



Titcomb Associates

Land Surveying Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax: (207) 878-3142
www.titcombsurvey.com

39 Court Street
Bath, Maine 04530-2017
(207) 443-9199
Fax: (207) 386-5077
www.titcombsurvey.com

March 18, 2021

Town of Naples Planning Board
15 Village Green Lane
Naples, Maine 04055

**Re: Plan of Amended Subdivision for Naples Mountainview Associates, Inc.
 Top Hill Road, Naples, Maine
 Tax Map R-5, Lot 14**

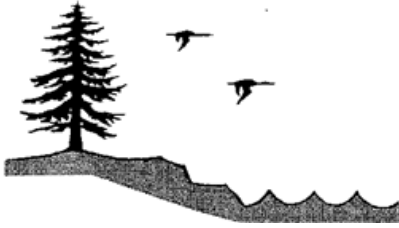
Our firm is submitting additional materials to satisfy requirements of Preliminary Plan Submissions for Major Subdivision. Enclosed, please find the following:

- Major Subdivision Application
- List of requested waivers

Thank you for your consideration of this application. If you need additional information, or if you have any questions, please do not hesitate to call me.

Sincerely,

David E. Titcomb, PLS
President, Titcomb Associates



TOWN OF NAPLES PLANNING BOARD APPLICATION

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

www.townofnaples.org

Major Subdivision Application

Date: 3/18/2021

Owner/Applicant Name: Naples Mountainview Associates, Inc. (c/o Titcomb Associates, agent)

Mailing Address: 133 Gray Road, Falmouth, Maine 04105

Telephone: (207) 797-9199 Email: jscott@titcombsurvey.com / dtitcomb@titcombsurvey.com

Property Owner: Naples Mountainview Associates, Inc.

Property Location: Top Hill Road, Naples Map & Lot: R05/14

included in packet (3/16)

Any easements, covenants, or deed restrictions related to the property? and noted on plan

Zoning District: rural Waivers requested: see list attached


A list must be submitted for waivers

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

David Titcomb, PLS

133 Gray Road, Falmouth, Maine (207) 797-9199

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: March 18, 2021 Signature: 

Fee Schedule:

Advertising: \$50.00

Fee per abutter: \$7.00

Residential Subdivision: \$500.00 + \$500 per proposed lot

Commercial Subdivision: \$750 + \$750.00 per proposed lot

Modification of approved plan: \$100.00 + \$500/\$750 per proposed lot

Commercial Initial permit: \$100.00

Applicants Total: \$ 2,220

A preliminary plan must be submitted within six months of a sketch plan.

You must submit 9 copies of this application, the letter of intent, and all supporting documents 21 days prior to the meeting to be considered by the Planning Board.

TOWN OF NAPLES
Checklist and Findings of Fact
For
Major Subdivision

Name of Proposed Subdivision: _____

Name of Applicant: _____ Owner: _____

Date Submitted: _____

Sketch Plan Submissions		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
Required						
	Roads and lot layout on topo map					
	Existing site conditions (buildings, wetlands, perennial streams, etc.					
	Medium intensity soil survey including soil interpretation.					
	Available or proposed utilities.					
	Existing and proposed covenants or deed restrictions.					
	General information, regarding proposal as to typical lot size, price range, public access areas, or other pertinent information.					
Preliminary Plan Submissions		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
	1. Location Map (1 inch = 50 ft.) All areas within 2,000 ft. of property lines in subdivision.					
	2. Subdivision name/title and town on plan.					
	3. Name/address of record owner, sub divider and designer of plan.					
	4. Number of acres in subdivision, property lines, easements, buildings and watercourses.					
	5. Any subdivisions adjacent to property and owner of record of adjacent property.					
	6. Minimum guidelines of applicable zoning boundaries affecting subdivision.					
	7. Location and size of water mains, culverts and drains proposed or existing on property.					
	8. Names, locations and width of existing and proposed streets (including grades and profiles), highways, easements, parks and open spaces.					
	9. Contour lines; intervals to be determined by Planning Board.					
	10. Soils suitability reports for area in subdivision (total area and lot by lot).					
	11. Typical cross sections of the proposed grading for roadways.					
	12. Date, true north graphic scale.					
	13. Deed description and survey map certified by registered land surveyor.					

Preliminary Plan Submissions		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
	14. Water supply provisions.					
	15. Proposed sewage disposal systems.					
	16. If private sewage system, location and results of tests.					
	17. Drainage plan for collecting and discharging stormwater drainage.					
	18. Preliminary bridge or culvert designs.					
	19. Proposed lot lines with dimensions and approximate location of buildings.					
	20. Location of temporary markers as allow.					
	21. Land proposed for open space requirement					
	22. Location of all natural features to be reserved.					
	23. Soil erosion and sedimentation control plan composed by Cumberland County Soil & Water Conservation District (CCS & W).					
Final Plan Submissions		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
	1. All information presented on the Preliminary Plan and location map and any amendments required by Planning Board.					
	2. Official stamp of land surveyor, architect, engineer or consultant who prepared plan.					
	3. Street names, pedestrian ways, lots, easements and areas to be reserved for or dedicated to public use.					
	4. Engineered locations, bearings and lengths or streets, lot lines and boundary lines physically shown on ground.					
	5. Length of all straight lines, deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearings for each street.					
	6. Designated open space areas on plan; reference to title holder/holders.					
	7. Lots and blocks within subdivision numbered in accordance with local practice.					
	8. Permanent reference monuments according to specifications herein and locations referenced on Final Plan.					
	9. Open space title and deed documents.					
	10. Written approval of open space documents by municipal officers.					
	11. Performance bond to secure completion of all required improvements and written approval by municipal officers as to the sufficiency of said bond.					

All of the information has been submitted and _____meets _____does not meet all of the requirements of the Town of Naples subdivision ordinance. The Planning Board has approved the _____sketch _____preliminary _____final with the following conditions and waivers:

Planning Board Chair

Dated: _____



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 Tax Map R-5, Lot 14**

Our firm would like to submit a request for waivers of items listed in the Preliminary Plan Submissions section of the Major Subdivision Application.

Item 8

Waiver requested for grades and profiles of existing and proposed streets.

Item 11

Waiver requested for typical cross sections of proposed roadways. (none proposed)

Item 16

Waiver requested for private septic tests.

Item 17

Waiver requested for drainage plan.

Item 18

Waiver requested for preliminary culvert designs.

Item 19

Waiver requested for proposed building locations. (none proposed, setbacks shown)

Item 23

Waiver requested for soil erosion and sedimentation control plan.