

# Town of Arundel, Maine

## Subdivision Preapplication Submission Form

1. Project Name: Braley Subdivision
2. Property Owner: DCB Properties LLC  
Mail Address: 368 Boom Road  
Town, State ZIP Code Saco, Maine 04072  
Email address: \_\_\_\_\_
3. Applicant (if different): Glendon Braley  
Mail Address: 10 Willow Lane  
Town, State ZIP Code Arundel, Maine 04046  
Telephone #: (207) 551-6494  
Email address: ethan@gmfproduce.com
4. Project Location: Old Post Road  
Arundel Tax Map 12 Lot 6
5. Zoning District(s): R-3
6. Property Acreage 10.4 Acres
7. Current Use of the Property Vacant
8. Length of Proposed Streets Proposed Cluster w/ frontage along existing road and access drive to lots.
9. Number of Proposed Residential Lots/Units 5 Commercial Lots/Units -0-
- 11: Is this a cluster subdivision? Yes
12. General description of subdivision (expected number of lots/dwelling units, etc.)  
Create 3 lots 1-single family and 2-duplex lots. The single family will have its own access drive.  
The duplex lots will share a common drive built to private way construction standards including  
a hammerhead to accommodate emergency vehicles.
13. **Submission of a Pre-application Sketch Plan** showing, the proposed layout of streets, lots, buildings and other features in relation to existing conditions. The Sketch Plan does not have to be engineered, but should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development. It will be helpful to both the subdivider and the Board for site conditions such as steep slopes, wet areas and vegetative cover to be identified in a general manner. It is recommended that the sketch plan be superimposed on or accompanied by a copy of the Assessor's Map(s) on which the land is located.
14. **Submission of a USGS Map:** A copy of a portion of the U.S.G.S. topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than ten acres in size.

- 15. **Medium Intensity Soil Survey Map:** A copy of that portion of the York County Soil Survey covering the subdivision, showing the outline of the proposed subdivision.
- 16. **Submission Requirements & Deadline:** Ten (10) copies of all submissions, provided to the Town Planner fourteen (14) days prior to the Planning Board meeting. Each package shall be collated and maps shall be folded to fit in a legal-sized folder (9"x14").
- 17. **Abutter's Labels:** Names, mailing addresses and Map Lot number of all property abutters to the proposed subdivision printed on Avery 5160 labels.
- 18. **Fee: \$250.00**

**See Articles IV and V of the Subdivision Regulations for additional detail on administrative procedures and preapplication meetings.**

**To the best of my knowledge, all of the above stated information is true and correct.**

\_\_\_\_\_

Applicant's Signature

\_\_\_\_\_

Date

Date Received by Town Planner: \_\_\_\_\_

Date of Determination of Completeness: \_\_\_\_\_

Braley's Abutters

Map 12, Lot 3

William McKay  
797 Old Post Road  
Arundel, Maine 04046

Map 12, Lot 6A

L& R Family Holdings  
25101 Groesbeck Highway  
Warren, MI 48089

Map 12, Lot 7B-2

Jeffrey Dunlap  
20 Willow Lane  
Arundel, Maine 04046

Map 13, Lot 2

Betty Brickates  
c/o Estate of George Giavanis  
13517 Wisteria  
Fairfax, VA 22033

Map 13, Lot 2A

Jean & Kathryn Beaulieu  
738 Old Post Road  
Arundel, Maine 04046



James H. Thomas  
GIS Solutions of Maine  
Cumberland, Maine  
jht@maine.rr.com

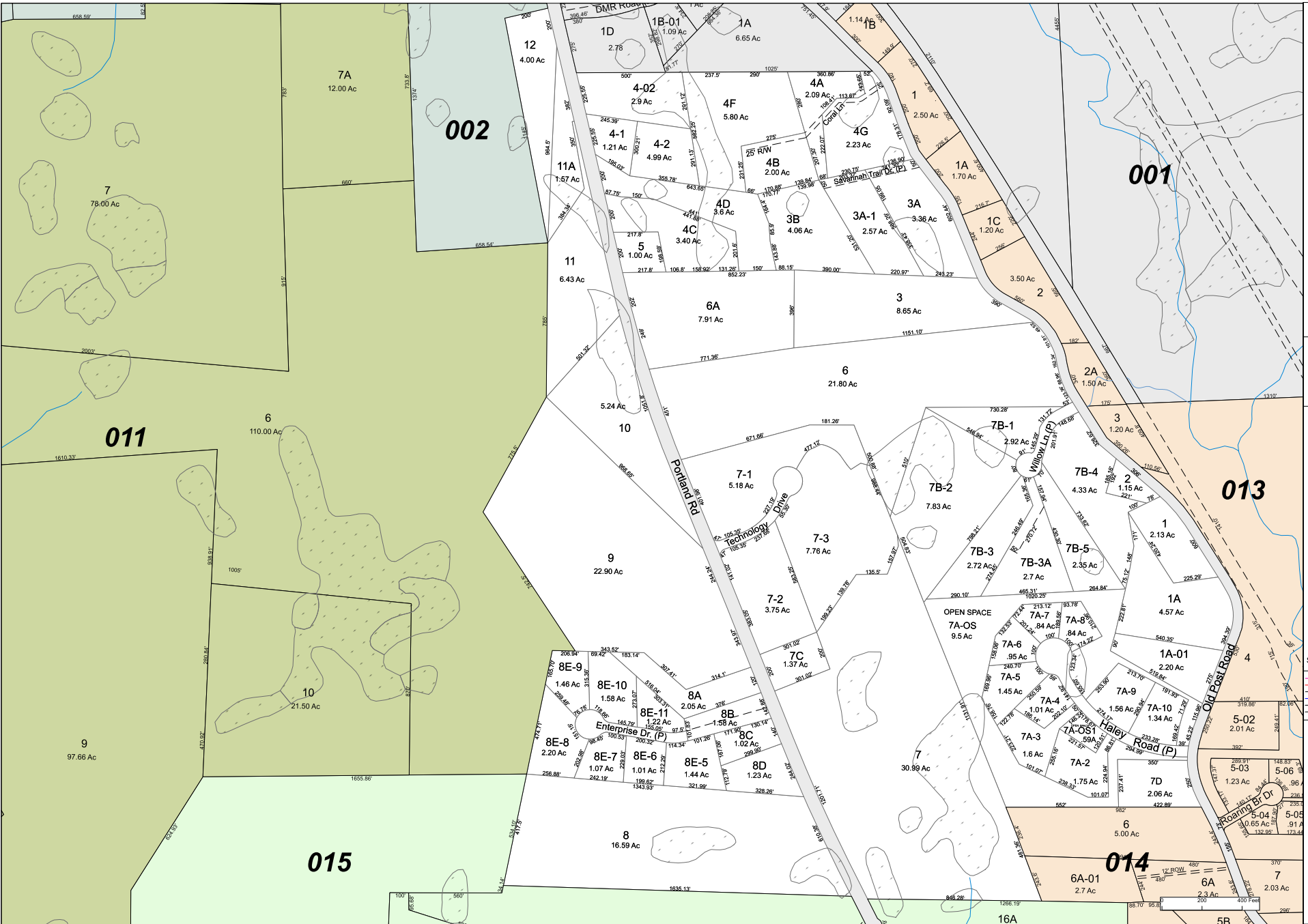
These maps are intended to be used for the purpose of property GIS Solutions of Maine used for conveyances should not be used for conveyances.  
Revised to April 1st

Scale: 1 Inch = 200



2023

MAP: 012



015

001

013

014

002

011

16A

5R

7A  
12.00 Ac

12  
4.00 Ac

1D  
2.78

1B-01  
1.09 Ac

1A  
6.65 Ac

1.14 1B

1  
2.50 Ac

1A  
1.70 Ac

1C  
1.20 Ac

2  
3.50 Ac

2A  
1.50 Ac

3  
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3  
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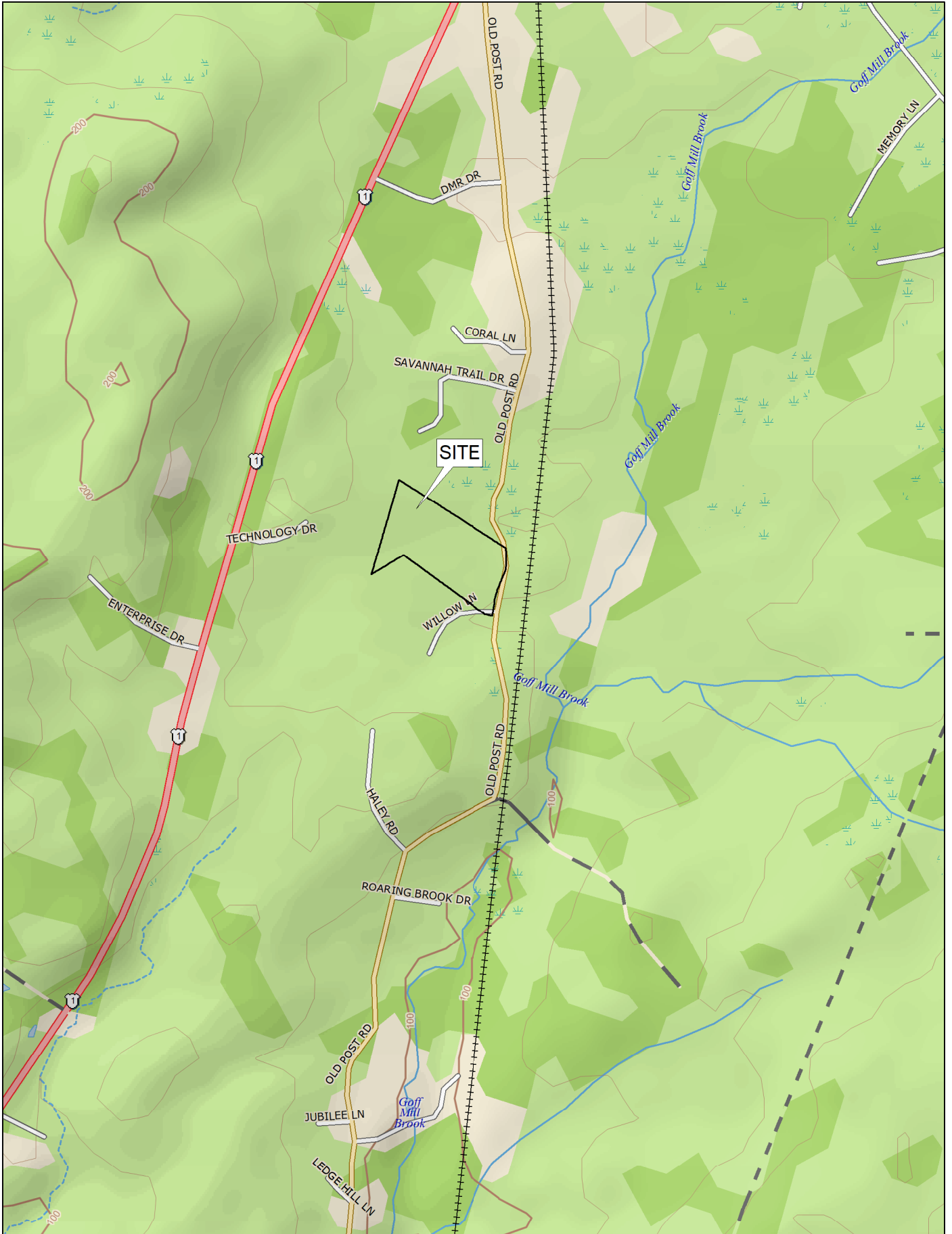
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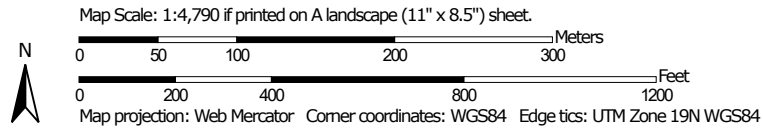
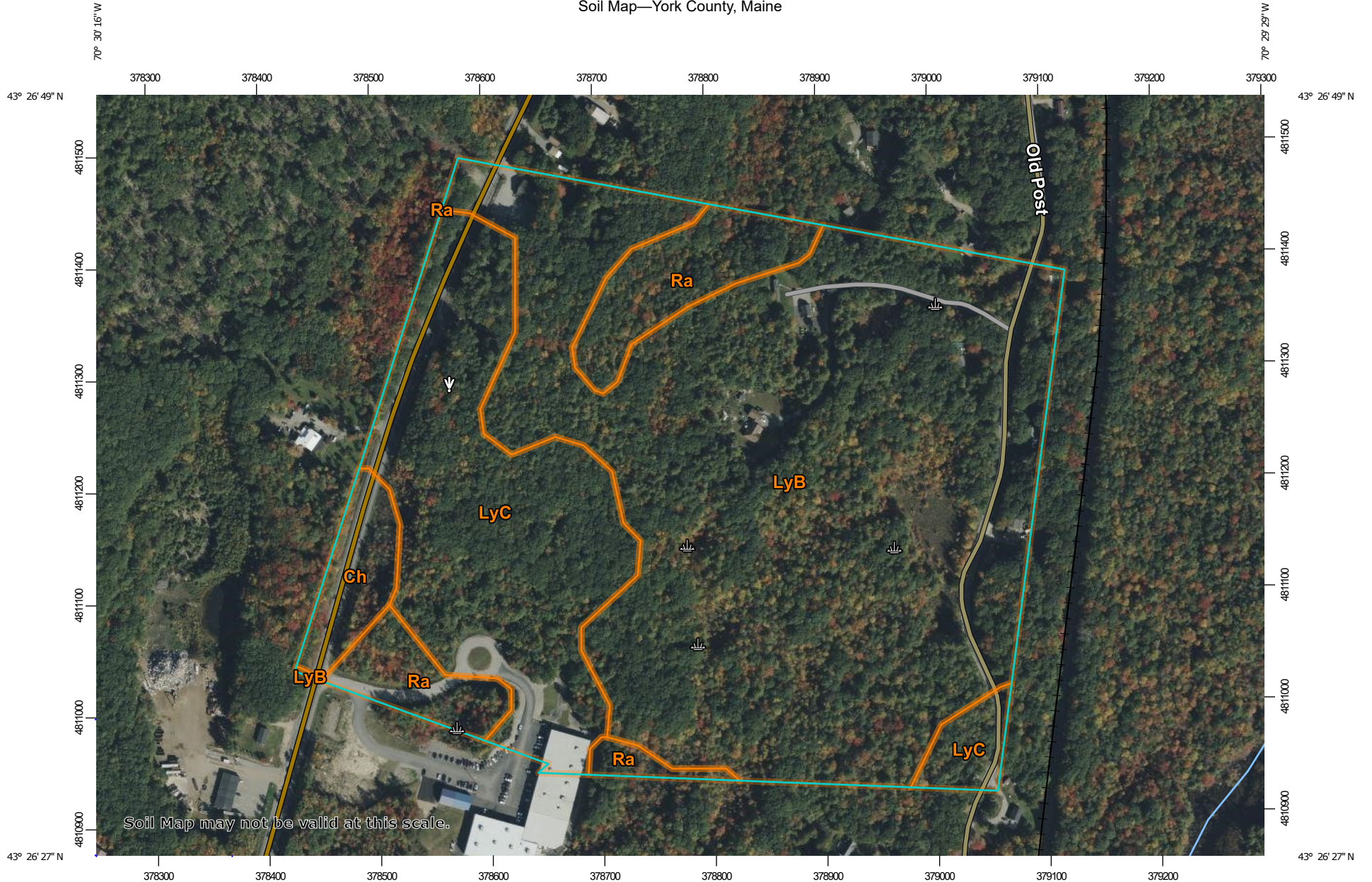
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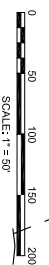
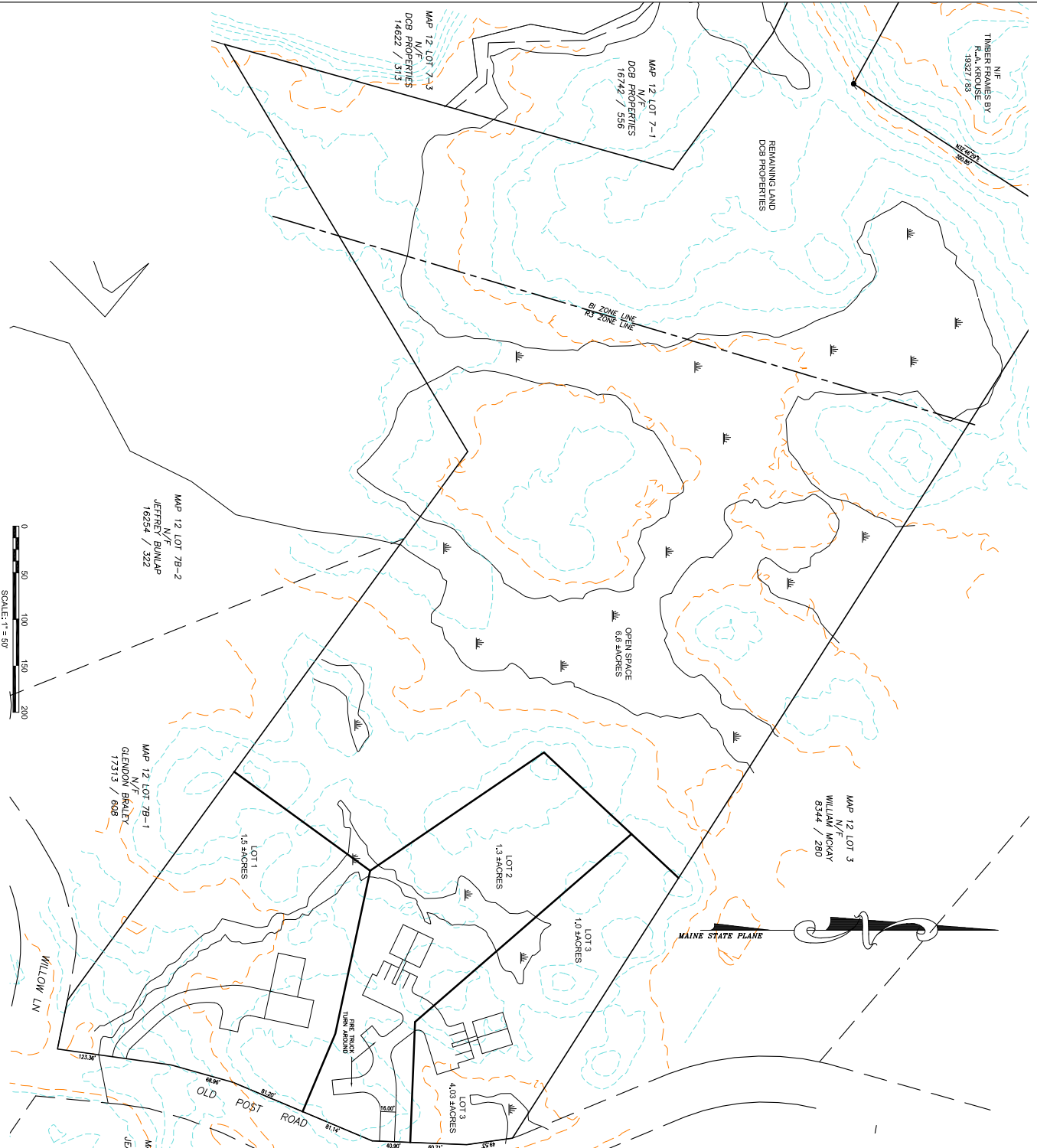
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1.23 Ac

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1.23 Ac



Soil Map—York County, Maine





**ZONE REQUIREMENTS:**  
 DISTRICT R-3 SPACE AND BULK REGULATIONS

LOT SIZE: TWO FAMILY 2 ACRES  
 3 ACRES  
 LOT FRONTAGE: 60'-00" - 66'-00" 75 FEET  
 LOT FRONTAGE: OTHER 75 FEET  
 LOT FRONTAGE: OTHER 200 FEET\*\*  
 FRONT YARD SETBACK 50 FEET\*\*  
 REAR YARD SETBACK 25 FEET  
 REAR YARD SETBACK 25 FEET  
 \*\* ON STREETS OTHER THAN ARTERIAL COLLECTION STREET.

**LOCUS DEED REFERENCE:**

A. WARRANTY DEED FROM CHARLES R. D'ROUPO TO DCB PROPERTIES, COUNTY REGISTRY OF DEEDS (IN BOOK 1822Z PLAT 7).

**PLAN REFERENCE:**

A. STANDARD BOUNDARY SURVEY MADE FOR CHARLES D. D'ROUPO DATED OCTOBER 26, 1994 BY DOW & COULOMBE LAND SURVEYORS.

**NOTES:**

1. THE ABOVE BOUNDARY AND WETLANDS WERE DERIVED FROM ABOVE PLAN REFERENCE. THE SURVEYOR DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS RESULTING FROM USING SAID PLAN.
2. TOTAL AREA OF PROPOSED LOT IS 10.42 ACRES ALL LAND WITHIN R-3 ZONE.
3. TOTAL AREA OF WETLANDS PER PLAN REFERENCE IS 2.42Z ACRES.

MAP 13 LOT 2  
 N/F  
 BETTY BRICATAES

MAP 13 LOT 2A  
 N/F  
 JEAN BEAULIEU

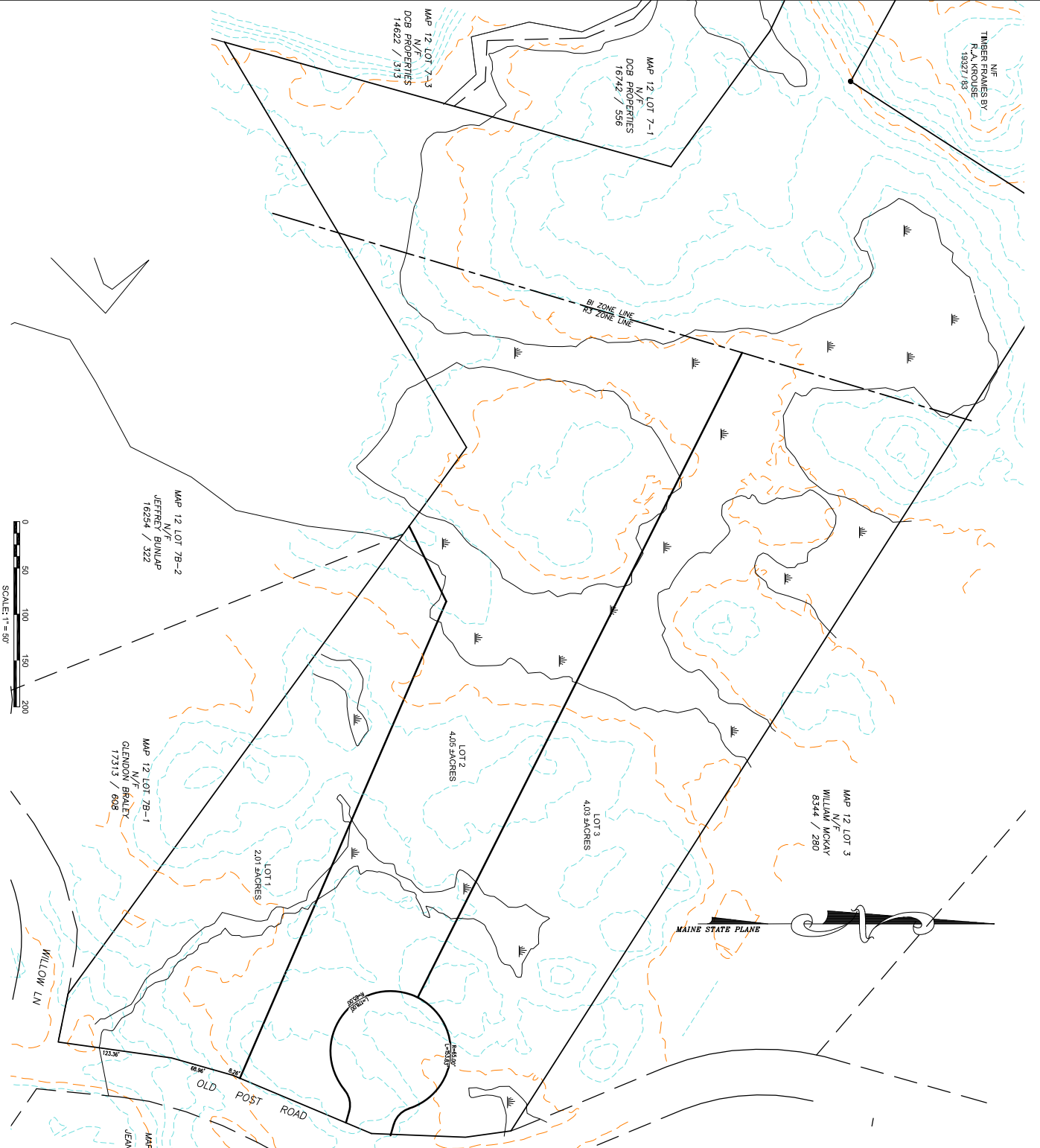
MAP 12 LOT 7B-1  
 N/F  
 GLENDON BRALEY  
 17313 / 603

MAP 12 LOT 7B-2  
 N/F  
 JEFFREY BUNLAP  
 16254 / 322

MAP 12 LOT 7-1  
 DCB PROPERTIES  
 16742 / 556

MAP 12 LOT 7-3  
 DCB PROPERTIES  
 14622 / 313

N/F  
 TIMBER FRAMES BY  
 R.A. KROUSE  
 18327 / 83



WILLOW LN  
 123.36°  
 60.96°  
 6.28°  
 OLD POST ROAD

MAP 12 LOT 7-1  
 N/F  
 GLENNON / BRALEY  
 17313 / 608

LOT 1  
 2.01 ACRES

LOT 2  
 4.05 ACRES

LOT 3  
 4.03 ACRES

MAP 12 LOT 7-2  
 N/F  
 JEFFREY BUNLAP  
 16234 / 322

MAP 12 LOT 7-3  
 N/F  
 DCB PROPERTIES  
 14622 / 313

MAP 12 LOT 7-1  
 N/F  
 DCB PROPERTIES  
 16742 / 596

MAP 12 LOT 3  
 N/F  
 WILLIAM MCKAY  
 6344 / 280

MAP 13 LOT 2A  
 N/F  
 JEAN & KATHRYN  
 BEAULIEU

MAP 13 LOT 2  
 N/F  
 BETTY BRICKAITES

MAINE STATE PLANE

BI ZONE LINE  
 R3 ZONE LINE

0 50 100 150 200  
 SCALE: 1" = 50'

**ZONE REQUIREMENTS:**  
 DISTRICT R-3 SPACE AND BULK REGULATIONS

LOT SIZE TWO FAMILY 2 ACRES  
 LOT SIZE SINGLE FAMILY 3 ACRES  
 LOT FRONTAGE OIL-DE-SAC 75 FEET  
 LOT FRONTAGE OTHER 200 FEET\*\*  
 FRONT YARD SETBACK 50 FEET\*\*  
 SIDE YARD SETBACK 25 FEET  
 REAR YARD SETBACK 25 FEET  
 \*\* ON STREETS OTHER THAN ARTERIAL COLLECTOR STREET.

**LOCUS DEED REFERENCE:**  
 A. WARRANTY DEED FROM CHARLES R. DIPIRO TO DCB PROPERTIES, LLC DATED SEPTEMBER 27, 2021 AND RECORDED IN THE YORK COUNTY REGISTER OF DEEDS IN BOOK 18922, PAGE 77.

**PLAN REFERENCE:**  
 A. STANFORD SURVEY MADE FOR CHARLES R. DIPIRO DATED OCTOBER 26, 1994 BY DOW & COULDMER LAND SURVEYORS.

**NOTES:**  
 1. THE ABOVE BOUNDARY AND WETLANDS WERE DERIVED FROM ABOVE PLAN REFERENCE. PAUL P. GADBOIS ENGINEERING AND SURVEYING DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS RESULTING FROM THESE SURVEYS.  
 2. TOTAL AREA OF PROPOSED LOT IS 10.42 ± ACRES ALL LAND WITHIN 1/4 MILE OF PROPOSED LOT IS 10.42 ± ACRES ALL LAND WITHIN 1/4 MILE.  
 3. TOTAL AREA OF WETLANDS PER PLAN REFERENCE IS 2.42± ACRES.