-story building per existing conditons plan = 13,074 SF.
Prepared by Control Point Associates, Inc.

#19 Court Street to be demolished, 4-bedroom residential

#21 Court Street to be demolished, 2-bedroom residential

Assisted Living Facility Beds, includes AL Alcove (24), AL 1 Bedroom (24), AL 2 Bedroom (4 units x 2 = 8), and MC Alcove (28)

Elderly Housing - 1 Bed Units, includes IL Alcove (19) and 1 Bedroom (66) units

Elderly Housing - 2 Bed Units, includes IL 2 Bedroom (44) units