

Town Of China

Application for a Subdivision Permit from the Planning Board

Background Information

Applicant MADINE-LY LAKEFRONT PROPERTIES LLC Phone (Home) 207-948-2627
Mailing Address 218 MILL ROAD (Work) _____
EAST SANDWICH MA 02537 (Cell) 207-512-0940
Email Address DOWNEASTSURVING@PMAIL.COM gmail

Property Address LOT #3 KILLDEER HEIGHTS Map 32 Lot 40C
LAKESIDE DRIVE / MT VIEW IN Book 11342 Page 30
Acreage of Lot 4.30

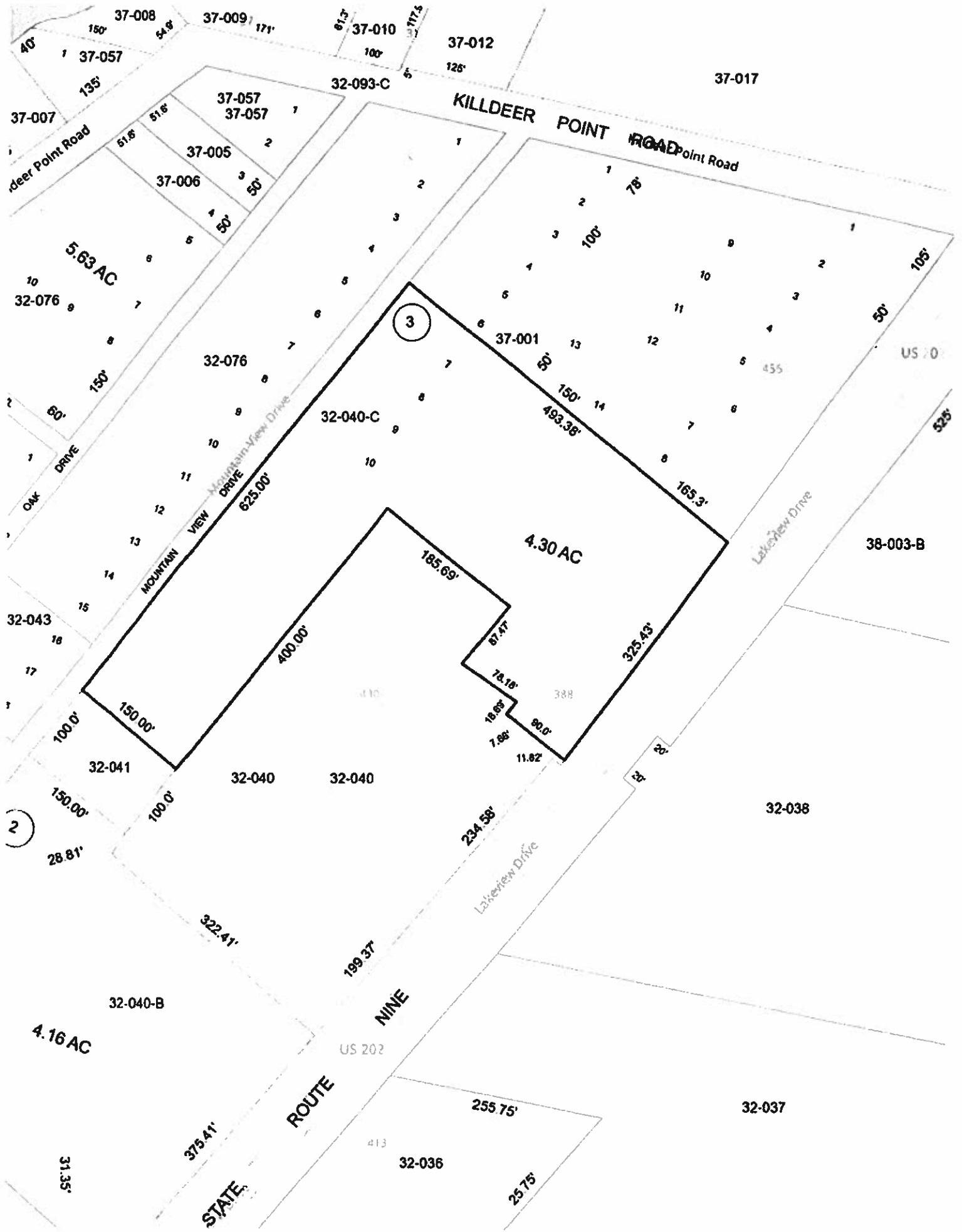
Existing use of property OPEN LAND

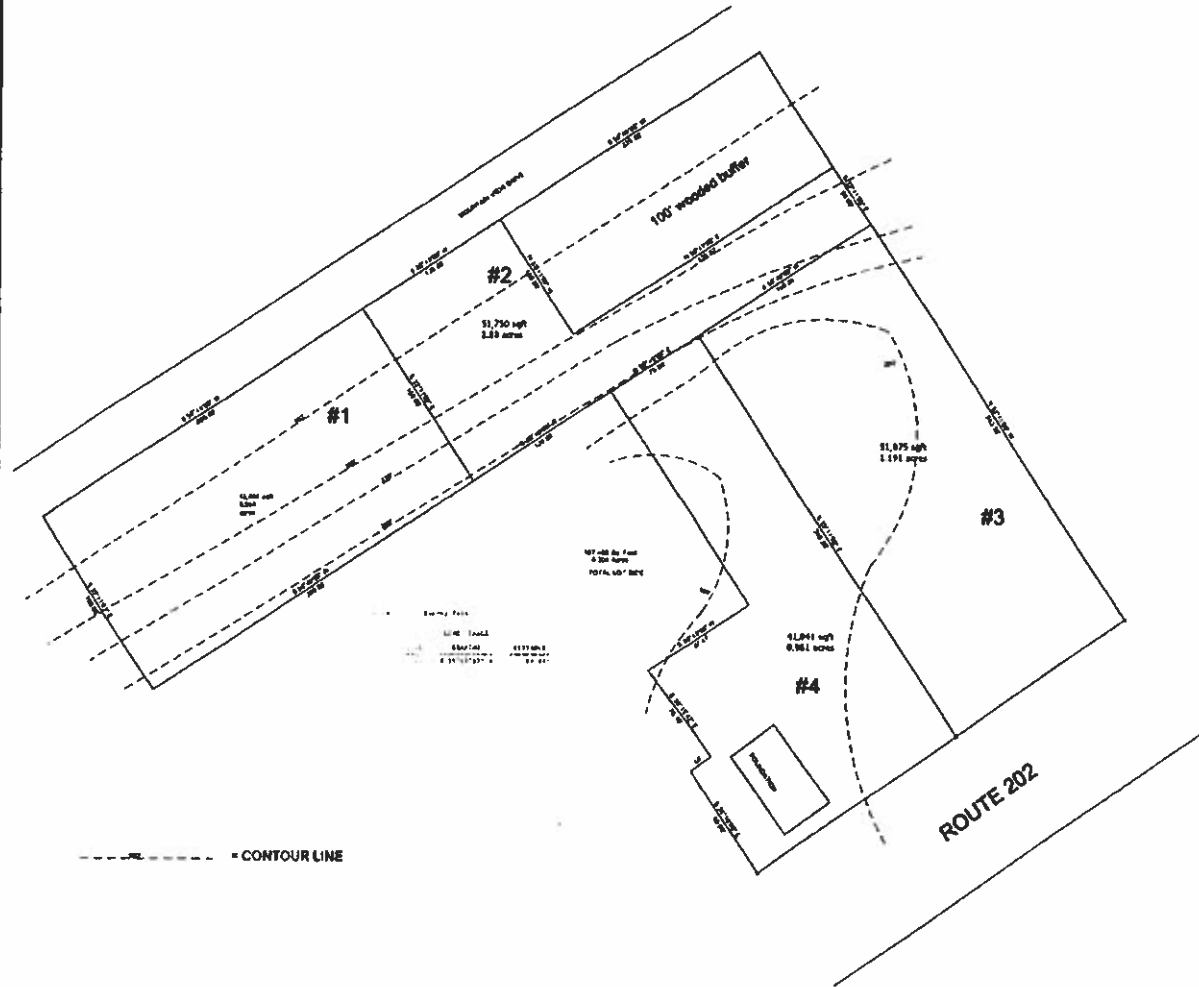
Land Use District
_____ Resource Protection _____ Stream Protection _____ Shoreland X Rural
EAST BASIN

Preapplication

- A. Applicant presentation and submission of sketch plans.
The Preapplication sketch plan shall show, in simple sketch form, the proposed layout of the roads/streets, lots, buildings and other features in relation to existing conditions. The Sketch Plan, which may be a freehand penciled sketch, should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development.
- B. Question and answer period. Board makes specific suggestions to be incorporated by the applicant into subsequent submissions.
- C. Scheduling of onsite inspection by the code enforcement officer.
 - The applicant shall place "flagging" at the center line of any proposed streets, and at the approximate intersections of the street center lines and lot corners, prior to the onsite inspection
 - Code Enforcement Officer reports to the Planning Board within thirty days.
- D. Determination of Contour Interval by the Planning Board within thirty days.

E. Fees	Minor Subdivision	Major Subdivision
Pre-application	<u>\$200</u>	\$300
Final	\$300	\$300 + \$200/lot > 4 lots






D. S. D.
 DOWNEAST SURVEYING
 AND DEVELOPMENT, INC.
 25 Warwick Road
 Dover, VT 05201 (802) 338-8827
We warrant accuracy 100% for a period of 90 days from the date of recording of this plan, but we shall not be liable for any consequential damages, losses or expenses in any event.

Sheet	

Received Kennebec SS.
04/22/2013 2:30PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

NO TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, TIMOTHY S. O'BRIEN and NOREEN A. O'BRIEN, both of 218 Mill Road, East Sandwich, MA 02537,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **MAINE-LY LAKEFRONT PROPERTIES, LLC**, a Maine Limited Liability Company having a principal office at 218 Mill Road, East Sandwich, MA 02537

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **MAINE-LY LAKEFRONT PROPERTIES, LLC**, its successors and assigns forever,

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of **China**, County of Kennebec, State of Maine, bounded and described as follows:

Being Lot 3 of Killdeer Highlands Subdivision prepared by Downeast Surveying & Development and recorded in Plan File 2005-51 of the Kennebec County registry of Deeds. Reference to said Plan may be had for a more complete description of the premises being conveyed.

The above described lot is subject to restrictions as recorded in Book 1945, Page 140 and Book 8021, Page 85 of the Kennebec County Registry of Deeds as well as the 100' wooded buffer and all other matters shown on the above referenced Plan.

The above described lot is also subject to Membership Agreement of Killdeer Point Landowner's Association, Inc. recorded in Book 8021, Page 90 of the said Registry and to the beach rights and obligations as described in Book 1945, Page 140 of the said Registry as well as the Beach Rights Agreement recorded in Book 5217, Page 113 of said Registry.

Being the same premises conveyed to the herein Grantors by Warranty Deed of Dan F. and Karen S. Finley dated May 4, 2005 and recorded in the Kennebec County Registry of Deeds at Book 8401, Page 42.

@ Dubord

Robert Gilchrist
Soil Tests &
Site Evaluations

755 SANDY RIVER ROAD
NORRIDGEWOCK, ME. 04957
Phone: 634-5214

February 15, 2023

Mr. Tim O'Brien
218 Mill Road
East Sandwich, Ma. 02537

**RE: O'Brien Subdivision, Lakeview and Mountain View Drives, China Maine,
Preliminary Soils Investigation**


Dear Tim,

I have recently completed a preliminary soils investigation on property owned by you on Lakeview and Mountain View Drives in China. The purpose of this investigation was to determine soil suitability for on site wastewater disposal. You propose subdividing the property into four lots. The lots on Mountain View Drive would be limited to single family residential use, while the lots on Lakeview would be residential or light commercial properties. The lots range in size from 0.96 acres to 1.19 acres. The property is currently undeveloped, wooded and slopes gently to steeply to the west. Currently there exists an old foundation on lot #4. Observation holes were excavated on each proposed lot using a spade and auger and were located by Down East Surveying and Development Inc..

All proposed lots tested exceed the minimum requirements of the Maine Subsurface Wastewater Disposal Rules (Rules) as it relates to conditions required for first time systems, based on single family residential and light commercial use. Test Pit locations are shown on the plan titled Preliminary Plan of Land of Tim O'Brien by Down East Surveying and Development Inc.. Soil logs for each of the observation holes are attached for your use and reference. Other locations on each lot are suitable and the eventual landowner will have to undertake another evaluation for actual construction.

Soils on the property are characterized as a glacial till with a hard pan at depth requiring a medium large disposal field size by the Rules. All areas tested were moderately well drained and have adequate area to support residential waste water disposal systems.

Please call if you or anyone else has any questions regarding this and let me know if I can be of further assistance.

Sincerely,

Robert Gilchrist
Site Evaluator #288

Cc. Down East Surveying and Development Inc.

