STATE OF MAINE
LAND USE PLANNING COMMISSION

SP4103: LOAF LAND - TECHNICAL SESSION

LOAF LAND DEVELOPMENT, LLC, SUBDIVISION
PERMIT APPLICATION, COPLIN PLANTATION



STORMWATER MANAGEMENT & PHOSPHORUS CONTROL

STORMWATER MANAGEMENT & PHOSPHORUS CONTROL

- To evaluate potential stormwater and phosphorus impacts associated with the proposed development the following site-specific data was utilized:
  - Existing site topography developed from State of Maine LiDAR mapping
  - A high intensity soils investigation was completed on the property in May 2025 by Christopher Coppi, a State of Maine Certified Soils Scientist (CSS), No. 631
  - Existing vegetation and ground cover conditions were verified through site investigations and supplemented by review of aerial imagery
  - The precipitation values for the modeled storm events were obtained from *Maine DEP Chapter 500: Stormwater Management, Appendix H: 24-hour duration rainfalls for various return periods*
  - National Wetlands Inventory (NWI) was evaluated for any surface water and wetlands on the property
- Using these site-specific inputs, hydrologic stormwater and phosphorus export modeling was completed to evaluate existing and proposed conditions and to develop stormwater management measures that avoid undue impacts to water quality and downstream resources

PHOSPHORUS CONTROLS

- *LUPC Chapter 10, L. Phosphorus Control* standards are required for subdivisions located within the direct watershed of a body of standing water 10 acres or greater in size.

- In this case, the water body is Flagstaff Lake. Based on the per acre phosphorus allocation provided by Maine DEP for Flagstaff Lake, no NWI wetlands, and approximately 4.73 acres of steep slopes, the allowable phosphorus budget for the parcel is **0.929 lbs of P/year**.

- Calculations provided in Exhibit 33 of the application.

PHOSPHORUS CONTROLS

- The following calculations, tables, and values are from the *Maine DEP Maine Stormwater Management Design Manual -Phosphorus Control Manual, Volume II*.

- As with any development, certain land surface coverages produce a specific phosphorus export. These exports are based on:
  - Hydrologic Soil Group determined by the data collected by the CSS
  - Lot restrictions
  - Land coverage type

- Since there are individual lot development restrictions associated with these values, those restrictions have been added to the draft deed covenants and restrictions

Table 3.1
Algal Available Phosphorus Export (pre-treatment) for Commercial Development and Subdivisions

		Low Export Option	High Export Option
Land Use	Hydrologic Soil Group	P Fertilizers restricted, roads and drives paved and constructed with stable swales (lb/acre/yr)	No restrictions on fertilizer use, road surface or ditch design and construction (lb/acre/yr)
Landscaped Areas, Lawns & Ditches	A	0.1	0.2
	B	0.2	0.4
	C	0.3	0.6
	D	0.4	0.8
Roads/Driveways	N/A	1.25	1.75
Parking	N/A	1.25	1.25
Roofs/Other	N/A	0.5	0.5
Riprap/crushed rock	N/A	0.3	0.6

Table 3.2
Algal Available Phosphorus Export from Single Family Residential Lots (pre-treatment)

Hydrologic Soil Group	With Area Restrictions		Without Area Restrictions	
	Cleared Area < 12,000 sq ft Driveway/Park < 1,750 sq ft (lb/lot/year)		No Restriction on cleared area or driveway/parking area (lb/lot/year)	
	w/ 75% drive/park area to buffer	w/o 75% drive/park area to buffer	w/ 75% drive/park area to buffer	w/o 75% drive/park area to buffer
A	0.09	0.14	0.12	0.18
B	0.12	0.17	0.17	0.24
C	0.15	0.20	0.22	0.29
D	1.08	0.23	0.27	0.34

Note: Driveways and parking are considered to be draining directly to a buffer if the flow path to the buffer is 50 feet or less and if the runoff reaches the buffer in well distributed overland flow.

Note: phosphorus export values in this table assume a driveway of 150 feet in length, or less. If driveways will likely exceed 150 feet, the excess driveway length should be considered a road and its export calculated using Worksheet 2 and Table 3.1.

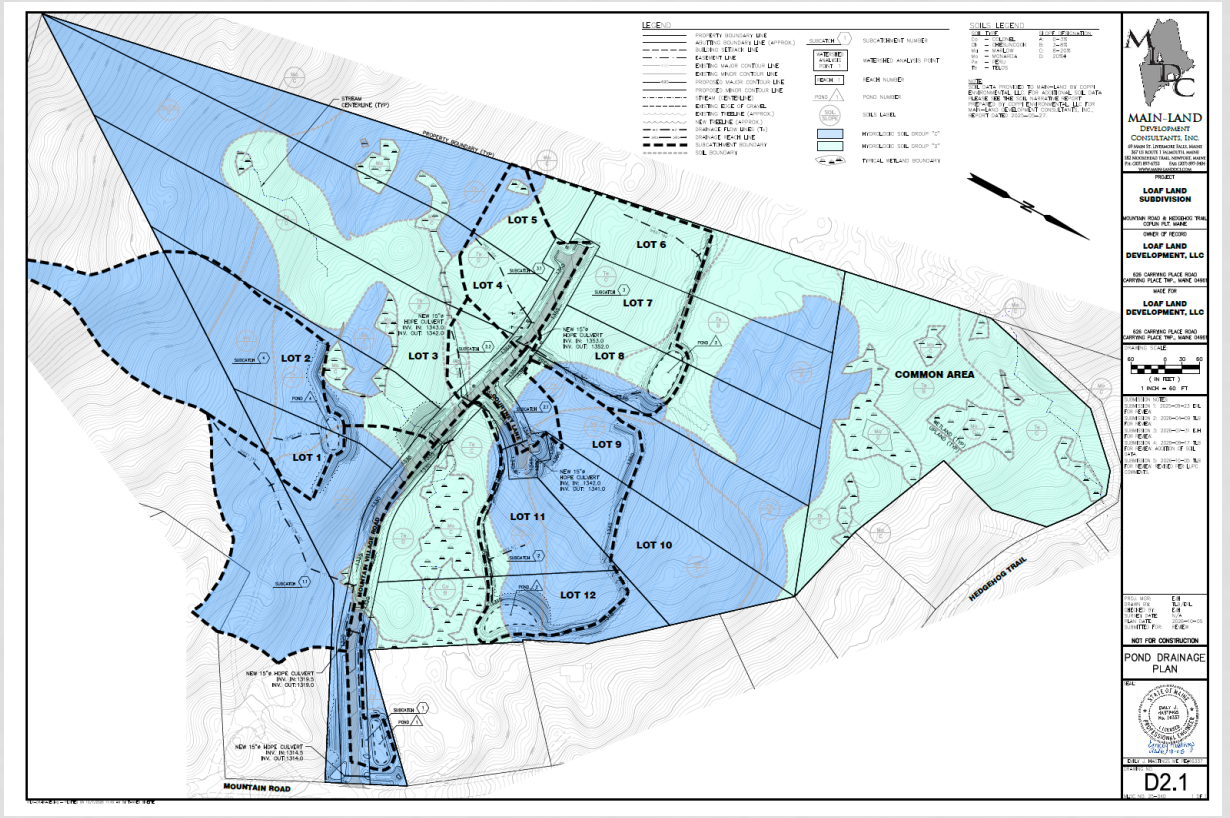
PHOSPHORUS CONTROLS

- Based on those values and the associated number of lots and/or acres of development, the pre-treatment project phosphorus export (Pre-PPE) was calculated to be 3.324 lbs of P/year.
- As this exceeds the allowable phosphorus budget, **treatment is required.**
- The project does not qualify for the LUPC's *Alternative Buffer Standard* due to constraints of topography, soils and natural resources.
- To provide phosphorus treatment, 4 filter ponds were designed to treat designated portions of the project.
- Filter ponds are a Maine DEP recognized Best Management Practice. These systems consist of a shallow vegetated depression with a specified media bed used to filter stormwater pollutants and slow the discharge through an underdrain system.

PHOSPHORUS CONTROLS

Filter Pond Treatment Area:

- Filter Pond 1 captures runoff from approximately 595 feet of Mountain Village Road and approximately 305 feet of Moose Track Trail.
- Filter Pond 2 captures runoff from proposed lots 3, 9, 10, 11, & 12, approximately 135 feet of Mountain Village Road, and the entirety of Courtney Lane.
- Filter Pond 3 captures runoff from proposed lots 4, 5, 6, 7, & 8 and approximately 310 feet of Mountain Village Road.
- Filter Pond 4 captures runoff from proposed lots 1 & 2.



PHOSPHORUS CONTROLS

- Each filter pond was intentionally designed to have greater capacity than standard sizing requirements, therefore equating to increased treatment factors and more phosphorus removal.
- Based on the development described above, associated phosphorus export values, and increased design treatment factors the media surface area and volume capacity were designed, as shown in Exhibit 33.
- Accounting for treatment, the post-treatment project phosphorus export (Post-PPE) was calculated to be **0.929 lbs of P/year.**
- The only untreated portion of Mountain Village Road consists of approximately 40 feet at the entrance and approximately 90 feet at the stream crossing. This totals an export of 0.074 lbs of P/year.

PHOSPHORUS CONTROLS

- It is standard practice that a pre-existing untreated offsite phosphorus source flowing to the designed treatment structure be accounted as mitigation credits

- It was recognized that the current Moose Track Trail is not a consistent gravel surface, therefore, only wheel track widths were assumed. Mitigation credits total 0.0235 lbs of P/year.

- After accounting for treatment and mitigation credits, the Project Phosphorus Export (PPE) is **0.905 lbs of P/year**, which satisfies the applicable phosphorus standard as it is less than or equal to the Project Phosphorus Budget (PPB).

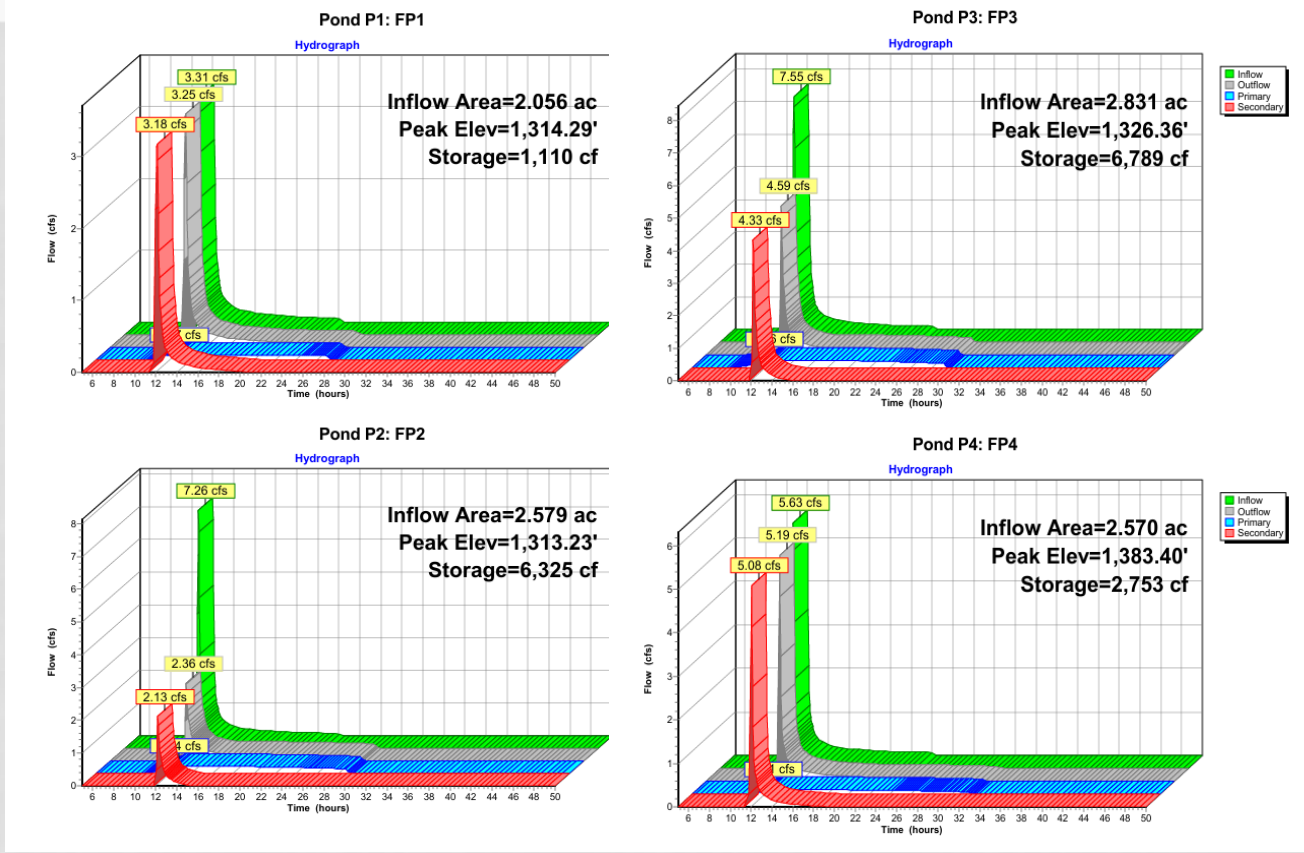
- Sebago Technics, LUPC's third party engineer, has reviewed the proposed design and methodology and concluded the following statement: "Our review of the project finds that in general the strategies to address Phosphorus are acceptable."

STORMWATER CONTROLS

- The project ditches, culverts and filter ponds were designed to accommodate, at a minimum, the 25-year storm event for this region, which is a commonly accepted engineering design standard in Maine.
- Stormwater modeling was performed using HydroCAD 10.20-9a software with a TR-55 methodology.
- The HydroCAD analysis incorporates site specific characteristics, including land coverage type, soil conditions, slopes and drainage patterns.
- Although the primary purpose of the filter ponds is phosphorus treatment, they are also intentionally designed for stormwater management.

STORMWATER CONTROLS

- The filter ponds are located to discharge into existing drainageways and storage volumes are oversized to the greatest extent practicable to attenuate peak stormwater runoff.
- As shown in the hydrographs (Exhibit 33) the peak inflow to each filter pond exceeds the corresponding peak outflow.
- These hydrographs represent the 10-year storm event.



STORMWATER CONTROLS

- Specific concerns were raised regarding Filter Pond 1 and its proximity to the abutting property line.
- To further evaluate potential impacts, pre-development and post-development models were developed for this area to compare peak runoff rates under both conditions.
- Two watershed analysis points (WAP's) were identified – the abutting property line and at Mountain Road (Exhibit 24)
- In the pre-development condition during the 25-year storm event, the modeled peak flow rate at **WAP A is 2.10 cfs** and **WAP B is 5.72 cfs**.
- In the post-development condition during the same storm event, the modeled peak flow at **WAP A is 2.01 cfs** and **WAP B is 4.83 cfs**.

STORMWATER CONTROLS

- The results demonstrate that the **peak runoff rates are reduced in the post-development condition at both analysis points**. This is primarily due to attenuation by Filter Pond 1.

- As observed and verified during the site walk, Filter Pond 1 discharges into an existing and well-established natural watercourse maintaining existing drainage patterns to the abutting property.

- Sebago Technics, LUPC's third party engineer, has reviewed the proposed design and methodology and concluded the following statement: "We have reviewed the HydroCAD analysis performed by the applicant and we agree with the general methodology and findings of the analysis."

SITE STABILIZATION MEASURES

- Temporary erosion and sedimentation control measures include silt fence, stone check dams, erosion control mulch and matting, and a stabilized construction exit on Mountain Village Road to limit soil particles tracked onto Mountain Road.

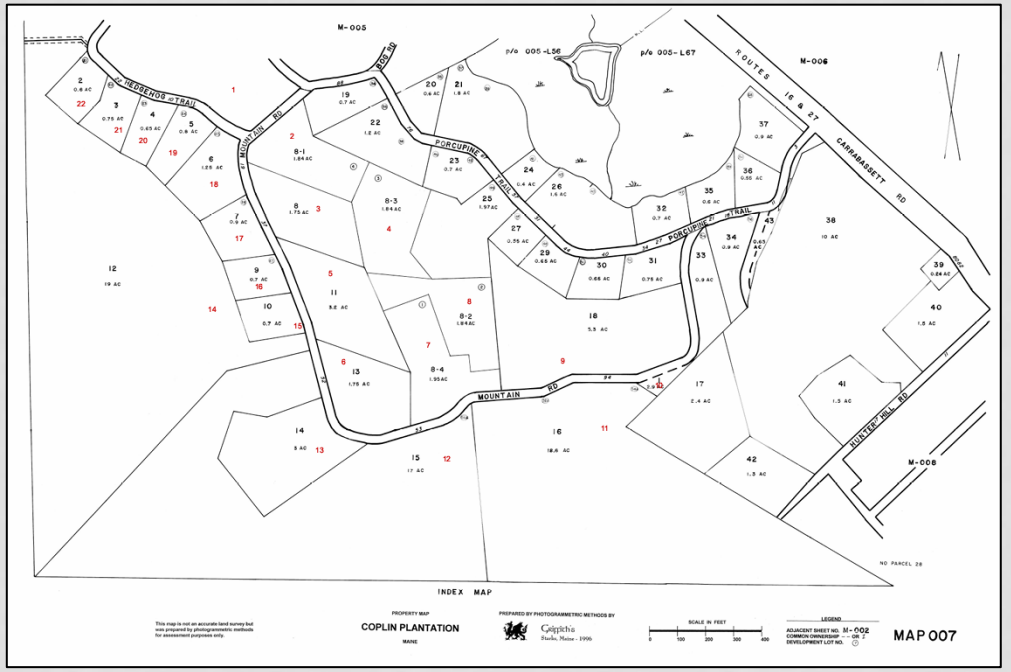
- Permanent stabilization measures include installation of rip-rap at cross culvert inlets & outlets, revegetation of disturbed areas, and erosion control mesh/blanket to reinforce drainage channels.

- **These measures will help minimize erosion, trap sediments onsite, and promote long-term stability.**

ACCESS VIA MOUNTAIN ROAD

ACCESS VIA MOUNTAIN ROAD

- Mountain Road is a public roadway maintained by Coplin Plantation and has an unposted speed limit.
- The road has a gravel surface and field measurements indicate an average traveled way width of approximately 20 feet, although it does vary.
- The road is configured as a loop; however, only a portion of the loop is public and maintained during the winter season.
- Based on Coplin Planation Tax Map 007, Mountain Road currently provides access to 22 existing lots



ACCESS VIA MOUNTAIN ROAD

- To analyze Mountain Road, a center line alignment was approximated based on aerial photography.
- The first and tightest curve has a radius of about 175 feet.
- The remainder of the road to the project entrance consists of greater curves.
- There is no specific horizontal curve radius requirement within LUPC *Chapter 10,* however standard engineering minimums for a public road of minor traffic volume and speed limit of 25 mph or less are 100 to 200 feet.
- Based on the horizontal alignment, an approximate best fit vertical profile was generated utilizing State of Maine LiDAR.

ACCESS VIA MOUNTAIN ROAD

- The table depicts the approximate Mountain Road segments starting at Porcupine Trail, the downhill intersection, to the project entrance.
- It does not include the vertical curves that transition between grade changes.
- The left column is length of road segment and the right column in the corresponding grade in terms of percentage.
- Note the short intervals along the road length

Length	Grade
50 feet	5.9%
40 feet	15.7%
30 feet	9.5 %
130 feet	15.0%
115 feet	10.1%
15 feet	5.3%
185 feet	13.5%
30 feet	5.5%
45 feet	10.5%
65 feet	1%
Average	10.8%

ACCESS VIA MOUNTAIN ROAD

- Although the roadway classifications contained in *LUPC Chapter 10* appear to apply primarily to newly designed roads, they provide a reasonable basis for evaluating the functionality of Mountain Road, as there are no formal roadway design standards for Coplin Plantation.

- For Class 1 roads, the maximum sustained grade is 10%, which may be increased by up to 5% for a distance not exceeding 300 feet under certain circumstances and when located more than 150 feet from the downhill intersection

- Importantly, this standard applies to sustained grades, not short, localized segments. Although sections of Mountain Road meet or slightly exceeds 15%, the roadway profile consists of varying grades with only short intermittent sections, no sustained grade.

ACCESS VIA MOUNTAIN ROAD

- There is no specific standard within *LUPC Chapter 10* regarding a safe stopping sight distance requirement, as it is not a Maine DOT regulated roadway.
- Sight distance at the proposed project entrance was field measured along Mountain Road and was estimated to be approximately **150 feet** to the left and **285 feet** to the right.
- These measurements were obtained utilizing MDOT standards
- It should be noted that these measurements were collected prior to any vegetation clearing. As a result, sight distance to the left is anticipated to improve following the clearing associated with the proposed grading activities.

ACCESS VIA MOUNTAIN ROAD

- Two points of reference for safe sight distance standards are provided:
  - The MDOT identifies the minimum sight distances of 155 feet at 20 MPH and 200 feet at 25 MPH.
  - Town of Bethel, Maine public roadway standards, that are not MDOT regulated, identify a minimum sight distance of 115 feet at 20 MPH and 155 feet at 25 MPH.
- As Mountain Road is an unposted residential area, according to Maine State Law, that would indicate maximum speed of 25 MPH.
- However, given the varying width, gravel surface, and rural residential area, actual vehicle speeds are expected to be lower
- **The observed sight distance is adequate as it generally aligns with the noted reference guidance**

ACCESS VIA MOUNTAIN ROAD

- Although not a quantified standard in *LUPC: Chapter 10*, it is important to note the mild grades of both Mountain Village Road and Mountain Road at the entrance intersection:
  - Mountain Village Road is -1% for approximately 30 feet inward then transitions to 2.75% for approximately 125 feet
  - Mountain Road is at approximately 1% at the intersection.
  - This gives a gradual approach to the intersection and a flat stopping point to evaluate roadway traffic.

ACCESS VIA MOUNTAIN ROAD

- As with any development, the project is expected to increase traffic volumes on Mountain Road. However, overall traffic volumes would remain relatively low, and the increase would not alter the roadway's functional classification with respect to the number of lots served.

- Based on trip generation estimates published by the Institute of Transportation Engineers (ITE), using Land Use Code 210 (Single-Family Detached Housing), the proposed development is anticipated to generate approximately 113 vehicle trips per peak day.

- **While this represents an increase over existing conditions, the resulting traffic volumes remain low and are not expected to adversely affect the operation of Mountain Road.**

ACCESS VIA MOOSE TRACK TRAIL

ACCESS VIA MOOSE TRACK TRAIL

- Moose Track Trail is an existing recreational trail that traverses the Peters property and provides access via easement to the Applicant's property

- During the October 2026 site walk, the trail was observed to pass approximately 20 to 30 feet from the Peters structure, though no survey work was performed on the Peters property as part of this application.

- The existing driveway is gradual. The trail from the driveway increases to an approximate 20 percent grade over roughly 90 feet. Beyond this segment, the trail transitions to more moderate and consistent grades and was not analyzed.

ACCESS VIA MOOSE TRACK TRAIL

- Access rights over Moose Track Trail are documented in the deed from Oliver Pelletier to Loaf Land Development, LLC, recorded in Franklin County Registry of Deeds Book 4611, Page 256, which references an established easement described in Franklin County Registry of Deeds Book 1234, Page 29.

- The easement grants "the right to use for foot or vehicular travel and to establish and maintain electric and telephone lines over and along Moose Track Road through the northerly end of the lot or parcel."

- In addition, a boundary survey prepared by Sackett & Brake Survey, Inc. for Carl and Diane Pettersen, dated August 16, 2012 (Plan No. 5859), depicts the access easement across the property.

ACCESS VIA MOOSE TRACK TRAIL

- The subdivision proposes to utilize this existing easement to provide access to lots 1 and 2. Based on the limited number of lots served and length of access, Moose Track Trail is proposed to function as a shared driveway for those lots, with maintenance responsibilities established through the proposed deed covenants and restrictions.
- *LUPC Chapter 10* requires driveways to maintain a minimum setback of 15 feet from property lines, except where driveways are located within deeded easements or rights-of-way.
- While the recorded easement does not specify a width, it clearly indicates use of vehicular access and installation and maintenance of utilities.
- Installation of utilities and access upgrades will be the responsibility of the future lot owners.
- **Based on my review of the recorded documents the existing easement provides access rights to proposed lots 1 and 2.**

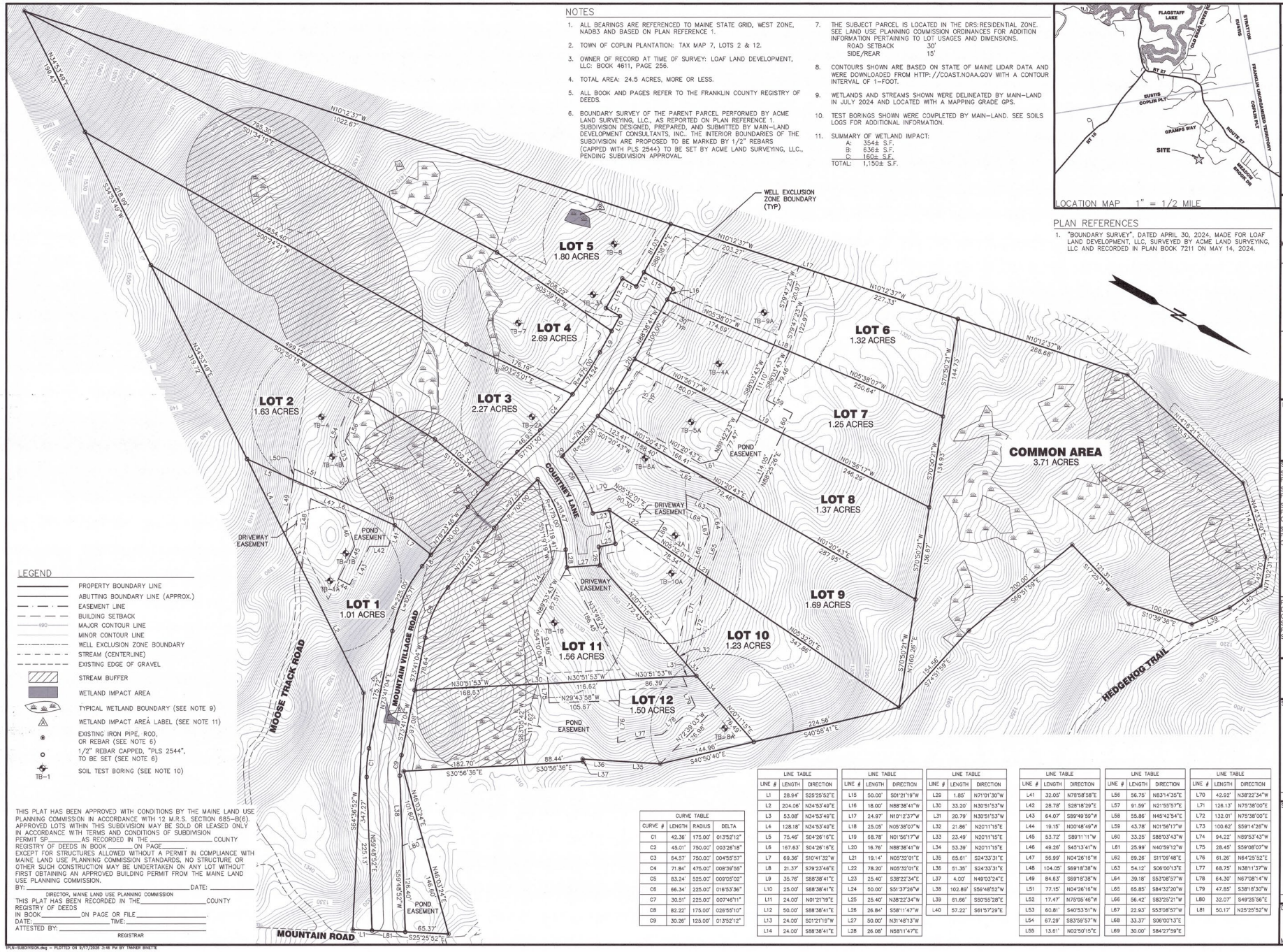
THANK YOU!

Main-Land Development Consultants, Inc.



Emily J. Hastings, PE
Senior Project Engineer
2026-10-07

Plans in following slides are intended for visual use during the public hearing and not to scale.



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.
   ROAD SETBACK 30'
   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.
    B: 636± S.F.
    C: 160± S.F.
    TOTAL: 1,150± 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.

THIS PLAT HAS BEEN APPROVED WITH CONDITIONS BY THE MAINE LAND USE PLANNING COMMISSION IN ACCORDANCE WITH 12 M.R.S. SECTION 685-B(6). APPROVED LOTS WITHIN THIS SUBDIVISION MAY BE SOLD OR LEASED ONLY IN ACCORDANCE WITH TERMS AND CONDITIONS OF SUBDIVISION PERMIT SP_____AS RECORDED IN THE_____COUNTY REGISTRY OF DEEDS IN BOOK_____ON PAGE_____. EXCEPT FOR STRUCTURES ALLOWED WITHOUT A PERMIT IN COMPLIANCE WITH MAINE LAND USE PLANNING COMMISSION STANDARDS, NO STRUCTURE OR OTHER SUCH CONSTRUCTION MAY BE UNDERTAKEN ON ANY LOT WITHOUT FIRST OBTAINING AN APPROVED BUILDING PERMIT FROM THE MAINE LAND USE PLANNING COMMISSION.

BY:_____DATE:_____
DIRECTOR, MAINE LAND USE PLANNING COMMISSION

THIS PLAT HAS BEEN RECORDED IN THE_____COUNTY REGISTRY OF DEEDS
IN BOOK_____ON PAGE OR FILE_____.
DATE:_____TIME:_____
ATTESTED BY:_____
REGISTRAR

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	42.36'	175.00'	013°52'12"
C2	45.01'	750.00'	003°26'18"
C3	84.57'	750.00'	004°55'57"
C4	71.84'	475.00'	008°39'55"
C5	83.24'	525.00'	009°05'02"
C6	66.34'	225.00'	016°53'36"
C7	30.51'	225.00'	007°46'11"
C8	82.22'	175.00'	028°55'10"
C9	30.26'	125.00'	013°52'12"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.94'	S25°25'52"E
L2	204.06'	N34°53'49"E
L3	53.08'	N34°53'49"E
L4	128.18'	N34°53'49"E
L5	75.46'	S04°26'16"E
L6	167.63'	S04°26'16"E
L7	69.36'	S10°41'32"W
L8	21.37'	S79°23'48"E
L9	35.76'	S88°38'41"E
L10	25.00'	S88°38'41"E
L11	24.00'	N01°21'19"E
L12	50.00'	S88°38'41"E
L13	24.00'	S01°21'19"W
L14	24.00'	S88°38'41"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	50.00'	S01°21'19"W
L16	18.00'	N88°38'41"W
L17	24.97'	N10°12'37"W
L18	25.05'	N05°38'07"W
L19	68.78'	N01°56'17"W
L20	16.76'	N88°38'41"W
L21	19.14'	N05°32'01"E
L22	78.20'	N05°32'01"E
L23	25.40'	S38°22'34"E
L24	50.00'	S51°37'26"W
L25	25.40'	N38°22'34"W
L26	26.84'	S58°11'47"W
L27	50.00'	N31°48'13"W
L28	26.08'	N58°11'47"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	1.85'	N71°01'30"W
L30	33.20'	N30°51'53"W
L31	20.79'	N30°51'53"W
L32	21.86'	N20°11'15"E
L33	23.49'	N20°11'15"E
L34	53.39'	N20°11'15"E
L35	65.61'	S24°33'31"E
L36	51.35'	S24°33'31"E
L37	4.00'	N49°03'24"E
L38	102.89'	S59°48'52"W
L39	61.66'	S50°55'28"E
L40	57.22'	S61°57'29"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	32.05'	N76°58'58"E
L42	28.78'	S28°18'29"E
L43	64.07'	S89°49'59"W
L44	19.15'	N00°48'49"W
L45	53.72'	S89°11'11"W
L46	49.26'	S45°13'41"W
L47	56.99'	N04°26'16"W
L48	104.05'	S89°18'38"W
L49	84.63'	S89°18'38"W
L51	77.15'	N04°26'16"W
L52	17.47'	N75°05'46"W
L53	60.81'	S40°53'51"W
L54	67.29'	S83°59'57"W
L55	13.61'	N02°50'15"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L56	56.75'	N83°14'35"E
L57	91.59'	N21°55'57"E
L58	55.86'	N45°42'54"E
L59	43.78'	N01°56'17"W
L60	33.25'	S88°03'43"W
L61	25.99'	N40°59'12"W
L62	89.26'	S11°09'48"E
L63	54.12'	S06°00'13"E
L64	39.18'	S53°08'57"W
L65	65.85'	S84°32'20"W
L66	56.42'	S83°25'21"W
L67	22.93'	S53°08'57"W
L68	33.37'	S06°00'13"E
L69	30.00'	S84°27'59"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L70	42.92'	N38°22'34"W
L71	126.13'	N75°38'00"E
L72	132.01'	N75°38'00"E
L73	100.62'	S59°14'26"W
L74	94.22'	N89°53'43"W
L75	28.45'	S59°08'07"W
L76	61.26'	N64°25'52"E
L77	68.75'	N38°11'37"W
L78	64.30'	N67°08'14"W
L79	47.85'	S38°18'30"W
L80	32.07'	S49°25'56"E
L81	50.17'	N25°25'52"W

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-5752 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.
SUBMISSION 3: 2026-07-30 TLB FOR PERMITTING. REVISED PER LUPC COMMENTS.
SUBMISSION 3: 2026-09-17 TLB FOR PERMITTING. REVISED PER LUPC COMMENTS.

PROJ. MGR: EJH
DRAWN BY: TLB/ERL
CHECKED BY: EJH
SURVEY DATE: N/A
PLAN DATE: 2026-09-17
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

SUBDIVISION PLAN

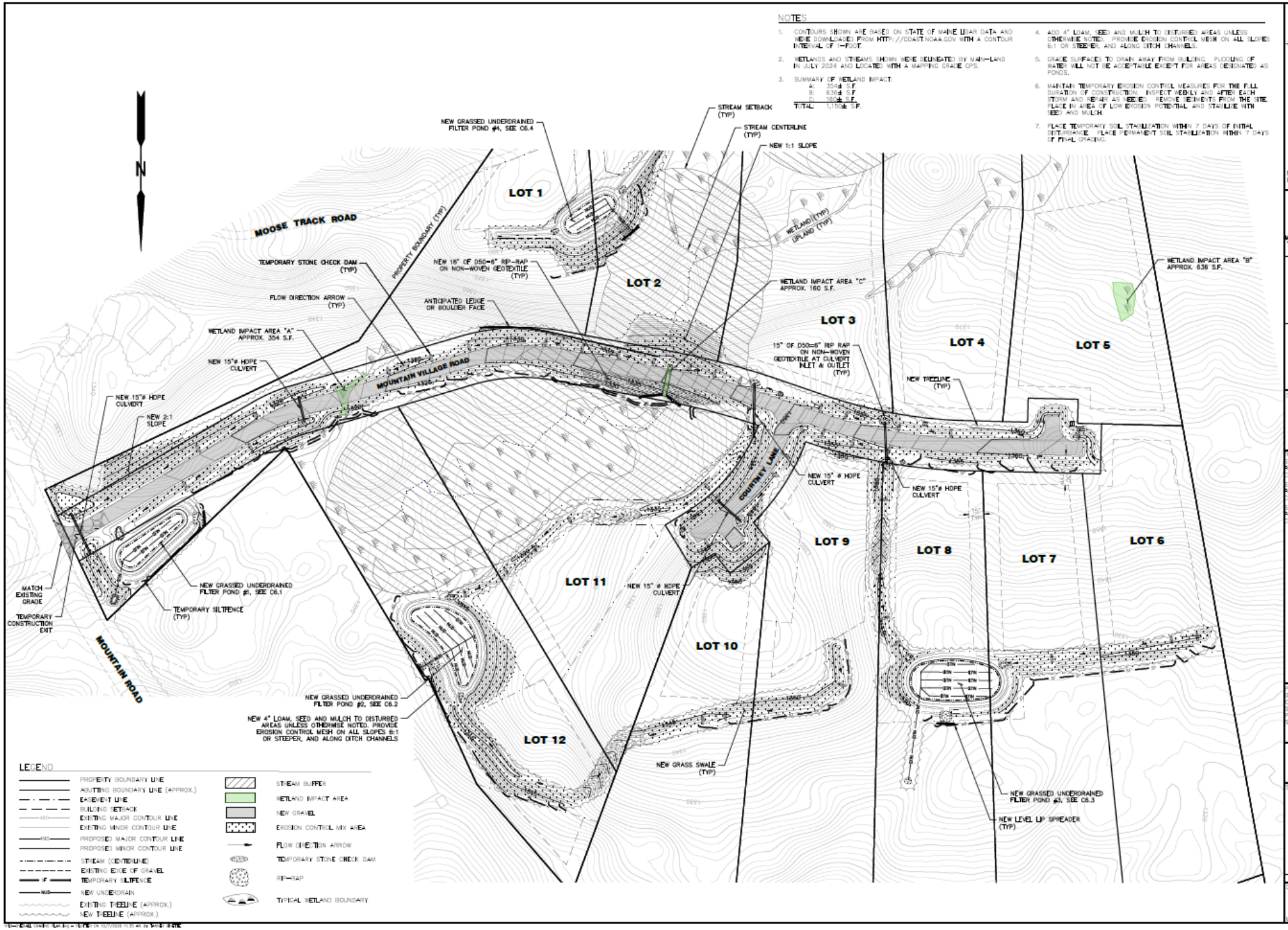
SEAL:
STATE OF MAINE
ROMANY SHANTI
2544
REGISTERED PROFESSIONAL LAND SURVEYOR

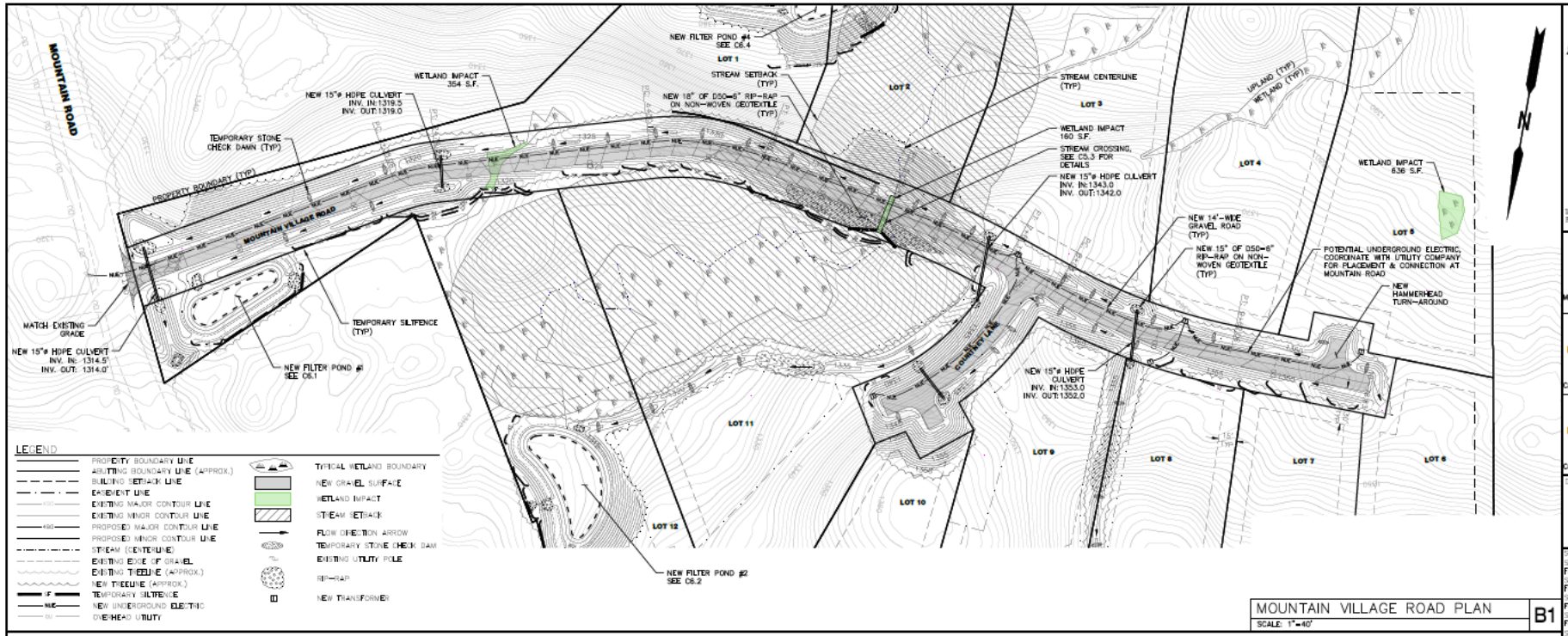
SEAL:
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
Date: 09-17

EMILY J. HASTINGS ME PE#16337

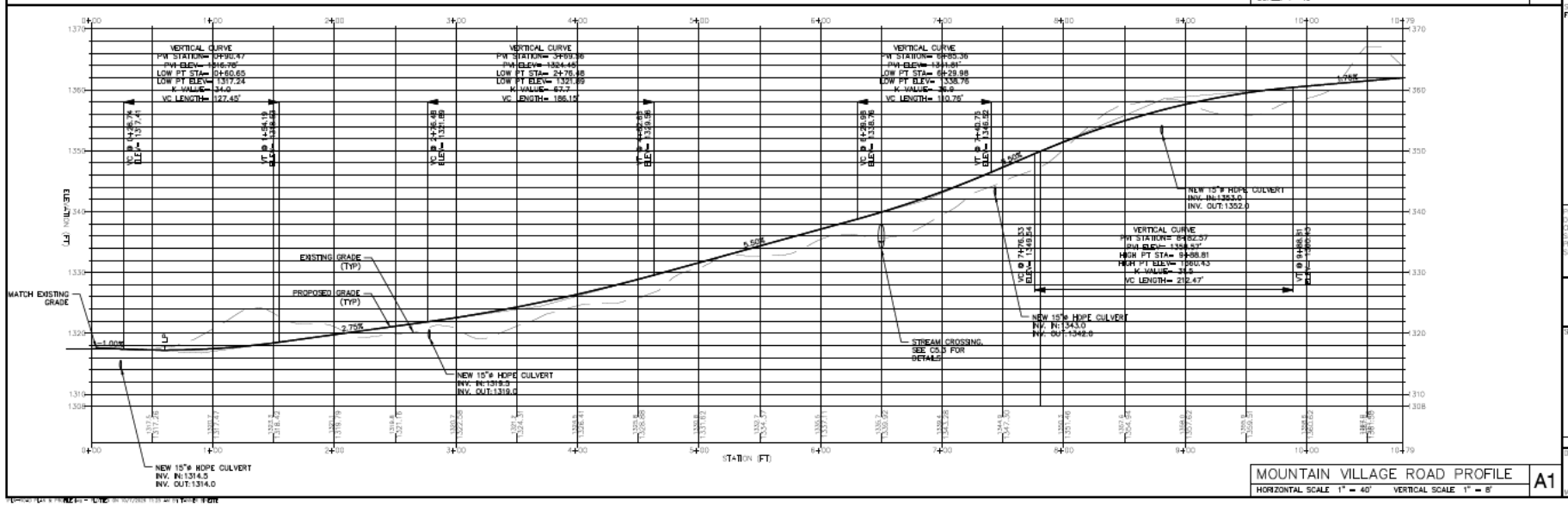
DRAWING NO.
S2.1
MLDC NO. 25-040 1 OF 1

TPLN-SUBDIVISION.dwg – PLOTTED ON 9/17/2026 3:46 PM BY TANNER BINETTE


NOTES
1. 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.
2. WETLANDS AND STREAMS SHOWN WERE DELINEATED BY MAIN-LAND IN JULY 2024 AND LOCATED WITH A MAPPING GRADE GPS.
3. SUMMARY OF WETLAND IMPACT:
A: 354± S.F.
B: 636± S.F.
C: 160± S.F.
TOTAL 1,150± S.F.
4. 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.
5. GRADE SURFACES TO DRAIN AWAY FROM BUILDING. PUDDLING OF WATER WILL NOT BE ACCEPTABLE EXCEPT FOR AREAS DESIGNATED AS PONDS.
6. 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.
7. PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.
N
MOOSE TRACK ROAD
MOUNTAIN VILLAGE ROAD
MOUNTAIN ROAD
COURTNEY LANE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
NEW GRASSED UNDERDRAINED FILTER POND #4, SEE C6.4
STREAM SETBACK (TYP)
STREAM CENTERLINE (TYP)
NEW 1:1 SLOPE
WETLAND (TYP)
UPLAND (TYP)
PROPERTY BOUNDARY (TYP)
TEMPORARY STONE CHECK DAM (TYP)
NEW 18" OF D50=6" RIP-RAP ON NON-WOVEN GEOTEXTILE (TYP)
FLOW DIRECTION ARROW (TYP)
ANTICIPATED LEDGE OR BOULDER FACE
WETLAND IMPACT AREA "A" APPROX. 354 S.F.
WETLAND IMPACT AREA "C" APPROX. 160 S.F.
WETLAND IMPACT AREA "B" APPROX. 636 S.F.
NEW 15"ø HDPE CULVERT
NEW 2:1 SLOPE
15" OF D50=6" RIP RAP ON NON-WOVEN GEOTEXTILE AT CULVERT INLET & OUTLET (TYP)
NEW TREELINE (TYP)
NEW 15"ø HDPE CULVERT
NEW 15"ø HDPE CULVERT
NEW 15"ø HDPE CULVERT
MATCH EXISTING GRADE
TEMPORARY CONSTRUCTION EXIT
NEW GRASSED UNDERDRAINED FILTER POND #1, SEE C6.1
TEMPORARY SILTFENCE (TYP)
NEW GRASSED UNDERDRAINED FILTER POND #2, SEE C6.2
NEW 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
NEW GRASS SWALE (TYP)
NEW GRASSED UNDERDRAINED FILTER POND #3, SEE C6.3
NEW LEVEL LIP SPREADER (TYP)
LEGEND
PROPERTY BOUNDARY LINE
ABUTTING BOUNDARY LINE (APPROX.)
EASEMENT LINE
BUILDING SETBACK
EXISTING MAJOR CONTOUR LINE
EXISTING MINOR CONTOUR LINE
PROPOSED MAJOR CONTOUR LINE
PROPOSED MINOR CONTOUR LINE
STREAM (CENTERLINE)
EXISTING EDGE OF GRAVEL
TEMPORARY SILTFENCE
NEW UNDERDRAIN
EXISTING TREELINE (APPROX.)
NEW TREELINE (APPROX.)
STREAM BUFFER
WETLAND IMPACT AREA
NEW GRAVEL
EROSION CONTROL MIX AREA
FLOW DIRECTION ARROW
TEMPORARY STONE CHECK DAM
RIP-RAP
TYPICAL WETLAND BOUNDARY
MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 ELLSWORTH, MAINE
183 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LAND.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 04951
MADE FOR
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., ME 04951
DRAWING SCALE:
40 0 20 40
(IN FEET)
1 INCH = 40 FT
SUBMISSION NOTES:
SUBMISSION 1: 2024-09-01 EHL FOR PERMITTING REVIEW PER LUPC COMMENTS
SUBMISSION 2: 2024-09-17 TLB FOR PERMITTING REVIEW PER LUPC COMMENTS
SUBMISSION 3: 2024-10-05 TLB FOR PERMITTING REVIEW PER LUPC COMMENTS
PROJ. MGR: E.H
DRAWN BY: TLB/ EHL
CHECKED BY: E.H
SURVEY DATE: N/A
PLAN DATE: 2024-10-05
SUBMITTED FOR: REVIEW
NOT FOR CONSTRUCTION
GRADING & EROSION CONTROL PLAN
EHL
STATE OF MAINE EMILY J. HASTINGS No. 16337 PROFESSIONAL ENGINEER
EMILY J. HASTINGS ME PE# 16337
DRAWING NO.
C3.1
MLDC NO. 24-040 8 OF 8



MOUNTAIN VILLAGE ROAD PLAN B1
SCALE: 1"=40'



MOUNTAIN VILLAGE ROAD PROFILE A1
HORIZONTAL SCALE 1" = 40' VERTICAL SCALE 1" = 8'

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PROJECT
LOAF LAND SUBDIVISION
MOUNTAIN ROAD & HEDGEHOG TRAIL
CORLIN PLT, MAINE

OWNER OF RECORD
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04989

MADE FOR
LOAF LAND DEVELOPMENT, LLC
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CARRYING PLACE TWP., MAINE 04989

DRAWING SCALE:
40 0 20 40
(IN FEET)
1 INCH = 40 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-06-23 EHL FOR REVIEW
SUBMISSION 2: 2026-04-09 TLB FOR REVIEW
SUBMISSION 3: 2026-07-31 EHL FOR REVIEW
SUBMISSION 4: 2026-08-17 TLB FOR REVIEW
SUBMISSION 5: 2026-10-05 TLB FOR REVIEW

PROJ. MGR:	E.H
DRAWN BY:	TLB/EHL
CHECKED BY:	E.H
SURVEY DATE:	N/A
PLN DATE:	2025-10-06
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

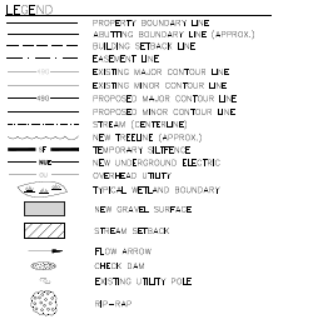
ROAD PLAN AND PROFILE

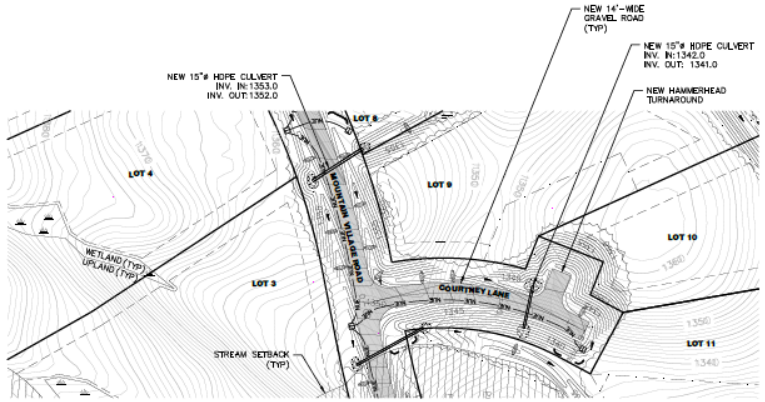
EHL

STATE OF MAINE
EMILY A. HASTINGS
No. 14337
LICENSED PROFESSIONAL ENGINEER

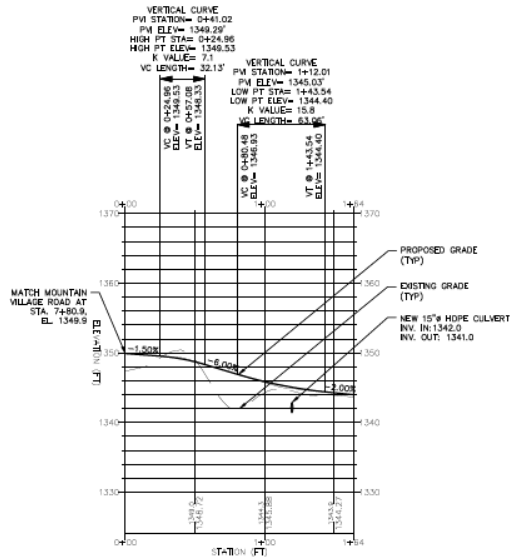
EMILY A. HASTINGS ME PE14337

DRAWING NO.
C5.1
MLDC NO. 25-040 1 OF 1





COURTNEY LANE PLAN — B1
SCALE: 1"=40'



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

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PROJECT
LOAF LAND SUBDIVISION
MOUNTAIN ROAD & MOOSEHEAD TRAIL
COPLIN PLT, MAINE

OWNER OF RECORD
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04951

MADE FOR
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04951

DRAWING SCALE:
40 0 20 40
(IN FEET)
1 INCH = 40 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-09-23 EHL FOR REVIEW
SUBMISSION 2: 2026-04-09 TLB FOR REVIEW
SUBMISSION 3: 2026-07-31 TLB FOR REVIEW
SUBMISSION 4: 2026-09-17 TLB FOR REVIEW

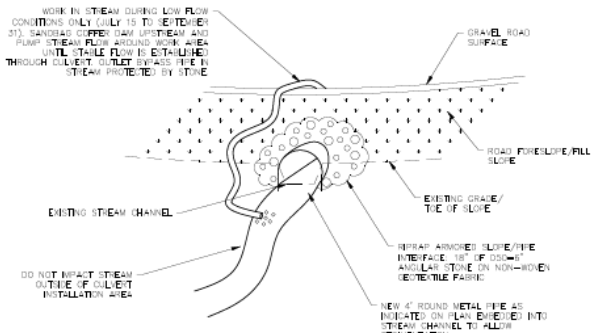
PROJ. MGR:	EJH
DRAWN BY:	TLB/EHL
REVIEWED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026-09-17
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

ROAD PLAN AND PROFILE

SEAL
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
2026-09-17
EMILY J. HASTINGS ME PE16337

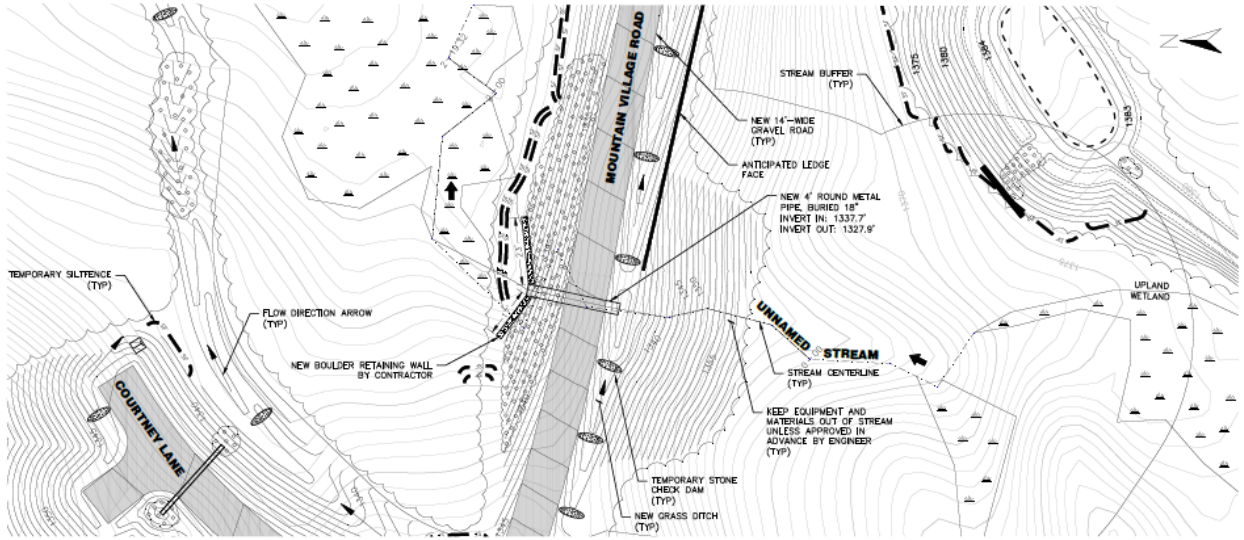
DRAWING NO.
C5.2



TYPICAL STREAM CROSSING

NOT TO SCALE

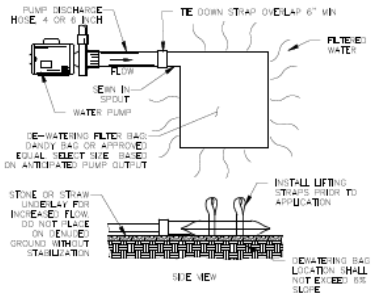
B2



STREAM CROSSING PLAN

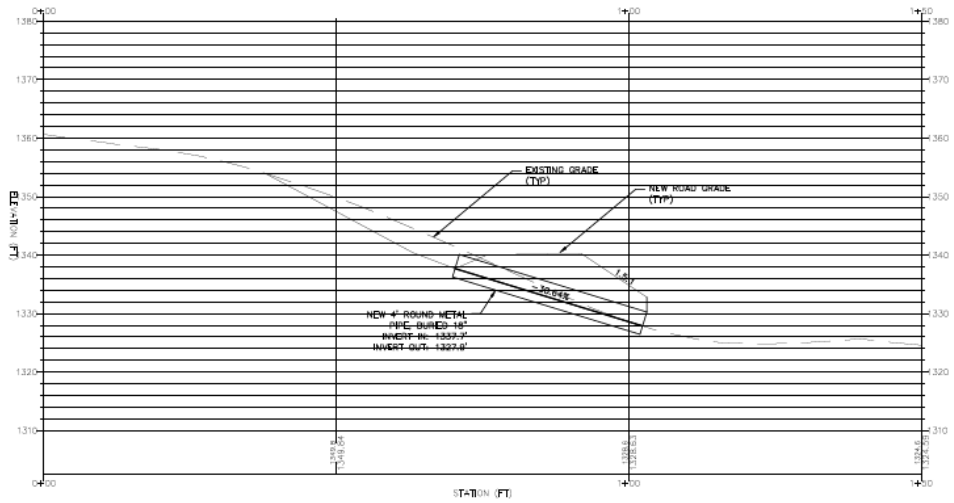
SCALE 1" = 20'

B1



DE-WATERING FILTER BAG DETAIL

NOT TO SCALE



STREAM CROSSING PROFILE

SCALE 1" = 10'

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 04955

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04955

DRAWING SCALE

20 0 10 20
(IN FEET)
1 INCH = 20 FT

SUBMISSION NOTES:

SUBMISSION 1: 2025-09-23 EHL FOR PERMITTING

SUBMISSION 2: 2026-02-31 TLH FOR PERMITTING, REVISED PER LUPC COMMENTS.

SUBMISSION 3: 2026-03-17 TLH FOR PERMITTING, REVISED PER LUPC COMMENTS.

PROJ. MGR:	EJH
DRAWN BY:	DJL
CHECKED BY:	EJH
SUBMISSION NO.	3
SURVEY DATE:	N/A
SUBMISSION DATE:	2025-09-17
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

STREAM PLAN & PROFILE

EJH

STATE OF MAINE EMILY J. HASTINGS No. 15337 PROFESSIONAL ENGINEER

EMILY J. HASTINGS ME PE 15337

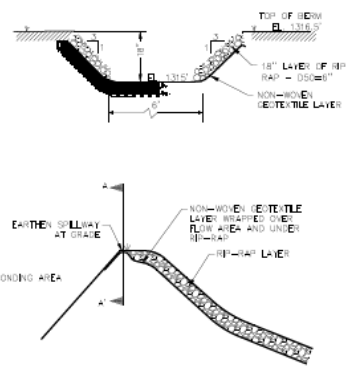
DRAWING NO.

C5.3

JOB NO. 21-201 1 OF 1

Ask AI Assistant

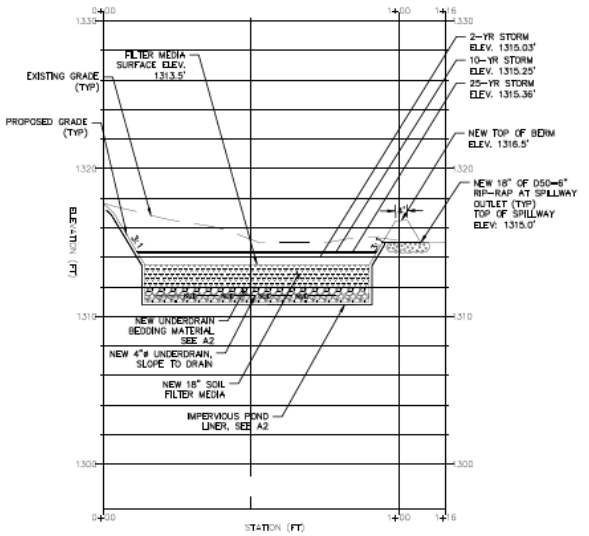
Why is this information important?



SPILLWAY PROFILE

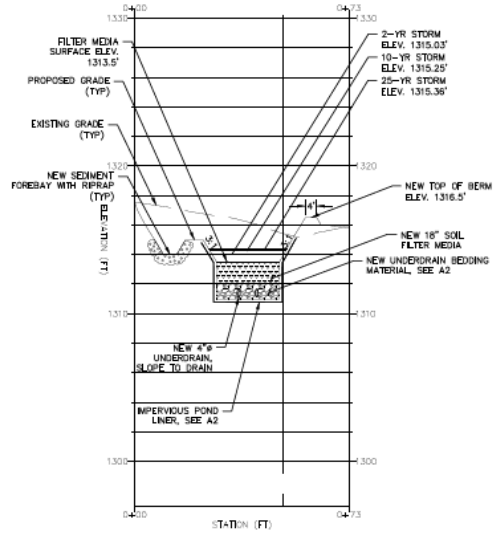
PONDING AREA SPILLWAY — B3

NOT TO SCALE



FILTER POND 1 PROFILE B–B' — B2

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



FILTER POND 1 PROFILE A–A' — B1

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

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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 04965

MADE FOR
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04965

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

SUBMISSION NOTES:
SUBMISSION 1: 2025-08-12 EAL FOR REVIEW.
SUBMISSION 2: 2025-09-09 TLB FOR REVIEW.
SUBMISSION 3: 2025-09-11 TLB FOR REVIEW.
SUBMISSION 4: 2025-09-17 TLB FOR REVIEW, REVISED PER LUPC COMMENTS.
SUBMISSION 5: 2025-10-06 TLB FOR REVIEW, REVISED PER LUPC COMMENTS.

PROJ. MGR:	E.H
DRAWN BY:	TLB/EAL
CHECKED BY:	E.H
SURVEY DATE:	N/A
PLAN DATE:	2025-10-05
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

FILTER POND #1 PLAN & PROFILES

EAL

STATE OF MAINE — EMILY A. HASTINGS — No. 15337 — PROFESSIONAL ENGINEER — 10/6/25

EMILY A. HASTINGS ME PE# 15337

DRAWING NO.
C6.1

JOB NO. 25-090 1 OF 4

TABLE 1
SOIL FILTER MEDIA

Filter Media Material	Specification
Loamy Coarse Sand	70%–90% passing #4 sieve; Organic matter content is between 1% and 5% by dry weight; Gravel, stones, and debris greater than 3" in diameter shall be excluded from the filter media material.
Mulch	30%–35% moisture content; Particle size such that 100% passing the 2" sieve and 85% passing the #200 sieve

85 to 120 passing #200 sieve. The percent loss must be 25

TABLE 2
LOAMY COARSE SAND SIEVE ANALYSIS SPEC.

Sieve Size	% by Weight
#10	70–100
#40	70–100
#60	0–30
#100	0–15

TABLE 3
SANDY LOAM TO FINE SANDY LOAM SPEC.

Sieve Size	% by Weight
3/8"	70–100
#4	60–100
#10	50–80
#40	30–70
#200	0–20
200 CLAY SIZE	≤2.0

TABLE 4
MEDOT Specifications for UNDERDRAINS

Sieve Size	% by Weight
	Underdrain Type B
1"	100
1/2"	95–100
#4	0–60
#40	0–40
#80	0–20
#200	0–7

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 MULCH OR OTHER STRUCTURE. BOTH VEGETATION COVER AND 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 PLACING THE MEDIA WITH WATER AND PLACING MATERIAL IN 6–8" 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. RE-INSPECTION WILL MUST BE STIPULATED IF THE PROPER PLANTING, THICKNESS AND DENSITY FOR THE SANDY COVERAGE OF 30 AND 50%.
- AFTER ONE YEAR TO INSURE 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 BOTH SPECIFICATIONS.

TESTING AND SUBMITTAL: 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:

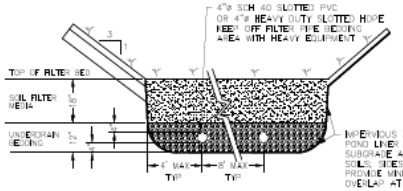
- COLLECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE USED FOR THE WHOLE FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS TAKEN FROM THE STOCKPILE OR IN PLACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES (2006A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE WHOLE SOIL FILTER MEDIA MIXTURE MUST HAVE 85 TO 120 BY WEIGHT PASSING THE #200 SIEVE A CLAY CONTENT OF LESS THAN 5% (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 90–95% 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 45 LBS/ACRE MIXTURE CONTAINING 20 LBS/ACRE OF CREEPING RED FESCUE AND TALL FESCUE EACH PLUS 5 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

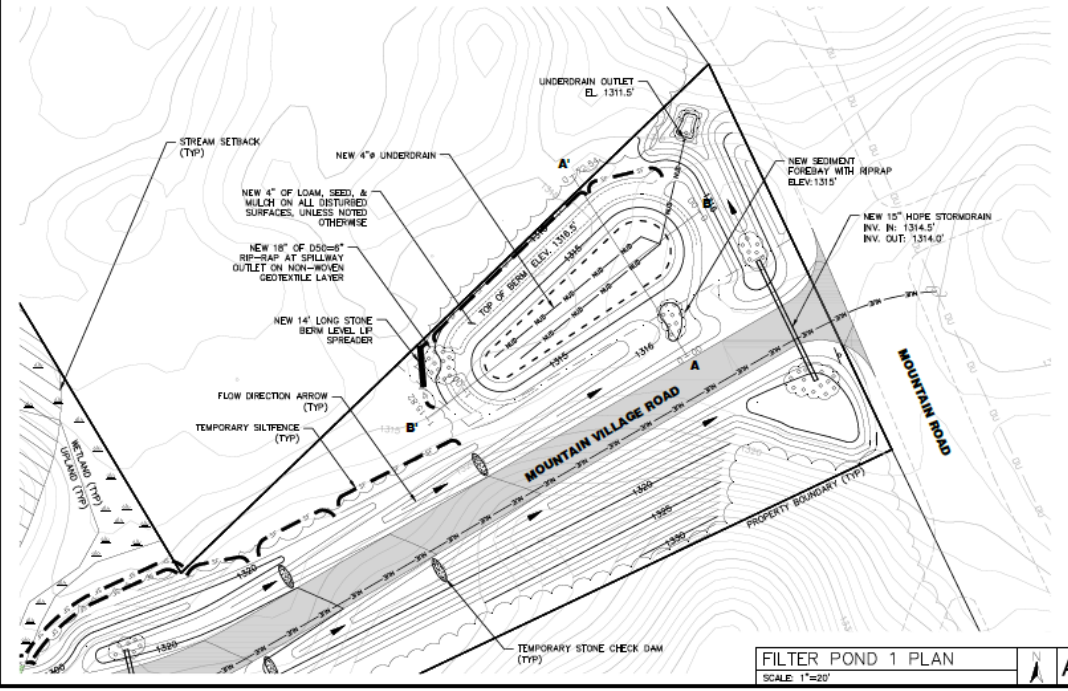
1. UNDERDRAIN GRANULAR MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL MEETING THE HEAVY SPECIFICATION 703.22 UNDERDRAIN TYP B FOR UNDERDRAIN BACKFILL (SEE TABLE 4).
2. UNDERDRAINS SHALL BE PLACED NO FURTHER THAN 8 FEET APART.
3. UNDERDRAINS SHALL MAINTAIN A MINIMUM OF 1% FOR POSITIVE DRAINAGE.



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 GRADE COMPLETED, UNDERDRAIN TYE 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.

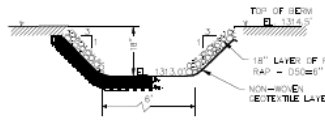
GRASSED FILTER BED DETAIL — A2

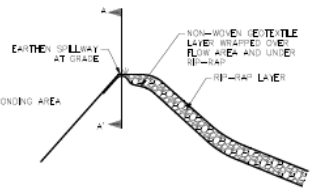
NOT TO SCALE



FILTER POND 1 PLAN — A1

SCALE: 1"=20'

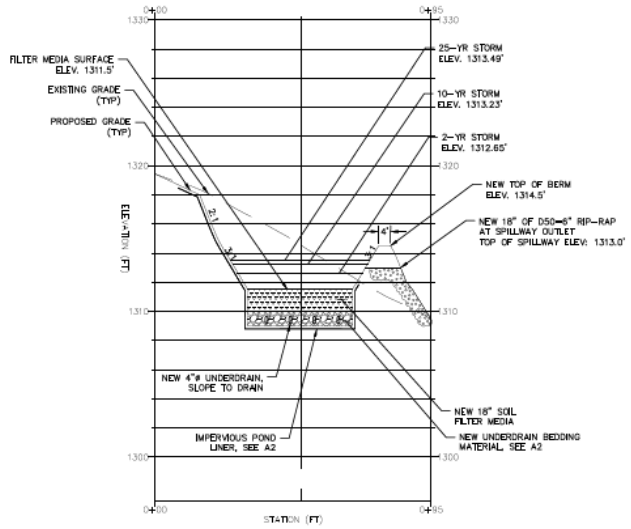




SPILLWAY PROFILE

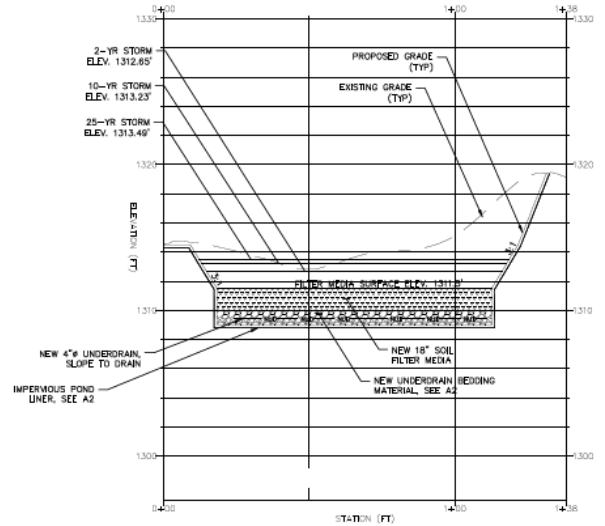
PONDING AREA SPILLWAY — B3

NOT TO SCALE



FILTER POND 2 PROFILE B-B' — B2

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



FILTER POND 2 PROFILE A-A' — B1

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

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-LANDDEVCONSULTANTS.COM

PROJECT
LOAF LAND SUBDIVISION
MOUNTAIN ROAD & HEDGEHOG TRAIL
CORLIN PLT. MAINE

OWNER OF RECORD
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04989

MADE FOR
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04989

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

SUBMISSION NOTES:
SUBMISSION 1: 2025-08-12 EHL FOR REVIEW.
SUBMISSION 2: 2025-09-08 TLB FOR REVIEW.
SUBMISSION 3: 2025-07-31 EHL FOR REVIEW.
SUBMISSION 4: 2025-09-17 TLB FOR REVIEW, REVISED PER LUPC COMMENTS.
SUBMISSION 5: 2025-10-05 TLB FOR REVIEW, REVISED PER LUPC COMMENTS.

PROJ. MGR: EHL
DRAWN BY: TLB/EHL
CHECKED BY: EHL
SURVEY DATE: N/A
PLAN DATE: 2025-10-05
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

FILTER POND #2
PLAN & PROFILES

EHL

STATE OF MAINE
EMILY J. HASTINGS
No. 16337
REGISTERED
PROFESSIONAL ENGINEER

EMILY J. HASTINGS ME PE#16337

DRAWING NO.
C6.2

LMS NO. 25-090 3 OF 4

TABLE 1
SOIL FILTER MEDIA

Mix by Volume	Specification
35%–50% Sand and/or Aggregate Meeting Table 3 Below	
50%–65% Compost Meeting ASTM D 5668	
100%	20%–30% Passing #200 Sieve

TABLE 2
LOAMY COARSE SAND
SIEVE ANALYSIS SPEC.

Sieve Size	% By Weight
#10	75–100
#60	10–100
#200	10–40
#230	0–15

TABLE 3
SANDY LOAM TO FINE
SANDY LOAM SPEC.

Sieve Size	% By Weight
#4	75–100
#10	60–100
#40	10–85
#60	10–70
#200	0–30
200 SILT/CLAY	0–7

TABLE 4
MEDOT Specifications for
UNDERDRAINS

Sieve Size	% By Weight
	Underdrain Type 1
1"	95–100
1/2"	25–100
#4	0–60
#8	0–30
#40	0–10
#60	0–5
#200	0–2

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, SOD, 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 PLACING THE MEDIA WITH WATER AND PLACING MATERIAL IN 6–9" LIFTS.

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

- 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. REVEGETATION (SEED MIXTURE) MUST BE ESTABLISHED TO 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 AS NEEDED.
- 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 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:

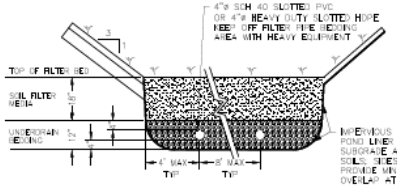
- SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE USED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS OBTAINED FROM THE STOCKPILE OR IN-PLACE SAMPLE SITE (DEPTH WILL BE DETERMINED BY THE TESTING LABORATORY).
- PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATE: 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 35% TO 50% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 5% (DETERMINED BY 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 90–95% 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 45 LBS/ACRE MIXTURE CONTAINING 20 LBS/ACRE OF CREEPING RED FESCUE AND TALL FESCUE EACH PLUS 5 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

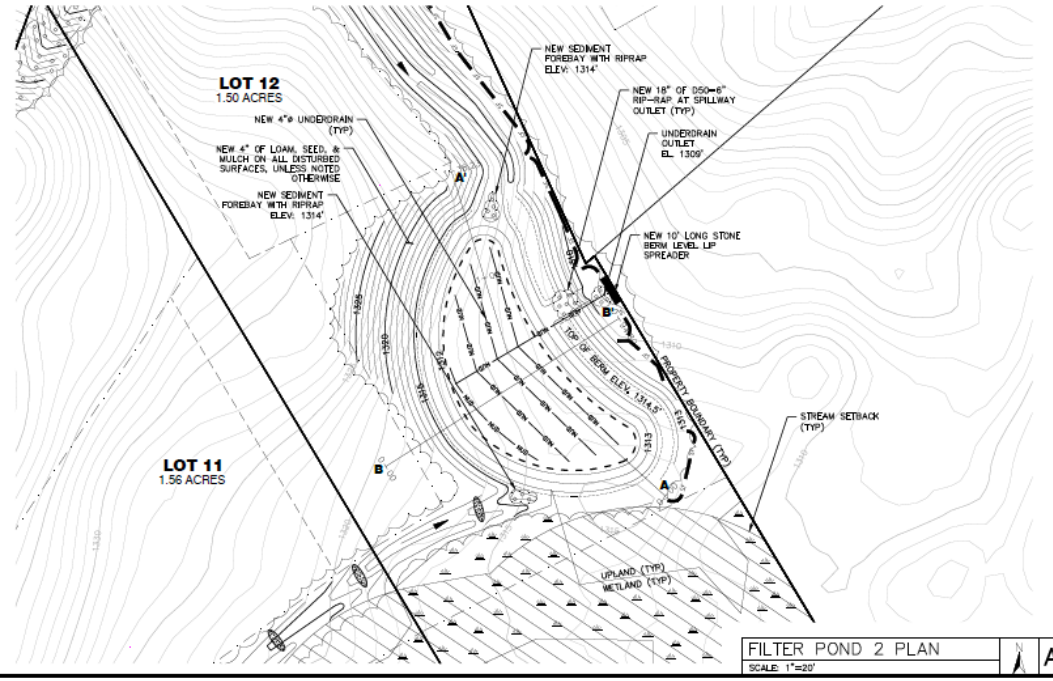
1. UNDERDRAIN GRANULAR MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL MEETING THE MDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B FOR UNDERDRAIN BACKFILL (SEE TABLE 4).
2. UNDERDRAINS SHALL BE PLACED NO FURTHER THAN 5 FEET APART.
3. UNDERDRAINS SHALL MAINTAIN A MINIMUM OF 1% FOR POSITIVE DRAINAGE.



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 GRADE COMPLETE, UNDERDRAIN TYPE 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.

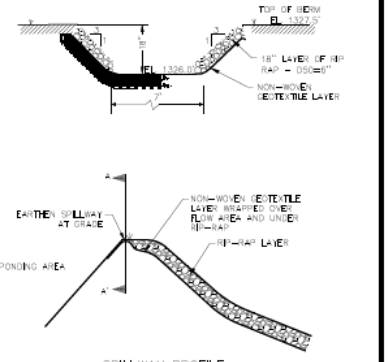
GRASSED FILTER BED DETAIL — A2

NOT TO SCALE



FILTER POND 2 PLAN — A1

SCALE: 1"=20'

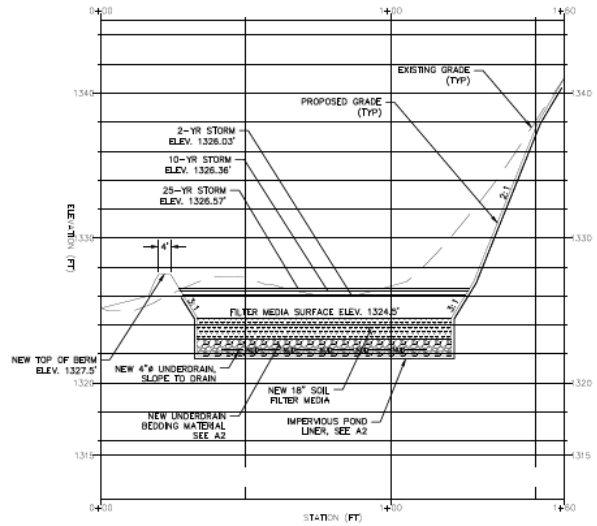


SPILLWAY PROFILE

PONDING AREA SPILLWAY

NOT TO SCALE

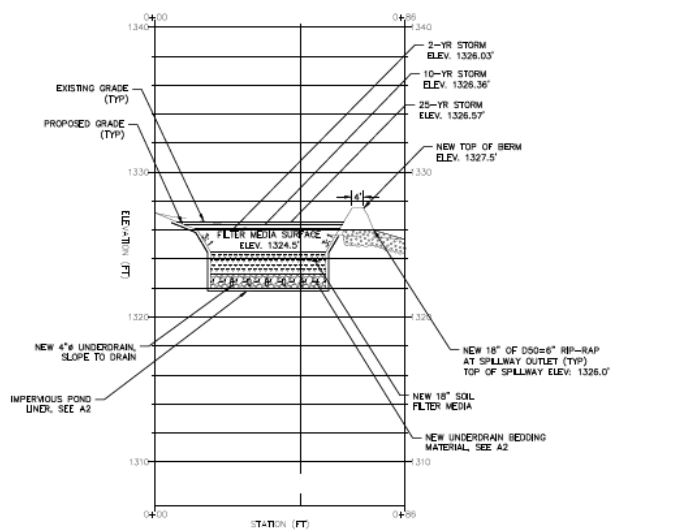
B3



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

TABLE 1
SOIL FILTER MEDIA

Mix Ingredient	Specifications
Loamy Coarse Sand, ASTM D 2487 Soil Classification	70%–85% (weight) by mass, dry weight basis, conforming to ASTM D 2940, gradation specified in Table 2 below.
Sandy Loam, ASTM D 2487 Soil Classification	30%–15% (weight) by mass, dry weight basis, conforming to ASTM D 2940, gradation specified in Table 3 below.

90 % to 100 passing #200 sieve
Dry compact loose fill to 75%

TABLE 2
LOAMY COARSE SAND SIEVE ANALYSIS SPEC.

Sieve Size	% by Weight
ø3/8"	95–100
ø#4	70–100
ø#8	55–90
ø#50	8–35
ø#200	0–15

TABLE 3
SANDY LOAM TO FINE SANDY LOAM SPEC.

Sieve Size	% by Weight
ø1"	95–100
ø#4	50–100
ø#10	30–60
ø#40	10–30
ø#60	10–20
#200 CLAY SIZE	0–5

TABLE 4
MEDOT Specifications for UNDERDRAINS

Sieve Size	% by Weight
	Underdrain Type B
1"	100%
1/2"	95–100
#4	50–100
#10	10–60
#40	0–30
#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 EFFECTIVE SOIL RETENTION 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 OVER THE UNDERDRAIN TRENCHES 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. RETENTION BERM MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 50 AND 85%;
- AFTER ONE YEAR INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AS;
- 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 MDOT 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:

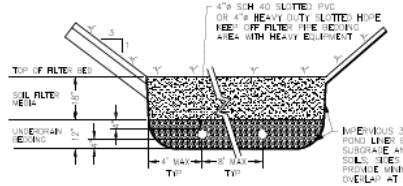
- SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE INCLUDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE NEEDED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATE) (1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 85 TO 125 BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 25 (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 SELECTION. 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 BROMEGRASS THEREIN).
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 MDOT SPECIFICATION 703.22 UNDERDRAIN TYPE 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.

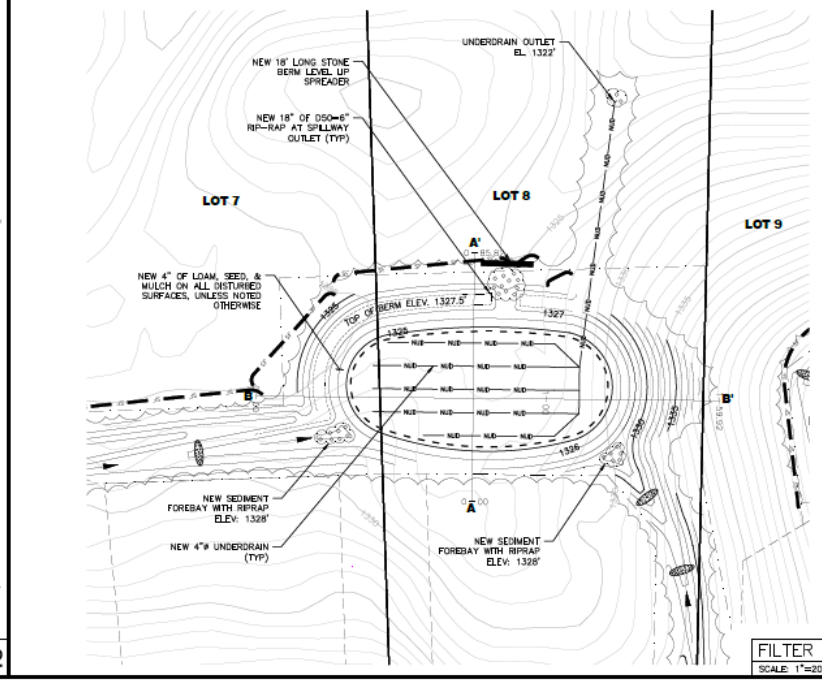


NOTE: MAINE DEP REQUIRES (PER CHAPTER 7.1 OF STORMWATER BMP DESIGN MANUAL) THE INSPECTION OF THE UNDERDRAINED FILTER BY THE DESIGN ENGINEER DURING CONSTRUCTION AT THE STAGES OF GENERAL SHAPE COMPLETED, UNDERDRAIN TYPE IN PLACE BUT NOT COVERED, DRAINAGE MEDIA IN PLACE AND FINISHED WITH FILTER MEDIA AND BED 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'

A1

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

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367 US ROUTE 1 FALMOUTH, MAINE
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WWW.MAIN-LANDDEV.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 E/L FOR REVIEW.
SUBMISSION 2: 2026-04-09 TLB FOR REVIEW.
SUBMISSION 3: 2026-07-31 E.H FOR REVIEW.
SUBMISSION 4: 2026-09-17 TLB FOR REVIEW. REVIEW PER LUPC COMMENTS.
SUBMISSION 5: 2026-10-05 TLB FOR REVIEW. REVIEW PER LUPC COMMENTS.

PROJ. MGR:	E.H
DRAWN BY:	TLB/E/L
REVIEWED BY:	E.H
SURVEY DATE:	N/A
PLAN DATE:	2026-10-05
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

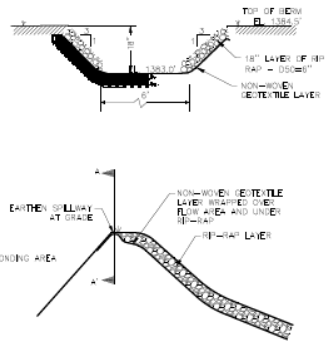
FILTER POND #3 PLAN & PROFILES

E&L

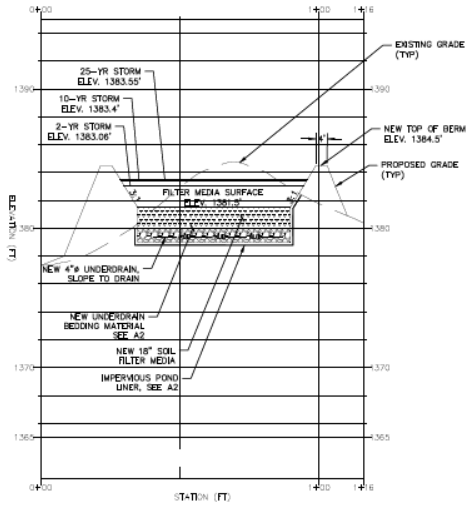
STATE OF MAINE — EMILY J. HASTINGS No. 15337 — PROFESSIONAL ENGINEER
EMILY J. HASTINGS ME PE# 15337

DRAWING NO.
C6.3

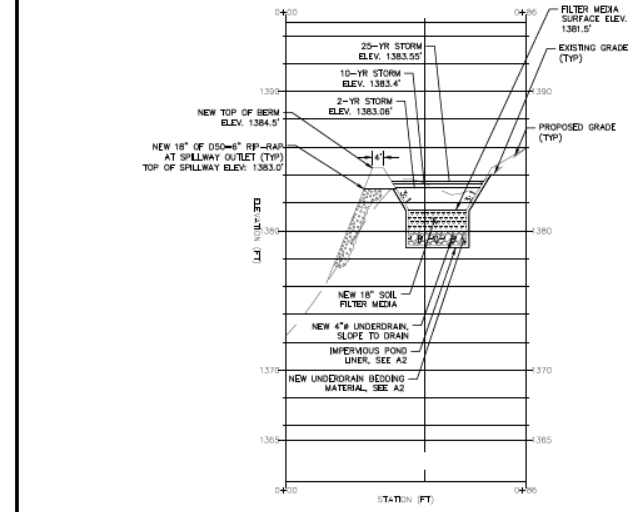
LMDC NO. 25-090 3 OF 4



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

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MADE FOR
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04966

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

TABLE 1
SOIL FILTER MEDIA

Mix Name	Specification
Loamy Coarse Sand	70%–85% passing #4 sieve by dry weight per ASTM D422 (see Table 2, below)
Sandy Loam to Fine Sandy Loam	20%–30% fines (silt + clay) per ASTM D422 (see Table 3, below)

Mix ratio: 1 part Loamy Coarse Sand to 1 part Sandy Loam to Fine Sandy Loam by volume

TABLE 2
LOAMY COARSE SAND SIEVE ANALYSIS SPEC.

Sieve Size	% by Weight
#10	70–100
#40	10–100
#60	10–40
#200	0–15

TABLE 3
SANDY LOAM TO FINE SANDY LOAM SPEC.

Sieve Size	% by Weight
#4	0–100
#10	0–100
#40	30–100
#60	30–70
#200	20–50
200 SILT SIZE	0–20

TABLE 4
MEDOT Specifications for UNDERDRAINS

Sieve Size	% by Weight Underdrain Type D
1"	100
1/2"	0–100
#4	0–50
#8	0–30
#16	0–20
#50	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, SOD, 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 BED SHOULD BE INITIATED BY PLACING THE MEDIA WITH WATER AND PLACING MATERIAL IN 6–8" 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 BEDDING VEGETATION (SEED MUST BE SPECIFIED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 80 AND SOD)
- AFTER ONE YEAR TO 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:

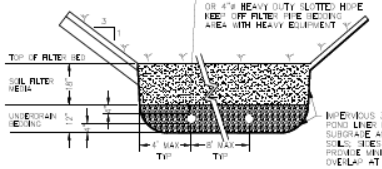
- COLLECT SAMPLES FOR SUBMITTAL OF EACH TYPE OF MATERIAL TO BE USED. FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES (1996A)) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 85 TO 97% BY WEIGHT PASSING THE #10 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 90–95% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

GENERAL NOTES

1. AVOID COMPACTING UNDERDRAIN BEDDING AND SOIL FILTER MEDIA DURING CONSTRUCTION. (SEE—COMPACTED SOILS WILL NOT ALLOW PROPER WATER MIGRATION THROUGH THE SOIL MEDIA). FILTER BEDS ARE INTENDED TO DRAIN DRY WITHIN 24 TO 48 HOURS.
2. SEED FILTER AREA WITH CONSERVATION TYPE SEED MIXTURE (A 46 LBS/ACRE MIXTURE CONTAINING 20 LBS/ACRE OF CREEPING RED FESCUE AND TALL FESCUE EACH (ALL'S 5 LBS/ACRE OF WINDSPOT TIMOTHY).
3. DO NOT INSTALL AND STABILIZE THE SOIL FILTER MEDIA IN THE BASIN UNTIL AFTER CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED.

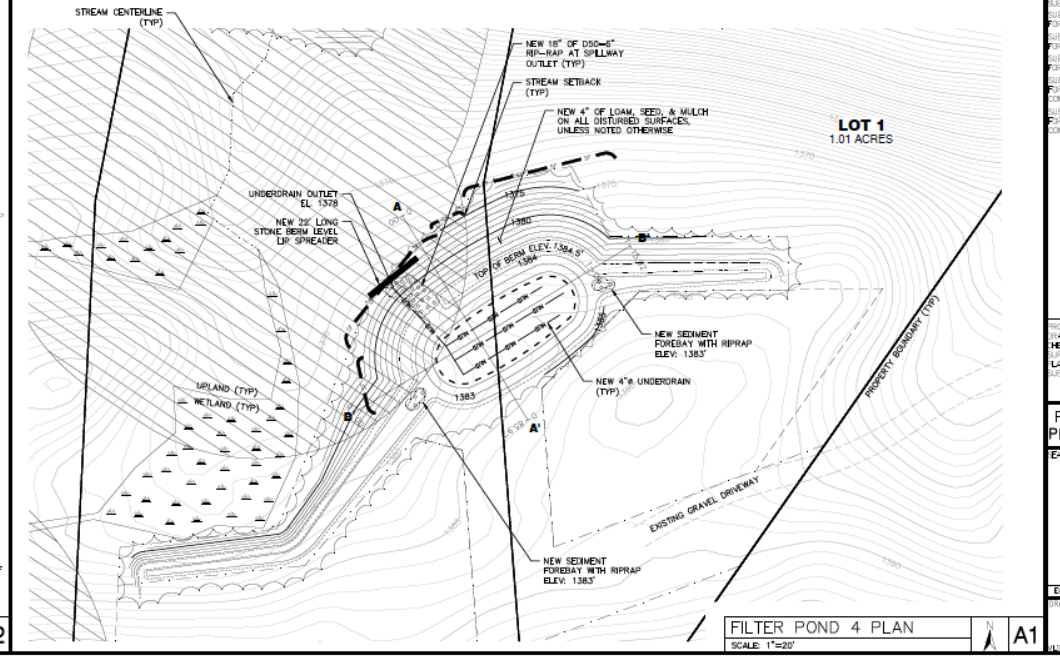
UNDERDRAIN BEDDING

1. UNDERDRAIN GRANULAR MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL MEETING THE MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE D 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 STAGE OF GENERAL GRADE COMPLETE, UNDERDRAIN PIPE IN PLACE BUT NOT COVERED, DRAINAGE AREA 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' — A1

SUBMISSION NOTES:
SUBMISSION 1: 2025-08-12 EJL FOR REVIEW.
SUBMISSION 2: 2026-04-09 TLB FOR REVIEW.
SUBMISSION 3: 2026-07-31 EJH FOR REVIEW
SUBMISSION 4: 2026-09-17 TLB FOR REVIEW REVISED PER LUPC COMMENTS.
SUBMISSION 4: 2026-10-05 TLB FOR REVIEW REVISED PER LUPC COMMENTS.

PROJ. MGR:	E.H
DRAWN BY:	TLB/EJL
REVIEWED BY:	E.H
PLANNED DATE	N/A
PLAN DATE	2025-10-05
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

FILTER POND #4 PLAN & PROFILES

E&L

STATE OF MAINE — EMILY J. HASTINGS No. 13337 — LICENSED PROFESSIONAL ENGINEER — 2026-10-05

EMILY J. HASTINGS ME PE#13337

DRAWING NO.
C6.4

LINE NO. 25-090 — 4 OF 4

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 PREPARATION, 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.STATEMEUS/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		25-85	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 4 INCH SIEVE AT LEAST 70 PERCENT BY THE MATERIAL RETAINED ON THE NO. 4 SIEVE SHALL HAVE AT LEAST 1 FRACTURED FACE AS TESTED BY AASHTO T 335.

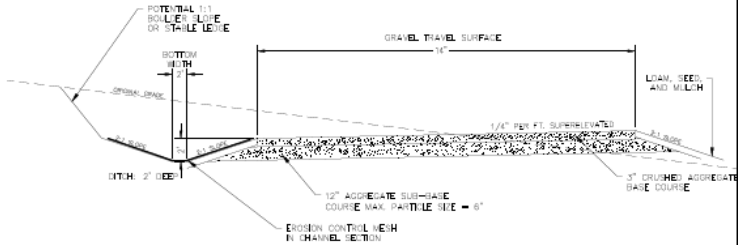
NOTE: TYPE B SHALL BE CRUSHED LEDGE OR CRUSHED GRAVEL. TYPE B AGGREGATE FOR BASE SHALL ONLY CONTAIN PARTICLES OF ROCK WHICH PASS THE 4 INCH SIEVE.

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 70 PERCENT BY 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

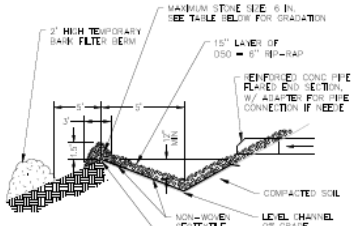
NOT TO SCALE



NOTE: SEE PLAN FOR SUPERELEVATED FLOW DIRECTION

TYPICAL GRAVEL ROAD SECTION — C1

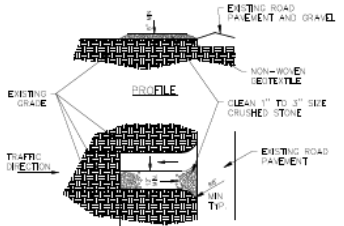
NOT TO SCALE



BERM STONE GRADATION	
SIEVE SIZE	% PASSING
12 IN / 300 mm	100
6 IN / 150 mm	84-100
3 IN / 75 mm	63-83
1 IN / 25.4 mm	42-59
No. 4 / 4.75 mm	8-12

LEVEL-LIP SPREADER SECTION — B5

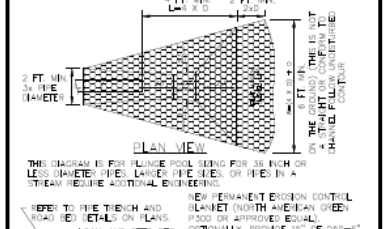
NOT TO SCALE



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

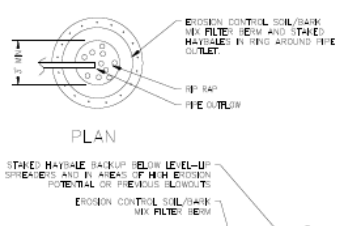
NOT TO SCALE



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

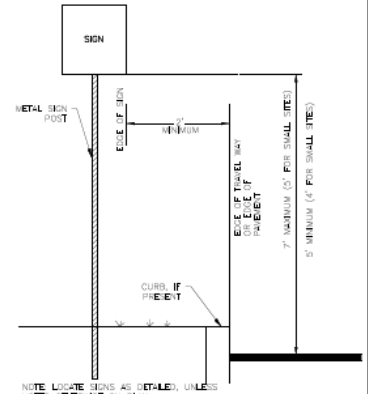
OUTLET APRON FOR STORMDRAINS — B3

NOT TO SCALE



DEWATERING SEDIMENT FILTER — B2

NOT TO SCALE



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

TRAFFIC SIGN DETAIL — B1

NOT TO SCALE

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.

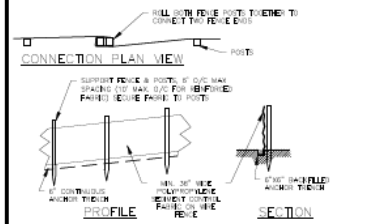
E4. GRADE SURFACES TO DRAIN AWAY FROM ROAD. PUDDLING OF WATER IN AREAS WILL NOT BE ACCEPTABLE, EXCEPT FOR AREAS DESIGNATED AS PONDS.

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

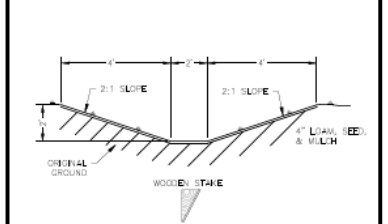
NOT TO SCALE



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 TUCK-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL TUCK-IN. CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND HUNG AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPLISHED BY AN INTERMEDIATE DITCH.
7. BARRIER SHALL BE MAIN-TILT FENCE OR APPROVED EQUAL

SILT FENCE — A4

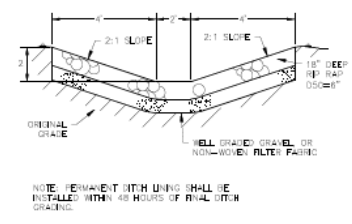
NOT TO SCALE



NOTES:
1. FLOW AREA OF GRASS DITCH TO BE LINED WITH AMERICAN EXCELSIOR CURLEX RAINMENT OR EQUAL, INSTALLED PER MANUFACTURERS 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

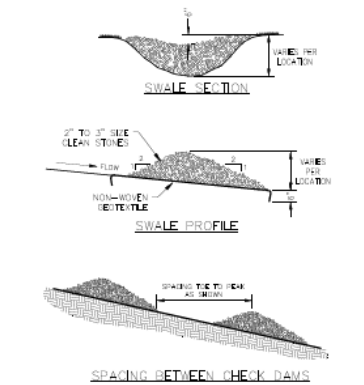
NOT TO SCALE



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
267 US ROUTE 1 FALMOUTH, MAINE
582 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6753 FAX: (207) 897-5404
WWW.MAINLANDDCI.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 04963

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04963

DRAWING SCALE:

NOT TO SCALE

REVISION NOTES:

NO.	DATE	DESCRIPTION
1	2025-09-23	THIS REVISION IS FOR PERMITTING
2	2026-01-31	THIS REVISION IS FOR PERMITTING UPDATES

PROJ. MGR: E.H
DRAWN BY: EJL
CHECKED BY: TLS
SURVEY DATE: N/A
L.A. DATE: 2026-01-31
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

DETAIL SHEET

SEAL

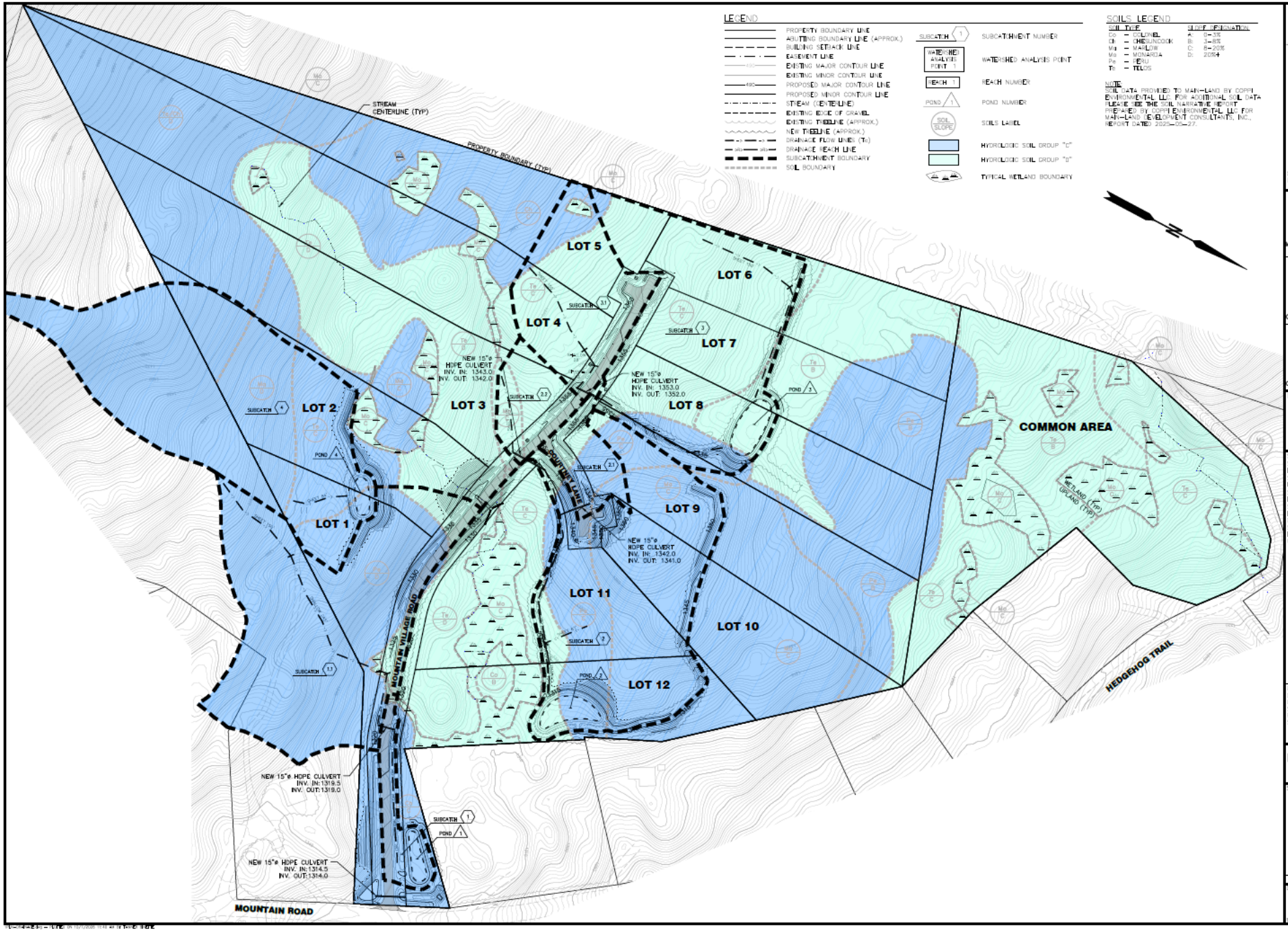
STATE OF MAINE — EMILY J. HASTINGS — No. 16337 — LICENSED PROFESSIONAL ENGINEER — CIVIL — 01-27

EMILY J. HASTINGS, P.E. No. 16337

DRAWING NO.

C9.1

MLDC NO. 25-040 1 OF



MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
307 US ROUTE 1 YARMOUTH, MAINE
382 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDEVELOPMENT.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
60 0 30 60
(IN FEET)
1 INCH = 60 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-09-23 EHL FOR REVIEW
SUBMISSION 2: 2026-04-08 TLB FOR REVIEW
SUBMISSION 3: 2026-07-31 EJH FOR REVIEW
SUBMISSION 4: 2026-08-17 TLB FOR REVIEW. ADDITION OF SOIL DATA
SUBMISSION 5: 2026-10-05 TLB FOR REVIEW. REVISED PER LUPC COMMENTS.

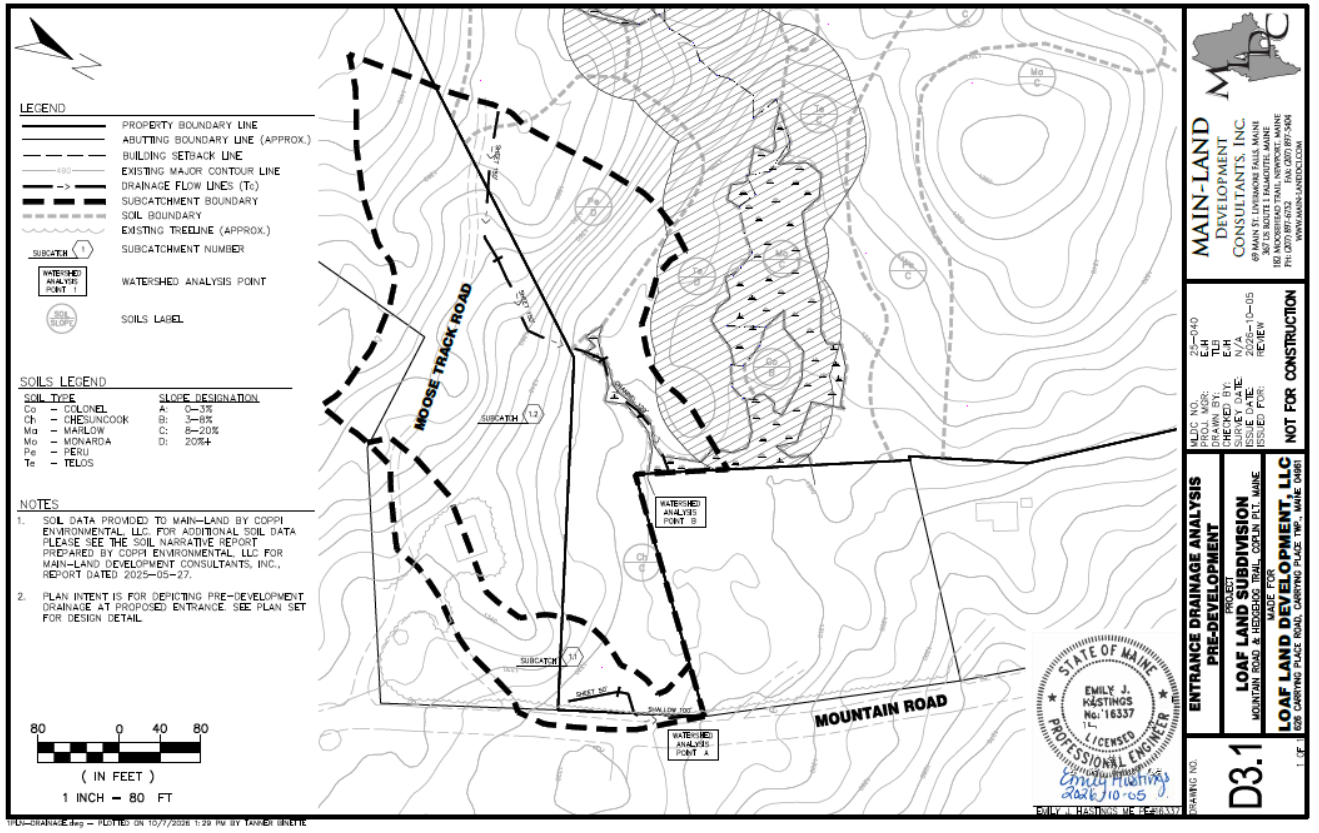
PROJ. MGR:	EJH
DRAWN BY:	TLB/EHL
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2026-10-05
SUBMITTED FOR:	REVIEW

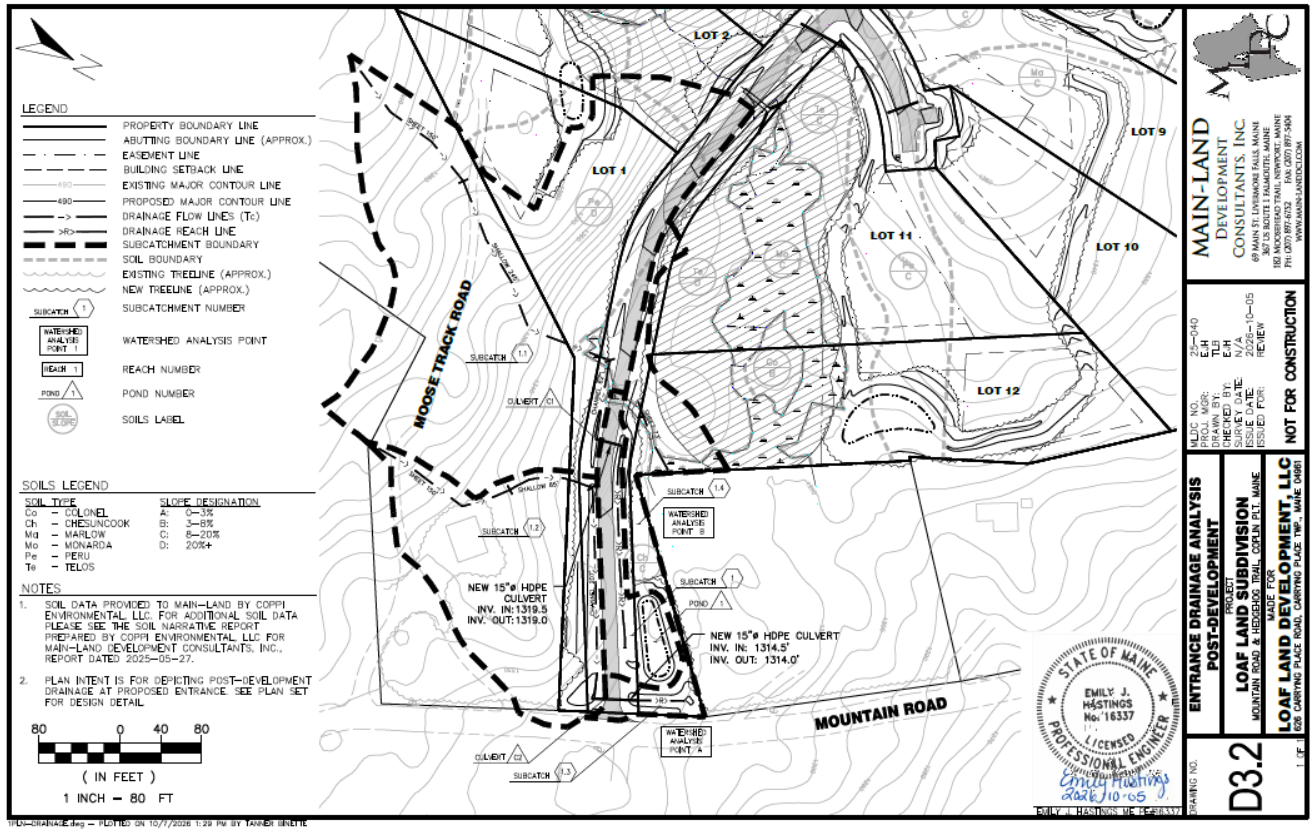
NOT FOR CONSTRUCTION

POND DRAINAGE PLAN

SEAL
STATE OF MAINE
EMILY J. HASTINGS
No. 14337
LICENSED PROFESSIONAL ENGINEER
2026.10.05
EMILY J. HASTINGS ME PE 14337

DRAWING NO.
D2.1
MLDC NO. 25-042 1 OF


LEGEND
PROPERTY BOUNDARY LINE
ABUTTING BOUNDARY LINE (APPROX.)
BUILDING SETBACK LINE
EXISTING MAJOR CONTOUR LINE
DRAINAGE FLOW LINES (Tc)
SUBCATCHMENT BOUNDARY
SOIL BOUNDARY
EXISTING TREELINE (APPROX.)
SUBCATCH 1
SUBCATCHMENT NUMBER
WATERSHED ANALYSIS POINT 1
WATERSHED ANALYSIS POINT
SOIL SLOPE
SOILS LABEL
SOILS LEGEND
SOIL TYPE
Co – COLONEL
Ch – CHESUNCOOK
Ma – MARLOW
Mo – MONARDA
Pe – PERU
Te – TELOS
SLOPE DESIGNATION
A: 0–3%
B: 3–8%
C: 8–20%
D: 20%+
NOTES
1. SOIL DATA PROVIDED TO MAIN–LAND BY COPPI ENVIRONMENTAL, LLC. FOR ADDITIONAL SOIL DATA PLEASE SEE THE SOIL NARRATIVE REPORT PREPARED BY COPPI ENVIRONMENTAL, LLC FOR MAIN–LAND DEVELOPMENT CONSULTANTS, INC., REPORT DATED 2025–05–27.
2. PLAN INTENT IS FOR DEPICTING PRE–DEVELOPMENT DRAINAGE AT PROPOSED ENTRANCE. SEE PLAN SET FOR DESIGN DETAIL
80 0 40 80
(IN FEET)
1 INCH = 80 FT
MOOSE TRACK ROAD
MOUNTAIN ROAD
SUBCATCH 12
SUBCATCH 11
WATERSHED ANALYSIS POINT B
WATERSHED ANALYSIS POINT A
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED
PROFESSIONAL ENGINEER
Emily Hastings
2026.10.05
EMILY J. HASTINGS ME PE#16337
MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182 MOOSEHEAD TRAIL NEWPORT, MAINE
PH: (207) 897-4752 FAX (207) 897-3404
WWW.MAINLANDDEVELOPMENT.COM
MLDC NO. 25–040
PROJ. MGR: EJH
DRAWN BY: TJB
CHECKED BY: EJH
SURVEY DATE: N/A
ISSUE DATE: 2026–10–05
ISSUED FOR: REVIEW
NOT FOR CONSTRUCTION
ENTRANCE DRAINAGE ANALYSIS
PRE-DEVELOPMENT
PROJECT
LOAF LAND SUBDIVISION
MOUNTAIN ROAD, & HEDGEHOG TRAIL, CORLIN PLT, MAINE
MADE FOR:
LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD, CARRYING PLACE TWP., MAINE 04951
DRAWING NO.
D3.1
1 OF 1
MLDC–DRAINAGE.dwg – PLOTTED ON 10/7/2026 1:29 PM BY TANNER BINETTE


LEGEND
PROPERTY BOUNDARY LINE
ABUTTING BOUNDARY LINE (APPROX.)
EASEMENT LINE
BUILDING SETBACK LINE
EXISTING MAJOR CONTOUR LINE
PROPOSED MAJOR CONTOUR LINE
DRAINAGE FLOW LINES (Tc)
DRAINAGE REACH LINE
SUBCATCHMENT BOUNDARY
SOIL BOUNDARY
EXISTING TREELINE (APPROX.)
NEW TREELINE (APPROX.)
SUBCATCHMENT NUMBER
WATERSHED ANALYSIS POINT
REACH NUMBER
POND NUMBER
SOILS LABEL
SOILS LEGEND
SOIL TYPE
Co – COLONEL
Ch – CHESUNCOOK
Md – MARLOW
Mo – MONARDA
Pe – PERU
Te – TELOS
SLOPE DESIGNATION
A: 0–3%
B: 3–8%
C: 8–20%
D: 20%+
NOTES
1. SOIL DATA PROVIDED TO MAIN–LAND BY COPPI ENVIRONMENTAL, LLC. FOR ADDITIONAL SOIL DATA PLEASE SEE THE SOIL NARRATIVE REPORT PREPARED BY COPPI ENVIRONMENTAL, LLC FOR MAIN–LAND DEVELOPMENT CONSULTANTS, INC., REPORT DATED 2025–05–27.
2. PLAN INTENT IS FOR DEPICTING POST–DEVELOPMENT DRAINAGE AT PROPOSED ENTRANCE. SEE PLAN SET FOR DESIGN DETAIL.
80 0 40 80
(IN FEET)
1 INCH = 80 FT
LOT 2
LOT 1
LOT 9
LOT 11
LOT 10
LOT 12
MOOSE TRACK ROAD
MOUNTAIN ROAD
NEW 15"ø HDPE CULVERT
INV. IN: 1319.5
INV. OUT: 1319.0
NEW 15"ø HDPE CULVERT
INV. IN: 1314.5'
INV. OUT: 1314.0'
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED
PROFESSIONAL ENGINEER
2026-10-05
EMILY J. HASTINGS ME PE 16337
MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. UNITY, MAINE
387 US ROUTE 1 FALMOUTH, MAINE
180 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6252 FAX: (207) 897-5404
WWW.MAIN-LANDDEV.COM
MLDC NO. 25-040
PROJ. MGR: E.H
DRAWN BY: TJB
REVIEWED BY: E.H
SURVEY DATE: N/A
ISSUE DATE: 2026-10-05
ISSUED FOR: REVIEW
NOT FOR CONSTRUCTION
ENTRANCE DRAINAGE ANALYSIS
POST-DEVELOPMENT
PROJECT
LOAF LAND SUBDIVISION
MOUNTAIN ROAD & HEBERON TRAIL, GORHAM PLT., MAINE
MADE FOR
LOAF LAND DEVELOPMENT, LLC
629 CANTING PLACE ROAD, CANTING PLACE TWP., MAINE 04681
DRAWING NO. D3.2
1 OF 1
TPDC-DRAINAGE.dwg – PLOTTED ON 10/7/2026 1:29 PM BY TANNER BINETTE