

Development Review Application
for
Homes on Delly Drive
Subdivision

Submitted To:
City of Auburn

Prepared For:
RF 1 Properties, LLC
28 Weare Road
Seabrook, NH 03874

Prepared By:



March 4, 2020

March 4, 2020

Matt Duvall
City of Auburn Planning Board
60 Court St. Auburn, ME 04210

RE: Development Review Application, "Homes on Delly Drive" Subdivision (301 Stevens Mill Rd.)
Tax Map 277, Lot 048

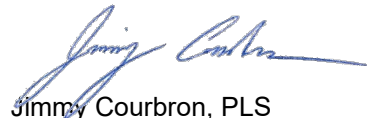
Dear Matt & Board Members:

On behalf of our Client, Paul Hollis of RF 1 Properties, LLC, we are pleased to submit the following plan and supporting documents as a completed Development Review Application for the "Homes on Delly Drive" subdivision. Our client proposes to create four, two-unit residential lots on the subject parcel. The parcel to be divided is located on the northwesterly corner of Hotel Road and Stevens Mill Road and is located entirely within the Suburban Residence (SR) District. All proposed lots will have frontage on the existing streets and will be accessed by a shared driveway. All lots will be served by public water and private, on-site waste water disposal systems. All lots meet or exceed the minimum zoning and dimensional requirements, in part by way of the "bonus" or reduction in lot size and road frontage granted for developments that utilize shared driveways. The shared driveways incentive can be found under Sec. 60-804 of Article X of the zoning ordinance. Shared driveways are encouraged by the City in order to minimize the number of driveways along a street. Included with this application is a waiver request for the reduction in minimum lot size and frontage.

An Existing Conditions plan of the subject parcel to be divided is attached hereto and is also depicted on the subdivision plan. The parcel currently consists of a derelict house, driveway and yard. About three quarters of the lot is wooded. There is a wetland within the parcel, as well as a floodway and associated floodplain. Also included with this application is the wetland delineation report, a preliminary soils log/report and a few exhibits. No wetlands will be filled or disturbed by development within this subdivision. The floodplain will also not be filled or disturbed. Please refer to the "Subdivision Notes" on the plan for more details regarding development/subdivision restrictions specific to this project.

SurveyWorks, Inc. has been retained by RF 1 Properties, LLC to act as their agent and to provide all necessary information and documentation required for review and approval of this application and subdivision plan by the Board. We look forward to the opportunity to present this application and supporting material to you at the next scheduled meeting.

Sincerely yours,



Jimmy Courbron, PLS
Principal
SurveyWorks, Inc.

TABLE OF CONTENTS

1. *Development Review Application*
 - A. Application
 - B. Letter of Financial Capacity
 - C. Source Deed

2. *Additional Information*
 - A. Waiver Requests
 - B. Fire Prevention Officer Notice

3. *Preliminary Soils Report*

4. *Preliminary Wetland Delineation Report*

5. *Exhibits*
 - A. City of Auburn Parcel Map w/Water & Sewer
 - B. City of Auburn Parcel Map w/ Floodplain
 - C. FIRMette

6. *Existing Conditions Plan*

7. *Subdivision Plan*



Development Review Application

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



PROJECT NAME: The Homes on Delly Drive Subdivision

PROPOSED DEVELOPMENT ADDRESS: 301 Stevens Mill Road

PARCEL ID#: 217-048

REVIEW TYPE: **Site Plan** **Site Plan Amendment**
 Subdivision **Subdivision Amendment**

PROJECT DESCRIPTION: Division of a 4.03 acre lot into four duplex lots.

CONTACT INFORMATION:

Applicant

Name: RF 1 Properties, LLC.
Address: 28 Weare Road
Zip Code Seabrook, NH 03874
Work #: (207) 216-0333
Cell #: _____
Fax #: _____
Home #: _____
Email: phollisland@gmail.com

Project Representative

Name: SurveyWorks, Inc.
Address: 7 Cobblestone Drive, Suite 4
Zip Code Turner, ME 04282
Work #: (207) 200-1678
Cell #: (207) 212-4478
Fax #: _____
Home #: _____
Email: jim@surveyworksinc.com

Property Owner

Name: Glenn Deletetsky
Address: P.O. Box 1468
Zip Code Ogunquit, ME 03907
Work #: _____
Cell #: (207) 590-8649
Fax #: _____
Home #: _____
Email: _____

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

Name: _____
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	Approx. 1,500	sq. ft.
Proposed Total Paved Area	Approx. 14,200	sq. ft.
Proposed Total Impervious Area	Approx. 16,400	sq. ft.
Proposed Impervious Net Change	Approx. 14,900	sq. ft.
Impervious surface ratio existing	Approx. 0.85%	% of lot area
Impervious surface ratio proposed	Approx. 9.33%	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	750	sq. ft.
Proposed Building Footprint	Approx. 2,200	sq. ft.
Proposed Building Footprint Net change	1450	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	Yes	(yes or no)
Building Area/Lot coverage existing	<1%	% of lot area
Building Area/Lot coverage proposed	Approx. 5% (average per new lot)	% of lot area

ZONING

Existing	Suburban Residential (SR)
Proposed, if applicable	No change, unless LMoDRD is adopted

LAND USE

Existing	Single Family Residential
Proposed	Two-Family Residential

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	1
Proposed Number of Residential Units	8
Subdivision, Proposed Number of Lots	4

PARKING SPACES

Existing Number of Parking Spaces	1-2
Proposed Number of Parking Spaces	8-16
Number of Handicapped Parking Spaces	N/A
Proposed Total Parking Spaces	16

ESTIMATED COST OF PROJECT

\$1,296,000 (@ \$150 per square ft.)

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	N/A	sq. ft.
Proposed Disturbed Area	N/A	sq. ft.
Proposed Impervious Area	N/A	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 crated 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) N/A passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A 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 Suburban Residential District zoning district.
2. Parcel Area: 4.03 acres / 175,741 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>21,780</u>	<u>37,935</u>
Street Frontage	<u>127.5' for shared driveways</u>	<u>128'</u>
Min Front Yard	<u>25'</u>	<u>>25'</u>
Min Rear Yard	<u>25'</u>	<u>>25'</u>
Min Side Yard	<u>15'</u>	<u>>25'</u>
Max. Building Height	<u>35' / 25 stories</u>	<u>< 35'</u>
Use Designation	<u>single family</u>	<u>two-family</u>
Parking Requirement	<u>1 space/ per square feet of floor area</u>	
Total Parking:	<u>1.5 per unit</u>	<u>2 per unit</u>
Overlay zoning districts(if any):	<u>Floodplain</u>	<u>/</u>
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name <u>No</u></u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
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 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.

Signature of Applicant: 	Date: March 3, 2020
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Development Review Checklist

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



**THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
SUBMITTED FOR AN APPLICATION TO BE COMPLETE**

PROJECT NAME: The Homes on Delly Drive (subdivision)

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 301 Stevens Mill Rd. (217-048)

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan (Subdivision Plan)					
	Owner's Names/Address	✓			
	Names of Development	✓			
	Professionally Prepared Plan	✓			
	Tax Map or Street/Parcel Number	✓			
	Zoning of Property	✓			
	Distance to Property Lines	✓			
	Boundaries of Abutting land	✓			
	Show Setbacks, Yards and Buffers	✓			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs	N/A			
	Drive Openings/Locations	✓			
	Subdivision Restrictions	✓			
	Proposed Use	✓			
	PB/BOA/Other Restrictions	T.B.D.			
	Fire Department Review	✓			
	Open Space/Lot Coverage	✓			
	Lot Layout (Lewiston only)	N/A			
	Existing Building (s)				
	Existing Streets, etc.				
	Existing Driveways, etc.				
	Proposed Building(s)				
	Proposed Driveways				
Landscape Plan		N/A			
	Greenspace Requirements				
	Setbacks to Parking				
	Buffer Requirements				
	Street Tree Requirements				
	Screened Dumpsters				
	Additional Design Guidelines				
	Planting Schedule				

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
Stormwater & Erosion Control Plan		N/A			
	Compliance w/ chapter 500				
	Show Existing Surface Drainage				
	Direction of Flow				
	Location of Catch Basins, etc.				
	Drainage Calculations				
	Erosion Control Measures				
	Maine Construction General Permit				
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
Lighting Plan		N/A			
	Full cut-off fixtures				
	Meets Parking Lot Requirements				
Traffic Information		N/A			
	Access Management				
	Signage				
	PCE - Trips in Peak Hour				
	Vehicular Movements				
	Safety Concerns				
	Pedestrian Circulation				
	Police Traffic				
	Engineering Traffic				
Utility Plan		N/A			
	Water				
	Adequacy of Water Supply				
	Water main extension agreement				
	Sewer				
	Available city capacity				
	Electric				
	Natural Gas				
	Cable/Phone				
Natural Resources					
	Shoreland Zone	None			
	Flood Plain	As Mapped			
	Wetlands or Streams	As Mapped			
	Urban Impaired Stream	None			
	Phosphorus Check	N/A			
	Aquifer/Groundwater Protection	?			
	Applicable State Permits	None Needed			

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	No Name Pond Watershed (Lewiston only)	N/A			
	Lake Auburn Watershed (Auburn only)	N/A			
	Taylor Pond Watershed (Auburn only)	N/A			
Right Title or Interest		✓			
	Verify				
	Document Existing Easements, Covenants, etc.				
Technical & Financial Capacity		✓			
	Cost Est./Financial Capacity				
	Performance Guarantee				
State Subdivision Law					
	Verify/Check	✓			
	Covenants/Deed Restrictions	T.B.D.			
	Offers of Conveyance to City	N/A			
	Association Documents	T.B.D.			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	✓			
	Data to Determine Lots, etc.	✓			
	Subdivision Lots/Blocks	✓			
	Specified Dedication of Land	N/A			
Additional Subdivision Standards		N/A			
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
A JPEG or PDF of the proposed site plan		✓			
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

March 4, 2020

Letter of Financial Capacity & Right, Title & Interest

Dear Evan & Board Members:

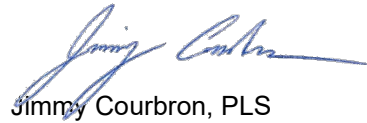
Our Client, Paul Hollis of RF 1 Properties, LLC, is an accomplished residential developer and home builder in the Southern Maine area. A portfolio of his work, as can be viewed on his website greatlotsofmaine.com, demonstrates his ability and financial capacity to realize the project as presented. Past projects that Paul has developed include *Brandy Crossing*, a sixteen-lot residential subdivision in Naples, Maine, and *Weeks Farm*, a seventeen-lot subdivision in Windham, Maine.

The *Homes on Delly Drive* subdivision will be Paul's first project in the Lewiston-Auburn area. Paul became aware of this property through his friend, Glenn Deletetsky.

Glenn is the sole heir of George & Mildred Deletetsky, the previous owners of the lot and homestead. On February 18, 2020, the City of Auburn released any interest it may have had in the subject parcel by virtue of various tax liens to Glenn Deletetsky by a deed recorded in the ACRD as Book 10309, Page 103. The deed is attached hereto.

Glenn has retained Paul Hollis & RF 1 Properties, LLC, to assist in developing this property.

Sincerely yours,



Jimmy Courbron, PLS
Principal
SurveyWorks, Inc.

Glenn Deletetsky
owner

N O T A N N O T
A N A N
O F F I C I A L O F F I C I A L
M U N I C I P A L Q U I T C L A I M D E E D W I T H O U T C O V E N A N T S

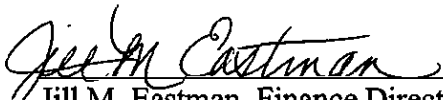
The Inhabitants of the Municipality of Auburn, a body corporate located in the County of Androscoggin, and State of Maine, for consideration paid, does hereby acknowledge, release, convey and forever quit claim unto GLENN DELETETSKY PERSONAL REPRESENTATIVE OF MILDRED L DELETETSKY, the following described property:

Property Location – 301 STEVENS MILL ROAD - Map 217 Lot 048000000 of the Assessor’s tax maps of the City of Auburn, which are on file in the Assessor’s office in the City of Auburn.

This deed is given for the purpose of releasing any interest the grantor may have in the above described premises by virtue of the tax liens recorded on July 10, 2017 in Book and Page 9637-195; July 6, 2018 in Book and Page 9877-248 and July 3, 2019 in Book and Page 10121-193.

IN WITNESS WHEREOF, The Inhabitants of the Municipality of Auburn have caused this instrument to be sealed with its corporate seal and signed in its corporate name by Jill M. Eastman, its Finance Director, thereunto duly authorized, this 18th day of February 2020.

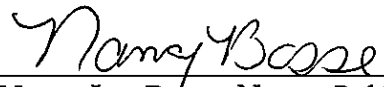
NO MAINE R.E.
TRANSFER TAX PAID



Jill M. Eastman, Finance Director
State of Maine
Androscoggin, SS.

Then personally appeared the above named Jill M. Eastman and acknowledged the foregoing instrument to be her free act and deed in her capacity and the free act and deed of said corporation.

Before me,



Nancy Lee Bosse, Notary Public
My Commission Expires January 29, 2023

March 4, 2020

Evan G. Cyr
City of Auburn Planning Board
60 Court St. Auburn, ME 04210

RE: Waiver Request, Minimum Lot Size and Road Frontage, "Homes on Delly Drive" Subdivision.

Dear Evan & Board Members:

On behalf of our Client, Paul Hollis of RF 1 Properties, LLC, we respectfully request a waiver to Sec. 60-256, § 1 of Article IV of the zoning ordinance, Dimensional Regulations for the Suburban Residents (SR) District. This subsection states:

"Minimum lot area, width and depth. No lot shall be created and/or no building shall be erected on a lot containing less than 21,780 square feet [per unit], and measuring less than 150 feet in width; and measuring less than 125 feet in depth."

We request this waiver on the grounds that a reduction in lot size per unit, width, and depth is allowed per Sec. 60-804 of Article X of the zoning ordinance. This section states:

"Shared driveways shall be encouraged for adjacent sites in order to minimize the number of driveways along the arterial. When two or more adjacent property owners agree to a shared curb cut, driveway or common frontage road, the development may be granted a bonus of lot size and road frontage up to 15 percent for each property owner. In addition, the percentage of the total lot area to be covered by buildings may be increased by up to ten percent for each development that uses a shared driveway. No additional parking shall be required as a result of building space."

This allows for the particular lots within this subdivision to have a reduction in lot size from 43,560 S.F. to 37,026 S.F, a reduction in lot width (frontage) from 150 feet to 127.5 and a reduction in lot depth from 125 feet to 106.25 feet. The proposed lots within this subdivision have a minimum area of 37,935 square feet, a lot width of 128.00 feet and a minimum lot depth of 216.10 feet. The lots are also all accessed via a shared driveway. As such, we believe that the subdivision substantially conforms to dimensional requirements for the SR District per the mentioned zoning ordinance sections.

Sincerely yours,



Jimmy Courbron, PLS
Principal
SurveyWorks, Inc.

March 4, 2020

David O'Connell – Fire Prevention Officer
City of Auburn Fire Department
Central Fire, 550 Minot Avenue
Auburn, ME 04210

RE: Notice Proposed Homes on Delly Drive Subdivision (301 Stevens Mill Rd.)

Dear Mr. O'Connell,

On behalf of our Client, Paul Hollis of RF 1 Properties, LLC, we respectfully present the attached subdivision plan. We request that you review this plan for any items of interest that you may note or areas of concern that you would like addressed prior to the April 14 Planning Board review & approval of this project.

Of particular interest to you may be the proposed shared driveway off of Steven's Mill Road. This driveway has been designed in accordance with Appendix D of the International Fire Code. Specifically, the travelled way is twenty feet wide and provides a hammerhead turnaround with seventy-foot deep turnarounds and twenty-eight-foot radius corners. The plan also notes that the proposed driveway will not exceed 10% in grade. Since the driveway design parameters align with the IFC, we believe that the proposed shared driveway provides for adequate emergency vehicle ingress and egress.

Additionally, a fire hydrant exists across the street from the site, on Hotel Road, approximately seventy feet from the nearest corner of the subdivision. There is also a six-inch water main in Stevens Mill Road, per City records.

Please let me know if you have any questions or concerns, or if we can provide you with anything else.

Sincerely,



Jimmy C. Courbron, PLS
Principal
SurveyWorks, Inc.

PRELIMINARY SOILS REPORT

FOR

TAX MAP 217, LOT 48
301 STEVENS MILL ROAD
AUBURN, MAINE

PREPARED FOR:

PAUL HOLLIS, RF 1 PROPERTIES, LLC
28 WEARE ROAD
SEABROOK, NH 03874

PREPARED BY:

SURVEYWORKS, INC.
7 COBBLESTONE DRIVE, SUITE 4
TURNER, MAINE 04282

DECEMBER 3, 2019
SWI #19-4056

SOILS REPORT

DATE: December 3, 2019

TO: Paul Hollis, RF 1 Properties, LLC
28 Weare Road
Seabrook, NH 03874

FROM: SurveyWorks, Inc.
7 Cobblestone Drive, Suite 4
Turner, ME 04282

RE: Preliminary Soil Investigation
"Homes on Delly Drive" Subdivision
301 Stevens Mill Road
Auburn, ME 04210

PURPOSE OF INVESTIGATION:

At your request, a preliminary site/soil investigation was conducted on the above referenced property. The purpose of the preliminary soils investigation was to locate and identify areas of suitable soils in accordance with state and local requirements, for on-site subsurface septic/sewage disposal for a proposed 4 lot duplex subdivision to be known as *"Homes on Delly Drive"*.

DATE OF INVESTIGATION:

December 2, 2019

METHOD OF INVESTIGATION:

Soil profiles were examined on the parcel utilizing hand shovel and dutch auger excavated observation holes (test pits). Soil conditions were examined to a depth sufficient to determine site suitability in accordance with the standards of the Maine State Plumbing Code and the City of Auburn subsurface wastewater disposal requirements.

METHOD OF GROUND CONTROL:

Test pits were field located from known points on the property utilizing roads, the City of Auburn assessor's map and a preliminary subdivision plan entitled *"Homes on Delly Drive"* prepared by SurveyWorks, Inc. Soil test pit locations were mapped directly onto a full-scale plan that is included along with this report.

FINDINGS:

Suitable areas for wastewater disposal were found for 4 duplex lots at the locations shown on the said plan. (See attached test pit log summary sheet.) Each test pit was sited to assure that the following conditions can be met.


1. Minimum setback distances to property lines, well, and other improvements can be met.
2. The area determined as adequate for subsurface wastewater disposal is in excess of 1,000 square feet.
3. The test pits were sited in an area that would accommodate a subsurface wastewater disposal system at least fifteen (15') feet wide.
4. All test pits were sited on grades not exceeding 20%.
5. Each lot contains soil conditions and area extensive enough to meet state and local requirements.

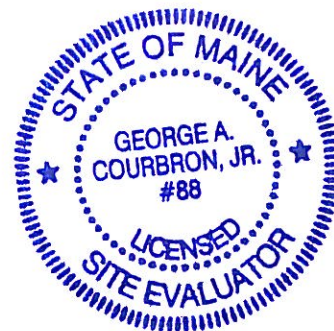
SUMMARY:

Based on the previously reported conditions and factors, it is my opinion that the above-mentioned lots meet or exceed the minimum requirement of both the Maine State Plumbing Code and the City of Auburn Subsurface Wastewater Disposal Requirements.

The soils information contained in this report is preliminary and intended for the purpose of review and planning. Prior to the issuance of either a building or plumbing permit, a detailed site investigation will be required on the property. At that time, an elevation reference point will be established and the disposal area corners will be staked out. The applicant will then be furnished with a set of HHE-200 forms (plumbing permit application) in order to obtain permits.

Sincerely,


George A. Courbron, Jr.
Licensed Site Evaluator, #88
Professional Land Surveyor #1126
Wetland Scientist



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

AUBURN

301 STEVENS MILL ROAD

PAUL HOLLIS
 RF / PROPERTIES, LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown On Plan)

Observation Hole TP #1 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 FINE SANDY LOAM		BROWN	
10 LOAMY SAND	FRIABLE	YELLOWISH BROWN	////
20	FIRM	PALE YELLOWISH BROWN	
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> <u>C</u>	<u>15</u> %	<u>18</u> "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole TP #2 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 FINE SANDY LOAM		BROWN	
10 LOAMY SAND	FRIABLE	YELLOWISH BROWN	////
20	FIRM	OLIVE BROWN	
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> <u>D</u>	<u>10</u> %	<u>14</u> "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole TP #3 Test Pit Boring
1 " Depth of Organic Horizon Above Mineral Soil

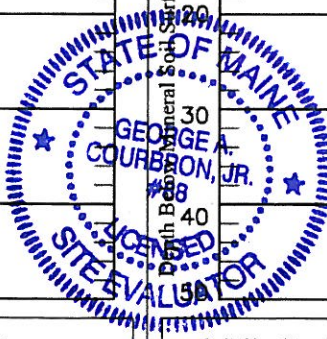
Texture	Consistency	Color	Mottling
0 FINE SANDY LOAM		BROWN	
10 LOAMY SAND	FRIABLE	YELLOWISH BROWN	////
20	FIRM	OLIVE BROWN	
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> <u>D</u>	<u>12</u> %	<u>12</u> "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole TP #4 Test Pit Boring
1 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 FINE SANDY LOAM		BROWN	
10 LOAMY SAND	FRIABLE	YELLOWISH BROWN	////
20	FIRM	PALE YELLOWISH BROWN	
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> <u>C</u>	<u>10</u> %	<u>15</u> "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth



George A Courbon
 Site Evaluator Signature

88
 SE #

12/6/19
 Date

PRELIMINARY SITE REVIEW AND WETLAND DELINEATION REPORT

FOR

**TAX MAP 217, LOT 48
301 STEVENS MILL ROAD
AUBURN, MAINE**

PREPARED FOR:

**PAUL HOLLIS, RF 1 PROPERTIES, LLC
28 WEARE ROAD
SEABROOK, NH 03874**

PREPARED BY:

**SURVEYWORKS, INC.
7 COBBLESTONE DRIVE, SUITE 4
TURNER, MAINE 04282**

**DECEMBER 3, 2019
SWI #19-4056**

**GEORGE A. COURBRON, JR.
SURVEYWORKS, INC.
7 COBBLESTONE DRIVE, SUITE 4
TURNER, MAINE 04282
(207) 946-4480**

LICENSED LAND SURVEYUOR

*

WETLAND SCIENTIST

*

LICENSED SITE EVALUATOR

PRELIMINARY SITE REVIEW AND WETLAND DELINEATION

INTRODUCTION

The 4.03± acre subject property (Auburn Tax Map 217 Lot 48) is located at the intersection of the northerly line of the Stevens Mill Road and the Westerly side of the Hotel Road in Auburn, Maine. This report was prepared to assist the City, State and federal regulators in the permitting process. A proposed 4 Lot Subdivision with a duplex on each lot and an associated common driveway are proposed in the upland areas, from the northerly sideline of the Stevens Mill Road northerly towards the back of the subject property. The services included flagging and locating the wetland boundary. Army Corps Wetland Determination Data Forms will be provided upon request and after impact areas are known.

WETLAND DELINEATION

Methodology

To determine the wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0)¹ were used. Wetlands were identified based on soils, vegetation, and wetland hydrology. Except in special cases, all three factors (hydric soils, hydrophytic vegetation, and wetland hydrology) must be present for an area to classified as wetland. A predominance of wetland and upland vegetation was determined from visual estimates in the vegetative layers (herbaceous, shrub, sapling, and tree layers). Shallow soil observations were made using a sharpshooter shovel and hand auger to assess the soil morphological features and to examine for wetland hydrology.

The wetland boundaries were field delineated on November 20, 2019 and December 2, 2019 with sequentially numbered "wetland delineation" pink flagging (A1-A35, B1-B12, C1-C8, and PVP1-PVP13). These flags were located by SurveyWorks, Inc. and placed on the project plans.

Findings

The "A" series runs from the Stevens Mill road northerly to the rear property line and contains a mapped floodway consisting of an emergent floodplain wetland. This floodplain system, which flows southerly, serves as a throughflow² system at times of high water.

The "B" series delineates a C-shaped (thumb) out shoot wetland projecting westerly between A1-A13. In this area are red maple (*Acer rubrum*), speckled alder (*Alnus incana*), red osier (*Cornus alba*), and a diverse array of herbaceous species with a large section of sensitive ferns (*Onoclea sensibilis*).

The "C" series straddles the rear (northerly) property line.

The "D" series was not flagged and runs parallel with and approximately 8' westerly of the westerly edge of pavement of the Hotel Road.

The "PVP" (potential vernal pool) series is located at the northwesterly corner of the property. The site was reviewed for the presence of indicator pools and vernal pools. Vernal pools are defined in Chapter 335 of the NRPA as a natural, temporary to semi-permanent body of water occurring in a shallow depression that typically fill during the spring or fall and may be dry during the summer. Vernal Pools have no permanently flowing inlet(s) or outlet(s) and no viable populations of predatory fish. They must also contain certain combinations of different species of egg masses and/or populations of certain invertebrates. Due to winter conditions, a second onsite in the spring is necessary to verify if the PVP is a significant vernal pool.

The wetlands are dominated by red maple (*Acer rubrum*) and sensitive fern (*Onoclea sensibilis*). The soils observed were fine sandy loam to loamy fine sand and met the criteria of a hydric soil.

SUMMARY

In summary, while challenged by the presence of water features and associated flood plain, there is suitable area of passing soils for a duplex on each of the 4 proposed lots.

A potential vernal pool feature was noted in the floodplain area and confirmation of significance would be required in the late spring amphibian breeding season to determine restrictions on the adjacent land.

While surface water flows from the northerly property line south to the Stevens Mill Road, this portion lacks the attributes to be considered a stream. The start of a stream draining the project area is located at the outlet of a 30" diameter culvert located on the Stevens Mill Road just westerly of the Hotel Road. This stream appears to be man-enhanced by a backhoe extending southerly.

It should be noted that some areas are heavily covered with sensitive fern (*Onoclea sensibilis*) that are not indicative of wetland for this site.

Please feel free to call with any questions or if you need additional information.

Respectfully,

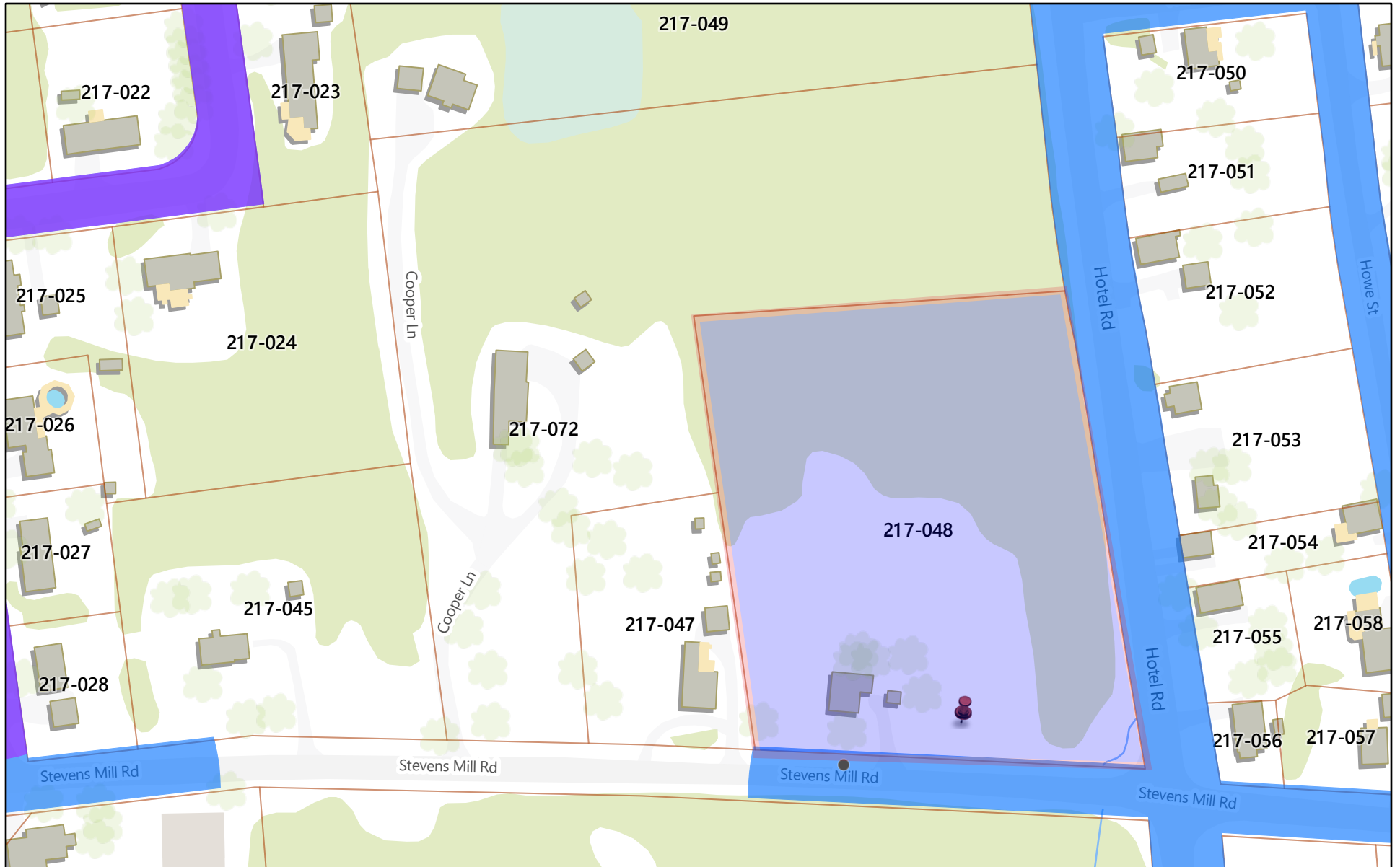


George A. Courbron, Jr.
Professional Land Surveyor #1126
Licensed Site Evaluator #88
Wetland Scientist





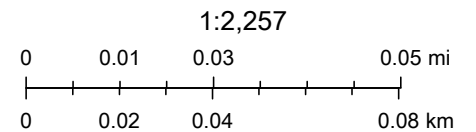
Jody C. Courbron
Wetland Delineator

Auburn Parcel Map



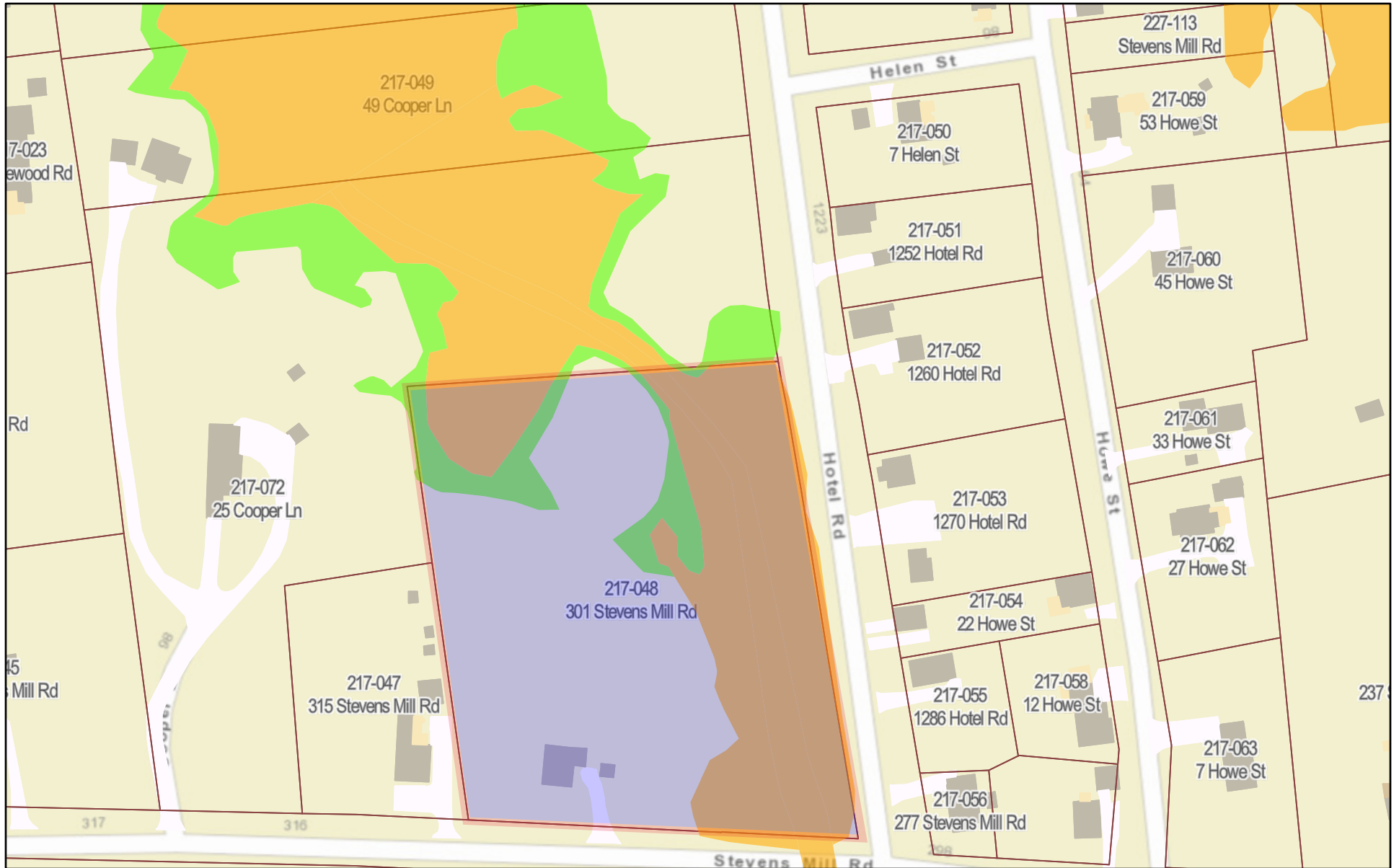
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-  Sewer service - VERIFY WITH AWSD
-  Water service - VERIFY WITH AWSD



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

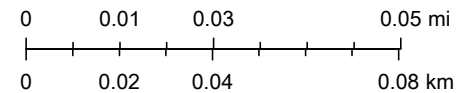
Auburn Parcel Map



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- FIRM Panels with Link to FEMA
- AE - 1% Annual change flood hazard/base elev.
- FEMA Flood Zone with link to FEMA
- 0.2% Annual chance flood hazard
- Parcels_Public_2018 - Assessing Data

1:2,257

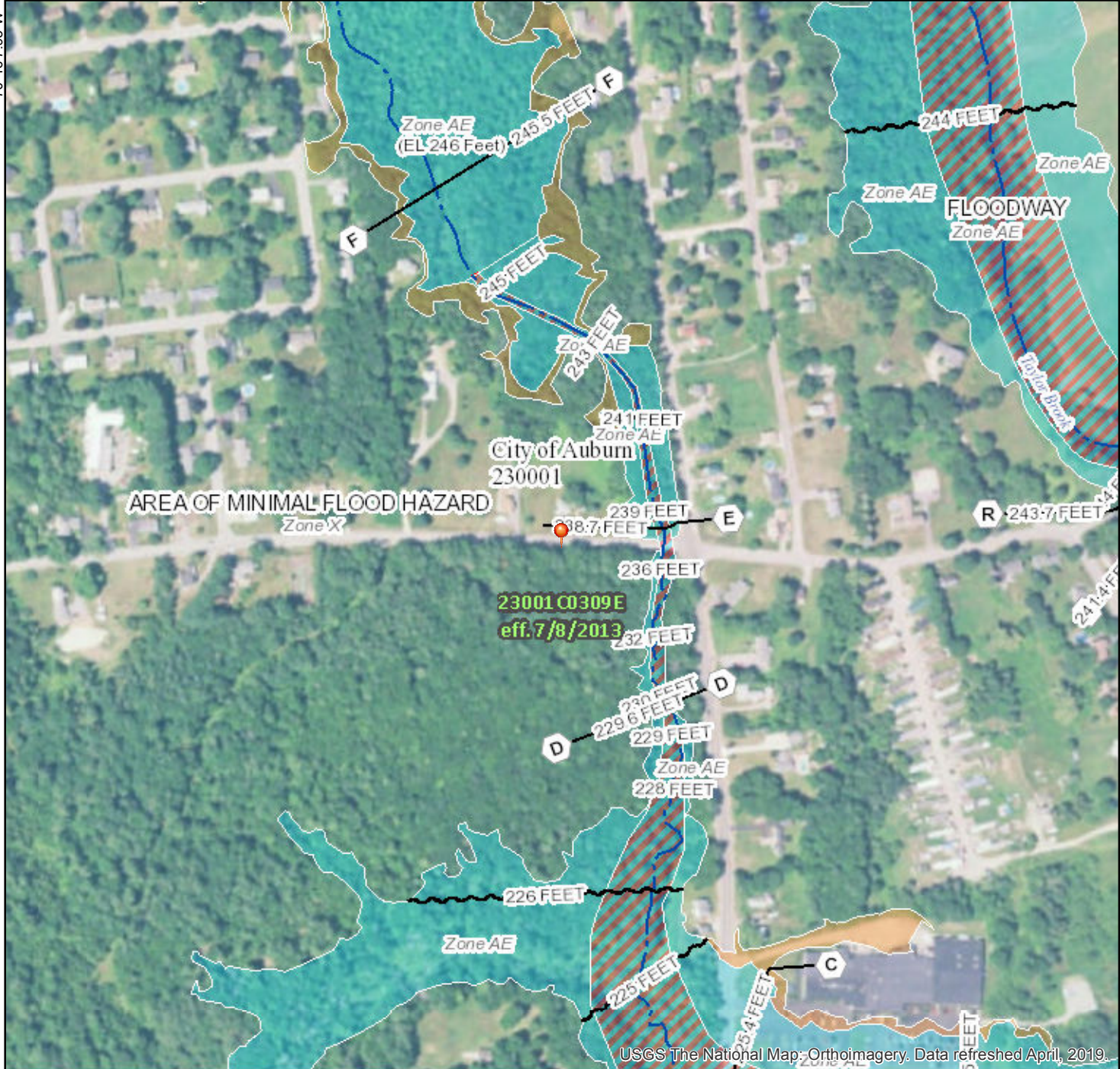


Esri, HERE, Garmin, INCREMENT P, NGA, USGS

National Flood Hazard Layer FIRMette



44°5'29.13"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	20.2 17.5
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

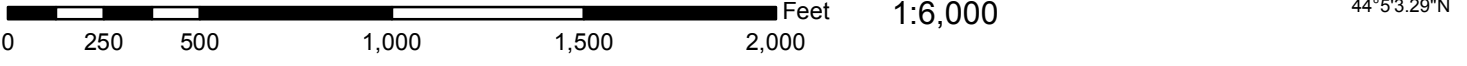
MAP PANELS	Digital Data Available
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/23/2019 at 4:01:51 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

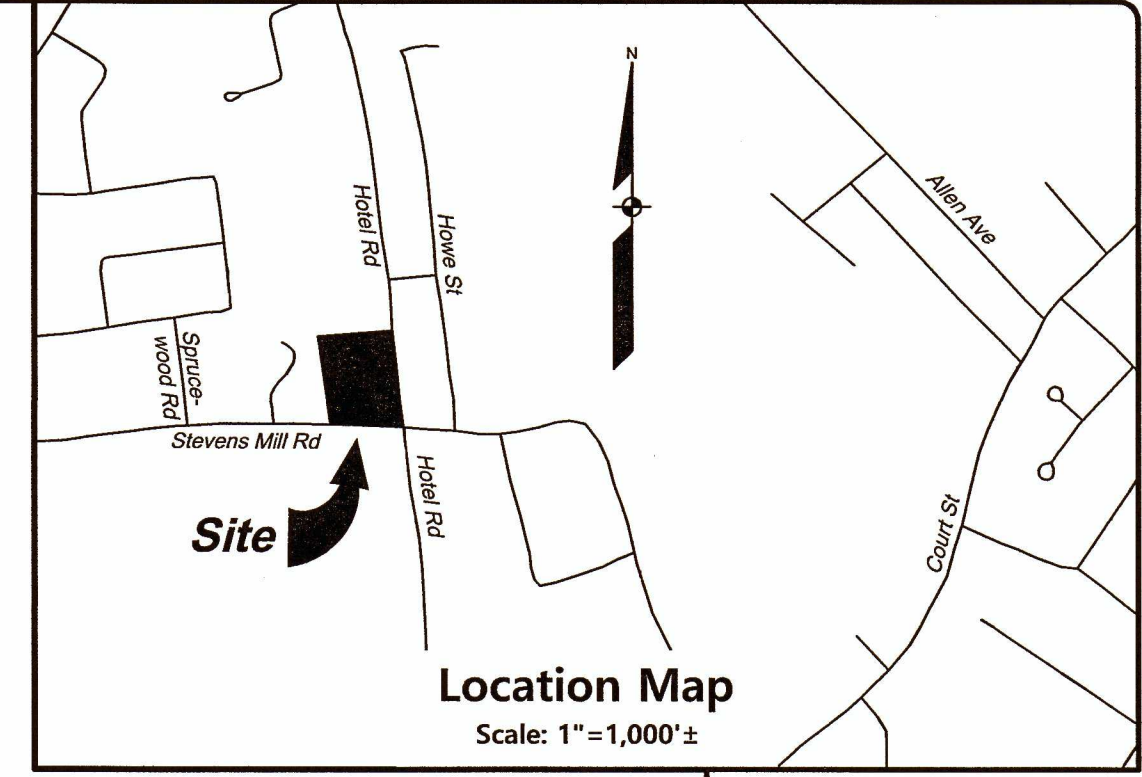


Legend:

- Existing
- Property Line/R.O.W.
- Abutter Line/R.O.W.
- Building Setback Line
- Floodplain
- Floodway
- Stream
- Building
- Building Overhang
- Deck/Steps
- Edge of Wetland
- Edge of Pavement
- Pavement Paint
- Edge of Water
- Tree Line
- Major Contour
- Minor Contour
- Spot Elevation
- Stockade Fence
- Water Line
- Overhead Utilities
- Monument (as noted)
- Iron Pipe/Rod (as noted)
- Wetlands
- Test Pit
- Sign
- Water Gate Valve
- Water Shut Off
- Hydrant
- Catch Basin
- Utility Pole
- Guy Wire
- RipRap

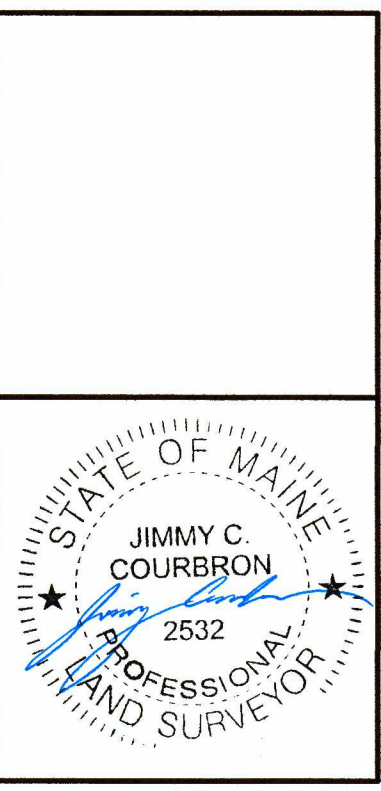
NF
David E. Cooper &
Elaine C. Cooper
Map 217 Lot 72
1140/192

NF
Leigh A. St.Pierre &
Steven L. St.Pierre
Map 217 Lot 47
7560/37



General Notes:

- The purpose of this plan is to depict the results of a boundary survey of the subject parcel as well as a proposed subdivision within the perimeter of the subject parcel.
- All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
- The record owner of the subject parcel is George Deletetsky and Mildred L. Deletetsky by a deed dated August 11, 1955 and recorded in Book 723, Page 595.
- The subject parcel is shown on the City of Auburn's online parcel viewer as parcel 217-048 and is located in the Suburban Residential (SR) District. The parcel is also located in the Future Land Use, Low-Moderate Density Residential Development (LMDRD) District, per the City's 2010 Comprehensive Plan.
- Space and bulk standards for the SR District are as follows:
Min. Lot Size: 21,780 ft²
Min. Lot Width: 150'
Min. Lot Depth: 125'
Min. Front Yard: 25'
Min. Side Yard: 15'
Min. Rear Yard: 25'
Max. Building Height: 35' / 2 1/2 Stories
Max. Density: 2 Dwellings/Acre
- Total area of the subject parcel is 175,741 S.F. or 4.03 acres.
- Boundary and topographic information shown hereon is based on an on the ground survey conducted by SurveyWorks, Inc. in November 20, 2019.
- Plan References:
A. "Final Plan, Mills Estates, Stevens Mills Road & Hotel Road," prepared for Millet Development Corp. by Survey Works, Inc. dated April 6, 1990, revised May 14, 1990, recorded in Plan Book 35, Page 141 and on file at SWI as Project #90-4008.
B. "Definition of Hotel Road, Auburn, Maine by the Androscoggin County Commissioners," prepared by George H. Barron, dated June 2, 1933 and on file at the City of Auburn as Plan #475.
C. "Definition of the Stevens Mill Road, Auburn, Maine, by the Androscoggin County Commissioners," Prepared by George H. Barron, dated September 14, 1932 and on file at the City of Auburn as Plan #459.
D. "Cooper Subdivision, Hotel Road, Auburn, Maine, Made for David Cooper," prepared by Cullenberg Land Surveying, dated September 8, 2006 and recorded in Plan Book 46, Page 24.
E. Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD83, based on dual-frequency GPS observations.
- A portion of the subject parcel is located within Zone A, a Special Flood Hazard Area Without Base Flood Elevation (BFE), as delineated on the Flood Insurance Rate Map for the Town of Auburn, Androscoggin County, Community-Panel Number 23001-C0309E, having an Effective Date of July 8, 2013. The remainder of the subject parcel is located within Zone X, Areas of Minimal Flood Hazard. The Flooding Source is the Taylor Brook Tributary 1, per the FIRMap.
- A wetland delineation was performed on this project site by SurveyWorks, Inc. on November 20, 2019. This wetland delineation conforms to the standards and methods outlined in the 1987 Wetland Delineation Manual and Northeast Regional Supplement authored and published by the U.S. Army Corps of Engineers. All Wetland flags were located using Global Positioning System (GPS) technology capable of decimeter accuracy.
- The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.



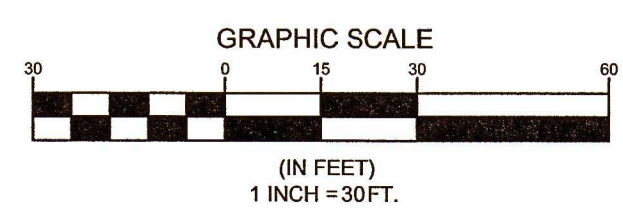
Rev.	Date	Drawn	Checked	Note
11/25/2019	JCC	DJH	JCC	Issued to Client for Review
11/20/19	DSV	JCC	JCC	Updated Floodplain

Existing Conditions Site Plan
of
301 Stevens Mill Road
301 Stevens Mill Road
Auburn, Maine
for
RF 1 Properties, LLC
28 Ware Road
Seabrook, NH 03874

Project #19-4056
Date: 11/25/2019
Scale: 1" = 30'
Sheet No. 1 OF 1

STATE OF MAINE, Androscoggin County, SS
REGISTRY OF DEEDS

Received _____
At ___ h ___ m ___ M and recorded in
Plan Book _____ Page _____
Attest _____
Registrar



Surveyor's Statement:

This survey was performed under my direct supervision and to the best of my knowledge and belief, it was done in accordance with Chapter 90, Part 1 (Professional Standards of Practice) and Part 2 (Technical Standards of Practice) of the Maine Board of Licensure for Professional Land Surveyors.

12/31/19
Jimmy C. Courbron, PLS
Date

Legend:

Existing	Proposed
Property Line/R.O.W.	Property Line/R.O.W.
Abutter Line/R.O.W.	Easement Line
Building Setback Line	Edge of Gravel
Floodplain	Building Envelope Limits
Floodway	5/8" Rebar w/ Surveyor's Identification Cap
Stream	
Building	
Building Overhang	
Deck/Steps	
Edge of Wetland	
Edge of Pavement	
Pavement Paint	
Edge of Water	
Tree Line	
Major Contour	
Minor Contour	
Spot Elevation	
Stockade Fence	
Water Line	
Overhead Utilities	
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Water Gate Valve	
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Catch Basin	
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Guy Wire	
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Subdivision Notes:

- No wetlands are to be disturbed, filled or altered within the limits of this subdivision.
- There will be no filling of floodplain as delineated within the limits of this subdivision.
- To reduce impacts on adjacent regulatory wetlands and floodplains, buildings and site improvements for all lots within this subdivision must be constructed within the building envelopes shown.
- The shared driveway, Dely Drive, shall not have a slope exceeding 10%.
- There shall be no further division of these lots without prior Planning Board approvals.
- This plan and subdivision shall be considered invalid if not recorded within 90 days of the date of the Planning Board's signatures.

Conditions of Approval:

- The development is to be constructed in accordance with Section 60-897. This condition shall be included in any deed, lease, purchase and sale agreement, or document transferring or expressing an interest to transfer any interest in real estate or structure, including but not limited to a time-share interest. The City may enforce any violation of this construction requirement, and the fact shall also be included in the deed or any other document previously described.
- A Home Owners' Association (HOA) shall be created and recorded at the Androscoggin County Registry of Deeds prior to the sale of any individual lot within this subdivision. The deeds to the lots within this subdivision shall reference the HOA.
- The developer is responsible for the construction, maintenance & repair of Dely Drive until creation of an HOA, at which time these responsibilities will transfer to the HOA. At no time is the City of Auburn responsible for the maintenance or repair of Dely Drive.

Planning Board Approval:

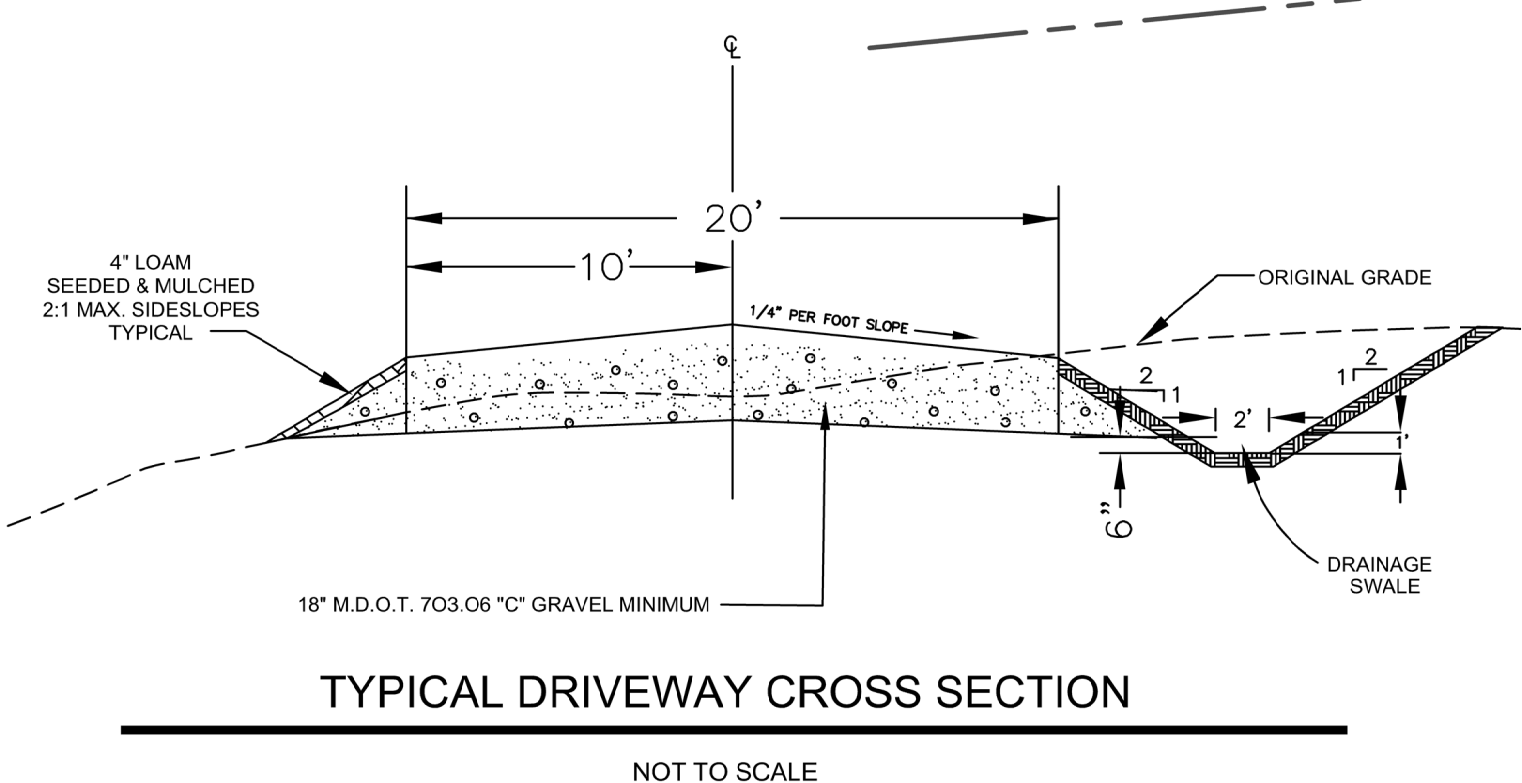
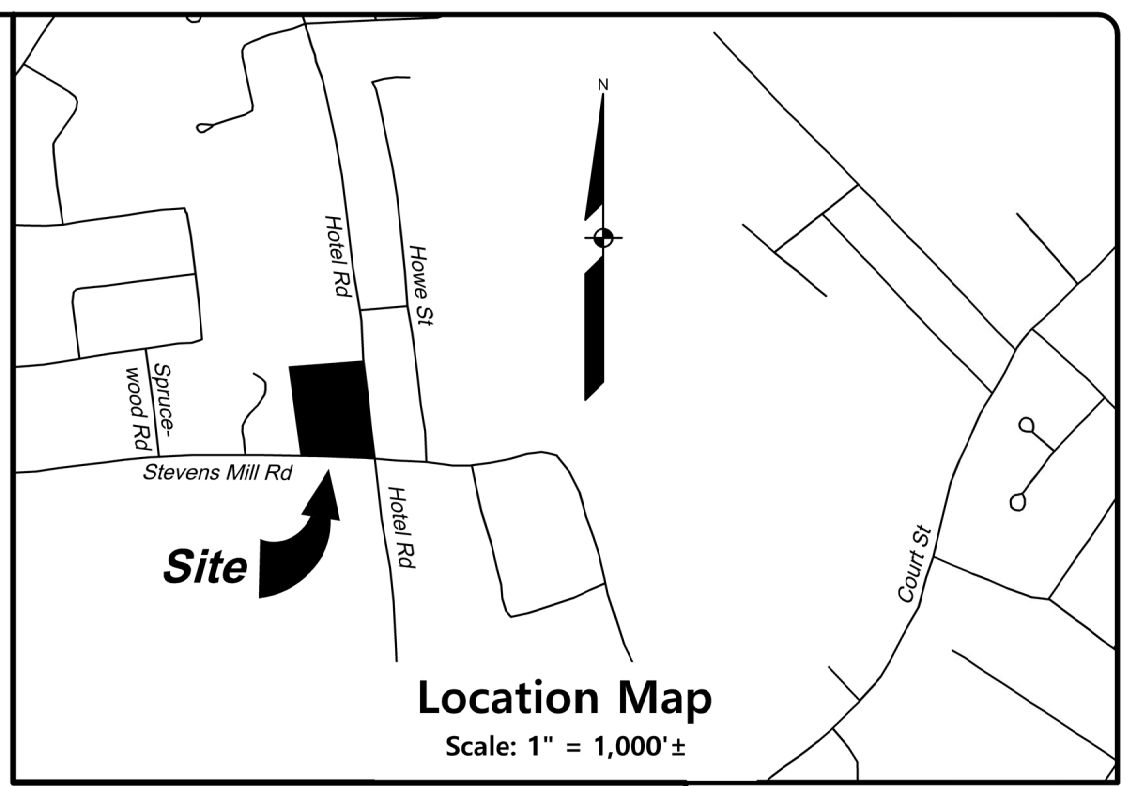
Approved by the City of Auburn Planning Board

Chairperson _____ Date _____

Surveyor's Statement:

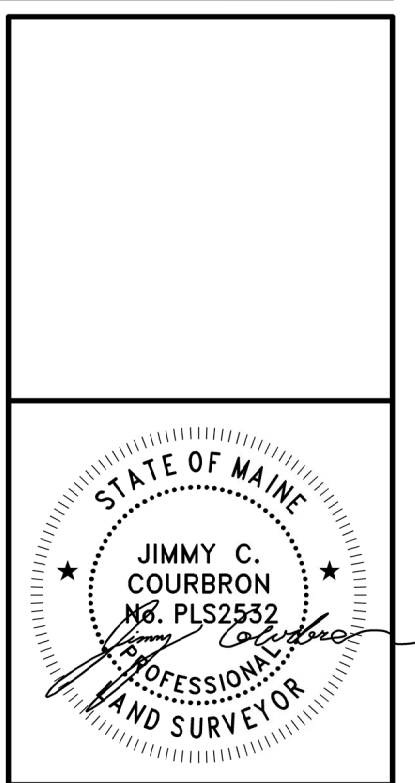
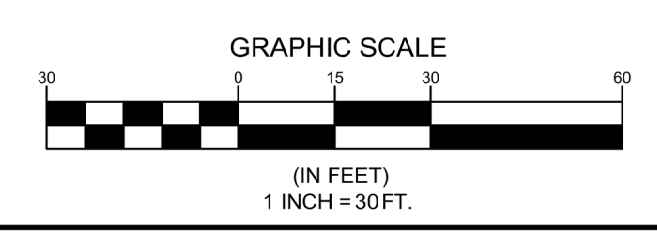
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Jimmy C. Courbron 12/5/2019
Date



STATE OF MAINE, Androscoggin County, SS
REGISTRY OF DEEDS

Received _____
At ____ h ____ m ____ M and recorded in
Plan Book _____, Page _____
Attest _____
Registrar



Rev.	Date	Drawn	Checked	Note
12/05/2019	JCC	DJH	JCC	Issued to Client for Review
3/06/2020	JCC	DJH	JCC	Issued to Planning Board for Review

SWI SURVEYWORKS, INC.
LAND USE CONSULTANT
www.surveyworksinc.com 1 (207) 200-1678
7 Cobblesong Drive, Suite 4, Turner, ME 04282

Subdivision Plan
of
Homes on Dely Drive
301 Stevens Mill Road
Auburn, Maine

for
RF 1 Properties, LLC
28 Weare Road
Seabrook, NH 03874

Project #19-4056
Date: 12/05/2019
Scale: 1" = 30'
Sheet No. 1 of 1

