

**Town of Belgrade
Planning Board**

June 22, 2021 / 5 p.m.

A G E N D A

This meeting will be conducted as an on-site visit.

Call to Order

1. OLD BUSINESS

A. SUBDIVISION APPLICATION –

Applicants/Owners: Tyler Evans / Evans Development LLC

Location: Dunn Road, Map 6 Lot 16B

Purpose: Cedar Mill Ridge : 10+/- lot subdivision reviewed by PB on 10/01/2020 and 06/03/2021.

ADJOURN

TOWN OF BELGRADE

SUBDIVISION APPLICATION

Subdivision Name Cedar Mill Ridge

APPLICANT INFORMATION

1. Name of Property Owner: Evans Development LLC
Address: PO Box 586
Belgrade Lakes, ME
Zip: 04918

2. Name of Applicant: Tyler Evans
Address: PO Box 586
Belgrade Lakes, ME
Zip: 04918
Telephone: 207-485-1800

3. If applicant is a corporation, check if licensed in Maine:
 Yes No Attach a copy of State's Registration.

4. Name of applicant's authorized agent: N/A
Address: _____
Zip: _____
Telephone: _____

5. Name of Land Surveyor, Engineer, Architect or others preparing plan:
K+K Land Surveyors, INC.
Address: PO Box 596
Oakland, ME
Zip: 04963
Telephone: (207) 465 - 7077
Registration #: 1132

6. Person and Address to which all correspondence regarding this application should be sent:
Tyler Evans
Address: PO Box 586
Belgrade Lakes, ME
Zip: 04918

SUBDIVISION APPLICATION

7. What legal interest does the applicant have in the property to be developed (ownership, option, purchase & sales contract, etc.)?

Ownership

8. What interest does the applicant have in any abutting property?

Ownership

LAND INFORMATION

9. Location of Property

from County Registry of Deeds: Book 13127 Page 222

from Tax Maps: Map 6 Lot(s) 16B

10. Is any portion of the property within 250 feet of the high water mark of a pond, river or stream? Yes No

11. Acreage to be developed: ± 20 Acres

12. Indicate the nature of any restrictive covenants to be placed in the deeds:

minimum S.F., no mobile homes,
no livestock, no further subdivision.

13. Has this land been part of a prior approved subdivision?

Yes No

Or other division within the past 5 years? Yes No

14. Identify existing use(s) of land (farmland, woodlot, etc.):

woodlot

15. Does the parcel include any waterbodies? Yes No

16. Is any portion of the property within a special flood hazard area as identified by the Federal Management Agency?

Yes No

17. List below the names and mailing addresses of abutting property owners and owners across the road:

<u>Name</u>	<u>Address</u>
<u>Mark + Luanne Hovey</u>	<u>45 Hardwood Circle, Belgrade</u>
<u>Chris + Linda Ryan</u>	<u>41 Hardwood Circle, Belgrade</u>

SUBDIVISION APPLICATION

<u>Name</u>	<u>Address</u>
<u>Jason + Catherine Carvey</u>	<u>17 Hardwood Circle, Belgrade</u>
<u>Brent Chisholm + Erin Merrill</u>	<u>27 Hardwood Circle, Belgrade</u>
<u>Cole McElwain</u>	<u>90 Dunn Rd. Belgrade</u>
<u>Christa Roddy + Eric Goodale</u>	<u>100 Dunn Rd. Belgrade</u>
<u>Rockshore LLC</u>	<u>PO Box 586 Belgrade Lakes</u>
<u>Tyler + Rees Evans</u>	<u>70 Dunn Rd. Belgrade</u>
_____	_____
_____	_____
_____	_____
_____	_____

GENERAL INFORMATION

18. Number of lots or units: ±10 Lots
19. Anticipated date for construction: Spring 2021
20. Anticipated date of completion: 2026
21. Identify method of water supply to the proposed development:
 individual wells
 central well with distribution lines
 other - please state alternative: _____
22. Identify method of sewage disposal to the proposed development:
 individual septic tanks
 central onsite disposal with distribution lines
 other - please state alternative: _____
23. Identify method of fire protection for the proposed development:
 dry hydrants located on an existing pond or water body
 existing fire pond
 other - please state alternative: TBD
24. Does the applicant propose to dedicate to the public any roads, recreation or common lands?
If any: road(s) _____ Yes No
Estimated length: _____
recreation area(s) _____ Yes No
Estimated Acreage _____
common land(s) _____ Yes No
Estimated Acreage _____

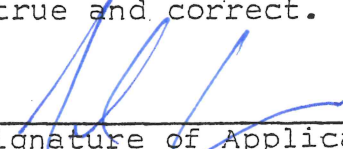
SUBDIVISION APPLICATION

25. Does the applicant intend to request waivers of any of the subdivision submission requirements? Yes X No If yes, list them and state reasons for the request:

26. Submission: The Preapplication Sketch Plan shall show, in simple sketch form, the proposed layout of streets, lots, and other features in relation to existing conditions. The Sketch Plan, which may be a free-hand pencilled sketch, should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development. It is recommended that the Sketch Plan be superimposed on or accompanied by a copy of the Assessor's Map(s) on which the land is located. The Sketch Plan shall be accompanied by a copy of a portion of the U.S.O.S. Topographic Map of the area showing the outline of the proposed Subdivision, unless the proposed Subdivision is less than ten acres in size.

TO THE BEST OF MY KNOWLEDGE, all the above-stated information submitted in this application is true and correct.

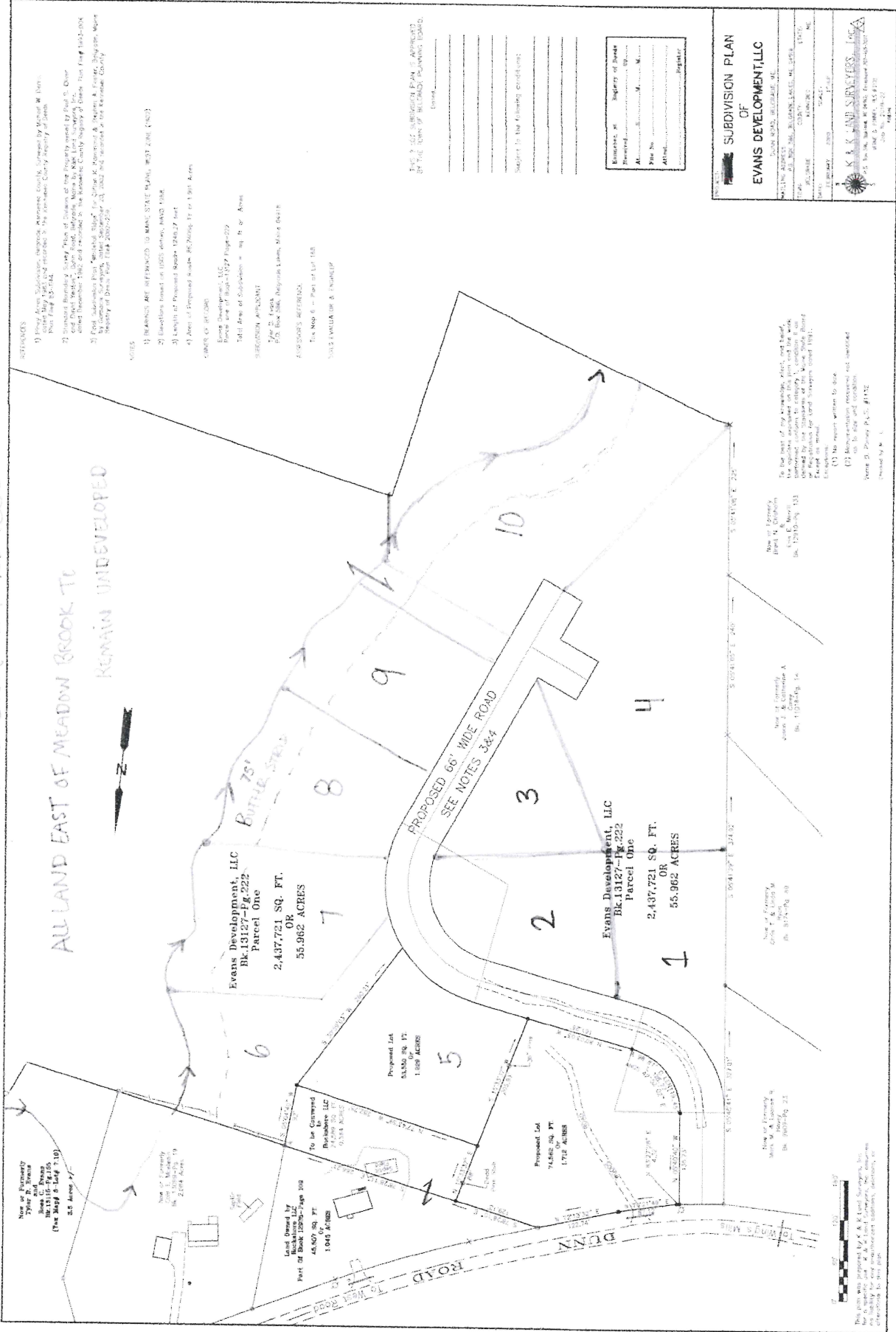
9/10/2020
Date


Signature of Applicant

TYLER EVANS - EVANS DEVELOPMENT LLC SUBDIVISION SKETCH PLAN

TS. 10/1/20 8/2020

ROCKSHORE@OUTLOOK.COM 267-485-1800



REFERENCES

- 1) Final Aerial Subdivision, Evens Development, LLC, prepared by Michael M. Vain, dated May 2012, and recorded in the Kenton County Registry of Deeds, Book Page 15-164.
- 2) Historical Boundary Survey Plan of Lots 10 of the property owned by Paul S. Omer dated December 1982, and recorded in the Kenton County Registry of Deeds, Book Page 150-100.
- 3) Final Subdivision Plat "Meadow Brook Tr" for Daniel K. Rosemond & Nancy A. Rosemond, prepared by certain persons, dated September 23, 2002 and recorded in the Kenton County Registry of Deeds, Book Page 205-205.

NOTES

- 1) BEARINGS AND DISTANCES TO MANSFIELD PLAZA, WEST JUNE 2002.
- 2) Bearings based on USGS datum, NAD 83.
- 3) Lengths of Proposed Road = 1248.27 feet.
- 4) Area of Proposed Road = 26,266.91 sq ft or 0.601 Acres.

CURVES OF RADIUS

Evans Development, LLC
 2000 West 10th Street, Suite 200
 Cincinnati, OH 45219
 Tel: 513-261-1234
 Fax: 513-261-1235

SUBDIVISION ATTORNEY

John D. Evans
 675, Box 588, Dayton, Ohio 45424

ADJACENT REFERENCES

The Map is Part of Lot 15B
 10022 WALDEN DR S, INDEPENDENCE, OH 45131

THIS PLAN IS SUBJECT TO THE PLANNING BOARD OF THE TOWN OF ROCKSHORE, OHIO.
 Subject to the following conditions:

Signature of	Secretary of Deeds
Directed to	_____
Date	_____
Address	_____
City	_____
State	_____
County	_____
Office	_____

SUBDIVISION PLAN OF EVANS DEVELOPMENT, LLC

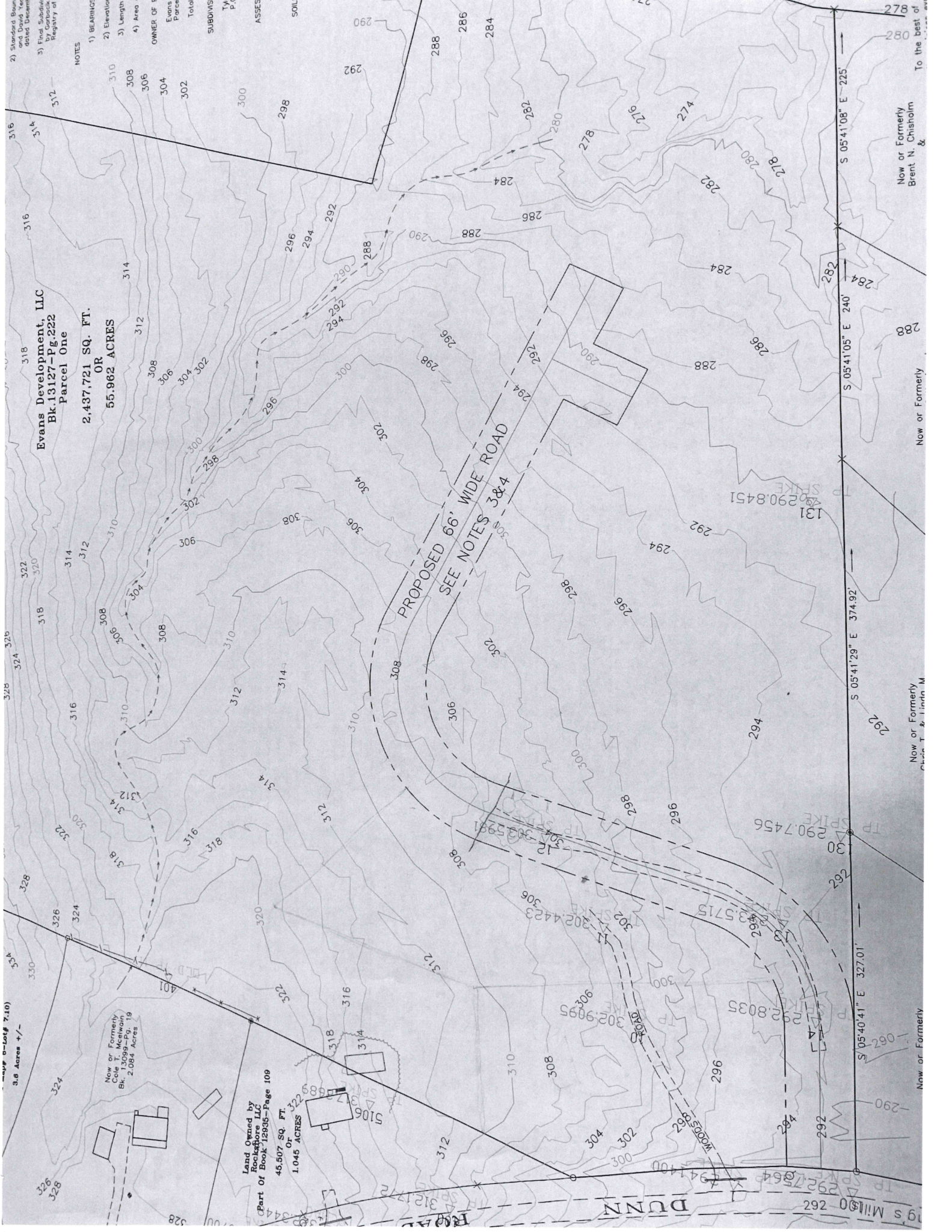
John D. Evans, Secretary of Deeds
 675, Box 588, Dayton, Ohio 45424
 Tel: 513-261-1234
 Fax: 513-261-1235

K & K LAND SURVEYORS, INC.
 1000 North Main Street, Suite 100
 Cincinnati, Ohio 45219
 Tel: 513-261-1234
 Fax: 513-261-1235

To the best of my knowledge, skill, and belief, the information contained on this plan and the work of the surveyor is true and correct. I am a duly licensed and qualified surveyor in the State of Ohio. I am not responsible for any errors or omissions in this plan or for any consequences that may result therefrom.

(1) No report written to date.
 (2) Information received not verified as to size and location.

Surveyed by: _____
 Date: _____



Evans Development, LLC
 Bk. 13127-Pg. 222
 Parcel One
 2,437,721 SQ. FT.
 OR
 55.962 ACRES

NOTES
 1) BEARINGS
 2) Elevation
 3) Length
 4) Area of
 OWNER OF RE
 Easement
 Parcel
 Total

SUBDIVISION
 Type
 P.O.
 ASSES
 SOILS

3.0 Acres +/-
 D-107 (7.10)

Now or Formerly
 Cole T. McHenry
 Bk. 13099-Pg. 19
 2.084 Acres

Land Owned by
 Rockshore LLC
 Part Of Book 12935-Page 109
 45,507 SQ. FT.
 OR
 1.045 ACRES

PROPOSED 66' WIDE ROAD
 SEE NOTES 3&4

S 05°41'08" E 225'
 S 05°41'05" E 240'
 S 05°41'29" E 374.92'
 S 05°40'41" E 327.01'

Now or Formerly
 Brent N. Chisholm
 &

Now or Formerly

Now or Formerly
 T & Linda M

Now or Formerly

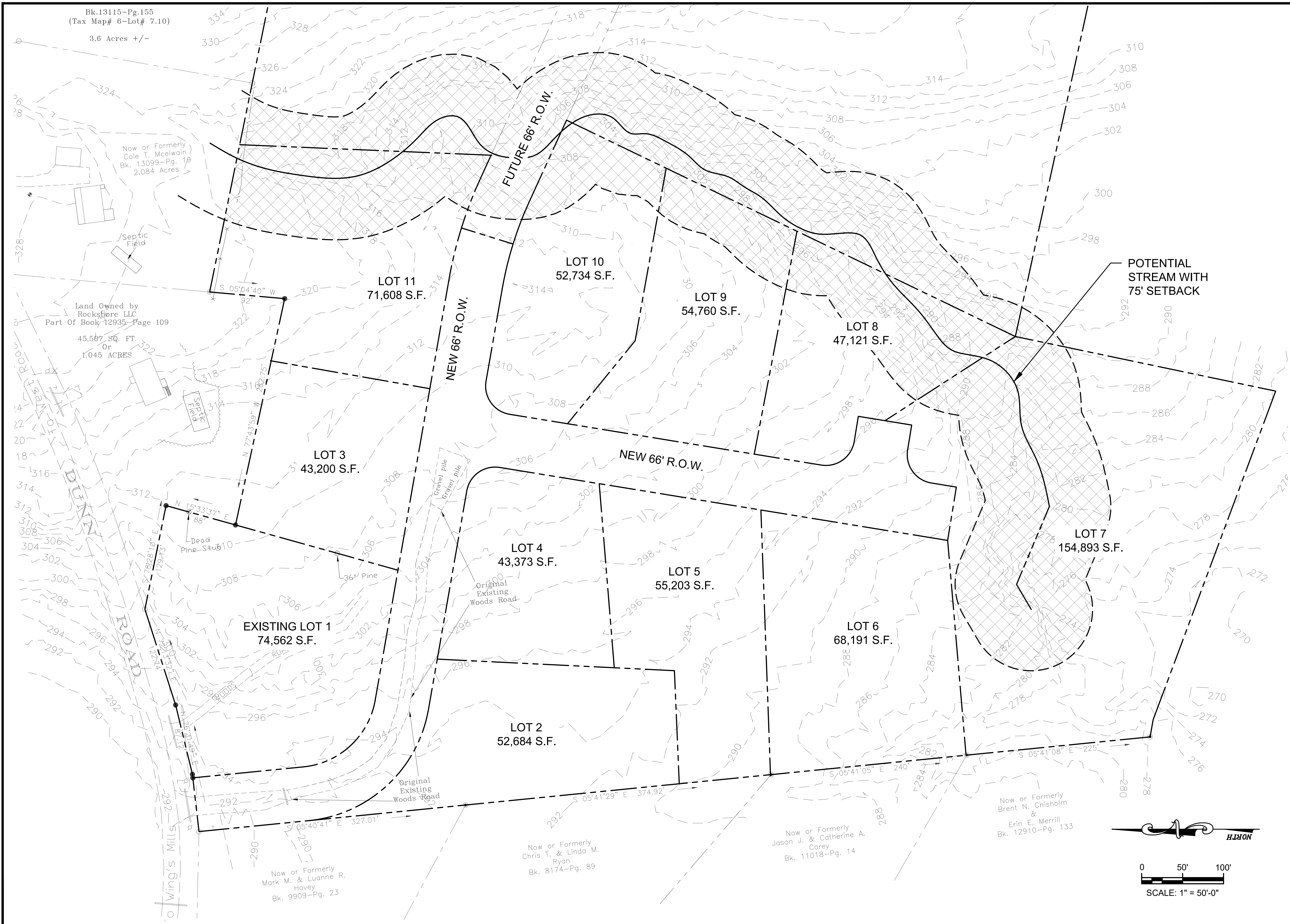
To the best of

DUNN
 19'S MILL 0.262
 TP Δ 292.7564
 941.400
 902.9095
 302.4423
 302.9995
 302.8035
 35715
 290.7456
 TP SPIKE
 290.8451
 131
 290.8451
 SPIKE
 290.8451



Bk.13115-Pg.155
(Tax Map# 6-Lot# 7.10)

3.6 Acres +/-



Now or Formerly
Cole T. McElwain
Bk. 13099-Pg. 19
2.084 Acres

Land Owned by
Rockshore LLC
Part Of Book 12935-Page 109
45,507 SQ. FT.
Or
1.045 ACRES

Septic Field

Septic Field

Dead Pine Stub

Gravel pile
Gravel pile

Original Existing
Woods Road

Original Existing
Woods Road

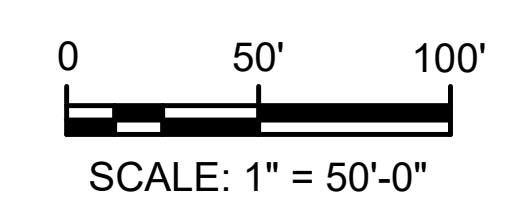
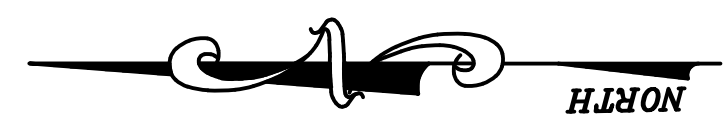
Now or Formerly
Chris T. & Linda M.
Ryon
Bk. 8174-Pg. 89

Now or Formerly
Jason J. & Catherine A.
Carey
Bk. 11018-Pg. 14

Now or Formerly
Brent N. Chisholm
&
Erin E. Merrill
Bk. 12910-Pg. 133

Now or Formerly
Mark M. & Luanne R.
Hovey
Bk. 9909-Pg. 23

POTENTIAL
STREAM WITH
75' SETBACK



REV.	DATE	STATUS
1	00-00-2021	XXX
JLA	APPD	DATE

THIS PLAN SHALL NOT BE MOVED WITHOUT WRITTEN PERMISSION FROM A.E.H. HODSDON CONSULTING ENGINEERS. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO A.E.H. HODSDON CONSULTING ENGINEERS.

PRELIMINARY
NOT FOR
CONSTRUCTION

SUBDIVISION LAYOUT PLAN
OF
SUBDIVISION PLAN - PHASE I
DUNN ROAD
BELGRADE, MAINE
FOR:
TYLER EVANS
P.O. BOX 586
BELGRADE, MAINE

DRAWN	CHECKED
PLS	JLA
SCALE	DATE
AS NOTED	05-19-2021

C0.1
PROJECT#: 125-21