

Project # 20012 - Cityside Subaru, Belmont, MA

### **Response to Peer Review Comments**

Brennan Consulting has received the BSC Group, Inc. (BSC) peer review for the Stormwater Management plans and calculations for "Cityside Subaru, 774A, 778, 782 and 790 Pleasant Street, Belmont, MA" dated July 12 2021. The Peer Review is dated October 21, 2021. Responses to Comments received are italicized under each of the reproduced comments given below:

### **REVIEW COMMENTS**

1. The existing project site is covered almost entirely by impermeable surfaces (buildings and pavements) with small, landscaped islands adjacent to the existing car dealership the only permeable areas. The proposed project results in a slight decrease to impervious areas as larger landscaped areas are proposed. This will result in a small overall decrease to peak runoff rates from the site and a small increase to groundwater recharge.

***Response – We concur.***

2. The project additionally proposes a substantial underground infiltration system comprised of 85 Cultec R-902HD infiltration chambers beneath the structured parking area. This infiltration area will allow stormwater runoff collected from the front portion of the site to infiltrate back to groundwater and will provide additional peak flow rate attenuation and stormwater treatment prior to discharge from the site.

***Response – We concur.***

3. Catch basin CB 111 connects to the infiltration system, however it is unclear from the plans how this connection will be made. The layout on Sheet C-201 shows the outlet pipe from CB 111 connecting to the side of the infiltration chambers. Based on a review of the Cultec R-902HD on the manufacturer's website (<https://cultec.com/products/stormwater-chamber-recharger-902hd/>), it appears that all pipe connections must be made at chamber ends, not through the sides. We recommend that the plans are updated to reflect the actual proposed connection.

***Response – The plans will be updated to illustrate pipe connections at the end of chambers.***

4. The Details on Sheet C-401 include an Inspection Port detail for the Cultec system, however the number and location of these ports is not noted anywhere. We recommend the Plans show or identify the number and location of ports with a minimum of two (2) ports per row of chambers.

***Response – 2 ports will be provided for each row of chambers.***

5. Existing stormwater infrastructure for Pleasant Street, including a stormwater pump station, is located on the project site. Due to the locations of this existing infrastructure the project proposes to relocate and/or reroute some piping and the pump station to new locations on the project site. Has the Applicant had any discussions with the Department of Public Works (DPW) regarding this stormwater relocation, including the relocation of existing easements? Does DPW require any specific alterations or design specifications for relocation of this infrastructure?

***Response – We have had discussions with DPW regarding the relocation of the Rte***

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***60/Pleasant St Pump Station on the project site. DPW has provided us with plans and the Operations and Maintenance Manual. We have contacted the design engineer and pump manufacturer. We will be designing the pump system relocation during the design development phase of the project, and we will continue to coordinate with DPW during the design and construction phase of the project. We also understand the easement adjustments will be required.***

6. We recommend that the Applicant coordinate with DPW regarding any potential revisions DPW may want to make to the pump station so that this work could occur during the project construction and minimize impacts to the site and surrounding areas.

***Response – We concur.***

7. Would the Applicant consider installing a water quality unit to treat the runoff captured from CB 109 prior to discharge? This could be achieved by replacing the catch basin with a water quality inlet.

***Response – Yes, the plans will be modified accordingly.***

8. We recommend that all new pipe connections to existing drain structures be cored and not rough cut to ensure the integrity of the structure. We also recommend that a detail for these new connections be added to the plans.

***Response – We concur.***

9. We recommend a full replacement of manhole DMH EX 4 due to the size and angle of the existing pipe to be removed and proposed pipe to be connected.

***Response – We concur.***

10. We recommend that the proposed locations of sediment and erosion controls be added to the plans.

***Response – A Sediment and Erosion Control Plan will be performed.***

11. We request that a stormwater operations and maintenance (O&M) plan be submitted for review. This O&M plan should include information and schedules for inspections and maintenance on all stormwater BMP's as well as information on spill control and containment. In addition, the O&M plan should include information on snow storage and a plan identifying snow storage areas on site.

***Response – An O&M will be submitted.***

Very truly yours,  
Brennan Consulting, Inc.



Christopher Emilius, P.E.