



# TOWN OF NAPLES PLANNING BOARD APPLICATION

P.O. Box 1757, Naples, Maine 04055  
Phone: (207) 693-6364 / Fax: (207) 693-3667

[www.townofnaples.org](http://www.townofnaples.org)

## Major Subdivision Application

Date: March 15, 2018

Request for Subdivision Amendment  
Old Songo Locks Estates

Owner/Applicant Name: Joanne C. Jordan

Mailing Address: PO Box 454 Naples ME 04055

Telephone: 207 671-2368 Email: joanne.c.jordan@gmail.com

Property Owner: Joanne C, Jordan

Property Location: 27 Escott Way Subdivision Lot 7 Map & Lot: Map 7 Lot 38-7

Any easements, covenants, or deed restrictions related to the property? Yes, See attachments

Zoning District: Rural Residential Waivers requested: Yes to amend Phosphorous Buffer  
A list must be submitted for waivers See attached

Name, address, & phone # of applicants engineer, land surveyor or planner: \_\_\_\_\_  
Donald Murphy, Wetland Scientist & Environmental Permitting

PO Box 535, Casco, ME 04015 murphylanduse@gmail.com

The undersigned, being the applicant, owner or legally authorized representatives, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statues, and regulation of the Town, State and Federal governments.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

### Fee Schedule:

Advertising: \$50.00

Fee per abutter: \$7.00

Under 1,000 sq. ft. gross floor area: \$300.00

1,000 – 10,000 sq. ft. gross floor area: \$400.00

Over 10,000 sq. ft. gross floor area: \$400.00

\*\*Plus \$25.00 for each 1,000 sq. ft. over 10,000

Development without building: \$400.00

Modification of approved plan: \$100.00

Commercial Initial permit: \$100.00

Review Escrow: TBD

Applicants Total: \$ \_\_\_\_\_

***Please include 10 copies of application, sketch plan, and any other supporting documentation.***

A preliminary plan must be submitted within six months of a sketch plan. Within 45 days after formal submission of a preliminary plan the Planning Board shall take action to give preliminary approval, with or without modifications or disapproval of such preliminary plan.

Preliminary application requirements:

- Proposed subdivision name or identifying title and the name of the Municipality.
- Number of acres within the proposed subdivision, location of property lines, existing easements, buildings, watercourses and other essential existing physical features.
- The names of all subdivisions immediately adjacent and the names of owners of record of adjacent acreage.
- The provisions of the Zoning Ordinance applicable to the area to be subdivided and any zoning district boundaries affecting the subdivision. At present: 1) Shoreland Zoning; 2) forty thousand (40,000) square feet minimum lot size.
- The location and size of any existing sewers and water mains, culverts and drains on the property to be subdivided.
- Location, names and present widths of existing and proposed streets, highways, easements, building envelopes, buffers, stormwater and/ or phosphorus control measures, alleys, parks and other public open spaces.
- The width and location of any streets or other public ways or places shown upon the Official Map and the Comprehensive Plan, if any, within the area to be subdivided, and the width, location, grades and street profiles of all streets or other public ways proposed by the subdivider.
- Contour lines at intervals of not more than five (5) feet or at such intervals as the Planning Board may require, based on United States Geological Survey datum of existing grades where change of existing ground elevation will be five (5) feet or more.
- A soils report identifying the soils boundaries and names in the proposed development with the soils information superimposed upon the plot plan in accord with the USDA Soil Conservation Service National Cooperative Soil Classification. The intensity of this study must identify changes in soil conditions down to one eighth acre, or area as determined by the Planning Board. A lot by lot soils suitability determination for house building with septic sewage disposal or, if appropriate, house building with public sewage disposal, will be made in accord with the Soil Suitability Guide for Land Use Planning in Maine and will accompany the plot plan soils study.
- Typical cross sections of the proposed grading for roadways (and sidewalks, if included in plans).
- Date, true north point and graphic scale.
- Deed description and map of survey of tract boundary made and certified by a registered land surveyor, tied into established reference points.
- Connection with existing supply or alternative means of providing water supply to the proposed subdivision.

- Connection with existing sanitary sewerage system or alternative means of treatment and disposal proposed.
- If a private sewage disposal system is proposed, location and results of tests to ascertain subsurface soil and ground water conditions, depth to maximum ground water level, location and results of percolation tests.
- Provisions for collecting and discharging storm drainage, in the form of a drainage plan.
- Preliminary designs of any bridges or culverts, which may be required.
- The proposed lot lines with approximate dimensions and suggested locations of buildings.
- The location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field.
- All parcels of land proposed to be dedicated to public use and the conditions of such dedication, or land to be left permanently unused.
- The location of all natural features or site elements to be preserved.
- A soil erosion and sediment control plan containing the endorsement of the Cumberland County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission.

#### Final Application Requirements:

- All of the information presented on the Preliminary Plan and Location Map and any amendments thereto suggested or required by the Board.
- The name, registration number and seal of the land surveyor, architect, engineer or planning consultant who prepared the plan.
- Street names and line, pedestrian ways, lots, easements and areas to be reserved for or dedicated to public use.
- Sufficient data acceptable to the Municipal Engineer to determine readily the location, bearing and length of every street line, lot line, boundary line and to reproduce such lines upon the ground. Where practical these should be tied to reference points previously established.
- The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearings for each street.
- By proper designation, all public open space for which offers of cession are made by the subdivider and those spaces to which title is reserved by him.
- Lots and blocks within the subdivision numbered in accordance with local practice.
- Permanent reference monuments shown thus: "X". They shall be constructed in accordance with specifications herein and their location noted and referenced upon the Final Plan.
- A performance guaranty to secure completion of all improvements required by the Board and written evidence that the Municipal Officers are satisfied with the sufficiency of such bond.

For a complete review of requirements for a Major Subdivision please refer to the Town of Naples Subdivision Ordinance which can be viewed at [www.townofnaples.org](http://www.townofnaples.org)