MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

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April 14, 2026

State of Maine Land Use Planning Commission
Attn: Tim Carr, Acting Chief Planner & David Hediger, Senior Planner
18 Elkins Lane, 22 State House Station
Augusta, Maine 04333

SUBJECT: 25-040 Loaf Land Subdivision - Comment Response

Mr. Carr & Mr. Hediger,

Thank you for your review of the Subdivision Application Permit (SP 4103) for Loaf Land Subdivision in Coplin Plt.. The team recently received review comments from LUPC in regard to this application, dated February 13th. These comments can be seen below in *italic*, followed by Main-Land's response in regular typeset. For the reviewer's ease, we have provided a new printed and PDF copy of the application with the additional and/or updated materials associated with this submission.

1. *LUPC staff interpret Section 4 of the Operating Agreement of Loaf Land Development, LLC, to mean that all current managers must sign the application. Provide the signatures of all current managers or evidence that one manager is authorized to sign for the company.*

   Please see updated agent authorization with both signatures.

2. *The application fee for the Subdivision Permit is $9,182.50. A breakdown of the fee is available on request. You will receive an email message with directions for paying the fee online. The fee is based on the current application. Changes to the plan or new information may increase or decrease the fee.*

   Thank you for providing the fee amount. The check has been included in this hard copy submission.

3. *Clarification is needed regarding the applicant's title, right or interest (TRI) in the property proposed for the subdivision. It is unclear whether Lot 07-2 is included in the deed. The deed states "excepting and reserving, however, all of the lots of land previously conveyed along said Mountain Road" which may include Lot 07-2. Explain how Lot 07-2 is included in the deed or submit additional information establishing the applicant's TRI for that lot. [Note that if an additional deed is provided establishing the applicant's TRI in Lot 07-2, the Land Division History (Exhibit 8) would need to be updated.]*

   From Brendan Barry at Marcus|Clegg Attorneys & Counselors: "Lot 07-02 is included in the Plan because it is property of Loaf Land Development, LLC. The Developer's source deed specifically excepts all lots of land previously conveyed along Mountain Road. However, based on the title research and surveying work conducted by ACME, in accordance with applicable Maine surveying guideline, it was determined that Lot 07-02 was never previously conveyed and, thus, was included in the legal description of the deed from Pelletier to Loaf Land Development, LLC."

4. *Provide the date(s) that notices were sent. Indicate which completed notice form was used, as two inconsistent forms were submitted in the application. One of the forms incorrectly identifies the proposal as a moderate-*

density subdivision. Also, notice may not have been provided to all property owners within 1,000 feet of the project area:

The notice in Section 7 was provided to the abutter list and mailed on November 3rd 2025. The extraneous form has been removed. An updated notice, also included in Section 7 regarding the updated information was sent to all listed abutters on April 13th 2026.

a. *Lots 05-44 and 07-21 are within 1,000 ft of the project area but are not included in the table of notice recipients provided (Exhibit 7). LUPC records indicate that Coplin Plantation is the owner of Lot 05-44 and that John and Josephine Marr are the owners of Lot 07-21, reference Franklin County Registry of Deeds (FCRD) Book 497 Page 107. Please note that this information may be outdated.*

   Lots 05-44 and 07-21 have been added to the list and will be included in the re-notice.

b. *Four lots are listed as having unknown owners. LUPC records indicate the following owners for three of those lots, although please note that this information may be outdated:*
   i. *Lot 05-19: Richard Cranston (FCRD Book 3307 Page 297)* Confirmed by Coplin Plantation's 2025 Real Estate Tax Commitment Book – they've already been notified as they were included in the list for owning another lot but will also be included in the re-notice.
   ii. *Lot 07-20: Coplin Plantation.* Confirmed by Coplin Plt. Tax Assessor. They have been added to the list and will be included in the re-notice.
   iii. *Lot 07-28: Marcelo Dalelio, Misty Rae Starbuck (FCRD Book 3998 Page 314)* Confirmed by Franklin Country Registry of Deeds – they've already been notified as they were included in the list for owning another lot but will also be included in the re-notice.
   iv. *Lot 07-67: no additional information available.* Still unable to confirm. See evidence provided from Coplin Plt. Assessor and Maine Revenue Services.

c. *There are three lease lots on the large Ursa Major parcel, Lot 01-04, to the west that are listed in Coplin Plantation's 2025 Real Estate Tax Commitment Book. Provide notice to the lessees of any lease lots within 1,000 ft of the project area.*

   It is unclear where the lease locations on this parcel are or how to determine if they are within the 1,000' requirement. As such, all 3 lessees have been added to the abutter list and will be included in the re-notice as a precaution.

   Inquire with Coplin Plantation and the Maine Revenue Service as to the owners of the above lots. Provide notice to any owners who are identified, if not already provided. For lots whose owners cannot be identified, provide evidence of the attempts to find those owners.

   Please note that the LUPC will require additional notice to be provided with a future submission that addresses the information needed to consider the application complete for processing [Chapter 4, § 4.04(A)(3)].

   Notices have been sent on April 13th, 2026.

5. *Reponses have not been included for all application questions and exhibits in the application:*
   a. *Exhibit 10 – Site Plans: Drawings C6.1 through C6.4, Filter Pond Plan & Profile have not been provided. Roads (travel ways) should be included on the subdivision plan. Please also provide high-resolution digital images of all plans.*

      Plans C6.1 though C6.4 Filter Pond Plan & Profile have been provided in Exhibit 10. The road edges have been added to the updated S1.1 Subdivision Plan. A PDF version of the entire application has been provided for the reviewer's ease.

b. *Exhibit 15 – Common Open Space: Common open space for wildlife passage is required unless the proposal meets one of the exemptions in Chapter 10, §10.25(Q)(3)(d)(3)(a) and (b). Provide responses to the applicable information requests in Exhibit 15 or evidence that the proposal meets an exemption.*

There has been common open space added to S1.1 Subdivision Plan.

c. *Exhibit 16 – Subdivision Lot Deed or Lease Covenants: Respond to the information request. Include deed language for lots 1 and 2 establishing access along Moose Track Road. The association by-laws belong in Exhibit 30.*

Please see updated Deed Covenants in Section 16.

d. *Exhibit 17 – Fire, Police, and Ambulance Services: Provide letters from the Franklin County Sheriff and local EMT providers documenting availability and capacity to provide the necessary services.*

These agencies were contacted again, please see Section 17 for their correspondence.

e. *Exhibit 18 – Solid Waste Disposal: Provide a letter from one or more solid waste facilities documenting availability and capacity to accept construction wastes and regular residential waste from the proposed project.*

A letter requesting project review has been mailed to the Eustis Transfer Station twice, there has been no response. The mailed letter is provided in this section.

f. *Exhibit 19 – Electricity and Telephone Service: Submit letters from electricity and telephone providers confirming capacity to provide the service.*

A letter from Center Maine Power has been received and now included in Section 19.

g. *Exhibit 25 – Rare or Special Plant Communities and Wildlife Habitat: Provide the required letter from the Maine Natural Areas Program (MNAP). In response to recommendations from the Maine Department of Inland Fisheries and Wildlife (MDIFW), submit the results of field surveys conducted by qualified professionals determining the presence or absence of the natural resources and rare species discussed in their letter and/or describe plans for meeting the alternatives recommended, such as maintaining riparian buffer zones. Additionally, provide the data pages for the wetland delineation shown on the site plan.*

The response from MNAP has been included in Section 25. Also added to Section 25 is correspondence with IF&W.

h. *Exhibit 28 – Water Quality: Respond to the information request. Information on phosphorus belongs in Exhibit 33.*

Narrative regarding water quality has now been provided in Section 28. Phosphorus calculations and narrative have been moved to Section 33.

i. *Exhibit 29 – Erosion, Sedimentation, and Drainage Control Measures: Provide information on the planned maintenance of filter ponds. Describe how any roadways proposed are designed to minimize the use of ditching, cuts, and fills.*

An Inspection and Maintenance Plan and a narrative has been added to Section 29.

j. *Exhibit 31 – Roadway Construction: Respond to the applicable information requests regarding the new roads proposed.*

   A narrative describing indicting where to view the proposed road designs has been added.

k. *Exhibit 32 – Roadway Maintenance: Respond to the applicable information requests regarding road, water crossing, and drainage control maintenance for proposed internal roads and for Moose Track Road.*

   Maintenance and Inspection Plan has been included in Section 29 and referenced in Section 32.

l. *Exhibit 34 – Provide a response indicating whether there has been a timber harvest on any of the property in the last 5 years. If so, submit the liquidation harvesting information requested.*

   The applicant has confirm the lot has not been harvested in the last 5-years, it has now been noted in Section 34. It is believed to have been last harvested around 2016.

m. *Because the project proposes to disturb wetlands, the Wetland Alterations Supplement (S3) must be included as part of the application.*

   Wetland Alterations Supplement forms have now been provided in Section 35.

Concerns with the site plans and related information, including:

−*Lots with insufficient road frontage (required frontage is 100 feet)*

All lots have 100’ or more of frontage except Lot 6. This lot is at the end of a road for which road frontage shall not apply under LUPC 10.26,C.1.b.

−*Inconsistencies between the table of lot specifications and the subdivision plan*

An updated Table of Lot Specifications to match updated S1.1 Subdivision Plan has been provided.

−*Test pit locations that appear to be outside of building envelopes (TB-7, for example)*

Subdivision Plan S1.1 has been updated to include the TB-7 within the building envelope.

−*Unclear reference for measurements on the plan (for example: L9, L17)*

The pins (3) at these locations have been added to updated Subdivision Plan S1.1.

−*Building envelopes that may exceed 40% of the lot (for example: Lot 13, including the area of the filter pond)*

The building envelopes are all under 40% of the lot size. Subdivision Lot Specification Table has been updated to match what is indicated on S1.1 Subdivision Plan. The filter pond area will only be mowed twice a year and not considered part of the building envelope.

−*Building envelopes that may not be consistent with hillsides and/or vegetation clearing standards*

Building envelopes were discussed at the pre-application meeting and selected on less steep portions of the lots. Where the building envelopes are small, it is anticipated the driveways to be short and close to the road.

−*Grading plans that may not provide sufficient detail as to how stormwater will flow to the filter ponds*

More defined ditches have been added to the updated plans.

−*The potential for vegetative buffers to be more suitable than ponds for stormwater and phosphorus management should be evaluated to ensure that the proposed approach produces no adverse impact on resources or uses in the area*

MLDC explored this method exhaustively. Buffers and level lip spreaders would be the preferred method for water treatment here as they are cost effective and have a low impact. However, this site did not fit the characteristics required in DEP's BMP standards. If LUPC is willing to grant a wavier to those BMP design standards (such as buffer steepness and phos. reduction values), the applicant may choose to explore that avenue.

In general, filter ponds tend to provide more efficient flow retention compared to buffers, we recognize that was a concern of abutters.

−*The total area of wetland impact indicated on the plan may not include all impacted wetland areas*

No additional wetland impact is anticipated. Building envelopes do not include wetland area. The impact is listed on the S1.1 Subdivision Plan.

−*Difficulty relating the soil mapping to specific proposed development*

The soils map is provided in Section 27 however for the reviewer's ease we have provided a basic overlay over the proposed development.

Financial Capacity: As Loaf Land Development, LLC is the applicant, the financial capacity of Loaf Land Development, LLC will need to be demonstrated or the legal relationship between the personal financial capacity of manager Daniel Diebler and the financial capacity Loaf Land Development, LLC presented.

A letter from Mr. Diebler will be provided shortly. We apologize for the delay.

The deed submitted states that "the said premises are conveyed subject to all of the restrictions contained in a certain "Declaration of Restrictions on Residential Lots in Hedge Hog Mountain Village II," reference FCRD Book 507, Page 1. This "Declaration of Restrictions" is the text of LUPC Subdivision Permit SP 3001. SP 3001 contains conditions but also references "an extensive list of proposed deed restrictions." Language in SP 3001 indicates that these deed restrictions are intended to apply, but SP 3001 does not list these restrictions. A copy of the proposed declaration of restrictions, titled "Declaration of Restrictions on Residential Lots in Hedge Hog Mountain Village II," from the LUPC's SP 3001 application file is attached. LUPC staff believe that SP 3001 was erroneously filed as FCRD Book 507, Page 1 in place of the attached declaration of restrictions. A review of LUPC Advisory Rulings AR04-6 and AR23-11 and subdivision permits from the area indicates that neither Plan 07 Lot 2 nor Plan 07 Lot 12 is part of the subdivision approved under SP 3001 or part of any other LUPC approved subdivision. The LUPC recommends that the applicant investigate obtaining a corrected deed.

From Brendan Barry from Marcus|Clegg Attorneys & Counselors: " The Developer and LUPC, through its Advisory Ruling (AR 23-11), believe the Property is not subject to the subdivision SP 3001 and, therefore, should not be subject to the Declaration of Covenants and Restrictions of Hedge Hog Mountain Village II (the "D&R"). However, after consultation with counsel for the Developer, we have reached the conclusion that, despite the possible scrivener's error that subjected the Property to the D&R, the restrictions are currently a valid and binding restriction against the Property. In determining various routes to clear these restrictions from the title of the Property, the Developer, upon consultation with its engineer and legal counsel, determined that it is more cost-effective to comply with the D&R rather than to spend valuable time and resources to remove such restrictions from the chain of title. Developer's legal counsel suggests that taking formal action to remove the D&R from the Property's chain of title may take significant time and resources."

Please let us know if you have any questions regarding this resubmittal. We look forward to continuing the review and permitting process.

Sincerely,

Main-Land Development Consultants, Inc.

Emily Hastings

Emily J. Hastings, PE
Senior Project Engineer

Subdivision Application
from The Land Use Planning Commission

"Loaf Land Subdivision"
at
Mountain Road, Coplin Plantation, Maine

Prepared for: Loaf Land Development LLC

Rev. 2 : April 2026

Main-Land Development Consultants, Inc.
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Livermore Falls, Maine 04254
367 US Route 1, S. Building
Falmouth, Maine 04105
(207) 897-6752

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Loaf Land Subdivision – Coplin Plantation, Maine

For office use:

Tracking No.	SP Permit No.	$ Fee Received

Property Information - LUPC Subdivision Application

PROPERTY INFORMATION. Provide the following details about your property location. Tax map, plan, and lot numbers are listed on your property tax bill. If you lease your property, check your lease to find out whether any unique lease lot numbers have been assigned to the property.

Applicant	Township, Town or Plantation	County
Loaf Land Development, LLC	Coplin Plantation	Franklin

Tax Map, Plan, and Lot Numbers *[list all applicable; check tax bill(s)]*

Tax Map 7, Lots 2 and 12

Lot size *(in acres, or in square feet if less than 1 acre)*	Deed Book and Page #'s, and lease information if applicable *(include any lessor or lease lot numbers assigned by a property owner)*
24.5 Acres	Book: 4611 Page: 256
All Zoning on Property *(check the LUPC Land Use Guidance Map)* DRS: Residential	Zoning at Development Site DRS: Residential

Road Frontage: List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot:

Road #1 Hedgehog Trail Frontage 511 ft.

Road #2 Mountain Road Frontage 145 ft.

Water Frontage: List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams (named and unnamed), or coastal wetlands on or adjacent to your lot:

Waterbody #1_____ Frontage_____ft.

Waterbody #2_____ Frontage _____ft.

If there is no road frontage, describe the access for the property.

LUPC Approved Subdivision: If the lot is part of an LUPC approved subdivision, provide the subdivision permit and lot numbers:

Subdivision Permit # _____ and Lot #_____ *(usually included in deed description)*

BRIEF PROJECT SUMMARY *(include proposed zoning if submitting an application for zone change; include proposed project name, if applicable)*

To create a 13-lot single family residential subdivision. The subdivision will be categorized as a high-destiny subdivision in LUPC's definitions. 11 lots will be access via a new 14' gravel road and spur. 2 lots will be accessed via an easement on Moose Track Trail.

APPLICATION FEE *(see the Application Fee exhibit for more information, including surcharges if paying online)*

Please check **one** of the boxes below:

- [x] I have enclosed a check or money order to pay my application fee.
- [ ] I would like to pay my application fee online. Please contact me with the necessary information.

LIST OF EXHIBITS

ℹ ***Locating Maine Licensed Professionals:*** *Some exhibits require Maine licensed professionals (for example, licensed soil scientists) to obtain information. Guidance and links for locating licensed professionals can be found on the LUPC's homepage, www.maine.gov/dacf/lupc/index.shtml, in the column on the right.*

Exhibits Required for All Applications	
Exhibit	**✓**
1. Directions and Location Map	X
2. Project Description	X
3. Deed, Lease, Sales Contract, or Easement	X
4. Application Fee	X
5. Financial Capacity	X
6. Technical Capacity	X
7. Notice of Filing	X
8. Land Division History	X
9. Structures, Features, and Uses	X
10. Site Plans	X
11. Site Photographs	X
12. Site Access and Legal Right of Access	X
13. Vehicle Access, Circulation, and Parking	X
14. Subdivision Layout and Design	X
15. Common Open Space	X
16. Subdivision Lot Deed or Lease Covenants	X
17. Fire, Police, and Ambulance	X
18. Solid Waste Disposal	X
19. Electricity and Telephone Service	X

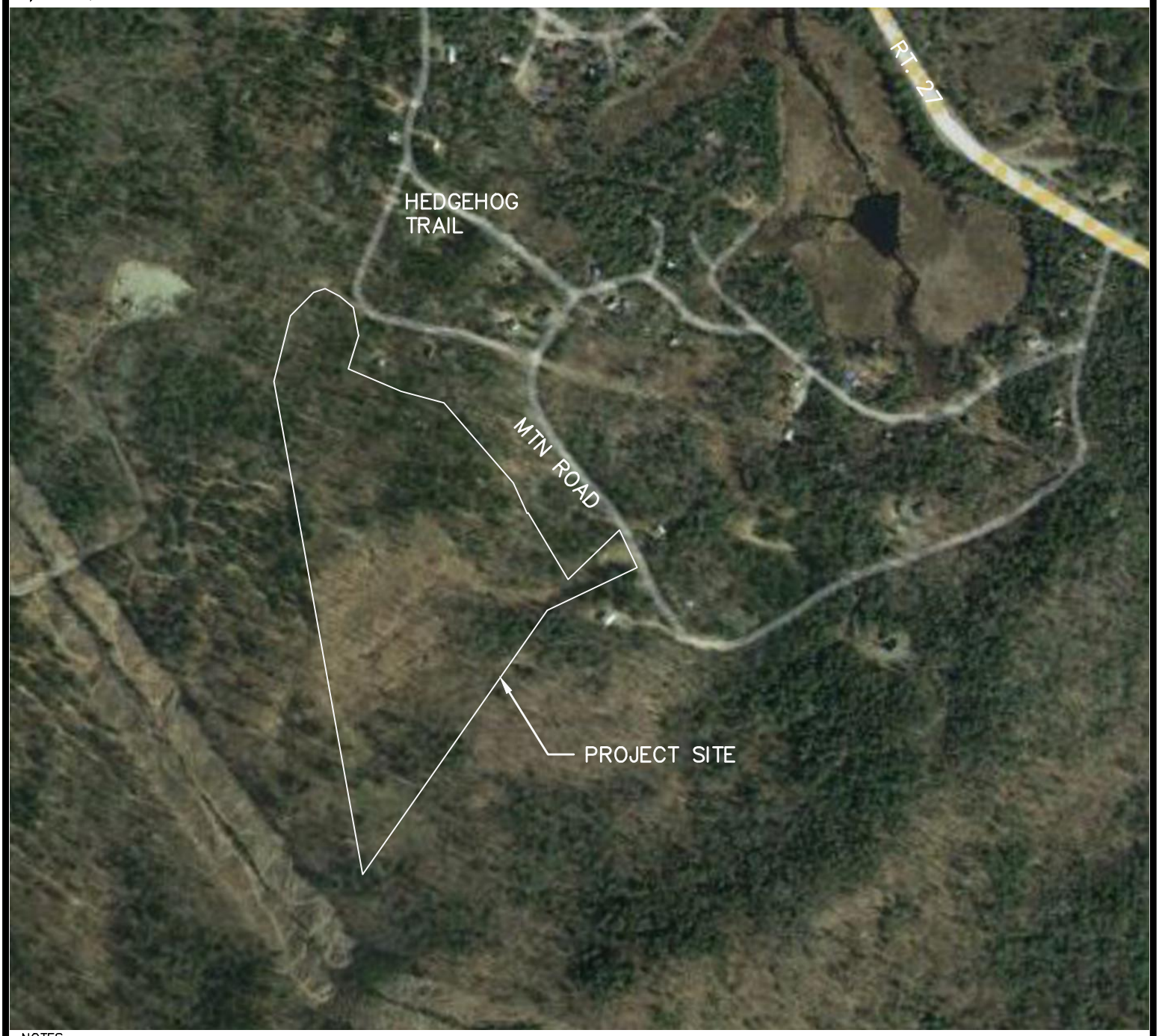
List of Exhibits Required for All Applications (continued)

20. Water Supply	X
21. Wastewater Disposal	X
22. Exterior Lighting	X
23. Noise	X
24. Harmonious Fit and Natural Character	X
25. Rare or Special Plant Communities and Wildlife Habitat	X
26. Archaeological and Historical Resources	X
27. Soil Suitability and Mapping	X
28. Water Quality	X
29. Erosion, Sedimentation, and Drainage Control Measures	X

Exhibits Required for Certain Applications		
Exhibit	**Applicability**	**✓**
30. Association Bylaws	Required if a road, lot, or home owners association, or similar organization, will be formed	X
31. Roadway Construction and Upgrades	Required if upgrading existing roads or building new roads	X
32. Roadway Maintenance	Required for any development project accessed by a private road	X
33. Phosphorus Control	Required for all projects within the direct watershed of a lake or pond > 10 acres in size	X
34. Liquidation Harvesting Certification	Required if timber was harvested on the project site within the past 5 years	N/A
35. Additional Information	If needed	N/A

Section 1: Directions and Location Map

This section contains the location maps for the project site, including an Aerial Location Map, a USGS Location Map, and a Town Tax Map. It also contains directions from Wilton, Maine.



NOTES

1. COPLIN PLANTION: TAX MAP 07 LOT 12 & 2
2. AERIAL PHOTO DOWNLOADED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY
3. THIS IS NOT A BOUNDARY SURVEY. ALL LINES SHOWN ARE BASED ON TOWN TAX MAP DATA AND ARE AN APPROXIMATION ONLY.

NOT FOR CONSTRUCTION

PROJECT:

PROPOSED SUBDIVISON

HEDGEHOG TRAIL, COPLIN PLANTATION, ME

DRAWING:

AERIAL PHOTO

SCALE: 1" = 500'

MLDC NO.	25-040
PROJ. MGR:	EJH
DRAWN BY:	DRP
CHECKED BY:	EJH
REVISION NO.	N/A
ISSUE DATE:	2025-05-16
ISSUED FOR:	REVIEW

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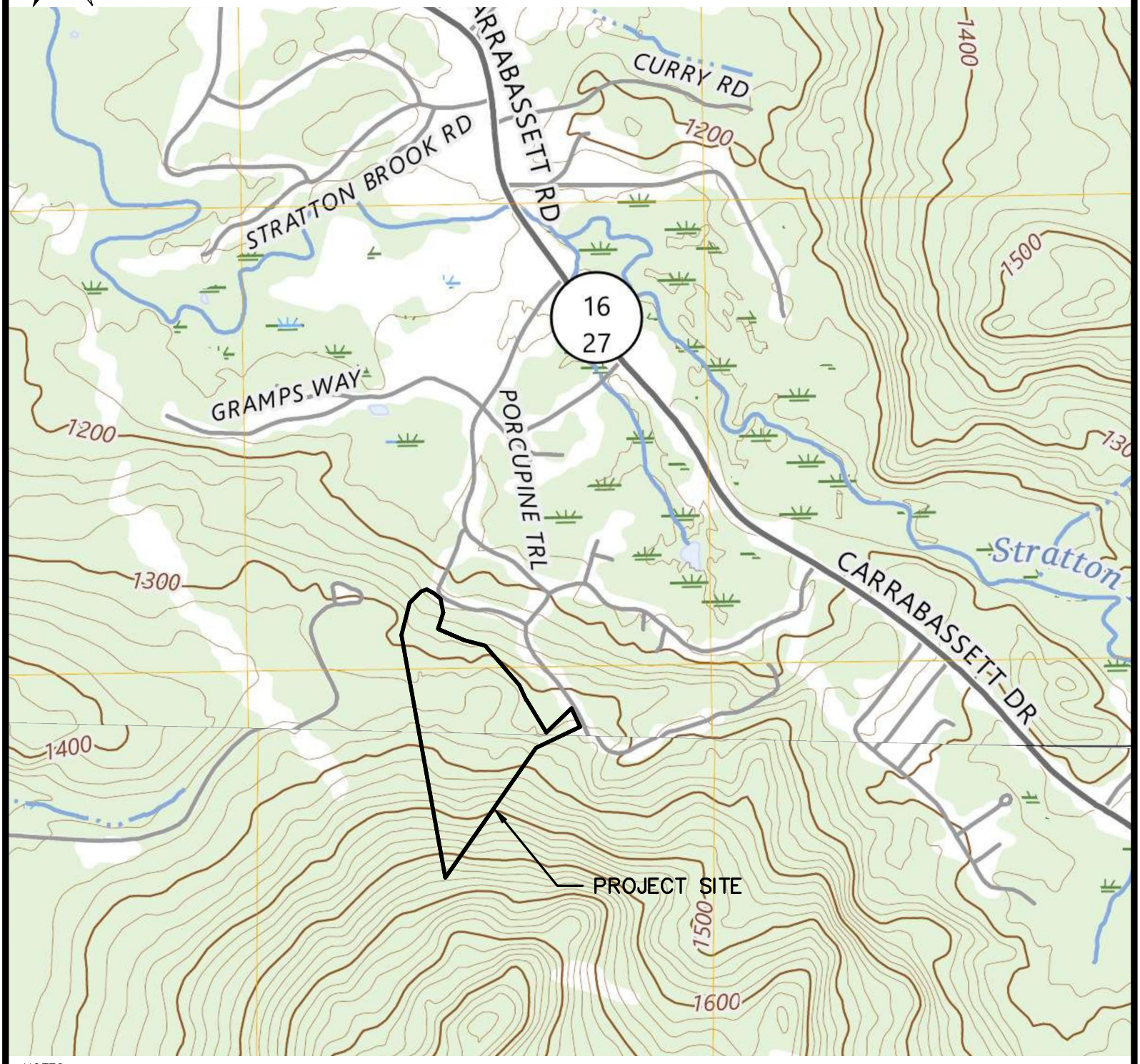

NOTES

1. COPLIN PLANTION: TAX MAP 07 LOT 12 & 2
2. USGS MAP DOWNLOADED FROM https://ngmdb.usgs.gov/topoview/viewer/#14/45.1362/-70.4187

NOT FOR CONSTRUCTION

PROJECT:

PROPOSED SUBDIVISION

HEDGEHOG TRAIL, COPLIN PLANTATION, ME

DRAWING:

USGS SITE MAP

SCALE: 1" = 1000'

MLDC NO.	25-040
PROJ. MGR:	EJH
DRAWN BY:	DRP
CHECKED BY:	EJH
REVISION NO.	N/A
ISSUE DATE:	2025-05-16
ISSUED FOR:	REVIEW

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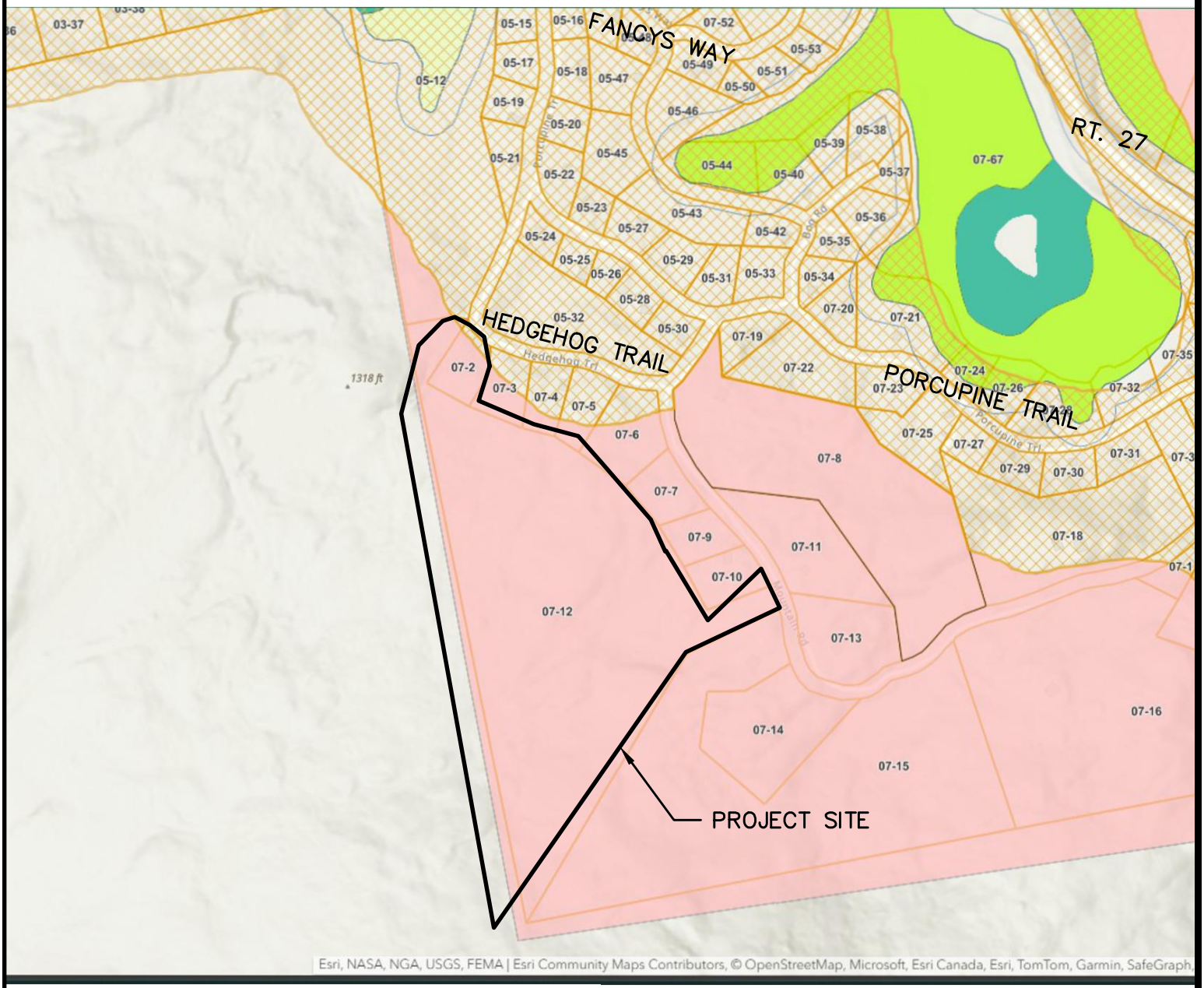

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2. THIS IS NOT A BOUNDARY SURVEY. ALL LINES SHOWN ARE BASED ON TOWN TAX MAP DATA AND ARE AN APPROXIMATION ONLY.

NOT FOR CONSTRUCTION

PROJECT:

PROPOSED SUBDIVISION

HEDGEHOG TRAIL, COPLIN PLANTATION, ME

DRAWING:

TOWN TAX MAP

SCALE: 1" = 500'

MLDC NO.	25-040
PROJ. MGR:	EJH
DRAWN BY:	DRP
CHECKED BY:	EJH
REVISION NO.	N/A
ISSUE DATE:	2025-05-16
ISSUED FOR:	REVIEW

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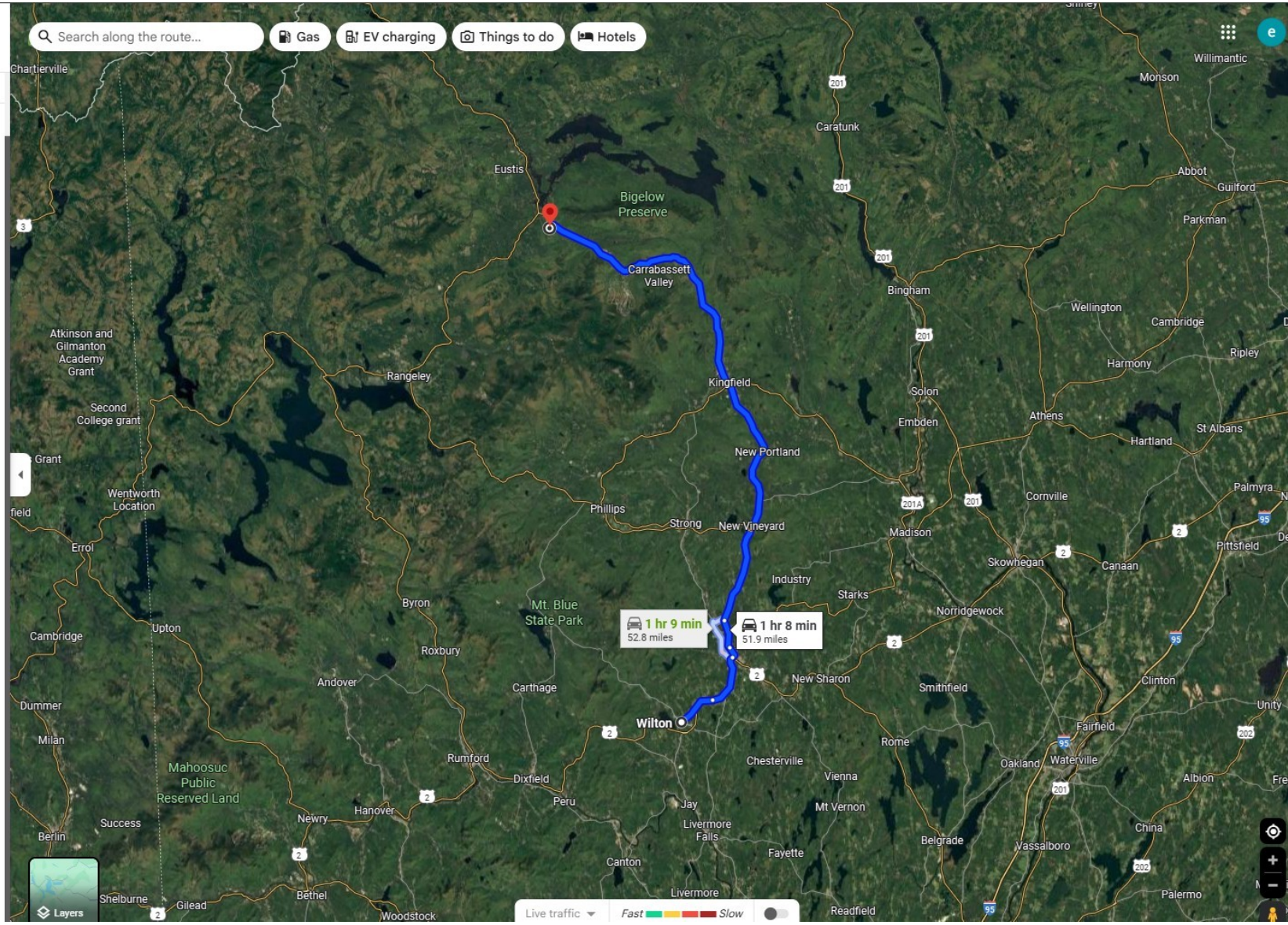
from Wilton, Maine
to 45.1254980, -70.4278722

Fastest route, the usual traffic

Wilton
Maine

- Follow Main St to US-2 E
  - 5 min (3.1 mi)
  - ↑ Head northeast on Main St toward Cushing Dr
  - 410 ft
  - ↑ Continue straight onto Main St/E Wilton Rd
    Continue to follow Main St
  - 3.0 mi
- Take ME-27 N to Porcupine Trail in Coplin
  - 1 hr (48.3 mi)
  - ↰ Turn left onto US-2 E
  - 4.1 mi
  - ↑ Continue straight onto Main St
    Pass by McDonald's (on the left)
  - 0.9 mi
  - ↑ Continue onto ME-27 N/ME-4 N/Fairbanks Rd
  - 2.1 mi
  - ↱ Turn right onto ME-27 N
  - 41.2 mi
- Drive to your destination
  - 2 min (0.5 mi)
  - ↰ Turn left onto Porcupine Trail
  - 377 ft
  - ↑ Continue straight
    Destination will be on the left
  - 0.4 mi

45.1254980, -70.4278722



Section 2: Project Description

Main-Land Development Consultants, Inc. is representing Loaf Land Development, LLC with their Subdivision Application for the Land Use Planning Commission.

The approximately 24.5-acre parcel has frontage on Mountain Road and Hedgehog Trail in Coplin Plantation. The property is labelled as Lots 2 & 12 on Coplin Plantation Tax Map 7. The existing site is primarily undeveloped and wooded. Main-Land has completed a natural resource delineation for the property and located pockets of forested wetlands as well as some stream segments.

The project proposes the development of a new 13-lot, high-density single-family residential subdivision. The majority of the lots, with the exception of proposed lots 1 &2, are proposed to be accessed from two new interior roads, with a single entrance off Mountain Road. Proposed lots 1 & 2 are to be accessed from an existing gravel road that provides access to an upper portion of the subject parcel from an existing entrance off Mountain Road. The lots are to be served by new private leachfields and wells. Septic test boring logs have been prepared by Main-Land for each proposed lot and are included as part of this application. The new lots are proposed to be served by new overhead power, sourcing from an existing pole located along Mountain Road.

The project includes a stream crossing, which is achieved through a new 5'-diameter HDPE culvert. A self-verification notification form has been submitted to the United States Army Corps of Engineers for the stream crossing.

Stormwater/Phosphorus Management is achieved through multiple proposed grassed underdrained filter ponds. Please see Section 33 of this application for additional details regarding management for the project.

Section 3: Deed

This section contains the parcel deed that depicts the applicant, Loaf Land Development LLC, as the owner of the subject property.

The deed is dated 2024-01-24. Book 4611, Page 256.

WARRANTY DEED

DLN NO.: 10024402628O5

Oliver F. Pelletier, with a mailing address of PO BOX 12, Eagle Lake, Maine 04739, FOR CONSIDERATION PAID, grant to **Loaf Land Development, LLC**, a Maine Limited Liability Company, with a mailing address of 626 Carrying Place Road, Carrying Place Township, Maine 04961 with WARRANTY COVENANTS, the following described real property located in the Town of Coplin Plantation, County of Franklin, State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings thereon, situated in Coplin Plantation, County of Franklin and State of Maine, on the Southerly side of the Mountain Road, so-called, as partially shown on Plans of Hedge Hogs Mountain Village Development made for Robert H. Tague, recorded in the Franklin County Registry of Deeds in Plan Book 132 1/2, Page 43 and Plan Book 133 1/2, Page 19, and bounded and described as follows, to wit:

Commencing at the point on the Southerly side of said Mountain Road, being on the Northwesterly corner of land now or formerly of Daniel Davis; thence Southwesterly along the Southeasterly side of said Mountain Road to the land now or formerly owned or occupied by James Davis; thence Southerly, Westerly, Northwesterly, and Northeasterly around said James Davis' land to the Southerly side of said Mountain Road; thence Westerly along said Mountain Road to a woods road; thence Southwesterly along said woods road to land formerly of Hudson Pulp and Paper Company and an iron bound; thence Southeasterly along said Hudson Pulp and Paper Company land to a point at the highest elevation of the lot a distance of eighteen hundred (1,800) feet, more or less, to a point; thence at an angle of ninety-three (93) degrees and in an easterly direction, again along land of Hudson Pulp and Paper Company, to land of said Daniel Davis; thence Northwesterly along said Daniel Davis' land to the point of beginning; containing thirty-six (36) acres, more or less.

EXCEPTING AND RESERVING, however, all of the lots of land previously conveyed along said Mountain Road.

The said premises are conveyed subject to all of the restrictions contained in a certain DECLARATION OF RESTRICTIONS ON RESIDENTIAL LOTS IN HEDGE HOG

MOUNTAIN VILLAGE II, Coplin Plantation, Maine dated February 8, 1977, but all as of February 12, 1976, by Robert H. Tague, and recorded in said Registry of Deeds in Book 507, Page 1 through 7.

Reference is made to Land Use Regulation Commission Subdivision Permit #3001 and to all applicable conditions and restrictions contained therein.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described, including an easement for use in common with others, over the common ways and roads as delineated in the above subject plan.

Also hereby conveying a certain right of way reserved by Peter P. Laplante, Jr. and more particularly described in a deed from Peter Laplante, Jr. to Carl E. Pettersen dated August 12, 1991, recorded in said Registry of Deeds in Book 1234, Page 28.

EXCEPTING all and the same premises conveyed by Peter Laplante, Jr. to Carl E. Pettersen by deed dated August 12, 1991, recorded in said Registry of Deeds in Book 1234, Page 28.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being all and the same premises as described in a deed from Mark P. Theriault to Oliver F. Pelletier, dated September 20, 2010 and recorded in Book 3311, Page 292 in the Franklin County Registry of Deeds.

Witness my hand and seal this 22nd day of January, 2024

Witness

Oliver F. Pelletier

State of Maine
County of Aroostook,ss January 22,2024

Personally appeared the above named Oliver F. Pelletier and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Print Name

LORI M. CLAYTON
Notary Public, State Of Maine
My Commission Expires November 29, 2027

Maine Real Estate Transfer Tax Paid
SUSAN BLACK, REGISTER
FRANKLIN COUNTY MAINE E-RECORDED

OPERATING AGREEMENT
OF
LOAF LAND DEVELOPMENT, LLC
(Manager Run)

THIS OPERATING AGREEMENT is made and entered into as of the 12th day of September, 2023, by and among Loaf Land Development, LLC (the "Company") and the persons executing this Agreement as Members.

WITNESSETH

In consideration of the mutual covenants contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency are hereby acknowledged, the parties agree as follows:

1. Formation of Company; Purpose. The Company has been formed as of September 12, 2023, at the time of filing of the initial Certificate of Formation with the Secretary of State of the State of Maine. The Company has been formed for the object and purpose of, inter alia, buying, selling and developing real estate, and the nature of the business to be conducted and promoted by the Company is the same, together with engaging in any lawful act or activity for which limited liability companies may be formed under the Mine Limited Liability Company Act, as amended from time to time (the "Act"), and engaging in any and all activities necessary or incidental to the foregoing.

2. Term. The term of the Company shall continue without limitation until the Company is dissolved in accordance with either the provisions of this Operating Agreement or the Act.

3. Identity of Members. The names and addresses of the Members and their relative ownership of Membership Units are set forth on Schedule A attached, as the same may be amended from time to time.

4. Identity, Rights and Duties of Managers. The Managers of the Company are charged with the responsibility and vested with the exclusive authority to manage the Company's business except in those cases in which the approval of the Members is expressly required by this Agreement or by the Act. No Member who is not also a Manager shall have authority nor take any action to bind the Company. A Member who takes any unauthorized action purportedly on behalf of the Company shall indemnify and hold the Company harmless from any costs or damages incurred by the Company as a result thereof. In furtherance of their authority, the Managers are authorized and empowered to perform any and all acts customary or incident to the management of the Company's business. At any time when there is more than one Manager, an affirmative vote of a majority in number of all Managers shall be required to approve any action. Notwithstanding such vote, the Company shall be bound by the act of a Manager for the purpose of apparently carrying on in the usual way the business or affairs of the Company, including the exercise of the authority indicated in this Section 4, except as to persons having knowledge that such act was in contravention of this Section 4, and no person dealing with the Company shall

have any obligation to inquire into the power or authority of the Manager acting on behalf of the Company.

4.1 The Company shall initially have two (2) Managers, who shall be Daniel Dibeler and Tyler Doucette. The number of Managers of the Company may be increased or decreased from time to time in accordance with the Act by the affirmative vote of the holders of a majority of the Membership Units, but in no instance shall there be fewer than one Manager.

4.2 No Manager shall have a contractual right independent of this Operating Agreement to such position. Managers shall be elected by the affirmative vote of a majority of the Members. Managers need not be Members of the Company or natural persons. Each Manager shall hold office until his successor shall have been elected and qualified unless he resigns or is removed. Any Manager may be removed by the affirmative vote of the holders of a majority of the Membership Units.

4.3 Without limiting the generality of any other provisions of this Agreement, the Managers shall have power and authority on behalf of the Company:

(a) acquire, by purchase, lease, contribution of property or otherwise, and to own, hold, maintain, finance, improve, lease, sell, convey, mortgage, transfer, demolish or dispose of any real or personal property that may be necessary, convenient or incidental to the accomplishment of the purpose of the Company;

(b) to acquire other property from any person as the Manager may determine. The fact that a Manager or a Member is directly or indirectly affiliated or connected with any such Person shall not prohibit the Manager from dealing with that Person;

(c) to borrow money for the Company from banks, other lending institutions, the Managers, Members, or Affiliates of the Managers or Members, and to guaranty the obligations of others to such parties, in amounts and on such terms as the Managers deem appropriate, and in connection therewith, to hypothecate, encumber and grant security interests in the assets of the Company to secure repayment of the borrowed/guarantied sums;

(d) to purchase liability and other insurance to protect the Company's property and business;

(e) to hold and own any Company real and/or personal properties in the name of the Company;

(f) to invest any Company funds temporarily (by way of example but not limitation) in time deposits, short-term governmental obligations, commercial paper or other investments;

(g) to sell or otherwise dispose of the assets of the Company so long as such disposition is not in violation of or a cause of a default under any other agreement to which the Company may be bound;

(h) to execute on behalf of the Company all instruments and documents, including, without limitation, checks; drafts; notes and other negotiable instruments; mortgages or deeds of trust; security agreements; financing statements; documents providing for the acquisition, mortgage or disposition of the Company's property; assignments; bills of sale; leases; partnership agreements, operating agreements of other limited liability companies; and any other instruments or documents necessary, in the opinion of the Manager, to the business of the Company;

(i) to employ accountants, legal counsel, managing agents or other experts to perform services for the Company and to compensate them from Company funds;

(j) to enter into any and all other agreements on behalf of the Company with any other Person for any purpose, in such forms as the Managers may approve;

(k) to do and perform all other acts as may be necessary or appropriate to the conduct of the Company's business;

(l) to do or perform any other act, or execute and deliver any other document, that the Manager, in his sole and exclusive discretion, deems necessary and/or appropriate to further the business interests of the Company;

(m) to appoint individuals with or without such titles as they may elect, including the titles of President, Vice President, Treasurer, Secretary, and Assistant Secretary, to act on behalf of the Company, with such power and authority as the Managers may delegate in writing to any such persons.

(n) to bring and defend on behalf of the Company actions and proceedings at law or in equity before any court or governmental, administrative or other regulatory agency, body or commission or otherwise; and

(o) to establish a record date with respect to all actions to be taken hereunder that require a record date to be established, including with respect to allocations and distributions.

Unless authorized to do so by this Operating Agreement or by a Manager or Managers of the Company, no attorney-in-fact, employee or other agent of the Company shall have any power or authority to bind the Company in any way, to pledge its credit or to render it liable pecuniarily for any purpose. No Member shall have any power or authority to bind the Company unless the Member has been authorized by the Managers to act as an agent of the Company in accordance with the previous sentence.

4.4 Each Manager shall exercise his powers and discharge his duties in good faith with a view to the interests of the Company and its Members with that degree of diligence, care and skill that ordinarily prudent persons would exercise under similar circumstances in like positions. A Manager who so performs the duties as Manager shall not have any liability by reason of being or having been a Manager of the Company. The Manager does not, in any way,

guarantee the return of the Members' capital contributions or a profit for the Members from the operations of the Company.

4.5 The compensation for the Manager shall be established annually by the affirmative vote of all Members (not including any Member who is or is owned or controlled by the Manager in question).

4.6 The Managers may from time to time open bank accounts in the name of the Company, and one or more of the Managers shall be the sole signatories thereon, unless the Managers determine otherwise.

4.7 The Company shall indemnify the Managers and any Officers and make advances for expenses to the maximum extent permitted under the Act. The Company shall indemnify its employees and other agents who are not managers to the fullest extent permitted by law, provided that such indemnification in any given situation is first approved by the Managers. The right to indemnification under this Section shall be fully vested with respect to any matter occurring while this Section was in effect. No amendment of this Section shall have any retroactive effect except as to enhance such right for the benefit of the indemnitee.

4.8 Any Manager of the Company may resign at any time by giving written notice to the Members of the Company. The resignation of any Manager shall take effect upon receipt of notice thereof or at such later time as shall be specified in such notice; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. The resignation of a Manager who is also a Member shall not affect the Manager's rights as a Member and shall not constitute a withdrawal of a Member.

4.9 At a meeting called expressly for that purpose, any Manager may be removed at any time, with or without cause, by the affirmative vote of all Members. The removal of a Manager who is also a Member shall not affect the Manager's rights as a Member and shall not constitute a withdrawal of a Member.

4.10 Any vacancy occurring for any reason in the number of Managers of the Company may be filled by the affirmative vote of a majority of the remaining Managers then in office, provided that if there are no remaining Managers, the vacancy(ies) shall be filled by consent of Members. Any Manager's position to be filled by reason of an increase in the number of Managers shall be filled by the affirmative vote of a majority of the Managers then in office. A Manager elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office and shall hold office until the expiration of such term and until his successor shall be elected and shall qualify or until his earlier death, resignation or removal. A Manager chosen to fill a position resulting from an increase in the number of Managers shall hold office until the next annual meeting of Members and until his successor shall be elected and shall qualify, or until his earlier death, resignation or removal.

4.11 The Managers may, from time to time, designate officers of the Company (each, an "Officer," and collectively, the "Officers") and delegate to such Officers such authority and duties as the Managers may deem advisable and may assign titles to any such Officer. Unless the

Managers otherwise determine, if the title assigned to an Officer of the Company is one commonly used for officers of a business corporation formed under the Maine Business Corporation Act, the assignment of such title shall constitute the delegation to such officer of the authority and duties that are customarily associated with such office pursuant to the Maine Business Corporation Act. Any number of titles may be held by the same Officer. Any Officer to whom a delegation is made pursuant to the foregoing shall serve in the capacity delegated unless and until such delegation is revoked by the Managers or such Officer resigns. A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled in the manner prescribed in this Agreement for regular appointments to that office.

5. Rights of Members. Members shall have the rights accorded to Members by the Act, and as limited by this Agreement.

5.1 A Member will not be personally liable for any debts or losses of the Company beyond his respective capital contributions or as otherwise required by law.

5.2 Action required or permitted to be taken at a meeting of Members may be taken without a meeting if the action is evidenced by one or more written consents describing the action taken, signed by each Member entitled to vote and delivered to the Managers of the Company for inclusion in the minutes or for filing with the Company records. Action taken under this Section is effective when all Members entitled to vote have signed the consent, unless the consent specifies a different effective date. The record date for determining Members entitled to take action without a meeting shall be the date the first Member signs a written consent.

6. Transferability of Membership Interest. Members may transfer all or any portion(s) of their interest in the Company only with the consent of a majority of Managers.

7. Allocations of Profits and Losses from Operations; Distributions of Cash.

7.1 The net profits and net losses of the Company for each fiscal year shall be determined by the Managers, in accordance with generally accepted accounting principles. The net profits and net losses of the Company shall be allocated among the Members by the Managers in accordance with the capital account of each Member as set forth on **Schedule A**. At such time as the capital accounts of each of the Members is zero (0), net profits and net losses of the Company shall be allocated in accordance with the percentage of membership interests owned as set forth on Schedule A.

7.2 All distributions of cash and property shall be made at such time or times, and allocated among the Members, as determined by the Managers in their sole and exclusive discretion; provided, however, that no distributions shall be made unless (a) all loans to the Company made by Members have been repaid in full (including any interest thereon), and (b) the capital accounts of the Members are equal.

7.3 No Member shall be entitled to interest on its capital contribution or to return of its capital contribution, except as otherwise specifically provided for herein.

7.4 The Company's accounting period shall be the calendar year, unless otherwise determined by the Managers.

8. Additional Members. From the date of the formation of the Company, any person or entity acceptable to the Managers may become a Member in this Company either by the issuance by the Company of membership interests for such consideration as the Managers shall determine, or as a transferee of a Member's membership interest or any portion thereof, subject to the terms and conditions of this Operating Agreement. No new Members shall be entitled to any retroactive allocation of losses, income or expense deductions incurred by the Company. The Managers may, at their option, at the time a Member is admitted, close the Company books (as though the Company's tax year had ended) or make pro rata allocations of loss, income and expense deductions to a new Member for that portion of the Company's tax year in which a Member was admitted in accordance with the provisions of Section 706(d) of the Internal Revenue Code and the Treasury Regulations promulgated thereunder.

9. Certificates. The Company may, at the discretion of the Managers, issue certificates, in substantially the same form as attached hereto as **Exhibit A**, evidencing the membership interest of each Member.

10. Disputes. In the event of any dispute arising under or in connection with this Operating Agreement (including without limitation, any deadlock among Managers or Members or any claim that a Manager breached any applicable duty), the Members and/or Managers, as appropriate, shall attempt to resolve the dispute or deadlock through mediation in accordance with the following terms and conditions: a Member and/or Manager shall submit an issue to mediation by written notice to all Members and Managers setting forth a description of the issue to be resolved (a "Dispute Notice"). The mediation shall be conducted by a single mediator selected by the Members and Managers. If the Members and Managers cannot agree on a mediator within fifteen (15) calendar days of the date of the Dispute Notice, the Members and Managers will promptly select a mutually acceptable mediation provider entity, which entity shall designate a mediator who has no ongoing business or other relationship with any Member or Manager. The mediator shall conduct the mediation in accordance with rules or procedures that he or she determines following consultation with the Members and/or Managers. The Members and/or Managers, as appropriate, shall discuss the dispute in good faith and attempt, with the mediator's assistance, to reach an amicable resolution. The mediation shall be treated as a settlement discussion and shall therefore be confidential and may not be used against any Member or Manager in any later proceeding relating to the dispute. The mediator may not testify for either party in any later proceeding relating to the dispute. The Company shall pay all costs associated with the mediation. If the Members have engaged in good faith participation in the mediation but have not resolved the dispute by the conclusion of the mediation, any party may thereafter exercise any and all rights and remedies available to such party under applicable law. In the event of any litigation or arbitration regarding this Operating Agreement following the mediation described above, the substantially prevailing party shall recover all costs and expenses (including, without limitation, attorney fees and costs) from the other party.

11. Miscellaneous.

11.1 This Agreement, and the application and interpretation hereof, shall be governed exclusively by its terms and by the laws of the State of Maine.

11.2 This Agreement may be amended only by the written agreement of all of the Members.

11.3 None of the provisions of this Operating Agreement shall be for the benefit of or enforceable by any creditors of the Company except as required by the Act.

11.4 If any provision of this Operating Agreement or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application there of shall not be affected and shall be enforceable to the fullest extent permitted by law.

The Members have signed this Operating Agreement as of the date first written above.

MEMBERS:

DocuSigned by:
Daniel Dibeler
B2602B48C2454D7...
Daniel Dibeler

DocuSigned by:
Tyler Doucette
343CCB2B0C6E4B1...
Tyler Doucette

MANAGERS:

DocuSigned by:
Daniel Dibeler
B2602B48C2454D7...
Daniel Dibeler

DocuSigned by:
Tyler Doucette
343CCB2B0C6E4B1...
Tyler Doucette

SCHEDULE A

Name of Member	Percentage of Membership Interest	Initial Capital Contribution	Number of Units
Daniel Dibeler	50%	$50.00	50
Tyler Doucette	50%	$50.00	50

Exhibit A

CERTIFICATE

Number Units

LOAF LAND DEVELOPMENT, LLC

THIS CERTIFIES that _____ is the holder of ___ non-assessable Units of Loaf Land Development, LLC, a Maine limited liability company (the "Company"). The units represented by this certificate are transferrable only on the books of the Company at its Home Office, on surrender of this Certificate properly endorsed for cancellation, the consent of the other Members and such other conditions as may exist from time to time in the Operating Agreement of the Company. This certificate can only be properly endorsed for cancellation by the remaining members of the Company.

IN WITNESS WHEREOF, the said Company has caused this Certificate to be issued by its duly authorized Manager this ____ day of _____, 2023.

_____

_____, Manager

Section 4: Application Fee

Application fee is included in application. LUPC provided the amount: $9,182.50.

Section 5: Financial Capacity

Attached in this section is a cost estimate and bank statement showing proof of sufficient funds. A letter from Mr. Diebler will be provided shortly.

Main-Land is performing all natural resources delineation, engineering and permitting for this proposed subdivision. The applicant is in good standing with Main-Land.

Daniel Dibeler

1080 Devereux lane

Mechanicsburg, PA 17050

RE: Loaf Land Development LLC access to Dibeler Personal funds

To Whom it may concern;

I, Daniel Dibeler, will be personally financing the Development project for Land Loaf Development LLC (referred to as LLD in rest of Letter). On my Net worth statement we have it listed as having $115,000 in assets because that is what we have the value of the land booked at plus a minimal bank account. As expenses come due, I will be making capital contributions to LLD to cover any and all expenses till the point that LLD becomes Solvent on its own through Sale of Lots, houses, or rental or any other income is produced. Any and All of my non retirement signified accounts (ira's or other retirement tax benefited accounts to be excluded) will and can be used to satisfy any and all expenses for LLD. These assets give or take are worth around 15 million dollars depending on daily volatility, I also have access approximately another 10 million if necessary in the form of a PCL (personal co-latorised loan) against my brokerage assets if necessary. On any given day I normally have around $500,000.00 in cash assets readily available for any immediate expenses. I hope this covers everything that is needed.

Sincerely,

date 4/15/26

Daniel W Dibeler

Notary Public

04/15/2026

Commonwealth of Pennsylvania - Notary Seal
Nhien Nicolette Nguyen, Notary Public
Dauphin County
My commission expires October 31, 2028
Commission number 1210556

WELLS FARGO Advisors

May 27, 2025

Net Worth Statement

Prepared for: **Daniel Dibeler & Courtney Dibeler**

Prepared by: **Christopher Hanshaw, Senior Vice President-Investment Officer**
WFA Senior Financial Advisor
Wells Fargo Advisors

3 Lemoyne Drive
Suite 200
Lemoyne, PA 17043

This report is not complete unless all pages, as noted, are included. Please read the information in 'Disclosures' found within this report for an explanation of the terms and concepts presented in this report. Envision is not a financial plan. It does not include advanced wealth planning strategies such as estate and tax planning. Envision does not monitor accounts or make specific security recommendations. It also does not include detailed cash flow, real estate and business analyses. The Envision Process and delivery of this report do not create an advisory relationship between the firm and you.

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The value of the conversation

The Envision® process

IMPORTANT: The projections or other information Envision generates regarding the likelihood of various investment outcomes are hypothetical in nature, do not reflect actual investment results, and are not guarantees of future results. Results may vary with each use and over time.

Envision methodology, selection criteria and key assumptions: Envision's simulation model incorporates assumptions on inflation, and financial market returns. Using Monte Carlo simulations, Envision simulates thousands of potential outcomes over a lifetime of investing. The varying risk, return and correlation between the assets are based on both forward looking and historical market based assumptions. Elements of this report's presentations and simulation results are under license from © 2003-2025 Wealthcare Capital Management LLC. All rights reserved.

Net Worth Statement

Investment Assets included in the Envision Plan

Account Description	Internal/ External	Taxation	Last Updated	Daniel	Courtney	Joint & Dependent	Total
private equity - 1	External	Taxable	09/18/2024	$0.00	$0.00	$4,250,000.00	$4,250,000.00
Dan 401k - 1	External	Deferred	09/18/2024	$209,000.00	$0.00	$0.00	$209,000.00
XXXX8810	Internal	Deferred	05/23/2025	$0.00	$177,561.97	$0.00	$177,561.97
XXXX8821	Internal	Taxable	05/23/2025	$0.00	$0.00	$430,514.46	$430,514.46
XXXX2971	Internal	Taxable	05/23/2025	$0.00	$0.00	$14,301,193.67	$14,301,193.67
Joint Bank Account - 3	External	Taxable	09/18/2024	$0.00	$0.00	$35,000.00	$35,000.00
XXXX0088	Internal	Taxable	05/23/2025	$0.00	$0.00	$1,217,941.35	$1,217,941.35
XXXX0509	Internal	Tax Advantaged Education	05/23/2025	$79,015.61	$0.00	$0.00	$79,015.61
XXXX9947	Internal	Tax Advantaged Education	05/23/2025	$132,257.42	$0.00	$0.00	$132,257.42
Sub Total				**$420,273.03**	**$177,561.97**	**$20,234,649.48**	**$20,832,484.48**

Personal Assets

Description	Type	Last Updated	Daniel	Courtney	Joint & Dependent	Total
personally owned vehicles	Auto	05/27/2025	$0.00	$0.00	$361,800.00	$361,800.00
Primary Residence*	Primary Residence	09/18/2024	$0.00	$0.00	$708,300.00	$708,300.00
Sub Total			**$0.00**	**$0.00**	**$1,070,100.00**	**$1,070,100.00**

Business Assets

Description	Type	Last Updated	Daniel	Courtney	Joint & Dependent	Total
K&D Property Group	Partnership	05/27/2025	$5,900,000.00	$0.00	$0.00	$5,900,000.00
Sliding Sideways, LLC	LLC	09/18/2024	$370,000.00	$0.00	$0.00	$370,000.00
Loaf Land Development, LLC	LLC	09/18/2024	$125,000.00	$0.00	$0.00	$125,000.00

Description	Type	Last Updated	Daniel	Courtney	Joint & Dependent	Total
Max Pine, LLC	LLC	09/18/2024	$64,000.00	$0.00	$0.00	$64,000.00
Sub Total			**$6,459,000.00**	**$0.00**	**$0.00**	**$6,459,000.00**

Total Assets	Daniel	Courtney	Joint & Dependent	Total
	$6,879,273.03	**$177,561.97**	**$21,304,749.48**	**$28,361,584.48**

Liabilities

Description	Type	Last Updated	Daniel	Courtney	Joint & Dependent	Total

Client(s) doesn't own any External Liabilities.

No Liabilities have been recorded.

Net Worth	Daniel	Courtney	Joint & Dependent	Total
	$6,879,273.03	**$177,561.97**	**$21,304,749.48**	**$28,361,584.48**

**This information is included for purposes of this Statement and is not included in the analysis of this Envision plan.*

This Net Worth statement represents a portfolio of securities and assets and liabilities owned by you based on our records of transactions processed through us or supplemental information supplied by you. This report may not include all accounts in your household. The above statement does not in any way supersede your statements, policies or trade confirmations, which we consider the only official and accurate records of your accounts or policies. We rely on you to review the accuracy and completeness of your net worth information. This statement may differ from the Firm's profile information on your accounts.

IMPORTANT: *This report may provide asset allocation and other general investment education on your 401(k) or retirement plan accounts held at other firms but does not provide specific investment advice. You should review this report and verify that the information for your external accounts is current and accurate. Please review holdings, asset classifications and cost basis for your external accounts and advise your Financial Advisor if any updates are needed.*

LOAF LAND SUBDIVISON				
Item	**Unit**	**Qty.**	**Unit Price**	**Estimate**
Electrical				
Electrical Transformer	Each		$6,000	$0
Electrical Pole	Each	8	$1,500	$12,000
Overhead Electrical	FT	1230	$30	$36,900
			Electrical Total	**$48,900**
Stormwater				
15" HDPE Culvert	FT	161	$125	$20,125
24" HDPE Culvert	FT	44	$155	$6,820
4" PVC Pipe	FT	1170	$8	$9,360
Filter Pond	Each	4	$30,000	$120,000
			Stormwater Total	**$156,305**
Road Construction				
Traffic Sign	Each	2	$500	$1,000
Rip Rap	CY	82	$65	$5,330
Gravel	CY	866	$30	$25,980
Erosion & Sed control	--	--	5%	$11,876
			Road Construction Total	**$44,186**
Soft Cost				
Monumentation	Total	--	--	$3,000
Legal	--	--	--	$5,000
			Soft Cost Total	**$8,000**
			TOTAL	**$257,391**

Note: Material cost include installation costs.

Section 6: Technical Capacity

While the owners have never pursued a subdivision before, their agent - Main-Land - is very experienced in these types of developments and designs in Western Maine. Main-Land is a private consulting firm specializing in engineering, surveying, environmental analysis, and other related fields dealing with the understanding and development of land. Main-Land has been providing site permitting consulting services since its inception in 1974.

Some projects completed through this process in recent times include; **The Peaks Subdivision**, in Newry; **Oxford Casino,** Route 26, Oxford; **New Balance Factory Expansion**, in the Town of Skowhegan; **Loon Lake Road Reconstruction** for the Town of Rangeley; among many others.

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME

Emily Hastings, P.E.

Senior Project Engineer

Education

2016 Roger Williams University, Bristol, RI – B.S. Civil Engineering

2012 Rangeley Lakes Regional School – Rangeley, ME

Employment History

1/2018– Present	MAIN-LAND Development Consultants, Inc. *2024 – Present: Senior Project Engineer* *2018: Staff Engineer*
2016 – 2018	The Cianbro Companies *Engineer*

Organizations

- American Society of Civil Engineers

Project Experience

- Loon Lake Road Reconstruction – Rangeley, Maine
- Chapman Street Reconstruction Inspection – Bethel, Maine
- ECA Solar – Bethel, Maine
- Darnit Brook Crossing Replacement – Buckfield, Maine
- Everett Propane – Bethel, Maine
- New Balance Factory Expansion – Skowhegan, Maine
- Jock Stream Crossing Replacement – Wales, Maine
- Public Works Facility – Harrison, Maine
- Beth Brunswick Childcare Facility – Rangeley, Maine
- Northern Outdoors Parking Expansion – The Forks, Maine
- West Mountain Expansion at Sugarloaf – Carrabassett Valley, Maine

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME

TANNER BINETTE

Staff Engineer

EDUCATION

2021 University of Maine, Orono – B.S. Civil Engineering

2017 Leavitt Area High School

PROFESSIONAL

- Engineer Intern Certificate NO. EI8039

EMPLOYMENT HISTORY

2021 – Present	*Staff Engineer at Main-Land*
2020	*Summer intern at Main-Land*
2019	*Summer intern at Main-Land*

PROJECT EXPERIENCE

- Chapman Street Reconstruction – Bethel, Maine
- Dreammaker Condominium – Sunday River, Newry, Maine
- West Mountain Expansion Subdivision - Sugarloaf Carrabassett Valley, Maine
- Golden Nozzle Car Wash – Norway, Maine
- Aroma Joe's – Turner, Maine
- Hancock Lumber Site Redevelopment – Brunswick, Maine
- Hooper Brook Crossing Replacement – Greene, Maine

ORGANIZATIONS

- American Society of Civil Engineers

Section 7: Notice of Filing

Attached is an abutter list, with Coplin's assessor, notice forms, and correspondence with Maine State Revenue Services & Coplin Plt. The owner of 07-067 cannot be found.

Original notices were mailed on November 3rd 2025 and re-notice was sent 4/13/2026.

First Name	Last Name	Address	City	State	Zip Code	Tax Map	Lot Number	Book	Page
LOAF LAND DEVELOPMENT		626 CARRYING PLACE ROAD	CARRYING PLACE TOWNSHIP	ME	04961	7	12	4611	256
James	Davis	418 Mountain RD	York	ME	03909	7	14	4623	69
Colleen Joseph	Iagulli Masters	2 Taylor Lane	Kennebunk	ME	04043	7	15	4293	25
Brenda Jeffrey	Sander Sander	6 Mechanics Way	New Castle	ME	04553	7	16	805	188
John	Roy	23 Stoneridge DR	Standish	ME	04083	7	13		
Sean	Ellsworth	261 Harvard Street	Portland	ME	04103	7	11	4217	212
LLoyd	Jewett	1144 Memorial Drive	Withrop	ME	04364	7	8	4455	107
Stanwood Jenny	Fish Curtis	19 Pitch Pine Landing	Woolwich	ME	04579	7	7	4149	105
Peter	Collins	19 Mountain Road	Coplin Plantaion	ME	04982	7	6	1322	317
Andrew Sharon	Diorio Diorio	123 Orchard St.	Summit	NJ	07902	7	5	446	357
Thomas	Davis	6 New Mill Place	Ipswich	MA	01938	7	4	814	9
Timothy Deborah	Smith Edes	91 Highland Cliff RD	Windam	ME	04062	7	3	942	10
Gloria	Arnold	P.O. Box 565	Stratton	ME	04982	5	12	944	237
Garrett	Corbin	P.O. Box 295	Stratton	ME	04982	5	15	446	78
Richard	Cranston	122 Eagle Cove Road	Gorham	ME	04038	5	17 & 19		
Jonathan Anna	Sprague Sprague	79 Lake Shore Drive	Stockholm	ME	04783	5	16	453	344
Adam Kelsey	O'Brien O'Brien	35 Broad Cove Road	Cape Elizabeth	ME	04107	5	18	4596	8
Lowell	Sherwood	63 Griffin AVE.	Hampden	ME	04444	5	47	1347	107
Kurt Danielle	Tabor Tabor	17 Worldbrook DR	Windam	ME	04062	5	46	4244	123
Bryan Mary	Libold Libold	P.O. Box 297	Stratton	ME	04982	5	40	448	478
Laura Clayton	Roher Murin	830 Byerland Church Road	Willow Street	PA	17584	5	20	4559	28
HILARY	LAFORGE	12 CUSHNOC LANE	BRUNSWICK	ME	04011	5	45	4425	316
MICHAEL REBECCA	MARCOTTE MARCOTTE	17 LEIGHTON RD.	POWNAL	ME	04069	5	21		
PAUL KIMBERLY	HUTCHINS HUTCHINS	35 RIVER RD.	SEBAGO	ME	04029	5	22	504	22
LLC	HENDERSON	25 RIVERSIDE LANE	ELLSWORTH	ME	04605	5	23	562	107
ABRAHAM	WHITTAKER	101 Veranda St	PORTLAND	ME	04103	5	24	448	95
SUZANNE M	BLAIS	116 TAYWOOD ROAD	AUBURN	ME	04210	5	25	573	296
SUZANNE A	RUGH	2 CURIT FARM RD.	CHEBEAGUE ISLAND	ME	04017	5	32	1008	344
GAVIN	PEOPLES	4 GOLDFINCH DRIVE	WINDHAM	ME	04062	5	28	4099	82
PETER	CUNNINGHAM	9715 40TH ST N	PINELLAS PARK	FL	33782	5	26		

HELEN	CUNNINGHAM									
MICHAEL	DANSKY	12 ARLINGTON ST	PORTLAND	ME	04101	5	30	544	61	
JOHN STACEY	MATHIEU MATHIEU	8 COBB RD.	BATH	ME	04530	5	27 & 29	1052	258	
NICOLETTE PAUL	CARON LEARY	116 GATEWAY COMMONS DR	GORHAM	ME	04038	5	43	4274	40	
Justin Courtney	Doughty Doughty	321 NORTH ROAD	CHEBEAGUE ISLAND	ME	04017	5	33 & 31	3991	338	
DANIEL JOAN ANN	BOOTH BOOTH	87 S ALPINE STREET	OAKLAND	ME	04963	5	42	1335	156	
BARBARA LEON	FREEMAN FREEMAN III	32 HONEYSUCKLE LANE	SCARBOROUGH	ME	04074	5	34	4437	101	
MARK MEGAN	YORK YORK	70 ANGLERS ROAD	WINDAM	ME	04062	5	35	726	67	
MICHAEL	SHERIDAN	P.O. BOX 19	STRATTON	ME	04982	7	19	1079	107	
JAMES SANDRA	OSTERRIEDER OSTERRIEDER	20 DALE LANE	STEEP FALLS	ME	04085	7	22	462	273	
DAVID	TATARCZUK	3787 HIDDEN COVE CIRCLE	LEWIS CENTER	OH	43035	7	23	458	378	
SUZANNE	SMITH	41 AVALON ROAD	PORTLAND	ME	04103	7	25	4209	91	
STERLING	SMITH	PO BOX 16	STRATTON	ME	04982	7	27			
DARRELL RACHAEL	TYLER TYLER	5 CONWAY STREET UNIT 108	FREEPORT	ME	04032	7	29	432	386	
DANIEL	BARKER	P.O. BOX 233	STRATTON	ME	04982	7	18	1487	86	
MICHAEL ALISSA	TOWLE TOWLE	34 JUSAM WAY	CUMBERLAND	ME	04021	7	30	1110	67	
MARCELLO MISTY	DALELIO DALELIO	Po Box 466	STRATTON	ME	04982	7	26 & 28	3998	314	
DENNIS SUZANNE	CASTONGUAY CASTONGUAY	P.O. BOX 172	EAST ORLAND	ME	04431	7	24	1338	195	
STERLING	SMITH	PO BOX 16	STRATTON	ME	04982	7	27			
JENNY STANWOOD	BURCH FISH	19 PITCH PINE LANDING	WOOLWICH	ME	04579	7	10	4149	105	
PETER	COLLINS	PO Box 519	Coplin Plantation	ME	07040	7	9	3001	32	
John Josephine	Marr Marr	6 Mariner Lane	Falmouth	ME	04105	7	21	837	301	
URSA MAJOR, LLC		P.O. BOX 978	FARMINGTON	ME	04938	1	4			
New Cinular Wireliss PCS, LLC		754 Peachtree Street, NE 16th Floor	Atlanta	GA	30308	1	4			LEASE
Jeffrey	Scribner	9 Trail Circle	Denmark	ME	04022					LEASE
American Towers LLC		10 Presidentail Way	Woburn	MA	01801					LEASE
UNKNOWN						7	67			
Coplin Plt.	Attn: John Dodson	5 Currie Street	Coplin Plantation	ME	04982	5 7	44 20			ASSESSOR
Tom	Saviello	60 Applegate Lane	Wilton	ME	04294					Franklin County Commissioner
Fen	Fowler	260 Perham Street	Farmington	ME	04938					Franklin County Commissioner

Tom	Skolfield	349 Phillips Road	Weld	ME	04285	Franklin County Commissioner
Bob	Carlton	45 Ramsdell Road	Kingfield	ME	04947	Franklin County Commissioner
Jeff	Gilbert	3 Forest Circle	Jay	ME	04239	Franklin County Commissioner

NOTICE OF FILING OF APPLICATION WITH THE MAINE LAND USE PLANNING COMMISSION

Within seven days prior to filing an application with the Maine Land Use Planning Commission, the applicant must send by regular mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the proposed project; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board (if applicable); county commissioners if any area proposed for development is within a township; and any persons who have made timely requests to be notified of this application or project.

This is to notify you that Loaf Land Development, LLC
(name and address of applicant)

has filed an application with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S. Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, to _____

create and develop a 13-lot single-family residential subdivision and access roads on a 24.5 acre property located
(general description of proposed activity, use, and acreage)

off Mountain Road.

_____ located in Coplin Plantation.
(name of town, township, or plantation, and county)

The application will be filed for public inspection at the Maine Land Use Planning Commission office circled below *(circle the appropriate office)* on Approximately November 5th 2025.
(specify the date that this application will be filed with the LUPC).

AUGUSTA OFFICE		NORTHERN REGION	
		Serving most of Aroostook County and northern Penobscot County	
18 Elkins Lane - Harlow Bldg.	Tel. (207) 287-2631	45 Radar Road	Tel. (207) 435-7970
22 State House Station	TTY (888) 577-6690	Ashland, ME 04732-3600	Tel. (207) 435-7969
Augusta, ME 04333-0022	FAX (207) 287-7439		FAX (207) 435-7184
DOWNEAST REGION		**EASTERN REGION**	
Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and portions of Washington, Kennebec, Penobscot and Piscataquis counties; and the coastal islands in the LUPC service area		*Serving southern Penobscot County, southern Aroostook County, and portions of Piscataquis County*	
106 Hogan Rd, Suite 8	Tel. (207) 215-4685	191 Main Street	Tel. (207) 485-8354
Bangor, ME 04401	Tel. (207) 592-4448	East Millinocket, ME 04430	Tel. (207) 399-2176
	FAX (207) 941-4222		FAX (207) 746-2243
MOOSEHEAD REGION		**WESTERN REGION**	
Serving Somerset County and most of Piscataquis County		*Serving Franklin County and Oxford County*	
43 Lakeview Street	Tel. (207) 349-0941	932 US Route 2 East	Tel. (207) 670-7492 FR
P.O. Box 1107	Tel. (207) 731-4398	Wilton, ME 04294	Tel. (207) 670-7493 OX
Greenville, ME 04441			

Written comments and requests for a public hearing should be sent to the Maine Land Use Planning Commission at the address circled above and **must be submitted in a timely manner**. The Commission prefers that all written comments and requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

For questions about submitting written comments, requesting a public hearing, or for any additional information, contact Commission staff at the office circled above.

The Land Use Planning Commission's legal authority is established by 12 M.R.S. Section 683-A.

NOTICE OF FILING OF APPLICATION WITH THE MAINE LAND USE PLANNING COMMISSION

Within seven days prior to filing an application with the Maine Land Use Planning Commission, the applicant must send by regular mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the proposed project; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board (if applicable); county commissioners if any area proposed for development is within a township; and any persons who have made timely requests to be notified of this application or project.

This is to notify you that Loaf Land Development, LLC
(name and address of applicant)

has filed an application with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S. Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, to _____

create and develop a 13-lot single-family residential subdivision and access roads on a 24.5 acre property located
(general description of proposed activity, use, and acreage)

off Mountain Road.

_____ located in Coplin Plantation.
(name of town, township, or plantation, and county)

The application will be filed for public inspection at the Maine Land Use Planning Commission office circled below *(circle the appropriate office)* on Originally submitted 11/2025 & Updated submission anticipated on 4/14/2026.
(specify the date that this application will be filed with the LUPC).

AUGUSTA OFFICE		NORTHERN REGION	
		Serving most of Aroostook County and northern Penobscot County	
18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022	Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439	45 Radar Road Ashland, ME 04732-3600	Tel. (207) 435-7970 Tel. (207) 435-7969 FAX (207) 435-7184
DOWNEAST REGION		**EASTERN REGION**	
Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and portions of Washington, Kennebec, Penobscot and Piscataquis counties; and the coastal islands in the LUPC service area		*Serving southern Penobscot County, southern Aroostook County, and portions of Piscataquis County*	
106 Hogan Rd, Suite 8 Bangor, ME 04401	Tel. (207) 215-4685 Tel. (207) 592-4448 FAX (207) 941-4222	191 Main Street East Millinocket, ME 04430	Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 746-2243
MOOSEHEAD REGION		**WESTERN REGION**	
Serving Somerset County and most of Piscataquis County		*Serving Franklin County and Oxford County*	
43 Lakeview Street P.O. Box 1107 Greenville, ME 04441	Tel. (207) 349-0941 Tel. (207) 731-4398	932 US Route 2 East Wilton, ME 04294	Tel. (207) 670-7492 FR Tel. (207) 670-7493 OX

Written comments and requests for a public hearing should be sent to the Maine Land Use Planning Commission at the address circled above and **must be submitted in a timely manner**. The Commission prefers that all written comments and requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

For questions about submitting written comments, requesting a public hearing, or for any additional information, contact Commission staff at the office circled above.

The Land Use Planning Commission's legal authority is established by 12 M.R.S. Section 683-A.

Emily Hastings

From: Tax, Prop <Prop.Tax@maine.gov>
Sent: Tuesday, February 24, 2026 9:27 AM
To: Emily Hastings
Subject: RE: Coplin Plt. Abutter

Unfortunately, we don't have any records of Coplin Plt.

Thank you,

Ethan Devingo
Office Associate II
Property Tax Division | Unorganized Territory
prop.tax@maine.gov
Phone #: 207-624-5664

From: Emily Hastings <emily@main-landdci.com>
Sent: Tuesday, February 24, 2026 8:56 AM
To: Tax, Prop <Prop.Tax@maine.gov>
Subject: RE: Coplin Plt. Abutter

Thanks, Ethan. I've already done that and they didn't have record of it. So I'm assuming you folks don't either? Which is fine, I just need to let LUPC know that is why I didn't notice them.

Main-Land Development Consultants, Inc.
Main-Land Camp Solutions
Emily Hastings, P.E.
Senior Project Engineer
Tel: 207-897-6752
www.main-landdci.com
Main-Land: PEOPLE. PROPERTY. PROSPERITY.

From: Tax, Prop <Prop.Tax@maine.gov>
Sent: Tuesday, February 24, 2026 8:55 AM
To: Emily Hastings <emily@main-landdci.com>
Subject: RE: Coplin Plt. Abutter

Good morning,

You will need to reach out to Coplin Plantation,

OFFICE PHONE: 246-5141 FAX: 246-5141
5 Currie St, PO Box 319, Stratton 04982-0319
HOURS: 2-6 W 12-4 Th

Coplin Plantation, Western Mountains of Maine

Thank you,

Ethan Devingo
Office Associate II
Property Tax Division | Unorganized Territory
prop.tax@maine.gov
Phone #: 207-624-5664

From: Emily Hastings <emily@main-landdci.com>
Sent: Monday, February 23, 2026 10:14 AM
To: Tax, Prop <Prop.Tax@maine.gov>
Subject: Coplin Plt. Abutter

Good morning,
Hope you enjoyed the weekend!

We are assisting Loaf Land Development LLC (owners of Lot 07-12) with a permit application in Coplin Plt. and LUPC requires we notice all abutter's within 1,000' of the subject property. However, we are unable to find the owners & their mailing address for lot 07-67 so LUPC asked us to reach out. I attached a snippet of the area.

We've tracked down all the other abutter's using the Coplin Plantation's 2025 Real Estate Tax Commitment Book and have also reached out to the assessor, but nothing is on file for this lot.

Is that anything you could help with?

Thank you in advance!
Emily

Main-Land Development Consultants, Inc.
Main-Land Camp Solutions
Emily Hastings, P.E.
Senior Project Engineer
Tel: 207-897-6752
www.main-landdci.com
Main-Land: PEOPLE. PROPERTY. PROSPERITY.

Did you know Main-Land has job openings? See www.main-landdci.com/join-our-family for more information!

Emily Hastings

From: John Dodson <johndodson1989@gmail.com>
Sent: Friday, February 20, 2026 7:49 PM
To: Emily Hastings
Subject: Re: Abutters to 07-012

Hi Emily!
In regards to the properties of concern using the town tax list/maps and Geocomm I was able to disseminate the following.
- 05-044 & 07-020, according to the tax database that I have, are indeed owned by Coplin.
- Unfortunately I don't have any info on 07-067 either, it's not even on the list.
- 01-004 is an unaddressed property on Rangeley Rd. with an owner of Ursa Major. I also see we have listed 01-004 Lease which says it is for New Cinular Wireless PCS, however there is no address listed for that entity.

Hopefully this is helpful, if there's anything else I can help with let me know.
Esther and Ellie say hi!
-John

On Fri, Feb 20, 2026 at 2:00 PM Emily Hastings <emily@main-landdci.com> wrote:

> Hi John,
>
> Hope all is well!
>
> As you probably know, we are assisting Loaf Land Development LLC with their subdivision permit in Coplin. LUPC asked we reach out to confirm/track down a few missing abutters:
>
> - Can you confirm 05-044 & 07-020 are owned by Coplin Plt? I didn't see either of them in the commitment book.
> - Do you have an info for 07-067? Again I don't see anything in the book and I'm not sure how to track it down.
> - Do you know if there is any way to locate/find where the leases associated with 01-004 are on the property?
>
> Tell Esther and Ellie I say hi 😊
>
> Thanks for the help!

Emily

Main-Land Development Consultants, Inc.

Main-Land Camp Solutions

Emily Hastings, P.E.

Senior Project Engineer

Tel: 207-897-6752

www.main-landdci.com

Main-Land: PEOPLE. PROPERTY. PROSPERITY.

2025 Best Places to Work in ME

Did you know Main-Land has job openings? See www.main-landdci.com/join-our-family for more information!

Section 8: Land Division History

For Use with Exhibit 8: Land Division History Applicant/Project Name:_____

Use this table to present the ownership and land division history of your parcel. Be sure to start the history 20 years ago and include drawings. *See further instructions and an example in Land Division History (Exhibit 8).*

Drawing (does not have to be to scale)	**Transaction Details, Including Names of Seller/Grantor and Buyer/Grantee**	**Date of Transaction**	**Book & Page Numbers**	**Lot Size *(in acres)***
See Attached Site Plan	Grantor: Oliver F. Pelletier Grantee: Loaf Land Development, LLC	1/22/2024	Book: 4611 Page: 256	24.5 Per Survey Plan
Same As Above	Grantor: Mark P. Theriault Grantee: Oliver F. Pelletier	9/20/2020	Book: 3311 Page: 292	24.5 Per Survey Plan
Same As Above	Grantor: Jeffrey C. Peters Grantee: Mark P. Theriault and Richard Theriault	10/14/2009	Book: 3200 Page: 161	24.5 Per Survey Plan
Same As Above	Grantor: Jeffrey C. Peters Grantee: Pamala T Richards and Executor of the will of Sumner Richards	2/12/2004	Book: 2417 Page: 15	24.5 Per Survey Plan
Same As Above	Grantor: Peter Leplante Jr, Peter Leplante Sr, Karen Leplante Grantee: Estate of Sumner Richards Jr. and Pamela T. Richards	4/3/1996	Book: 1587 Page: 228	24.5 Per Survey Plan

Note: *If you own or are under contract to buy the property to be developed, your county registry of deeds office or the previous owner of the property may provide helpful information. If you lease your property, contact your lessor for information on the history of your lot.*

Section 9: Structures, Features, and Uses

For Use with Exhibit 9: Structures Table

Applicant/Project Name:_____

Refer to Structures, Features, Uses (Exhibit 9) for instructions. Name structures consistent with the labeling used on the Site Plans (Exhibit 10).

Structure Type and Use (specify if temporary)	Year Built or Duration (if temporary)	Proposed alterations (check all that apply)									Exterior Dimensions (LxWxH) in ft Indicate Current (C) & Proposed (P)	Type of Foundation	Number of:		Distance (in feet) of structure from nearest:					
		Change in Use	New Construction	Expand or Add On	Reconstruct or Replace	Permanent foundation	Relocate or Remove	Enclose deck or porch	Change Dimensions or Setbacks	Other			Bedrooms	Plumbing or water fixtures	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
Existing Structures																				
		☐	☐	☐	☐	☐	☐	☐	☐	☐										
		☐	☐	☐	☐	☐	☐	☐	☐	☐										
		☐	☐	☐	☐	☐	☐	☐	☐	☐										
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Proposed Structures																				
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		☐	☐	☐	☐	☐	☐	☐	☐	☐										
		☐	☐	☐	☐	☐	☐	☐	☐	☐										

For Use with Exhibit 9: Infrastructure Table Applicant/Project Name:_____

Refer to Structures, Features, Uses (Exhibit 9) for instructions. Name infrastructure consistent with the labeling used on the Site Plans (Exhibit 10).

Infrastructure Type and Use (specify if temporary)	Proposed alterations (check all that apply)							Dimensions (LxW) in ft	Year Built or Duration (if temporary)	Average Slope (%)	Max. Sustain. Slope (%)	Distance (in feet) of infrastructure from nearest:					
	Change in Use	New Construction	Change Dimensions	Reconstruct or Replace	Relocate	Change Setbacks	Other					Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
Existing Infrastructure																	
Gravel Turnoff	☐	☐	☐	☐	☐	☐	☑	65ft X 8ft	unknown	7.7%	Varies	0	0	>1 mile	170	125	N/A
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										
Proposed Infrastructure																	
Road	☐	☑	☐	☐	☐	☐	☐	14' wide x 1100'		4.4%	Varies	0	0	>1 mile	0	0	N/A
Road	☐	☑	☐	☐	☐	☐	☐	14' wide x 164'		3.0%	Varies	700	380	>1 mile	100	100	N/A
Stream Crossing Culvert	☐	☑	☐	☐	☐	☐	☐	5' diameter		30%	30%	655	265	>1 mile	0	30	N/A
	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										

Section 10: Site Plans

The Site Plans for this project, included as part of this section, are listed below.

1. *Boundary Survey with Topography for Loaf Land Development LLC* (ACME)
2. ***Subdivision Plan*** (ACME)
3. *C5.1 Road Plan & Profile* (Main-Land)
4. *C5.2 Road Plan & Profile* (Main-Land)
5. *C5.3 Stream Plan & Profile* *(Main-Land)*
6. *C6.1 Filter Pond Plan & Profile* (Main-Land)
7. *C6.2 Filter Pond Plan & Profile* (Main-Land)
8. *C6.3 Filter Pond Plan & Profile* (Main-Land)
9. *C6.4 Filter Pond Plan & Profile* (Main-Land)
10. *C9.1 Site Details* (Main-Land)
11. *D2.1 Drainage Plan* *(Main-Land)*

BOUNDARY SURVEY WITH TOPOGRAPHY FOR

LOAF LAND DEVELOPMENT, LLC

MAILING ADDRESS:
626 CARRYING PLACE ROAD, CARRYING PLACE TOWNSHIP, ME 04961

OWNER OF RECORD:
LOAF LAND DEVELOPMENT, LLC
BY DEED RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS
IN BOOK 4611 PAGE 256

MOUNTAIN ROAD AND HEDGEHOG TRAIL
COPLIN PLANTATION - FRANKLIN COUNTY - MAINE

−100 0 100 200 300
SCALE 1" = 100'

ACME LAND SURVEYING, LLC

108 FAIRBANKS ROAD, SUITE C - FARMINGTON, ME 04938

APPROVED BY: _____ DATED: 04/30/2024
ROMANY SHANTI; PROFESSIONAL LAND SURVEYOR #2544
PROJECT #7714

NOTES

1. INTERIOR AND PERIMETER FEATURES WERE LOCATED WITH A TOPCON HIPER VR SYSTEM. TYPICAL RELATIVE TOLERANCES OF 0.2 FEET ARE EXPECTED, AS SUPPORTED BY FIELD REPRODUCIBILITY ASSESSMENT AND GROUND BASED SURVEY TECHNIQUES. DISTANCES ARE SHOWN TO THE NEAREST HUNDREDTH OF A FOOT AND BEARINGS TO THE NEAREST SECOND OF A DEGREE FOR COMPUTATIONAL PURPOSES. REFERENCE (DATUM) WAS ESTABLISHED USING OPUS CORRECTIONS PROVIDED BY NOAA. PLAN ORIENTATION IS GRID NORTH, MAINE WESTERN ZONE, SPC (1802 ME W), NAD-1983.

2. THIS IS A STANDARD BOUNDARY SURVEY WITH TOPOGRAPHY. PRIMARY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE PROFESSIONAL OPINION OF THE LICENSED SURVEYOR IDENTIFIED IN THE TITLE BLOCK, UNLESS OTHERWISE NOTED. SECONDARY BOUNDARIES AND ADJOINING LANDOWNERS ARE SHOWN FOR REFERENCE PURPOSES ONLY. MAPPED FEATURES WERE LOCATED ON THE GROUND AT THE TIME OF THE SURVEY AS SHOWN, UNLESS OTHERWISE NOTED. THIS IS NOT A SUB-SURFACE SURVEY.

3. ISSUES CONCERNING TITLE AND SPECIFIC RIGHTS SHOULD BE REFERRED TO AN ATTORNEY.

4. ALL BOOK, PAGE, AND PLAN REFERENCES ARE RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.

5. THERE ARE NUMEROUS ISSUES WHICH RELATE TO THE PRIOR 'OUTLOTS' ALONG MOUNTAIN ROAD AND HEDGEHOG TRAIL. RELEVANT DEEDS TEND TO BE VAGUE AND SOMETIMES ERRONEOUS. THE PRIMARY "SUBDIVISION" PLAN (SEE PLAN REF. 1) IS POORLY RENDERED, CONTAINS ERRORS, AND MISCHARACTERIZES CERTAIN FEATURES. SAID PLAN IS ALSO NOT THE CONTROLLING INSTRUMENT FOR SEVERAL OF THE 'OUTLOTS'. SOME OF THESE MATTERS ARE ADDRESSED ON PRIOR PLANS (PLAN REF. 5 AND PLAN REF. 6). IN GENERAL THE SUBJECT BOUNDARY, AS DEPICTED, REPRESENTS THE OPINION OF THE SURVEYOR NAMED IN THE TITLE BLOCK, HOWEVER MODERN BOUNDARY AGREEMENTS BETWEEN RESPECTIVE PARTIES WOULD IMPROVE THE STATUS OF OWNERSHIP IN THE AREA OF THESE 'OUTLOTS'.

6. THE NORTHERLY BOUNDARY OF THE SUBJECT PREMISES WAS DESCRIBED IN THE ORIGINAL OPERATIVE DEED, DATED 03-26-1980 AND RECORDED 07-15-1980 (BK. 627 PG. 36) AS RUNNING "TO" AND "ALONG" A WOODS ROAD. THE 'ABUTTING' LAND TO THE NORTH WAS FIRST DESCRIBED BY DEED DATED AND RECORDED 03-27-1980 (BK. 616 PG. 178) AS RUNNING ALONG THE "NORTHERLY SIDELINE" OF SAID ROAD. NO RECORD WIDTH IS PROVIDED FOR SAID "WOODS ROAD". FOR PRACTICAL PURPOSES A WIDTH OF 22' IS DEPICTED HEREON. FEE INTEREST (OWNERSHIP) APPURTENANT TO THE SUBJECT PREMISES MAY EXTEND TO THE CENTERLINE OF SAID ROAD, OR THE 'NORTHERLY SIDELINE' THEREOF. RIGHTS TO THE USE OF SAID ROAD MAY BE IMPLIED FOR THE BENEFIT OF THE SUBJECT PREMISES AND LAND OF ARNOLD TO THE NORTH (HOWEVER, SEE NOTE 3). IT IS UNCLEAR IF OTHER PARTIES RETAIN RIGHTS TO THE USE OF THE SAME.

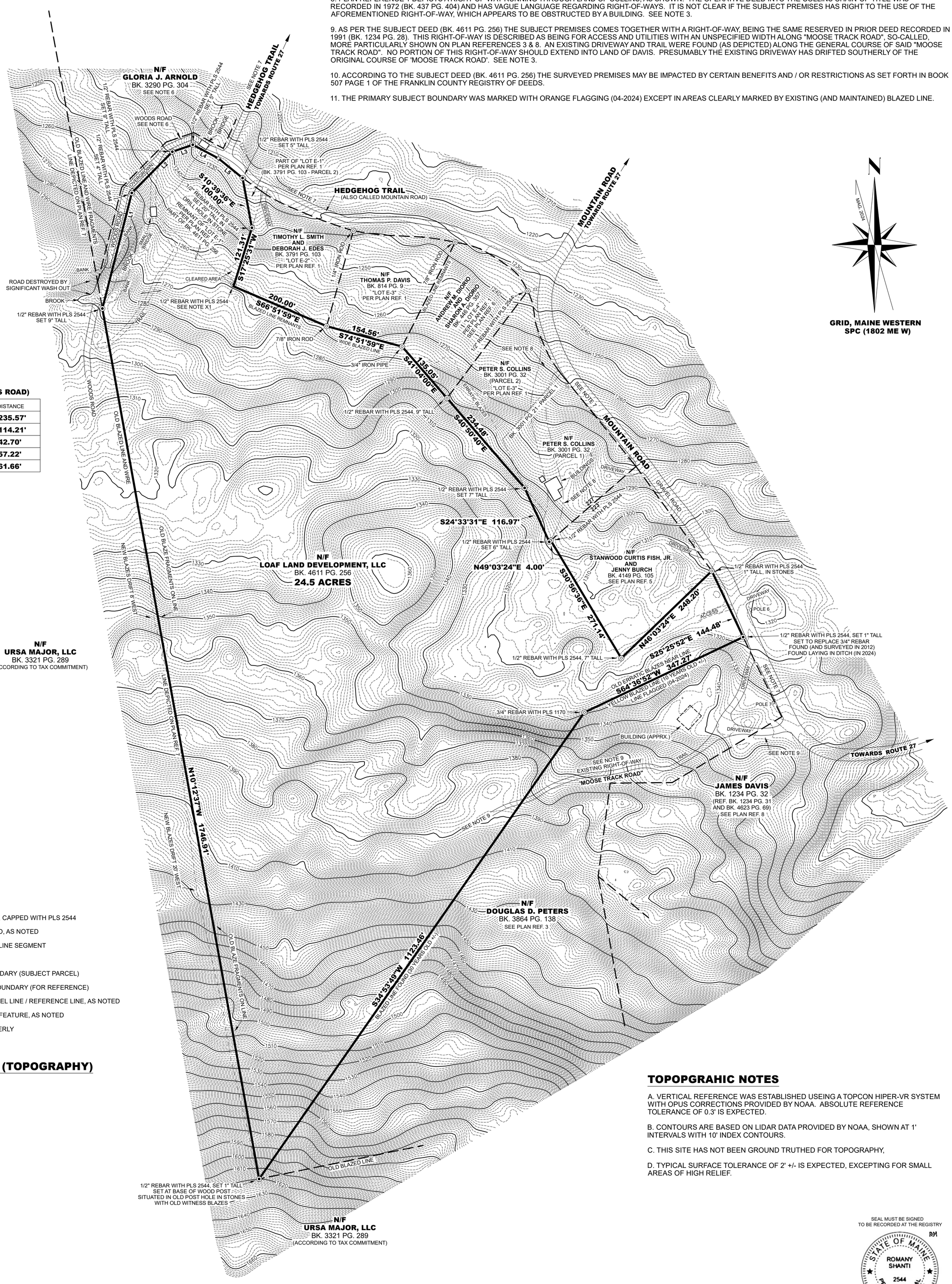
7. FEE INTEREST (OWNERSHIP) OF MOUNTAIN ROAD AND HEDGEHOG ROAD IS UNCERTAIN AND MAY BE OWNED BY A ROAD ASSOCIATION OR HEIR (OR ASSIGN) OF THE ORIGINAL DEVELOPER. THIS MATTER HAS NOT BEEN THOROUGHLY REVIEWED HEREBY. THE SUBJECT PREMISES APPEARS TO BENEFIT BY SHARED RIGHTS TO THE USE OF VARIOUS ROADS AS DEPICTED ON LOCAL SUBDIVISION PLANS IN THE AREA AND / OR OTHERWISE ESTABLISHED AND USED BY MULTIPLE PARTIES.

8. PLAN REFERENCE 1 DEPICTS A RIGHT-OF-WAY RUNNING THROUGH LAND OF COLLINS, AS SHOWN. THE OPERATIVE DEED INTO THE COLLINS CHAIN-OF-TITLE WAS RECORDED IN 1972 (BK. 437 PG. 404) AND HAS VAGUE LANGUAGE REGARDING RIGHT-OF-WAYS. IT IS NOT CLEAR IF THE SUBJECT PREMISES HAS RIGHT TO THE USE OF THE AFOREMENTIONED RIGHT-OF-WAY, WHICH APPEARS TO BE OBSTRUCTED BY A BUILDING. SEE NOTE 3.

9. AS PER THE SUBJECT DEED (BK. 4611 PG. 256) THE SUBJECT PREMISES COMES TOGETHER WITH A RIGHT-OF-WAY, BEING THE SAME RESERVED IN PRIOR DEED RECORDED IN 1991 (BK. 1234 PG. 28). THIS RIGHT-OF-WAY IS DESCRIBED AS BEING FOR ACCESS AND UTILITIES WITH AN UNSPECIFIED WIDTH ALONG "MOOSE TRACK ROAD", SO-CALLED, MORE PARTICULARLY SHOWN ON PLAN REFERENCES 3 & 8. AN EXISTING DRIVEWAY AND TRAIL WERE FOUND (AS DEPICTED) ALONG THE GENERAL COURSE OF SAID "MOOSE TRACK ROAD". NO PORTION OF THIS RIGHT-OF-WAY SHOULD EXTEND INTO LAND OF DAVIS. PRESUMABLY THE EXISTING DRIVEWAY HAS DRIFTED SOUTHERLY OF THE ORIGINAL COURSE OF 'MOOSE TRACK ROAD'. SEE NOTE 3.

10. ACCORDING TO THE SUBJECT DEED (BK. 4611 PG. 256) THE SURVEYED PREMISES MAY BE IMPACTED BY CERTAIN BENEFITS AND / OR RESTRICTIONS AS SET FORTH IN BOOK 507 PAGE 1 OF THE FRANKLIN COUNTY REGISTRY OF DEEDS.

11. THE PRIMARY SUBJECT BOUNDARY WAS MARKED WITH ORANGE FLAGGING (04-2024) EXCEPT IN AREAS CLEARLY MARKED BY EXISTING (AND MAINTAINED) BLAZED LINE.



NOTE X1: CORNER MONUMENT
A REBAR WAS SET AT THE SOUTHWEST CORNER OF THE SMITH AND EDES PARCEL. HOWEVER, PURSUANT TO FINAL PROJECT CALCULATIONS THE LOCATION OF THIS REBAR IS NOT CONSISTENT WITH A BEST FIT TO EVIDENCE. THE CALCULATED CORNER IS SITUATED S02°52'41" W A DISTANCE OF 3.74' FROM SAID REBAR. IT IS THE INTENT OF THE SURVEYOR TO REMOVE THE CURRENT REBAR AND SET A NEW REBAR AT THE CALCULATED POINT. HOWEVER, TO AVOID UNDUE COST, THIS WILL BE DONE AT A CONVENIENT TIME.

SET 7" TALL (NOT CORNER)
CORNER IS UNMARKED POINT:
S2°52'41"W 3.74'
FROM REBAR

LINE TABLE (ALONG WOODS ROAD)

	BEARING	DISTANCE
L1	N14°16'21"E	235.57'
L2	N44°33'50"E	114.21'
L3	N71°02'31"E	42.70'
L4	S61°57'29"E	57.22'
L5	S50°55'28"E	61.66'

GRID, MAINE WESTERN
SPC (1802 ME W)
MAG 2024

LEGEND

- 1/2" REBAR SET, CAPPED WITH PLS 2544
- IRON PIN FOUND, AS NOTED
- ANGLE POINT / LINE SEGMENT
- UTILITY POLE
- PRIMARY BOUNDARY (SUBJECT PARCEL)
- SECONDARY BOUNDARY (FOR REFERENCE)
- INTERIOR PARCEL LINE / REFERENCE LINE, AS NOTED
- APPROXIMATE FEATURE, AS NOTED
- **N/F** NOW OR FORMERLY

LEGEND (TOPOGRAPHY)

- 1' CONTOUR
- 1610 10' CONTOUR

TOPOPGRAHIC NOTES

A. VERTICAL REFERENCE WAS ESTABLISHED USEING A TOPCON HIPER-VR SYSTEM WITH OPUS CORRECTIONS PROVIDED BY NOAA. ABSOLUTE REFERENCE TOLERANCE OF 0.3' IS EXPECTED.

B. CONTOURS ARE BASED ON LIDAR DATA PROVIDED BY NOAA, SHOWN AT 1' INTERVALS WITH 10' INDEX CONTOURS.

C. THIS SITE HAS NOT BEEN GROUND TRUTHED FOR TOPOGRAPHY,

D. TYPICAL SURFACE TOLERANCE OF 2' +/- IS EXPECTED, EXCEPTING FOR SMALL AREAS OF HIGH RELIEF.

PLAN REFERENCES

1. REFER TO PLAN TITLED "ROBERT H. TAGUE HEDGE HOG MOUNTAIN VILLAGE PLAN FOR E-LOT'S" RECORDED DECEMBER 30, 1968 AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 132 1/2 PAGE 43-2.

2. REFER TO PLAN TITLED "GRAMP'S WAY PART OF HEDGE HOG MOUNTAIN VILLAGE II" PREPARED BY S.L.F., INC. FEBRUARY 11, 1977 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 140 1/2 PAGE 20.

3. REFER TO PLAN TITLED "BOUNDARY SURVEY PREPARED FOR THE DIVISION OF LAND FOR CARL E. PETTERSEN AND DIANE W. PETTERSEN" PREPARED BY SACKETT & BRAKE SURVEY, INC. DATED AUGUST 16, 2012 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN 5859.

5. REFER TO PLAN TITLED "SURVEY OF PROPERTY FOR CARYL MALLOY" PREPARED BY ACME LAND SURVEYING, LLC DATED NOVEMBER 22, 2019 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN 6431.

6. REFER TO PLAN TITLED "PROPERTY OF ANDREW M. DIORIO AND SHARON A. DIORIO" PREPARED BY ACME LAND SURVEYING, LLC DATED OCTOBER 23, 2019 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN 6438.

7. REFER TO LOT LAYOUT OF COPLIN PLANTATION PREPARED BY F.H. STERLING, DATED 1910 AND REFERRED TO AS PLAN BOOK 5 PAGE 21 OF THE STATE OF MAINE LAND OFFICE PLAN BOOK, ON FILE AT ACME LAND SURVEYING, LLC WITH PROJECT 7714.

8. REFER TO PLAN TITLED "ROBERT TAGUE INC. HEDGEHOG VILLAGE" DATED JUNE 22, 1970 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 133 1/2 PAGE 19.

SEAL MUST BE SIGNED
TO BE RECORDED AT THE REGISTRY

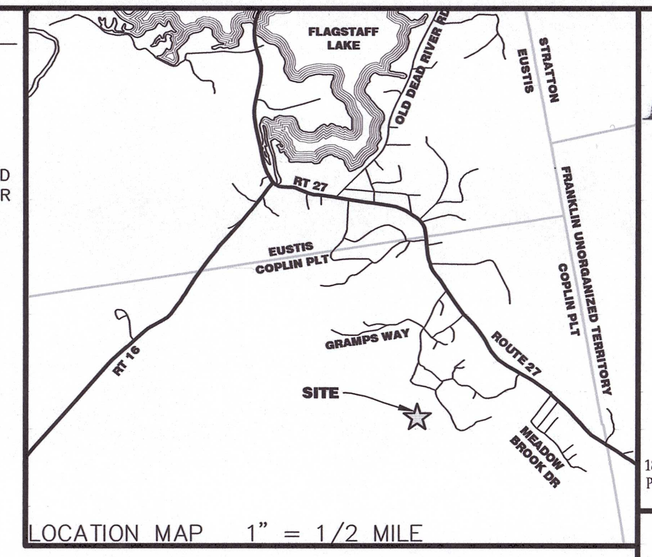
STATE OF MAINE
ROMANY SHANTI
2544
PROFESSIONAL LAND SURVEYOR

REGISTRY OF DEEDS	
COUNTY	
DATE	
TIME	
PLAN BOOK	PAGE
FILE NO.	
REGISTER'S ATTEST	

NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON PLAN REFERENCE 1.
2. TOWN OF COPLIN PLANTATION: TAX MAP 7, LOTS 2 & 12.
3. OWNER OF RECORD AT TIME OF SURVEY: LOAF LAND DEVELOPMENT, LLC: BOOK 4611, PAGE 256.
4. TOTAL AREA: 24.5 ACRES, MORE OR LESS.
5. ALL BOOK AND PAGES REFER TO THE FRANKLIN COUNTY REGISTRY OF DEEDS.
6. BOUNDARY SURVEY OF THE PARENT PARCEL PERFORMED BY ACME LAND SURVEYING, LLC., AS REPORTED ON PLAN REFERENCE 1. SUBDIVISION DESIGNED, PREPARED, AND SUBMITTED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.. THE INTERIOR BOUNDARIES OF THE SUBDIVISION ARE PROPOSED TO BE MARKED BY 1/2" REBARS (CAPPED WITH PLS 2544) TO BE SET BY ACME LAND SURVEYING, LLC., PENDING SUBDIVISION APPROVAL.
7. THE SUBJECT PARCEL IS LOCATED IN THE DRS: RESIDENTIAL ZONE. SEE LAND USE PLANNING COMMISSION ORDINANCES FOR ADDITION INFORMATION PERTAINING TO LOT USAGES AND DIMENSIONS.
   FRONT SETBACK 12'
   SIDE/REAR 15'
8. CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM HTTP://COAST.NOAA.GOV WITH A CONTOUR INTERVAL OF 1-FOOT.
9. WETLANDS AND STREAMS SHOWN WERE DELINEATED BY MAIN-LAND IN JULY 2024 AND LOCATED WITH A MAPPING GRADE GPS.
10. TEST BORINGS SHOWN WERE COMPLETED BY MAIN-LAND. SEE SOILS LOGS FOR ADDITIONAL INFORMATION.
11. SUMMARY OF WETLAND IMPACT:

A:	354± S.F.
TOTAL:	354± S.F.



LOCATION MAP 1" = 1/2 MILE

PLAN REFERENCES

1. "BOUNDARY SURVEY", DATED APRIL 30, 2024, MADE FOR LOAF LAND DEVELOPMENT, LLC, SURVEYED BY ACME LAND SURVEYING, LLC AND RECORDED IN PLAN BOOK 7211 ON MAY 14, 2024.

LEGEND

- PROPERTY BOUNDARY LINE
- ABUTTING BOUNDARY LINE (APPROX.)
- EASEMENT LINE
- BUILDING SETBACK
- 490 MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- STREAM (CENTERLINE)
- EXISTING EDGE OF GRAVEL
- STREAM BUFFER
- WETLAND IMPACT AREA
- TYPICAL WETLAND BOUNDARY (SEE NOTE 9)
- WETLAND IMPACT AREA LABEL (SEE NOTE 11)
- EXISTING IRON PIPE, ROD, OR REBAR (SEE NOTE 6)
- 1/2" REBAR CAPPED, "PLS 2544", TO BE SET (SEE NOTE 6)
- TB-1 SOIL TEST BORING (SEE NOTE 10)

FRANKLIN COUNTY SS REGISTRY OF DEEDS

RECEIVED: _____

AT ___ H ___ M ___ M ___

RECORDED IN PLAN FILE No. _____

ATTEST: _____
REGISTER

APPROVED BY THE LAND USE PLANNING COMMISSION.

DATE: _____

CHAIRMAN: _____

CONDITIONS OF APPROVAL:

_____

_____

_____

_____

_____

_____

_____

LOT 1 1.02 ACRES
LOT 2 1.63 ACRES
LOT 3 1.54 ACRES
LOT 4 1.79 ACRES
LOT 5 2.05 ACRES
LOT 6 1.36 ACRES
LOT 7 1.29 ACRES
LOT 8 1.25 ACRES
LOT 9 1.37 ACRES
LOT 10 1.69 ACRES
LOT 11 1.23 ACRES
LOT 12 1.56 ACRES
LOT 13 1.50 ACRES
COMMON AREA 3.71 ACRES

MOOSE TRACK ROAD
MOUNTAIN VILLAGE ROAD
COURTNEY LANE
HEDGEHOG TRAIL
MOUNTAIN ROAD
DRIVEWAY EASEMENT
POND EASEMENT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.94'	N25°25'52"W
L2	53.08'	N34°53'49"E
L3	75.46'	S04°26'16"E
L4	31.25'	S04°26'16"E
L5	48.63'	S04°26'16"E
L6	87.75'	S04°26'16"E
L7	71.82'	S04°26'16"E
L8	40.12'	N79°23'46"W
L9	3.85'	N88°38'41"W
L10	24.00'	S01°21'19"W
L11	50.00'	N88°38'41"W
L12	24.00'	N01°21'19"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	24.00'	N88°38'41"W
L15	50.00'	S01°21'19"W
L16	50.00'	N88°38'41"W
L17	16.76'	S88°38'41"E
L18	68.78'	N01°56'17"W
L19	7.56'	N44°33'50"E
L20	42.70'	N71°02'31"E
L21	72.46'	N01°20'43"E
L22	1.85'	S71°01'30"E
L23	25.40'	N38°22'34"W
L24	50.00'	N51°37'26"E
L25	25.40'	S38°22'34"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	26.84'	N58°11'47"E
L27	50.00'	S31°48'13"E
L28	26.08'	S58°11'47"W
L29	78.20'	N05°32'01"E
L30	65.61'	N24°33'31"W
L31	51.35'	N24°33'31"W
L32	4.00'	S49°03'24"W
L33	88.44'	N30°56'36"W
L34	101.60'	S46°03'24"W
L35	102.89'	N59°48'52"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L36	84.63'	S69°18'38"W
L37	119.67'	S69°18'38"W
L38	32.05'	N78°58'58"E
L39	50.04'	S33°33'45"E
L40	73.71'	S45°13'41"W
L41	16.59'	S60°14'14"W
L42	31.08'	N75°05'46"W
L43	40.29'	N19°16'51"W
L44	71.18'	N45°42'54"E
L45	33.25'	S88°03'43"W
L46	68.78'	N01°56'17"W
L47	33.25'	S88°03'43"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L48	114.05'	N88°25'26"E
L49	109.98'	N89°42'23"W
L50	30.00'	S84°27'59"E
L51	90.30'	N05°32'01"E
L52	42.92'	N38°22'34"W
L53	186.45'	N33°49'23"E
L57	32.07'	S49°25'56"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	42.36'	175.00'	013°52'12"
C2	105.71'	225.00'	026°55'10"
C3	49.40'	750.00'	003°46'25"
C4	48.99'	475.00'	005°54'32"
C5	66.34'	225.00'	016°53'36"
C6	30.51'	225.00'	007°46'11"
C7	30.26'	125.00'	013°52'12"

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PLAN SHOWING

LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
TOWN OF COPLIN PLT., COUNTY OF FRANKLIN, STATE OF MAINE

OWNER OF RECORD

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., ME 04961

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., ME 04961

DRAWING SCALE:
60 0 30 60
(IN FEET)
1 INCH = 60 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-10-28 TLB FOR REVIEW.
SUBMISSION 2: 2026-04-08 TLB FOR REVIEW.

PROJ. MGR:	EJH
DRAWN BY:	TLB
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026-04-08
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

SUBDIVISION PLAN

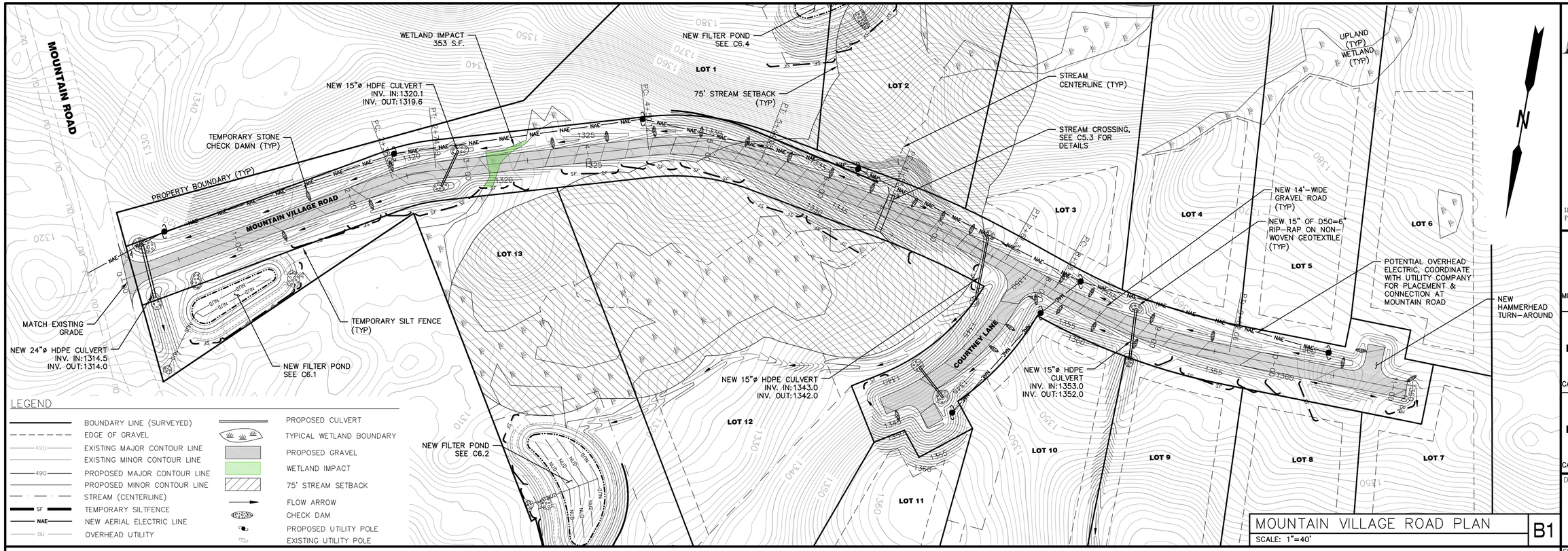
SEAL:
STATE OF MAINE
ROMANY SHANTI
2544
PROFESSIONAL LAND SURVEYOR

SEAL:
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
Emily Hastings
2026-04-08

EMILY J. HASTINGS ME PE#16337

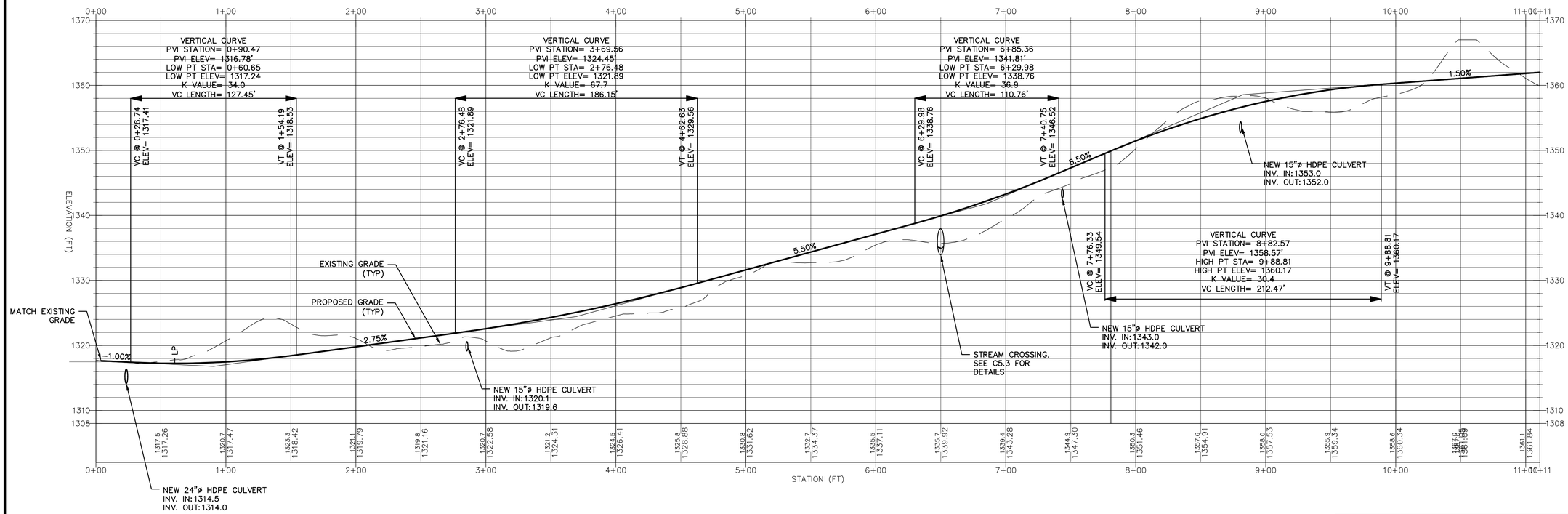
DRAWING NO.
S2.1
MLDC NO. 25-040 1 OF 1

1PLN-SUBDIVISION.dwg — PLOTTED ON 4/9/2026 3:06 PM BY EMILY HASTINGS



MOUNTAIN VILLAGE ROAD PLAN — B1

SCALE: 1"=40'



MOUNTAIN VILLAGE ROAD PROFILE — A1

HORIZONTAL SCALE 1" = 40' VERTICAL SCALE 1" = 8'

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
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PROJECT

LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

40 0 20 40

(IN FEET)

1 INCH = 40 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-09-23 ERL FOR REVIEW.
SUBMISSION 2: 2026-04-09 TLB FOR REVIEW.

PROJ. MGR:	EJH
DRAWN BY:	TLB/ERL
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026-04-09
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

ROAD PLAN AND PROFILE

SEAL:

STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED
PROFESSIONAL ENGINEER
2026-04-09

EMILY J. HASTINGS ME PE#16337

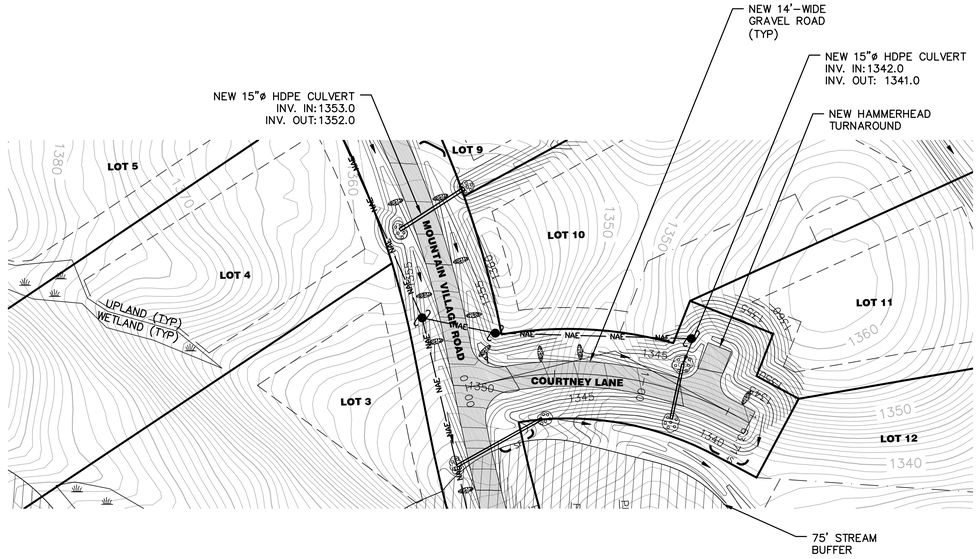
DRAWING NO.

C5.1

MLDC NO. 25-040 1 OF 1

LEGEND

- BOUNDARY LINE (SURVEYED)
- EDGE OF GRAVEL
- 490 EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- 490 PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- STREAM (CENTERLINE)
- SF TEMPORARY SILTFENCE
- PROPOSED CULVERT
- TYPICAL WETLAND BOUNDARY
- PROPOSED GRAVEL
- 75' STREAM SETBACK
- FLOW ARROW
- CHECK DAM
- NAE NEW AERIAL ELECTRIC LINE
- PROPOSED UTILITY POLE



COURTNEY LANE PLAN — SCALE: 1"=40' — B1

COURTNEY LANE PROFILE — HORIZONTAL SCALE 1" = 40' VERTICAL SCALE 1" = 8' — A1

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PROJECT

RESIDENTIAL SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

40 0 20 40
(IN FEET)
1 INCH = 40 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-09-23 ERL FOR REVIEW.
SUBMISSION 2: 2026-04-09 TLB FOR REVIEW.

PROJ. MGR:	EJH
DRAWN BY:	TLB/ERL
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026-04-09
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

ROAD PLAN AND PROFILE

SEAL

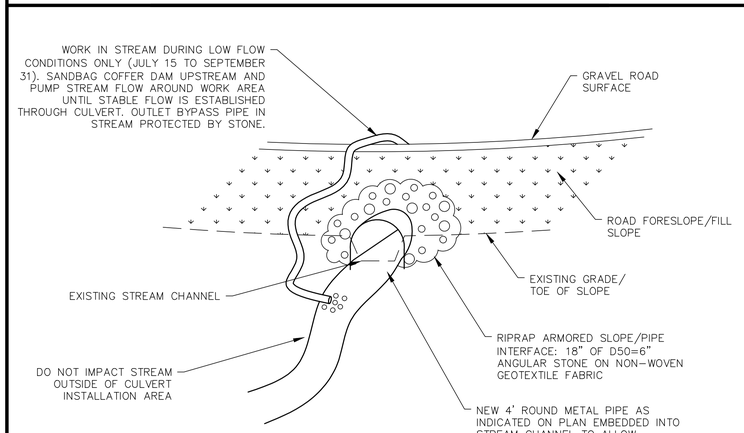
STATE OF MAINE — EMILY J. HASTINGS No. 16337 — LICENSED PROFESSIONAL ENGINEER — Emily Hastings 2026-04-09

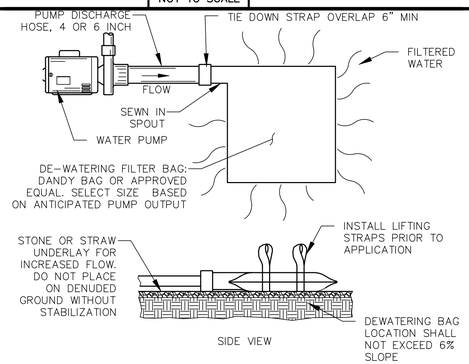
EMILY J. HASTINGS ME PE#16337

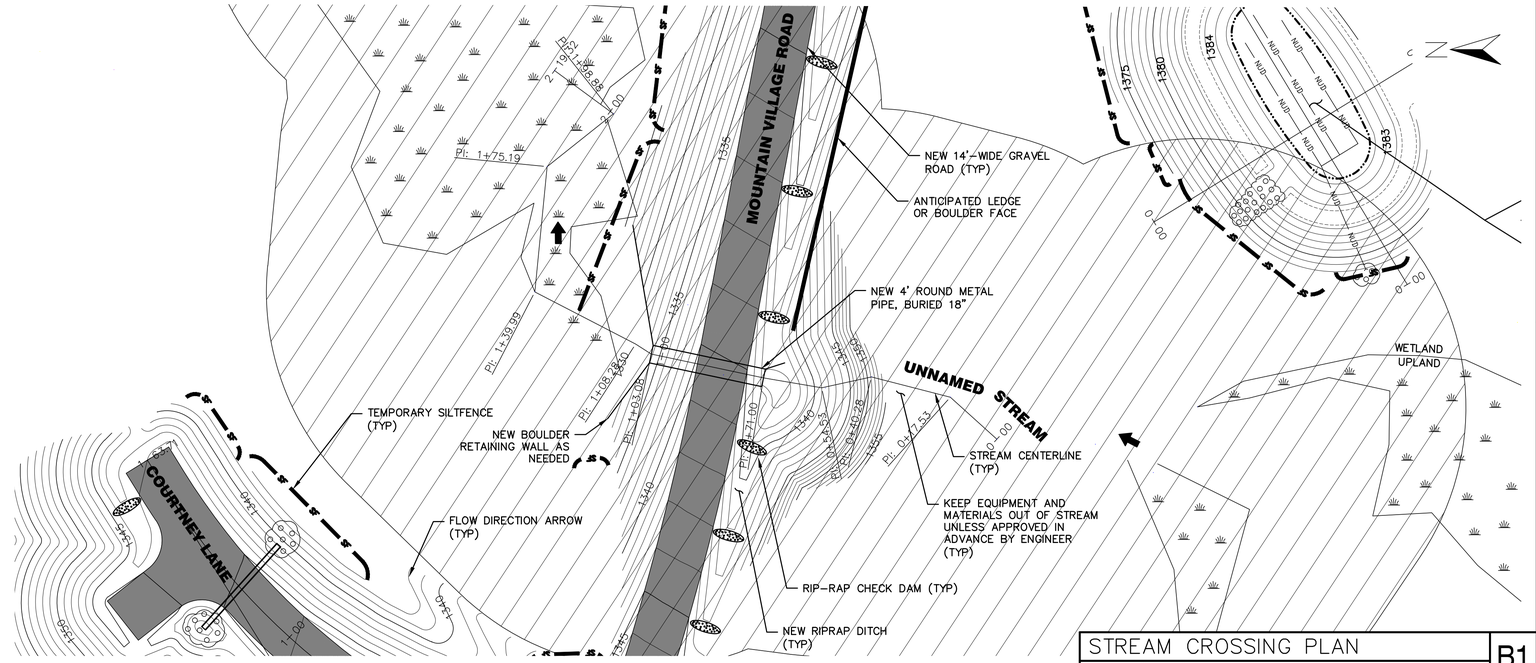
DRAWING NO.

C5.2

MLDC NO. 25-040 1 OF 1







STREAM CROSSING PLAN

SCALE 1" = 20'

B1

TYPICAL STREAM CROSSING

NOT TO SCALE

B2

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	0.9 (205) x 0.9 (205)
Grab Tensile Elongation	ASTM D 4632	%	50 x 50
Puncture Strength	ASTM D 4833	kN (lbs)	0.58 (130)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	2618 (380)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.36 (80) X 0.36 (80)
UV Resistence	ASTM D 4355	%	70
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.180 (80)
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	3866 (95)
Permittivity	ASTM D 4491	Sec^{-1}	1.2

DE-WATERING FILTER BAG DETAIL

NOT TO SCALE

A2

STREAM CROSSING PROFILE

SCALE 1" = 10'

A1

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT
RESIDENTIAL SUBDIVISION
MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:
20 0 10 20
(IN FEET)
1 INCH = 20 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-09-23 ERL
FOR PERMITTING

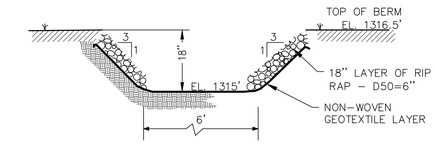
PROJ. MGR:	EJH
DRAWN BY:	ERL
CHECKED BY:	EJH
SUBMISSION NO.	1
SURVEY DATE:	N/A
SUBMISSION DATE:	2025-09-23
SUBMITTED FOR:	REVIEW

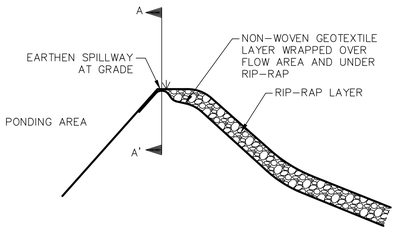
NOT FOR CONSTRUCTION

STREAM PLAN & PROFILE

SEAL:
EMILY J. HASTINGS
No. 16337
Emily Hastings
2025-09-23
EMILY J. HASTINGS ME PE#16337

DRAWING NO.
C5.3
MLDC NO. 21-211
1 OF 1



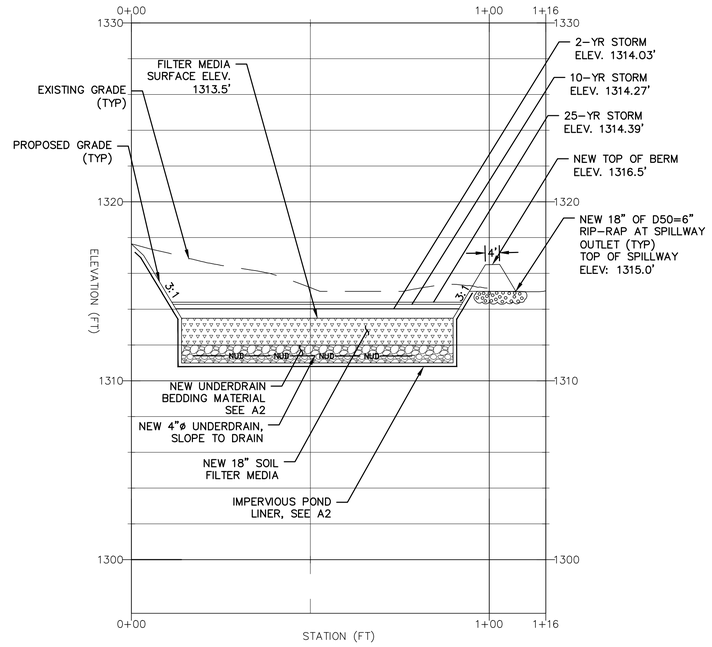


SPILLWAY PROFILE

PONDING AREA SPILLWAY

NOT TO SCALE

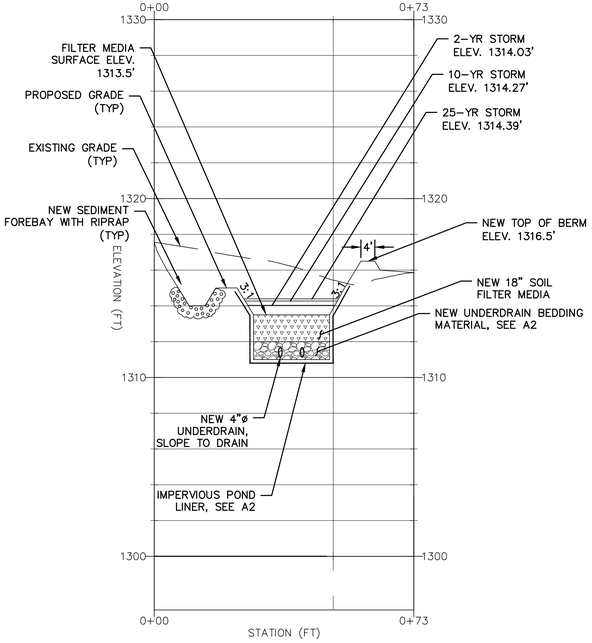
B3



FILTER POND 1 PROFILE B–B'

HORIZONTAL SCALE: 1"=20' VERTICAL SCALE 1"=4

B2



FILTER POND 1 PROFILE A–A'

HORIZONTAL SCALE: 1"=20' VERTICAL SCALE 1"=4'

B1

MAIN-LAND
DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT

RESIDENTIAL SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

20 0 10 20

(IN FEET)

1 INCH = 20 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025–08–12 ERL FOR REVIEW.
SUBMISSION 2: 2026–04–09 TLB FOR REVIEW.

PROJ. MGR:	EJH
DRAWN BY:	TLB/ERL
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026–04–09
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

FILTER POND PLAN & PROFILES

SEAL:

STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
2026-04-09

EMILY J. HASTINGS ME PE#16337

DRAWING NO.

C6.1

MLDC NO. 25–040 1 OF 4

TABLE 1
SOIL FILTER MEDIA

Filter Media	Mixture by Volume	Specifications
Sandy loam/fine sandy loam & Course Loamy Sand	70%–80%	Required to meet the Sieve Analysis specified in Table 2, below.
Mulch	20%–25%	Moderatley fine, shredded bark or wood fiber mulch with less than 5% passing the #200 sieve
8% to 12% passing #200 sieve. Clay content less than 2%		

TABLE 2
LOAMY COARSE SAND SIEVE ANALYSIS SPEC.

Sieve Size	% by Weight
#10	85–100
#20	70–100
#60	15–40
#200	8–15

TABLE 3
SANDY LOAM TO FINE SANDY LOAM SPEC.

Sieve Size	% by Weight
#4	75–95
#10	60–90
#40	35–85
#200	20–70
200 (CLAY SIZE)	<2.0

TABLE 4
MEDOT Specifications for UNDERDRAINS

Sieve Size	% by Weight
Underdrain Type B	
1"	95–100
1/2"	75–100
#4	50–100
#20	15–80
#50	0–15
#200	0–5

FILTER BED NOTES

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

COMPACTION OF SOIL FILTER: THE BED SHOULD BE INSTALLED BY FLOODING THE MEDIA WITH WATER AND PLACING MATERIAL IN 6–9" LIFTS.

CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO–RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
- AFTER ONE YEAR INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

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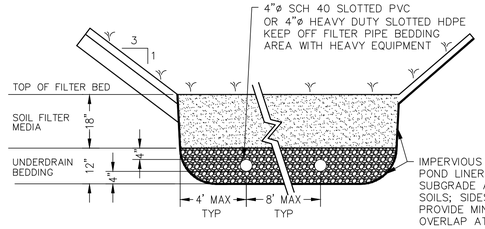
- PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
- PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90–92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

GENERAL NOTES

1. AVOID COMPACTING UNDERDRAIN BEDDING AND SOIL FILTER MEDIA DURING CONSTRUCTION. OVER–COMPACTED SOILS WILL NOT ALLOW PROPER WATER MIGRATION THROUGH THE SOIL SECTION; FILTER BEDS ARE INTENDED TO DRAIN DRY WITHIN 24 TO 48 HOURS.
2. SEED FILTER AREA WITH CONSERVATION TYPE SEED MIXTURE (A 48 LBS/ACRE MIXTURE CONTAINING 20 LBS/ACRE OF CREEPING RED FESCUE AND TALL FESCUE EACH PLUS 8 LBS/ACRE OF BIRDSFOOT TREFOIL)
3. DO NOT INSTALL AND STABILIZE THE SOIL FILTER MEDIA IN THE BASIN UNTIL AFTER CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED.

UNDERDRAIN BEDDING

1. UNDERDRAIN GRANULAR MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL MEETING THE MEDOT SPECIFICATION 703.22 UNDERDRAIN TYP B FOR UNDERDRAIN BACKFILL (SEE TABLE 4).
2. UNDERDRAINS SHALL BE PLACED NO FURTHER THAN 8 FEET APART.
3. UNDERDRAINS SHALL MAINTAIN A MINIMUM OF 1% FOR POSITIVE DRAINAGE.

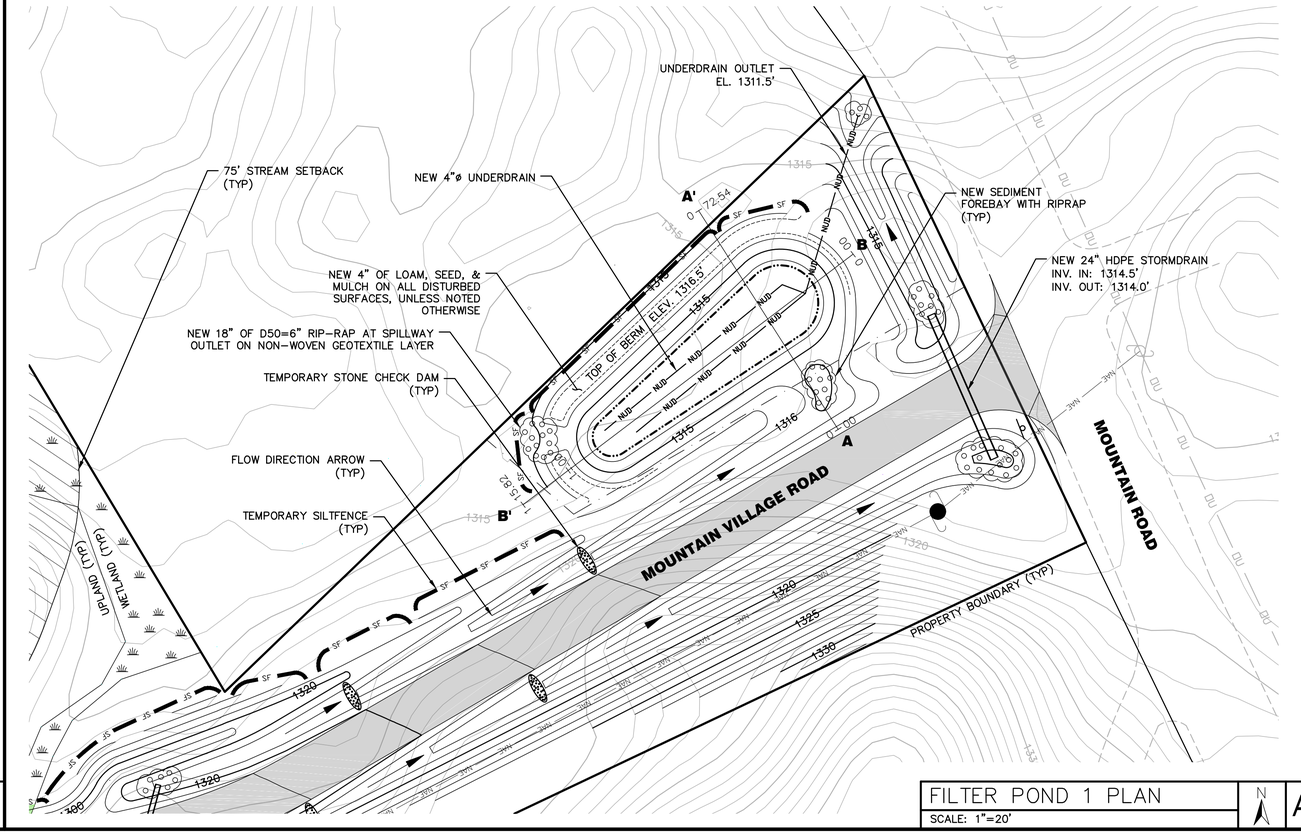


NOTE: MAINE DEP REQUIRES (PER CHAPTER 7.1 OF STORMWATER BMP DESIGN MANUAL), THE INSPECTION OF THE UNDERDRAINED FILTER BY THE DESIGN ENGINEER DURING CONSTRUCTION AT THE STAGES OF GENERAL SHAPE COMPLETED, UNDERDRAIN PIPE IN PLACE BUT NOT COVERED, DRAINAGE MEDIA IN PLACE, AND FINISHED WITH FILTER MEDIA AND SEED IN PLACE. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER 48 HOURS IN ADVANCE OF THE ESTIMATED TIME OF CONSTRUCTION INSPECTION TO ARRANGE AN INSPECTION.

GRASSED FILTER BED DETAIL

NOT TO SCALE

A2

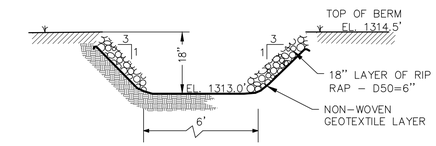


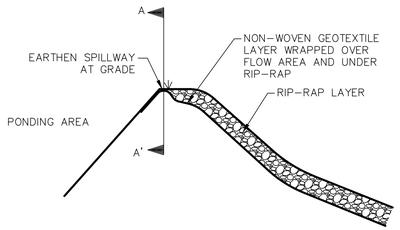
FILTER POND 1 PLAN

SCALE: 1"=20'

N

A1



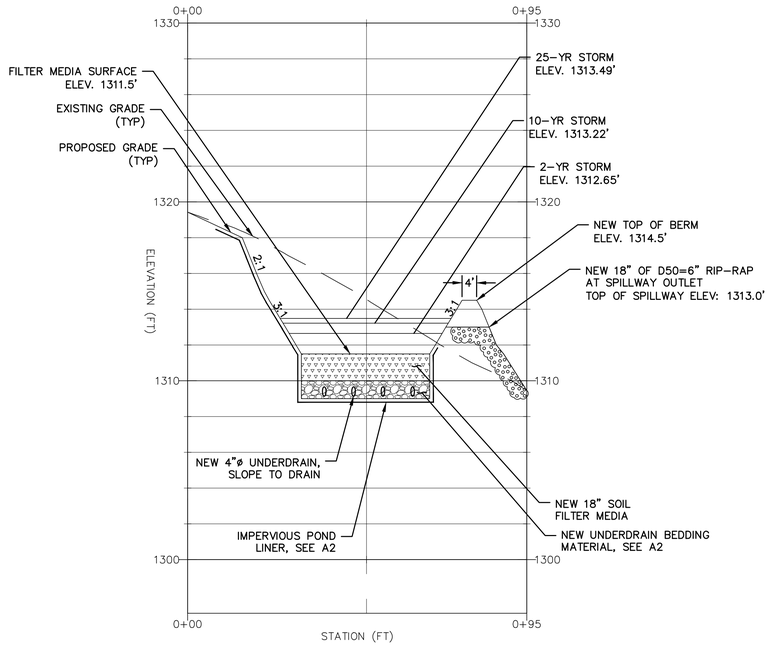


SPILLWAY PROFILE

PONDING AREA SPILLWAY

NOT TO SCALE

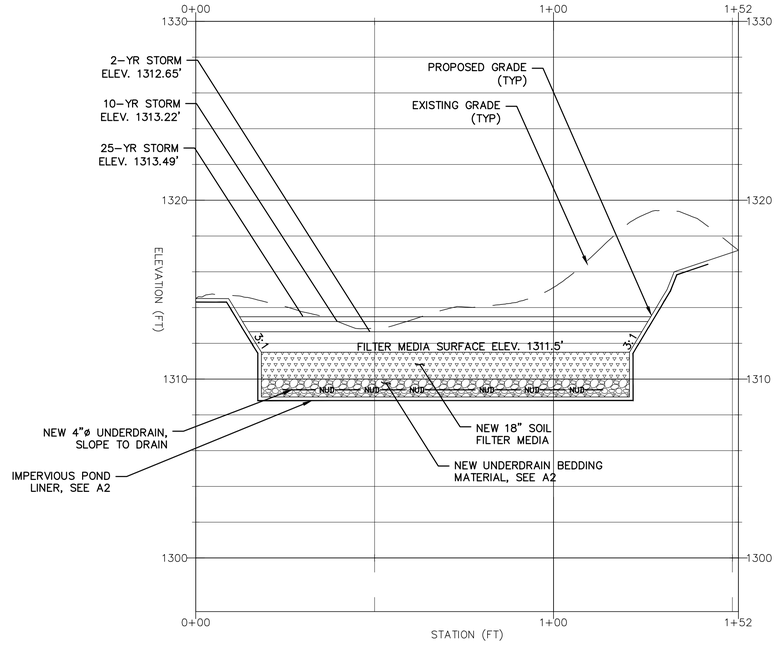
B3



FILTER POND 2 PROFILE B–B'

HORIZONTAL SCALE: 1"=20' VERTICAL SCALE 1"=4

B2



FILTER POND 2 PROFILE A–A'

HORIZONTAL SCALE: 1"=20' VERTICAL SCALE 1"=4'

B1

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
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PROJECT

LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
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MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

20 0 10 20

(IN FEET)

1 INCH = 20 FT

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TABLE 2 LOAMY COARSE SAND SIEVE ANALYSIS SPEC.	
Sieve Size	% by Weight
#10	85–100
#20	70–100
#60	15–40
#200	8–15

TABLE 3 SANDY LOAM TO FINE SANDY LOAM SPEC.	
Sieve Size	% by Weight
#4	75–95
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TABLE 4 MEDOT Specifications for UNDERDRAINS	
Sieve Size	% by Weight
Underdrain Type B	
1"	95–100
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FILTER BED NOTES

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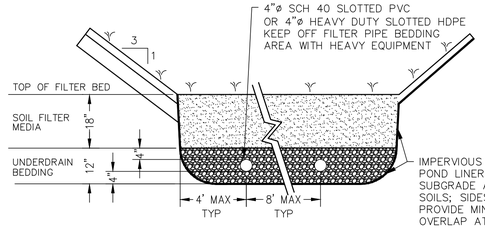
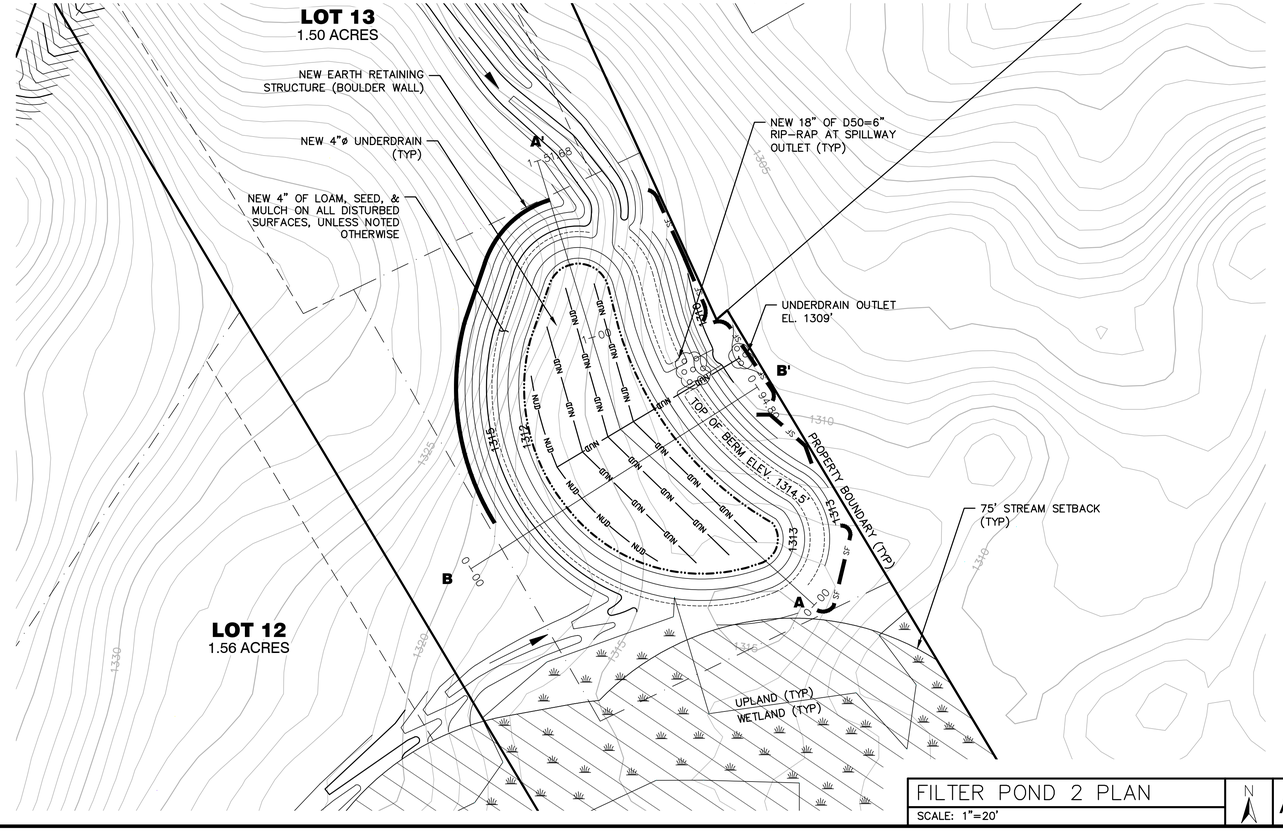


NOTE: MAINE DEP REQUIRES (PER CHAPTER 7.1 OF STORMWATER BMP DESIGN MANUAL), THE INSPECTION OF THE UNDERDRAINED FILTER BY THE DESIGN ENGINEER DURING CONSTRUCTION AT THE STAGES OF GENERAL SHAPE COMPLETED, UNDERDRAIN PIPE IN PLACE BUT NOT COVERED, DRAINAGE MEDIA IN PLACE, AND FINISHED WITH FILTER MEDIA AND SEED IN PLACE. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER 48 HOURS IN ADVANCE OF THE ESTIMATED TIME OF CONSTRUCTION INSPECTION TO ARRANGE AN INSPECTION.

GRASSED FILTER BED DETAIL

NOT TO SCALE

A2



FILTER POND 2 PLAN

SCALE: 1"=20'

N

A1

SUBMISSION NOTES:
SUBMISSION 1: 2025–08–12 ERL FOR REVIEW.
SUBMISSION 2: 2026–04–09 TLB FOR REVIEW.

PROJ. MGR:	EJH
DRAWN BY:	TLB/ERL
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026–04–09
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

FILTER POND PLAN & PROFILES

SEAL:

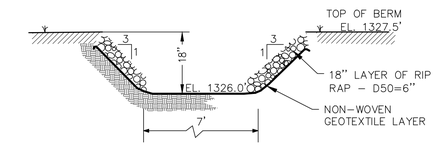
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED
PROFESSIONAL ENGINEER
2026-04-09

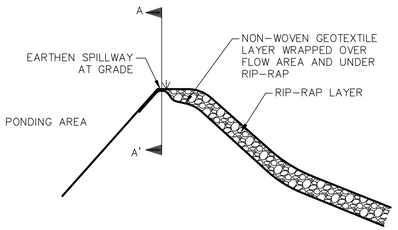
EMILY J. HASTINGS ME PE#16337

DRAWING NO.

C6.2

MLDC NO. 25–040 2 OF 4



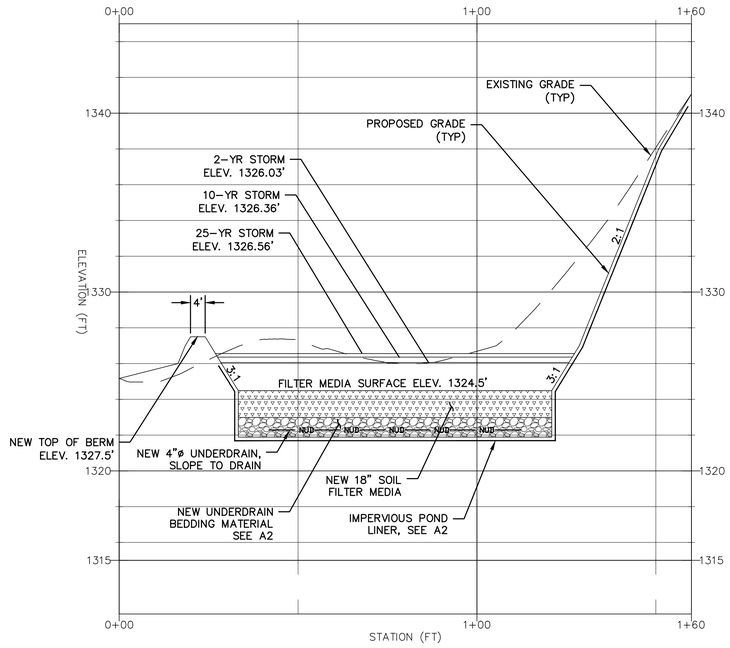


SPILLWAY PROFILE

PONDING AREA SPILLWAY

NOT TO SCALE

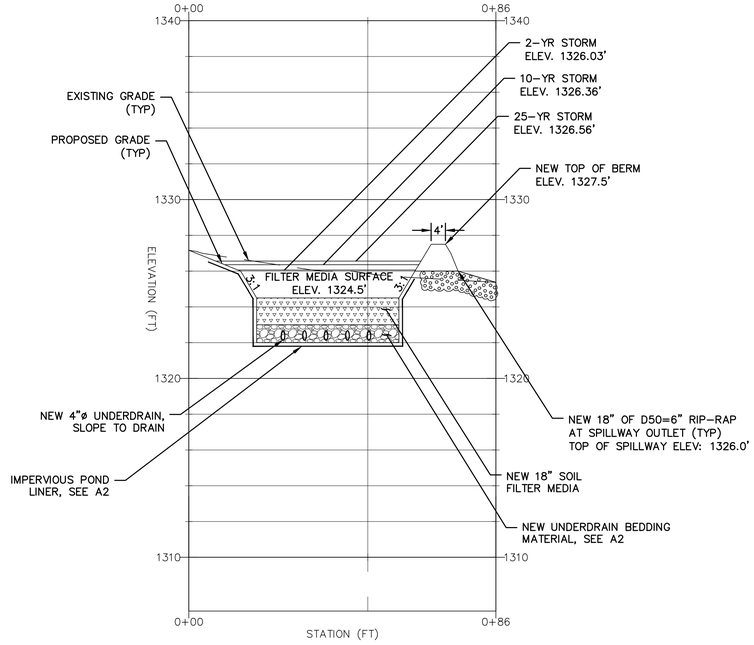
B3



FILTER POND 3 PROFILE B–B'

HORIZONTAL SCALE: 1"=20' VERTICAL SCALE 1"=4

B2



FILTER POND 3 PROFILE A–A'

HORIZONTAL SCALE: 1"=20' VERTICAL SCALE 1"=4'

B1

MAIN-LAND
DEVELOPMENT CONSULTANTS, INC.
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367 US ROUTE 1 FALMOUTH, MAINE
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PROJECT

LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

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(IN FEET)

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SUBMISSION 2: 2026–04–09 TLB FOR REVIEW.

PROJ. MGR:	EJH
DRAWN BY:	TLB/ERL
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026–04–09
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

FILTER POND PLAN & PROFILES

SEAL:

EMILY J. HASTINGS ME PE#16337

DRAWING NO.

C6.3

MLDC NO. 25–040 3 OF 4

TABLE 1
SOIL FILTER MEDIA

Filter Media	Mixture by Volume	Specifications
Sandy loam/fine sandy loam & Course Loamy Sand	70%–80%	Required to meet the Sieve Analysis specified in Table 2, below.
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MEDOT Specifications for UNDERDRAINS

Sieve Size	% by Weight
Underdrain Type B	
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FILTER BED NOTES

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

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- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

- SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
- PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90–92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

GENERAL NOTES

1. AVOID COMPACTING UNDERDRAIN BEDDING AND SOIL FILTER MEDIA DURING CONSTRUCTION. OVER–COMPACTED SOILS WILL NOT ALLOW PROPER WATER MIGRATION THROUGH THE SOIL SECTION; FILTER BEDS ARE INTENDED TO DRAIN DRY WITHIN 24 TO 48 HOURS.

2. SEED FILTER AREA WITH CONSERVATION TYPE SEED MIXTURE (A 48 LBS/ACRE MIXTURE CONTAINING 20 LBS/ACRE OF CREEPING RED FESCUE AND TALL FESCUE EACH PLUS 8 LBS/ACRE OF BIRDSFOOT TREFOIL)

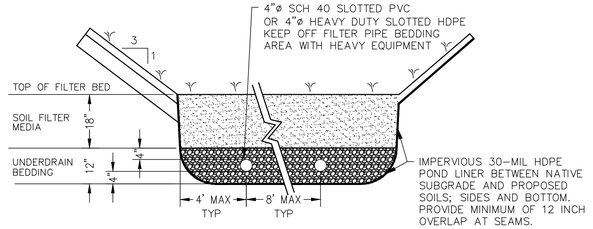
3. DO NOT INSTALL AND STABILIZE THE SOIL FILTER MEDIA IN THE BASIN UNTIL AFTER CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED.

UNDERDRAIN BEDDING

1. UNDERDRAIN GRANULAR MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL MEETING THE MEDOT SPECIFICATION 703.22 UNDERDRAIN TYP B FOR UNDERDRAIN BACKFILL (SEE TABLE 4).

2. UNDERDRAINS SHALL BE PLACED NO FURTHER THAN 8 FEET APART.

3. UNDERDRAINS SHALL MAINTAIN A MINIMUM OF 1% FOR POSITIVE DRAINAGE.

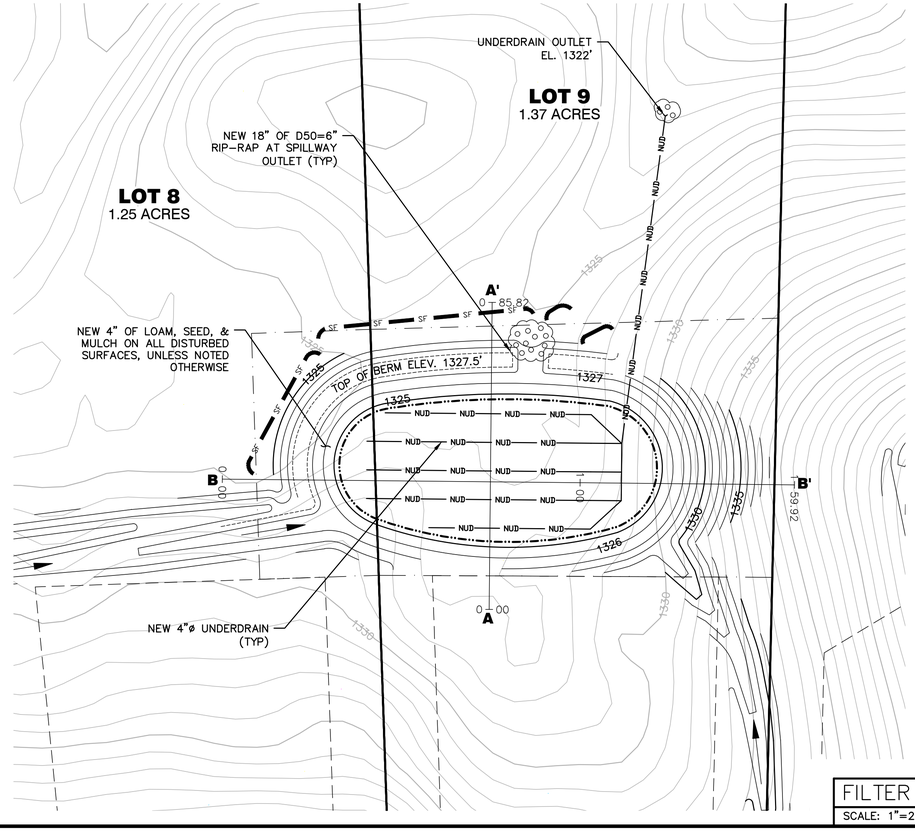


NOTE: MAINE DEP REQUIRES (PER CHAPTER 7.1 OF STORMWATER BMP DESIGN MANUAL), THE INSPECTION OF THE UNDERDRAINED FILTER BY THE DESIGN ENGINEER DURING CONSTRUCTION AT THE STAGES OF GENERAL SHAPE COMPLETED, UNDERDRAIN PIPE IN PLACE BUT NOT COVERED, DRAINAGE MEDIA IN PLACE, AND FINISHED WITH FILTER MEDIA AND SEED IN PLACE. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER 48 HOURS IN ADVANCE OF THE ESTIMATED TIME OF CONSTRUCTION INSPECTION TO ARRANGE AN INSPECTION.

GRASSED FILTER BED DETAIL

NOT TO SCALE

A2

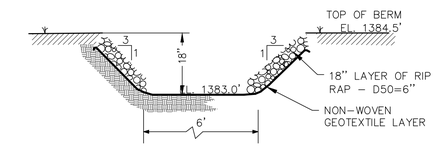


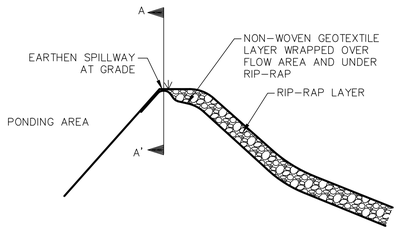
FILTER POND 3 PLAN

SCALE: 1"=20'

N

A1



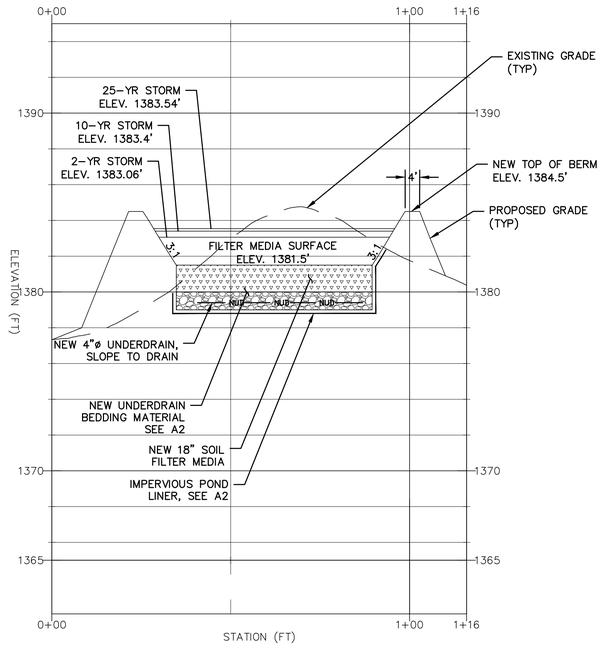


SPILLWAY PROFILE

PONDING AREA SPILLWAY

NOT TO SCALE

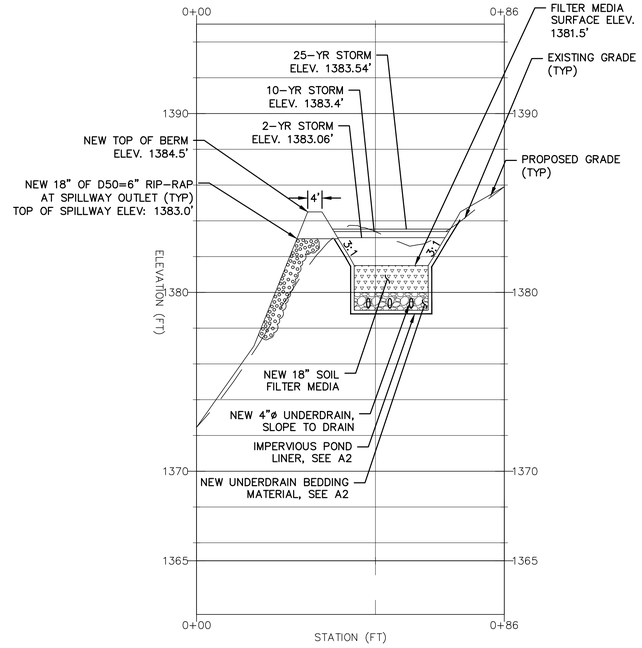
B3



FILTER POND 4 PROFILE B–B'

HORIZONTAL SCALE: 1"=20' VERTICAL SCALE 1"=4

B2



FILTER POND 4 PROFILE A–A'

HORIZONTAL SCALE: 1"=20' VERTICAL SCALE 1"=4'

B1

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT

LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

20 0 10 20

(IN FEET)

1 INCH = 20 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025–08–12 ERL FOR REVIEW.
SUBMISSION 2: 2026–04–09 TLB FOR REVIEW.

PROJ. MGR:	EJH
DRAWN BY:	TLB/ERL
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026–04–09
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

FILTER POND PLAN & PROFILES

SEAL:

STATE OF MAINE
EMILY J.
HASTINGS
No. 16337
LICENSED
PROFESSIONAL ENGINEER
2026-04-09

EMILY J. HASTINGS ME PE#16337

DRAWING NO.

C6.4

MLDC NO. 25–040 4 OF 4

TABLE 1 SOIL FILTER MEDIA		
Filter Media	Mixture by Volume	Specifications
Sandy loam/fine sandy loam & Course Loamy Sand	70%–80%	Required to meet the Sieve Analysis specified in Table 2, below.
Mulch	20%–25%	Moderatley fine, shredded bark or wood fiber mulch with less than 5% passing the #200 sieve
8% to 12% passing #200 sieve. Clay content less than 2%		

TABLE 2 LOAMY COARSE SAND SIEVE ANALYSIS SPEC.	
Sieve Size	% by Weight
#10	85–100
#20	70–100
#60	15–40
#200	8–15

TABLE 3 SANDY LOAM TO FINE SANDY LOAM SPEC.	
Sieve Size	% by Weight
#4	75–95
#10	60–90
#40	35–85
#200	20–70
200 (CLAY SIZE)	<2.0

TABLE 4 MEDOT Specifications for UNDERDRAINS	
Sieve Size	% by Weight
Underdrain Type B	
1"	95–100
1/2"	75–100
#4	50–100
#20	15–80
#50	0–15
#200	0–5

FILTER BED NOTES

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

COMPACTION OF SOIL FILTER: THE BED SHOULD BE INSTALLED BY FLOODING THE MEDIA WITH WATER AND PLACING MATERIAL IN 6–9" LIFTS.

CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO–RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
- AFTER ONE YEAR INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

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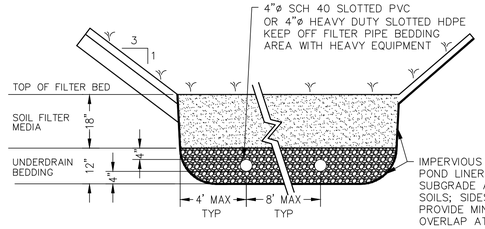
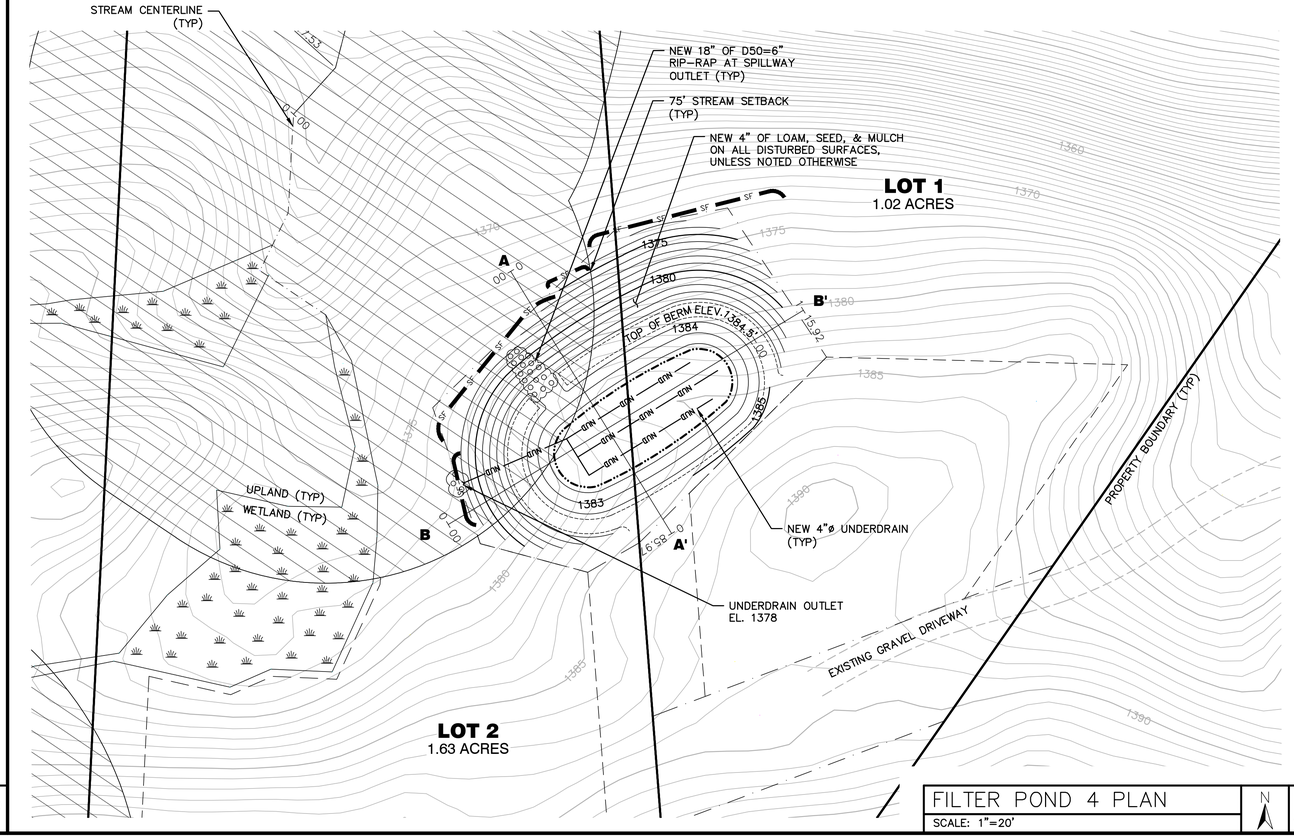


NOTE: MAINE DEP REQUIRES (PER CHAPTER 7.1 OF STORMWATER BMP DESIGN MANUAL), THE INSPECTION OF THE UNDERDRAINED FILTER BY THE DESIGN ENGINEER DURING CONSTRUCTION AT THE STAGES OF GENERAL SHAPE COMPLETED, UNDERDRAIN PIPE IN PLACE BUT NOT COVERED, DRAINAGE MEDIA IN PLACE, AND FINISHED WITH FILTER MEDIA AND SEED IN PLACE. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER 48 HOURS IN ADVANCE OF THE ESTIMATED TIME OF CONSTRUCTION INSPECTION TO ARRANGE AN INSPECTION.

GRASSED FILTER BED DETAIL

NOT TO SCALE

A2



FILTER POND 4 PLAN

SCALE: 1"=20'

N

A1

UTILITY LOCATION REQUIREMENTS

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES.
A. PRE-MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS, OR STAKES SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.
B. CALL DIG SAFE, AT 1-888-DIGSAFE, AT LEAST THREE BUSINESS DAYS – BUT NO MORE THAN 30 CALENDAR DAYS – BEFORE STARTING WORK. DON'T ASSUME SOMEONE ELSE WILL MAKE THE CALL.
C. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN ADVANCE.
D. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS, OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
E. CONTACT THE LANDOWNER AND OTHER 'NON-MEMBER' UTILITIES (WATER, SEWER, GAS, ETC) FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
F. RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING, OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY, OR ANY OTHER REASON.
G. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.
H. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY, AND/OR STATE D.O.T. STREET OPENING PERMIT REQUIREMENTS.
I. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE P.U.C. OR VISIT THEIR WEBSITE.
J. IF YOU DAMAGE, DISLOCATE, OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.
K. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED, OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AND INCIDENT REPORT WITH THE P.U.C.. FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE P.U.C. AT 1-800-452-4699.

UTILITY LOCATION REQUIREMENTS — C3

NOT TO SCALE

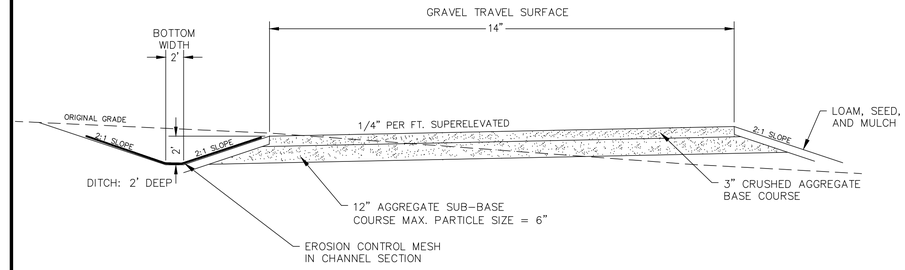
MDOT GRAVEL SPECIFICATIONS SECTION 703.06

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES				
	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
4 INCH			100		
3 INCH			90-100		
2 INCH			75-100		
1 INCH			50-80		
1/2 INCH	45-70	35-75	30-60	35-80	
1/4 INCH	30-55	25-60		25-65	25-100
NO. 4			15-40		
NO. 40	0-20	0-25		0-30	0-50
NO. 200	0-6.0	0-6.0	0-6.0	0-7.0	0-7.0

NOTE: TYPE A SHALL BE CRUSHED LEDGE OR CRUSHED GRAVEL. TYPE A AGGREGATE FOR BASE SHALL ONLY CONTAIN PARTICLES OF ROCK WHICH PASS THE 2 INCH SIEVE, AT LEAST 50 PERCENT OF THE MATERIAL RETAINED ON THE NO. 4 SIEVE SHALL HAVE AT LEAST 1 FRACTURED FACE AS TESTED BY AASHTO T 335.
NOTE: TYPE B SHALL BE CRUSHED LEDGE OR CRUSHED GRAVEL. TYPE B AGGREGATE FOR BASE SHALL ONLY CONTAIN PARTICLES OF ROCK WHICH PASS THE 4 INCH SIEVE.
NOTE: TYPE C SHALL BE CRUSHED LEDGE OR CRUSHED GRAVEL AND AGGREGATE FOR BASE SHALL ONLY CONTAIN PARTICLES OF ROCK WHICH PASS THE 6 INCH SIEVE, AT LEAST 50 PERCENT OF THE MATERIAL RETAINED ON THE NO. 4 SIEVE SHALL HAVE AT LEAST 1 FRACTURED FACE AS TESTED BY AASHTO T 335.
NOTE: AGGREGATE FOR SUB-BASE SHALL BE SAND OR GRAVEL OF HARD DURABLE PARTICLES FREE OF VEGETABLE MATTER, LUMPS OF CLAY, AND OTHER DELETERIOUS SUBSTANCES. AGGREGATE FOR SUB-BASE SHALL NOT CONTAIN PARTICLES THAT DO NOT PASS THE 6 INCH SIEVE.

TYPICAL MAINE DOT GRAVEL SPECS — C2

NOT TO SCALE



NOTE: SEE PLAN FOR SUPERELEVATED FLOW DIRECTION

TYPICAL GRAVEL ROAD SECTION — C1

NOT TO SCALE

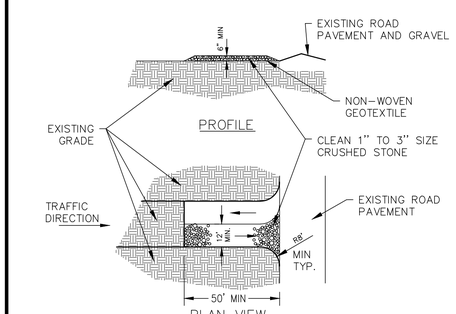
MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT
RESIDENTIAL SUBDIVISION
MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

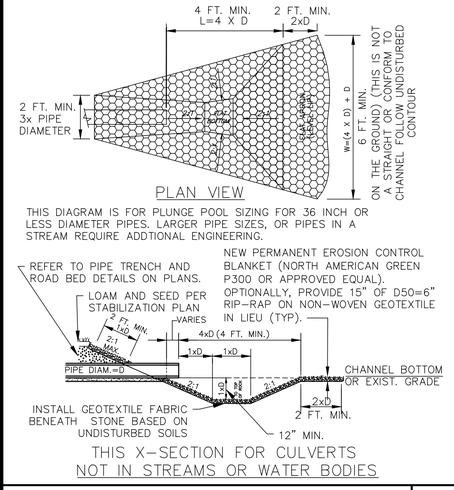
DRAWING SCALE:
NOT TO SCALE



NOTES:
1. STONE SIZE: 2½" TO 1½" USE CRUSH STONE.
2. THICKNESS: MINIMUM OF 8".
3. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC TRAVELED WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE.

TEMP. STABILIZED CONSTRUCTION EXIT — B4

NOT TO SCALE



THIS DIAGRAM IS FOR PLUNGE POOL SIZING FOR 36 INCH OR LESS DIAMETER PIPES. LARGER PIPE SIZES, OR PIPES IN A STREAM REQUIRE ADDTIONAL ENGINEERING.

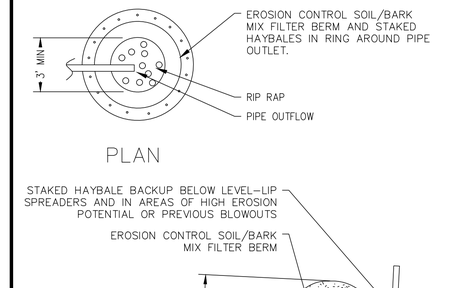
THIS X-SECTION FOR CULVERTS NOT IN STREAMS OR WATER BODIES

TYPICAL MAINE DOT GRAVEL SPECS — C2

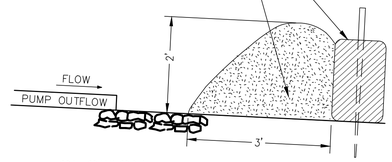
NOT TO SCALE

OUTLET APRON FOR STORMDRAINS — B3

NOT TO SCALE



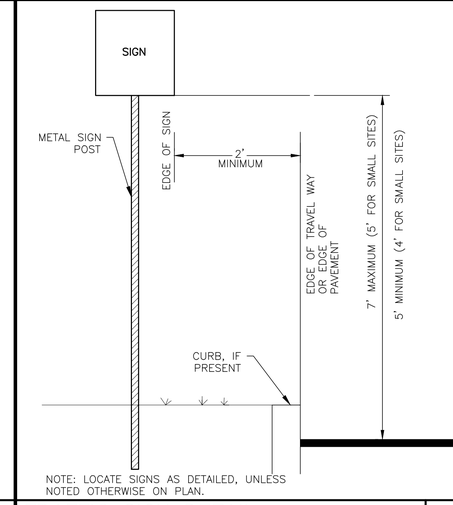
STAKED HAYBALE BACKUP BELOW LEVEL-LIP SPREADERS AND IN AREAS OF HIGH EROSION POTENTIAL OR PREVIOUS BLOWOUTS



SECTION

DEWATERING SEDIMENT FILTER — B2

NOT TO SCALE



NOTE: LOCATE SIGNS AS DETAILED, UNLESS NOTED OTHERWISE ON PLAN.

TRAFFIC SIGN DETAIL — B1

NOT TO SCALE

UTILITY LOCATION REQUIREMENTS — C3

NOT TO SCALE

TYPICAL MAINE DOT GRAVEL SPECS — C2

NOT TO SCALE

OUTLET APRON FOR STORMDRAINS — B3

NOT TO SCALE

DEWATERING SEDIMENT FILTER — B2

NOT TO SCALE

TYPICAL GRAVEL ROAD SECTION — C1

NOT TO SCALE

REVISION NOTES:

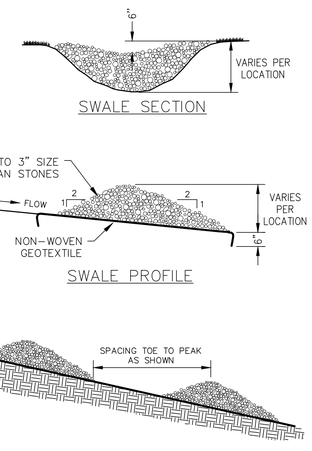
NO.	DATE	DESCRIPTION
1	2025-09-23	THIS REVISION IS FOR PERMITTING

PROJ. MGR: EJH
DRAWN BY: ERL
CHECKED BY: TLB
SURVEY DATE: N/A
PLAN DATE: 2025-09-23
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

DETAIL SHEET

SEAL:



EMILY J. HASTINGS ME PE#16337

DRAWING NO.
C9.1
MLDC NO. 25-040 1 OF 1

GENERAL NOTES

E1. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION SHOWN ON THIS DRAWING PERFORMED AND SUPPLIED BY ACME LAND SURVEYING, LLC. PLAN NAMED "BOUNDARY SURVEY FOR LOAF LAND DEVELOPMENT, LLC" DATED 11/30/2024.

E2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO MAIN-LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

E3. ADD 4" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.

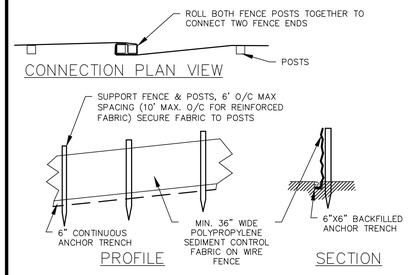
E4. GRADE SURFACES TO DRAIN AWAY FROM ROAD. PUDDLING OF WATER IN AREAS WILL NOT BE ACCEPTABLE, EXCEPT FOR AREAS DESIGNATED AS PONDS.

E5. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE, PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.

E6. PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

GENERAL NOTES — A5

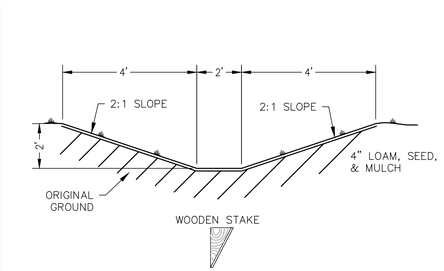
NOT TO SCALE



NOTES:
1. PLACE SILT FENCE OR FILTER BERMS ALONG UNIFORMLY SLOPED SURFACE.
2. EROSION CONTROL MIX FILTER BERM MAY BE SUBSTITUTED FOR A SILTFENCE. SEE THE SITE GRADING AND EROSION CONTROL PLAN.
3. EXCAVATE A 6"X6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
4. UNROLL ONE SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
5. DRIVE THE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTIONS AS SHOWN ABOVE.
6. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPLISHED BY AN INTERCEPTION DITCH.
7. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

SILT FENCE — A4

NOT TO SCALE

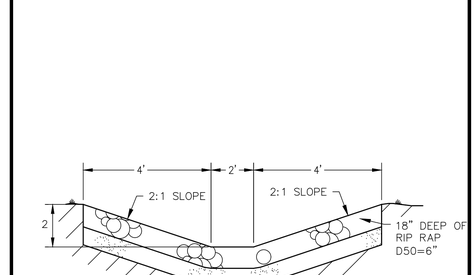


OPTION TO STAPLES

NOTES:
1. FLOW AREA OF GRASS DITCH TO BE LINED WITH AMERICAN EXCELSIOR CURLEX BANKMENT OR EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATION WITHIN 48 HOURS OF FINAL DITCH GRADING.
2. BURY THE TOP OF THE NETTING IN A TRENCH 6" OR MORE DEEP.
3. TAM TRENCH FULL OF SOIL, SECURE WITH ROW OF STAPLES (OR WOOD STAKES), 12" SPACING, 4" DOWN FROM THE TRENCH.
4. OVERLAP-BURY UPPER END OF LOWER STRIP AS IN "A" & "B" OVERLAP END OF TOP STRIP 4" AND STAPLE OR WOOD STAKE.
5. CHECK SLOT-FOLD OF NETTING BURIED IN SLIT TRENCH TAMPED; DOUBLE ROW OF STAPLES (OR WOOD STAKES) AT 12" SPACING, USE CHECK SLOTS AT 15" SPACING IN DITCHES OR STEEP SLOPES.

TYPICAL GRASS DITCH — A3

NOT TO SCALE



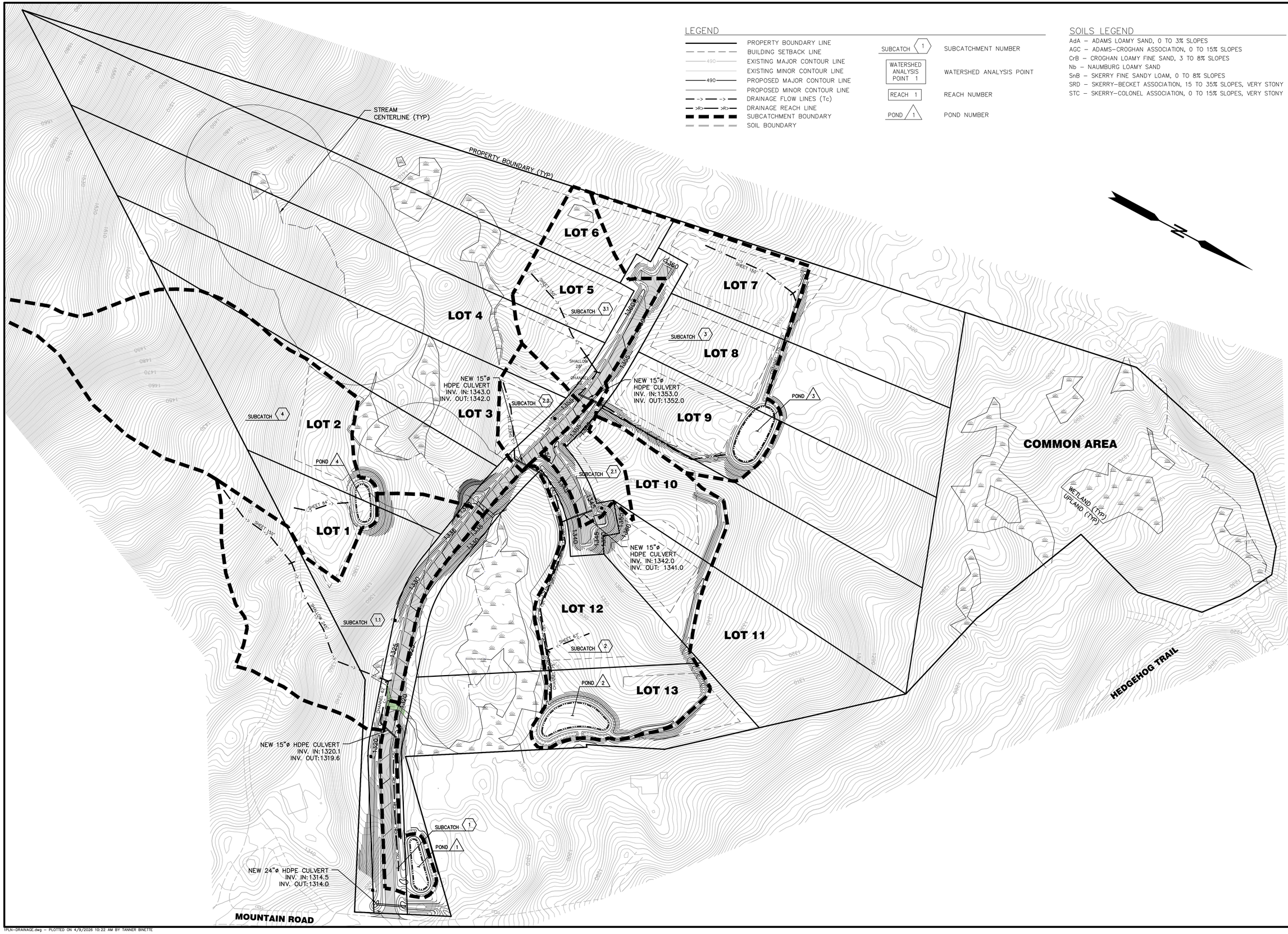
NOTE: PERMANENT DITCH LINING SHALL BE INSTALLED WITHIN 48 HOURS OF FINAL DITCH GRADING.

TYPICAL RIP RAP DITCH — A2

NOT TO SCALE

SWALE/DITCH STONE CHECK DAM — A1

NOT TO SCALE



MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT

RESIDENTIAL SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

60 0 30 60
(IN FEET)
1 INCH = 60 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-09-23 ERL FOR REVIEW.
SUBMISSION 2: 2026-04-09 TLB FOR REVIEW.

PROJ. MGR:	EJH
DRAWN BY:	TLB/ERL
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026-04-09
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

DRAINAGE PLAN

SEAL:

STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
2026-04-09

EMILY J. HASTINGS ME PE#16337

DRAWING NO.

D2.1

MLDC NO. 25-040 1 OF 1

Section 11: Site Photos

This section contains existing conditions photographs of the subject area, photos taken by Main-Land on May 14, 2025.

Existing Site Conditions
LUPC Single Family Residential Subdivision
Carrying Place Township, Maine

Figure 1: Cleared Area on Parcel

Figure 2: Mountain Village Road access

Figure 3: Existing Stream

Figure 4: Remaining Materials on Site

Figure 5: Mountain Village Road Access

Figure 6: Entrance to Existing Building

Figure 7: General Ground Surface of Parcel

Figure 8: Clearing At Road Entrance

Section 12: Site Access and Legal Right of Access

The project proposes the construction of a new road segment, Mountain Village Road, to be accessed from Mountain Road, a public road that sources from Porcupine Trail, also a public road which is accessed from U.S. Route 16/27.

The proposed road segment, Mountain Village Road, has one proposed spur, Courtney Lane. These two road segments provide access to Lots 3-13 in the proposed subdivision.

Proposed Lots 1 & 2 are to be accessed from the existing road, Moose Track Road, which sources from Mountain Road through the abutting parcel, labelled as Lot 15 on Town of Coplin Plantation Tax Map 7. Moose Track Road has an existing right-of-way, "described as being for access and utilities with an unspecified width along 'Moose Track Road'", as detailed in the boundary survey plan prepared by ACME Land Surveying, LLC, plan dated 2024-04-30, which is included in Section 10 of this application.

Section 13: Vehicle Access, Circulation, and Parking

The applicant is proposing 13 single-family residential lots with two new road segments to provide access from a single new entrance to the site. The proposed roads, Mountain Village Road and Courtney Lane, have been designed to LUPC standards at a "Class 2" design level. Road Plan and Profiles have been provided.

The new roads are proposed to be a superelevated, gravel surface with a travel width of 14 feet. As both new road segments end in a dead end, each is designed with a hammerhead turn-around to allow for adequate traffic flow. All proposed intersections have been designed at perpendicular angles. Vegetation surrounding the proposed intersections will be removed to allow for adequate sight distances.

Per the Institute of Transportation Engineers trip generation calculations, the proposed project results in an estimated total of 123 trips on the peak day, using the Land Use Group of *210 Single-Family Detached Housing*.

No on-street parking areas are proposed as part of the road design. All parking areas will be located on the individual lots.

Section 14: Subdivision Layout and Design

For Use with Exhibit 14: Subdivision Lot Specifications Table

Applicant/Project Name:_____

Refer to Subdivision Layout and Design (Exhibit 14) for instructions. Use lot numbers consistent with the numbering on the Site Plans (Exhibit 10).

Lot no.	Lot width x depth (ft.)	Lot size (sq. ft.)	Building envelope width x depth (ft.)	Building envelope size (sq. ft.)	Shore frontage (ft.)	Road frontage (ft.)	Will remain undeveloped? (Y/N)	NRCS soils low density development potential rating(s)	Detailed description of lot characteristics (wooded, open field, stream, steep slopes, etc.)
1	280'x160'	44524 SF	100' x 85'	6968 SF	0'	599'	N	Very limited	Forested, some wetlands, some steep slopes.
2	160' x 440'	70924 SF	80' x 130'	11265 SF	0'	131'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
3	110' x 660'	67054 SF	100' x 50'	4523 SF	0'	145'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
4	100' x 800'	78178 SF	70' x 140'	8954 SF	0'	101'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
5	100' x 930'	89203 SF	60' x 200'	12109 SF	0'	113'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
6	90' x 980'	59446 SF	80' x 200'	14714 SF	0'	98'	N	Very limited	Forested, some wetlands, some steep slopes.
7	140' x 900'	56045 SF	80' x 200'	16616 SF	0'	100'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
8	120' x 960'	54258 SF	70' x 160'	12508 SF	0'	100'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
9	120' x 660'	59517 SF	70' x 150'	12783 SF	0'	100'	N	Very limited	Forested, some wetlands, some steep slopes.
10	130' x 660'	73816SF	80' x 200'	14299 SF	0'	202'	N	Very limited	Forested, some wetlands, some steep slopes.
11	130' x 420'	53472 SF	70' x 120'	7542 SF	0'	102'	N	Very limited	Forested, some steep slopes.
12	320' x 370'	67817 SF	100' x 140'	13363 SF	0'	559'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
13	120' x 470'	65339 SF	90' x 140'	13098 SF	0'	120'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
Common Area	540' x350'	161607 SF	n/a	n/a	0'	115'	Y	Very limited	Forested, stream, some wetlands, some steep slopes

Section 15: Common Open Space

There is 3.71 acres of common open space proposed in this subdivision as shown on S1.1 Subdivision Plan. It is located at the southern boundary of the subject property and contains wetlands and a stream segment, ideal for wildlife passage. The association will maintain the open space parcel but there will be restricted so there will be no development on it. Association residentials may assess the parcel, if not abutting, along Hedgehog Trail.

There is no need for 500’ wildlife passage along the road as it is less than 1,320’ long as stated in Chapter 10 Section 10.25Q(d)(3).

Section 16: Subdivision Lot Deed or Lease Covenants

This section contains a draft of the proposed Deed Restrictions & Covenants for the proposed subdivision.

DECLARATION OF COVENANTS,
EASEMENTS AND RESTRICTIONS
LOAF LAND DEVELOPMENT
COPLIN PLANTATION, MAINE

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Loaf Land Development, LLC, (hereinafter referred to as "Declarant") is the owner of certain real estate situated in the Town of Coplin Plantation, Maine, which premises were conveyed to the Declarant dated January 22, 2024, and recorded in Book 4611, Page 256 of the Franklin County Registry of Deeds (the "Property"); and

WHEREAS, the above-referenced premises has been subdivided as shown on Plan of Residential Subdivision Mountain Road & Hedgehog Trail Coplin Plt., Maine, dated _____ and recorded in Plan Book _____, Pages _____ of the Franklin County Registry of Deeds (the "Plan");

WHEREAS, Declarant desires to insure that the numbered lots as shown on the Plan, those being Lots 1-13 (the "Lots") shall be developed in an attractive and compatible manner for residential uses so as to enhance the purchasers' use and enjoyment of their property and the value thereof and to comply with the requirements of the Land Use Planning Commission of the State of Maine; and

WHEREAS, to accomplish the foregoing Declarant intends to impose certain restrictions on the development of the Property.

NOW, THEREFORE, the Lots shall be subject to and benefited by the following restrictions which shall be deemed to run with the land, of which restrictions may be enforced by the Declarant and any subsequent owner of any of the Lots, intending to create a common scheme of restrictions for the benefit of all said Lots:

1. **Creation of an Association**. The real estate as depicted on the Plan shall be governed by a homeowners' association (the "Association") to be created by the Declarant prior to the first sale of any lot in the Plan.

   a. Each owner of a Lot shall automatically be a member of the Association and each Lot shall be allocated only one (1) vote.

   b. The purpose of the Association shall be to take title to the Roads (as defined below) and the Common Area (as depicted in the Plan, the "Common Area") upon conveyance by the Declarant to the Association pursuant to Section 3 below, and to maintain, repair and replace the Roads which shall include, but not be limited to repairs, maintenance, snow plowing and snow removal.

   c. The Association shall be governed by a Board of Directors (the "Board") who shall be authorized to do all such acts and things necessary for the administration of the affairs of the Association, except those acts which by law or the Association's Bylaws

may not be delegated to the Board.

d. Notwithstanding the foregoing, the Declarant shall have all powers of the Association until the earlier of: (i) the date on which the last of the Lots have been conveyed by the Declarant to its successor or purchasers of such Lots; of (ii) following the sale of at least five (5) Lots, the date on which the Declarant, in its sole discretion, turns over management of the Roads and the Common Area to the Association.

2. **Clearing of Lots**. The clearing of trees or any forested areas on each Lot shall be limited to areas that consist of the building envelopes and the driveways for each Lot as depicted on the Plan.

3. **Roads and Common Space.** For as long as Declarant owns any portion of the Lots, Declarant hereby excepts and reserves a right of way for all purposes over, across and through all roads depicted on the Plan, together with the right to install and maintain al utilities and lines, water systems, storm drainage lines and ditches adjacent to, with or under the traveled portion of said road. Until the Declarant relinquishes the powers it holds pursuant to Section 1(d), the Declarant shall be responsible for the maintenance of the Roads and Common Space and thereafter the Declarant shall transfer all right title and interest to the Roads and the Common Space, excepting the aforementioned right of way, to the Association.

4. **Road Maintenance.** The roads depicted on the Plan as Mountain Village Road and Courtney Lane (the "Roads") shall be maintained by the Declarant until the Roads are transferred to the Association, unless and until the roads are accepted by the Town of Coplin Plantation, after which the road will be maintained by the Town of Coplin Plantation in accordance with its policies and procedures. The Declarant or the Association, as applicable, shall maintain the entire roadway and infrastructure to include, but not limited to, roadway travel surface, roadside ditching, underground/aboveground utilities, stormwater and erosion control features, snow plowing and all repairs and maintenance. Notwithstanding the foregoing, the owners of Lots 1 and 2 as depicted in the Plan shall not be responsible for any portion of maintenance to the Roads and the owners of Lots 1 and 2 shall be responsible for the foregoing maintenance and repairs necessary for ingress and egress over that certain right of way referred to in the Plan as Moose Track Road and the costs shall be shared equally by the owners of Lots 1 and 2. In the event there is any dispute regarding any proposed plan of repairs or maintenance and the sharing of costs associated with Moose Track Road, such dispute shall be resolved by the Declarant (in the event Declarant still hold the powers of the Association) or the disinterested members of the Board of the Association.

5. **Shared Driveway Maintenance**. The shared driveways as depicted in the Plan where "Driveway Easement" is referenced on Lot 1 (for the shared driveway of Lot 1 and Lot 2), Lot 10 (for the shared driveway of Lot 10 and 11) and Lot 12 (for the shared driveway of Lot 12 and Lot 13) shall be maintained by the owners of the Lots that each driveway benefits and such maintenance costs shall be, unless agreed to otherwise by such owners, shared equally by such owners. For as long as Declarant owns any of the numbered Lots mentioned in this Section 5, it shall not be responsible for the shared driveway maintenance costs.

6. **Common Area.** Each owner of the Lots shall have a non-exclusive right to use the Common Area as shown on the Plan. Use of the Common Area shall be subject to any rules and regulations established from time to time by the Declarant or the Board. The Common Area shall be used only for non-commercial recreation, agriculture or conservation purposes. Without

limited the foregoing, the Common Area may include a trail for public use and/or snowmobile or other motorized vehicle use, subject to any rules and regulations as may be established by the Declarant or the Board from time to time. No permanent structure shall be built or constructed on the Common Area and temporary structures shall be limited to tents, canopies or other similar structures which shall be permitted to be erected for not more than thirty-six (36) continuous hours.

7. **Maintenance of Lots**. All lots and improvements on the lots shall be kept and maintained by the owner thereof in clean, safe attractive and pleasant condition and in good repair, subject to the rights of the Declarant and/or the Association to provide maintenance services consistent with this Declaration, and the Association contracts and budgets.

8. **Rules and Regulations**. Declarant and the Association may from time to time adopt, modify and revoke in whole or in part, such reasonably rules and regulations governing the conduct of persons on the Property as it may deem necessary and methods of procedures for enforcing compliance with the Declaration. In addition, the Board of Directors of the Association may from time to time adopt, modify and revoke in whole or in part such reasonable rules and regulations, provided, however, that said modification and/or revocations shall not apply to any rules and regulations that have been adopted, modified or revoked by Declarant. Any such creation, amendment, modification or revocation of the rules or regulations shall be promptly delivered to each owner of the Lots.

IN WITNESS WHEREOF, Declarant has set its hand this _____ day of _____, 20___.

LOAF LAND DEVELOPMENT, LLC

By:_____

STATE OF MAINE

COUNTY OF _____,ss _____, 20___

Personally appeared the above named _____, and acknowledge the above instrument to be their free act and deed in their said capacities and the free act and deed of Loaf Land Development, LLC

Before me

_____

Notary Public

Printed Name:_____

My Commission Expires:_____

Section 17: Fire, Police, and Ambulance

This section contains the correspondence with local emergency services such as Northstar Ambulance Service, Franklin County Sherrif's Office and Eustis Fire Department.

Fire Chief Sprague, reached out with an email response suggesting a wider road for his apparatus and turns outs, if possible. The proposed road design is to LUPC minimum standards (and similar to the roads to access this proposed development) and the grades are fairly gradual for the area at 8.5% at the greatest. He also suggested, a dry hydrant to benefit the buyers with an anticipated lower insurance premium. The development at this time is not proposing a dry hydrant and it was not required. The association may later choose to install one at their cost if they desired.

Emily Hastings

From: Tanner Binette
Sent: Monday, September 15, 2025 9:41 AM
To: Emily Hastings
Subject: Fw: Project Review - Subdivision - Coplin Plt, 25-040

Follow Up Flag: Follow up
Flag Status: Completed

Get Outlook for iOS

From: Sprague Wise <eustisfire@eustismaine.org>
Sent: Saturday, September 13, 2025 10:32:13 PM
To: Tanner Binette <tanner.binette@main-landdci.com>
Subject: Re: Project Review - Subdivision - Coplin Plt, 25-040

Hello Tanner,

Thank you for sending along the draft for a new subdivision. I'd like to suggest increasing the road width from 14' to 20', even 22' if feasible along with some pull offs if the road is more than 150' in length. The minimum width recommended by the NFPA is 20' with no obstructions to allow for safe two-way passage of average sized fire trucks. I have concerns of the road closing in with snow banks during the winter creating a potential hazard for response if needed be it with our fire apparatus, local ambulances, or even CMP trucks, especially with the road being on a hill. Roads over 500' in length have a suggested 26' width per NFPA. In addition to the width, access roads should have 13.5' of unobstructed vertical clearance and an appropriate radius for apparatus to turn around at dead ends.

Through the years, we have had multiple structure fire incidents in the Hedgehog Village area that required numerous apparatus to respond so an adequate water supply could be sustained. Being a one way in/out road with no hydrant system, a water shuttle would be necessary. I am hopeful the new dwellings would incorporate a sprinkler system during their building phase which would quickly control the fire and minimize property damage.

Are there any plans to include a dry hydrant and water storage tank in the new subdivision, I did not see one listed? It would help lower insurance premiums for future homeowners and be beneficial with suppression efforts as there are no hydrants in the immediate area.

Thank you for your time and make it a great day,

Sprague

On Thu, Sep 4, 2025 at 10:33 AM Tanner Binette <tanner.binette@main-landdci.com> wrote:

> Good morning,

Please find attached a brief letter, draft Concept Division Plan, and project location map for a proposed single-family residential subdivision in Coplin Plantation.

Please feel free to reach out with any question you may have.

Thank you,
Tanner

Main-Land Development Consultants, Inc.

Tanner Binette

Staff Engineer

Tel: 207-897-6752

Cel: 207-320-9239

Main-Land: PEOPLE. PROPERTY. PROSPERITY.

Franklin County Sheriff's Office

Scott R. Nichols, Sheriff

Steve Lowell, Chief Deputy

Business Office: (207) 778-2680
Toll Free: (800) 773-2680
Fax: (508) 296-4032

120 County Way
Farmington, ME 04938

March 9, 2026

MLDC
P.O. Box 0
Livermore Falls, ME 04254

RE: Project Review – 25-040 Residential Subdivision, Coplin Plantation, Maine

Dear Mr. Binette,

Thank you for your correspondence regarding the proposed 13-lot residential subdivision in Coplin Plantation, Maine.

The Franklin County Sheriff's Office provides primary law enforcement coverage for Coplin Plantation and the surrounding unorganized territories within Franklin County. Based on the information provided regarding the proposed subdivision located south of Hedgehog Trail and west of Mountain Road, the Franklin County Sheriff's Office does not anticipate any issues providing law enforcement services to this development.

Should this project proceed as proposed, the Franklin County Sheriff's Office expects that police services will be provided in the same manner as currently delivered throughout Coplin Plantation and the surrounding unorganized territories.

If additional information is required as part of the Land Use Planning Commission review process, please feel free to contact my office.

Sincerely,

Scott Nichols
Sheriff
Franklin County Sheriff's Office

Emily Hastings

From: Smith, Stephen <Stephen.Smith@mainehealth.org>
Sent: Monday, March 9, 2026 12:52 PM
To: Emily Hastings; Senecal, Michael; Kane, Kregg J
Subject: RE: Coplin Plt. - Project Review

Emily

Good afternoon. In reviewing the maps and lot planning, MaineHealth EMS will be able to support the addition of 13 new lots in Coplin Plantation.

Thank you for reaching out. If you need more information, please feel free to reach out to me.

Thanks
Steve

Stephen Smith NR-Paramedic, ME I/C, AS
Maine Health|Director of Northern Region
MaineHealth EMS
111 Franklin Health Commons
Farmington, ME 04938
(W) 207-779-2770
(C) 207-578-0049
stephen.smith@mainehealth.org

From: Emily Hastings <emily@main-landdci.com>
Sent: Monday, March 9, 2026 11:36 AM
To: Senecal, Michael <Michael.Senecal@mainehealth.org>; Kane, Kregg J <Kregg.Kane@mainehealth.org>; Smith, Stephen <Stephen.Smith@mainehealth.org>
Subject: Coplin Plt. - Project Review

Good morning everyone,

Main-Land is assisting a Loaf Land Development LLC with a Maine Land Use Planning Commission (LUPC) Subdivision Application in Coplin. Plt. We reached out late last summer via mail requesting a project review to be used in permitting and never received a response. Attached are those documents. **LUPC is now requiring your review & response** before proceeding with the application. Do you mind taking a spin through and responding with an email confirming your departments availability and capacity to provide the necessary services to the proposed development?

I wasn't sure who to reach out to, so I copied you all. But if there is someone else I should be directing this too please just let me know.

I know you folks are busy, so we appreciate the help!

Thanks!
Emily

Main-Land Development Consultants, Inc.
Main-Land Camp Solutions
Emily Hastings, P.E.
Senior Project Engineer
Tel: 207-897-6752
www.main-landdci.com
Main-Land: PEOPLE. PROPERTY. PROSPERITY.

Did you know Main-Land has job openings? See www.main-landdci.com/join-our-family for more information!

Section 18: Solid Waste Disposal

Other than forestry waste (stumps and grub) which will likely be converted to Erosion and Sedimentation Mixture by the contractor and timber which will likely be utilized as fire wood or sold at length, there is limited waste disposal expected during construction from the applicant.

During residential builds, disposal of construction waste will be on the lot owner and general contractor to coordinate. Typically, use of dumpsters from local companies are utilized.

After build out, solid waste will be primarily residential in scale. A letter requesting project review (sent twice) and capacity to take increase waste was sent to the Town of Eustis, Maine Transfer Station (Coplin Plt. residents allowed usage). No comment has been received yet.

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

August 25, 2025

Town of Eustis Transfer Station
Attn: Anthony Lojas, Attendant
6 Transfer Station Road
Coplin, ME 04982

Subject: Project Review: 25-040 Residential Subdivision – Coplin Plantation, ME

To Whom it May Concern,

Main-Land Development Consultants, Inc. is assisting *Loaf Land Development LLC* with their Land Use Planning Commission Subdivision Application for a single-family residential subdivision in Coplin Plantation, Maine.

The approximately 24.5 acre parcel is located south of Hedgehog Trail and west of Mountain Road in Coplin Plantation, Maine. The site is currently forested and contains a few pockets wetlands and unnamed streams.

The project proposes the development of a new 13-lot subdivision. The proposed lots will be accessed by new 14'-wide gravel access roads, with a single new entrance off Mountain Road. Both of the two new roads are designed with a hammerhead turn-around. The lots will be served by new private septic leachfields and wells, as well as new overhead utility lines sourcing from an existing pole located on Mountain Road.

The Land Use Planning Commission requires the Applicant to seek comment from your facility stating your ability to serve the development. Please review the enclosed materials and respond with a letter for use in regulatory permit applications. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Main-Land Development Consultants, Inc.

Tanner Binette, E.I.
Staff Engineer

Section 19: Electricity and Telephone Service

The project proposes the construction of new overhead utility lines on new utility poles to provide electricity and telephone services to the proposed lots 3-13, running parallel to the new roads. The new lines source from an existing utility pole located at the proposed site entrance on Mountain Road. In total, the project proposes approximately 1,150 feet of new overhead utility line. Applicant's contractor will coordinate with local utility company.

As proposed lots 1 & 2 are accessed separately through Moose Tracks Road, the future owners of those two lots will be responsible for providing electric and telephone services along Moose Tracks Road to their respective lots.

Center Maine Power provided a letter, attached, stating capacity for this proposed development.

3/13/2026

Ms. Emily Hastings
13-lot subdivision
Hedgehog Trail
Coplin Planation, Maine

Single Phase Service for new proposed subdivision plan in Coplin Plantation, SAP #xxx CMP Acct#xxx
Sent via email: Emily Hastings <emily@main-landdci.com>

RE: Ability to Serve Letter for Loaf Land Development Subdivision in Hedgehog Trail, Coplin Planation, Me

Dear Ms. Hastings,

CMP has the ability to serve your proposed project located on Hedgehog Trail in Coplin Planation, Maine, in accordance with our CMP Handbook (web link below).

CMP can provide you the desired pad or pole mounted transformer to be requested in accordance with CMP Standards Handbook and the present Terms & Conditions of the Power Line Extension Policy. If you have any questions on the process, or need help in completion of CMP documents, please feel free to contact me.

To initiate the CMP process when final site plans and electric load information is available; please contact CMP by calling 1-800-565-3181 to establish an account number and an SAP job number.

This process can take many months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. These utilities may have additional work or charges in addition to the CMP work required to bring your project on-line.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

www.cmpco.com/handbook

If you have any questions, please contact me.

Best,
Suzy

Central Maine Power
An Avangrid company

Susan Hastings
Energy Service Specialist II
Farmington / Dover / Skowhegan Service Area

209 Whittier Road, Farmington, Me 04938
Telephone 207-320-6813
susan.hastings@cmpco.com

Take nvironment
Print ssary

CMP 1190 FORM
CMP 1360 FORM
CMP Easement Information Sheet
CMP Getting Connected Packet

Section 20: Water Supply

This section contains the groundwater narrative and well data map for the subject parcel. The groundwater narrative was prepared by Scott Dixon, C.G., of Main-Land.

Groundwater Supply – Proposed Subdivision, Coplin Plantation, ME

Water Supply Method and Adequacy

The proposed development will be served by private wells for water supply. Wells will be drilled into the underlying bedrock aquifer, which is mapped as Devonian-aged metamorphosed sandstone and slate of the Carrabassett Formation. Information provided on Maine Geological Survey (MGS) maps relative to existing bedrock water supply wells in the area indicates that five wells are located within an approximately 0.5 mile-radius of the project site for which well information is available. The wells mapped by the MGS range from about 260 to 360 feet in depth, and reported yields range from about 1 to 4 gpm; the average of the reported yields is approximately 2.5 gpm. See the attached well data map for this supporting information.

Based on the above information regarding existing bedrock water supply wells in the area, the bedrock aquifer is likely to have adequate capacity to supply potable water to meet domestic demand without resulting in adverse on- or off-site influences such as excessive drawdown.

Scott R. Dixon, CG #GE435
2025-08-07

NOTES

1. COPLIN PLANTION: TAX MAP 07 LOT 12 & 2
2. WELL LOCATIONS AND DATA DOWNLOADED FROM https://www.maine.gov/DACF/mgs/pubs/digital/well.htm

NOT FOR CONSTRUCTION

PROJECT:

PROPOSED SUBDIVISION

HEDGEHOG TRAIL, COPLIN PLANTATION, ME

DRAWING:

WELL SITE MAP

SCALE: 1" = 500'

MLDC NO.	25-040
PROJ. MGR:	EJH
DRAWN BY:	DRP
CHECKED BY:	EJH
REVISION NO.	N/A
ISSUE DATE:	2025-05-16
ISSUED FOR:	REVIEW

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDC.COM

Section 21: Wastewater Disposal

Each of the proposed lots is to be served by a new private septic leachfield. Main-Land has completed septic test boring logs for each lot, which are included as part of this section of the application.

FORM F Rev. 07/11a

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
25-040	Loaf Land Development, LLC	Coplin Plantation, ME

Exploration Symbol # TB-1A ☐ Test Pit ☑ Boring ☐ Probe

3 " Organic horizon thickness Ground surface elev. ±1385'

12 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0–10	Fine Sandy Loam	Very Friable	Gray / Strong Brown	None
10–60	Refusal on Large Boulder or Bedrock			

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	D	7	12"	☐	☑	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group:

Exploration Symbol # TB-2A ☐ Test Pit ☑ Boring ☐ Probe

2 " Organic horizon thickness Ground surface elev. ±1354'

24 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0–10	Loamy Fine Sand	Very Friable	Gray / Dark Brown	None
10–60	Refusal on Large Boulder or Bedrock			

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	C	16	24"	☐	☑	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group:

Exploration Symbol # TB-3A ☐ Test Pit ☑ Boring ☐ Probe

1 " Organic horizon thickness Ground surface elev. ±1367'

16 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0–10	Loamy Fine Sand	very Friable	Dark Brown	None
10–60	Refusal on Large Boulder or Bedrock			

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	C	17	16"	☐	☑	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group:

Exploration Symbol # TB-4A ☐ Test Pit ☑ Boring ☐ Probe

1 " Organic horizon thickness Ground surface elev. ±1338'

27 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0–10	Loamy Fine Sand	Very Friable	Dark Brown to Brown	None
10–60	Refusal on Large Boulder or Bedrock			

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	C	18	27"	☐	☑	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group:

INVESTIGATOR INFORMATION AND SIGNATURE

Signature	Date
Hunter Dalton	9/9/25
Name Printed	**Cert/Lic/Reg. #**
Hunter Dalton	LSE 450

Title: ☑ Licensed Site Evaluator ☐ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

STATE OF MAINE HUNTER R DALTON LSE 450 SITE EVALUATOR affix professional seal

FORM F Rev. 07/11a

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
25-040	Loaf Land Development, LLC	Coplin Plantation, ME

Exploration Symbol # TB-5A ☐ Test Pit ☑ Boring ☐ Probe

1 " Organic horizon thickness Ground surface elev. ±1331'

26 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loamy Fine Sand	very Friable	Dark Brown	None
30	Refusal on Large Boulder or Bedrock			

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	C	19	26 "	☐	☑	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group:

Exploration Symbol # TB-6A ☐ Test Pit ☑ Boring ☐ Probe

2 " Organic horizon thickness Ground surface elev. ±1344'

24 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loamy Fine Sand	very Friable	Gray Strong Brown	None
30	Refusal on Large Boulder or Bedrock			

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	C	19-20	24 "	☐	☑	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group:

Exploration Symbol # TB-7A ☐ Test Pit ☑ Boring ☐ Probe

1 " Organic horizon thickness Ground surface elev. ±1359'

17 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loamy Fine Sand	very Friable	Yellowish Brown to Light Yellowish Brown	None
20	Refusal on Large Boulder or Bedrock			

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	C	10	17 "	☐	☑	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group:

Exploration Symbol # TB-8A ☐ Test Pit ☑ Boring ☐ Probe

1 " Organic horizon thickness Ground surface elev. ±1308'

48" Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loamy Fine Sand	very Friable	Light Brown	None to 36"

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	B	16	NE	☐	☐	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group: M/L

INVESTIGATOR INFORMATION AND SIGNATURE

Signature	Date
Hunter Dalton	9/9/25
Name Printed: Hunter Dalton	Cert/Lic/Reg. #: LSE 450

Title: ☑ Licensed Site Evaluator ☐ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

STATE OF MAINE — HUNTER R DALTON — LSE 450 — SITE EVALUATOR — affix professional seal

FORM F Rev. 07/11a

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
25-040	Loaf Land Development, LLC	Coplin Plantation, ME

Exploration Symbol # TB-9A

☐ Test Pit ☑ Boring ☐ Probe

1 " Organic horizon thickness — Ground surface elev. ±1333'

25 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0–25	Loamy Fine Sand	Very Friable	Gray / Strong Brown / Brown	None
25	Refusal on Large Boulder or Bedrock			

Soil Details by S.E.: Soil Classification: Profile 4, Condition C; Slope: 13 Percent; Limiting Factor: 25 " Depth — ☐ Groundwater ☑ Restrictive Layer ☐ Bedrock

S.S.: Soil Series/Phase Name: — ☐ Hydric ☐ Non-hydric — Hydrologic Soil Group:

Exploration Symbol # TB-10A

☐ Test Pit ☑ Boring ☐ Probe

1 " Organic horizon thickness — Ground surface elev. ±1357'

21 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0–21	Loamy Fine Sand	Very Friable	Brown / Strong Brown / Light Brown	None
21	Refusal on Large Boulder or Bedrock			

Soil Details by S.E.: Soil Classification: Profile 4, Condition C; Slope: 16 Percent; Limiting Factor: 21 " Depth — ☐ Groundwater ☑ Restrictive Layer ☐ Bedrock

S.S.: Soil Series/Phase Name: — ☐ Hydric ☐ Non-hydric — Hydrologic Soil Group:

Exploration Symbol # ______

☐ Test Pit ☐ Boring ☐ Probe

______ " Organic horizon thickness — Ground surface elev. ______

______ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0–60				

Soil Details by S.E.: Soil Classification: Profile ___ Condition ___; Slope: ___ Percent; Limiting Factor: ___ " Depth — ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

S.S.: Soil Series/Phase Name: — ☐ Hydric ☐ Non-hydric — Hydrologic Soil Group:

Exploration Symbol # ______

☐ Test Pit ☐ Boring ☐ Probe

______ " Organic horizon thickness — Ground surface elev. ______

______ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0–60				

Soil Details by S.E.: Soil Classification: Profile ___ Condition ___; Slope: ___ Percent; Limiting Factor: ___ " Depth — ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

S.S.: Soil Series/Phase Name: — ☐ Hydric ☐ Non-hydric — Hydrologic Soil Group:

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Hunter Dalton	Date: 9/9/25
Name Printed: Hunter Dalton	Cert/Lic/Reg. #: LSE 450

Title: ☑ Licensed Site Evaluator ☐ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

STATE OF MAINE — HUNTER R DALTON — LSE 450 — SITE EVALUATOR

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FORM F Rev. 07/11a

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: 25-040 | Applicant Name: Loaf Land Development, LLC | Project Location (municipality): Coplin Plantation, ME

Exploration Symbol # TB-4 ☐ Test Pit ☑ Boring ☐ Probe

1 " Organic horizon thickness — Ground surface elev. 1,391'

26 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)

Texture	Consistency	Color	Redox Features
Fine Sandy Loam	Very Friable	D. Brown	
		Brown	
		Olive Brown	
		Grayish Brown	Few, Faint
Refusal on Large Boulder or Bedrock			

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	C	15	18 "	☑	☐	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric — Hydrologic Soil Group:

Exploration Symbol # TB-7 ☐ Test Pit ☑ Boring ☐ Probe

4 " Organic horizon thickness — Ground surface elev. 1376'

19 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)

Texture	Consistency	Color	Redox Features
Loam Sandy Loam with Gravel	Friable	D. Brown	None
		Strong Brown	
Refusal on Large Boulder or Bedrock			

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
4	C	6	16 "	☐	☑	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric — Hydrologic Soil Group:

Exploration Symbol # TB-8 ☐ Test Pit ☑ Boring ☐ Probe

3 " Organic horizon thickness — Ground surface elev. 1372'

24 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)

Texture	Consistency	Color	Redox Features
Loam	Friable	D. Brown	None
Loamy Sand		Strong Brown	
		Grayish Brown	
			Saturated
	Firm		

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
3	C	18	20 "	☑	☐	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric — Hydrologic Soil Group:

Exploration Symbol # TB-18 ☐ Test Pit ☑ Boring ☐ Probe

1 " Organic horizon thickness — Ground surface elev. 1325'

48 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)

Texture	Consistency	Color	Redox Features
Loamy Fine Sand	Very Friable	Strong Brown	None
		Brown	↓
		Olive Brown	
Medium to Coarse Sand			Few, Faint

Soil Details by S.E. ▸▸ / S.S. ▸▸

Soil Classification: Profile	Condition	Slope: Percent	Limiting Factor: Depth	Groundwater	Restrictive Layer	Bedrock
6	C	12	26 "	☑	☐	☐

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric — Hydrologic Soil Group:

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Hunter Dalton — Date: 9/9/25

Name Printed: Hunter Dalton — Cert/Lic/Reg. #: LSE 450

Title: ☑ Licensed Site Evaluator ☐ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

STATE OF MAINE — HUNTER R DALTON — LSE 450 — SITE EVALUATOR — affix professional seal

Section 22: Exterior Lighting

The only exterior lighting expected to be produced from this project is the lighting associated with the single-family residences, post construction. This lighting is not expected to be substantial, and to be consistent with a typical residence.

Section 23: Noise

The majority of the noise associated with this subdivision is likely to source from the construction of the roads and stormwater management devices. This is unavoidable; however, the construction window is expected to be relatively short due to the nature of the project.

Upon completion, the proposed subdivision is not expected to produce noise above typical residential levels. The project proposes 13 lots across approximately 24.5 acres, with much of the parent parcel remaining wooded, which will act as a noise buffer to adjacent properties.

Section 24: Harmonious Fit and Natural Character

The proposed project has been designed to minimize disturbance to the natural character as much as feasible. The subject parcel contains a variety of site features, such as steep slopes, stream segments, and wetland areas. Due to this, the road had to be designed in such a way that impacts to the natural resources are avoided, or minimized where avoidance was not feasible. This resulted in certain areas of the proposed road design to generate cut/fill slopes, which have been designed as a reinforced 2:1 slope to minimize impacts and mimic surrounding topography.

The building envelopes for the proposed lots have been placed to ensure that the majority of the subject parcel remains wooded to preserve a visual buffer to the surrounding areas. Staggering of building envelope was not always possible on this subdivision due to soil constraints regarding the phosphorus control design, but the small scale of the envelopes will help minimize visual impacts as well. Residential single family lots fits well with characteristics of the current development in that area. A handful of lots are also proposed to have shared driveways, in an effort to limit new infrastructure.

The upper, steepest portion of the property has no proposed development.

Section 25: Rare or Special Plant Communities and Wildlife Habitat

Attached is a review letter from Maine Natural Areas Program (MNAP) with no project concerns.

Also attached is the original Maine Department of Inland Fisheries and Wildlife (MDIFW) project review. Since the original review MLDC has provided photos and additional information to MDIFW to rule out the need for surveys of the Roaring Brook Mayfly and Northern Spring Salamander. The applicant is amendable to taking their 100' riparian buffer recommendation on the upper and lower stream segments. All buffers are shown on the plans. Lastly, they indicted there was no mapped talus slopes on the subject property. The applicant is preserving the steeper rocky terrain that could potentially be used for bat overwintering. The forestry activity will likely occur during the bats inactive season, winter months, as recommended.

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

April 23, 2025

Emily Hastings
Main-Land DCI
PO Box Q
Livermore Falls, ME 04254

Via email: emily@main-landdci.com

Re: Rare and exemplary botanical features in proximity to: #25-040, Residential Subdivision, Hedgehog Trail, Coplin Plt, Maine

Dear Emily Hastings:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received April 23, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Coplin Plt, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

Rare and Exemplary Botanical Features within 4 miles of
Project: #25-040, Residential Subdivision, Hedgehog Trail, Coplin Plt, ME

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Auricled Twayblade						
	T	S2	G3G4	1896-08-20	16	Non-tidal rivershore (non-forested, seasonally wet),Forested wetland
Hairy Arnica						
	T	S2	G3	1919-07-09	18	Alpine or subalpine (non-forested, upland),Non-tidal rivershore (non-forested, seasonally wet)
Lesser Wintergreen						
	SC	S2	G5	2004-06-30	13	Conifer forest (forest, upland)
Lower-elevation Spruce - Fir Forest						
		S5	GNR	2004-06-30	18	
Northern Hardwoods Forest						
		S5	G3G5	2022-06-21	23	
		S5	G3G5	2022-06-21	23	
		S5	G3G5	2019-09-12	57	
Red and White Pine Forest						
		S3	G3G4	2017-10-16	13	

Spruce Rocky Woodland					
	S4	G3G5	2004-06-30	3	
Streamshore Ecosystem					
	S4	GNR	2004-08-05	18	
Subalpine Fir Forest					
	S3	GNR	2015-07-06	16	
Swamp Honeysuckle					
SC	S3	G5	2015-06-08	58	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
Unpatterned Fen Ecosystem					
	S5	GNR	2015-07-21	80	
Vasey's Pondweed					
SC	S2	G4	1999-07-19	9	Open water (non-forested, wetland)

Date Exported: 2025-04-23

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 **G1**	**Critically Imperiled** – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 **G2**	**Imperiled** – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 **G3**	**Vulnerable** – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 **G4**	**Apparently Secure** – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 **G5**	**Secure** – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX **GX**	**Presumed Extinct** – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH **GH**	**Possibly Extinct** – Known from only historical occurrences but still some hope of rediscovery.
S#S# **G#G#**	**Range Rank** – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU **GU**	**Unrankable** – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR **SNR**	**Unranked** – Global or subnational conservation status not yet assessed.
SNA **GNA**	**Not Applicable** – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems.
Qualifier	**Definition**
S#? **G#?**	**Inexact Numeric Rank** – Denotes inexact numeric rank.
Q	**Questionable taxonomy that may reduce conservation priority** – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The "Q" modifier is only used at a global level.
T#	**Infraspecific Taxon (trinomial)** – The status of infraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	**Endangered** – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	**Threatened** – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	**Special Concern** – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	**Potentially Extirpated** – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	**Excellent** – Excellent estimated viability/ecological integrity.
B	**Good** – Good estimated viability/ecological integrity.
C	**Fair** – Fair estimated viability/ecological integrity.
D	**Poor** – Poor estimated viability/ecological integrity.
E	**Extant** – Verified extant, but viability/ecological integrity not assessed.
H	**Historical** – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	**Extirpated** – Documented loss of population/destruction of habitat.
U	**Unrankable** – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	**Not Ranked** – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
http://www.maine.gov/dacf/mnap

maine DEPARTMENT OF Agriculture Conservation & Forestry
NATURAL AREAS

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

JUDITH CAMUSO
COMMISSIONER

July 15, 2025

Emily Hastings
Main-Land Development Consultants, Inc.
P.O. Box Q
Livermore Falls, ME 04254

RE: Information Request - Hedgehog Trail, Subdivision, Coplin Plantation Project ID 9135-10575

Dear Emily:

Per your request received on April 23, 2025, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***Hedgehog Trail, Subdivision, Coplin Plantation*** project, pursuant to MDIFW's authority. MDIFW understands the project proposes a 14-lot subdivision with a 14' wide gravel access road and stream crossing, and private septic/water infrastructure. Please note that as project details are lacking, our comments should be considered preliminary.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under Maines Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering.

Talus Slopes

In addition to traditional hibernacula like caves and old mines, recent findings indicate that *Myotis* and big brown bats may also overwinter in exposed rocky features, between rocks, cracks, and crevices in talus slopes, rocky outcrops, and cliff faces. To date, Maine talus and rocky outcrop studies have focused on relatively exposed slopes with minimal canopy cover, although ongoing research has shown that bats also occupy rocky areas under forest canopy. Occupied talus slopes in Maine have consisted of variable rock sizes, ranging in size from softball to car-sized boulders. Rock piles, rock ledges, and small vertical cracks in rocks (>1/2-

inch-wide) create crevices that allow bats to access deeper cavities that provide protection from predators and suitable temperature and humidity conditions. Some species of bat, like the eastern small-footed bat, use rocky features year-round. A desktop GIS analysis does not indicate the presence of these features in your project area; however, not all talus and rocky features have been mapped statewide. Therefore, we advise that all areas of talus and rocky features of approximately 1,000 square feet or greater in size be documented on and within 250 feet of your project area, including smaller areas of rock piles and tailings (i.e., quarry spoils). See attached photographs for representative features—these photographs are not all-inclusive and should be used for guidance purposes only. Detailed photographs, coordinates, and characteristics of these areas should be submitted to MDIFW for review, and additional investigations and monitoring may be recommended to further determine suitability and document occupancy. Alternatively, these features should be appropriately buffered commensurate with the size and layout of the project.

High Elevation Species

The Roaring Brook Mayfly (RBM), a State Threatened Species, and the Northern Spring Salamander (NSS), a State Species of Special Concern – Rare, may occur at the project site. RBM can occur in high elevation, headwater streams draining off forested (hardwood or mixed) slopes at or above 1,000 feet (including unmapped streams) within or adjacent to the currently documented range (northern Appalachian Mountain Range, stretching from Mt. Katahdin to western border with New Hampshire and Quebec). NSS can occur in first or second order perennial or intermittent, high elevation (generally at or above 500 feet) headwater streams (mapped or unmapped) in hardwood or mixed forests, but they are also found in larger third order streams and rivers with suitable substrate (large cobble and/or gravel bars) within the documented range of primarily the western Maine mountains north and east into mountains of central Penobscot County. We recommend that surveys be conducted for these species within the project area, conducted by qualified biologists with experience surveying for this species, following MDIFW's most recent survey protocol. Alternatively, we recommend maintaining 250-foot intact riparian buffer zones along all mapped and unmapped streams, with no new development or permanent habitat conversion within this zone. For additional information and survey protocols, contact Invertebrate Biologist Beth.Swartz@Maine.gov with Environmental Review Coordinator Andy Wood (Andrew.J.Wood@Maine.gov) copied on all correspondence.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. Per the materials submitted, it appears a wetland delineation has occurred. If any potential vernal pools were identified, we recommend that vernal pool surveys be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys

should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. MDIFW will need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

Per materials submitted, it appears there are multiple streams present within the project area and that a stream crossing is proposed. We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and the Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

Andrew J. Wood
Environmental Review Coordinator

Emily Hastings

From: Wood, Andrew J <Andrew.J.Wood@maine.gov>
Sent: Tuesday, February 24, 2026 9:48 AM
To: Emily Hastings
Subject: RE: Project Review - Coplin Plt. 25-040

Follow Up Flag: Follow up
Flag Status: Flagged

Emily,

No further concerns regarding Northern Spring Salamander or Roaring Brook Mayfly. Riparian buffer recommendations revert to the standard 100-feet for fisheries habitat protection.

For future reference, it would be helpful to indicate where on the subdivision plan/map the photos were taken.

Let me know if you need anything further.

best,
Andy

Andrew Wood (He/Him)
Environmental Review Coordinator | Senior Resource Biologist
Environmental Review Program
Maine Department of Inland Fisheries and Wildlife
353 Water Street, 41 State House Station
Augusta, Maine 04333-0041
Cell: (207) 441-9854

ERID 9135

From: Emily Hastings <emily@main-landdci.com>
Sent: Sunday, February 22, 2026 8:43 AM
To: Wood, Andrew J <Andrew.J.Wood@maine.gov>
Cc: IFW Environmental Review <IFWEnvironmentalreview@maine.gov>
Subject: RE: Project Review - Coplin Plt. 25-040

Great – thanks so much! I would think an email should suffice.

Main-Land Development Consultants, Inc.
Main-Land Camp Solutions
Emily Hastings, P.E.
Senior Project Engineer
Tel: 207-897-6752
www.main-landdci.com
Main-Land: PEOPLE. PROPERTY. PROSPERITY.

From: Wood, Andrew J <Andrew.J.Wood@maine.gov>
Sent: Friday, February 20, 2026 3:35 PM
To: Emily Hastings <emily@main-landdci.com>
Cc: IFW Environmental Review <IFWEnvironmentalreview@maine.gov>
Subject: RE: Project Review - Coplin Plt. 25-040

Emily,

We will take a look at this and get back to you. Would you be seeking a revised letter? Or would email correspondence suffice?

Thanks, and apologies if I missed your earlier email as I was on leave in August.

Andrew Wood (He/Him)
Environmental Review Coordinator | Senior Resource Biologist
Environmental Review Program
Maine Department of Inland Fisheries and Wildlife
353 Water Street, 41 State House Station
Augusta, Maine 04333-0041
Cell: (207) 441-9854

From: Emily Hastings <emily@main-landdci.com>
Sent: Friday, February 20, 2026 8:09 AM
To: Wood, Andrew J <Andrew.J.Wood@maine.gov>
Cc: IFW Environmental Review <IFWEnvironmentalreview@maine.gov>
Subject: FW: Project Review - Coplin Plt. 25-040

Hi Andrew,
Hope you're having a nice winter!
I wanted to circle back around to this project in Coplin Plt. It has been in permitting for a while and now we are staring to get some comments/questions from LUPC. As I mentioned in the email below, in the past we've been able to rule out some of the survey requests by providing photos and more project details. Not shown on the subdivision plan will be some preserves common area on upper (steep portion, I suspect where the bat concern came from) and the lower around the wetland/stream.

Attached is the subdivision plan and the photos (of the stream we are proposing to cross) I mentioned in hopes we can re-evaluate if possible.

Thanks and let us know if you need anything else!
Emily

Main-Land Development Consultants, Inc.
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From: Emily Hastings
Sent: Friday, August 29, 2025 11:24 AM
To: 'Wood, Andrew J' <Andrew.J.Wood@maine.gov>
Subject: RE: Project Review - Coplin Plt.

Hi Andrew,
Thanks for the review! I noticed the letter says lacking project details, so wanted to follow up with a Concept Plan if that helps. We are preserving the upper steep part of the property and stream crossing will meet 1.2 bankful width and all standards stream smart measures.

In the past we've ruled out concern for Roaring Brook Mayfly's and Northern Spring Salamanders by providing photos. So I attached for the stream in hopes we can re-evaluate that if possible.

Thanks again!
Emily

Main-Land Development Consultants, Inc.
Main-Land Camp Solutions
Emily Hastings, P.E.
Senior Project Engineer
Tel: 207-897-6752
www.main-landdci.com
Main-Land: PEOPLE. PROPERTY. PROSPERITY.

From: Wood, Andrew J <Andrew.J.Wood@maine.gov>
Sent: Tuesday, July 15, 2025 2:17 PM
To: Emily Hastings <emily@main-landdci.com>
Subject: RE: Project Review - Coplin Plt.

Emily,

Thanks for your inquiry. Please see the attached review letter, guidance document, and map.

Best,

Andrew Wood
Environmental Review Coordinator | Senior Resource Biologist
Environmental Review Program
Maine Department of Inland Fisheries and Wildlife
353 Water Street, 41 State House Station
Augusta, Maine 04333-0041
Cell: (207) 441-9854
www.mefishwildlife.com

ERID# 9135

From: Emily Hastings <emily@main-landdci.com>
Sent: Wednesday, April 23, 2025 8:40 AM
To: IFW Environmental Review <IFWEnvironmentalreview@maine.gov>
Subject: Project Review - Coplin Plt.

Good morning,
Attached is a project review request for a subdivision in Coplin Plt. Let me know if you need anything else for your review.

Thanks & enjoy the nice day!
Emily

Main-Land Development Consultants, Inc.
Main-Land Camp Solutions
Emily Hastings, P.E.
Senior Project Engineer
Tel: 207-897-6752
www.main-landdci.com
Main-Land: PEOPLE. PROPERTY. PROSPERITY.

Did you know Main-Land has job openings? See www.main-landdci.com/join-our-family for more information!

Section 26: Archaeological and Historical Resources

Main-Land has reached out to the Maine Historic Preservation Commission (MHPC) for consultation on this project. There are no concerns, attached is their response.

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS
P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

April 23, 2025

Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, ME 04333-0065

Subject: Project Review for Significant Archaeological or Historic Resources
25-040 Residential Subdivision – Coplin Plantation, ME

Dear Reviewer,

Main-Land Development Consultants, Inc. is assisting Loaf Land Development with permitting of a single-family residential subdivision in Coplin Plantation, Maine.

The approximately 24.5 acre parcel is located south of Hedgehog Trail and west of Mountain Road in Coplin Plantation, Maine. The site is currently forested and contains a few pockets wetlands and unnamed streams.

The project proposes a 14-lot subdivision with a 14' wide gravel access road. The road will cross one stream and will be designed to meet Amry Corps of Engineers and Maine DEP stream smart standards. The lots will be served by private septic and water.

The Land Use Planning Commission & USACE requires the Applicant to seek comment from your office after reviewing the site for any known potential impacts this development may present to any known significant archaeological or historic resources.

Please review the enclosed Location Maps and preliminary Concept Plan and respond with a letter for use in regulatory permit applications. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Main-Land Development Consultants, Inc.
Emily Hastings
Emily J. Hastings, PE
Senior Project Engineer

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney
State Historic Preservation Officer
Maine Historic Preservation Commission

5/8/25
Date

Section 27: Soil Suitability and Mapping

This section includes a Soils Report prepared by Coppi Environmental, LLC.

Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME 04042
207.756.3245 cjc1829@gmail.com

Main-land Development Consultants, Inc.
Mountain Road and Hedgehog Trail, Coplin PLT
May 27th, 2025

SOIL NARRATIVE REPORT

DATE: Soil profiles observed on May 5th and 6th, 2025.

BASE MAP: Base map provided by Mainland Development Consultants. Contour map 2-foot intervals, scaled 1"= 80', from the Maine Office of GIS.

GROUND CONTROL: Test pits located with a Trimble Geo 7x Hand-Held GPS.

THE SOIL MAPPING CONFORMS WITH A HIGH-INTENSITY (CLASS B) SURVEY.

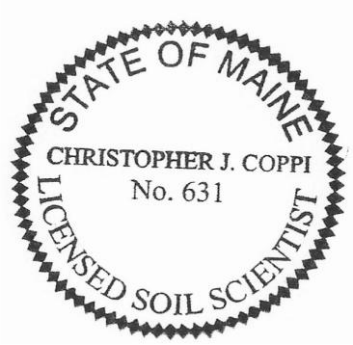
Class B - Soil Survey

1. Mapping units of 1 acre or greater.
2. Scale of 1" = 100' or larger.
3. Map units not to contain dissimilar limiting inclusions greater than 1 acre; dissimilar inclusions may total > 1 acre per map unit delineation, if not continuous.
4. Ground control – Base map provided by Mainland Development Consultants, Inc.
5. Base map with 5' contour lines.

This was prepared for a residential subdivision project served by private water and sewer. The accompanying soil profile descriptions, soil map and this soil narrative report were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

Christopher J. Coppi

_____ L.S.S. #631, S.E. #403 __5__/__27__/_2025___
Christopher J. Coppi Date



CHESUNCOOK

(Typic Haplorthods)

SETTING

Parent Material: Loamy glacial till.

Landform: Glaciated uplands.

Position in Landscape: Side slope.

Slope Gradient Ranges: **(B)** 3-8% **(C)** 8-20% **(D)** 20%+

COMPOSITION AND SOIL CHARACTERISTICS

Drainage Class: Moderately well drained, with a perched water table 1.5 to 3.0 feet beneath the existing soil surface March through May and during periods of excessive precipitation.

Typical Profile Description:

Surface layer:	Dark reddish brown organic, 0-3"
Subsurface layer:	Light gray, dark reddish brown to reddish brown and yellowish brown silt loam and loam, 3-14"
Subsoil layer:	Olive brown to grayish brown, gravelly loam, 14-24"
Substratum:	Olive gravelly loam, 24-36"

Hydrologic Group: Group C and D (if hardpan or seasonal high-water table is within 24")

Permeability: Moderate in the solum, moderately slow or slow in the compact substratum.

Depth to Bedrock: Very deep, greater than 60 inches.

Hazard to Flooding: None

INCLUSIONS
(Within Mapping Unit)

Similar: Marlow and Peru

Dissimilar: Chesuncook soils with oxyaquic conditions or extreme bouldery surface, Telos SPD

USE AND MANAGEMENT

Subsurface wastewater disposal: The limiting factor for building site development is wetness due to the presence of a perched water table 1.5 to 3.0 feet beneath the soil surface for some portion of the year. Proper foundation drainage or other site modification is recommended for construction. Chesuncook soil is suitable for subsurface wastewater disposal, in accordance with the State of Maine Rules for Subsurface Wastewater Disposal.

Stormwater Management and Construction: The limiting factor for building site development is wetness, due to the presence of a perched water table 1.5 to 3.0 feet beneath the soil surface for some portion of the year. Proper foundation drainage or other site modification is recommended for construction. Expected permeability for Chesuncook soils ranges from 0.6-2.0 in/hr in the soil solum (A & B horizons) to 0.0-0.2 in/hr in the dense till (C horizon).

MARLOW (Paxton)

SETTING

Parent Material: Loamy soils underlain by compact, loamy glacial till.

Landform: Drumlins and glaciated uplands.

Position in Landscape: Uppermost portions of landform.

Slope Gradient Ranges: **(C)** 8-20% **(D)** 20+%

COMPOSITION AND SOIL CHARACTERISTICS

Drainage Class: Well drained, with a perched water table 2.0 to 3.5 feet below the soil surface through March and April, and during periods of excessive rainfall.

Typical Profile Description:

Surface layer:	Dark gray and gray fine sandy loam, 0-6"
Subsurface layer:	Yellowish red fine sandy loam, 6-13"
Subsoil layer:	Light olive brown fine sandy loam, 13-17"
Substratum:	Olive and olive gray fine sandy loam, 17-65"

Hydrologic Group: Group C

Surface Run Off: Moderate

Permeability: Moderate in solum, and moderately slow to slow in the compact substratum.

Depth to Bedrock: Very deep, greater than 60".

Hazard to Flooding: None

Erosion Factors: K: .20 - .32

INCLUSIONS
(Within Mapping Unit)

Dissimilar: Chesuncook, Peru, Telos

USE AND MANAGEMENT

Development with subsurface wastewater disposal: Marlow soils are well suited to building site development, however, proper foundation drainage or other site modification is recommended since there is a perched water table 2.0 to 3.5 feet beneath the soil surface for a portion of the year. Marlow soil is suitable for subsurface wastewater disposal, in accordance with the State of Maine Rules for Subsurface Wastewater Disposal.

Stormwater Management and Construction: Marlow soils exhibit soil permeabilities of .6 to 2.0 inches/hour in the soil solum and 0.0 to .2 in the dense C-horizon.

MONARDA

(Aeric Haplaquepts)

SETTING

Parent Material: Loamy glacial till.

Landform: Nearly level to sloping soils.

Position in Landscape: Occupies lower positions in the landscape, base of long slopes, swales, and depressional areas.

Slope Gradient Ranges: **(A)** 0-3% **(B)** 3-8% **(C)** 8-20%

COMPOSITION AND SOIL CHARACTERISTICS

Drainage Class: Poorly drained with a perched groundwater table 0 to 1.5 feet beneath the soil surface from October through May and during periods of heavy precipitation.

Typical Profile Description:

Surface layer: Black organic layer, 0-4"
Subsurface layer: Light brownish gray, gravelly silt loam, 4-9"
Subsoil layer: Gray, olive gray and olive, gravelly silt loam, 9-33"
Substratum: Gray, gravelly silt loam, 33"+

Hydrologic Group: Group D

Permeability: Moderate to moderately slow in the solum, moderately slow to slow in the substratum.

Depth to Bedrock: Deep, greater than 60".

Hazard to Flooding: None, except adjacent to small waterbodies

Erosion Factors (KF): 0-6"-20-.28
6"-65" .32

INCLUSIONS
(Within Mapping Unit)

Similar: Telos (somewhat poorly drained)

Dissimilar: Pecham VPD

USE AND MANAGEMENT

Subsurface wastewater disposal: The limiting factor for building site development is wetness due to the presence of a high perched water table 0 to 1.5 feet below the existing the soil surface for a significant portion of the year This soil is unsuitable for on-site subsurface wastewater disposal. Monarda soil may be classified as wetlands, based on the combined consideration of hydric conditions, hydrology, and vegetation.

Stormwater Management and Construction: Monarda soils are limiting use soils due to presence of a high-water table throughout the year. Proper foundation and erosion and sedimentation control measures are necessary in Monarda soil areas for construction purposes. Expected permeability rates for Monarda soils are 0.6 – 6.0 in/hr in the soil solum and 0.0 – 0.2 in/hr in the dense till.

PERU
(Typic Haplorthods)

SETTING

Parent Material: Compact loamy glacial till.

Landform: Glaciated uplands and drumlins.

Position in Landscape: Upper portions of landform.

Slope Gradient Ranges: **(B)** 3-8% **(C)** 8-20%

COMPOSITION AND SOIL CHARACTERISTICS

Drainage Class: Moderately well drained, with a perched water table 1.5 to 2.5 feet beneath the existing soil surface from November through April and during periods of excessive precipitation.

Typical Profile Description:

Surface layer:	Grayish brown and dark brown fine sandy loam, 0-6"
Subsurface layer:	Strong brown and dark yellowish brown fine sandy loam, 6-19"
Subsoil layer:	Light olive brown gravelly fine sandy loam, 19-24"
Substratum:	Light olive brown gravelly sandy loam, 24-65"

Hydrologic Group: Group C/D

Surface Runoff: Moderate in the solum, moderately slow or slow in the compact substratum.

Permeability: Moderate in the solum, moderately slow or slow in the compact substratum.

Depth to Bedrock: Very deep, greater than 40".

Hazard to Flooding: None

Erosion Factors: K: .17 - .24

INCLUSIONS
(Within Mapping Unit)

Similar: Chesuncook

Dissimilar: Colonel, Monarda, Telos

USE AND MANAGEMENT

Stormwater design: Peru soils are moderately well drained, with seasonal high groundwater table of approximately 1.5 to 3.5 feet beneath the soil surface. Peru soils generally exhibit permeabilities of 0.6-2.0 inches/hour in the upper horizons, and 0.06-0.6 inches/hour in the firm basal till horizons of 1.5'+ (approximately).

Subsurface wastewater disposal: Peru soil is suitable for subsurface wastewater disposal.

TELOS
(Typic Haplorthods)

SETTING

Parent Material: Loamy dense basal till.

Landform: Lower side slopes in glaciated uplands.

Position in Landscape: Nearly level to steeply sloping soils on upland till ridges.

Slope Gradient Ranges: **(B)** 3-8% **(C)** 8-20%

COMPOSITION AND SOIL CHARACTERISTICS

Drainage Class: Somewhat poorly drained, with a seasonal water table generally 9-15" beneath the soil surface in spring and during wettest seasons.

Typical Profile Description

Surface layer:	Pinkish gray silt loam, 0-4"
Subsurface layer:	Dark reddish to yellowish brown silt loam, 4-15"
Subsoil layer:	Light olive brown silt loam, 15-20"
Substratum:	Olive gravelly silt loam, 20-65"

Hydrologic Group: Group D

Surface Run Off: Slow

Permeability: Moderate in the solum, and slow or very slow in the substratum.

Depth to Bedrock: Very deep, greater than 65".

Hazard to Flooding: None

INCLUSIONS
(Within Mapping Unit)

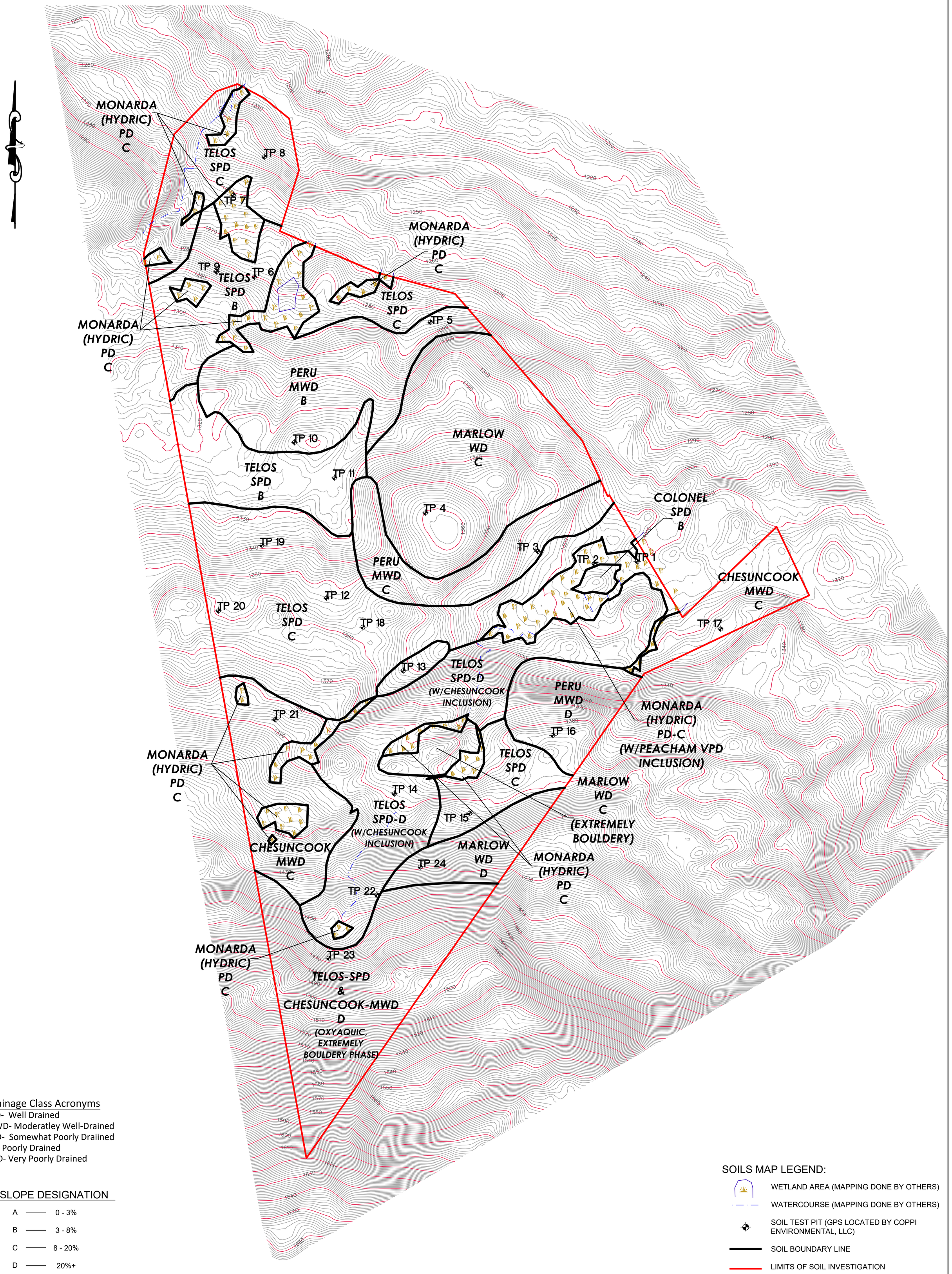
Similar: Chesuncook and Peru

Dissimilar: Monarda

USE AND MANAGEMENT

Subsurface wastewater disposal: The limiting factor for building site development is wetness, due to the presence of a groundwater table 1.0 to 1.5 feet below the soil surface for some portion of the year. Proper foundation drainage or other site modification is recommended for construction. Telos soils typically meet the minimum soil conditions for subsurface wastewater disposal rules in most cases.

Stormwater Management and Construction: Telos soils are somewhat limiting for construction due to the presence of a high-water table near the surface. Proper foundation and erosion and sedimentation control measures is advised especially on sloping areas of ground water seepage. Expected permeability rates for Telos soils range from 0.6 – 2.0 in/hr in the soil solum to 0.0 – 0.2 in the dense till.



Drainage Class Acronyms

WD- Well Drained
MWD- Moderatley Well-Drained
SPD- Somewhat Poorly Draiined
PD- Poorly Drained
VPD- Very Poorly Drained

SLOPE DESIGNATION

A	——	0 - 3%
B	——	3 - 8%
C	——	8 - 20%
D	——	20%+

NOTE: SEE ACCOMPANYING SOIL NARRATIVE REPORT, DATED MAY, 2025

THE ACCOMPANYING SOILS SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS, FEBRUARY 1995, AS AMENDED.

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

SOILS MAP LEGEND:

- WETLAND AREA (MAPPING DONE BY OTHERS)
- WATERCOURSE (MAPPING DONE BY OTHERS)
- SOIL TEST PIT (GPS LOCATED BY COPPI ENVIRONMENTAL, LLC)
- SOIL BOUNDARY LINE
- LIMITS OF SOIL INVESTIGATION

STATE OF MAINE
CHRISTOPHER J. COPPI
No. 631
LICENSED SOIL SCIENTIST

DATE:	REVISIONS:

Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME 04042
207.756.3245 cjc1829@gmail.com

Drawn By: B.J.
Checked By: C.C.
Date: 5/22/2025
Scale: 1" = 80'

CLASS B HIGH INTENSITY SOIL SURVEY

PREPARED FOR
MAIN-LAND DEVELOPMENT CONSULTANTS, INC
MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT, MAINE

Town, City, Plantation	Street, Road Subdivision	Owner's Name
COPLIN PLANTATION	MOUNTAIN ROAD & HEDGEHOG TRAIL	MAIN-LAND DEVELOPMENT CONSULTANTS, INC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
MUCK	FRIABLE	VERY DARK BROWN	
MUCKY FINE SANDY LOAM		DARK GRAYISH BROWN	
COBBLY COARSE SAND		DARK GRAY	FREE WATER
MUCKY FINE SANDY LOAM		DARK BROWN	
REFUSAL BY PROBE			

FOR WASTEWATER DISPOSAL

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	0-6 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
PEACHAM	VERY POORLY DRAINED	D

Observation Hole TP 2 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
MUCKY FINE SANDY LOAM	FRIABLE	BLACK	
SILT LOAM		OLIVE GRAY	COMMON IRON CONCENTRATIONS AND DEPLETIONS (FREE WATER @8")
REFUSAL BY PROBE			

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	4 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
MONARDA	POORLY DRAINED	D

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 3 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
		BROWN	
LOAMY VERY FINE SAND AND FINE SANDY LOAM	FRIABLE	DARK YELLOW BROWN	
		YELLOW BROWN	
	SOMEWHAT FIRM	OLIVE GRAYISH BROWN	FEW, IRON CONCENTRATIONS
LIMIT OF EXCAVATION			

FOR WASTEWATER DISPOSAL

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	20 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
PERU	MODERATELY WELL	D

Observation Hole TP 4 ■ Test Pit BH ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
		BROWN	
SANDY LOAM	FRIABLE	YELLOW BROWN	NONE EVIDENT
REFUSAL BY PROBE			

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	40 "	☐ Ground Water ■ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
MARLOW	WELL DRAINED	C

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SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 5 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Depth	Texture	Consistency	Color	Redox features
0	LOAM		BROWN	
			LIGHT GRAY	
10	SANDY LOAM AND COBBLY SANDY LOAM	FRIABLE	YELLOW BROWN	
20			DARK BROWN	FEW, IRON CONCENTRATIONS
30				
40				
50				

FOR WASTEWATER DISPOSAL

Soil Classification (Profile / Condition)	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
	%	20+ "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
PERU	MODERATELY WELL	D

Observation Hole TP 6 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Depth	Texture	Consistency	Color	Redox features
0	LOAM	FRIABLE	BLACK	
			GRAYISH BROWN	
10		SOMEWHAT FIRM	DARK YELLOW BROWN AND OLIVE BROWN	FEW, IRON CONCENTRATIONS (FREE WATER @12")
20	REFUSAL ON LARGE BOULDER OR BEDROCK BY PROBE			
30				
40				
50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
	%	8 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
COLONEL	SOMEWHAT POORLY	D

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 7 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Depth	Texture	Consistency	Color	Redox features
0	MUCKY SANDY LOAM	FRIABLE	BLACK	
10	SANDY LOAM		GRAY	FEW, IRON CONCENTRATIONS
20	REFUSAL BY PROBE			
30				
40				
50				

FOR WASTEWATER DISPOSAL

Soil Classification (Profile / Condition)	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
	%	6 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
BRAYTON	POORLY DRAINED	D

Observation Hole TP 8 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Depth	Texture	Consistency	Color	Redox features
0	LOAM	FRIABLE	DARK BROWN	
10			YELLOW BROWN	
20			OLIVE BROWN	OM STREAKING
30				
40				
50				

Soil Classification (Profile / Condition)	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
	%	14 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
TELOS	SOMEWHAT POORLY	D

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COPLIN PLANTATION	MOUNTAIN ROAD & HEDGEHOG TRAIL	MAIN-LAND DEVELOPMENT CONSULTANTS, INC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 9 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
LOAM	FRIABLE	BLACK LIGHT GRAY	
		YELLOW BROWN AND DARK BROWN	FREE WATER/ MATRIX COLOR

FOR WASTEWATER DISPOSAL

Soil Classification (Profile / Condition)	Slope %	Limiting Factor	
		9-14"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
TELOS (VARIANT) OXYAQUIC	SOMEWHAT POORLY	D

Observation Hole TP 10 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
SANDY LOAM	FRIABLE	DARK BROWN LIGHT GRAY	
		DARK YELLOW BROWN	NONE EVIDENT
COARSE SAND/ LOAMY COARSE SAND	FIRM	OLIVE BROWN	
REFUSAL BY PROBE			

Soil Classification (Profile / Condition)	Slope %	Limiting Factor	
		20"	☐ Ground Water ■ Restrictive Layer ☐ Bedrock ■ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
PERU (VARIANT)	MODERATELY WELL	C/D

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 11 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
		BROWN YELLOW BROWN	
LOAM	FRIABLE	LIGHT GRAY	FREE WATER/ MATRIX COLOR
		OLIVE GRAYISH BROWN	
	FIRM		

FOR WASTEWATER DISPOSAL

Soil Classification (Profile / Condition)	Slope %	Limiting Factor	
		11-14"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
TELOS (VARIANT)	SOMEWHAT POORLY	D

Observation Hole TP 12 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
		GRAY	
LOAM	FRIABLE	DARK OLIVE BROWN	FEW, IRON CONCENTRATIONS (FREE WATER @12")
REFUSAL ON LARGE BOULDER OR BEDROCK BY AUGER			

Soil Classification (Profile / Condition)	Slope %	Limiting Factor	
		9"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
TELOS	SOMEWHAT POORLY	D

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COPLIN PLANTATION	MOUNTAIN ROAD & HEDGEHOG TRAIL	MAIN-LAND DEVELOPMENT CONSULTANTS, INC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 13 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
MUCK	FRIABLE	BLACK	
SANDY LOAM		DARK OLIVE BROWN	FREE WATER MATRIX COLOR (BHS)
REFUSAL ON LARGE BOULDER OR BEDROCK BY PROBE			

FOR WASTEWATER DISPOSAL

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	5 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
BRAYTON	POORLY DRAINED	D

Observation Hole TP 14 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
LOAM/ LOAMY VERY FINE SAND	FRIABLE	BROWN	
		YELLOW BROWN	FREE WATER <12"
		OLIVE GRAYISH BROWN	FEW, IRON CONCENTRATIONS

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	12-14"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
TELOS	SOMEWHAT POORLY	D

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 15 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
LOAM	FRIABLE	BROWN YELLOW BROWN	
		OLIVE BROWN/ DARK OLIVE BROWN	MATRIX COLORS (OXYAQUIC)

FOR WASTEWATER DISPOSAL

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	15 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
TELOS (VARIANT)	SOMEWHAT POORLY	D

Observation Hole TP 16 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
LOAM	FRIABLE	BROWN LIGHT GRAY	
		YELLOW BROWN	
		OLIVE BROWN/ OLIVE GRAYISH BROWN	MATRIX COLORS
REFUSAL ON LARGE BOULDER OR BEDROCK BY PROBE			

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	20+"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
PERU (VARIANT)	MODERATELY WELL	D

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SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 17 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
LOAM	FRIABLE	BROWN	
		LIGHT GRAY	
		DARK YELLOW BROWN	
		DARK BROWN/ OLIVE BROWN	MATRIX COLORS

Soil Classification (Profile / Condition)	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
	%	16 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING — Soil Series Name:	Drainage Class:	Hydrologic Group:
CHESUNCOOK (VARIANT)	MODERATELY WELL	D

Observation Hole TP 18 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
FINE SANDY LOAM	FRIABLE	BLACK	
		DARK YELLOW BROWN	
		YELLOW BROWN	
		DARK BROWN/ DARK GRAYISH BROWN	MATRIX COLORS; FREE WATER 12"-15" FROM SURFACE

Soil Classification (Profile / Condition)	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
	%	<15 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
COLONEL (VARIANT)	SOMEWHAT POORLY	D

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 19 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
SANDY LOAM	FRIABLE	LIGHT GRAY	
		YELLOW BROWN	
LOAMY SAND/ LOAMY COBBLY SAND		OLIVE GRAYISH BROWN	
LIMIT OF EXCAVATION WITH AUGER			FEW, IRON CONCENTRATIONS

Soil Classification (Profile / Condition)	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
	%	24 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING — Soil Series Name:	Drainage Class:	Hydrologic Group:
PERU (VARIANT)	MODERATELY WELL	C

Observation Hole TP 20 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
LOAM	FRIABLE	BLACK	FREE WATER
		STRONG BROWN	
		STRONG BROWN/ DARK BROWN	MATRIX COLORS

Soil Classification (Profile / Condition)	Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
	%	14 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
TELOS (VARIANT)	SOMEWHAT POORLY	D

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COPLIN PLANTATION	MOUNTAIN ROAD & HEDGEHOG TRAIL	MAIN-LAND DEVELOPMENT CONSULTANTS, INC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 21 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
		BLACK	
		LIGHT GRAY	
FINE SANDY LOAM/ SILT LOAM	FRIABLE	YELLOW BROWN	
		BROWN/ DARK BROWN	MATRIX COLORS (SOIL SATURATED @24")

FOR WASTEWATER DISPOSAL

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	22 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
CHESUNCOOK (VARIANT)	MODERATELY WELL	D

Observation Hole TP 22 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
		BLACK	
		LIGHT GRAY	
SANDY LOAM/ LOAM	FRIABLE	DARK YELLOW BROWN	
REFUSAL BY AUGER			

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	24 "	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ■ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
CHESUNCOOK (VARIANT)	MODERATELY WELL	C

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 23 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
SILT LOAM/ VERY FINE SANDY LOAM	FRIABLE	BROWNS AND DARK BROWNS	MATRIX COLORS
REFUSAL BY AUGER			

FOR WASTEWATER DISPOSAL

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	14-17"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

FOR SOILS MAPPING

Soil Series Name:	Drainage Class:	Hydrologic Group:
TELOS (VARIANT) OXYAQUIC	SOMEWHAT POORLY	D

Observation Hole TP 24 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Redox features
		BLACK	
		DARK REDDISH BROWN	
SANDY LOAM	FRIABLE	BROWN AND DARK REDDISH BROWN	NONE EVIDENT
REFUSAL BY AUGER			

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	>28 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Soil Series Name:	Drainage Class:	Hydrologic Group:
MARLOW	WELL DRAINED	C

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Site Evaluator /Soil Scientist Signature

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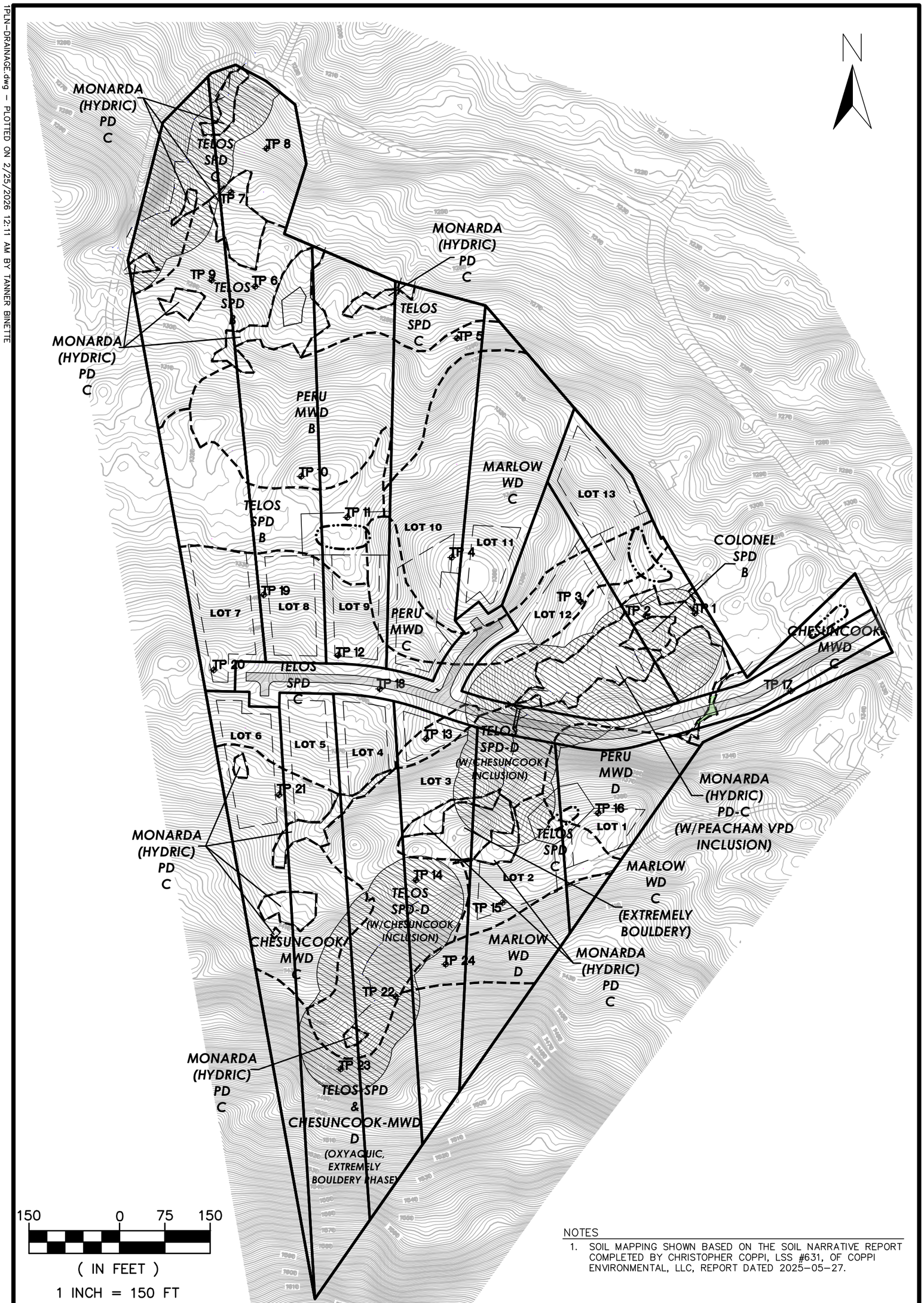
Date



NOTES

1. SOIL MAPPING SHOWN BASED ON THE SOIL NARRATIVE REPORT COMPLETED BY CHRISTOPHER COPPI, LSS #631, OF COPPI ENVIRONMENTAL, LLC, REPORT DATED 2025-05-27.

DRAWING NO.

D2.2

1 OF 1

PROJECT

RESIDENTIAL SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL, COPLIN PLT. MAINE

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MLDC NO.	25-040
PROJ. MGR:	EJH
DRAWN BY:	TLB
CHECKED BY:	EJH
SURVEY DATE:	N/A
ISSUE DATE:	2026-02-24
ISSUED FOR:	REVIEW

NOT FOR CONSTRUCTION

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
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Section 28: Water Quality

MAIN-LAND
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February 26, 2026

State of Maine Land Use Planning Commission
Attn: Tim Carr, Acting Chief Planner & David Hediger, Senior Planner
18 Elkins Lane, 22 State House Station
Augusta, Maine 04333

SUBJECT: 25-040 Loaf Land Subdivision - Comment Response
Exhibit 28 – Water Quality (Nitrate Attenuation)

Mr. Carr & Mr. Hediger,

Thank you for your review of the Subdivision Application Permit (SP 4103) for Loaf Land Subdivision in Coplin Plt.. The team recently received review comments from LUPC in regard to this application, dated February 13th. Main-Land's following response is specifically in reference to *Exhibit 28 – Water Quality*.

With regard to water quality related to subsurface wastewater disposal via private residential leachfields, the standard parameter of concern is nitrate (as evidenced by its inclusion in the Maine SLDA *Section 17 – Wastewater* permitting requirements). Nitrate is a human waste by-product dissolved in the septic effluent and which enters the subsurface beneath the leachfield. The standard for nitrate impact is typically taken as the nitrate concentration not exceeding 10 mg/l at a receptor (i.e., well) or downgradient property boundary.

Nitrate Assessment

The majority of the concept leachfield locations which would serve the proposed development are considered exempt from a nitrate-nitrogen assessment because they are oriented such that subsurface wastewater flow will either be: toward the interior of the project site in the direction of topographic and inferred groundwater gradients; or, the concept leachfields are several hundred feet from a downgradient property boundary. Based on this, nitrate-nitrogen impact assessments have not been made for Lots 2 through 12 as flow from them is either not directly toward and is not anticipated to impact a downgradient property boundary, or the distance to the boundary is in excess of several hundred feet.

For this assessment, there were two conceptual leachfield locations identified for their potential to flow toward the subject project's property boundary. These conceptual leachfield locations are on Lot 1 and Lot 13 at the eastern side of the subdivision.

Main-Land performed a nitrate-nitrogen attenuation analysis for soil conditions at each of these areas based on the Baetsle equation for modeling migration of a substance (nitrate) dissolved in groundwater through porous media. This approach allows an estimate of nitrate plume concentrations relative to time, distance, and initial concentration from a constant point source. Ultimately, this approach

allows an estimate of the distribution of steady state plume concentrations downgradient from the constant point source (the residential leachfield).

As an example, the conceptual leachfield for Lot 13 will be used to show input parameters for the Baetsle equation which include the following:

Main-Land estimated hydraulic conductivity (k) of the mapped ablation till/Dixfield and Lyman soils as based on the average of k values provided in the USDA SCS *Soil Survey of Franklin County Area and Part of Somerset County, Maine*. The average k value over the upper friable soil horizon is approximately 2 feet/day.

Based on soil type and estimated in-situ density, the average effective porosity, n, of 0.38 has been assigned. Based on Main-Land's review of provided topographic site plan, soil logs, and observations during our field visit, the gradient of the seasonal high groundwater surface at the Lot 13 concept leachfield is approximately 18%. Based on this, the groundwater seepage velocity, v, is found as:

$V = ki/n = (2 \text{ ft/day})(0.18)/0.38 = .95 \text{ ft/day}$

This velocity is used to determine dispersion coefficients for the x, y, and z directions downgradient of the leachfield used in the Baetsle analysis.

With the concept leachfield located in the vicinity of TB-8A on Lot 13, and groundwater migration eastward, the nearest downgradient property boundary is approximately 30 feet to the east. The highest steady state (after about 10 years of flow time) nitrate concentration occurs at 80 east of the concept location, and that concentration is 1.8 mg/l. The steady state nitrate concentration at the property boundary is approximately 0.6 mg/l. It is noted that the highest steady state concentration of 1.8 mg/l at 80 feet (which is approximately 50 feet east of the property boundary) is well below the standard of 10 mg/l.

A summary of the Baetsle analyses conducted for the two concepted leachfield areas is provided in Table 1 below. Since both concept leachfield locations have similar soils and surface slopes, the results are similar:

Table 1. Summary of Nitrate attenuation calculations using the Baetsle equation.

Conceptual Leachfield Site	Estimated Ksat Value	Estimated Nitrate Concentration at Property Boundary	Estimated Distance and Highest Nitrate Concentration Downgradient from Leachfield
Lot 13/TB-8	2 ft/day	0.6 mg/l at 30'	80' to 1.8 mg/l
Lot 1/TB-1A	2 ft/day	0.7 mg/l at 35'	80' to 1.8 mg/l

This analysis was made assuming an initial nitrate concentration of 40 mg/l in wastewater, with no dilution by coincident rainwater.

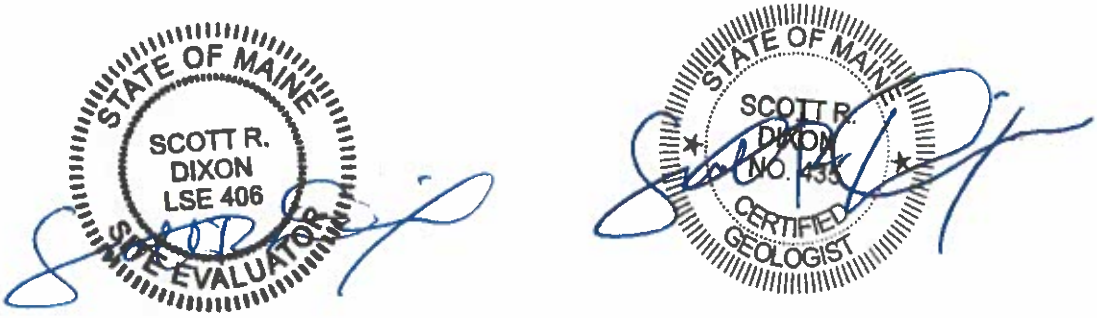
Selected Baetsle analysis printouts for the estimated nitrate concentrations at the referenced distances are attached.

In summary, for the two concept leachfield locations evaluated (Lots 1 and 13), the estimated nitrate concentration does not exceed approximately 2 mg/l at the nearest downgradient property boundary, which is less than and meets the 10 mg/l threshold set by State subdivision regulations. The analyses indicate that the steady state nitrate concentration in soils downgradient of the leachfield is reached after approximately 10 years. Since nitrate is attenuated to below 10 mg/l by site conditions, this indicates that existing or new domestic water supply wells which meet the minimum setback of 100 feet to a leachfield are also protected with respect to nitrate.

Given that nitrate is attenuated to below 10 mg/l in a distance of 80 feet or less from the leachfields concepted for Lots 1 and 13, it follows that nitrates from concept leachfields on Lots 2 through 12 which are several hundred feet from a property boundary will not exceed the 10 mg/l threshold at that boundary.

Main-Land appreciates the opportunity to provide environmental consulting services for this project, and we look forward to providing future input as needed.

Sincerely,
Main-Land Development Consultants, Inc.



Scott R. Dixon, P.E., C.G., L.S.E.
Senior Chief Environmental Scientist and GeoEngineer

Attachments:

Baetsle nitrate attenuation analysis printouts for the Lot 1 and Lot 13 areas, at distances to property boundary and to highest nitrate concentration

References

Chang, Tan-yueh "Philip", et. al., *Utilizing Baetsle's Equation to Model the Fate and Transport of MTBE in Groundwater*, Proceedings of the Petroleum Hydrocarbons and Organic Chemicals in Ground Water Prevention, Detection, and Remediation Conference, 1998, Houston, Texas.

Domenico, Patrick A., and Schwartz, Franklin W., 1990, Physical and Chemical Hydrogeology, John Wiley & Sons, Inc. publisher, New York City, New York, pp. 24-27

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Spreadsheet for Nitrate attenuation after Baetsle and Chang: Leachfield at lot #13 - 10mg/l isograd

Loafland Subdivision

$$C(x,y,z,t) = [CoVo/8(\pi t)^{1.5}((DxDyDz)^{.5}] \, e[-((x-vt)^2/4Dxt)-(y^2/4Dyt)-(z^2/4Dzt)]$$

Co = nitrate initial concetration
Vo = daily volume
T = time in days
Dxyt = Dispersion coefficient in x,y,z directions
x = distance of interest from source, parallel to g.w. flow
v = g.w. velocity

n = porosity	0.38					
D = av						
ax = dispersivity in x direction = $(0.83)[(\log_{10}(Lp)]^{2.414}$						
Lp = vt						
k=hydr. Cond	2	ft/day				
i=gradient	0.18	ft/ft	from site plan			
Variables:						
g.w. velocity	0.95	ft/day				
time	3650	days				
→ x, from source	30	feet		0.57742 mg/l	AFTER	10.0 years
y, from source cl	0	feet				
z, from source cl	1.5	feet				
Volume	360	gal/day	48.1283422 cubic feet			
Lp, plume length to center of mass	3457.894737	feet				
ax	39.32856454					
ay	13.10952151					
az	1.966428227					
Dx	37.25864009					
Dy	12.4195467					
Dz	1.862932004					
Initial concen	40					

Spreadsheet for Nitrate attenuation after Baetsle and Chang: Leachfield at lot #13 - 10mg/l isograd

Loafland Subdivision

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v = g.w. velocity

n = porosity	0.38					
D = av						
ax = dispersivity in x direction = $(0.83)[(\log_{10}(Lp)]^{2.414}$						
Lp = vt						
k=hydr. Cond	2	ft/day				
i=gradient	0.18	ft/ft	from site plan			
Variables:						
g.w. velocity	0.95	ft/day				
time	3650	days				
x, from source	80	feet		1.84156 mg/l	AFTER	10.0 years
y, from source cl	0	feet				
z, from source cl	1.5	feet				
Volume	360	gal/day	48.1283422 cubic feet			
Lp, plume length						
to center of mass	3457.894737	feet				
ax	39.32856454					
ay	13.10952151					
az	1.966428227					
Dx	37.25864009					
Dy	12.4195467					
Dz	1.862932004					
Initial concen	40					

Spreadsheet for Nitrate attenuation after Baetsle and Chang: Leachfield at lot #1 - 10mg/l isograd

Loafland Subdivision

$$C(x,y,z,t) = [CoVo/8(\pi t)^{1.5}((DxDyDz)^{.5}] \, e[-((x-vt)^2/4Dxt)-(y^2/4Dyt)-(z^2/4Dzt)]$$

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Vo = daily volume
T = time in days
Dxyt = Dispersion coefficient in x,y,z directions
x = distance of interest from source, parallel to g.w. flow
v = g.w. velocity
n = porosity 0.38
D = av
ax = dispersivity in x direction = $(0.83)[(\log_{10}(Lp)]^{2.414}$
Lp = vt

k=hydr. Cond	2	ft/day				
i=gradient	0.18	ft/ft	from site plan			
Variables:						
g.w. velocity	0.95	ft/day				
time	3650	days				
x, from source	35	feet		0.73500 mg/l	AFTER	10.0 years
y, from source cl	0	feet				
z, from source cl	1.5	feet				
Volume	360	gal/day	48.1283422 cubic feet			
Lp, plume length						
to center of mass	3457.894737	feet				
ax	39.32856454					
ay	13.10952151					
az	1.966428227					
Dx	37.25864009					
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Spreadsheet for Nitrate attenuation after Baetsle and Chang: Leachfield at lot #1 - 10mg/l isograd

Loafland Subdivision

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Variables:						
g.w. velocity	0.95	ft/day				
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Section 29: Erosion, Sedimentation, and Drainage Control Measures

This section includes the Erosion & Sedimentation Control Plan and Maintenance & Inspection Plan, prepared by Main-Land, for the proposed development.

The road designs were carefully selected and evaluated to minimize impact of this hillside project while maintaining a safe travel way. Design aspects include:

- The road widths were kept to 14’ wide, the minimum requirement in LUPC standards, minimizing the overall width impacts
- Side slopes adjacent to the roads are kept to 2’ Horizontal to 1’ Vertical, minimizing the side slope impacts.
- The road is proposed to be super elevated, for water capturing purposes, but this also allows for lower side to sheet flow off without the need for ditching on the lower side. There is only a short section of downhill road ditch proposed
- The first 700’ of Mountain Village Road traverses with the contours as much as possible to minimizes impacts. This road then continues to a lesser steep portion of the property, utilizing that area as building envelopes. Courtney Lane also follows the contours as best as possible
- Profiles were selected to minimize cut and fill, keeping the road grade as close to existing grade as possible while still allowing smooth transitions between grade changes
- Multiple cross culverts allowed for small ditches sizes
- Ditch depths was kept at 2’ to allow for subgrade drainage

EROSION AND SEDIMENTATION CONTROL PLAN

Loaf Land Subdivision
Mountain Road, Coplin Plantation, Maine

Prepared By:

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
Livermore Falls, Maine
August 21, 2025

1. INTRODUCTION:

"A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 M.R.S.A. §480-B. Sediment control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken." – Maine DEP Chapter 500 Rules, Appendix A.

This Plan has been developed to ensure that construction activities on this project site utilize sound erosion and sedimentation control measures. These measures will prevent or reduce the potential for the deposition of sediments downstream of site. The methods of control consist of preventive measures and remedial measures. Preventive measures are aimed at keeping the soils in their present location through mulching and through the re-establishment of vegetation. Remedial measures deal with the trapping and/or filtering of sediment laden stormwater run-off. Both types of measures will be utilized on this project.

The Erosion and Sedimentation Control Plan is best broken down into Temporary Measures, Winter Stabilization, and Permanent Measures.

2. TEMPORARY EROSION CONTROL:

Temporary control measures may consist of a combination of measures where appropriate and/or as shown on the plans.

A. Sediment Filter Berms:

Sediment Filter Berms are the preferred filtering device but may not be used in wetland areas. The berms shall be placed down slope of all earth moving activities, where water from these disturbed areas will run off. These berms will be placed along an even contour, be at least 24 inches tall, and 3 feet wide at the base. Turn the ends of the berm up-grade to avoid runoff flowing around the berm. In areas of high erosion potential, the berm will be backed by hay bales or silt fencing, as shown on the filter berm detail.

B. Silt Fencing:

Silt fencing may be used in place of, or together with, the sediment filter barriers. The silt fencing will also be anchored at least four inches into the ground and placed along an even contour. Turn the ends of the fence up-grade to avoid runoff flowing around the fence. During frozen conditions, furnish and install Sediment Filter Berms in lieu of silt fencing or hay bales if frozen soil prevents the proper installation of silt fences and hay bales.

C. Stone Check Dams:

Stone check dams shall be placed in the center of ditches immediately following excavation to provide a means of trapping sediments. (If the ditch has been immediately armored with rip-rap, check dams are not necessary.) The dams shall consist of small stone placed across the ditch, with a depression at the top of the dam to allow water over the top of the dam, should it become clogged with sediment. See the specifications on the Typical Details Plan for construction details of this measure.

D. Temporary Mulch:

Temporary mulch shall be placed on all disturbed areas where seeding, construction or stabilization activities will not take place for over 7 consecutive days. Temporary mulch will also be placed on areas within 75 feet of a natural resource (wetland, stream, etc.) where seeding will not take place for over 48 hours, and on all bare soils outside the road base prior to any predicted significant rain event. A significant rain event is considered to be at least ½ inch of rain or more. Temporary mulch may be hay and shall be applied at a rate of two bales per 1,000 square feet. Soil must not be visible upon completion of application, regardless of rate of application.

E. Topsoil Stockpiles:

Topsoil, removed as part of the construction, will be stockpiled on site for use in areas to be re-vegetated. The location of topsoil stockpiles must not be within 75 feet of a defined natural resource (wetland, stream, etc.), or within 75 feet of a swale or ditch.

Stockpiles shall be mulched with hay at two bales per 1,000 square feet. The area down slope from any stockpile areas will be protected by a sediment filter berm or silt fence placed directly below or down gradient from the stockpile. If the stockpile must be left for more than 30 days, the pile will be seeded with rye grass at a rate of two pounds per 1,000 square feet and mulched in accordance with this paragraph.

F. Trench Dewatering and Temporary Stream Diversion

Water from construction trench dewatering or temporary stream diversion will pass first through a proprietary product filter bag or secondary containment structure (e.g. hay bale and fabric lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 100 feet of a protected natural resource.

G. Maintenance of Temporary Measures:

All temporary measures described above shall be inspected weekly and before/after every significant storm event (1/2 inch of rain or greater) throughout the construction of the project. Repairs or replacements of temporary measures will be made as necessary. Once the site is stable, all temporary devices such as hay bale barriers and silt fencing will be removed.

A log shall be kept summarizing the inspections and any corrective action taken. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicles access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

The log must be made accessible to department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

3. WINTER STABILIZATION:

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with a combination of pavement, a road gravel base, 90% mature vegetation cover or riprap by November 1 then the site needs to be protected with winter stabilization.

Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is denuded at any one time. Limit the exposed area to those areas in which work is expected to be undertaken during the following 15 days. Exposed area shall not be so large that it cannot be mulched in one day prior to any snow event.

Areas shall be considered to be denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed and mulched. Hay and straw mulch rate shall be a minimum of 200 lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored.

The contractor must install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions.

Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

A. Soil Stockpiles

Stockpiles of soil or subsoil will be mulched for over winter protection with hay or straw at twice the normal rate or at 200 lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of woodwaste erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall.

Any new soil stockpile will not be placed (even covered with hay or straw) within 100 feet of any natural resources.

B. Natural Resource Protection

Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 90 % mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats.

During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Silt fencing may not be placed on frozen ground.

Projects crossing the natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

C. Mulching

Areas shall be considered denuded until loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 200 lb. per 1.000 square feet or 3 tons/acre (twice the normal accepted rate) and shall be properly anchored. Mulch shall not be spread on top of

snow. The snow will be removed down to a one-inch depth or less prior to application.

An area shall be considered stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 200 lb. per 1,000 square feet and adequately anchored, such that the ground surface is not visible though the mulch.

Between the dates of November 1 and April 15, all mulch shall be anchored by either peg line, mulch netting, or wood cellulose fiber. The ground surface shall not be visible though the mulch.

After November 1st, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

D. Mulching on Slopes and Ditches

Slopes shall not be left exposed for more than 7 days unless fully mulched and anchored. Slopes within 75 feet of a natural resource shall not be left exposed for more than 48 hours. Mulching shall be applied at a rate of 300 lbs/1,000 sq ft on all slopes greater than 8%. Erosion Control mesh shall be used to anchor mulch in all drainage ways and ditches, for slopes exposed to direct winds, and for all other slopes greater that 8 %. Erosion control blanket and check dams (or permanent Rip-Rap) shall be used in lieu of mulch in all drainage ways with slopes of 8 % or more.

A six-inch layer of erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

E. Seeding

Between the dates of October 15 and April 1st, loam or seed will not be required. During periods of above freezing temperatures, finished areas shall be fine graded and either protected with mulch or temporarily seeded (see table below) and mulched until such time as the final treatment can be applied. If after November 1st the exposed area has been final graded and loamed, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched.

TEMPORARY SEED MIX

TYPE	% BY WEIGHT	% PURITY	% GERMINATION
Domestic Rye Grass	60	69.75	90
Perennial Rye Grass	20	28.00	85
Aroostook Rye Grass	20	28.00	85

Dormant seeding may be placed prior to the placement of mulch and fabric netting anchored with staples.

If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5lbs/1000 s.f. All areas seeded during the winter will be inspected in the spring for adequate catch. Areas not sufficiently vegetated (less than 90 % catch) shall be revegetated by replacing loam, seed and mulch.

If dormant seeding is not used, all disturbed areas shall be revegetated in the spring.

F. Trench Dewatering and Temporary Stream Diversion

Water from construction trench dewatering or temporary stream diversion will pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 100 feet of a protected natural resource.

G. Inspection and Monitoring

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snowstorm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to ensure their continuous function.

In the spring, following the temporary/final seeding and mulching, the contractor shall inspect and repair any damages and/ or un-established spots. Established vegetative cover means a minimum of 90 % of areas vegetated with vigorous growth.

H. Standard for the timely stabilization of ditches and channels

All stone-lined ditches and channels shall be constructed and stabilized by November 1. All grass-lined ditches and channels shall be constructed and stabilized by September 1. Failure to stabilize a ditch or channel to be grass-lined by September 1, will require one of the following actions to stabilize the ditch for late fall and winter.

Install a sod lining in the ditch – Sod lining shall be installed in ditches by October 1. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

Install a stone lining in the ditch –Ditches shall be lined with stone riprap by November 1, as presented below. If necessary, the applicant will regrade the ditch prior to placing

the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

I. Standard for the timely stabilization of disturbed slopes

Construct and stabilize stone-covered slopes by November 1. The applicant will Seed and mulch all slopes to be vegetated by September 1. Slopes will be considered any area having a grade greater than 15% (6H:1V). If the applicant fails to stabilize any slope to be vegetated by September 1, then the applicant will take one of the following actions to stabilize the slope for late fall and winter.

Stabilize the soil with temporary vegetation and erosion control mats -- Seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1000 square feet and apply erosion control mats over the mulched slope October 1. The applicant will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 90% of the disturbed slope by November 1, cover the slope with a layer of wood waste compost or with stone riprap as described below.

Stabilize the slope with sod -- Stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. Sod stabilization shall not be used late season to stabilize slopes having a grade greater than 33% (3H:1V).

Stabilize the slope with wood waste compost (erosion control mix) --Place a six-inch layer of wood waste compost on the slope by November 1. Prior to placing the wood waste compost, remove any snow accumulation on the disturbed slope. Wood waste compost will not be used to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the slope with stone riprap -- Place a layer of stone riprap on the slope by November 1, similar to the Stone Lined Ditch the permanent erosion control section.

J. Standard for the timely stabilization of disturbed soils

Seed and mulch all disturbed soils on areas having a slope less than 15% by September 1. Failure to stabilize these soils by this date will require one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation -- Seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting by October 1. Growth of the rye will require monitoring over the following 30 days. If the

rye fails to grow at least three inches or cover at least 75% of the disturbed soil before November 1, then mulch the area for over-winter protection as described below.

Stabilize the soil with sod -- Stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the soil with mulch -- Mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch by November 1. Prior to applying the mulch, remove any snow accumulation on the disturbed area. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

4. PERMANENT EROSION CONTROL:

Permanent measures will consist of the placement of culverts; culvert inlet/outlet stabilization; the construction of grass/stone lined ditches; and the re-vegetation of all areas outside the traveled way of the road, and those areas designated as stone lined ditches.

A. Culverts:

All culverts have been sized to handle the peak flows generated by a 25-year, 24-hour rainstorm. The locations and sizes of the culverts are shown on the Site Plans.

The inlets and outlets of the culverts will be armored with riprap to prevent scouring. This armoring will consist of placing stone possessing a D50 of 6 inches to a depth of 18 inches to the following dimensions: width equal to twice the diameter of the culvert; length equal to three times the diameter of the culvert, unless noted otherwise.

B. Ditches:

Ditches on the project have been designed based on expected flow rates and velocities for the 25-year, 24-hour storm event and the slope of the ditch. Where water velocities are expected to exceed 3.5 feet per second, the ditch has been designed to be stone lined. Ditches with water velocities of less than 3.5 feet per second have been designed to be grass lined.

Grass Lined Ditches:

Grass lined ditches will possess the same final dimensions as the stone lined ditches. The flow area of the ditch will be armored by placing a biodegradable matting or netting (such as American Excelsior Curlex Blanket or equal) in the bottom of the ditch. Placement of this material must take place after seeding. Install according to the manufacturers' recommendations.

Seeding and mulching of grass lined ditches will follow the specifications stated below for re-vegetation.

C. Re-vegetation Measures:

All areas to be permanently re-vegetated with grass will first be covered with loam and then fertilized.

Loam will be placed on all areas to be re-vegetated. Loam will be placed to a minimum depth of 4 inches. Loam will be the stockpiled topsoil, if possible.

Test the loam samples for nutrients at a proficient testing laboratory (The University of Maine provides this service). The areas with loam will then be fertilized with the recommended application rate. Lime will also be applied at a rate of 50 pounds per 1,000 square feet. Both the lime and the fertilizer will be mixed thoroughly with the soil.

All areas to be re-vegetated with permanent grass are to be seeded with the seed mix shown on the table below. This mixture will be applied at a rate of 2 pounds per 1,000 square feet.

General Lawn Areas	Chewing Fescue "Dignity"	35%
	Pennlawn Creeping Red Fescue	35%
	Perennial Rye "Tourstar" (Nutrite)	30%

Mulch will then be spread on all seeded areas at a rate of two bales per 1,000 square feet. Regardless of application rate the soil shall not be visible through the mulch.

Seed and mulch will be placed within five days of final grading of topsoil.

Seeded areas will be inspected after 30 days to determine the success of the seeding. If the ground cover is less than 90%, the area will be reseeded.

D. Critical Areas:

Slopes in excess of 15% will require the placement of a biodegradable netting or matting over the mulch and seed (if the netting has no mulch in it). If stabilization is to take place after October 1, slopes over 8% will be treated with the matting.

E. Maintenance of Permanent Measures:

All measures will be inspected weekly and before and after every significant storm event during construction, and then at least once annually to ensure proper function. Any damaged areas will be repaired or replaced as necessary. Any ditches or culverts not functioning as designed will be redesigned and reconstructed according to specifications prepared by a Professional Engineer.

In any event, seeding should take place either between May 1 and June 15, or August 15 and September 1.

POST-CONSTRUCTION STORMWATER INSPECTION & MAINTENANCE PLAN

Loaf Land Subdivision

Coplin Plt., Maine

Narrative

The following outlines the proposed BMP's and their required inspection, maintenance, and reporting.

Inspections and maintenance will be the responsibility of the Loaf Land Homeowners Association. Written reports of inspections and maintenance work will be kept to show the work has been completed as proposed. These reports will be kept by the HOA.

Contacts:

Design Engineer: Emily Hastings, P.E.
Main-Land Development Consultants, INC
P.O. Box Q, 69 Main Street
Livermore Falls, Maine 04254

Applicant & Owner: Loaf Land Development, LLC
626 Carrying Place Road
Carrying Place Township, Maine 04961

Post Construction Stormwater Inspector:

_____
_____
_____

Contractors:

_____
_____
_____

Inspection

The Applicant will be responsible for inspection and maintenance during construction and post-construction. Once a Homeowners Association is established, it will become responsible for upkeep and compliance.

Purpose

The purpose of this Plan is to ensure proper function of the infrastructure constructed as part of this project. The infrastructure will include the stormwater control devices including but not

limited to: roads; embankments; drainage ditches; filter ponds and culverts. The tasks detailed in this Plan are the responsibility of the applicant.

Definitions

Significant Period of Rain: 1” or more of rain in a 24-hour period.

Inspection Scope

All areas of the site shall be inspected based on the criteria discussed for each site item or stormwater control measure as found later in the plan. See the plan set for identifying locations of measures requiring inspection.

Inspection Frequency

Complete site inspections at the frequency listed in the following Inspection Summary.

Inspection Qualifications

For Post-Development Inspections, the qualified post-construction stormwater inspector with knowledge of erosion and stormwater control, including the standards and conditions of the project permit shall be retained by the Applicant.

Inspection/Maintenance Responsibility

It shall be the responsibility of the Applicant to retain the services of a Post-Construction Stormwater Inspector and provide for the repair and maintenance noted by inspections, if any. When maintenance is required by inspection, the Applicant shall perform the required maintenance and/or repairs in a timely fashion and notify the Inspector when the maintenance is complete. The Applicant shall maintain detailed records for the inspections and maintenance performed.

Documentation

Post Construction inspection forms and documentation of corrective actions shall be maintained for at least (5) years.

Inspection and Maintenance Plan

The site will be inspected and maintained according to the following schedule and procedures.

INSPECTION SUMMARY
Loaf Land Subdivision

Inspections of	Schedule
- **Roads**	Annual
- **Filter Ponds**	Annual
- **Embankments**	Annual
- **Drainage Ditches**	Annual
- **Culverts**	Annual

Roads:

Inspection:
The roads will be inspected at least annually to ensure proper function and to ensure structural integrity. This inspection will take place in September. Road inspections will be simple visual inspections, looking at the road surface and shoulders for rutting, washboard, potholes, and erosion.

Maintenance:
Road maintenance will include the re-grading of the gravel travel ways when necessary to prevent or repair erosion and to ensure safe drivability. This should be performed twice a year at a minimum, and shall occur in April or May and in September. Additional grading may be necessary. When grading is necessary, grade each travel lane with a two (2) percent slope. Areas with evidence of excessive potholing, wash-boarding, or other erosion will be repaired. If the addition of surface gravel is necessary, the area shall be prepped by scarifying the existing road or shoulder surface to a minimum depth of two inches. The repaired area shall be compacted using a roller or whacker plate. It is anticipated that gravel should be added approximately every five (5) years.

Filter Ponds:

Inspection:
The inspection will include a review of the structural integrity of each device, a review of the inlet and outlet of the pond, and a review of the downstream discharge areas of all pipes and channels. Inspections should include a check for signs of snow storage and prohibited vehicle traffic including ATV's and riding lawnmowers or tractors.

For the first three months after construction, inspect the filter bed monthly to verify the filter bed is draining within 24 - 48 hours. Thereafter, inspect semi-annually in May and October.

Maintenance:
If water ponds on the filter bed surface for more than 72 hours following a rain event, replace the top three inches of filter media. Dispose of clogged filter media soil according to the erosion and sedimentation control plan. Remove sediments annually in October. Filters with grass surfaces shall be mowed no more than twice per growing season using a push mower or weed whacker to maintain a grass height of no less than 6 inches.

Embankments:

Inspection:
Embankments and steep slopes will be inspected at least annually to look for erosion rill and proper vegetation growth. This inspection will take place in September.

Maintenance:

Embankment maintenance includes: mowing where grass is preferred to woody vegetation; repair of erosion where applicable; and reseeding and mulching where bare soil is encountered.

Drainage Ditches:

Inspection:
Inspect drainage ditches annually to look for erosion, obstruction, debris, or damage to erosion armoring, such as rip-rap.

Maintenance:
The drainage ditches shall be re-shaped and re-stabilized if found to be eroding. Accumulated sediment should also be removed from the flow line of the ditch, if it exists.

Rip-Rapped channels with damage shall be repaired by resetting stones into place to provide a uniform stone thickness. Replace smaller stones with larger stones in areas that experience recurring damage.

Culverts and Storm Drains:

Inspection:
The stormwater control devices will be inspected on an annual basis in September of each year. The inspection will include a review of the structural integrity of each device, a review of the inlets and outlets of the ponds, and a review of the downstream discharge areas of all pipes and channels.

Culvert and storm drain inspections should include a review of the condition of the inlets and outlets of each culvert, the integrity of the pipe, and the stability of the upstream and downstream areas around each culvert.

Maintenance:
The inlets and outlets of the culverts and storm drains should be cleaned on a regular basis to ensure that sediment does not discharge downstream or does not clog the pipe. If necessary, sediment should be removed from within the culvert.

INSPECTION AND MAINTENANCE LOG
Loaf Land Subdivision
Post Construction Stormwater
Inspection & Maintenance Log

Date of Inspection: _____
Inspected by: _____

Purpose of Inspection: Monthly, Yearly, Significant Rainfall (circle one)

Roads

Description of Conditions:

_____
_____
_____
_____

Maintenance & Date of Repairs:

_____
_____
_____
_____

Follow Up Needed:

_____
_____
_____
_____

Filter Pond

Description of Conditions:

Maintenance & Date of Repairs:

Sediment Inspection & Removal:

Date & Contractor for Sump Cleaning:

Follow Up Needed/Additional Comments:

Embankments

Description of Conditions:

Maintenance & Date of Repairs:

Sediment Inspection & Removal:

Date & Contractor for Sump Cleaning:

Follow Up Needed/Additional Comments:

Drainage Ditches

Description of Conditions:

Maintenance & Date of Repairs:

Follow Up Needed/Additional Comments:

Culverts

Description of Conditions:

Maintenance & Date of Repairs:

Sediment Inspection & Removal:

Date & Contractor for Sump Cleaning:

Follow Up Needed/Additional Comments:

Section 30: Subdivision By-Laws

This section contains a draft of the proposed By-Laws of the subdivision.

LOAF LAND HOMEOWNERS'ASSOCIATION

BYLAWS AND PROTECTIVE COVENANTS

ARTICLE I - PURPOSE

The Loaf Land Homeowners' Association (the "Association") is a non-profit Maine corporation established on _____, 2026, for the maintenance of the common areas, architectural review and management and oversight and best management practices for the common areas in the Loaf Land Subdivision all as shown on the plan for Loaf Land Development, LLC (the "Developer") and recorded in the Franklin County Registry of Deeds in Plan Book ____ , Page ____ (the "Plan").

ARTICLE II - MEMBERSHIP

Every titled owner to a lot in the Subdivision shall automatically be a Member of the Association ("Member") and be entitled to attend all meetings of the Association. By acceptance of a deed to any lot in the Subdivision, each titled owner accepts the provisions of these Bylaws and agrees to abide by all the terms and conditions of these documents. The Association shall have the duty and authority to enforce all of the above documents, as well as the establishment of any additional rules and regulations deemed appropriate to enhance the quality of residential living for the residents and owners of property in the Subdivision.

ARTICLE III - ASSOCIATION MEETINGS

SECTION 1 ANNUAL MEETING. There shall be an annual meeting of the Members of the Association at such time and place as may be designated by the Board of Directors (hereinafter "the Board") on the third or fourth Saturday of July for the transaction of such business as may come before the meeting. A notice designating the date, time, place, and agenda of such meeting shall be provided to all the Members of the Association a minimum of ten (10) days prior to the meeting.

SECTION 2 SPECIAL MEETINGS. Special meetings of the Members shall be held whenever called by the Board. The Board shall call such a special meeting upon its own vote or at the request of at least fifteen percent (15%) Members of the Association. Notice of such special meeting, stating the date, time, place, and the purpose thereof shall be sent by United States mail to all Members of the Association at least thirty (30) days prior to such meeting.

SECTION 3 VOTING. At any meeting of the Members, the owner(s) of any lot shall have one (1) vote for each lot owned. In the event there is more than one (1) owner of a lot, any owner present at any such meeting shall be deemed to have the authority to cast the vote for that lot. In the event that more than one (1) owner is present at a meeting and there is a dispute between owners as to the manner in which a vote may be cast, each owner may vote the fraction of their vote in proportion to the number of owners listed in the records of the Secretary. Said fraction shall be established solely by the number of owners with no consideration given to the relative value of the ownership interests in the lot.

An authorized representative of any corporate owner may cast the vote(s) for the corporation and the oral representation of such person shall be sufficient to establish such authority.

SECTION 4 PROXY. The vote of another member, on any or all issues, and/or upon such other business as may properly come before the meeting or any adjournment thereof, may be cast by proxy provided the Secretary has received, prior to, or at the time of, the meeting, written authorization from the listed owner(s) authorizing a specific person to vote in their absence.

SECTION 5 QUORUM. The presence, either in person or by proxy, of the owners of the lots to which are allocated at least twenty-five (25%) votes in the Association shall be requisite for and shall constitute a quorum for the transaction of business at all meetings of members. A majority of the votes of those present or voting by proxy, in any meeting of the Association at which a quorum is present, shall decide any question that may come before the meeting unless noted elsewhere in the Association Bylaws or covenants.

ARTICLE IV - BOARD OF DIRECTORS

SECTION 1 NUMBER OF DIRECTORS. The Association shall be governed by a Board of Directors consisting of a minimum of three (3) or a maximum of five (5) directors who shall govern the Association and be responsible for the normal operations of the Association. The directors shall be elected by a vote of the membership.

SECTION 2 ELECTION PROCEDURES. The election of directors to such term shall take place on the annual meeting in July except for vacancies which will be filled in accordance with Section 4. The Directors' term of office shall begin immediately following the election unless the term is to fill a vacancy.

SECTION 3 TERMS. Directorship terms shall be staggered, each with a three (3) year term. Directors may serve not more than two (2) consecutive terms.

SECTION 4 VACANCIES. If the office of a director shall become vacant, the unexpired portion of a director's term of office shall be filled by a majority vote of the remaining directors.

SECTION 5 QUALIFICATIONS. A person must be an owner of a lot in the Subdivision in order to be a Director.

SECTION 6 COMMITTEES. The President may appoint the advisory committees all of which shall be chaired by a Board member. These committees include but are not limited to Finance, Landscape and Architectural, Community Maintenance and Governmental Affairs. Committee members may be directors or Forest property owners.

ARTICLE V - REGULAR MEETINGS OF THE BOARD

The Board shall meet regularly for the transaction of business once a month at the time and place to be determined by the Board. Regularly scheduled Board meetings may be held telephonically or via video conference calls (i.e., Zoom, Skype, etc.). In the event of extraordinary circumstances, the Board may conduct a meeting at a different time by following Article 6 of the Bylaws.

The Board shall conduct its meetings by following a protocol that includes director and homeowner

input for agenda setting, publishing an agenda prior to commencement of the meeting, roll call of Board members present, approval of prior meeting minutes, committee reports, officer report, unfinished business, new business, announcements, and member questions and answers. All votes shall be recorded indicating how each director voted and included in the minutes of each meeting.

ARTICLE VI - SPECIAL MEETINGS OF THE BOARD

Special meetings of the Board may be called by any officer or by a majority of the members of the Board provided that notice indicating the purpose of the meeting shall be given to each member of the Board a reasonable time prior to such meeting.

ARTICLE VII - QUORUM OF THE BOARD

A majority of the Board of Directors shall constitute a quorum for the transaction of business at any regular or special meeting. In the absence of quorum, a majority of those present at the time and place of any such meeting may adjourn that meeting from time to time without notice until a quorum is established. The act of a majority of directors present at any meeting at which there is a quorum shall be the act of the Board.

ARTICLE VIII - ANNUAL REPORT

The Board of Directors shall provide the Members of the Association with an annual report of the closed fiscal year ten (10) days prior to the annual meeting indicating the financial condition of the Association and any relevant information concerning the administration of the Subdivision and its common areas and facilities.

ARTICLE IX - OFFICERS AND THEIR ELECTION

SECTION 1 **ELECTION OF OFFICERS.** Following the Annual Meeting of the Association, the Directors shall elect officers from the Board Members. These Members shall hold office for a term of one year or until a successor has been duly elected and qualified or until the officer's earlier death, resignation, or removal in accordance with the bylaws. The officers shall be chosen by a majority vote of the Board of Directors.

SECTION 2 **PRESIDENT.** The President shall be the chief executive officer of the Association and as such shall have general supervision of the affairs and property of the Association and over its several officers, subject to the direction of the Board of Directors. The President shall, if present, preside over all meetings of the Board of Directors and shall generally do and perform all acts incident to the office of President. The President may sign in the name, and on behalf, of the Association all notes, leases, mortgages, deeds, and all other written instruments authorized by the Board of Directors, except where the Board shall delegate the execution thereof to some other office or agent of the Association.

SECTION 3 **VICE-PRESIDENT.** The Vice-President shall carry out the duties of the President in the event of the President's inability to attend meetings, resignation, removal from office, or early death.

SECTION 4 **SECRETARY.** The Secretary shall act as Secretary of the Board of Directors and shall record the votes and keep the minutes of all proceedings in a file to be kept for that purpose. The secretary shall record the names and addresses of all Members of the Association, shall see that all notices are fully given as required by the Bylaws or applicable law, rules and regulations, administrative policies and/or

procedures.

SECTION 5 TREASURER. The treasurer shall receive and cause to be deposited in bank accounts approved by the Board all monies of the Association and shall disburse such funds as directed by a resolution of the Board; however, a resolution of the Board shall not be necessary for disbursements made in the ordinary course of business conducted within the overall limits of a budget adopted by the Members of the Association at the Annual Meeting or subsequent special meeting(s).

SECTION 6 BOOKS AND ACCOUNTING. The Treasurer shall keep proper books of account for all operations of the Association and shall be responsible for the preparation of an annual balance sheet, which shall be presented to the Members ten (10) days prior to its Annual Meeting.

Upon a vote of the Board, the Treasurer shall engage an accountant to do a compilation or review of the Association's books at the completion of the fiscal year. Upon a 65% vote of the Association, an audit shall be conducted. The review or audit shall be performed by a Certified Public Accountant who is neither a Board Member nor a Member of the Association. The costs of the review or audit shall be borne by the Association.

ARTICLE X - COMMON CHARGES AND SPECIAL ASSESSMENTS

SECTION 1 ASSOCIATION BUDGET. The Board shall prepare annually a budget for administration of the Subdivision to include the expenses of the Association, which shall include the costs of road maintenance, waste disposal, snow removal, and other charges for common areas and maintenance costs. The fiscal year of the Association shall be the period July 1 to June 30. Copies of the budget shall be distributed to all Members at the address on the Secretary's list no later than ten (10) days prior to the annual meeting. The budget shall include such amounts as the Board may deem proper for working capital, general operating reserve, reserve for replacements, or any amount necessary to make up a deficit for any prior year. All dues paid in accordance with these Bylaws shall remain the property of the Association, and no refunds or rebates shall be made except as specifically authorized by the Board.

SECTION 2 PAYMENT OF COMMON CHARGES. All lot owners shall be obligated to pay on a semi-annual basis the common charges assessable to each lot, provided, however that for as long as Loaf Land Development, LLC (the "Developer") continues to own any lot as depicted in the Plan, the Developer shall not be responsible for making any common charges assessed by the Association.

A new homeowner is obligated to pay its share of that year's common charges based upon the Annual Budget and prorated at the time of closing and payable at the transfer of title.

SECTION 3 SPECIAL ASSESSMENT. The Board shall be authorized to assess the Members of the Association on an equal basis for unusual or extraordinary expense not anticipated in the budget or for additional expenses resulting from miscalculation in preparation of the budget. Such assessments shall be payable within thirty (30) days of receipt of notice from the Board or in such other manner as the Board shall determine. Notwithstanding the foregoing, for as long as the Developer continued to own any lot, the Developer shall not be responsible for paying any special assessment charged by the Board.

SECTION 4 DEFAULT IN PAYMENT OF COMMON CHARGES OR ASSESSMENT.

The assessments authorized hereunder billed by the Association shall be a charge on the land

and shall be continuing lien upon the lot upon which such assessment is made. If the assessment to a lot owner shall not be paid within thirty (30) days after the date when due, then said assessment shall be delinquent and shall, together with interest at the annual rate of eighteen percent (18%), costs of collection and reasonable attorneys' fees, become a continuing lien on the lot(s) owned by the delinquent lot owner which shall bind the lot (s) with the buildings and improvements thereon in the hands of the delinquent then lot owner, his/her heirs, devisees, successors, personal representatives and assigns. The lien may be enforced in the same manner as the lien for assessments against condominium units as provided in the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statues of 1964, as amended, including by foreclosure and/or money judgment and may, at their option, be enforced by Coplin Plantation.

ARTICLE XI – PROTECTIVE COVENANTS

No Member may use any common area and/or open space, if any, for any reason other than those speifically authorized by the permit issued in connection with creating the Subdivision. No structures, whetеher residential, commercial, and/or industrial, may be use or placed in any open space, if any, of the Subdivision. The lots in the Subdivision may be used only for the construction and use of single-family residential dwellings and reasonable accessory structures thereto.

ARTICLE XII - FAILURE TO ENFORCE PROVISIONS

The failure of the Association, in any instance, to insist upon the strict compliance with any terms, covenants, restrictions, or conditions shall not be construed as a waiver or relinquishment of the enforcement powers granted by these Bylaws with regard to any future violations or noncompliance.

ARTICLE XIII - NON-LIABILITY OF DIRECTORS AND OFFICERS

The Members of the Board of Directors and the Officers of the Association, or their authorized agents, shall not be personally liable to any lot owner(s) for any mistake of judgment, negligence, or otherwise in the performance of their duties in those capacities except for their own individual willful misconduct, gross negligence, or bad faith. The Association Members shall indemnify and hold the Directors and Officers, as well as their authorized agents, harmless from any and all contractual liability arising out of any contracts entered into in good faith on behalf of the Association, as well as from the expense of any legal action taken against them resulting from actions taken in their official capacity where no liability is found.

ARTICLE XIV - AMENDMENT

These Bylaws may be amended from time to time by a vote of not less than sixty percent (60%) Members of the Association voting in person or by proxy at a meeting of the Association specifically called for that purpose, or at an annual meeting, with proper notice having been given of a proposal to amend these Bylaws.

ARTICLE XV - NOTICES

Any notice required to be sent to any Association member under the provisions of these Bylaws, any Rules and Regulations, or the Protective Covenants and Restrictions shall be deemed to have been

properly sent when deposited with the United States Post Office, addressed to the lot owner(s) at the address contained in the Secretary's records and postmarked at least ten (10) days prior to said meeting, or shall be deemed to have been properly sent when delivered by hand and signed for by the lot owner.

ARTICLE XVI-INVALIDITY

The invalidity of any article or section of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of the Articles.

ARTICLE XVII-RESOLUTION AND DISPUTES

In the event of a dispute arising with regard to any of the provisions of these Bylaws, the Protective Covenants and Restrictions; or any Rules and Regulations passed by the Association or the Board, between any owners, mortgagees, officers or directors, or any party involved shall first cause the same to be referred to arbitration in accordance with the then prevailing rules of the American Arbitration Association. In the event of arbitration, the party requesting the arbitration will give immediate notice thereof to the Association, which shall notify all other interested parties as promptly as possible. The decision of the arbitrator shall be final and conclusive upon all of the parties. The arbitrator may include in his/her determination an award for costs and/or attorney's fees against any one or more parties as deemed appropriate.

ARTICLE XVIII-RESALE CERTIFICATES

A Resale Certificate shall be required at closing when any property ownership is transferred. The purpose of this document is to ensure that all dues are current, that there are no outstanding property liens and to provide the new owner with a complete and current set of Bylaws, as well as other rules and regulations connected with the Loaf Land Homeowner’s Association along with the property management company contact information.

These bylaws are hereby adopted as and for the Bylaws of the Loaf Land Homeowners' Association _____, 2026.

Section 31: Road Construction

Proposed road grades, widths, lengths and culvert locations & sizes can be viewed on the detailed C5.1 & C5.2 Road Plan and Profiles provided in Section 10. Site Details C9.1 contains a cross sectional view of the proposed roads and information regarding the proposed road material.

Although the subject site is steeper, like many hillsides in the area, the design was able to keep slopes at a safe and responsible grade along the travel ways. Mountain Village Road has a proposed maximum slope of 8.5% for only about 200'. This is well beneath the maximum allowable grade in LUPC standards of 15%. On both Mountain Village Road and Coutrney Lane, the grade evens out at the hammerhead turnaround at 1.5% and 2% respectively.

The horizontal radius's on both roads are gradual ranging from 150' to 750'. Vertical transitions between grade changes are also gradual with creating a smooth and safe travel way.

Section 32: Roadway Maintenance

Please see Section 29 for the Inspection and Maintenance Plan, which includes provisions for the proposed roads.

Section 33: Phosphorous Control

The phosphorus budget for the subject parcel was calculated to be 0.929 lbs P/year, using the per acre budget of 0.047 lbs P/year for Flagstaff Lake in Coplin Plantation, per direction from Maine Department of Environmental Protection. This correspondence is included in this section of the application. The site contains approximately 4.73 acres of steep slope area and does not contain any National Wetland Inventory wetland area. As detailed in the Pre-PPE & Post PPE Calculations, included as part of this submission, the Post-Treatment export for the site was calculated at 0.927 lbs P/year, which is below the allowable budget for the site. This is achieved through the use of multiple grassed underdrain soil filters.

To treat runoff from the proposed development, four new grassed underdrained filter ponds are proposed throughout the subdivision. Filter Pond 1 treats a large portion of the proposed subdivision road and a section of the existing gravel drive that leads to Proposed Lots 1 & 2. Filter Pond 2 provides treatment for Proposed Lots 3, 10, 11, 12, & 13, as well as a small portion of proposed subdivision road. Filter Pond 3 provides treatment for Proposed Lots 4, 5, 6, 7, 8, & 9, as well as the final stretch of proposed subdivision road. Lastly, Filter Pond 4 provides treatment for Proposed Lots 1 & 2. To manage subcatchment areas for the proposed ponds, a series of drainage swales are proposed adjacent to buildable areas for the proposed lots.

The filter ponds have been designed with a greater capacity than required by the Maine DEP Best Management Practices Manual to achieve increased phosphorus treatment factors, as seen in Table 1 below.

Table 1: Filter Pond Treatment Factor Summary

Filter Pond	Designed Treatment Factor
Filter Pond 1	0.3
Filter Pond 2	0.22
Filter Pond 3	0.27
Filter Pond 4	0.24

As previously mentioned, Filter Pond 1 treats a segment of an existing gravel access drive located on the adjacent lot, seen in Subcatchment 1.1. This area is being claimed as mitigation credit as a pre-existing source that is being treated by a new device. The approximately 0.038 acres of gravel results in a mitigation credit of 0.0235 lbs P.

PROJECT PHOSPHORUS BUDGET

Project name: LoafLand Subdivision
Watershed: Flagstaff Lake
Town: Coplin Plantation

Standard Calculation			
Watershed per acre phosphorus budget (Appendix C):	**PAPB**	0.047	lbs P / acre / year
Total acreage of development parcel:	**TA**	24.5	acres
NWI wetland acreage:	**WA**	0	acres
Steep slope acreage:	**SA**	4.73	acres
Project acreage: A = TA - (WA + SA)	**A**	19.77	acres
Project Phosphorus Budget: PPB = P x A	**PPB**	0.929	**lbs P/year**

Pre-PPE and Post-PPE Calculations

Calculate phosphorus export from development for before and after treatment
Use as many sheets as needed for each development type (commercial, roads, residential lots, etc.)

Project name: LoafLand Subdivision **Development type**: CLUSTER

Land Surface Type or Lot #(s) with description	Acres or # of lots	Export Coef.	Pre-treat. Export (lbs P/year)	Treat. Factor	Post-treat. Export (lbs P/year)
Untreated - Road (High Export)	0.042	1.750	0.074	1.000	0.074
Untreated - Lots, HSG D	0.000	0.230	0.000	1.000	0.000
FP1 - Road (High Export)	0.192	1.750	0.336	0.300	0.101
FP1 - Lots, HSG C	0.000	0.200	0.000	0.300	0.000
FP2 - Road (High Export)	0.104	1.750	0.182	0.220	0.040
FP2 - Lots, HSG C	4.000	0.200	0.800	0.220	0.176
FP2 - Lots, HSG D	1.000	0.230	0.230	0.220	0.051
FP3 - Road (High Export)	0.087	1.750	0.152	0.270	0.041
FP3 - Lots, HSG D	6.000	0.230	1.380	0.270	0.373
FP4 - Lots, HSG C	2.000	0.200	0.400	0.250	0.100
			0.000		0.000
			0.000		0.000
	13.425	Pre-PPE	3.554	Post PPE	0.955
				After Mitigation:	**0.921**

PPB: 0.929
Mitigation Credit: 0.0335

Sheet # 5

Description of BMPs

Mitigation credit when a pre-existing source is treated by a new BMP

Subcatchment #	Acres	Export Coefficient (lbs P/acre/year)	Modifier	Pre-treatment Historical P Export (lbs P/year)	Treatment Factor for Historical BMP(s) (1.0 if no BMPs)	Historical P Export (lbs P/year)		Treatment Factor for New BMP(s) Chapter 6	Mitigation Credit (lbs P/year)	Treated Area Description
1.1	0.0383	1.75	0.5	0.0335125	1	0.0335125	1 -	0.3	0.02345875	
			0.5	0		0	1 -		0	
			0.5	0		0	1 -		0	
			0.5	0		0	1 -		0	
			0.5	0		0	1 -		0	
			0.5	0		0	1 -		0	
			0.5	0		0	1 -		0	
			0.5	0		0	1 -		0	
Total source treatment mitiagion credit (STC)									**0.0235**	**lbs P/year**

FILTER DESIGNS

Filter 1

Channel Protection Volume	acres:		
Impervious Area	0.21	1" Volume=	751 cf
Developed non-impervious area	0.48	0.4" Volume=	700 cf
		Total Volume=	**1451** cf

Area Sizing	sq. ft:	
5% of the Impervious Area	451	
2% of the Developed non-impervious Area	420	
Total surface area of the filter media top:	**871**	square feet

Sediment Forebay		
Impervious area to be sanded:	0.20702479	acres
Sand Application Rate, per storm	500	lbs per acre
Sand Desity, +/-	90	pcf
Number of Storms	10	annually
Forebay Size	**12**	cf

Designed Treatment Factor:	0.3	
Required Volume (0.4/TF*Vol):	**1935**	cf
Required Filter Area	**1161**	sf
Designed Volume:	2394	cf
Designed Filter Area:	1187	sf

FILTER DESIGNS

Filter 2

Channel Protection Volume	acres:		
Impervious Area	0.34	1" Volume=	1246 cf
Developed non-impervious area	1.00	0.4" Volume=	1452 cf
		Total Volume=	**2698** cf

Area Sizing	sq. ft:	
5% of the Impervious Area	747	
2% of the Developed non-impervious Area	871	
Total surface area of the filter media top:	**1619**	square feet

Sediment Forebay		
Impervious area to be sanded:	0.34315886	acres
Sand Application Rate, per storm	500	lbs per acre
Sand Desity, +/-	90	pcf
Number of Storms	10	annually
Forebay Size	**19**	cf

Designed Treatment Factor:	0.22	
Required Volume (0.4/TF*Vol):	**4905**	cf
Required Filter Area	**2943**	sf
Designed Volume:	5363	cf
Designed Filter Area:	2999	sf

FILTER DESIGNS

Filter 3

Channel Protection Volume	acres:		
Impervious Area	0.45	1" Volume=	1621 cf
Developed non-impervious area	1.20	0.4" Volume=	1742 cf
		Total Volume=	**3363** cf

Area Sizing	sq. ft:	
5% of the Impervious Area	973	
2% of the Developed non-impervious Area	1045	
Total surface area of the filter media top:	**2018**	square feet

Sediment Forebay		
Impervious area to be sanded:	0.44654729	acres
Sand Application Rate, per storm	500	lbs per acre
Sand Desity, +/-	90	pcf
Number of Storms	10	annually
Forebay Size	**25**	cf

Designed Treatment Factor:	0.27	
Required Volume (0.4/TF*Vol):	**4983**	cf
Required Filter Area	**2990**	sf
Designed Volume:	5259	cf
Designed Filter Area:	2993	sf

WORKSHEET FOR EVALUATING STORMWATER BMP's

LoafLand Subdivision

FILTER DESIGNS

Filter 4

Channel Protection Volume	acres:		
Impervious Area	0.12	1" Volume=	436 cf
Developed non-impervious area	0.40	0.4" Volume=	581 cf
		Total Volume=	**1016** cf

Area Sizing	sq. ft:	
5% of the Impervious Area	261	
2% of the Developed non-impervious Area	348	
Total surface area of the filter media top:	**610**	square feet

Sediment Forebay		
Impervious area to be sanded:	0.12	acres
Sand Application Rate, per storm	500	lbs per acre
Sand Desity, +/-	90	pcf
Number of Storms	10	annually
Forebay Size	**7**	cf

Designed Treatment Factor:	0.24	
Required Volume (0.4/TF*Vol):	**1694**	cf
Required Filter Area	**1016**	sf
Designed Volume:	2032	cf
Designed Filter Area:	1030	sf

		Total
Imperv. Per Lot	0.06	0.12
Grass Per Lot	0.2	0.4
# of Lots	2	
Imperv. Road		
Ditch Road		

Subcatch Areas		
Grass C	0.078	
Grass D	0.000	
Woods C	1.972	
Woods D	0.000	
Gravel Road	0.000	
Building/Driveway	0.120	
Lawn Area	0.400	
SUM	2.570	
Total (Hatch)	2.570	OKAY

Tanner Binette

From: Dennis, Jeff <Jeff.Dennis@maine.gov>
Sent: Friday, May 16, 2025 9:34 AM
To: Emily Hastings
Subject: RE: Flagstaff Lake - Phos. Allocations

Emily,

If you need it quickly use a P value of 0.047 lb/acre /year (the middle of the range for the 6 P values already calculated) and don't worry about the small watershed threshold. It's a big watershed and the growth rates are consistently low throughout the watershed so I feel ST is irrelevant in this case.

Jeff

Jeff Dennis, Biologist
Watershed Management Unit
Division of Environmental Assessment
Maine Department of Environmental Protection
State House Station #17
32 Blossom Lane, Augusta, ME 04333
Phone: 207-215-6376
Fax: 207-287-7826
jeff.dennis@maine.gov

From: Emily Hastings <emily@main-landdci.com>
Sent: Friday, May 16, 2025 9:14 AM
To: Dennis, Jeff <Jeff.Dennis@maine.gov>
Subject: Flagstaff Lake - Phos. Allocations

Hi Jeff,
Main-Land is working on a project in Coplin Plt. where I'll need to do phosphorus calculations & treatment for a proposed subdivision in LUPC territory. I see there are a handful of Flagstaff Lake allocations but no one specific to Coplin Plt. Do you mind getting me those values so I can continue my design?

Thanks for the help & have a nice weekend!
Emily

Main-Land Development Consultants, Inc.
Main-Land Camp Solutions
Emily Hastings, P.E.
Senior Project Engineer
Tel: 207-897-6752
www.main-landdci.com
Main-Land: PEOPLE. PROPERTY. PROSPERITY.

Section 34: Liquidation Harvesting Certification

The applicant has confirmed the property has not been harvested in the last 5 years. It is estimated to be last harvested around 10 years ago which is consistent with indications from Google Earth Imagery.

Section 35: Wetland Alteration Supplement

Please see S3 attached and an avoidance & minimization statement. Stream photos and Site Plans can be found in pervious sections.

WATER BODY AND WETLAND ALTERATIONS
Supplement S-3

WHO SHOULD SUBMIT THIS FORM?

If your project requires a permit *and* involves disturbing any amount of land area that:

i) Is within a P-WL protection subdistrict shown on the Commission's official Land Use Guidance Map;

ii) Is located below the normal high water mark of a lake, pond, river, or stream;

iii) Has been identified as wetland based on a required on-site wetland delineation; or

iv) Has been identified as wetland by LUPC staff based on National Wetland Inventory maps or a field visit.

WHERE CAN I GET HELP TO COMPLETE THIS FORM?

To save time, please read the attached instructions for completing this form. Depending on the size of the project and the type of wetland involved, different levels (or tiers) of permit review apply. Question #8 (on the second page) of the application form will help you to decide which tier of review applies to your project. The application instructions are divided into sections and color coded as follows:

WHITE - General Application Instructions *for all projects*
YELLOW - Instructions for Tier 1 Projects
BLUE - Instructions for Tier 2 and Tier 3 Projects

When reviewing this form electronically, the color code for the page is shown at the top of the page.

If you have questions, please call the LUPC regional office that serves your area and ask to speak to one of our regional representatives. See the main application form for the project for contact information. Also, you can visit our website www.maine.gov/dacf/lupc/ to browse through our laws and rules, reports and publications, and other valuable information.

APPLICABLE STANDARDS

The Land Use Planning Commission (the Commission or LUPC) standards for water body and wetland alterations are primarily found in the Commission's Chapter 10 rules, *Land Use Districts and Standards,* Section 10.25,P. To obtain a copy of these rules, visit the Commission's website or contact the LUPC regional office that serves your area.

OTHER PERMITS YOU MAY NEED

If your activity involves State-owned submerged lands (below mean low water), it may require a lease or easement from the Department of Agriculture, Conservation and Forestry, Bureau of Parks & Lands (BPL). Any questions about submerged lands should be directed to BPL at (207) 287-3061.

Some projects may require a permit from the U.S. Army Corps of Engineers. It is the applicant's responsibility to ensure that all required permits are obtained for the project. If your project affects any wetlands or waterways, contact the Army Corps of Engineers at (207) 623-8367.

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For office use:

Tracking No. | Permit No.

Supplement S-3

Water Body and Wetland Alterations

PROJECT INFORMATION

1. Applicant Name(s):	2. Project Location (Township, Plantation, or Town):
Loaf Land Development, LLC	Coplin Plantation, ME

3. How was the water body or wetland(s) identified on the property? (Check all that apply.)
- ☐ P-WL subdistrict shown on the Commission's official Land Use Guidance Map
- ☑ Wetland delineation
- ☐ LUPC staff (based on National Wetlands Inventory maps)
- ☐ LUPC staff (based on staff field visit)
- ☐ Other, please explain_____

4. Describe the water body or wetland alteration (include the purpose of and need for the project):
Proposed direct impact fill for road/access into the interior of the proposed subdivision

5. Has any water body or wetland area previously been altered on the property? .....☐YES ☑NO
If YES, provide the date, purpose, and amount of previous alteration, and whether permits were obtained.

TYPE AND AMOUNT OF ALTERATION

6. What type of water body or wetland(s) will be altered? *(Check all that apply.)*

7. Provide the amount of area *(in square feet)* that will be altered for each category below and calculate the total. If the "other" category is used, please explain 354+/-.

6. Wetland Type	7. Impact Type in Square Feet						TOTAL
	Structure	Fill	Vegetation Removal	Dredging or Dewatering	Shoreland Stabilization	Other	
☑ River, Stream or Brook (P-WL1)		160					160
☐ Lake or Pond (P-WL1)							0
☐ Coastal Wetland (P-WL1)							0
☐ Freshwater Wetland (P-WL1) (Wetland of Special Significance)							0
☐ Shrub Scrub Wetland (P-WL2)							0
☑ Forested Wetland (P-WL3)		354					354
TOTAL	0	514	0	0	0	0	514

LEVEL OF REVIEW AND REQUIRED EXHIBITS

8. Determine the level of review required for your project *(check only one option)* and submit all necessary exhibits with this form *(see instructions for each level attached)*.	Level of Review	Required Exhibits
☑ Altering less than 4,300 sq. ft. of a P-WL2 or P-WL3 wetland.	None	
☐ Altering 4,300 to 14,999 sq. ft. of a P-WL2 or P-WL3 wetland. ☑ Altering a P-WL1 wetland (S1 or S2 natural community only) *See General Instructions, attached.	Tier 1	☑ 1. Plan or drawing ☑ 2. Photos of area ☑ 3. Statement of avoidance & minimization
☐ Altering 15,000 to 43,560 sq. ft. of a P-WL2 or P-WL3 wetland.	Tier 2	☐ All Tier 1 exhibits ☐ 4. Wetland delineation report ☐ 5. Alternatives analysis ☐ 6. Functional assessment, if required ☐ 7. Compensation plan, if required
☐ Altering 43,560 sq. ft. or more of a P-WL2 or P-WL3 wetland. ☐ Altering a P-WL1 wetland of any size	Tier 3	

Please read. If you determined that the level of wetland review for your project is Tier 2 or Tier 3, contact the LUPC for guidance on how to proceed. Some projects may qualify for a lower tier of review if certain criteria are met. For large projects affecting wetlands, or projects of any size affecting P-WL1 wetlands, a pre-application meeting with the LUPC staff is strongly encouraged. Contact the LUPC office that serves your area to set up an appointment.

GENERAL APPLICATION INSTRUCTIONS (WHITE)

APPLICATION FORMS

Please answer every application question. If additional information is required to fully answer the question, label the question number on a separate sheet and organize the extra information and exhibits in numerical order.

> INSUFFICIENT OR MISSING INFORMATION IN THE APPLICATION IS A COMMON CAUSE OF DELAY. APPLICATIONS WITH MISSING INFORMATION OR EXHIBITS CANNOT BE PROCESSED. PLEASE CALL YOUR REGIONAL OFFICE IF YOU HAVE QUESTIONS.

PROJECT INFORMATION (QUESTIONS 1-5)

Questions 1 and 2. Please write in the name of the applicant; and the township, plantation, or town where the proposed project is located.

Question 3. Check all boxes that apply to show how the water body or wetland was identified on the property. If "other" is checked, please explain. Examples of "other" identifiers include LUPC protection subdistricts such as Shoreland Protection Subdistrict (P-SL) or Great Pond Protection Subdistrict (P-GP).

Question 4. Describe the purpose of and need for the project, in detail. What will it be used for and why? Also, describe the type(s) of activity involved in the alteration. Alterations include removing or displacing soil, sand, vegetation or other materials, dredging, bulldozing, draining or dewatering, filling, or any other construction, repair, or alteration of a permanent structure.

Question 5. If any water body or wetland area was altered on the property before this application was submitted, check "YES." In deciding whether water bodies or wetlands have been previously altered, consider all known alterations that occurred in your project area or in its general vicinity. There are many different types of water body and wetland alterations. For example, consider whether there is an old dock, boat house, boat launch, area of disturbed or filled soils, drainage ditches, or impoundments near your project. Provide, to the extent known, the date, purpose and size of the previous water body or wetland alteration, and whether state or federal permits were obtained for the activity.

WATER BODY OR WETLAND TYPE, AND AMOUNT OF ALTERATION (QUESTIONS 6 AND 7)

Question 6. Indicate what type of water body or wetland(s) will be altered by checking all boxes that apply. P-WL subdistricts include lakes, ponds, rivers, streams, bogs, marshes, intertidal areas and other types of wetlands. These subdistricts usually are identified on the Commission's zoning maps as P-WL1, P-WL2, or P-WL3 subdistricts. However, small streams are considered P-WL1 subdistricts, even if they are not shown on the Commission's maps. The legend on the maps will help you interpret the symbols. If a wetlands professional visited your site to identify wetland boundaries, the professional will determine the wetland type(s). For each type of wetland that will be altered, write down the area (in square feet) that will be impacted.

Question 7. Indicate the types of impacts involved with the project by checking all boxes that apply. Enter the amount of water body or wetland that will be altered for each of the impact types checked. For shoreland stabilization projects, such as riprap or retaining walls, the amount is the total square feet altered below the normal high water mark of the water body.

Then, total the amounts in each column for impact amounts. The totals for each of the columns should match.

> Please remember:
>
> 1. To include all parts of your project that are within the water body or wetland when you calculate the size of the area to be altered. Also, include any areas below the normal high-water mark of a lake, pond, river, stream, or intertidal area.
> 2. If your project involves more than one type of impact, please do not double count the area to be altered when you complete the table.

LEVEL OF REVIEW, AND REQUIRED EXHIBITS (QUESTION 8)

Question 8. Using the answers to Questions #6 and #7, determine the level of review required for your project. **Select only one box here!** Based on the level of review required for your project, identify which exhibits must be included with your application form.

In cases where LUPC staff has identified the wetland on your property, please request the applicable level of review from your LUPC Regional Representative.

* Note: Alterations of P-WL1 wetlands where the wetland is included as a P-WL1 wetland of special significance solely on the basis of its containing an S1 or S2 natural community are reviewed under a Tier 1 level of review. All other alterations of P-WL1 wetlands are reviewed under a Tier 3 level of review, unless otherwise determined by the Commission.

> If you determined that the level of wetland review for your project is Tier 2 or Tier 3, contact the LUPC for guidance on how to proceed. Some projects may qualify for a lower tier of review if certain criteria are met. For large projects affecting wetlands, or projects of any size affecting P-WL1 wetlands, a pre-application meeting with the LUPC staff is strongly encouraged. Contact the LUPC office that serves your area to set up an appointment.

INSTRUCTIONS FOR TIER 1 EXHIBITS (YELLOW)

1. PLAN OR DRAWING

For projects requiring Tier 1 wetland review, submit a plan, drawn to scale, that indicates the types and locations of wetlands within the project area; the proposed wetland alterations; and locations of streams and other natural features. Also, show the distance between the proposed structure or disturbed area, and any nearby lakes, ponds, streams, rivers, intertidal areas, or wetlands.

2. PHOTOS OF AREA

Include color photos showing the wetland in the activity area. Label each photo with the applicant's name, township where the activity is located, and the date taken. Photographs may be taken from the air or the ground but should be taken during the growing season, if possible. Try to include landmarks in the photos, such as existing structures, large rocks or trees, lakes, etc.

3. STATEMENT OF AVOIDANCE & MINIMIZATION

Avoidance: Each applicant must provide a statement that indicates the alteration of wetlands on the property has been avoided to the extent possible based on the overall purpose of the project. In determining whether an alternative exists consider: use of other sites; reducing the size, scope, design, or density of activity; developing alternative activity designs; and demonstrating the need for the proposed project.

Minimization: The applicant must demonstrate that the area of wetland to be altered will be limited to the minimum amount necessary to complete the project. Include in the statement a discussion about how the project was designed to reduce wetland impacts (*e.g.,* 2:1 side slopes for fill instead of 3:1; or orienting a structure to minimize wetland impacts).

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INSTRUCTIONS FOR TIER 2 & 3 EXHIBITS (BLUE)

ALL TIER 1 EXHIBITS:

Provide all the exhibits required for a Tier 1 level of review. See the required exhibits list and the Tier 1 Instructions.

4. WETLANDS DELINEATION REPORT

Submit a wetland delineation, conducted by a qualified wetland professional, along with a report describing the physical characteristics of the wetland. The wetland delineation must be conducted using the methods described in the "Corps of Engineers Wetlands Delineation Manual," U.S. Army Corps of Engineers (1987) and the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region," U.S. Army Corps of Engineers (Version 2.0, January 2012).

For a Tier 2 review, a map must show the wetland boundaries, but the associated field sheets (sample plot logs) do not have to be submitted with this supplement (the LUPC may request field sheets to be submitted on some projects, depending upon the types of resources to be impacted, the amount of proposed impact, or the nature of the proposal).

For a Tier 3 review, a map and field sheets (sample plot logs) must be submitted with this form.

5. ALTERNATIVES ANALYSIS

The alternatives analysis is a narrative that explains how your project has been designed to have the least amount of impact on the wetland. In addition to explaining how your project will alter the least amount of wetland possible, you also need to explain why other alternatives to the project are not feasible, including the "no action" alternative (that is, not doing the project at all). As you plan your project, remember to lay it out and use construction techniques that will have the least amount of effect on the wetland. Do not fill or disturb any area of wetland if there is a way to do your project that will avoid it. For example, do not plan to place a structure in a wetland if it can be placed on upland, or plan to drive heavy machinery on the wetland if it can be avoided.

In discussing whether a practicable alternative exists, include information on the feasibility of:

- Utilizing, managing, or expanding one or more other sites that would avoid the wetland impact;
- Reducing the size, scope, layout, or density of the project as proposed, thereby avoiding or reducing the wetland impact; and
- Developing alternative project designs, such as cluster development, that avoid or lessen the wetland impact.

> Under the Commission's standards for wetland alterations, a project must not cause a loss in wetland area, functions, and values if there is a practicable alternative to the project that would be less damaging to the environment.

6. FUNCTIONAL ASSESSMENT

A functional assessment is an evaluation of the functions and values of a wetland that is prepared by a qualified wetland professional. The functional assessment must be conducted in accordance with Section 10.25,P,2,f,(2) of the Commission's rules and be sufficient to allow the Commission to evaluate whether the proposed wetland alteration will cause a loss or degradation of wetland functions.

> Certain projects are exempt from the functional assessment and compensation plan requirements. See Sections 10.25,P,2,b,(3),(f) and (g) of the Commission's rules. Contact the LUPC office that serves your area for guidance on which projects are exempt from these requirements.

7. COMPENSATION PLAN

Wetland compensation is required for certain projects where the functional assessment has shown that the wetland alteration will cause wetland functions and values to be lost or degraded. Because the compensation plan is tied to the results of the functional assessment, the need for a compensation plan is determined either during a pre-application meeting with the LUPC, or in consultation with the LUPC once the functional assessment has been submitted. If compensation is required, the compensation plan must meet the standards found in the Commission's Chapter 10 rules. See Section 10.25,P,2,b,(3) for more information on compensation and Section 10.25,P,2,c for wetland compensation standards.

Unless the compensation plan includes use of an existing wetland mitigation bank or in lieu fee, a compensation plan must include the following:

- A plan of the proposed compensation area showing proposed boundaries and characteristics of the compensation site, including boundaries of any existing and proposed wetland areas.

- A narrative describing the specific goals of the compensation project in terms of particular wetland functions and values as related to those of the lost or degraded wetland. The narrative also should identify the criteria that will be used to measure success of the compensation project.

- If the project includes wetland restoration or creation, include:
  - A narrative describing the available literature or experience to date (if any) for carrying out the compensation work;
  - Proposed implementation and management procedures;
  - A description of the short-term and long-term sources of water for the wetland;
  - Plans for re-planting, including a description of plant species, sizes and sources of plant material, numbers of each species/size, proposed spacing, and an explanation of how, when, and where seeding or planting will take place;
  - Proposed buffers or protective measures such as sediment control methods;
  - Plans for monitoring the compensation work, identifying criteria which require mid-course corrections and possible remediation measures; and
  - Plans for control of non-indigenous plant species.

- Provisions for long-term protection of the compensation site. For projects involving a covenant and restriction or conservation easement, the proposed deed or easement language must be submitted. Also, any agreements or terms necessary to execute the restriction or easement, such as an agreement for the holder of the easement, also must be included.

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PROJECT OVERVIEW AND IMPACTS

Loaf Land Subdivision
Colin Plt., Maine
September 24, 2025

PROJECT OVERVIEW

Main-Land Development Consultants, Inc. is assisting Loaf Land Development, LLC with permitting and design of his 13-lot single family residential subdivision in Coplin Plt. Maine located off Mountain Road.

The applicant proposes to build two gravel roads an approximately 1,100' and 160' long by 14 foot wide to access the lots. The lots average about 1.7 acres.

The road proposes crossing one stream crossing. The stream has an average of 2.8 feet in bank full width. The crossing culvert is 4 feet in diameter (meeting 1.2 bfw) and buried 18" percent into the stream substrate for naturalization of bottom.

The entire stream section is mountainous with boulders and ledge drops then channelizes into a wetland below the crossing and becomes more sandy.

PROJECT IMPACTS

Temporary Stream Impacts: 266 S.F. (1st Crossing)

Permanent Stream Impacts: 160 S.F. (1st Crossing)

AVOIDANCE & MINIMIZATION

Road alignment and paths into this site were explored. A stream crossing to enter the site is unavoidable.

However minimization techniques were considered such as include 2:1 slopes, reduction of fill through road elevation design, head/wing walls and fairly perpendicular crossing configuration.

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Wetland, Streams, and Cursory Vernal Pool Delineation Report
Loaf Land, LLC Property
Coplin Plantation, ME
4/13/2026

INTRODUCTION

A wetland, stream, and cursory vernal pool delineation was performed by Main-Land Development Consultants, (Main-Land) to determine potential natural resource features on the project site. The project site consists of two lots located off Mountain Road and Hedgehog Trail in Coplin Plantation, Maine. The approximately 24.5-acre project site is identified as Lot 2 and Lot 12 on Town Tax Map 7.

The purpose of this report is to document identified wetlands and water resources that fall under the federal jurisdiction of the U.S. Army Corps of Engineers (USACE) and the Clean Water Act (CWA), in addition to the state jurisdiction of the Maine Department of Environmental Protection (Maine DEP) and the Natural Resources Protection Act (NRPA).

METHODOLGY

Preliminary Data

Prior to performing the field delineation, Main-Land evaluated preliminary data on the project site to help prepare for fieldwork. Data made available by the Maine Office of GIS was consulted, as well as from sources such as the National Wetlands Inventory (NWI) wetlands, USDA Natural Resource Conservation Soil Survey Maps, and digital aerial photography.

Wetland and Stream Delineation

On July 16, 2024, wetland and stream delineations were performed within the project site. Wetlands were identified and delineated in accordance with the ***1987 Federal Manual for Identifying and Delineating Jurisdictional Wetlands*** and the ***2012 Regional Supplement to The Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region.*** Hunter Dalton, Project Environmental Scientist of Main-Land, flagged the perimeter of wetland boundaries at an average interval of 25 feet per flag. Locations were recorded with the use of a sub-meter EOS Arrow 100. Main-Land observed for hydric soils, hydrophytic vegetation, and hydrology indicators, the three requirements that must all be present for a wetland classification.

The stream delineation methodology follows the guidance provided by the Maine DEP Natural Resource Protection Act (NRPA) *Identification Guide for Rivers, Streams, and Brooks,* and the definition of a stream in Maine State Statute, as follows:

River, stream or brook. "River, stream or brook" means a channel between defined banks. A channel is created by the action of surface water and has 2 or more of the following characteristics.

A. It is depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute series topographic map or, if that is not available, a 15-minute series topographic map.

B. It contains or is known to contain flowing water continuously for a period of at least 6 months of the year in most years.

C. The channel bed is primarily composed of mineral material such as sand and gravel, parent material or bedrock that has been deposited or scoured by water.

D. The channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present, within the stream bed.

E. The channel contains aquatic vegetation and is essentially devoid of upland vegetation.

"River, stream or brook" does not correlate to a ditch or other drainage way constructed, or constructed and maintained, solely for the purpose of draining stormwater or a grassy swale.

Wetland and Stream features are classified using the *Classification of Wetlands and Deepwater Habitats of the United States,* Cowardin et al., 1979.

Cursory Vernal Pool Survey

A cursory vernal pool survey was completed using guides and standards established by the DEP and U.S. Army Corps of Engineers (USACE). Significant Vernal Pools are defined by the NRPA as "*naturally occurring, temporary or semi-permanent pools that provide habitat for a specific abundance of vernal pool amphibian species.*" Any potential vernal pools identified during this review would require a full survey (amphibian breeding area survey) completed in the Spring to determine significance.

To be defined as a significant vernal pool, characteristics must meet or exceed thresholds defined by the Maine Department of Environmental Protection.

Species	Abundance of Criteria
Fairy Shrimp	Presence of any life
Blue Spotted Salamander	Presence of 10 or more egg masses
Spotted Salamander	Presence of 20 or more egg masses
Wood Frog	Presence of 40 or more egg masses

Wetlands of Special Significance (WOSS)
Wetlands were evaluated under criteria of Wetlands of Special Significance (WOSS). WOSS are defined in NRPA Chapter 310: Wetlands and Waterbodies Protection Section 4. According to Maine's NRPA Chapter 310, WOSS include all coastal wetlands and great ponds, and freshwater wetlands that exhibit one or more of the following characteristics:

1. Critically imperiled or imperiled community. The freshwater wetland contains a natural community that is critically imperiled (S1) or imperiled (S2) as defined by the Natural Areas Program.

2. Significant wildlife habitat. The freshwater wetland contains significant wildlife habitat as defined by 38 M.R.S.A. § 480-B (10).

3. Location near coastal wetland. The freshwater wetland area is located within 250 feet of a coastal wetland.

4. Location near GPA great pond. The freshwater wetland area is located within 250 feet of the normal high water line, and within the same watershed, of any lake or pond classified as GPA under 38 M.R.S.A. § 465-A.

5. Aquatic vegetation, emergent marsh vegetation or open water. The freshwater wetland contains under normal circumstances at least 20,000 square feet of aquatic vegetation, emergent marsh vegetation or open water, unless the 20,000 or more square foot area is the result of an artificial pond or impoundment.

6. Wetlands subject to flooding. The freshwater wetland area is inundated with floodwater during a 100-year flood event based on flood insurance maps produced by the Federal Emergency Management Agency or other site-specific information.

7. Peatlands. The freshwater wetland is or contains peatlands, except that the Department may determine that a previously mined peatland, or portion thereof, is not a wetland of special significance.

8. River, stream or brook. The freshwater wetland area is located within 25 feet of a river, stream or brook.

RESULTS

Project Area Overview
The objective of this delineation was to determine the feasibility of proposed development on the project site. The project site can be accessed south of Hedgehog Trail and West of Mountain Road in Coplin Plantation, Maine. The site is predominantly forested and undeveloped.

See attached Site Plan E1.1, *Natural Resources Mapping* which depicts locations of environmental features identified by Main-Land. Photos of selected features are also attached.

Wetlands
Fifteen freshwater wetland complexes were identified on the project site and are labeled as W-1 through W-12 by Main-Land. Observed wetlands are classified as seasonally flooded/saturated, broad-leaved deciduous evergreen Palustrine Forested (PFO1E) wetland complexes. PFO wetlands are characterized by woody vegetation that is at least 20 feet in height. See Table 1 for addition information on observed wetland complexes.

Table 1.

WETLAND ID	WETLAND AREA (SF)	COWARDIN CLASSIFICATION	WOSS
W-1	2,685	PFO1E	Yes, all wetlands within 25' of a stream
W-2	8,554	PFO1E	No
W-3	781	PFO1E	Yes, all wetlands within 25' of a stream
W-4	942	PFO1E	No
W-5	2,150	PFO1E	No
W-6	11,958	PFO1E	No
W-7	2,194	PFO1E	No
W-8	22,975	PFO1E	Yes, all wetlands within 25' of a stream
W-9	636	PFO1E	No
W-10	4,701	PFO1E	No
W-11	3,214	PFO1E	Yes, all wetlands within 25' of a stream
W-12	2,874	PFO1E	Yes, all wetlands within 25' of a stream
W-13	4,173	PFO1E	No
W-14	129	PFO1E	No
W-15	773	PFO1E	Yes, all wetlands within 25' of a stream

Streams
Four unnamed streams were identified on the project site and are labeled as STRM-1 through STRM-4 by Main-Land. All identified streams are classified as intermittent riverine systems which likely do not continuously flow year-round.

Vernal Pools
No potential vernal pools were identified on the project site.

Wetlands of Special Significance (WOSS)
All wetland areas within 25' of a stream are classified as WOSS.

SUMMARY

A wetland, stream, and cursory vernal pool delineation was completed for the project site in January of 2026. At the project site, **fifteen NRPA wetlands, four NRPA stream, no potential vernal pools, and WOSS characteristics** were identified during the natural resource delineation. Wetlands comprise approximately 6.5% of the project site area of interest. The project site contains areas that consist of somewhat excessively drained upland soils on slopes less than 20% which are suitable for development, including for wastewater disposal.

Hunter R. Dalton
Project Environmental Scientist

Photo 1. Observed PFO wetland complex.

Photo 2. Observed intermittent stream.