

FD#12-1  
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Land Use Department

Site Plan Review Comments / 1947 Center Groton Road / Ledyard

2026-05-06 (1) **Rain Gardens** - There are 2 rain gardens and 2 rain garden details, but no apparent indication of which detail applies to which garden, RG-1 or RG-2. Also, one detail (on C2.101) refers to a 3" underdrain and one (C2.102) refers to a 4" underdrain, whereas both callouts on the drainage plan indicate 4" drains. Note that drains do not show inverts.

(2) **Roof Drain Discharges** - There is a substantial number of apparent roof drains discharging away from the rear side of the buildings, and while swales are shown by contours and grading, there is no defined swale detail for those shown on the drainage plan, nor do there appear to be any specific references thereto in the Stormwater Management Report. Swales on the southwest side adjacent to the property line appear to be disconnected from the detention basin at the westerly end (see proposed contour 263), seeming to partially discharge onto the neighboring property to the south without entering the detention area. One section in particular, at the central drainage divide, between Buildings 2 and 3, has a steeply graded swale at 3H:1V. We would posit that this a rather severe grade and highly erodible for a grass swale during a severe storm event.

In addition, discharges from the central building section (including flow from Buildings 10 to 17, encompassing 34 roof units) appear to be directed toward a single swale at the back of the buildings, from east to west, ending in a single catch basin entry point at the west end of the last set of buildings. Is one single catch basin sufficient in this area to prevent bypass flow during severe storms? It appears from the delineation of contributory areas on page PDA-1 that roof runoff from Bldgs. 12 and 13 is directed to PDA-21, whereas the delineation includes these two buildings in PDA-41. Likewise, roof drainage from Buildings 3 and 4 appears to be directed toward the southerly property line, while the buildings are included in PDA-41. This should be clarified, as well as any impact to the Water Quality Volume calculations.

(3) **Soil Test Pits** - The locations of these pits does not appear to be shown on the plans, including the three pits used for infiltration testing. Also, were groundwater observations monitored over time, or just on the occasion of the excavations?

(4) **Drainage Report / Runoff Quantity Control** - The statement for the 2-year post development period under "Standard 2" appears to be incorrect, given the caveat below the list of pre- to post-development statements.

(5) **Post-Construction Operation & Maintenance** - The report indicated that this would be forthcoming under separate cover. It is important that we review this document to ascertain its conformance to our Memorandum of Understanding with respect to post-construction monitoring and adherence to required maintenance.