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September 13, 2025

Ms. Stacy Radford
Zoning & Wetland Officer
Department of Land Use & Development
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

**Re: 25IWC23 – Uncasville Property, LLC
2227 Route 32
Montville, CT
Site Plan and Stormwater Management Report Review**

Dear Ms. Radford,

Per your request Boundaries, LLC. has completed a review of the site plans and stormwater management report for the proposed light industrial re-development located at 227 Route 32 (Map 103 Lot 092-000) prepared by Green Site Design, LLC. This review is intended to evaluate compliance of the plan with the requirements of the Town of Montville Inland Wetlands and Watercourses Regulations.

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

- Inland Wetlands Application.
- Stormwater Management Report.
- Wetland Delineation Report.
- Site Plan for Proposed Retail & Residential Project, 2227 Norwich-New London Turnpike, Uncasville, Connecticut, Prepared for Uncasville Property, LLC, June 2025.

This proposal provides stormwater management where none existed previously. This proposal will be an improvement over existing conditions. The following comments or questions are based on the above documents:

General

- Please submit a signed copy of the application.
- Please submit the CT DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form if not included in application package previously.



- Please submit abutter's list if not included in application package previously.

Stormwater Report

- Please verify the reference to the area of wetlands on the property in the first paragraph.
- Please verify the elevations called for in the narrative describing conversion of the sediment trap to the permanent stormwater basin on page H-4.
- Please provide justification for the selected exfiltration rate noted on the Pond Report from the stormwater modeling results. The Stormwater Quality Manual recommends 0.52 inches per hour for Hydrologic Soil Group B soils.
- Please confirm that the weir dimensions noted in the Pond Reports from the stormwater modeling results match the callouts on the plans.

Site Plans

- Please correct the callouts for the elevations of the sediment forebay called out on Sheet 3.
- Please provide sizing for the proposed roof drain.
- Please confirm the desired elevation for the drainage system. The elevations of the flared end section and some of the upgradient drains are currently called out below the bottom of the sediment forebay. Ensure that adequate cover is maintained over the drains within the parking lot.
- Please evaluate the proposed grading near the Leo Street curb cut. It appears that runoff will flow out of the curb cut into Leo Street based on the contours, which is not consistent with the Stormwater Report/drainage area maps.
- Please define the disturbed area mix seeding called out on Sheet 5.
- Please consider a conservation type seed mix for the stormwater basin given its proximity to the wetlands (reference Note 13 on Sheet 7).
- Please update the level spreader detail so the dimension between the top of berm and top of riprap match the callout. Please identify the interior and exterior sides of the basin for clarity during construction. Please confirm the size of riprap between the details and the plans.
- Please confirm the size of the riprap called for in the Modified Riprap Splash Pad Detail. Please confirm splash pad dimensions with the plan callouts.
- Please update the property owner information called out in the operation & maintenance notes on Sheet 7.
- Please provide details regarding the proposed habitat plantings referenced in the wetlands report summary.

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.