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February 6, 2025

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

**Re: 25SITE1 – John Dempsey – Homes R Us
2 & 8 Enterprise Lane
Oakdale, CT
Site Development Plan Modifications Review**

Dear Ms. Badalucca,

Per your request Boundaries LLC has completed a review of the site plan modifications for the proposed commercial building and associated access driveways and loading dock located at 2 & 8 Enterprise Lane (Map 2, Lot 5-B and Map 2, Lot 5-C) prepared by Green Site Design, LLC.

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

- Site Plan Application.
- Project Narrative Letter.
- Drainage Report.
- PVC Direct Revised Site Plan, 2 & 8 Enterprise Lane, Oakdale, CT, Map/Block/Lot: 002-005-00B & 002-005-00C, January 30, 2025.
- Previously approved Site Plan dated March 28, 2023.

The site plan for this development was previously approved by the Town of Montville Planning & Zoning Commission and this review is intended to be limited to the proposed modifications to the approved site plan. The modifications include the construction of an access drive to a proposed rear overhead door at 8 Enterprise Lane, the construction of an access drive to a proposed loading dock at 8 Enterprise Lane, minor modifications to the proposed building footprint of 2 Enterprise Lane, and the placement of additional fill to raise the proposed work on 2 Enterprise Lane by approximately 1.5 feet to allow for access to the existing building at 8 Enterprise Lane. Reciprocal access easements are proposed between the two properties.



I have the following comments or questions regarding the proposed modifications to the approved site plans:

- As indicated on the application, the total disturbed area required for this project is 1.25 acres. Because the project disturbs greater than 1 acre it is subject to the Town of Montville MS4 requirements. Please provide discussion for the project record as to how the proposed stormwater management system meets the requirements of the Stormwater Quality Manual to the maximum extent achievable. The water quality volume is not retained on site and post-development peak flow rates are not attenuated to pre-development levels. An oil separator is proposed but is installed in an on-line configuration which is not acceptable for oil-grit separators used as pre-treatment structures in accordance with Chapter 13 of the Stormwater Quality Manual.
- Please incorporate an operations and maintenance plan for the proposed stormwater management system.
- The relocated septic tank has a lower outlet elevation than the overflow elevation from the first distribution box which will result in a backwater condition in the septic tank. Please review the proposed septic tank elevation.
- Please review the location of the curb ramp for the ADA parking space. It appears that the ramped portion of the sidewalk will conflict with the proposed double doors.
- Please review proposed grades for the sidewalk at the front of the building. Based on the spot elevations and finished floor elevation, if a 6-inch curb is provided, there will be no cross pitch for drainage on the sidewalk.
- Please include notes on the site plan and the retaining wall detail prohibiting the installation of a retaining wall drain or weep holes given the proximity to the proposed septic system. Please evaluate the feasibility of construction of a 15-foot-high retaining wall without a drain or weep holes.
- Please provide documentation for the project file that New London Public Utilities has reviewed and approved the modified site plan due to its location in the public drinking water supply watershed.
- Please update the prior bond estimate for the expanded site work using 2025 unit costs.
- Please incorporate Town of Montville trench pavement repair details as the proposed electric service is called out as underground and is crossing Enterprise Lane.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.