

From: Jonathan R. Earle
Sent: Thursday, March 01, 2018 3:14 PM
To: Amanda L. Lessard; 'Dustin Roma (dustin@dmroma.com)'
Subject: 18-03 - 625-627 Roosevelt Trail Self-Storage Review Comments

Amanda & Dustin:

Below are my review comments for the above referenced project. The following submissions were reviewed:

- Major Site Plan Application – Dated February 19, 2018
- Plan Set (6 Sheets) – Dated February 19, 2018
- Response to Review Comments - Dated March 1, 2018
- Plan Sheets EL-1 & GU-1 – Dated March 1, 2018

1. Will the 50' landscape buffer along the southerly property line consist of any new plantings or vegetation? Any new plantings, quantities, etc. should be shown on S-1.
2. Sight distances at the entrance are mentioned in the narrative and should be shown on the site plan.
3. Site work cost estimate was not included with the response to review comments and needs to be included and reviewed as part of the final plan submission.
4. Though a formal ability to serve letter was not obtained from PWD, it appears that their review comments regarding the existing and proposed infrastructure have been addressed and they are aware of the project's water demands.
5. The number of parking spaces required (using the .25 spaces/1000 SF of public warehousing) has been met. 10 spaces are required and 11 have been required. All non-ADA spaces have been designed at the 10'x20' standard which exceeds the Town's requirement of 30%.
6. Address Amanda's comment regarding vehicle maneuverability on site and specifically between buildings 3-7.
7. Provide a construction detail for the closure of the existing entrance and sidewalk construction.
8. Stormwater:
 - a. Provide a construction detail/cross section for the propose stormwater drainage area. How will this area be managed in winter/spring conditions to handle rain events when the footprint is encumbered by snow?
 - b. Provide a maintenance plan for the stormwater drainage area and infiltrator catch basins.
 - c. Verify whether the infiltration catch basins will need to be registered with Maine DEP through the Class V injection program.

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