

Subject: Review of Revised Stormwater Management Plan, Peacock Hill Rd LLC
From: George Holt <gholt@aries-eng.com>
Date: 12/1/25, 8:59 AM
To: "Chrissy Almanzar (landuse@warnernh.gov)" <landuse@warnernh.gov>

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Chrissy,

I reviewed the revised "11-20-2025 Full Drainage Report" prepared by Keach-Nordstrom Associates, Inc. (KNA) for the pre-development and post-development 50-year storm events.

From Page 77 of 145 – 11-20-2025 Full Drainage Report, the pre-development stormwater flows are as follows:

Link 60L: Flow from Site to Abutter Map 7 Lot 36-1

Inflow=2.37 cfs 0.276 af
Primary=2.37 cfs 0.276 af

From Page 88 of 145 – 11-20-2025 Full Drainage Report, the post-development stormwater flows are as follows:

Link 60L: Flow from Site to Abutter Map 7 Lot 36-1

Inflow=2.26 cfs 0.493 af
Primary=2.26 cfs 0.493 af

Link 60L is a model node that sums the total stormwater flow from the site property to the off-site northerly abutting property. For the 50-year storm event, the stormwater flow rate (velocity), measured in cubic feet per second (cfs), decreases from 2.37 cfs to 2.26 cfs, which represents an approximate decrease of 4.6% in stormwater runoff velocity. However, the stormwater runoff volume (runoff), measured in acre-feet (af), increases from 0.276 af to 0.493 af, which represents an approximate 78.6% increase in runoff volume. This increase in stormwater runoff volume to the northerly abutting property does not meet the requirements of Section XVIII – Erosion/ Sedimentation and Storm-Water Control of the Warner Site Plan regulations, which require that, "... development of the site shall not result in increased runoff or velocity of surface runoff onto adjacent properties or surface water bodies." Further, the increase in runoff volume to the northerly abutting property does not meet Conditions #6 of the 11/17/2025 Conditional Approval by the Planning Board, which requires, "Confirmation that the new proposed pond control mitigates the 50-year flood runoff issue on neighboring property."

Please contact me if you need further assistance. Thanks,

George



George C. Holt, P.G.

Principal Hydrogeologist
Aries Engineering, LLC
104 Pleasant Street
Concord, NH 03301
Phone (603) 228-0008
Fax (603) 226-0374
Cell (603) 344-2511
www.aries-eng.com

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