

From: Jonathan R. Earle
Sent: Wednesday, April 11, 2018 10:15 AM
To: Amanda L. Lessard; 'Dustin Roma (dustin@dmroma.com)'
Subject: 18-03 - 627 Roosevelt Trail Self-Storage Review Comments

Amanda & Dustin:

Below are my review comments for the above referenced project. For ease of review, I have included my original comments from March 1, 2018 in blue and my responses in red:

- Response to Review Comments – Dated March 30, 2018
 - Plan Set (7 Sheets) – Dated March 30, 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. The site plan in this location shows a relatively flat area with an existing fence mostly inside the property line. The stand of pine trees in this area should be shown on the plan, either as individual trees or as an existing tree line.
 2. Sight distances at the entrance are mentioned in the narrative and should be shown on the site plan. Addressed and adequate. No further comment.
 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. A site work cost estimate has been included and seems reasonable. Further detail and breakdown will be needed prior to posting the project's performance guarantee.
 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. No further comment.
 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%. No further comment.
 6. Address Amanda's comment regarding vehicle maneuverability on site and specifically between buildings 3-7. I've reviewed the two turning template sketches included in the submission and agree that the SU-30 design vehicle can adequately maneuver between the buildings.
 7. Provide a construction detail for the closure of the existing entrance and sidewalk construction. Detail has been added to sheet D-2. The detail should show the type of curbing (bituminous) to match into the existing bituminous curbing within the Route 302 Right of Way.
 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? Detail has been added and is adequate. It appears that the snow storage area on the plan is confined to the corner of the paved area. Is this the intent and if so, it should be made clear on the plan that the stormwater basin will not be used for snow storage.
 - b. Provide a maintenance plan for the stormwater drainage area and infiltrator catch basins. No further comment.
 - c. Verify whether the infiltration catch basins will need to be registered with Maine DEP through the Class V injection program. No further comment.

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