

TOWN OF NAPLES PLANNING BOARD APPLICATION

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

Change of Use Application

Date: _____

Owner/Applicant Name: Naples Causeway Development LLC

Mailing Address: P.O. Box 1385 Windham Maine 04062

Telephone: 1-207-939-3738 Email: tdyke@dykeassociates.us

Property Owner: Naples Causeway Development LLC

Property Location: Lot # 1-10 Clubhouse rd. Naples Map & Lot: U-241-10

Any easements, covenants, or deed restrictions related to the property? None

Zoning District: _____ Waivers requested: convert to private residential
A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: _____
Sawyer Bridgton Maine

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: [Signature]
Naples Causeway Dev. LLC

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
- Commercial Annual Renewal: \$50.00
- Aquatic Structure (noncommercial): \$50.00
- Review Escrow: TBD
- Applicants Total: \$ _____

Please include 10 copies of application, sketch plan, and any other supporting documentation.
To go before the Planning Board requesting a Change of Use you must submit a letter of intent. Please review the Site Plan Review Ordinance for any other requirements at www.townofnaples.org

SAWYER ENGINEERING & SURVEYING, INC.

2 Elm Street
Bridgton, Maine 04009

George Sawyer

(207) 647-8190

June 20, 2019

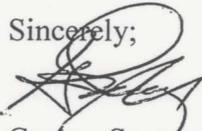
Planning Board
Town of Naples
P.O. Box 1757
Naples, ME 04055

Re: Naples Causeway Development, LLC
Lot #10 Clubhouse Drive
Naples, ME

Dear Members,

The enclosed information is provided in support of the application by Naples Causeway Development, LLC to change the intended use of the existing buildings on this lot from a clubhouse for the now closed Naples Golf Course to a single family residence. The material enclosed includes a site plan showing the lot layout and abutting properties, the deed for the property, the tax map showing the lot, and the proposed septic disposal system for the site.

Sincerely;



George Sawyer; PLS

34654/62
Lots 10 & 11

Warranty Deed

(Statutory Short Forms Deeds Act - 33 M.R.S.A. § 761 et seq.)

Naples Golf & Country Club, Inc., of the Town of Naples, County of Cumberland and State of Maine, a corporation duly organized and existing under the laws of the State of Maine, for consideration paid, grants to **Naples Causeway Development LLC**, a limited liability company duly organized and existing under the laws of the State of Maine, with a mailing address of P. O. Box 1385, Windham ME 04062, **with warranty covenants**, the land in the Town of **Naples**, County of Cumberland and State of Maine, viz:

A certain lot or parcel of land situated on a the easterly side of **Route 114/11** in the Town of **Naples**, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Being **Lot #10** as depicted on a survey plan entitled "**Plan of Lot #10 & Lot #11, Route 11/114, Naples, Maine**", made for record owner Naples Golf & Country Club, P.O. Box 98, Naples, Maine 04055, by Sawyer Engineering & Surveying, Inc., 2 Elm Street, Bridgton, Maine 04009, dated October 5, 2015, approved by the Town of Naples Planning Board on October 17, 2017 and recorded December 11, 2017 in Cumberland County Registry of Deeds in Plan **Book 217, Page 541**. Said Plan and the terms, references, conditions, legend, tables, notes, and restrictions thereon are incorporated herein by reference thereto. Containing 1.41 acres or 61,453.7 square feet.

This conveyance is made **together with** a fifty (50) foot wide right of way depicted as "50' R.O.W." on said Plan, and **subject to** others who have or may be granted same. Said right of way is granted for purposes of ingress and/or egress by foot or vehicle, and for such installation and maintenance of utilities associated with residential use. The Grantee herein, or Grantee's heirs, successors and/or assigns, shall equally share the costs of maintenance with other lot owners, maintenance being defined as plowing, sanding or other ice and snow removal, or repair of existing hard surface.

The deed preparer makes no certification as to record marketable title.

Witness the hand and seal of Allen Faraday, in his capacity as President of Naples Golf & Country Club, Inc., duly authorized, this date: January 6, 2018.

Naples Golf & Country Club, Inc.

By: Allen Faraday
Allen Faraday

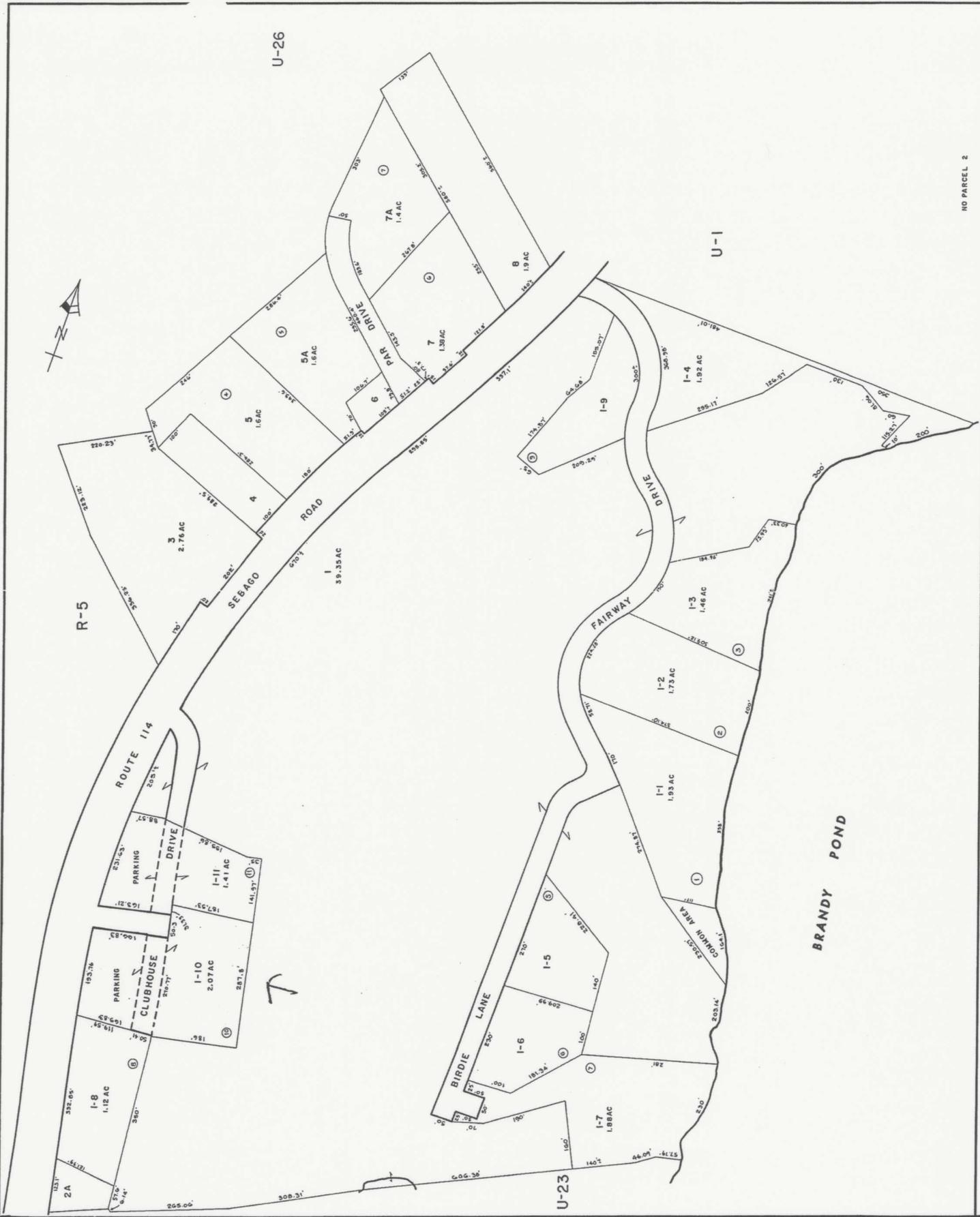
Its: President

State of Maine
Cumberland, ss.

January 16, 2018

Then personally appeared the above-named ALLEN FARADAY in his capacity as President of Naples Golf & Country Club, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity and individually. *Before me,*

Julie Pease Galipeau
Julie Pease Galipeau
Notary Public
Comm Exp 5/24/18

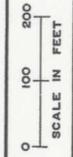


JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE
 1969

FOR ASSESSMENT PURPOSES ONLY
 NOT FOR PROPERTY CONVEYANCES

PROPERTY MAP
NAPLES, MAINE

NO PARCEL 2



U-24

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
 Div of Environmental Health, 11 SHS
 (207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Naples	Town/City _____	Permit # _____
Street or Road	Rt. 114	Date Permit Issued <u>1/1</u>	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #	Lot 10	_____	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	Naples Causeway Dev. <input type="checkbox"/> Owner <input type="checkbox"/> Applicant	<input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of Owner/Applicant	P.O. Box 1385	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Owner/Applicant	Windham ME 04062		
Daytime Tel. #	_____	Municipal Tax Map # <u>1174</u>	Lot # <u>1-10</u>
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved _____	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (2nd) date approved _____	

PERMIT INFORMATION

TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped
SIZE OF PROPERTY <u>2.07</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other		
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK <input type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1500</u> GAL.	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input checked="" type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>750</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>270</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>5.1 B</u> at Observation Hole # <u>10A</u> Depth <u>48"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input checked="" type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> d <u>57</u> m <u>29</u> s Lon. <u>70</u> d <u>36</u> m <u>15</u> s if g.p.s., state margin of error.

SITE EVALUATOR STATEMENT

I certify that on 6/19/19 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

_____ Site Evaluator Signature	<u>176</u> SE #	<u>6/19/19</u> Date
_____ Site Evaluator Name Printed	<u>647-8190</u> Telephone Number	_____ E-mail Address

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
 Division of Environmental Health, STS 11
 (207) 287-5689 FAX (207) 287-3165

Town, City, Plantation

Naples

Street, Road, Subdivision

Lot 10

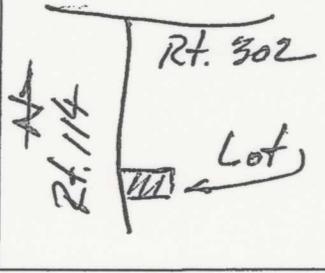
Owner or Applicant Name

Naples Causeway Dev.

SITE PLAN

Scale: 1" = _____ ft.

SITE LOCATION MAP
 (Attach map from Maine Atlas
 for First Time System Variance)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # 10A Test Pit Boring

1 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	<i>Loamy Sand</i>		<i>Dark Brown</i>	
6			<i>Red Brown</i>	
12	<i>Sand</i>		<i>Yellow</i>	
18		<i>Friable</i>	<i>Brown</i>	
24			<i>to</i>	<i>None</i>
30			<i>Brown</i>	
36	<i>Fine</i>		<i>Light</i>	
42	<i>Sand</i>		<i>Brown</i>	
48				

Observation Hole # 10B Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	<i>Loamy</i>		<i>Dark</i>	
6	<i>Sand</i>		<i>Brown</i>	
12				
18	<i>Sand</i>		<i>Brown</i>	
24		<i>Friable</i>		<i>None</i>
30				
36			<i>Red</i>	
42	<i>Fine</i>		<i>Brown</i>	
48	<i>Sand</i>			

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
<i>5</i>	<i>B</i>	<i>0-1</i>	<i>48"</i>	<input type="checkbox"/> Restrictive Layer
		Percent	Depth	<input type="checkbox"/> Bedrock

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
<i>5</i>	<i>B</i>	<i>0-1</i>	<i>53"</i>	<input type="checkbox"/> Restrictive Layer
		Percent	Depth	<input type="checkbox"/> Bedrock

[Signature]
 Site Evaluator Signature

176
 SE #

Test Pits
 Date *4/20/16*

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
 Division of Environmental Health, STS 11
 (207) 287-5689 FAX (207) 287-3165

Town, City, Plantation

Naples

Street, Road, Subdivision

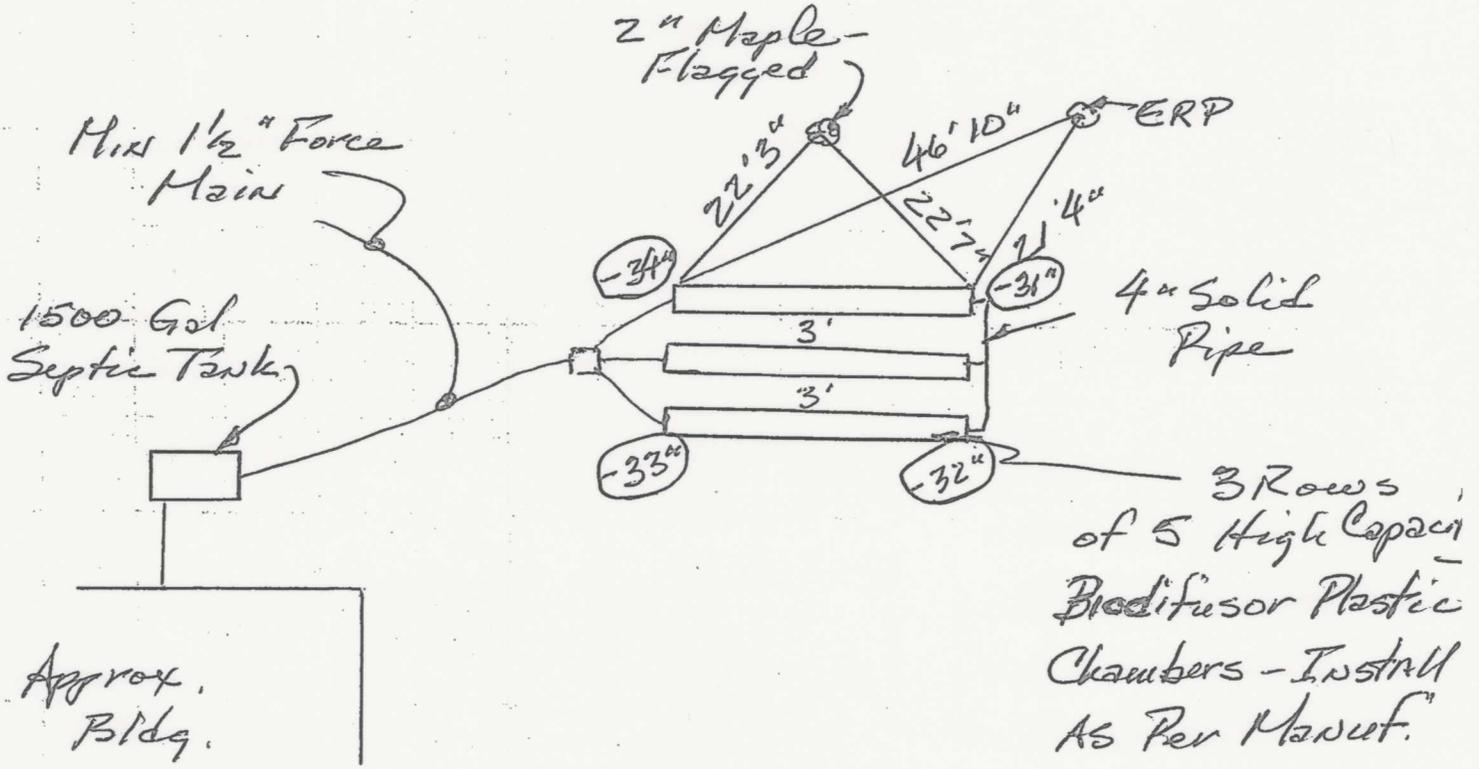
Lot #10

Owner or Applicant Name

Naples Causeway Dev.

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft.



BACKFILL REQUIREMENTS

Depth of Backfill (upslope) 0"

Depth of Backfill (downslope) 0-2"

DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation -32"

Top of Distribution Pipe or Proprietary Device -40"

Bottom of Disposal Field Chambers -56"

ELEVATION REFERENCE POINT

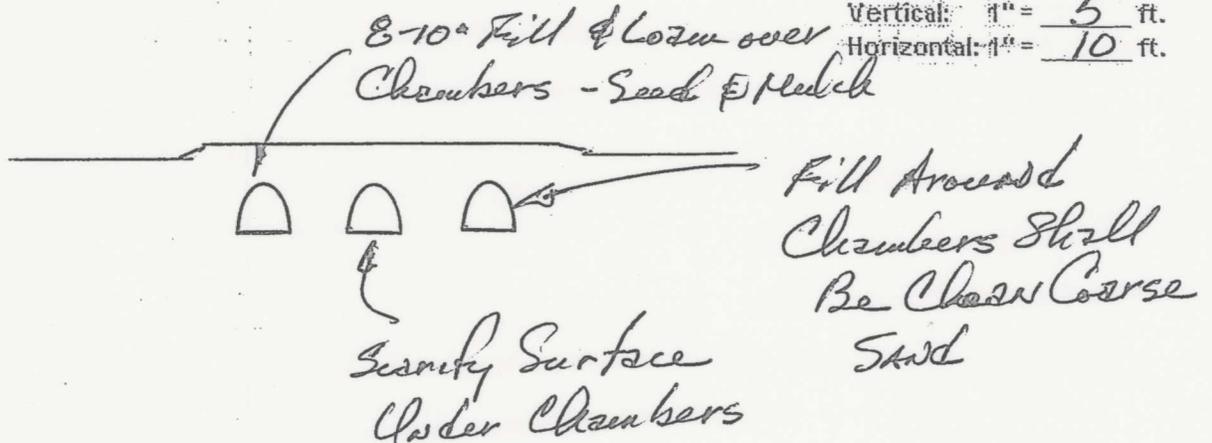
Location & Description: Nail in 24" Pipe @ 14" Abv. Grd.

Reference Elevation is: 0.0" or _____

DISPOSAL FIELD CROSS-SECTION

Scales:

Vertical: 1" = 5 ft.
 Horizontal: 1" = 10 ft.



[Signature]
 Site Evaluator Signature

176
 SE #

6/19/19
 Date