Application for a Permit from Planning Board
And Conditional Use Permit Application
for the
Causeway Road Improvements
for the Town of China
China, Maine

Project No. 26-15

Prepared by:

A.E. Hodsdon Engineers
10 Common Street
Waterville, Maine
873-5164

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REQUEST TO MEET WITH THE CHINA PLANNING BOARD

NAME: Town of China PHONE: 445-2014

ADDRESS: 571 Lakeview Drive

CITY/TOWN: China ZIP: 04388

****

I, Town of China, am requesting to be placed on a forthcoming meeting agenda with the China Planning Board to review my intentions for the following:

Causeway Road Improvements

Please notify me of the time that I may be scheduled for review with the local Planning Board.

Thank you,

Signature of Applicant

3/10/2020
Date

REVISED 5/2005

Town Of China
Application for a Permit from the Planning Board

Applicant Town of China Phone (Home) _____

Mailing Address 571 Lakeview Drive (Work) 207-445-2014

China, ME 04358 (Cell) _____

Property Owner Town of China Phone (Home) _____

Mailing Address same as above (Work) 207-445-2014

_____ (Cell) _____

Property Address Causeway Road Map _____ Lot _____

Book _____ Page _____

_____ If applicant is not the property owner, provide a copy of a lease agreement, purchase and sale agreement subject to Planning Board approval or other document demonstrating that you have title to the property.

Acreage of Lot Road right-of-way is .77 acres/project area

Existing use of property Town roadway and recreational

Property is zoned as: _____ Resource Protection _____ Stream Protection X Shoreland _____ Rural

Proposed Use(s) – Check all that apply

- _____ Subdivision
- _____ Multi Family Residence
- _____ New Commercial Structure or Addition
- _____ Change of Use
- _____ Dock (____ Temporary, X Permanent)
- _____ Timber Harvest – Check all that apply
  - _____ Resource Protection, _____ Shoreland, _____ Stream Protection Exceeds 40%
- _____ Filling or other earth moving **less than** 100 cubic yards
- X Filling or other earth moving **greater than** 100 cubic yards
- X Other Shoreland Stabilization

_____

1. Site Plan – Provide a site plan with the following information. A GIS based map will often be a good starting point to provide the information in a scaled format. A hand drawn map may also be acceptable.
   - _____ Plot of lot and abutting properties drawn to scale
   - X North arrow and scale of map
   - n/a Location of existing and proposed septic system and well
   - X Location of footprint of existing and proposed building(s) and/or addition(s)
   - X Location of water bodies, wetlands, and other natural features such as wooded areas
   - n/a Designation of areas that will be cleared
   - _____ Location of public roads that will provide access to the site
   - X Location of parking areas, pedestrian access ways, and points of ingress and egress from public streets to the lot
   - n/a Location of existing and proposed vegetative and non-vegetative buffers and proposed

landscape plantings
N/A Location of phosphorus buffer or other phosphorus treatment system, if applicable
X Location of existing and proposed outdoor lighting and signs
X Location of shoreland and flood zones, if applicable

2. Provide a narrative explaining the project including proposed use(s). Include hours and days that the proposed business will be open.

The intent of the project is to mitigate a long-standing issue of erosion along Causeway Road as well as to provide a nice recreational area for boaters and the general public. The bridge/box culvert on the Causeway was replaced in 2018 and 2019 as Phase I of the Causeway Improvements. This work was approved by the Planning Board. The current project consists of the installation of a precast concrete retaining wall and walkways to get pedestrians out of the roadway. The retaining walls main function is to prevent erosion of materials into the resource. The project also includes the replacement of the boat launch with new components in a similar footprint. We will add concrete matting at the end of the new ramp to prevent disturbance of the lake bottom caused by boaters when power loading their boats.
The project includes the replacement of the metal guardrails that were installed as temporary measure with steel backed-timber guardrails that will be much more aesthetically pleasing.

3. Provide a copy of the existing septic system HHE-200 form, if available. This can be obtained from the CEO / LPI.

Design flow of septic system not applicable

4. Provide a copy of the proposed septic system evaluation by a licensed site evaluator if this is deemed necessary by the Town's LPI.

Proposed design flow of septic system not applicable

Signoff of LPI The existing septic system is / is not adequate and does / does not need review by a licensed site evaluator. not applicable
LPI Town of China

5. Indicate which permits are required in addition to the Planning Board Conditional Use Permit. The CEO can provided assistance with this.

_____ Town subdivision
_____ Town Floodplain Management
_____ Town Building
_____ Town Septic
_____ Town internal plumbing
_____ Town CEO
X DEP NRPA

_____ DEP Stormwater
_____ DEP Site Location of Development
_____ DOT Driveway Entrance
_____ DOT Traffic Movement Permit
_____ Fire Marshall's Office
_____ Dept of Human Services
__X__ U S Army Corp of Engineers
_____ Other _____

6. a. Provide a copy of the State DOT driveway entrance permit if a new driveway is proposed on a state road or if the DOT determines that a driveway entrance permit is necessary for a change of use. **Not applicable.**

   b. Provide a copy of the DOT traffic movement permit if it is required. **Not applicable.**

7. Provide an evaluation of the phosphorus control methodology to be used on the lot if the phosphorus control ordinance is applicable for the proposal. The CEO will verify whether or not this is applicable to your proposal.
   Signoff of CEO - The proposed use **does not** require phosphorus controls to be implemented.

   _____
   CEO Town of China

8. Provide a sketch of the proposed building(s) or addition(s) including height, width, footprint, and floor plan. **A complete set of plans is included with application.**

9. Verify that lot coverage, lot area, property line and water setbacks requirements, and structure height requirements will be met if additions or new structures are proposed (see section 5(A) and 5(B) of Land Use Ordinance for specific requirements). **Not applicable.**

Dimensional Requirements		Required	Actual/Proposed
Lot Coverage			n/a.
Lot Area			49,034 s.f. (1.12 acres)
Property Line Setbacks	Road	25 ft	n/a
	Side	10 ft	n/a
	Rear	15 ft	n/a
Water or Wetland Setback			
Water Frontage			1,234 l.f.
Structure Height		Not greater than 35 ft	n/a within limits of work

The information provided is accurate to the best of my knowledge.

Signed _____
Signature of applicant

Date _____

Town of China
Conditional Use Permit Application

Conditional Use Permits: The **Planning Board shall approve a Conditional Use Application if all of the following criteria are met inclusive of conditions:**

1. **The proposed use will meet the definition or specific requirements set forth in this Ordinance or will be in compliance with applicable State or Federal laws.**
   Findings and statement of reasons: The proposed use is permitted in accordance with *the China Land Development Code, Chapter 2, Land Use Ordinance, Section 4, USES, Item# 18*, regarding the Causeway Road Improvements for the purposes of enhancing the recreational opportunities for the public. The property is located in a Resource Protection District at the location off Causeway Road in China, Maine. China Tax Map 63, Lot 59A and property with State Aid designation removed making it a local road (Causeway Road) identifies the property. The proposal is permitted with a conditional use permit from the Planning Board.
   Response: The proposed improvements will meet the requirements of the Ordinance and State and Federal Laws. An NRPA permit will be required from the Department of Environmental Protection and a permit from the Army Corp of Engineers is also required for the work.

2. **The proposed use will not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles.**
   Response: The proposed improvements to Causeway Road will enhance access for emergency vehicles by creating walkways and areas for the public to move the public out of the roadway and clear the way for emergency vehicles. Striped crosswalks will be installed to allow specific crossing areas for the public.

3. **The proposed exterior lighting will not create hazards to motorists traveling on adjacent public streets, and is adequate for the safety of occupants or users of the site, or will not damage the value and diminish the usability of adjacent properties.**
   Response: The Town has secured a commitment from Central Maine Power to install eight street lights on existing poles along Causeway Road to provide lighting for the area where improvements will be made. The design also includes four pole lights in the area of the proposed crosswalks. The lighting will not effect vehicular traffic along the road nor will it effect or diminish the usability of adjacent properties.

4. **The provisions for buffers and on-site landscaping will provide adequate protection to neighboring properties from detrimental features of the development.**
   Response: The improvements are separated from any residential uses therefore, eliminating the need for any buffers and the improvements will actual enhance the neighboring properties.

5. **The proposed use will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.**
   Response: The proposed use will not change the levels of any noise, vibration, fumes, odor, dust, glare or other cause as the use of the property will not change. All of the items mentioned will increase during the construction phase but will return to normal once the construction is complete.

6. **The provisions for vehicular loading and unloading and parking, and for vehicular and pedestrian circulation on the site and onto adjacent public streets will not create hazards to safety.**
   Response: The design has incorporated several features that will improve vehicular and pedestrian circulation on the site. The circulation to adjacent streets will not change and is not hazardous at present.

7. **The proposed use will not have a significant detrimental effect on the value of adjacent properties or could be avoided by reasonable modification of the plan.**
   Response: The proposed use does not devalue the adjacent properties as it is the same use as it has been for many years. If there is an effect, it would be an increase to the value of adjacent properties by improving the aesthetic nature of the Town property.

8. **The design of the site will not result in significant flood hazards or flood damage or is in conformance with applicable flood hazard protection requirements.**
   Response: The Phase I work on the project included the replacement of the old bridge with a new precast box culvert. The box culvert has an increased capacity for flow as compared to the previous bridge and is in conformance with applicable flood hazard protection requirements.

9. **Adequate provision has been made for disposal of wastewater, or solid waste, or for the prevention of ground or surface water contamination.**
   Response: There will be no wastewater generated from the site. Solid waste will be handled as it has in the past with a carry-in carry-out policy. The project is being done in part to improve shoreline stabilization along Causeway Road and will minimize the amount of surface water contamination by stabilizing the shoreline.

10. Adequate provision has been made to control erosion or sedimentation.

Response: One of the main purposes of the project is to minimize erosion of the shoreline into the resource. The retaining walls and rip-rap along the shoreline has been designed to keep the banks from eroding. This has been a reoccurring problem for the area and the new design addresses the problem. The runoff will sheetflow from the roadway and percolate into the ground at the edges of the road or in extreme conditions some will run directly into the resource as it does now, but with little or no erosion.

11. Adequate provision has been made to handle storm water runoff or other drainage problems on the site.

Response: The main problem caused by stormwater runoff is erosion of the shoreline along the roadway. The design has addressed to issue by constructing retaining walls where the slopes are too steep and armoring the banks in the project area with rip-rap.

12. The proposed water supply will meet the demands of the proposed use or for fire protection purposes.

Response: There is no public water system at or near the site for fire protection purposes. There is a fire station within 700 feet of the project area.

13. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by State law.

Response: Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by State law. The construction contracts require that a contractor store hazardous materials off site.

14. The proposed use will not have an adverse impact on significant scenic vistas or on significant wildlife habitat or could be avoided by reasonable modification of the plan.

Response: The project will create a more pleasing view of the lake than what exists now. The bank stabilization that was used for the bridge replacement was temporary until Phase II of the project is built. Also, the guardrails that were installed have created an eyesore for many and will be replaced with timber guardrails that are much more natural looking than the galvanized steel guardrails. The project was planned to minimize any impact to the specific wildlife habitat area at the project site. We have avoided the area where most of the wading bird habitat is located.

15. **When located in the Resource Protection District, Stream Protection District, Shoreland District, the proposed use will meet the standards in Section 5 of this Ordinance.**

Response: The site is not located in any of the above districts.

Exhibit

A

Conditional Use Permit Application for the Town of China Causeway Road Improvements, China, ME

A. Quit-Claim Deed with Covenant and Survey Plan

markm@aehodsdon.com

From:	Coughlan, Peter <Peter.Coughlan@maine.gov>
Sent:	Friday, February 21, 2020 1:15 PM
To:	Dennis Heath; Andrews, Jamie
Cc:	Mark McCluskey (markm@aehodsdon.com)
Subject:	RE: Transfer of Causeway Road to Town of China
Attachments:	China.pdf

Hi Dennis,
See attached. The section of Rt 202/9 between the Albion Rd and Causeway way including span #1373 never existed before. The state aid road came up along the east side of the lake, turned left onto Causeway Rd and bridge #3065 and then turned north onto Main St to the Albion Rd intersection. In the early 70's, that new section of road was proposed and then built including span #1373 across the marsh. I remember working with a guy in the late 70's who told me about installing that 10 ft diameter culvert in very soft conditions there in 1973. The current structure #1373 was installed in 2007.
Without digging any deeper to find a document, I strongly believe that the "State Highway" designation was then put across this new section and the State aid designation was removed from the Causeway Rd at that time making it a local road.
Will this suffice?

Pete

Peter M. Coughlan, P.E.
Director, Maine Local Roads Center (LTAP)
MaineDOT, Community Services Division
Station 16, 24 Child St.
Augusta ME 04333-0016
Phone: 207/624-3266
FAX: 207/624-3301
peter.coughlan@maine.gov
http://www.maine.gov/mdot/csd/mlrc/

From: Dennis Heath <DLHeath@ChinaMaine.org>
Sent: Friday, February 21, 2020 12:22 PM
To: Andrews, Jamie <Jamie.Andrews@maine.gov>; Coughlan, Peter <Peter.Coughlan@maine.gov>
Cc: Mark McCluskey (markm@aehodsdon.com) <markm@aehodsdon.com>
Subject: Transfer of Causeway Road to Town of China

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Jamie and/or Pete,

Can you please help me with the document that released the Causeway Road to the Town of China? I thought I remembered seeing it here, but I am not able to locate it. Mark McCluskey, who is our engineer on the Phase II improvements needs it ASAP for the DEP permit application.

Thank you,

Dennis

Dennis L. Heath, CMM
Town Manager

Town of China
571 Lakeview Drive
China, Maine 04358

Ph: 207-445-2014

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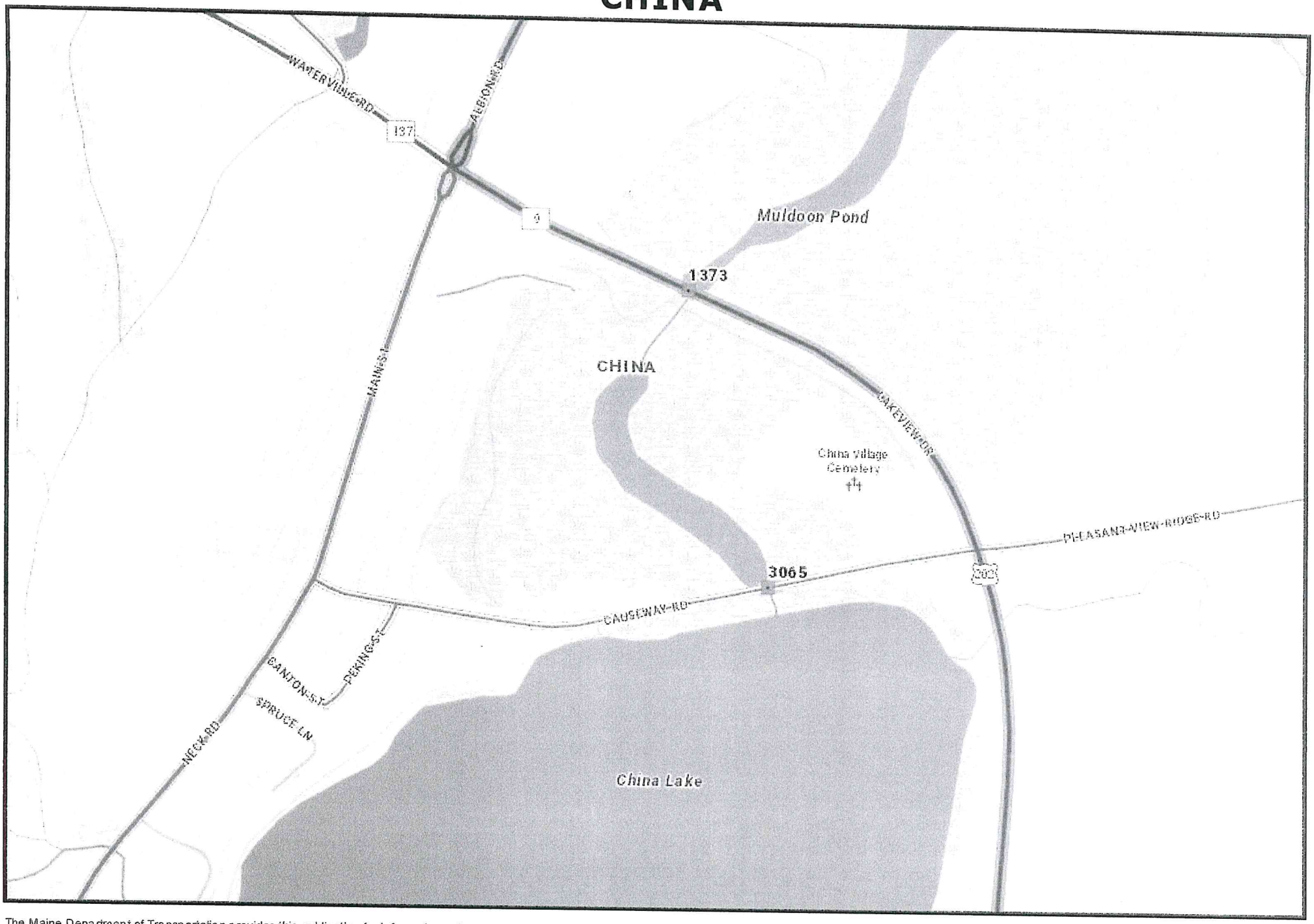
CHINA



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0.15 Miles

1 inch = 0.11 miles

Date: 2/21/2020
Time: 1:04:05 PM

OPR BK 13231 PGS 310 - 313 06/10/2019 01:57:04 PM
INSTR # 2019011061 # OF PAGES 4
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

Prepared By

4

Name: Town of China
Address: 571 Lakeview Drive
State: ME Zip Code: 04358

After Recording Return To

Name: Town of China, Town Clerk
Address: 571 Lakeview Drive
State: ME Zip Code: 04358

Space Above This Line for Recorder's Use

MAINE GENERAL WARRANTY DEED

STATE OF RHODE ISLAND
NEWPORT COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Seven thousand, five hundred dollars ($7,500.00) in hand paid to Susan E. Bailey, a single woman, residing at 125 Van Zandt Ave, Apt 209, County of Newport, City of Newport, State of Rhode Island (hereinafter known as the "Grantor(s)") hereby conveys and warrants the title against all persons whomsoever to the Town of China, a Maine municipality, residing at 571 Lakeview Drive, County of Kennebec, City of China, State of Maine (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim with warranty covenants in or to the following *described real estate (*and in Exhibit A if attached), situated in Kennebec County, Maine to-wit:

The undeveloped land at Map 63, Lot 59-A of the Town of China tax maps, and as fully and legally described in Exhibit A

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

SEB

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Grantor's Signature	Susan E. Bailey Grantor's Signature
Susan E. Bailey Grantor's Name	Susan E. Bailey Grantor's Name
125 Van Zandt Ave, Apt 209 Address	125 Van Zandt Ave. Unit 209 Address
Newport, RI 02840 City, State & Zip	Newport, RI 02840 City, State & Zip

STATE OF RHODE ISLAND)

COUNTY OF NEWPORT)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan E Bailey whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of April 2019.

DANIEL TOUGAS
Notary Public - ID #759348
State of Rhode Island
My Commission Expires: 6/30/20

Notary Public

My Commission Expires: June 30, 2020

Exhibit 1 to Warranty Deed

LEGAL DESCRIPTION

Beginning at a capped rebar on the westerly road limit of Route 202/9, said rebar being the northeasterly corner of Mac's Convenience Stores, LLC as described in books 6726 page 165 and 11251 page 73 of the Kennebec County Registry of Deeds (KCRD), said rebar being the POINT OF BEGINNING; thence S.70°55'25"W. along the northerly side of said Mac's Convenience Stores, LLC, a distance of 161.74 feet to the nearest fence rail of the cemetery being the southeasterly corner of the cemetery; thence the following courses and distances along the cemetery fence: N.10°56'40"E., a distance of 60.52 feet; thence N.11°09'18"W., a distance of 72.72 feet; thence N.27°10'13"W., a distance of 167.02 feet; thence N.24°33'51"W., a distance of 24.09 feet; thence N.29°14'13"W., a distance of 45.90 feet; thence N.07°34'47"E., a distance of 41.99 feet; thence N.71°20'14"W., a distance of 56.70 feet; thence S.10°14'16"W., a distance of 49.02 feet; thence S.70°35'28"W., a distance of 35.26 feet; thence S.62°51'53"W., a distance of 52.65 feet; thence S.59°05'27"W., a distance of 60.56 feet; thence S.58°12'23"W., a distance of 77.11 feet; thence S.53°10'40"W., a distance of 43.73 feet; thence S.19°09'04"W., a distance of 20.35 feet; thence S.63°07'52"E., a distance of 175.09 feet; thence S.64°45'01"E., a distance of 159.11 feet; thence S.57°33'06"E., a distance of 68.66 feet to the cemetery entrance; thence S.05°30'35"W. along the westerly side of the cemetery road, a distance of 223.78 feet to a capped rebar set on the northerly side of Causeway Road; thence N.88°36'55"W. along the northerly side of Causeway Road, a distance of 286.28 feet to a capped rebar set; thence N.88°08'09"W. to a point in the centerline of Mud Pond Stream, a distance of 96.35 feet; thence on a tie line N.10°38'56"W., a distance of 943.22 feet to a point in the westerly road limit of Route 202/9, said point being the point of curve of a non-tangent curve to the right, of which the radius point lies S.20°02'58"W., a radial distance of 995.92 feet; thence southeasterly along the westerly road limit of Route 202/9 along the arc, through a central angle of 30°16'31", a distance of 526.25 feet to a point; thence N.83°40'00"E., a distance of 66.95 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies S.44°41'32"W., a radial distance of 1,045.92 feet; thence southeasterly along the arc, through a central angle of 17°28'06", a distance of 318.88 feet to a point; thence S.68°02'00"E., a distance of 60.46 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies S.64°59'08"W., a radial distance of 1,131.28 feet; thence southerly along the arc, through a central angle of 05°52'34", a distance of 116.02 feet to the POINT OF BEGINNING.

Above described parcel being 7.1 acres.

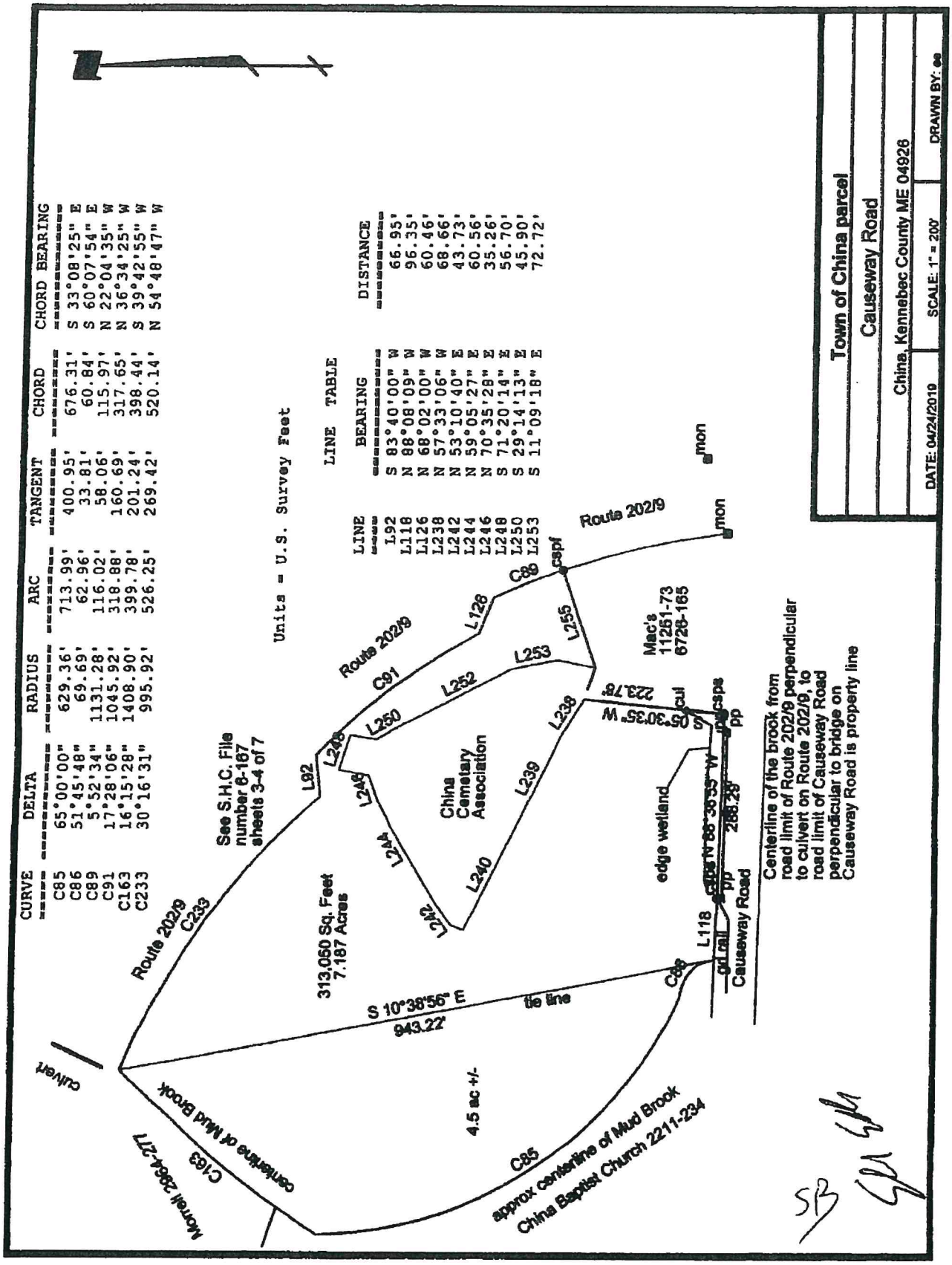
Also including all property west of the tie line to the centerline of Mud Pond Brook as running from the road limit at the Causeway Road bridge to the culvert at Route 202/9, being approximately 4.5 acres of stream and marsh land.

Being the parcel conveyed to the Grantor, Susan Bailey, as recorded in Book 9073 Page 19 of the Kennebec County Registry of Deeds with exceptions noted.
Bearings and distances are from a survey by Elwood Ellis, PLS # 1176 in April 2019.

END OF DESCRIPTION.

SEB

Exhibit 2 - Survey Drawing



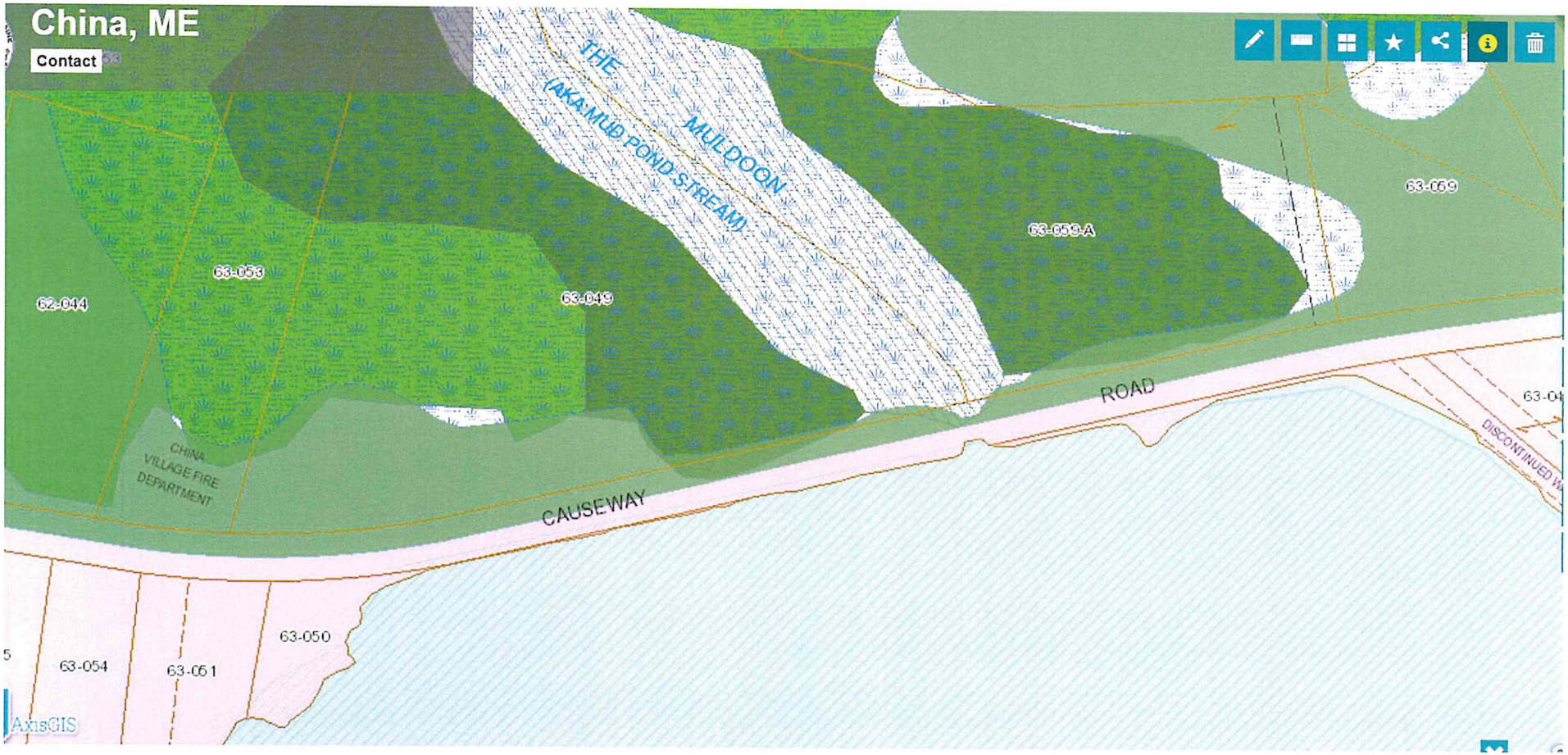
Exhibit

B

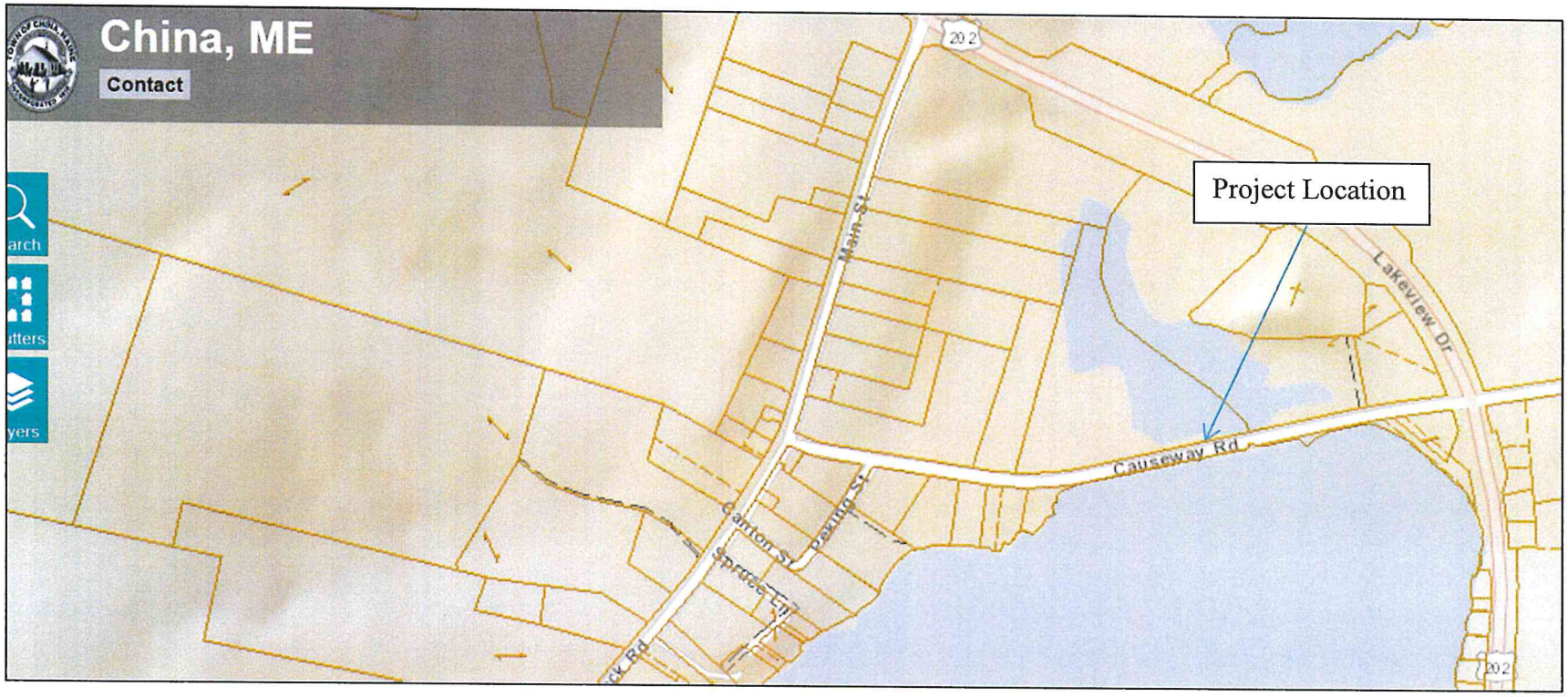
Conditional Use Permit Application for the Town of China Causeway Road Improvements, China, ME

B. Zoning Map & Project Location Map

ZONING AND WETLANDS MAP
CAUSEWAY ROAD



Tax Map 63


China, ME
Contact
Project Location
Main St
Causeway Rd
Lakeview Dr
Spruce Cir
202

NOTE:

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT INTENDED FOR PROPERTY CONVEYANCE OR LEGAL DESCRIPTION.

MAINE STATE PLANE COORDINATE GRID; WEST ZONE; NAD 1983; US FEET
BASEMAP SOURCE: STATE OF MAINE SPRING 2003 DIGITAL ORTHOPHOTOGRAPHY
MAP DIGITIZATION BY AERIAL SURVEY AND PHOTO, INC.
SOURCE MAPS: 1986 MYLAR TAX MAPS BY J.W. SEWALL COMPANY

MAP LEGEND

PARCEL NUMBER	388
PARCEL DIMENSION	161.21
PARCEL AREA	2.456 AC
SUBDIVISION LOT NUMBER	(14)
WATER LINE	

PARCEL BOUND
ROAD RIGHT OF WAY
EASEMENT LINE
PRIVATE RIGHT OF WAY
WETLAND

APRIL 1, 2018

200 100 0 200 400 600 FEET

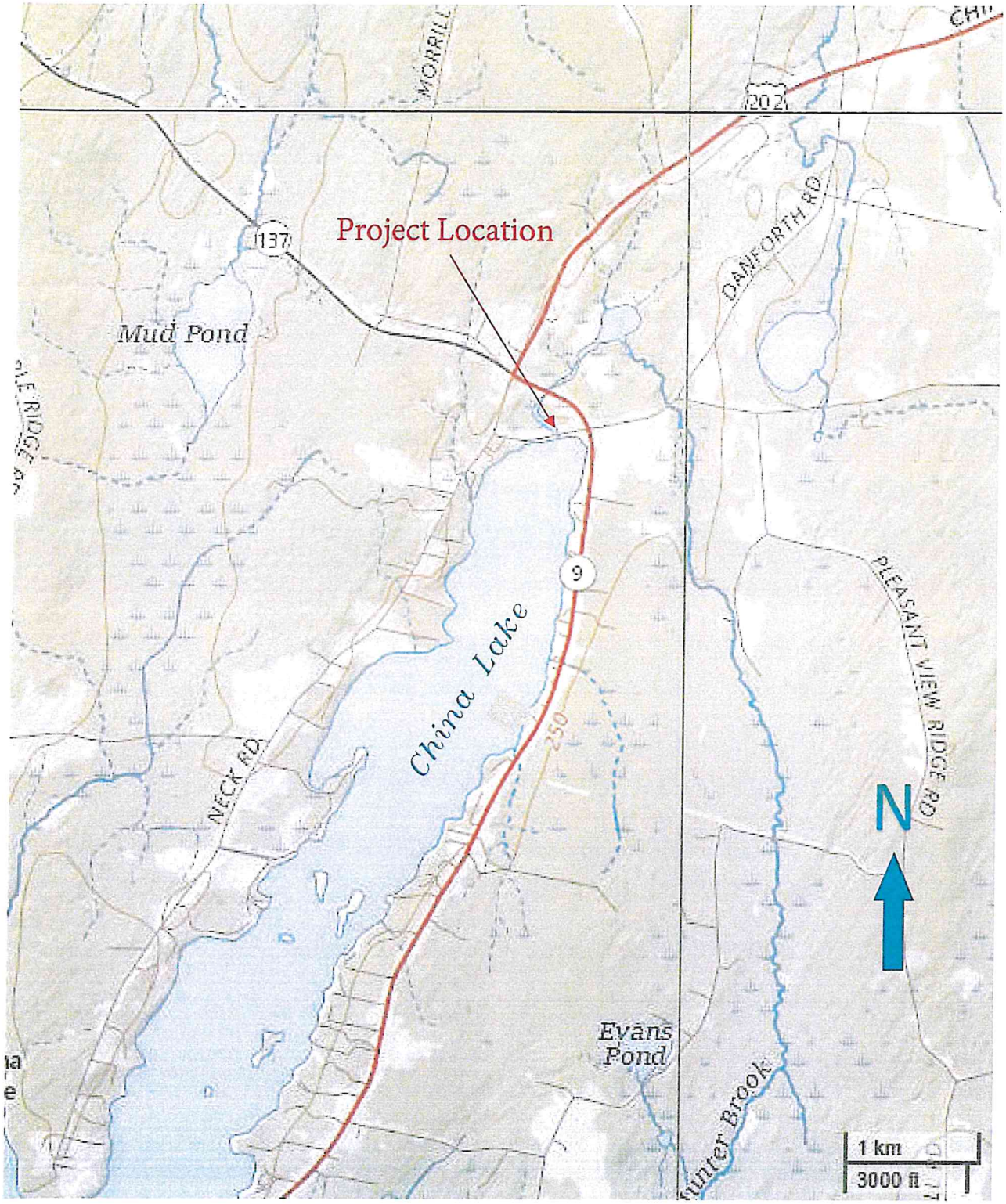
SCALE 1 INCH = 200 FEET

PROPERTY MAP
TOWN OF CHINA
KENNEBEC COUNTY, MAINE

67 | 68
62 | 6

China Lake Causeway Improvements

China, Maine



National Flood Hazard Layer FIRMette

FEMA

44°28'56.69"N

69°30'28.96"W

44°28'31.02"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/9/2020 at 8:21:56 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit

C

Conditional Use Permit Application for the Town of China Causeway Road Improvements, China, ME

C. List of Abutters

LIST OF ABUTTERS

Town of China Fire Department
P.O. Box 6035
China Village, ME 04926
Map 63, Lot 053

Jacquelyn Black
P.O. Box 6244
China Village, ME 04926
Map 63, Lot 054

Augusto Souza
26 Lucaya Circle
Wilmington, MA 02852
Map 63, Lot 051

China Baptist Church
Causeway Road
China Village, ME 04926
Map 63, Lot 049 & 050

The Landing
Mr. Thomas Bona
10 My Way
China, ME 04358
Map 63, Lot 048

Town of China (was Susan Bailey)
571 Lakeview Drive
China, ME 04358
Map 63, Lot 059a

Mac's Convenient Stores, LLC
935 East Tallmadge Avenue
Akron, OH 44310
Map 63, Lot 059

100 foot Abutters List Report

China, ME
November 20, 2019

Subject Properties:

Parcel Number: 63-048
CAMA Number: 63-048-2486-1
Property Address: 1380 Lakeview Drive The Landing (2486-1)
Mailing Address: BONA, THOMAS R
10 MY WAY
CHINA, ME 04358

Parcel Number: 63-049
CAMA Number: 63-049-2487-1
Property Address: 36 Causeway Road (2487-1)
Mailing Address: China Baptist Church
PO Box 6095
China Village, ME 04926

Parcel Number: 63-050
CAMA Number: 63-050-2488-1
Property Address: Causeway Road (2488-1)
Mailing Address: China Baptist Church
PO Box 6095
China Village, ME 04926

Parcel Number: 63-051
CAMA Number: 63-051-2489-1
Property Address: 29 Causeway Road (2489-1)
Mailing Address: Souza, Augusto F
26 Lucaya Circle
Wilmington, MA 02852

Parcel Number: 63-053
CAMA Number: 63-053-2491-1
Property Address: 30 Causeway Road (2491-1)
Mailing Address: China Village Fire Department
PO Box 6035
China Village, ME 04926

Parcel Number: 63-054
CAMA Number: 63-054-2492-1
Property Address: 25 Causeway Road (2492-1)
Mailing Address: Black, Jacquelyn
PO Box 6244
China Village, ME 04926 0244

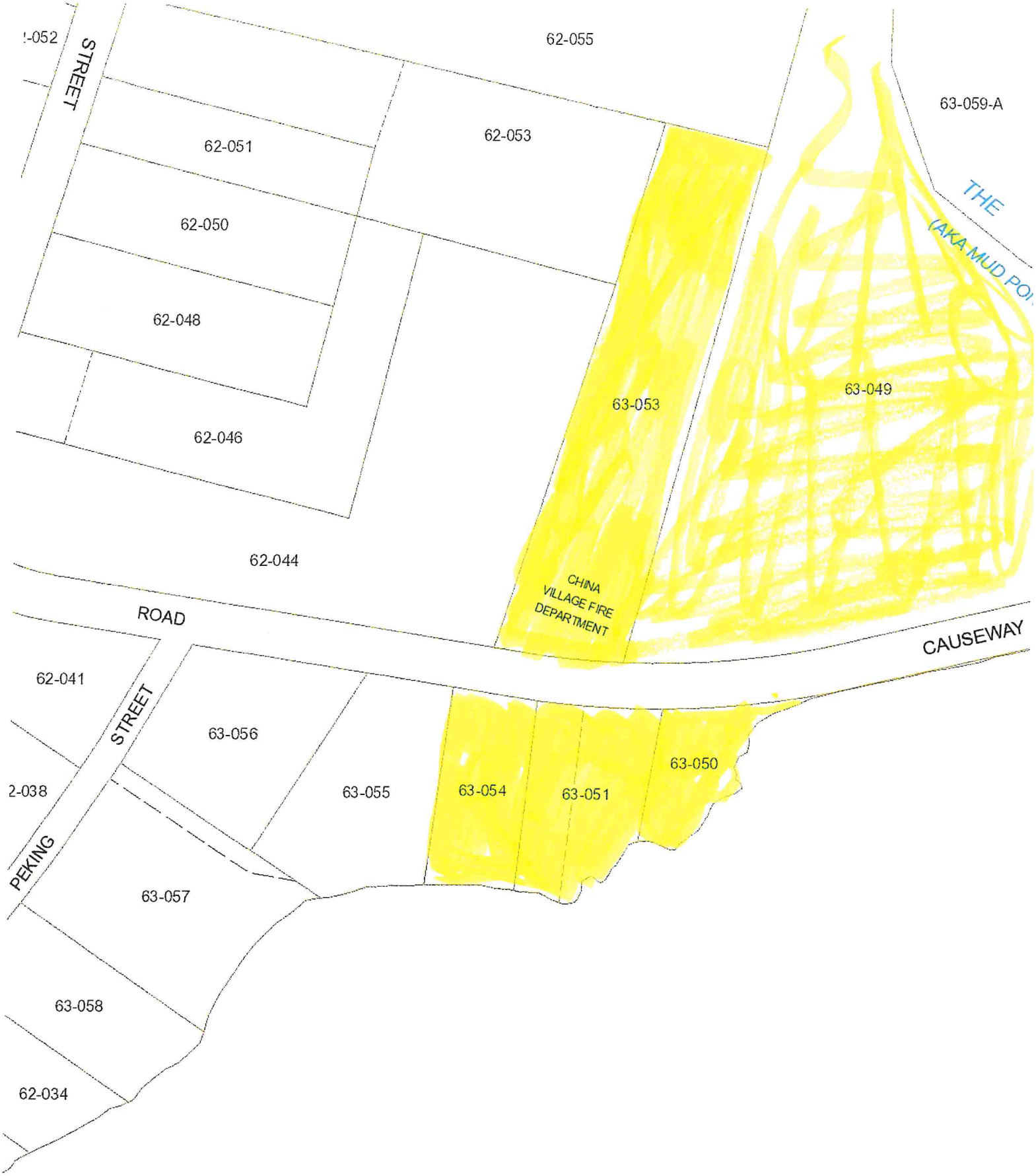
Parcel Number: 63-059
CAMA Number: 63-059-2497-1
Property Address: 1390 Lakeview Drive (2497-1)
Mailing Address: Mac's Convenience Stores, LLC
935 East Tallmadge Avenue
Akron, OH 44310

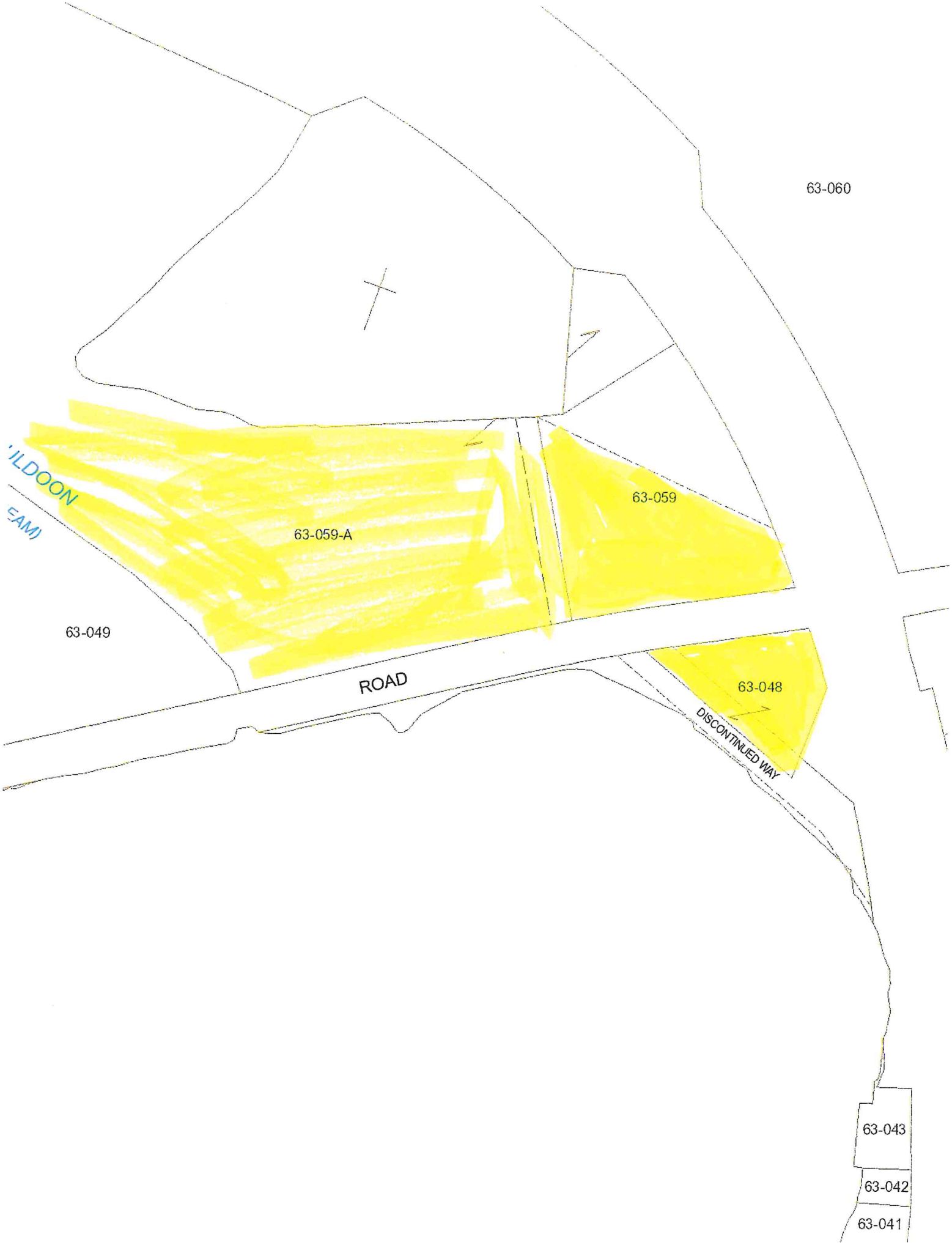
Parcel Number: 63-059-A
CAMA Number: 63-059-A-2498-1
Property Address: Causeway Road (2498-1)
Mailing Address: Bailey, Susan E
125 Van Zandt Ave Apt 209
Newport, RI 02840

Abutters:

Parcel Number: 62-044
CAMA Number: 62-044-2372-1
Property Address: 54 Main Street (2372-1)
Mailing Address: PELLERIN, KYLE D
54 MAIN STREET
CHINA, ME 04358

Parcel Number: 62-053
CAMA Number: 62-053-2381-1
Property Address: 34 Main Street (2381-1)
Mailing Address: Sylvester, Amy
34 Main Street
China, ME 04358


!-052
STREET
62-055
63-059-A
62-051
62-053
THE
(AKA MUD POI
62-050
62-048
63-053
63-049
62-046
62-044
CHINA
VILLAGE FIRE
DEPARTMENT
ROAD
CAUSEWAY
62-041
STREET
63-056
63-050
2-038
63-055
63-054
63-051
PEKING
63-057
63-058
62-034


63-060
63-059
63-059-A
63-049
ROAD
63-048
DISCONTINUED WAY
63-043
63-042
63-041

Exhibit

D

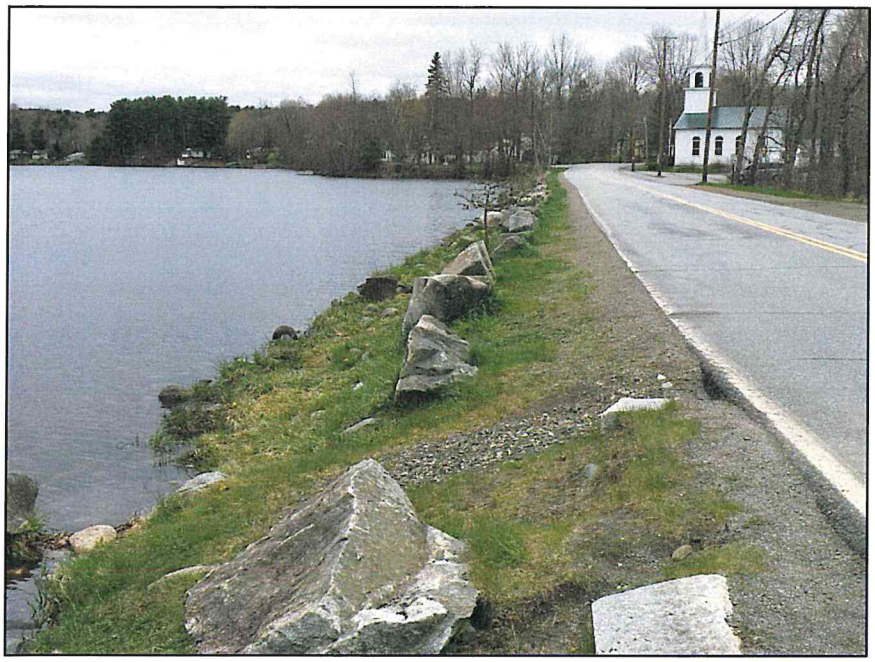
Conditional Use Permit Application for the Town of China Causeway Road Improvements, China, ME

D. Photographs of Site

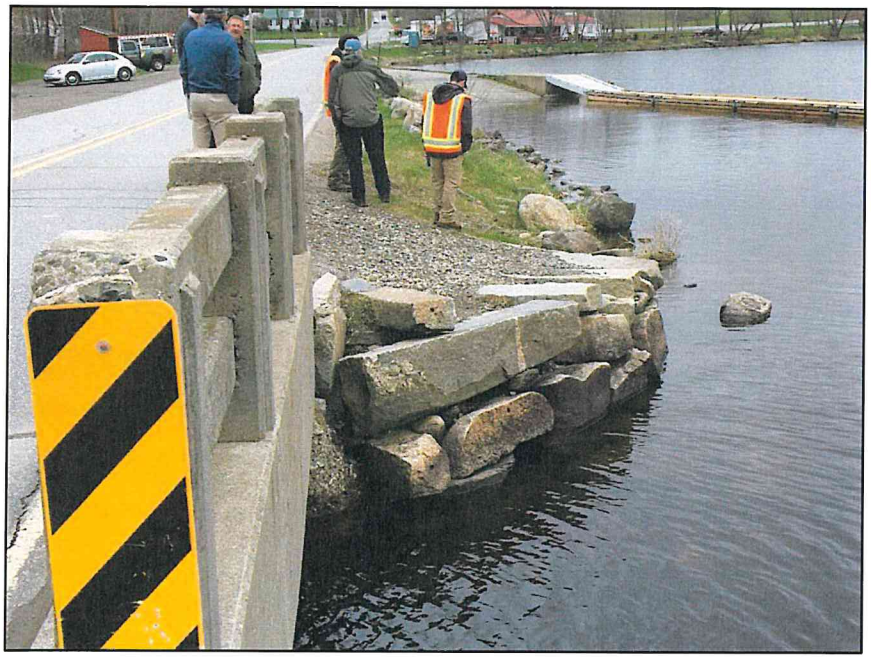
Town of China Causeway Road Improvements – November, 2019 – January, 2020

View west along causeway from west end of bridge. This area, west of the bridge, toward the church will have approximately 60' of D50 riprap installed along the bank.

This photo log contains photos both before and after the bridge/box replacement in 2018. Photos showing new guardrail are post 2018 construction.



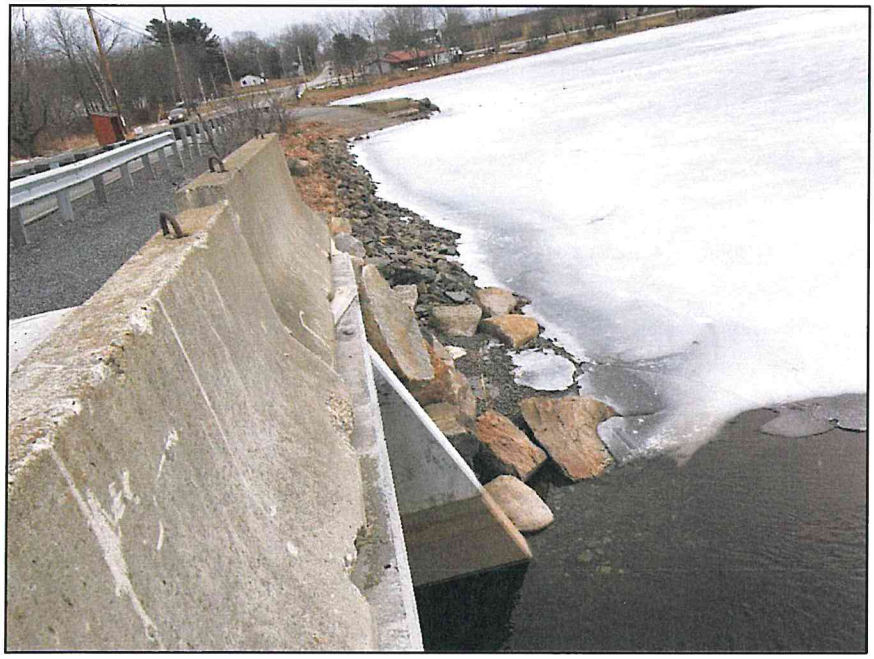
Turnout and vehicle parking area on west side of bridge. Wetland/bog area in background.



View east from bridge. Boat ramp seen in background. 172' of Redi-Rock retaining wall will be installed from the east end of the existing box/bridge toward the boat ramp. An asphalt walkway and D50 rip rap will be installed in this area as well.

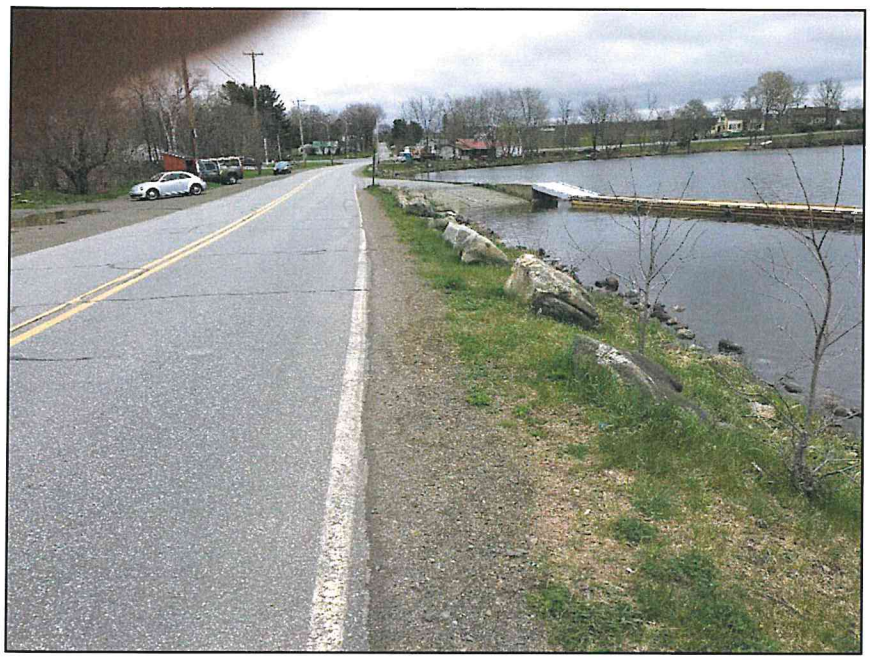
View east along north side of bridge. Guardrail, riprap and bluestone are from the 2018 project that installed the new box culvert.

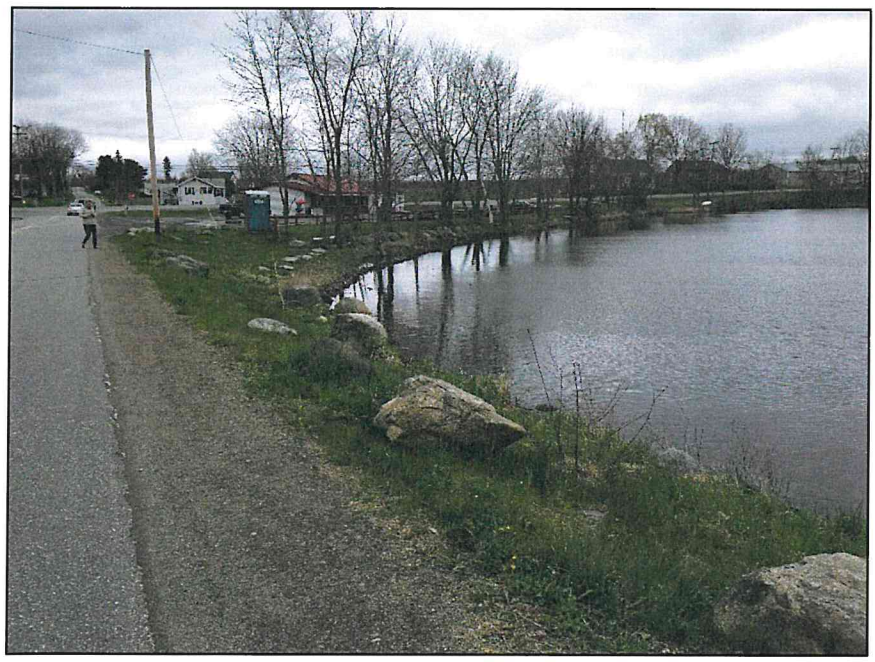
52 linear feet of Redi-Rock retaining wall, D50 riprap, and an asphalt walkway are proposed on the northeast side of the existing bridge.



Same view as photo 4 post 2018 construction. Entire linear section to the boat ramp will be receiving Redi-Rock retaining wall blocks, riprap and an asphalt walkway between the road and retaining wall.

A grass strip will be located between the walkway and road.





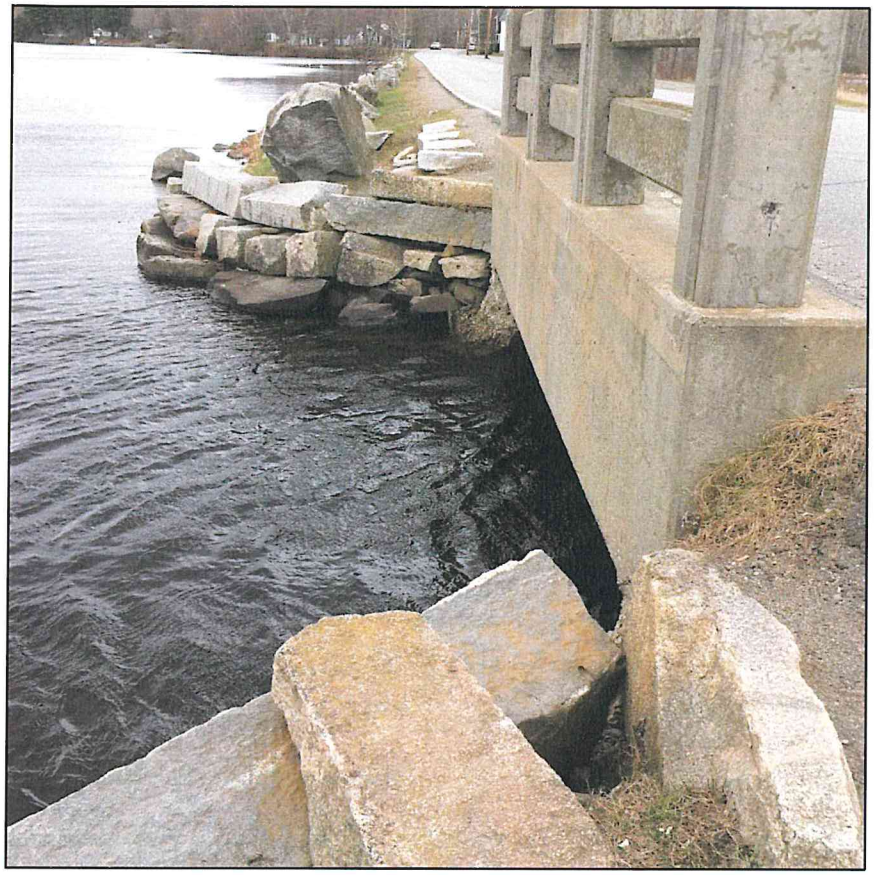
View east toward Lakeview Drive/Route 202. Existing boulders will be removed and the shore riprapped with D50 rock.

Same location facing west toward the boat ramp.

Vehicle and trailer parking across from the boat ramp. Wetland, bog area seen in background.

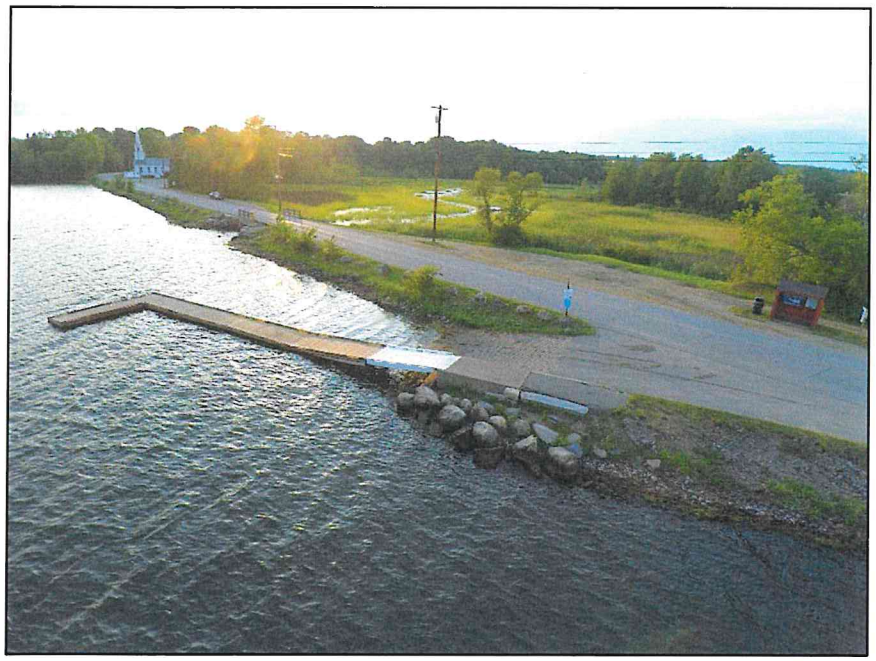
Boat ramp on south side of Causeway Road.

BR#
3
0
6
5



View west of bridge. 44' of Redi-Rock retaining wall will be installed from the end of the existing box/bridge west, parallel to the road. An asphalt walkway and D50 rip rap will be installed in this area as well.

View west beyond bridge. Area beyond guardrail will continue the asphalt walkway that is proposed to be located on both sides of Causeway Road. Designated spaces for ATV parking are proposed beyond the end of the walkway.



Exhibit

E

Conditional Use Permit Application for the Town of China Causeway Road Improvements, China, ME

E. Stormwater Management & Phosphorous Control Plan

STORMWATER MANAGEMENT AND PHOSPHOROUS CONTROL PLAN

STATEMENT

The improvements to the Causeway Road area are proposed to minimize erosion into the resource and to improve the safety of the public. Causeway Road has had erosion problems for many years. The Town has tried to mitigate the problem in the past by installing plantings along the shoreline.

The plantings actually caused a hazard by affecting the ability of motorists to see pedestrians entering the roadway from the shoreline at the shoulders of the roadway. The plantings were removed and the stumps became a tripping hazard.

The Town has now made a decision to make improvements to the area that will both minimize erosion to the resource and to provide a level of safety for the pedestrians that use the area for recreation.

The project area is being calculated as the area between the limits of work as shown on Sheet No. 3 - Site Plan of the contract documents and the low water line. This area calculates to 49,034 s.f. or 1.12 acres.

The local stormwater and phosphorous requirements do not apply to a project of this nature. A full NRPA permit application has been submitted to the MDEP for approval with DEP requirements. The DEP application must be approved to implement the work associated with the project.

The improvements have been designed to minimize the amount of erosion by installing retaining walls where there are steep slopes directly to the resource and installing D-50 Rip Rap along the bottom of the walls and along the shoreline.

The amount of run off that runs directly into the resource from the roadway and surrounding area will be reduced significantly by the implementation of the proposed improvements.

We have corresponded with the CEO regarding the requirements of this section and he has indicated that a statement such as this should satisfy the requirements of the Planning Board.

Exhibit

F

Conditional Use Permit Application for the Town of China Causeway Road Improvements, China, ME

F. Site Plan and Details

CONSTRUCTION NOTES

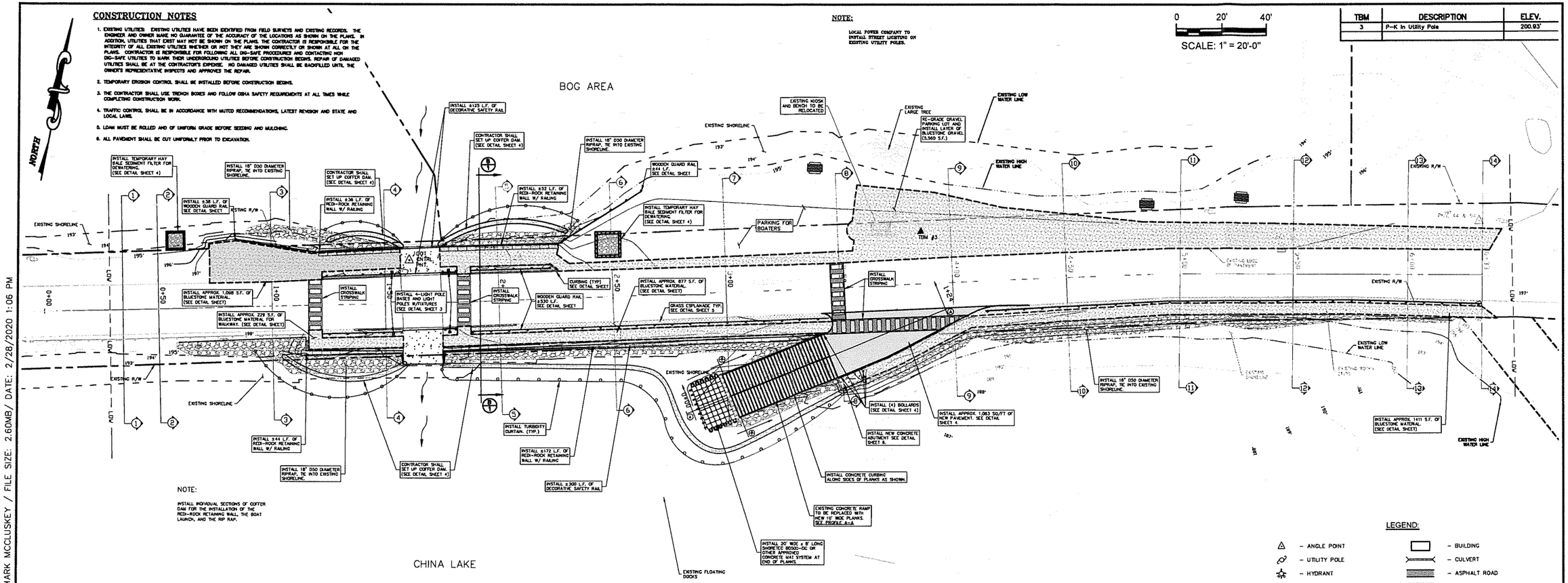
1. EXISTING UTILITIES: EXISTING UTILITIES HAVE BEEN IDENTIFIED FROM FIELD SURVEYS AND EXISTING RECORDS. THE ENGINEER AND OWNER MAKE NO GUARANTEE OF THE ACCURACY OF THE LOCATIONS AS SHOWN ON THE PLANS. IN ADDITION, UTILITIES THAT EXIST MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF ALL EXISTING UTILITIES WHETHER OR NOT THEY ARE SHOWN CORRECTLY OR SHOWN AT ALL ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL DIG-SAFE PROCEDURES AND CONTACTING NON DIG-SAFE UTILITIES TO MARK THEIR UNDERGROUND UTILITIES BEFORE CONSTRUCTION BEGINS. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE. NO DAMAGED UTILITIES SHALL BE BACKFILLED UNTIL THE OWNER'S REPRESENTATIVE INSPECTS AND APPROVES THE REPAIR.
2. TEMPORARY EROSION CONTROL SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS.
3. THE CONTRACTOR SHALL USE TRENCH BOXES AND FOLLOW OSHA SAFETY REQUIREMENTS AT ALL TIMES WHILE COMPLETING CONSTRUCTION WORK.
4. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD RECOMMENDATIONS, LATEST REVISION AND STATE AND LOCAL LAWS.
5. LOAM MUST BE ROLLED AND OF UNIFORM GRADE BEFORE SEEDING AND MULCHING.
6. ALL PAVEMENT SHALL BE CUT UNIFORMLY PRIOR TO EXCAVATION.

NOTE:

LOCAL POWER COMPANY TO INSTALL STREET LIGHTING ON EXISTING UTILITY POLES.

TBM	DESCRIPTION	ELEV.
3	P-K In Utility Pole	200.93'

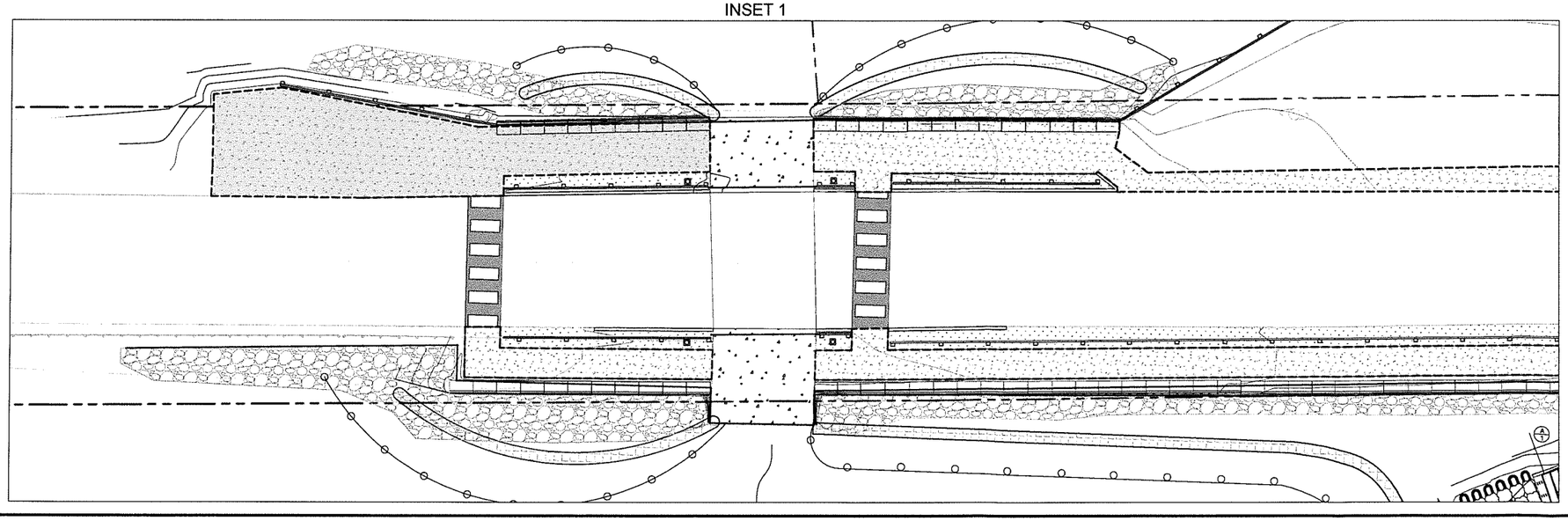
0 20' 40'
SCALE: 1" = 20'-0"



NOTE:

INSTALL INDIVIDUAL SECTIONS OF COFFER DAM FOR THE INSTALLATION OF THE RECI-ROCK RETAINING WALL, THE BOAT LAUNCH, AND THE RIP RAP.

INSET 1



LEGEND:

△ – ANGLE POINT	▭ – BUILDING
– UTILITY POLE	– CULVERT
– HYDRANT	– ASPHALT ROAD
– MANHOLE	– GRAVEL ROAD
– TREE	—W— – EXIST. WATER
– GATE VALVE	—S— – EXIST. SEWER
▲ – TBM	—T— – UNDERGROUND TEL.
– CATCH BASIN	—UE— – UNDERGROUND ELEC.
– TEST PIT	—SD— – STORM DRAIN
– TEST BORING	—X—X— – FENCE
– PROPERTY BOUNDRY	– PROPOSED BUFFER
– EXISTING BOULDER	– PROPERTY BOUNDARY
– EXISTING SIGN	– EXIST. CONTOUR
– WELL	– PROPOSED CONTOUR
– PICNIC BENCH	X 100.00 – PROPOSED SPOT ELEVATION

No.	Revisions	Date	App'd.

CHINA LAKE
CAUSEWAY IMPROVEMENTS
CAUSEWAY ROAD — CHINA, MAINE

SITE PLAN

STATE OF MAINE — ALBERT E. HODSDON, III — No. 2233 — LICENSED — PROFESSIONAL ENGINEER
PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL

AEHodsdon
CONSULTING ENGINEERS
10 Common St. Waterville, Me. 04901 (207) 873-5164

Drawn By:	GL	Scale: AS SHOWN	
Checked By:	MEM	Date: 02/27/2020	
Approved By:	AEH	Date:	
File No. 26-15 Boat Launch-Site Plan.dwg		Project No. 26-15-A-CHINA	

Sheet No. 3 Of 12

FILE LOCATION: N:\CAD\Land Projects\2015\26-15-A-China\dwg\26-15.dwg / SAVED BY: MARK MCCLUSKEY / FILE SIZE: 2.60MB/ DATE: 2/28/2020 1:06 PM

All Disturbed Areas To Be Revegetated As Follows:

Hay Mulch	2 Bales/1000 sq. ft.
Ground Limestone	138 lb./1000 sq. ft.
Fertilizer 10-20-20	18.4 lb./1000 sq. ft.
SEED MIX	
Creeping Red Fescue	0.46 lb./1000 sq. ft.
Red Top	0.05 lb./1000 sq. ft.
Tall Fescue	0.46 lb./1000 sq. ft.

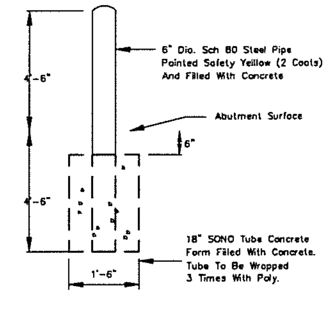
EMBANKMENT SEEDING MIXTURE

Species	Varieties	Lb. Per Acre
Flatpea	Lathco	10.0
Perennial Pea	Lancer	2.0
Crownvetch	Penngift, Chemug	10.0
Tall Fescue	Ky-31, Rebel, Ken-Hi	10.0

STABILIZATION NOTES:

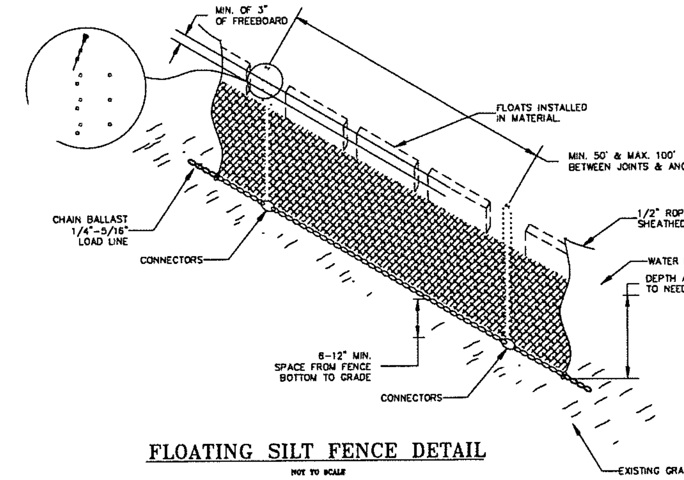
Waterways Shall Be Stabilized In Accordance With The Appropriate Standard And Specification For Vegetative Measures.

1. All Trees, Brush, Stumps, Obstructions And Other Objectionable Material Shall Be Removed And Disposed Of So As Not To Interfere With The Proper Functioning Of The Waterway.
2. The Waterway Shall Be Excavated Or Shaped To Line, Grade, And Cross Section As Required To Meet The Criteria Specified Herein, And Be Free Of Bank Projections Or Other Irregularities Which Will Impede Normal Flow.
3. Fills Shall Be Compacted As Needed To Prevent Unequal Settlement That Would Cause Damage In The Completed Waterway.
4. All Earth removed and Not Needed In Construction Shall Be Spread Or Disposed Of So That It Will Not Interfere With The Functioning Of The Waterway.
5. Construction Operations Shall Be Carried Out In Such A Manner That Erosion And Air and Water Pollution Will Be Minimized. State and Local Laws Will Be Complied With.
6. Stabilization Shall Be Done According To The Appropriate Standard And Specifications For Vegetative Practices.



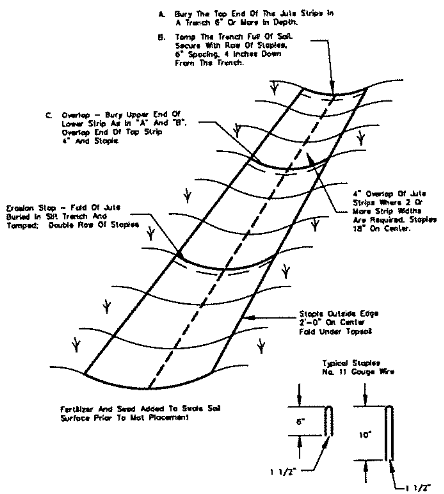
Bollard Detail

Not To Scale



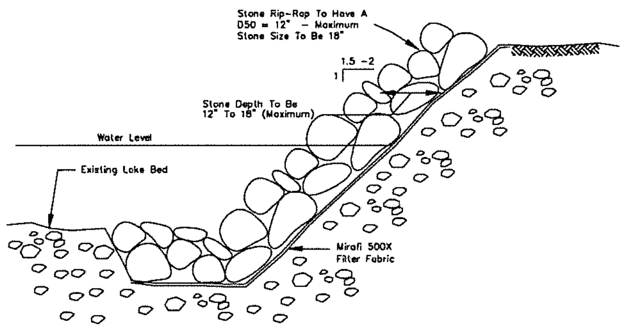
FLOATING SILT FENCE DETAIL

NOT TO SCALE



Stabilizing Waterways With Jute Matting

Not To Scale

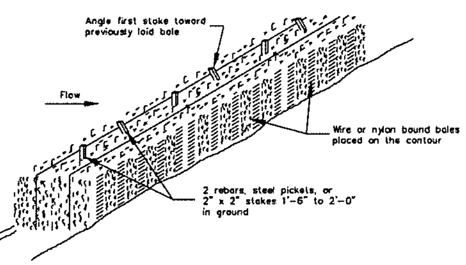


Typical Rip-Rap Detail

Not To Scale

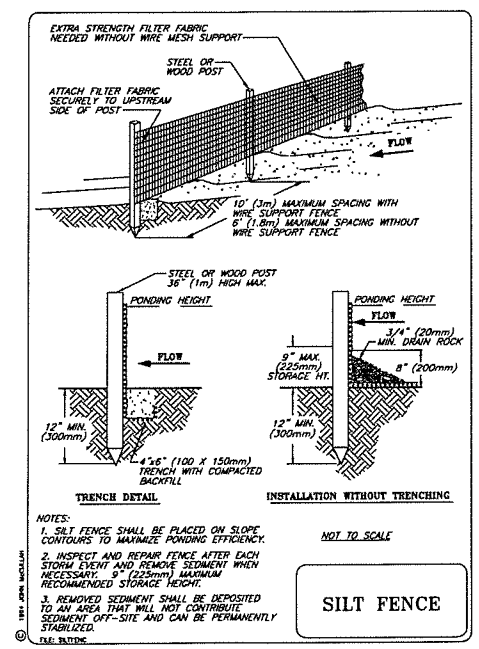
NOTE:
"T" = THICKNESS: THICKNESS SHALL BE DETERMINED BY THE ENGINEER.
MINIMUM THICKNESS SHALL BE 1.5x THE MAXIMUM STONE DIAMETER, NEVER LESS THAN 6" (150mm).

RIPRAP PROTECTION



ANCHORING DETAIL

Not To Scale



NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

NOT TO SCALE

SILT FENCE

© 1994 JOHN McCULLAH

FILE: SILTFENC

PRE-CAST CONCRETE RETAINING WALL NOTES:

1. CONCRETE USED FOR WALL UNITS SHALL HAVE A 28 -DAY COMPRESSIVE STRENGTH OF 4,000 P.S.I. WALL UNITS SHALL COMPLY WITH MANUFACTURERS SPECIFICATIONS, ASTM C-94 AND ACI-301-99, HAVE 4½% - 7½% ENTRAINED AIR, 4" - 6" SLUMP, AND MUST BE PLACED AT A MINIMUM OF 50°.

2. WALL CONSTRUCTION SHALL FULLY COMPLY WITH MANUFACTURERS STANDARD SPECIFICATIONS.

3. RETAINED SOIL SHALL BE DETERMINED TO MEET OR EXCEED THE REQUIREMENTS BELOW IN THE ABSENCE OF A GEOTECHNICAL ENGINEERING STUDY. SOILS NOT MEETING THESE REQUIREMENTS SHALL BE EXCAVATED AND REPLACE WITH ACCEPTABLE SOILS. THE UNDERLYING SOILS SHALL BE INVESTIGATED FOR THE PRESENCE OF SOFT CLAYS UP TO 1.5 TIMES THE HEIGHT OF THE RETAINING WALL. IF WEAK SOILS ARE PRESENT, THEY SHALL BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOILS.
LEVELING PAD SHALL BE ¾" CRUSHED STONE WITH NO MORE THAN 5% PASSING A #200 SIEVE.

DRAINAGE MATERIAL SHALL BE ¾" CRUSHED STONE PLACED DIRECTLY BEHIND WALL FOR THE DEPTHS SPECIFIED ON PLANS (1'-0" MIN.) AND SHALL EXTEND VERTICALLY FROM LEVELING PAD TO 4" BELOW TOP OF WALL. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED BETWEEN ALL INTERFACES OF DRAINAGE MATERIAL AND VIRGIN AND/OR SILTY MATERIALS. EXPOSED DRAINAGE STONE SHALL BE PROTECTED FROM FINE SOIL MIGRATION THROUGHOUT CONSTRUCTION.

BACKFILL SOILS BEYOND DRAINAGE ZONE SHALL BE WELL GRADED SAND/GRAVEL AND SHALL MEET OR EXCEED THE REQUIREMENTS BELOW. ORGANIC AND FROST SUSCEPTIBLE SOILS ARE NOT PERMITTED WITHIN A 1 TO 1 INFLUENCE AREA.

4. ALL BACKFILL AND FOUNDATIONS SOIL SHALL BE COMPACTED TO 95% OF ASTM D1557 USING HAND-OPERATED PLATE COMPACTION EQUIPMENT. BACKFILL AND COMPACT THE FILL MATERIAL BEHIND THE WALL AS THE WALL IS INSTALLED. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. CONTRACTOR SHALL ENSURE THAT FOUNDATION SOIL IS CAPABLE OF SUPPORTING 4,000 P.S.F.

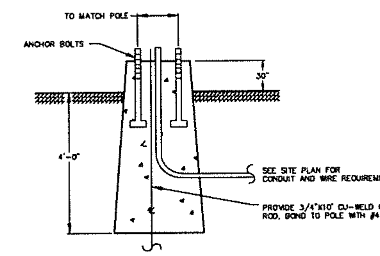
5. THE FOLLOWING SOIL PROPERTIES ARE TO BE USED IN THE DESIGN:

SOIL	WEIGHT [PCF]	FRICTION ANGLE [DEG]
BACKFILL SOIL	125	30
RETAINED SOIL	125	30
FOUNDATION SOIL	120	30
LEVELING PAD	125	40

6. ENSURE THAT THE FIRST COURSE OF WALL UNITS IS IN FULL CONTACT WITH FOUNDATION. INSTALL NEXT COURSE OF UNITS SUCH THAT THE VERTICAL GAPS ARE STAGGERED BETWEEN ADJACENT COURSES. GAPS SHALL BE FILLED WITH FREE-DRAINING GRAVEL PRIOR TO STARTING THE NEXT COURSE.

7. CONTRACTOR AND ENGINEER-OF-RECORD SHALL APPROVE/PROVIDE ALL ELEVATIONS AND INVERTS IN THESE PLANS PRIOR TO ORDERING MATERIAL.

8. BASE BLOCKS SHALL BE SET BACK 1½" WHEN STEPPING UP AND SET FORWARD 1½" WHEN STEPPING DOWN. WALL ANGLES SHALL BE SLIGHTLY ADJUSTED TO ACCOMMODATE PROPERTY LINES AND OBSTRUCTIONS.



TYPICAL SITE LIGHT BASE DETAIL

PRECAST BY G.C.

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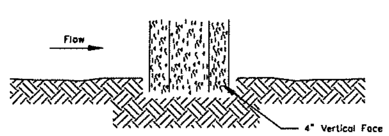
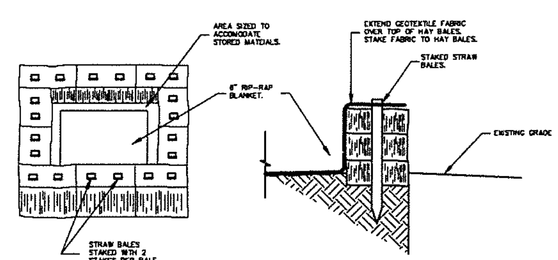


EMBEDDING DETAIL

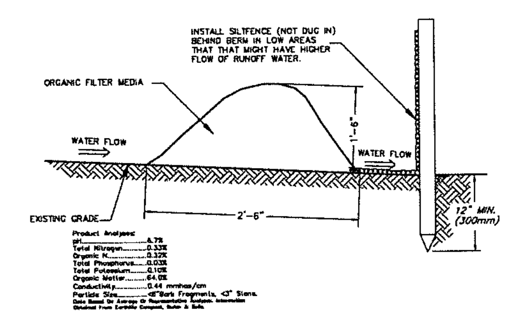
Not To Scale

Notes:
1. The Structure Shall Be Inspected After Each Rain And Repairs Made As Needed.
2. Sediment Shall Be Removed And The Trap Restored To Its Original Dimensions When The Sediment Has Accumulated To 1/2 The Design Depth Of The Trap. Removed Sediment Shall Be Deposited In A Suitable Area And In Such A Manner That Will Not Erode.
3. Structures Shall Be Removed And The Area Stabilized When The Remaining Drainage Area Has Been Properly Stabilized.



Temporary Hay Bale Sediment Filter Detail

Not To Scale

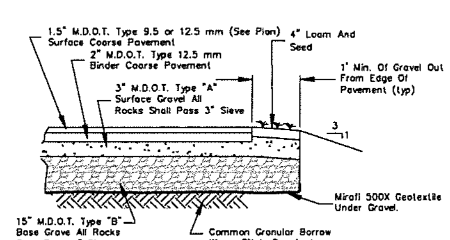


EROSION CONTROL BERM

Not To Scale

CONSTRUCTION SPECIFICATIONS

1. Bales shall be Placed in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4"
3. Bales shall be securely anchored in place by stakes or rebars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.



Typical Paved Area Section

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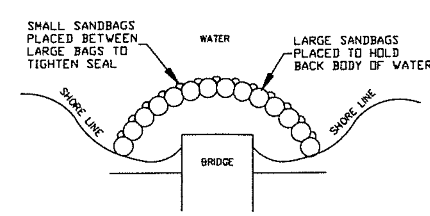
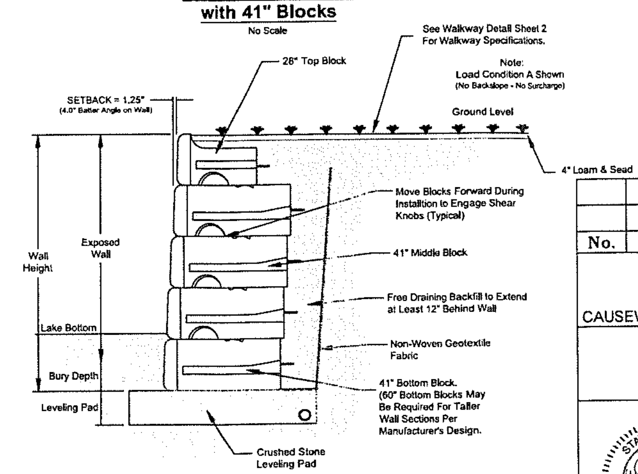


SANDBAG COFFERDAM

NOT TO SCALE

Typical Gravity Wall with 41" Blocks

No Scale



SEE CROSS SECTIONS FOR ACTUAL SIZES OF BLOCKS. BLOCK SIZES MAY VARY SLIGHTLY FROM CROSS SECTIONS DUE TO ACTUAL DESIGN BY REDI-ROCK SUPPLIER.

Retaining Wall

Not To Scale

No.	Revisions	Date	App'd.

CHINA LAKE
CAUSEWAY IMPROVEMENTS
CAUSEWAY ROAD — CHINA, MAINE

DETAILS

STATE OF MAINE — ALBERT E. HODSDON, III — No. 2020 — LICENSED PROFESSIONAL ENGINEER

PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL

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10 Common St. Waterville, Me. 04901 (207) 873-5164

Drawn By:	GL	Scale: AS SHOWN	Sheet No. 4
Checked By:	MEM	Date: 02/27/2020	
Approved By:	AEH	Date:	
File No. 26-15 Boat Launch-Site Plan.dwg		Project No. 26-15-A-CHINA	Of 12

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