



## SurveyWorks, Incorporated

Land Use Consultants  
www.surveyworksinc.com

September 10, 2015

Douglas Greene, City Planner  
Planning & Permitting Department  
City of Auburn  
60 Court Street  
Auburn, ME 04210

RE: Vallieres Auto Sales and Service  
204 Minot Avenue, Auburn – Map 230, Lot 159

Mr. Greene and Planning Board Members,

Pursuant to an onsite at 204 Minot Avenue in Auburn with the owner of the proposed Vallieres Auto Sales and Service, representatives of SurveyWorks, Inc. and Douglas Greene, City Planner at the Auburn Planning and Permitting Department, we are requesting the following waivers:

1. *Chapter 60-607. (13,d) Off Street Parking which requires a 10 foot landscape buffer in any front yard adjacent to a street right of way*

Due to severe site constraints of a very narrow lot, the applicant respectfully requests a waiver from the 10' buffer for the following areas:

- a. Southerly of the building on Minot Avenue down to 4'
- b. Northerly of the building on Minot Avenue down to 0'.
- c. Southerly of the building on High Street down to 0'.

Without this waiver parking on the site would not allow for traffic flow though the lot.

2. *Driveway spacing requirement of Chapter 60-800 of 150 feet for a 35 mph highway speed*
  - a. The driveway spacing on Minot Avenue closest to High Street, as shown on the site plan, is 81' and does not meet the spacing requirement and cannot meet the requirement due to the limits of the lot. However, the applicant has limited the driveway to "right turn only" when exiting. The applicant has also eliminated the driveway entrance that currently exists nearest the intersection of Minot Avenue and High Street and the driveway entrance that currently exists on High Street.

The applicant respectfully requests a waiver from the 150' spacing requirement for this driveway down to 81'.

Following is a list of changes made to the site plan in addition to the changes that are addressed above in the waiver requests:

1. Concrete wheel stops have been placed at each parking stall.

2. Additional landscaping information has been noted on the plan to be approved by the City Planner prior to installation.
3. A proposed 526 square foot area to be acquired by the City of Auburn for future traffic flow improvements has been added to the plan at the corner of Minot Avenue and High Street.
4. The 3-point turn concern was addressed by Jeff Amos, PE and is in your packet in the form of an email from Mr. Amos.

The applicants plan for the exterior treatment of the structure is to repair and/or replace the steel siding and to paint a cream color, Navajo Sand, with a complementary color trim.

Respectfully submitted,



George A. Courbron  
President

GAC/ljm

**NOTES:**

- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS SHOWN ON THE PLAN REFERENCED IN NOTE 8A BELOW.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD).
- 3) OWNER OF RECORD: JOHN M. VALLIERES, SEE DEED FROM LEMILT'S PETROLEUM, INC. DATED SEPTEMBER 25, 2012 RECORDED IN THE ACRD IN BOOK 8501 PAGE 155.
- 4) TOTAL AREA OF SURVEYED PARCEL 9,536.19 sqft.
- 5) PARCEL IS DELINEATED ON THE CITY OF AUBURN'S GIS/TAX MAP 230 LOT 159.
- 6) CURRENT ZONING: THE PROPERTY IS LOCATED IN THE GENERAL BUSINESS DISTRICT. YOU SHOULD CONSULT WITH THE CITY OF AUBURN'S LAND USE ORDINANCE AND THE CODE ENFORCEMENT OFFICER IN REGARDS TO THE PARTICULARS TO THESE ZONES. FOR SETBACKS SEE CODE OF ORDINANCES CITY OF AUBURN, CHAPTER 60 ZONING, ARTICLE IV DISTRICT REGULATIONS, DIVISION 12 GENERAL BUSINESS DISTRICT, SEC 60-500 DIMENSIONAL REGULATIONS
- 7) THE EXISTING DWELLING IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE CITY OF AUBURN'S FLOOD INSURANCE RATE MAP PANEL 328 OF 410 NUMBER 2300IC0328E EFFECTIVE DATE JULY 8, 2013
- 8) PLAN REFERENCE:  
A.) "SITE PLAN" BY CULLENBERG LAND SURVEYING DATED JANUARY 3, 2013, (UNRECORDED)  
B.) "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" DATED AUGUST 1989, RECORDED IN THE ACRD IN PLAN BOOK 31 PAGE 55.
- 9) THE DEPTH, SIZE, LOCATION, EXISTENCE, NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT LOCATED AS PART OF THIS SURVEY. YOU ARE REQUIRED TO NOTIFY DIG SAFE OR OTHER QUALIFIED AGENCIES TO LOCATE ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE BEGINNING ANY EXCAVATION.
- 10) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 11) THE PARCEL IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE TOWN OF AUBURN'S FLOOD INSURANCE RATE MAP, PANEL 328 OF 410, MAP NUMBER 2300IC0328E EFFECTIVE DATE JULY 08, 2013.
- 12) PROPERTY INFORMATION BASED ON SITE PLAN PROVIDED BY CLIENT, PRODUCED BY CULLENBERG LAND SURVEYING DATED JANUARY 3, 2013.

**LANDSCAPE NOTE:**

- THE FOLLOWING LANDSCAPE AREAS SHALL BE APPROVED BY THE CITY PLANNER PRIOR TO INSTALLATION
- 1.) THE LANDSCAPE AREA ON HIGH STREET SHALL BE OF THREE SHRUBS AND ANNUAL FLOWERS.
  - 2.) THE LANDSCAPE BUFFER ALONG MINOT AVENUE SHALL CONSIST OF EVERGREEN OR DECIDUOUS SHRUBS PLANTED 3 FOOT ON CENTER AND MAINTAINED AT BETWEEN 24" AND 36" TALL.
  - 3.) THE LANDSCAPE AREA AT THE NORTHERN BOUNDARY SHALL BE OF 2 EVERGREEN OR DECIDUOUS TREES AND 5 SHRUBS.



**SITE PLAN**  
**"VALLIERES AUTO SALES & SERVICES"**

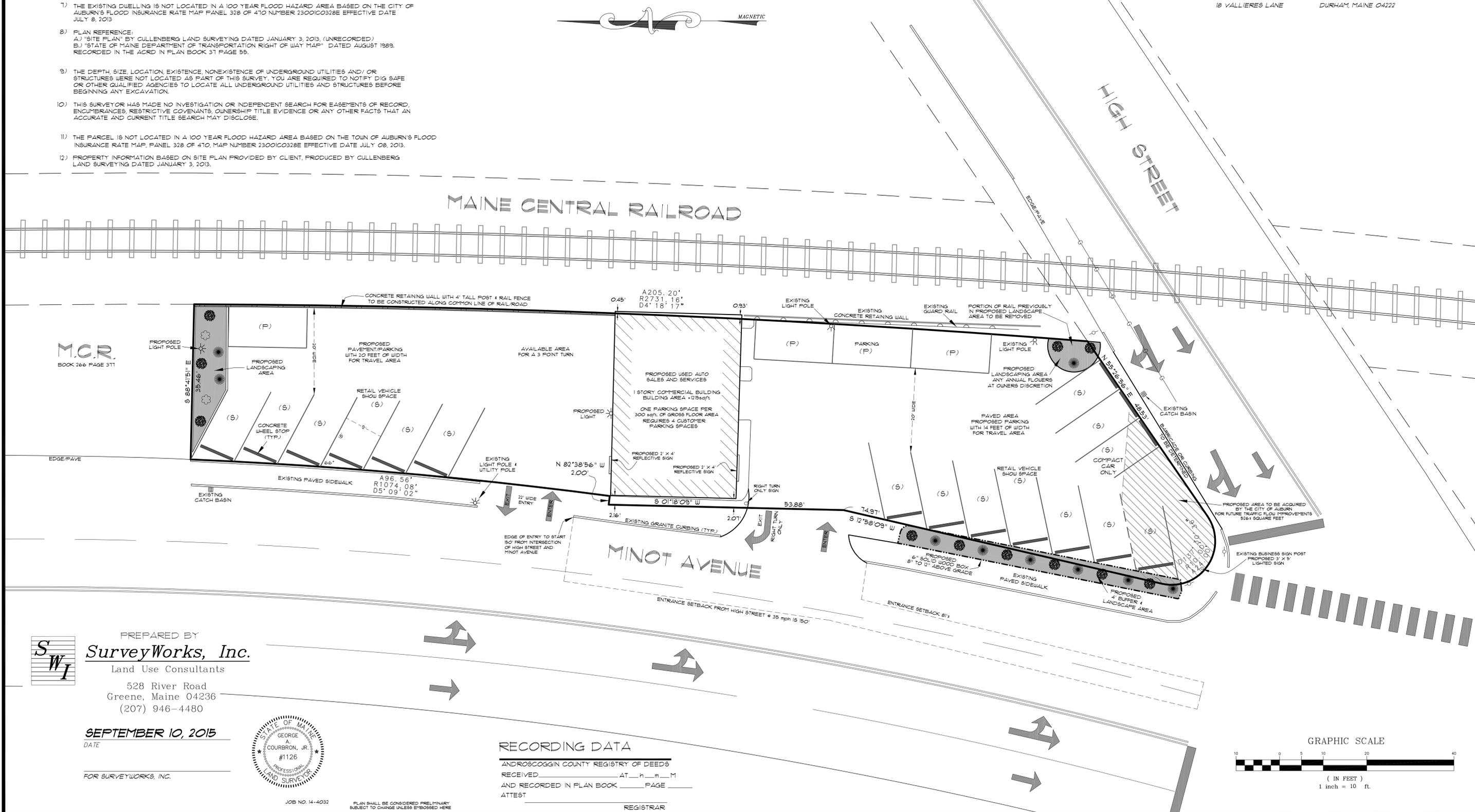
204 MINOT AVENUE - AUBURN, MAINE

ANDROSCOGGIN COUNTY

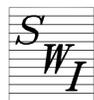
PREPARED FOR OWNER OF RECORD

**JOHN M. VALLIERES**

18 VALLIERES LANE DURHAM, MAINE 04222



M.C.R.  
BOOK 266 PAGE 311



PREPARED BY  
**SurveyWorks, Inc.**  
Land Use Consultants

528 River Road  
Greene, Maine 04236  
(207) 946-4480

**SEPTEMBER 10, 2015**  
DATE

FOR SURVEYWORKS, INC.



JOB NO. 14-4032 PLAN SHALL BE CONSIDERED PRELIMINARY  
SUBJECT TO CHANGE UNLESS E-BOARDED HERE

**RECORDING DATA**

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ AT \_\_\_\_\_ M  
AND RECORDED IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTRAR

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 10 ft.

## SurveyWorks, Inc.

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**From:** Jeff Amos, P.E. <jeff@terradyconsultants.com>  
**Sent:** Thursday, September 10, 2015 8:23 AM  
**To:** 'SurveyWorks, Inc.'  
**Subject:** RE: 204 Minot Avenue  
**Attachments:** 3 Point Turn.pdf

A 3 point turn is very easy to make with a large passenger car. The vehicle in this exhibit is 19' long.

Jeff Amos, P.E.

**From:** SurveyWorks, Inc. [<mailto:contact@surveyworksinc.com>]  
**Sent:** Thursday, September 10, 2015 7:56 AM  
**To:** Jeff Amos <[jeff@terradyconsultants.com](mailto:jeff@terradyconsultants.com)>  
**Subject:** 204 Minot Avenue

Hello Jeff,

Please see the attached plan and the area that needs a 3 point turn around.

Call George with any questions.

Thank you!



Lisa Merrill, Office Manager  
*SurveyWorks, Inc.*  
528 River Road  
Greene, ME 04236  
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(207) 946-4483 fax  
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GAC/ljm

CONCRETE RETAINING WALL WITH 4' TALL POST & RAIL FENCE TO BE CONSTRUCTED ALONG COMMON LINE OF RAIL/ROAD

A205.20'  
R2731.16'  
D4°18'17"

PROPOSED PAVEMENT/PARKING WITH 20 FEET OF WIDTH FOR TRAVEL AREA

AASHTO 2011 (US)

I need a 3 point turn around in this area only

AVAILABLE AREA FOR A 3 POINT TURN AASHTO 2041 (US)

RETAIL VEHICLE SHOW SPACE

(S)

(S)

(S)

A96.56'  
R1074.08'  
D5°09'02"

EXISTING LIGHT POLE UTILITY

AASHTO 2011 (US)

PROPOSED LIGHT

N 82°38'56" W  
2.00'

PROPOSED US SALES AND SERVICE

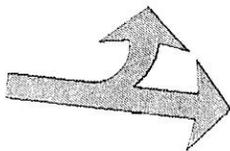
1 STORY COMMERCIAL BUILDING AREA

ONE PARKING SPACE 300 sqft. OF GROSS AREA REQUIRES 4 CURB PARKING SPACES

PROPOSED 2' X 4' REFLECTIVE SIGN

2.16'

MINOT



SCALE

1 inch = 10 feet