

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 – Horrace Mann Elementary School

Date: April 23, 2024

CC: Josh Morse, Director Public Buildings  
Alejandro M. Valcarce, Deputy Director Public Buildings  
Lou Taverna, P.E., City Engineer  
Carol Moore, City Clerk  
Jennifer Ciara, Deputy Director of Planner  
Katie Whewell, Chief Planner  
Alyssa Sandoval, Deputy Chief Planner  
Cat Kemmett, Planning Associate

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

*Horace Mann Elementary School  
225 Nevada Street  
Newton, MA  
Prepared by: Raymond Design Associates, Inc.  
Dated: 3-25-2024*

*Executive Summary:*

This project entails an addition to the existing school and site improvements. The school campus is bordered by residential homes on California Street to the west, and Nevada Street to the north & east. Overall, approximately 13,100 square feet will be of a new building footprint, along with new parking layout, athletic fields and recreational areas. New municipal utilities and improvements to the stormwater collection system will be included.

The engineer of record has designed a stormwater collection and infiltration system consistent with the City's Stormwater Ordinances which will vastly improve water quality and reducing runoff coming off the site. A combination of underground

infiltration basins, water quality structures, and a rain garden will enhance water quality and reduce phosphorus loading coming off the site while reducing surface runoff from the site. The enhanced system does need an Operations and Maintenance (O&M) plan that the School Department will need to adopt and execute the required maintenance. The O&M shall be submitted prior to Building Permit application for review and approval by the DPW.

The infiltration details will require filter fabric over the entire system covered by a 3” thick layer of Peastone and a topped with an additional filter fabric.

Fire flow tests and hydraulic calculation will be required and shall be submitted to the Newton Fire Department and the Utilities Division for review and approval. The test must be witnessed by both the Fire Department & Utilities Division.

City of Newton details shall be used for water pipes, hydrants, and drainage pipes these are available in PDF format on the DPW website.

Bollards are shown around the proposed transformer; however, no detail was provided.

A construction management plan is needed for this project. At a minimum, it must address the following: staging site for construction materials and equipment, parking for construction workers vehicles, phasing of the project with anticipated completion dates and milestones, safety precautions, emergency contact personnel of the general contractor. It shall also address anticipated dewatering during construction, site safety & stability, siltation & dust control and noise impact to abutters.

The CMP must also address surface runoff during construction so that it does not impact abutters nor City streets & the stormwater system. Temporary detention basins, check dams or diversion swales should be considered.

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