

City of Augusta
Subdivision Review Application
 Bureau of Planning, Department of Development Services

Application Type (check one): Minor Sub. Major Sub. Sub. Amendment

Project Name: Woodland Ridge Condominium

Address: Stone Ridge Drive

Tax Map: 78 **Lot(s):** 25,27,28,91,97,100 & 103 + 103B

Zoning District(s): Low Density Residential (RA)

| | | |
|---|---|--|
| Owner's Name/Address: SDG Investors, LLC. c/o Dennis Brockway 19 Paine Street Winslow, Maine 04901 Phone #: 318-2307 Cell #: 318-2307 e-mail: dennis.brockway@gmail.com | Applicant's Name/Address: SDG Investors, LLC. c/o Dennis Brockway 19 Paine Street Winslow, Maine 04901 Phone #: 318-2307 Cell #: 318-2307 e-mail: dennis.brockway@gmail.com | Agent's Name/Address: E.S. Coffin Engineering & Surveying c/o Jim Coffin P.O. Box 4687 Augusta, ME 04330-1687 Phone #: 623-9475 Cell #: 242-8500 e-mail: jcoffin@coffineng.com |
|---|---|--|

Form of Evidence of Standing (i.e. deed): Deed

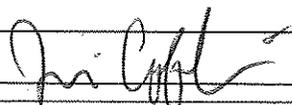
Brief Description of Subdivision:

- Type of subdivision: Residential Commercial Mixed
- Total number of acres in tract/parcel: 3.46 ac. (lot #1), 17.51 ac. (remainder) 1.18 ac. (road)
- Proposed number of dwelling units: 0 (24 already approved)
- Proposed number of lots: 0 (12 already approved)
- Will subdivision have any open space or areas held in common? Yes No
- Are new street(s) proposed for this subdivision? Yes already approved No
- New streets are proposed to be: Public Private

Signatures

Applicant: _____ Date: _____

Owner: _____ Date: _____

Agent:  _____ Date: March 11, 2016

For Staff Use

Fee Calculation:
 Minor Subdivision: \$150 = \$150.00
 Major Subdivision: \$200 (first 6 lots) + \$35 (per lot over 6 lots) =
 All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) = \$69.12
Total Fee: \$219.12

Checklist. The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

| Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail including Section 300-405B(1) Preliminary Plan Requirements and Section 300-305B Final Plan Requirements | Included | Waiver Requested |
|--|-------------------------------------|-----------------------------|
| a. Name of Site Plan or Subdivision. 300-405B(1)(a) | <input checked="" type="checkbox"/> | |
| b. Owner(s) name and address. 300-405B(1)(b) | <input checked="" type="checkbox"/> | |
| c. Deed reference to subject parcel and immediate abutter identification. 300-405B(1)(c) | <input checked="" type="checkbox"/> | |
| d. Engineer's name, address, signature and seal. 300-405B(1)(d) | <input checked="" type="checkbox"/> | |
| e. Surveyor's name, address, signature and seal. 300-405B(1)(e) | <input checked="" type="checkbox"/> | |
| f. Scale, both in graphic and written form. 300-405B(1)(f) | <input checked="" type="checkbox"/> | |
| g. Date and revision box. 300-405B(1)(g) | <input checked="" type="checkbox"/> | |
| h. Zoning designation(s). 300-405B(1)(h) | <input checked="" type="checkbox"/> | |
| i. North Arrow (true, magnetic, dated or grid). 300-405B(1)(i) | <input checked="" type="checkbox"/> | |
| a. Preliminary site plan. 300-405B(1)(j) | <input checked="" type="checkbox"/> | |
| k. Ownership, location & present or proposed use of abutting properties. 300-405B(1)(k) | <input checked="" type="checkbox"/> | |
| l. Location map. 300-405B(1)(l) | <input checked="" type="checkbox"/> | |
| m. Streets, existing & proposed, with curve data. 300-405B(1)(m) & 300-406B(5) | <input checked="" type="checkbox"/> | |
| n. Drainage and erosion control. 300-405B(1)(n) | <input checked="" type="checkbox"/> | |
| o. Utilities, existing and proposed. 300-405B(1)(o) | <input checked="" type="checkbox"/> | |
| p. Topography, 2 foot contours. 300-405B(1)(p) | <input checked="" type="checkbox"/> | |
| q. Lot lines and dimensions. 300-405B(1)(q) | <input checked="" type="checkbox"/> | |
| r. Proposed use of the property. 300-405B(1)(r) | <input checked="" type="checkbox"/> | |
| s. Proposed public or common areas, if any. 300-405B(1)(s) | <input checked="" type="checkbox"/> | |
| t. Boundary survey and associated information. 300-405B(1)(t) | <input checked="" type="checkbox"/> | |
| u. Traffic controls, off-street parking and facilities. 300-405B(1)(u) | <input checked="" type="checkbox"/> | |
| v. Proposed fire protection plans or needs. 300-405B(1)(v) | <input checked="" type="checkbox"/> | |
| w. Landscaping and buffering. 300-405B(1)(w) | <input checked="" type="checkbox"/> | |
| x. Outdoor lighting plan. 300-405B(1)(x) | <input checked="" type="checkbox"/> | |
| y. Freshwater wetlands. 300-404B(15) | <input checked="" type="checkbox"/> | |
| z. River, stream or brook. 300-404B(16) | <input checked="" type="checkbox"/> | |

| Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail Section 300-404B(1) Criteria for Reviewing the Preapplication and Section 300-603E Conditional Uses Site Plan Review Criteria | Included | Waiver Requested |
|---|-----------------|-----------------------------|
| 1. Pollution – undue water or air pollution. 300-404B(1) | | |
| 2. Water – sufficient potable water. 300-404B(2) | | |
| 3. Municipal Water – adequate supply, if applicable. 300-404B(3) | | |
| 4. Soil Erosion – unreasonable soil erosion. 300-404B(4) | | |
| 5. Road congestion and safety. 300-404B(5) & 300-405B(1)(v) | | |
| 6. Major Developments, additional traffic movement. 300-404B(6) | | |
| 7. Sewage waste disposal – adequate provisions. 300-404B(7) | | |
| 8. Solid waste – adequate provisions. 300-404B(8) | | |
| 9. Aesthetic, cultural, and natural values. 300-404B(9) | | |
| 10. Conformity with City ordinances and plans. 300-404B(10) | | |

| Additional Information Required in Written Narrative (continued) Where the items below duplicate the items above, identical responses are permitted and encouraged. | Included | Waiver Requested |
|---|-------------------------------------|-------------------------|
| 11. Financial and technical capacity. 300-404B(11) | <input checked="" type="checkbox"/> | |
| 12. Surface water, shorelands and outstanding rivers. 300-404B(12) | | |
| 13. Groundwater – negative impact. 300-404B(13) | | |
| 14. Flood areas. 300-404B(14) | | |
| 15. Freshwater wetlands – description of impact. 300-404B(15) | | |
| 16. River, stream or brook – description of impact. 300-404B(16) | | |
| 17. Stormwater – management plans. 300-404B(17) | | |
| 18. Access to direct sunlight. 300-404B(18) | | |
| 19. State permits – description of requirements. 300-404B(19) | | |
| 20. Spaghetti lots prohibited – 300-404B(20) | | |
| 21. Outdoor lighting – description of lighting plans. 300-404B(21) | | |
| 22. Neighborhood compatibility – description per ordinance. 300-603E(1) | | |
| 23. Compliance with plans and policies. 300-603E(2) | | |
| 24. Traffic pattern, flow and volume analysis. 300-603E(3) | | |
| 25. Public facilities – utilities including stormwater. 300-603E(4) | | |
| 26. Resource protection and the environment. 300-603E(5) | | |
| 27. Performance standards. 300-603E(6) | | |
| 28. Financial and technical ability. 300-603E(7) | <input checked="" type="checkbox"/> | |

Application Materials

The application materials that are required for a complete application are listed below:

| Paper Copies | Included | Waiver Requested |
|---|-------------------------------------|-------------------------|
| 10 copies of the Application Packet | <input checked="" type="checkbox"/> | |
| - Application Form(s) | <input checked="" type="checkbox"/> | |
| - Project narratives | <input checked="" type="checkbox"/> | |
| - Purchase & sale agreement, or other document to show standing | <input checked="" type="checkbox"/> | |
| - Letter authorizing the agent to represent the applicant | <input checked="" type="checkbox"/> | |
| 3 copies of any stormwater report | | |
| 2 copies of any traffic report | | |
| 10 reduced-sized complete plan sets on 11" x 17" paper | <input checked="" type="checkbox"/> | |
| 4 full-sized complete plan sets on ARCH D or E size paper | <input checked="" type="checkbox"/> | |
| Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.) | | |
| Electronic Copy | | |
| 1 CD that includes each of the application documents in Adobe PDF format | <input checked="" type="checkbox"/> | |

| | | |
|---|----------------------------|---------------|
| For Official Use: | | |
| \$ 150.00 Application Fee Paid. | Received By (Initials): BP | Date: 4/28/16 |
| \$ 69.12 Abutter Notification Fee Paid. | Received By (Initials): BP | Date: 4/28/16 |

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

March 11, 2016

City of Augusta
Matt Nazar
One City Center
Augusta, Maine 04330

Subject: Woodland Ridge Condominium
Subdivision Narrative

Dear Matt:

S.D.G. Investors, LLC. is proposing to sell portions of Lot #3 (remainder) of the Woodland Ridge Condominium on Stone Ridge Drive to two different entities. As a result Lot #3 (currently 17.51 acres) will be further subdivided into five lots (3A, 3B, 3C, 3D & 3E). These five parcels will be broken up as shown below:

| <u>Lot</u> | <u>Owner</u> | <u>Size (acres)</u> |
|------------|------------------------------|---------------------|
| 3A | DJM-Civic Center Drive, LLC. | 12.82 |
| 3B | Harry & Pauline McKenney | 0.57 |
| 3C | S.D.G. Investors, LLC. | 1.34 |
| 3D | S.D.G. Investors, LLC. | 2.30 |
| 3E | S.D.G. Investors, LLC. | 0.48 |
| | Total | 17.51 |

The original subdivision (Woodland Ridge Condominium) contains lots #25, 27, 28, 91, 97, 100 & 103 shown on tax map #78 in the City of Augusta on Stone Ridge Drive in Augusta, Maine. Although Lot 3B is being purchased by an abutter, Lot 3A is not and therefore this subdivision needs to be reviewed by the Planning Board.

We are also proposing to activate Phase 2 of the Woodland Ridge Condominium, which involves units 2A, 2B, 3A, 3B, 5A & 5B. As you may recall the project was broken up into 3 Phases to allow the owner to obtain separate bonds for each phase. So although Phase 2 was approved by the planning board in 2012, the bond for this phase needs to be approved by the planning board. We are submitting the cost estimate for this phase and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully submitted,

A handwritten signature in cursive script that reads "James Coffin".

James E. Coffin, PE

Professionals Delivering Quality Solutions

Received Kennebec SS.
12/19/2012 9:08AM
Pages 4 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

**TRANSFER
TAX
PAID**

QUITCLAIM DEED WITHOUT COVENANT

THE BANK OF MAINE (f/k/a Savings Bank of Maine f/k/a Gardiner Savings Institute, FSB), a federally chartered bank with a mailing address 190 Water Street, P.O. Box 190, Gardiner, Maine 04345 ("Grantor"), FOR CONSIDERATION PAID, grants, without any covenant whatsoever, to S.D.G. INVESTORS, LLC, a Maine limited liability company, with a mailing address of 19 Paine Street, Winslow, Maine 04901 ("Grantee"), certain real property, together with any improvements thereon, and condominium units located in Augusta, Kennebec County, Maine, and more particularly described on Exhibit A attached hereto, together with the interests in the limited common elements and common elements allocated to each unit, including all "Remaining Land" and Stone Ridge Drive, all as more fully described in the Declaration of Condominium for Woodland Ridge, recorded in Book 9759, Page 56 (the "Declaration") and shown on the Plats and Plans depicting Woodland Ridge, a Condominium, recorded at Kennebec County Registry of Deeds in Plan File # 2008-0139, 2008-0180 and 2008-0177, as amended by the plats and plans recorded in Plan File 2007-64 through 2007-65 (together, the "Plans"). Grantor also hereby sells, assigns and transfers to Grantee with no warranty or covenants whatsoever, and Grantee hereby accepts, all of the right, title and interest of the Grantor in and to any and all of Grantor's Special Declarant Rights and Development Rights, as such terms are defined in 33 M.R.S.A. §1601-103(11) and §1601-103(25) (together, the "Declarant Rights") and other declarant rights with respect to Woodland Ridge Condominium, a condominium project at 16 Stone Ridge Drive, Augusta, Kennebec County, Maine (the "Project") and as more fully set forth in the Declaration, the Maine Condominium Act or otherwise.

Meaning and intending to describe and convey the same premises conveyed to Grantor by Mortgagee's Release Deed dated April 16, 2012, to be recorded at Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, The Bank of Maine has caused this instrument to be executed by Alvin W. Butler, its Senior Vice President, thereunto duly authorized, this 17 day of December, 2012.

WITNES:

Dawn M. Dumas
Name: Dawn M. Dumas

The Bank of Maine

By: Alvin W. Butler
Alvin W. Butler, Senior Vice President

(4) B. Whittier

The Grantee hereby requests and accepts the assignment of the Declarant Rights assigned and conveyed hereby.

WITNESS:

S.D.G. INVESTORS, LLC



Name:

By: 
Dennis Brockway, Manager/Member

State of Maine
County of Kennebec

December 17, 2012

PERSONALLY APPEARED before me the above-named Dennis Brockway, Manager/Member of S.D.G. Investors, LLC as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.



Notary Public
Print Name:
Commission Expires:

DAVID R. WHITTIER
Notary Public - Maine
My Commission Expires
August 30, 2014



4-1-2016

J.M. Excavation LLC

5 Timber Oakes Dr.
Winslow, Me 04901
207-441-0458

Dennis Brockway
19 Paine St.
Winslow, Me. 04901
318-2307

Estimate For Work

-Continue Stone Ridge Dr. with gravel base an est. 140' x 40' to access lots 2, 3 & 5 to prepare road for future paving

-Including a 25' x 35' gravel turnaround area at the end of Stone Ridge Dr. as specified on prints.

-Continue & install underground conduit & utilities to be stubbed over to lots 2, 3 & 5 (water, sewer, electrical, phone & cable)

-J.M. Excavation Inc. will provide all equipment, materials & labor to complete job as we have specified.

-Paving of est. 140' x 40' Stone Ridge Dr. along with 25' x 35' turnaround with a 2" basecoat & 1 ½" surface.

Total: \$39,500.00

APR 13 2016