

**APPLICATION FOR SUBDIVISION  
TOWN OF LAMOINE**

**Instructions:** The Planning Board will use this application in making its decision whether to approve the Subdivision. You must submit 9 complete copies of this application, including a Plot Plan for the entire subdivision and all supporting documentation, to the Lamoine Planning Board.

Be sure to address every item on the application, even if to indicate that you believe it “does not apply.” Thorough and accurate responses will greatly assist in the review process. If the required information is located on the Plot Plan, please indicate that fact on the application. If there is insufficient space on the application to fully explain the item, you may attach additional page(s). If you include attachments, please indicate on the attachment the item # to which it applies.

If you have questions about how to answer a particular item, please contact the Lamoine Code Enforcement Officer at 667-2242.

Applicant Name(s): Maine Woodland Properties

Date of Application: August 31, 2021 Fee Paid? \$1,500 mailed to town office

Proposed Number of Lots: 11 Tax Map & Lot Number(s): Map 3, Lots 32-1 to 32-7

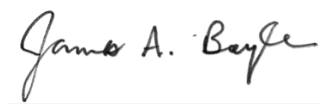
1. Title and purpose of the Subdivision: “Jordan Shores” will be residential lots to be sold to the public.
2. Scale, date, North Point and geographical location: See plan.
3. Boundaries of the parcel to include remaining portions of owner’s land: See plan.  
All land will be sold.
4. Names of owner(s), engineer(s), and surveyor(s):  
Owner: Maine Woodland Properties, LLC.  
Surveyor: West Falls Surveying.  
Licensed Site Evaluator/Wetland Scientist: Atlantic Resource Company.
5. A statement specifying the land use proposed for the subdivision in general and each functional unit in particular, specifying any covenants imposed, with a description of the character of the structures and their location on the parcel, and drawings of elevations and floor plans for each proposed structure:  
Maine Woodland Properties will sell residential lots but does not plan to build any homes.
6. Names and addresses of owners of abutting properties and location of their abutting properties, indicating structures within 200 feet of the common boundary: See plan.
7. Existing and final proposed lines and dimensions of lots, streets, ways, fire zone parking areas, easements and public or common areas within the subdivision. The

- Plot Plan map must also indicate the total square footage of each lot and the total square footage of the lot supporting soils suitable for building purposes (upland). See plan.
8. Sufficient data to determine the location, direction and length of every street and way line, lot line and boundary line, and to establish these lines on the ground: See plan.
  9. Name, location, width, profile and cross-section, radius of curves of all existing and proposed streets, and the design of traffic control. This shall include profiles of the center lines of proposed streets separate from the plan diagram, at a horizontal scale of 1 inch equals 5 feet, or adjusted to the standard-size mylar, with all elevations referred to U.S.G.S., DATUM or other permanently established benchmark: See plan.
  10. Kind, location, profile and cross-section of all existing and proposed drainage: See plan.
  11. Location, with dimensions, of natural and man-made features affecting the subdivision, including but not limited to water bodies, streams, swamps, wooded areas, ditches, highways, buildings, community recreational resources, historic sites, landscaping, wooden screens, vegetated buffers, amount of deforestation required, etc. If the land contains no such features, state “none.” See plan.
  12. Location, with dimensions, of utilities, electrical lines, existing rights of way, etc. See plan.
  13. Plans for water supply adequate to meet the needs of the proposed subdivision and the requirements of the Building and Land Use Code: Water will be supplied by individual wells to be installed by future lot owners when they build a home.
  14. Plans for fire protection bearing the written approval of the Chief of the Lamoine Fire Department (see Section 12 I): Letter to be provided by Fire Department.
  15. Plans for needed wastewater and sewage disposal along with all backup information to support the validity of the wastewater and sewage disposal concepts. A statement from a certified geologist, registered civil engineer, or licensed soil evaluator is required for this purpose. See attached soil suitability report from Licensed Site Evaluator.
  16. Topographical map of the site, showing 10’ (ten foot) contours: See plan.
  17. A list of construction items to be completed before the sale of any lot or within the two year permit period (e.g. streets, streetlights, culverts, fire hydrants, fire zone parking areas, etc.) Streets, electricity.
  18. Suitable space on the Plan to record final approval by the Board, with conditions, if any, and also the date of approval: see plan.
  19. Certification by a licensed surveyor or equivalent authority: see plan.
  20. Other required written approvals
    - a. Water supply system proposals contained in the Plan shall be approved in writing by a) the servicing Water Department service is to be used; b) the State of Maine Department of Human Services if the applicant proposes to provide a central water supply system, or c) a civil engineer registered in the State of Maine if individual wells serving each building site are to be used. The Board may also require the applicant to submit the results of water quality

tests as performed by the Department of Human Services: Letter will be provided by local well driller.

- b. Sewage disposal system proposals contained in the Plan shall be properly endorsed and approved in writing by a) the State of Maine Department of Human Services if a central sewage collection system is to be used or if individual septic tanks are to be installed by the applicant, or b) the Maine Department of Environmental Protection if the Town System to be used is inadequate by State standards and the waste generated is of significant nature. See soil suitability report from Licensed Site Evaluator. Each lot buyer will have their septic system designed to fit their home when they apply for a building permit.
  - c. If the proposed subdivision in any way falls within the jurisdiction of and is subject to review by the State of Maine Department of Environmental Protection, then approval by that agency shall be secured in writing before submission of the Plan: \_\_\_\_\_
  - d. Approved fire protection plan: Letter to be provided by Fire Department.
21. The applicant must provide sufficient evidence that the proposed subdivision does not violate:
- a. The Town's Floodplain Management Ordinance or
  - b. The Maine Department of Environmental Protection (DEP)'s Storm Water Management Plan.
22. Evidence that all required fees have been paid. \$1,500 application fee mailed to town office.

**Note that** the Planning Board may require further information from the applicant if such information is needed to make a determination whether the proposal meets the criteria for approval of the project set out in Maine law or the Lamoine Building and Land Use Code.



Signature

James A. Boyle  
Printed Name

Project Manager  
Title

For Planning Board Use Only