



**CADmaster**

191 Madison Street - Auburn, ME 04210  
office - 207-689-3232 cell - 207-240-5567  
e-mail - gsb@cadmasterr.com

*CAD Drafting, Land Surveying and Septic Design*

February 10, 2015

Auburn Planning Board  
City of Auburn  
60 Court Street  
Auburn, Maine 04210

RE: "Woodbury Heights" - 5 Lot Residential Subdivision  
Danville Corner Road & Woodbury Road  
Auburn, Maine  
Minor Subdivision Application

Dear Planning Board Members:

On behalf of Mr. Gary McFarland & Mr. Reggie Bouffard, please find attached an application for a Minor Subdivision Application and supportive documentation for review and approvals of a five (5) lot residential subdivision to be located on Danville Corner Road and Woodbury Road in the City of Auburn.

Briefly, Mr. McFarland and Mr. Bouffard propose to subdivide a 57.39 acre parcel of land they jointly own located on the Danville Corner Road and the Woodbury Road (municipal tax map no. 110, lot no. 9), into five (5) residential house lots. The proposed development parcels will be divided into five (5) lots ranging in size from 2.00 acres to 4.03 acres with the land to be retained by owners consisting of 43.31 acres. The proposed subdivision will not require the construction of any new roads and all the lots will be serviced by on-site drilled wells and subsurface waste water disposal system.

I trust the following information will be sufficient for review and approval of the enclosed Subdivision Application.

I look forward to meeting with the Board at its regularly scheduled meeting on March 10, 2015 to discuss the enclosed application.

Respectfully submitted,  
CADmaster Drafting, Land  
Surveying and Septic Design

A handwritten signature in black ink, appearing to read "George Bouchles". The signature is fluid and cursive, with the first name "George" and last name "Bouchles" clearly distinguishable.

George Bouchles, PLS 2295, LSE 338



# Development Review Application

City of Auburn Planning and Permitting Department  
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: Woodbury Heights

PROPOSED DEVELOPMENT ADDRESS: 113 Woodbury Road

PARCEL ID#: Map 110, Lot 009

REVIEW TYPE:      Site Plan                       Site Plan Amendment   
                                  Subdivision                       Subdivision Amendment

**PROJECT DESCRIPTION:** B&M Developers, Inc. is proposing to create a 5 Lot Residential Subdivision to be located partially on Danville Corner Road (4 lots), and partially on the Woodbury Road (1 lot). Each lot will be serviced by on-site individual Subsurface Waste Water Disposal System and Drilled Wells. No extension of Municipal Services (i.e., road construction, water or septic sewer mains, etc.) are proposed at this time.

**CONTACT INFORMATION:**

Applicant: B&M Developers, Inc.

Name: Gary McFarland, Reggie Bouffard  
 Address: 195 Center Street - Auburn, ME  
 Zip Code: 04210  
 Work #: 783-6224  
 Cell #: 576-0573 (Gary)  
 Fax #: 783-4994  
 Home #: n/a  
 Email: bmhouse@al.com

Property Owner: B&M Developers, Inc.

Name: Gary McFarland, Reggie Bouffard  
 Address: 195 Center Street - Auburn, ME  
 Zip Code: 04210  
 Work #: 783-6224  
 Cell #: 576-0669 (Reggie)  
 Fax #: 783-4994  
 Home #: n/a  
 Email: rkbouffard@aol.com

Project Representative

Name: George Bouchles, PLS 2295  
 Address: 191 Madison Street - Auburn, ME  
 Zip Code: 04210  
 Work #: 786-3232  
 Cell #: 240-5567  
 Fax #: 786-3232  
 Home #: n/a  
 Email: gsb@cadmasterr.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name: Vaughn Smith, C.S.S. # 290  
 Address: 1006 Hallowell Rd. - West Gardiner  
 Zip Code: 04345  
 Work #: 724-5635  
 Cell #: 441-3887  
 Fax #: n/a  
 Home #: n/a  
 Email: s



## PROJECT DATA

The following information is required where applicable, in order complete the application

### IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area	0	sq. ft.
Proposed Total Impervious Area	0	sq. ft.
Proposed Impervious Net Change	0	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	0	% of lot area

### BUILDING AREA/LOT

#### COVERAGE

Existing Building Footprint	N/A	sq. ft.
Proposed Building Footprint	N/A	sq. ft.
Proposed Building Footprint Net change	N/A	sq. ft.
Existing Total Building Floor Area	N/A	sq. ft.
Proposed Total Building Floor Area	N/A	sq. ft.
Proposed Building Floor Area Net Change	N/A	sq. ft.
New Building	N/A	(yes or no)
Building Area/Lot coverage existing	N/A	% of lot area
Building Area/Lot coverage proposed	N/A	% of lot area

#### ZONING

Existing	<u>Low Density Rural Residential</u>
Proposed, if applicable	<u>N/A</u>

#### LAND USE

Existing	<u>VACANT</u>
Proposed	<u>RESIDENTIAL</u>

#### RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	<u>0</u>
Proposed Number of Residential Units	<u>—</u>
Subdivision, Proposed Number of Lots	<u>5</u>

#### PARKING SPACES

Existing Number of Parking Spaces	<u>0</u>
Proposed Number of Parking Spaces	<u>—</u>
Number of Handicapped Parking Spaces	<u>—</u>
Proposed Total Parking Spaces	<u>—</u>

\$ 15,000.<sup>00</sup>

### ESTIMATED COST OF PROJECT

### DELEGATED REVIEW AUTHORITY CHECKLIST

#### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0	sq. ft.
Proposed Disturbed Area	0	sq. ft.
Proposed Impervious Area	0	sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

#### TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) \_\_\_\_\_ 0 \_\_\_\_\_ passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 27\_\_\_\_\_passenger car equivalents (PCE)  
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

### Zoning Summary

1. Property is located in the Low Density Rural Residence District zoning district.
2. Parcel Area: 57.40 acres / \_\_\_\_\_ square feet(sf).

<b>Regulations</b>	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	43,560 sq. ft.	/
Street Frontage	250 ft.	/
Min Front Yard	25 ft.	/
Min Rear Yard	25 ft.	/
Min Side Yard	15 ft.	/
Max. Building Height	35 ft.	/
Use Designation	Residential	/
Parking Requirement	1 space/ per	N/A <u>square feet of floor area</u>
Total Parking:	N/A	/
Overlay zoning districts (if any):	N/A	/
Urban impaired stream watershed?	YES/NO If yes, watershed name _____ N/A	

## DEVELOPMENT REVIEW APPLICATION SUBMISSION

**Submissions shall include fifteen (15) complete packets containing the following materials:**

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.  
(NOTE: All applications will be reviewed by staff and any incomplete application will be not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

**Refer to the application checklist for a detailed list of submittal requirements.**


L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

**Auburn:** [www.auburnmaine.org](http://www.auburnmaine.org) under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

**Lewiston:** <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.**

<b>Signature of Applicant:</b> 	<b>Date:</b> <u>February 9, 2015</u>
---	---



**CADmaster**

191 Madison Street – Auburn, ME 04210  
office- 207-689-3232 cell-207-240-5567  
e-mail – gsb@cadmasterr.com

*CAD Drafting, Land Surveying and Septic Design*

February 10, 2015

Mr. Gary McFarland  
Mr. Reggie Bouffard  
c/o B&M Developers, Inc.  
195 Center Street  
Auburn, Maine 04210

RE: Preliminary Soils Investigation Report  
"Woodbury Heights" - (5 Lot Residential Subdivision)  
Danville Corner & Woodbury Roads  
Auburn, Maine

Dear Mr. McFarland & Mr. Bouffard:

At your request, preliminary Site/Soils Investigations were performed on five (5) lots of a proposed five (5) lot subdivision you propose to create from a portion of a 57.39 acre parcel of land you own on the Danville Corner Road and the Woodbury Road in the City of Auburn, Maine. The property you propose to subdivide is shown on a plan entitled "Subdivision Plan - Woodbury Heights" prepared by George S. Bouchles, PLS 2295 and depicts five (5) proposed residential house lots ranging in area from 2.00 acres to 4.03 acres with a 43.31 acre parcel to be retained by you.

The purpose of the preliminary investigation was to determine suitability for on-site Subsurface Waste Water Disposal Systems to accommodate a four (4) bedroom single family dwelling on each of the lots in accordance with the current *Maine Subsurface Waste Water Disposal Rules* (SWWDR), dated January 1, 1998, and as amended.

**Date of Investigation:** January 17, 2015



**Method of Investigation:** Dutch Auger test pits

**Method of Ground Control:** Test pits were located in relationship to boundary information observed in the field and boundary information as shown on the above referenced plan as well as existing survey control stations in relationship to proposed lot lines also shown on the above referenced plan.

**Findings:** The site is, for the most part, tree covered with a mix of hardwood and softwood as well as an open field near the middle of the property. The terrain is generally sloping down from the Danville Corner Road with a field bisecting the parcel and steep slopes on the back side of said field.

Test pit results for the proposed five (5) lots tested indicate the underlying Parent Material to be of a "Basal Glacial Till" type material, and designated as 3C & 3D, soils as defined in the current SWWDR referred to above.

Soil textures for these test pits consisted of approximately 1 to 2 inches of humus containing decaying leaves, twigs and sticks at the surface. The next 4 to 6 inches consisted of a brown to light brown fine sandy loam textured soils with roots present and angular rocks were observed. The next 8 to 22 inches consisted of a light yellowish brown fine sandy loam textured soils with roots present and angular rock fragments observed. The remainder of the profile consisted of a light yellowish brown to light olive gray fine sandy loam textured soil with no roots visible, angular rock fragments were still present with the soil textures being firm and difficult to excavate.

Pit depths were limited to 12 inches below the observed seasonal high water table or to refusal.

**Recommendations:** It is my recommendation that, based upon results of the test pits evaluated and site conditions observed, there is suitable soils and sufficient area for the five (5) new single-family dwelling sites proposed.



## Test Pit Summary

Test Pit no.	Preliminary Soil	Mottling	Restrictive Layer	Bedrock/ Refusal	System Type	Size Recomm.
1	3 D	-10"	-14"	none	Enviro-Septic	13x50
2	3 D	-14"	-15"	none	Enviro-Septic	13x50
3	3 C	-18"	-20"	none	Enviro-Septic	10x50
4	3 C	-24"	-26"	none	Enviro-Septic	10x50
5	3 C	-22"	-24"	none	Enviro-Septic	10x50

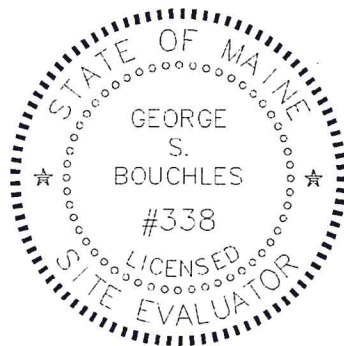
The site and soils information contained within this report is preliminary and intended for the purpose of review and planning purposes only. Prior to the issuance of any municipal permits, a full site and soils evaluation of each lot will be required, and a complete design of the proposed subsurface waste water disposal system and location must be delineated on the State supplied HHE-200 soils design forms.

I trust the enclosed information will satisfy your immediate needs. Should you have any questions, feel free to give me a call.

Respectfully yours,  
CADmaster Drafting & Septic Design



George S. Bouchles, LSE 338



## **STORMWATER MANAGEMENT PLAN**

### **Woodbury Heights Subdivision Auburn, Maine**

The following Stormwater Management Plan has been prepared for B & M Developers, Inc. to evaluate stormwater runoff and erosion control for the proposed 5 lot residential subdivision located on Danville Corner Road and Woodbury Road, in Auburn, Maine.

#### **Existing Conditions**

The development parcel is approximately 57.4 acres and is located northwest of the intersection of Danville Corner Road and Woodbury Road in Auburn, Maine. The site is an undeveloped forest that is located south-southwest of Danville Corner Road and north of Woodbury Road Baker Road (see attached Aerial Map). The parcel is bisected by a forested wetland system that flows from the midpoint of the property along Woodbury Road to the northernmost property corner adjacent to Danville Corner Road. The area within 200' of either side of the wetland system generally contains slopes that are typically between 4%-6%. The remainder of the site features typical slopes between 8%-15%. The northeastern half of the site drains to the wetland system. The remainder of the property drains to a brook that is located just downstream of the western property. Both outlet points eventually drain to the Royal River. A copy of a composite U.S.G.S. Quadrangle Map (Lewiston & Minot) is attached to this submittal.

#### **Proposed Development**

The applicants propose to create a 5 lot residential subdivision on approximately 13.3 acres and will retain the remaining 43.2 acres. Four of the proposed lots will be located along Danville Corner Road and the fifth will access directly to Woodbury Road. No new infrastructure is proposed. There are no proposed wetland impacts from this development.

The lots will be surrounded by wooded stormwater buffers that were designed to meet MDEP Chapter 500 requirements. The extensive buffers will ensure that existing drainage patterns are preserved to the maximum extent possible by both keeping the water spread out over the development area and encouraging runoff to be non-channelized. The buffers will help to control the peak rate of runoff of the post development condition while providing a high degree of water quality treatment.

The applicants intend to selectively cut trees within the buffer during development to provide views of Mt. Washington for some of the lots. They will limit the disturbance to the ground cover to preserve the functionality of the buffer areas.

#### **Flooding**

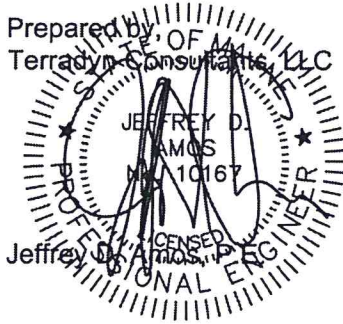
The development area is not located within an area of flood hazard according to the Federal Insurance Rate Maps 23001C0317E & 23001C0320E. See attached maps.

**Onsite Soils**

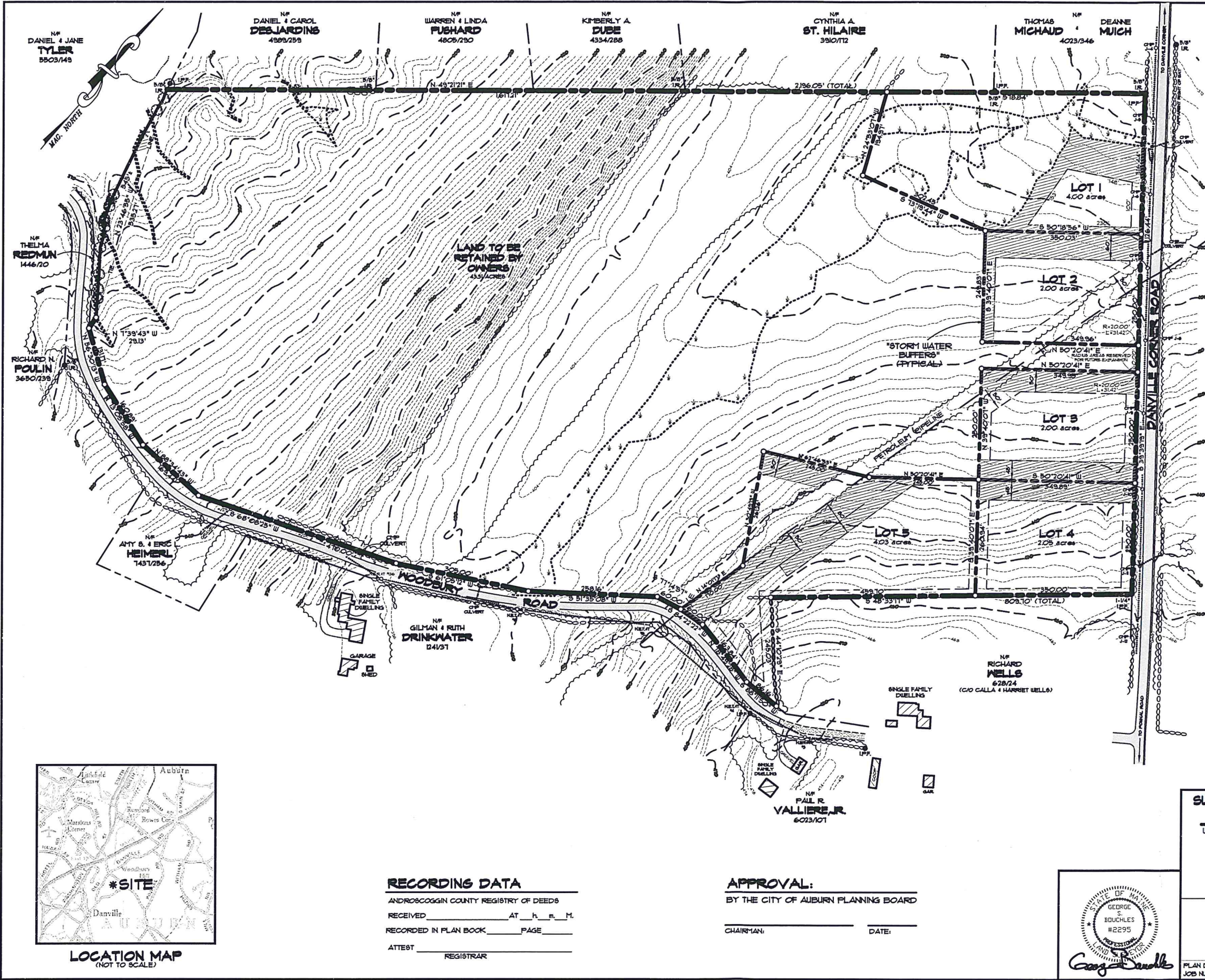
The soils were delineated from the Androscoggin County Medium Intensity Soil Survey as shown on the Soil Data Viewer on the NRCS website (See attached map). The soil survey reports the watershed soils are varied across the project site, but the development is generally located over hydrologic group (HSG) C soils. All stormwater buffers were sized for HSG C soils.

**Summary**

Based on the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion or other significant adverse effects downstream of the site.





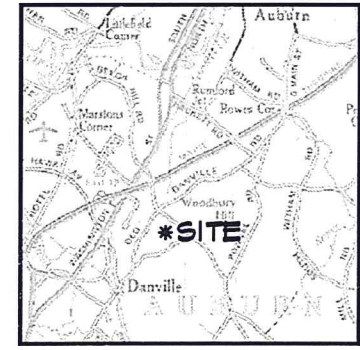


- NOTES:**
- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED FEBRUARY 5, 1988, AND AS SHOWN ON AND ORIENTED TO A PLAN AS REFERRED TO IN NOTE 3 BELOW.
  - 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
  - 3) TOTAL AREA OF PARCEL = 513.9 ACRES. (LOT 1 THRU 5 = 30.00 ACRES).
  - 4) REFERENCE IS MADE TO A PLAN ENTITLED "STANDARD BOUNDARY SURVEY - NORWICH SUBDIVISION" DATED AUGUST 10, 1988 BY GILLESPIES LAND SURVEYING, AND RECORDED AT SAID REGISTRY IN PLAN BOOK 40, PAGE 183.
  - 5) FOR INFORMATION REGARDING THE WOODBURY ROAD REFERENCE IS MADE TO THE CITY OF AUBURN'S COUNCIL RECORDS VOLUME 18, PAGE 246, DATED NOVEMBER 20, 1961. THIS ACTION BY THE COUNCIL WAS MADE TO OFFICIAL NAME CERTAIN ROADS WITHIN WARD FIVE. RESEARCH AT THE ABOVE REFERENCED REGISTRY, THE CITY OF AUBURN AND THE COUNTY COMMISSIONERS OFFICE INDICATED THE EXISTENCE OF THIS ROAD TO AT LEAST 1884. NO FORMAL DEFINITION FOR ITS LOCATION AND WIDTH WAS FOUND. THE APPARENT RIGHT OF WAY OF THE WOODBURY ROAD WAS ESTABLISHED AS A THREE (3) ROAD WIDE ROAD (488') UTILIZING EXISTING MONUMENTATION FOUND (IE. STONEMULL, IRON PIPES OR RODS, ETC.) AND THE CENTERLINE OF THE EXISTING ROAD AS BEST AS PRACTICABLE.
  - 6) THE PREMISES IS SHOWN ON THE CITY OF AUBURN'S MUNICIPAL TAX MAP NO. 10, LOT 9 AND IS CURRENTLY LOCATED WITHIN THE "LOW DENSITY RURAL RESIDENCE DISTRICT". DIMENSIONAL REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
    - A) MINIMUM LOT SIZE = 46,260 SQ. FT. (1 ACRE)
    - B) MINIMUM FRONTAGE = 250'
    - C) MINIMUM FRONT AND REAR YARD SETBACK = 25'
    - D) MINIMUM SIDE YARD SETBACK = 15'
    - E) MAXIMUM HEIGHTS = 35'
  - 7) SOURCE DEED AND CURRENT OWNER, B4M DEVELOPERS, INC. - REFERENCE IS MADE TO A DEED FROM INEZ BUCK, NANCY MAHEI, & JUDITH DAVIS-KOVATS TO B4M DEVELOPERS, INC. DATED SEPTEMBER 15, 2014, AND RECORDED AT SAID REGISTRY IN BOOK 9997, PAGE 44.
  - 8) THE PREMISES IS SUBJECT TO A PETROLEUM PIPELINE EASEMENT CONVEYED TO BUCKEYE PIPE LINE TRANSPORTATION, LLC DATED JULY 19, 2011, AND RECORDED AT SAID REGISTRY IN BOOK 5334, PAGE 91. THE LOCATION OF THE PIPELINE, AS SHOWN ON THIS PLAN, IS APPROXIMATE BASED ON SIGNAGE LOCATED ALONG ITS LENGTH AS IT PASSES THROUGH THIS PARCEL.
  - 9) TOPOGRAPHIC INFORMATION AS SHOWN ON THIS PLAN WAS OBTAINED FROM THE CITY OF AUBURN'S GIS DATA BASE AND IS BASED UPON 2' LIDAR POINTS. NO FIELD VERIFICATION OF THIS INFORMATION WAS PERFORMED BY THIS SURVEYOR.
  - 10) WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY VAUGHAN SMITH ASSOCIATES, AND LOCATED WITH A TRIPLE HAND HELD GPS (608 METER) UNIT AND ORIENTATED TO EXISTING PROPERTY INFORMATION AS SHOWN AND IS SUBJECT TO ERRORS TYPICALLY FOUND WITH THIS TYPE OF SURVEY LOCATION UNIT.
  - 11) THIS PLAN WAS PREPARED UNDER THE DIRECT SUPERVISION OF GEORGE S BOUCHLES, PL 6 2295.

**LEGEND:**

●	IRON PIPE OR ROD FOUND
○	IRON ROD WITH SURVEYOR'S I.D. CAP SET
⊖	STONE WALL
—○—	UTILITY POLE WITH OVER-HEAD UTILITY LINE
—○—	APPROXIMATE UNDERGROUND GAS LINE
NF	NOW OR FORMERLY
628/24	BOOK AND PAGE NUMBER
—	PROPERTY LINE
- - -	BUILDING ENVELOPE AND SETBACK LINES
—	SIGN (PIPELINE)
~	APPROXIMATE TREE LINE
⊙	HARDWOOD TREE WITH BARBED WIRE
⊙	SOFTWOOD TREE WITH BARBED WIRE
—	APPROXIMATE WETLAND BOUNDARY
—	EXISTING CONTOUR
—	GRAVEL ROAD
—	PAVED ROAD
—	STORM WATER BUFFER
⊕	PRELIMINARY SOILS TEST PITS

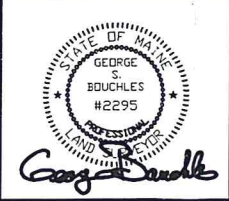
**REDUCTION**  
SCALE: 1" = 100'



**LOCATION MAP**  
(NOT TO SCALE)

**RECORDING DATA**  
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ AT \_\_\_\_\_ M.  
RECORDED IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTRAR

**APPROVAL:**  
BY THE CITY OF AUBURN PLANNING BOARD  
CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_



**SUBDIVISION & TOPOGRAPHIC SITE PLAN**  
**WOODBURY HEIGHTS**  
WOODBURY & DANVILLE CORNER ROADS AUBURN, MAINE  
ANDROSCOGGIN COUNTY  
OWNERS OF RECORD AND PREPARED FOR  
**B4M DEVELOPERS, INC.**  
195 CENTER STREET AUBURN, MAINE 04210

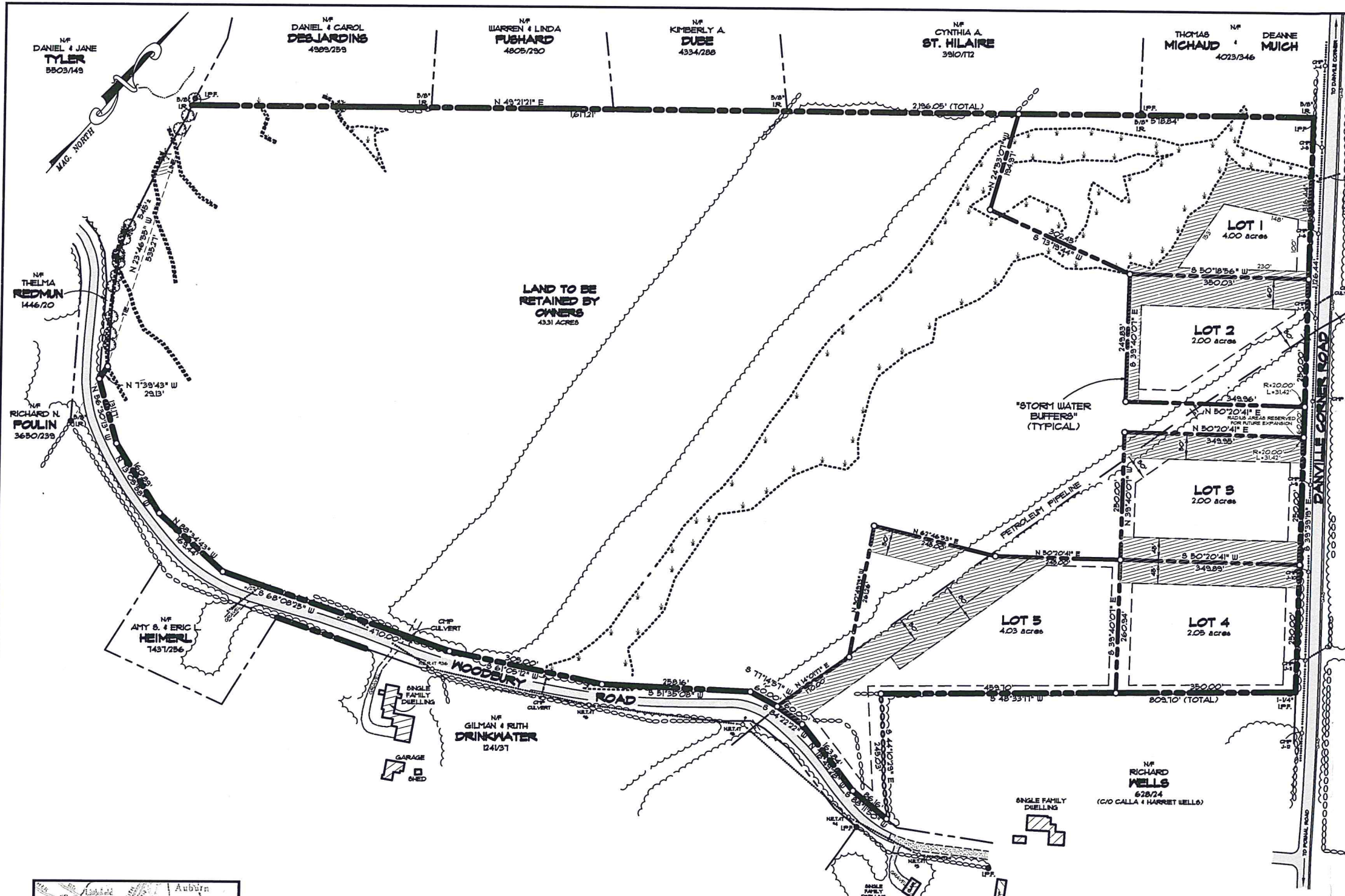
prepared by  
CADmaster Drafting,  
Land Surveying & Septic Designs  
181 Madison St., Auburn, ME 04210  
tel: 603-287-2292 cell: 203-457-7777

PLAN DATE: FEBRUARY 10, 2018  
JOB NUMBER: 14-060

SCALE: 1" = 100'  
CADD: 14-060PHASE1TOPODWG

SHEET 2 OF 2

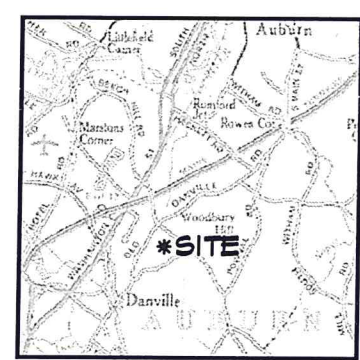




- NOTES:**
- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED FEBRUARY 3, 1988, AND AS SHOWN ON AND ORIENTED TO A PLAN AS REFERRED TO IN NOTE 3 BELOW.
  - 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
  - 3) TOTAL AREA OF PARCEL = 51.39 ACRES. (LOTS 1 THRU 5 = 14.08 ACRES).
  - 4) REFERENCE IS MADE TO A PLAN ENTITLED "STANDARD BOUNDARY SURVEY - NORWOOD SUBDIVISION" DATED AUGUST 10, 1999 BY CULLENBERG LAND SURVEYING, AND RECORDED AT SAID REGISTRY IN PLAN BOOK 40, PAGE 18A.
  - 5) FOR INFORMATION REGARDING THE WOODBURY ROAD REFERENCE IS MADE TO THE CITY OF AUBURN'S COUNCIL RECORDS VOLUME 18, PAGE 246, DATED NOVEMBER 20, 1961 THIS ACTION BY THE COUNCIL WAS MADE TO OFFICIAL NAME CERTAIN ROADS WITHIN WARD FIVE. RESEARCH AT THE ABOVE REFERENCED REGISTRY, THE CITY OF AUBURN AND THE COUNTY COMMISSIONERS OFFICE INDICATED THE EXISTENCE OF THIS ROAD TO AT LEAST 1884. NO FORMAL DEFINITION FOR ITS LOCATION AND WIDTH WAS FOUND. THE APPARENT RIGHT OF WAY OF THE WOODBURY ROAD WAS ESTABLISHED AS A THREE (3) ROAD WIDE ROAD (48.5') UTILIZING EXISTING MONUMENTATION FOUND (I.E. STONE WALL, IRON PIPES OR RODS, ETC.) AND THE CENTERLINE OF THE EXISTING ROAD AS BEST AS PRACTICABLE.
  - 6) THE PREMISES IS SHOWN ON THE CITY OF AUBURN'S MUNICIPAL TAX MAP NO. 10. LOT 5 AND IS CURRENTLY LOCATED WITHIN THE "LOW DENSITY RURAL RESIDENCE DISTRICT". DIMENSIONAL REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
    - A) MINIMUM LOT SIZE = 46,560 SQ. FT. (1 ACRE)
    - B) MINIMUM FRONTAGE = 250'
    - C) MINIMUM FRONT AND REAR YARD SETBACK = 25'
    - D) MINIMUM SIDE YARD SETBACK = 5'
    - E) MAXIMUM HEIGHTS = 35'
  - 7) SOURCE DEED AND CURRENT OWNER: B4M DEVELOPERS, INC. - REFERENCE IS MADE TO A DEED FROM NEZ BUCK, NANCY MENEIL & JUDITH DAVIS-KOVATS TO B4M DEVELOPERS, INC. DATED SEPTEMBER 8, 2014, AND RECORDED AT SAID REGISTRY IN BOOK 8951, PAGE 44.
  - 8) THE PREMISES IS SUBJECT TO A PETROLEUM PIPELINE EASEMENT CONVEYED TO BUCKEYE PIPE LINE TRANSPORTATION, LLC DATED JULY 19, 2011, AND RECORDED AT SAID REGISTRY IN BOOK 8034, PAGE 51. THE LOCATION OF THE PIPELINE, AS SHOWN ON THIS PLAN, IS APPROXIMATE BASED ON SIGNAGE LOCATED ALONG ITS LENGTH AS IT PASSES THROUGH THIS PARCEL.
  - 9) WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY VAUGHAN SMITH ASSOCIATES, AND LOCATED WITH A TRIMBLE HAND HELD GPS (5METER) UNIT, AND ORIENTATED TO EXISTING PROPERTY INFORMATION AS SHOWN AND IS SUBJECT TO ERRORS TYPICALLY FOUND WITH THIS TYPE OF SURVEY LOCATION UNIT.
  - 10) THIS PLAN WAS PREPARED UNDER THE DIRECT SUPERVISION OF GEORGE S BOUCHLES, PLS 2245.

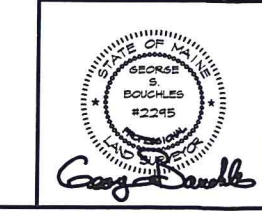
- LEGEND:**
- IRON PIPE OR ROD FOUND
  - IRON ROD WITH SURVEYOR'S I.D. CAP SET
  - STONE WALL
  - UTILITY POLE WITH OVERHEAD UTILITY LINE
  - APPROXIMATE UNDERGROUND GAS LINE
  - N/F NOW OR FORMERLY
  - 628/24 BOOK AND PAGE NUMBER
  - PROPERTY LINE
  - - - BUILDING ENVELOPE AND SETBACK LINES
  - SIGN (PIPELINE)
  - APPROXIMATE TREE LINE
  - HARDWOOD TREE WITH BARBED WIRE
  - SOFTWOOD TREE WITH BARBED WIRE
  - APPROXIMATE WETLAND BOUNDARY
  - GRAVEL ROAD
  - PAVED ROAD
  - STORM WATER BUFFER

**REDUCTION**  
SCALE: 1" = 100'



**RECORDING DATA**  
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ AT \_\_\_\_\_ M.  
RECORDED IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTRAR

**APPROVAL:**  
BY THE CITY OF AUBURN PLANNING BOARD  
CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_



**SUBDIVISION PLAN**  
**WOODBURY HEIGHTS**  
WOODBURY & DANVILLE CORNER ROADS AUBURN, MAINE  
ANDROSCOGGIN COUNTY  
OWNERS OF RECORD AND PREPARED FOR  
**B4M DEVELOPERS, INC.**  
195 CENTER STREET AUBURN, MAINE 04210

prepared by  
**CADmaster Drafting,**  
Land Surveying & Septic Designs  
101 Madison St., Auburn, ME 04210  
tel./fax: 609-222-2010/2010-5567

PLAN DATE: FEBRUARY 10, 2018  
JOB NUMBER: 14-060  
SCALE: 1" = 100'  
CADD: 14-060PHASE1PLANDWG  
SHEET 1 OF 2