



Ellen Bartlett, P.E. • CPSWQ, Leed Accredited

September 22, 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**

The following are responses to the review comments received from David McKay:

General

- Please submit a signed copy of the application.  
**As signed copy of the application was submitted to the Planning Department with the original application package.**
- Please submit the CT DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form if not included in application package previously.  
**The Reporting form was submitted to the Planning Department with the original application package.**
- Please submit abutter's list if not included in application package previously.  
**The abutter's list is included in this submittal.**

Stormwater Report

- Please verify the reference to the area of wetlands on the property in the first paragraph.  
**The typo has been corrected. There is less than 0.1 acres of wetlands on the property.**
- Please verify the elevations called for in the narrative describing conversion of the sediment trap to the permanent stormwater basin on page H-4.  
**The elevations have been revised.**
- 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.

The soils on the site are actually extremely well drained and the report has been revised to show Hydrologic soil group A. Bob Russo has recommended the following for the infiltration rate: For 2227 Route 32, use a rate of 8.27 inches per hour for the basin bottoms. This is taken from Table 10-2 of the Connecticut Stormwater Manual and is for Hydrologic Group A soils classified as sand. This is the fastest rate in that table, however it is likely an underestimate of the actual field rate because the on site soil is very gravelly.

- Please confirm that the weir dimensions noted in the Pond Reports from the stormwater modeling results match the callouts on the plans.  
**The weir width has been revised on sheets 3 & 4 to be 12 feet wide.**

#### Site Plans

- Please correct the callouts for the elevations of the sediment forebay called out on Sheet 3.  
**Sheet 3 has been revised.**
- Please provide sizing for the proposed roof drain.  
**The sheet 4 has been revised to show a 12 inch pvc 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.  
**The grades and elevations have been revised on sheet 4.**
- 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.  
**Sheet 4 has been revised to show catch basins on both sides of the access drive to Leo Street, to catch the runoff.**
- Please define the disturbed area mix seeding called out on Sheet 5.  
**Sheet 5 has been revised.**
- Please consider a conservation type seed mix for the stormwater basin given its proximity to the wetlands (reference Note 13 on Sheet 7).  
**The appropriate seed mixes for the basins are specified on sheet 5. The note now refers to sheet 5.**
- 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.  
**These revisions have been made on sheet 7.**
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- 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.  
**The splash pad dimensions have been added on sheet 4. And the sizing calculations were in the drainage report.**
- Please update the property owner information called out in the operation & maintenance notes on Sheet 7.  
**Sheet 7 has been revised.**
- Please provide details regarding the proposed habitat plantings referenced in the wetlands report summary.

**These plantings have been added to sheet 5.**

If you have any questions please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to be 'E. Bartlett', written over the text 'Very truly yours,'.

Ellen M. Bartlett, PE, CPSWQ  
LEED Accredited Professional