

May 14, 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**

Please find below, our responses to the comments that we received:

### **Comments from Boundaries:**

#### **Previous Comment Regarding Oil Water Separator**

1. 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.

**Sheet 4 and 7 have been revised to show the following:**

- The outlet from the basin has been lowered to invert elevation 235.0
- The invert into the Oil separator has been raised to elevation 234.4
- The invert out of the oil separator has been revised to elevation 236.0

**With these modifications the oil separator will function as intended.**

#### **Additional Comments Regarding Revised Level Spreader**

2. The requested curb has been incorporated at the end of the level spreader. Please update the length of the curb to comply with the examples shown on Page 476 of the Stormwater Quality Manual. The curb should be sized to convey 0.25 cfs per linear foot. For the 25-year design storm the curb should be 21.2 feet long, the spillway in the curb is currently shown at 13 feet long.

**The concrete curb and level spreader has been modified on sheet 4 and 7.**

3. Please review the orientation of the level spreader. It appears that the riprap can be placed parallel to the property line which would allow for the required length of level spreader curb and will ensure that stormwater discharges do not encroach onto the abutting property.

**Sheet 4 has been revised to show the level spreader parallel to the property line.**

New Comment on Previously Provided Plans

4. Please review the radius of the driveway, it appears to extend beyond the extension of the adjacent property line.

**The radius of the driveway has been revised so that it does not extend beyond the extension of the adjacent property line.**