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July 12, 2023

Ms. Liz Burdick  
Director, Land Use and Development Department  
Town of Montville  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

**Re: 23SITE7 – A&B Excavation  
69 Fitch Hill Rd & Leffingwell Rd  
Montville, CT  
Revised Site Development Plan Review**

Dear Ms. Burdick,

Per your request Boundaries, LLC. has completed a review of the revised site development plans and comment responses for the proposed commercial development located at 69 Fitch Hill Road and Leffingwell Road (Map 062, Lot 036-000) prepared by Green Site Design, LLC.

The following documents were also received as part of the application package:

- Uncas Health District conditional approval plan review letters for the proposed subsurface sewage disposal systems dated June 2, 2023.
- Erosion & Sediment Control Bond Estimate.

The following comments or question are based on review of the site plans dated June 22, 2023 and the previously provided responses:

- Please provide the final Uncas Health District approval letters for the proposed subsurface disposal systems for the project file.
  - Please review the elevations of the proposed septic tank and leaching field for Building 1, the outlet of the septic tank is below the top of the leaching field (Technical Standards VI.A, Paragraph 1).
  - Please review the elevations of the proposed septic tank for Building 2, there appears to be a typo.
  - Please review the proposed grading in the areas of the leaching fields for Building 2 and 3. Based on the provided spot elevations it appears the bottom of the leaching fields may be greater than 8 feet below grade at the southerly ends of the system (Section VIII.A. of



the CT DPH Technical Standards). Proposed spot elevations are 8 to 10 feet above existing grades in this area.

- Please verify that the subsurface sewage disposal systems comply with Appendix A of the CT DPH Technical Standards for calculating the Flow Factor where multiple systems share the same receiving soils.
- The requested bond estimate for erosion control and site restoration has been received. Please verify that the unit costs proposed for Construction Entrance, Silt Fence, Topsoil and Seed Mix reflect 2023 pricing and appropriate inflation from the original reference document. Please add a line item for the proposed wood chip berm. Please review the quantity of proposed seed mix, it does not appear to match the area of disturbance required for the construction of the project.
- Please verify that the approximate location of off-site structures within 100 feet of the subject property lines are included on the site plans (ZR Section 17.4.8). 17, 21 and 29 Leffingwell Road appear to have structures within 100 feet of the subject property lines.
- The proposed turning movement shows the modeled passenger car crossing the centerline of both the parking lot entrance and the road to complete a 180-degree turn onto Fitch Hill Road. A delivery vehicle leaving the parking area would not be able to complete this maneuver. Please provide an alternate configuration that would allow for safe turning movements for exiting vehicles.
- An existing Type C catch basin is located in the proposed curb cut. Please provide details and notes for the proposed modification to a Type CL catch basin top to allow for the curb cut.
- The proposed 8-inch water main serving the property is in conflict with the Type C catch basin in the site entrance.
- Please verify the size of the water services for buildings 2 and 3. Does NPU allow combined services or are separate fire and domestic services required?
- Multiple sewer manholes are shown in Fitch Hill Road. Please verify the correct locations.
- Please verify that a garbage collection truck can access the proposed dumpster enclosure for the existing building.
- Please identify feasible locations for transformers/mechanical equipment for the proposed buildings given that they are surrounded by pavement.
- Please update the Stormwater Report for the project record to reflect the additional pavement proposed for the Pepas Landscaping use and confirm that Water Quality Basin #2 has adequate capacity to treat the additional water quality volume. Please direct the additional paved area to the sediment forebay or provide an additional sediment forebay for the proposed newly paved area.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.