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May 5, 2025

Ms. Meredith Badalucca
Assistant Planner
Department of Land Use & Development
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

**Re: 25SITE4 – 393 Butlertown LLC
Map 005 Block 027 Lot 004, 393 Butlertown Road
Oakdale, CT
Site Plan and Stormwater Management Report Review**

Dear Ms. Badalucca,

Per your request Boundaries, LLC. has completed a review of the revised site plans and stormwater management report for the proposed warehouse/storage facility at 393 Butlertown Road prepared by Green Site Design, LLC.

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

- Revised Site Plan Application.
- Revised Statement of Use.
- Revised Drainage Report.
- Off-Season Equipment Storage, 393 Butlertown Road, Oakdale, CT, April 28, 2025.
- Bond Estimate dated April 30, 2025.

The previously provided comments/questions have been addressed with the exception of the comment regarding the operation of the oil water separator. The revised oil water separator has been placed in an off-line configuration; however, the outlet of the separator is set at invert 236.5 while the inlet invert is at 232.4. This will prevent any treated runoff from draining from the separator, all runoff will back up through the upstream bypasses. Also, the outlet elevation from the stormwater basin is elevation 235.5 which is 3.1 feet above the inlet to the oil water separator. The assumed standing water elevation in the stormwater basin is elevation 234 which is 1.6 feet above the inlet to the oil water separator. Due to these three items it does not appear that the oil water separator will effectively treat runoff during the Water Quality Storm because it may be fully submerged. Please evaluate if the system will function as



intended or consider one of the alternative methods listed in the CT DEEP Stormwater Quality Manual for pre-treatment of runoff.

Comments on Revised Documents

- Please verify the calculation of the quantity of topsoil used in the bond estimate. It does not appear to include an adequate volume to stabilize the entire site if the project were abandoned.
- The dimensions stated in the rip-rap splash pad detail do not match the dimensions called for the rip rap level spreader on Sheet 2. Please verify the correct dimensions.
- Please incorporate a curb at the end of the level spreader similar to the examples shown on Page 476 through 478 of the Stormwater Quality Manual to ensure that no concentrated runoff can leave the site from the piped outlet since there is no formal drainage system in the right-of-way to receive the runoff.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.