



December 21, 2018

Renee Carter, Code Enforcement Officer
Town of Naples
PO Box 1757
Naples, Maine 04055

**Re: Site Plan Application for Planning Board Review
Camp Mataponi – Building Construction and Reconstruction
Camp Realty Co., Inc - Applicant**

Dear Renee:

On behalf of Camp Mataponi and Camp Realty Co., Inc, we have prepared the enclosed Site Plan application for approval to complete the following projects:

- Construct a 576 square-foot building addition on an existing structure located within the shoreland zone
- Demolish a 1,322 square-foot building with attached deck and replace the structure with a new structure of equal size in the same general location within the shoreland zone.
- Construct a 624 square-foot bunk house building outside of the shoreland zone.

The attached plans show the proposed location of each of the three building projects on the property and proposed erosion controls to be implemented during construction. A separate attached plan shows that the property currently includes approximately 17.7% non-vegetated coverage within the shoreland zone. The proposed 576 square foot addition will increase the non-vegetated coverage to 17.8% which is below the 20% maximum allowed.

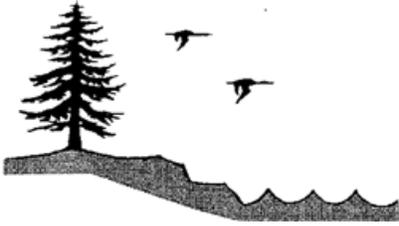
Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin Roma

Dustin M. Roma, P.E.
President



TOWN OF NAPLES PLANNING BOARD APPLICATION

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

Site Plan Review Application

Major or Minor (Circle One) Date: 12-21-2018

Owner/Applicant Name: CAMP REALTY CO., INC.

Mailing Address: 838 SEBAGO ROAD, NAPLES, ME 04055

Telephone: (207) 274 - 7300 Email: DAN@CAMPMATAPONI.COM

Property Owner: SAME AS APPLICANT

Property Location: 838 SEBAGO ROAD Map & Lot: R-6 / 3

Any easements, covenants, or deed restrictions related to the property? SEE DEED

Zoning District: _____ Waivers requested: _____

A list must be submitted for waivers

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

DUSTIN ROMA, PE DM ROMA CONSULTING ENGINEERS

PO BOX 1116, WINDHAM, ME 04062 (207) 310 - 0506

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: 12-21-2018 Signature: Dustin M Roma

Fee Schedule:

Advertising: \$50.00	Aquatic Structure (non commercial): \$50.00
Fee per abutter: \$7.00	Review Escrow: TBD
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	Applicants Total: \$ _____

A formal application for Site Plan Review shall contain at least the following exhibits and information:

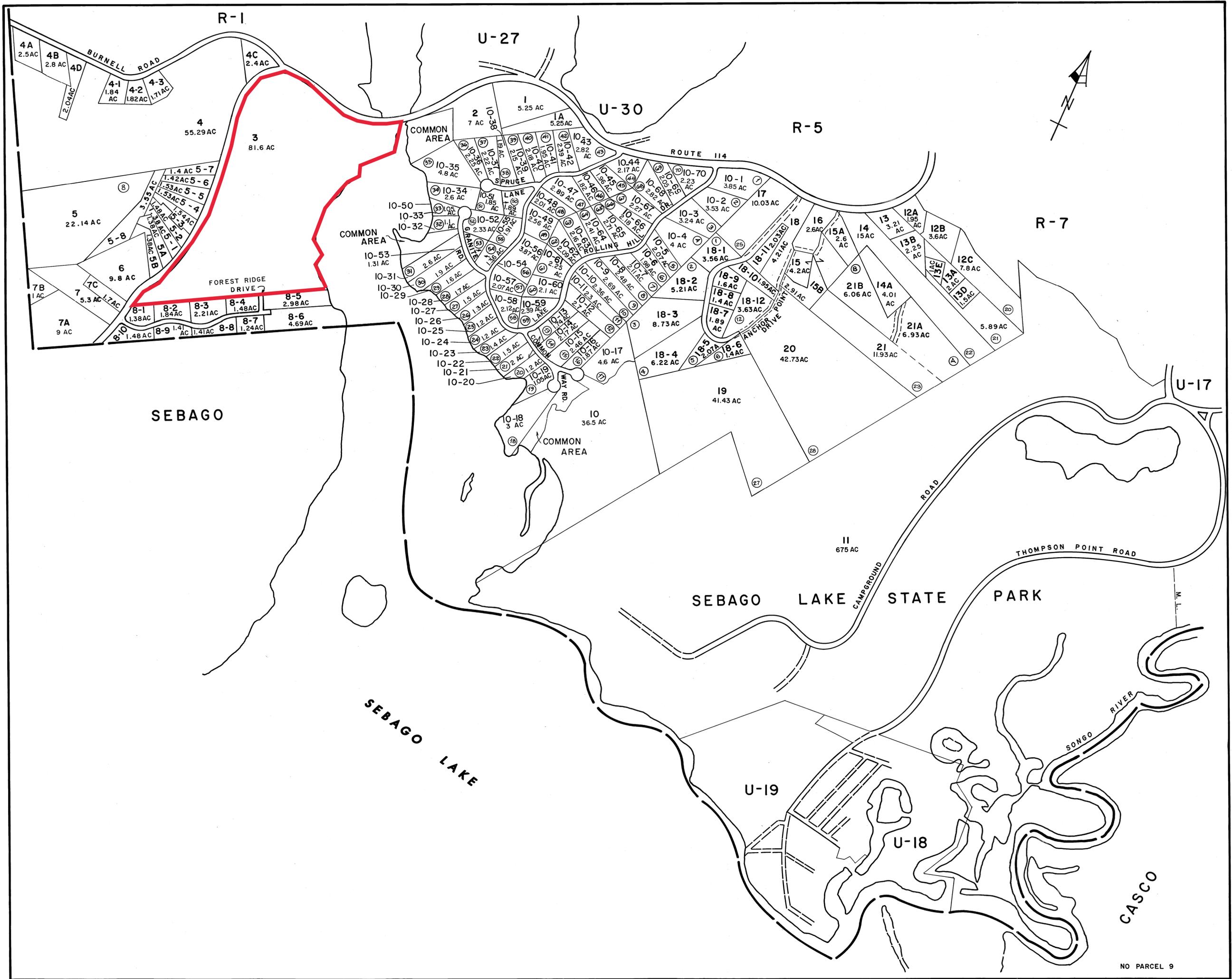
A fully executed and signed copy of the application for Site Plan Review; and, **9 copies** of a site plan drawn at a scale sufficient to allow review of the items listed under Criteria and Standards, but not more than one hundred (100) feet to the inch for that portion of the total tract of land being proposed for development, and showing the following:

- Owner's name, address and signature.
- The Tax Map and Lot of all abutting property owners plus a description of the project, to be used by the Planning Board to notify the abutters by certified mail of the proposed project, proof of mailing receipts to be kept on file at the Town Office. Owners of abutting properties shall be those listed in the most recent tax records of the Town of Naples.
- Perimeter survey of the parcel made and certified by a registered land surveyor relating to reference points showing true north point, graphic scale, corner of parcel, date of survey and total acreage.
- Total area of any land within 500 feet of the proposed project which is owned by the applicant.
- Zoning classifications(s) of the property and the location of zoning district boundaries if the property is located in two or more zoning districts.
- Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist.
- The location of all building setbacks as required by the Town Ordinances.
- The location, size and character of all signs and exterior lighting.
- The lot area of the parcel, street frontage and the Town Ordinances requirements for minimum lot size and frontage.
- The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements and landscaping.
- The location of all buildings within fifty (50) feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
- Existing and proposed topography of the site at two (2) foot contour intervals if major changes to the existing topography are being proposed.
- All surface water features within 500 feet of the project boundaries, including perennial streams and wetlands.
- Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, design of entrances and exits of vehicles to and from the site on to public streets, curb and sidewalk.
- Location of all wells and septic systems within 150 feet of the property boundary.
- Existing land cover and vegetation conditions.
- Drainage plan to describe the location and size of road culverts, road drainage ditches, phosphorus and runoff control measures and other similar features.
- If the site is not to be served by a public sewer line, then an on-site soils investigation report by a Department of Human Services licensed site evaluator shall be provided.
- A list of waivers of any town requirements or ordinance provisions requested.

- A statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required.
- A soil and erosion control plan approved by the Cumberland County Soil & Water Conservation District.
- Phosphorus Analysis.
- A utility plan showing provisions for water supply and waste water disposal including the size and location of all piping, holding tanks, leachfield, etc.
- Building plans showing plans of all floors and all elevations.
- Copies of any proposed or existing easements, covenants and deed restrictions.
- A description and design of proposed temporary and permanent signs, including location, size and lighting.
- Copies of all required state approvals and permits, provided however, that the Planning Board may approve site plans subject to the influence of specific state licenses and permits in cases where it is not feasible for the applicant to obtain at the time of Site Plan Review.

The Planning Board may waive any of these requirements when the Board determines that the scale or nature of the project is of a size that makes the information unnecessary.

For a complete review of requirements for a Site Plan Review please refer to the Town of Naples Site Plan Review Ordinance which can be viewed at www.townofnaples.org.



NO PARCEL 9

JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE
 1969 1979

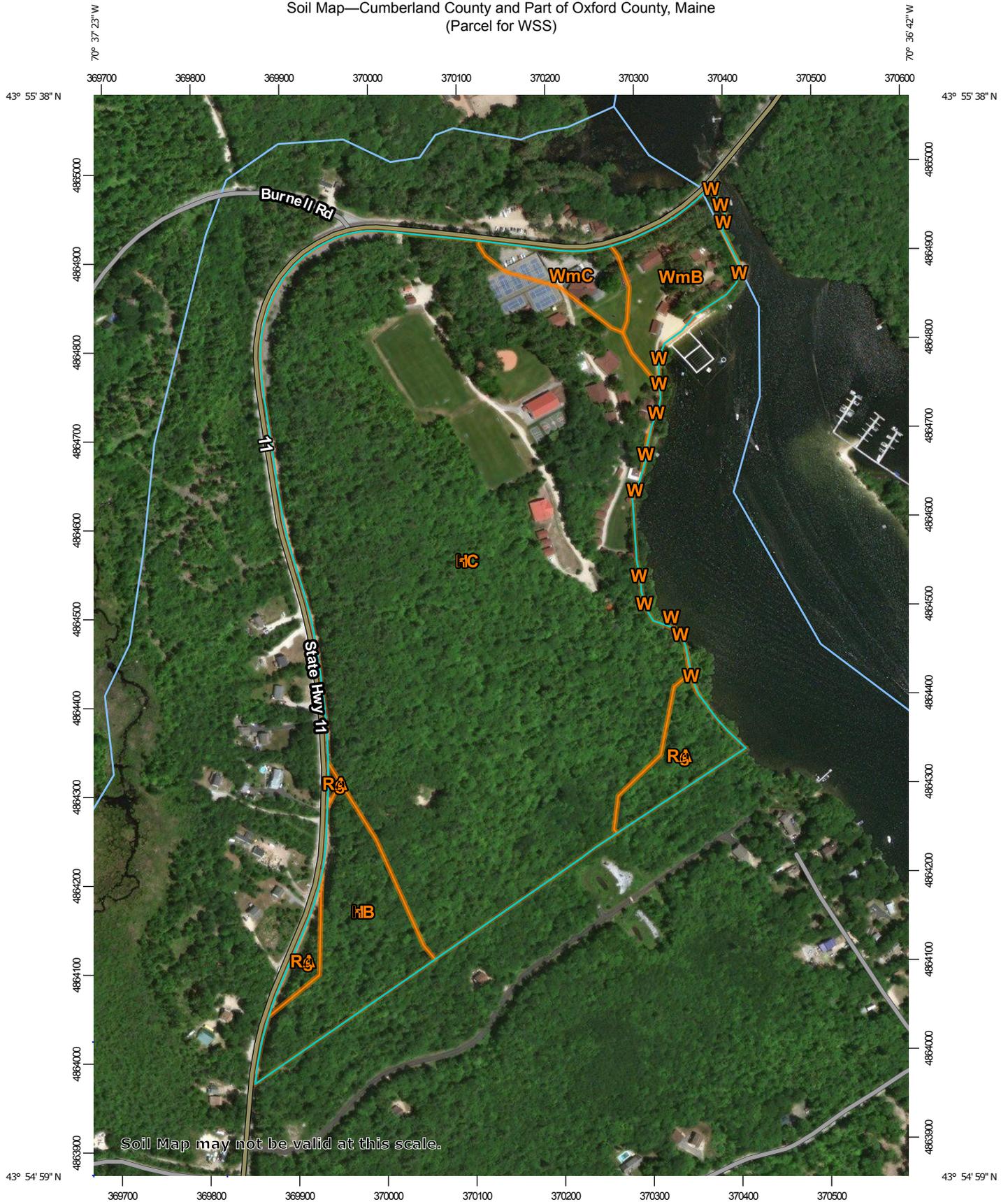
FOR ASSESSMENT PURPOSES ONLY
 NOT FOR PROPERTY CONVEYANCES

PROPERTY MAP
NAPLES, MAINE

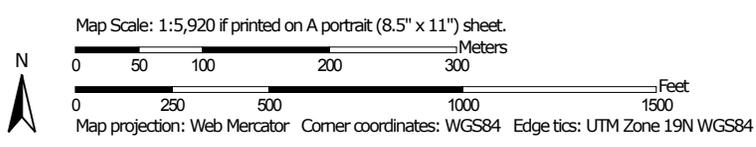
0 500 1000
 SCALE IN FEET

R-6

Soil Map—Cumberland County and Part of Oxford County, Maine
(Parcel for WSS)



Soil Map may not be valid at this scale.



Soil Map—Cumberland County and Part of Oxford County, Maine
(Parcel for WSS)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 13, Sep 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HhB	Hermon sandy loam, 0 to 8 percent slopes, very stony	6.2	7.5%
HhC	Hermon sandy loam, 8 to 15 percent slopes, very stony	67.6	81.5%
RgA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes	3.2	3.8%
W	Water	0.0	0.1%
WmB	Windsor loamy sand, 0 to 8 percent slopes	3.9	4.7%
WmC	Windsor loamy sand, 8 to 15 percent slopes	2.0	2.4%
Totals for Area of Interest		82.9	100.0%

0049773

BK 17762PG356

PREPARED BY AND RETURN TO:
David Kahan, Esq.
David Kahan, P.A.
3696 N. Federal Highway, Suite 101
Fort Lauderdale, FL 33308

SPECIAL WARRANTY DEED

Parcel Identification No.: _____

This Indenture, is made this 30th day of Apr. 1, 2002 between **MATAPONI REAL ESTATE INVESTMENT CORP.**, a Maryland corporation, having an office address of 222 Milford Mill Rd., Baltimore, Maryland 21208 ("Grantor") and **CAMP REALTY CO., INC.**, a New Jersey corporation, having an office address of 520 Fellowship, Suite 101-A, Mt. Laurel, New Jersey 08054 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise and convey to Grantee, and Grantee's successors and assigns, forever, the land (the "Land") lying and being in the Town of Naples, County of Cumberland, State of Maine, more particularly described on **Exhibit "A"** attached hereto.

Together with all tenements, hereditaments and appurtenances belonging or in any way appertaining to the Land.

To have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that it is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land; that it hereby fully warrants the title to the Land as previously described and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[Signatures on the following page]

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with all the buildings and improvements thereon, situated in the Town of Naples, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at an iron pipe at or near the westerly shore of Sebago Lake, said iron pipe also being at the northeasterly corner of land conveyed to Joan Kutner;

Thence S 71° 15' W and by the northerly sideline of said Kutner land, Two Thousand One Hundred Eighty-Four (2,184) feet, more or less, to an iron pipe on the assumed easterly sideline of Route 114 (formerly known as the road to North Sebago), so-called;

Thence northerly and easterly and by the assumed easterly and southerly sidelines of said Route 114, Four Thousand Eight Hundred (4,800) feet, more or less, to a point on the westerly shore of Sebago Lake at the concrete bridge spanning Muddy River, so-called;

Thence southerly and by the westerly shore of Sebago Lake, Two Thousand Four Hundred Fifty (2,450) feet, more or less, to the iron pipe at the point of commencement.

ALSO, ANOTHER CERTAIN lot or parcel of land, with all the buildings and improvements thereon, situated in said Town of Naples, bounded and described as follows:

Commencing at an iron pipe on the assumed westerly sideline of Route 114, said iron pipe also being on the assumed easterly sideline of "Old Route 114", so-called;

Thence northerly and by the assumed easterly sideline of said "Old Route 114", Four Hundred (400) feet, more or less, to an iron pipe on the assumed southerly sideline of the Burnell Road, so-called;

Thence easterly and by the assumed southerly sideline of said Burnell Road, Two Hundred Fifty (250) feet, more or less, to the intersection of said sideline with the assumed northerly sideline of the said Route 114;

Thence southwesterly and by the assumed northerly sideline of Route 114, Four Hundred (400) feet, more or less, to the iron pipe at the point of commencement.

ALSO, ANOTHER CERTAIN LOT or parcel of land, with all the buildings and improvements thereon, situated in said Town of Naples, bounded and described as follows:

Commencing at a white pine tree three (3) feet in diameter on the assumed northerly sideline of the Burnell Road, so-called;

Thence N 19° 02' W and by land now or formerly of Donald S. Woodbury, Six Hundred Fifty-Four and Seven Tenths (654.7) feet, to an iron pipe;

Thence N 70° 07' E and by land now or formerly of said Woodbury, Nine Hundred Seventy and Eight Tenths (970.8) feet to an iron pipe at the westerly shore of Muddy River, so-called;

Thence generally southerly and by the westerly shore of Muddy River, Two Thousand Two Hundred Fifty (2,250) feet to a point on the assumed northerly sideline of Route 114 at the concrete bridge spanning Muddy River;

Thence westerly and by the assumed northerly sideline of Route 114, One Thousand Three Hundred (1,300) feet, more or less, to its intersection with the northerly sideline of the Burnell Road, so-called;

Thence northwesterly and by the assumed northerly sideline of the Burnell Road, Three Hundred (300) feet, more or less, to the three-foot white pine at the point of commencement.

All of the above-described parcels of land are shown on a plan entitled "Plan Showing Camp Mataponi Property in Naples, Maine, Made for Fred Greenberg" by Earl Hotchkiss dated October 27, 1983.

ALSO, A CERTAIN ISLAND LOCATED in Sebago Lake in the Town of Sebago, in the County of Cumberland and State of Maine, bounded and described as follows:

Said island being known as "Inner Island" and being the same parcel conveyed by Edgar E. Ring, Agent, etc. of Public Lands of the State of Maine, to Edward E. Hastings, by deed dated March 3, 1903, and recorded in the Cumberland County Registry of Deeds in Book 732, Page 79.

Further granting any and all water rights in and to Tricky Pond as may be appurtenant to the above-described premises, together with the right to make use of the pipe now running over its land from Tricky Pond, together with the right to enter upon the land now or formerly of Ressler Estate, Inc., to dig up, repair, maintain, replace or relay said pipe whenever necessary. The above water supply, however, shall not be used for electric power purposes. Said water rights are subject to rights reserved by the Lehman Camping Corp. in its conveyance to Highland Nature Camp, Inc. by deed dated May 24, 1951 and recorded in the Cumberland County Registry of Deeds in Book 2046, Page 482.

EXCEPTING, however, that parcel of land conveyed to Howard and Bonnie Fox by deed acknowledged September 6, 1978 and recorded in said Registry of Deeds in Book 4296, Page 109 and further excepting a parcel of land containing 17.4 acres, more or less, which may be described as two contiguous parcels, as follows:

(1) A CERTAIN LOT OR parcel of land in said Town of Naples, bounded and described as follows:

Commencing at an iron pipe on the Town Line between the Towns of Sebago and Naples, said iron pipe also being at the southwest corner of said certain lot of land described in a deed from Camp Mataponi Corp. to Howard and Bonnie Fox acknowledged September 6, 1978 and recorded in said Registry of Deeds in Book 4296, Page 109;

Thence S 71° 55' W and by the said Town Line between Sebago and Naples, One Thousand Six Hundred Thirty-Five (1,635) feet to a stone post on the assumed easterly sideline of Route 114;

Thence northeasterly and by the assumed easterly sideline of said Route 114, Two Hundred Eighty (280) feet, more or less, to an iron pipe;

Thence N 71° 55' E, One Thousand Four Hundred Twenty-Five (1,425) feet to an iron pipe at the northwesterly corner of the above-mentioned Howard and Bonnie Fox lot;

Thence S 18° 05' E and by the westerly end line of the said Howard and Bonnie Fox lot, Two Hundred Five (205) feet to the iron pipe at the point of commencement.

(2) A CERTAIN LOT OR PARCEL of land in said Town of Naples, bounded and described as follows:

Commencing at an iron pipe at or near the westerly shore of Sebago Lake, said iron pipe also being at the northeast corner of a certain lot of land described in a deed from Camp Mataponi Corp. to Howard and Bonnie Fox acknowledged September 6, 1978 and recorded in said Registry of Deeds in Book 4296, Page 109;

Thence N 71° 55' E, Two (2) feet, more or less, to the shore of Sebago Lake;

Thence northwesterly and by the shore of Sebago Lake, Two Hundred Sixty-Five (265) feet, more or less, to a point lying on a course of N 71° 15' E and Four (4) feet, more or less, distant from an iron pipe at or near the westerly shore of Sebago Lake;

Thence S 71° 15' W, Four (4) feet, more or less, to the above-mentioned iron pipe;

Thence S 71° 15' W, Two Thousand One Hundred Eighty-Four (2,184) feet to an iron pipe on the assumed easterly sideline of Route 114;

Thence southwesterly and by the assumed easterly sideline of Route 114, Two Hundred Forty-Five (245) feet, more or less, to an iron pipe;

Thence N 71° 55' E, One Thousand Four Hundred Twenty-Five (1,425) feet to an iron pipe at the northwest corner of the above-mentioned Howard and Bonnie Fox lot;

Thence continuing N 71° 55' E and by the northerly sideline of said Fox lot, One Thousand

BK 17762 PG 36 I

Forty-Eight (1,048) feet to the iron pipe at the point of commencement.

Subject to rights and easements as set forth in an instrument to OANI-S.C. Partners dated October 10, 1991 and recorded in the Cumberland County Registry of Deeds in Book 10085, Page 115.

RECEIVED
RECORDED REGISTRY OF DEEDS

2002 JUN 21 AM 9: 54

CUMBERLAND COUNTY

John B. O'Brien