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June 18, 2024

Ms. Meredith Badalucca, CZEO
Assistant Planner
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: 24SITE3 – Jeff Daniels
1492 Hartford-New London Turnpike
Montville, CT
Revised Site Development Plan and Stormwater Management Report Review

Dear Ms. Badalucca,

Per your request Boundaries LLC has completed a review of the revised application materials for the proposed industrial development located at 1492 Hartford-New London Turnpike (Map 005, Lot 027-000) prepared by Green Site Design, LLC.

The following documents were received on June 18, 2024, as part of the revised application package:

- Revised Site Plan Prepared for Daniels & Sons Construction, LLC, 1492 Hartford-New London Turnpike, Montville, CT, April 2024, Revision 5, 6/17/24 Review Comments.
- Comment Responses.

The previously provided site plan review comments have been addressed. The following comments and questions are based on review of the responses regarding the stormwater management system modeling:

<u>Stormwater Management Report</u>

- Per Stormwater Management Standard 1 of the 2024 Stormwater Quality Manual (Chapter 4, Table 4-1) the required retention volume (water quality volume) should be retained on-site. Since the low-level outlet is below the water surface elevation generated by the calculated water quality volume this standard is not met as currently proposed. In cases where the volume retained on site does not meet the required retention volume, the standard requires treatment of the excess water quality volume. Please demonstrate that the required levels of treatment are provided by the proposed stormwater management system for the project record (Chapter 4, Table 4-3).
- The proposed Times of Concentration are calculated using sheet flow for a length of 500 feet for all modeled scenarios. TR-55 recommends a maximum sheet flow length of 300 feet (Chapter 3

of TR-55, Shallow Concentrated Flow paragraph). Please document the reasons for exceeding the recommended maximum sheet flow length for the project record.

- All Times of Concentration are calculated using a Manning's n-value of 0.40 which is listed as Woods: Light Underbrush in Table 3-1 of TR-55. The selected Manning's n-values do not appear to correspond to the primarily gravel surface proposed for the property or the CN value of 85 selected to represent pre-development conditions. Please document the reasons for the selected Manning's n-values for the project record.

Please do not hesitate to contact me with any questions.

Sincerely,

David C. McKay, P.E.