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LUPC-WILTON

SUBDIVISION APPLICATION
FROM THE LAND USE PLANNING COMMISSION

“LOAF LAND SUBDIVISION”
AT
MOUNTAIN ROAD, COPLIN PLANTATION, MAINE

PREPARED FOR: LOAF LAND DEVELOPMENT LLC

NOVEMBER 2025

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
PO BOX QJ 69 MAIN STREET
LIVERMORE FALLS, MAINE 04254
367 US ROUTE 1, S. BUILDING
FAIRMOUTH, MAINE 04105
(207) 897-6752

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TABLE OF CONTENTS

Loaf Land Subdivision – Coplin Plantation, Maine

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Tab Number	Section
0. Application Agent Authorization Application Form
1.	.....Directions & Location Maps Aerial Location Map USGS Location Map Town Tax Map
2.	.....Project Description
3.	.....Deed
4.	.....Application Fee
5.	.....Financial Capacity
6.	.....Technical Ability
7.	.....Notice of Filing
8.	.....Land Division History
9.	.....Structures, Features, & Uses
10.	.....Site Plans
11.	.....Site Photographs
12.	.....Site Access & Legal Right of Access
13.	.....Vehicle Access, Circulation, & Parking
14.	.....Subdivision Layout & Design
15.	.....Common Open Space
16.	.....Subdivision Lot Deed or Lease Covenants
17.	.....Fire, Police, and Ambulance
18.	.....Solid Waste Disposal
19.	.....Electricity & Telephone Service
20.	.....Water Supply
21.	.....Wastewater Disposal
22.	.....Exterior Lighting
23.	.....Noise
24.	.....Harmonious Fit & Natural Character
25.	.....Rare or Special Plant Communities and Wildlife Habitat
26.	.....Archaeological and Historical Resources
27.	.....Soil Suitability & Mapping
28.	.....Water Quality
29.	.....Erosion, Sedimentation, & Drainage Control Measures

For Use with **Exhibit 14: Subdivision Lot Specifications Table**

Applicant/Project Name: _____

NOV 04 2025

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

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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	220' x 220'	51800 SF	130' x 70'	9500 SF	0'	599'	N	Very limited	Forested, some wetlands, some steep slopes.
2	160' x 440'	71000 SF	80' x 130'	11300 SF	0'	131'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
3	110' x 660'	67000 SF	100' x 50'	4500 SF	0'	145'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
4	100' x 800'	78000 SF	70' x 140'	9100 SF	0'	101'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
5	100' x 930'	89300 SF	60' x 200'	11700 SF	0'	113'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
6	90' x 980'	59200 SF	80' x 200'	14700 SF	0'	98'	N	Very limited	Forested, some wetlands, some steep slopes.
7	140' x 900'	124100 SF	80' x 200'	16600 SF	0'	100'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
8	120' x 960'	121500 SF	70' x 160'	12600 SF	0'	100'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
9	120' x 660'	78800 SF	70' x 150'	11500 SF	0'	100'	N	Very limited	Forested, some wetlands, some steep slopes.
10	130' x 660'	80600 SF	80' x 200'	16100 SF	0'	202'	N	Very limited	Forested, some wetlands, some steep slopes.
11	130' x 420'	53600 SF	70' x 120'	7500 SF	0'	102'	N	Very limited	Forested, some steep slopes.
12	320' x 370'	68000 SF	100' x 140'	13300 SF	0'	559'	N	Very limited	Forested, stream, some wetlands, some steep slopes.
13	120' x 470'	56600 SF	90' x 140'	13100 SF	0'	120'	N	Very limited	Forested, stream, some wetlands, some steep slopes.

For office use:

SP

Tracking No.

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 Loaf Land Development, LLC	Township, Town or Plantation Coplin Plantation	County Somerset	RECEIVED NOV 04 2025
---	---	--------------------	--------------------------------

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

LUPC-WILTON

Tax Map 7, Lots 2 and 12

Lot size <i>(in acres, or in square feet if less than 1 acre)</i> 24.5 Acres	Deed Book and Page #'s, and lease information if applicable <i>(include any lessor or lease lot numbers assigned by a property owner)</i> Book: 4611 Page: 256
---	---

All Zoning on Property <i>(check the LUPC Land Use Guidance Map)</i> 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 <u>Hedgehog Trail</u> Frontage <u>511</u> ft. Road #2 <u>Mountain Road</u> Frontage <u>145</u> 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 lots will vary in size and be categorized as a Moderate-Density Subdivision in LUPC's definitions. The majority of the lots will be accessed via a new road designed to LUPC standards from Mountain Road. One of the lots is intended to have direct access from Hedgehog Trail.

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

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

☐ 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.

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.

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This is to notify you that Loaf Land Development, LLC

NOV 04 2025

(name and address of applicant)

has filed an application with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S.

LUPC-WILTON

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 and moderate-density subdivision and access road on a 24.5 acre property.

(general description of proposed activity, use, and acreage)

_____ located in Coplin Plantation

(name of town, township, or plantation, and)

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).

<p style="text-align: center;"><u>AUGUSTA OFFICE</u></p> <p>18 Elkins Lane - Harlow Bldg. Tel. (207) 287-2631 22 State House Station TTY (888) 577-6690 Augusta, ME 04333-0022 FAX (207) 287-7439</p>	<p style="text-align: center;"><u>NORTHERN REGION</u></p> <p><i>Serving most of Aroostook County and northern Penobscot County</i> 45 Radar Road Tel. (207) 435-7970 Ashland, ME 04732-3600 Tel. (207) 435-7969 FAX (207) 435-7184</p>
<p style="text-align: center;"><u>DOWNEAST REGION</u></p> <p><i>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</i> 106 Hogan Rd, Suite 8 Tel. (207) 215-4685 Bangor, ME 04401 Tel. (207) 592-4448 FAX (207) 941-4222</p>	<p style="text-align: center;"><u>EASTERN REGION</u></p> <p><i>Serving southern Penobscot County, southern Aroostook County, and portions of Piscataquis County</i> 191 Main Street Tel. (207) 485-8354 East Millinocket, ME 04430 Tel. (207) 399-2176 FAX (207) 746-2243</p>
<p style="text-align: center;"><u>MOOSEHEAD REGION</u></p> <p><i>Serving Somerset County and most of Piscataquis County</i> 43 Lakeview Street Tel. (207) 349-0941 P.O. Box 1107 Tel. (207) 731-4398 Greenville, ME 04441</p>	<p style="text-align: center;"><u>WESTERN REGION</u></p> <p><i>Serving Franklin County and Oxford County</i> 932 US Route 2 East Tel. (207) 670-7492 FR Wilton, ME 04294 Tel. (207) 670-7493 OX</p>

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.

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For Use with Exhibit 8: Land Division History

Applicant/Project Name: _____

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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 <u>Seller/Grantor and Buyer/Grantee</u>	Date of <u>Transaction</u>	Book & Page <u>Numbers</u>	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.

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For Use with **Exhibit 9: Structures Table**

Applicant/Project Name: _____

LUPC-WILTONRefer 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
<u>Existing Structures</u>																			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
<u>Proposed Structures</u>																			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									

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For Use with **Exhibit 9: Infrastructure Table**

Applicant/Project Name: _____

LUPC-WILTONRefer 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	65ft X 8ft	unknown	7.7%	Varies	0	0	>1 mile	170	125	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Proposed Infrastructure																	
Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14' wide x 1100'		4.4%	Varies	0	0	>1 mile	0	0	N/A
Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14' wide x 164'		3.0%	Varies	700	380	>1 mile	100	100	N/A
Stream Crossing Culvert	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5' diameter		30%	30%	655	265	>1 mile	0	30	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

Applicant/Project Name: _____

Note: Use of this grid is not required if you have prepared a site plan by other formal means.

For Use with Exhibit 10: Existing or Proposed Site Plan

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Please See Design Plan in Section 10

Notes/Legend:

Scale: _____

Not to Scale: ☐

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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.

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

List of Exhibits Required for All Applications (continued)

20. Water Supply	RECEIVED	X
21. Wastewater Disposal	NOV 04 2025	X
22. Exterior Lighting	LUPC-WILTON	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	
35. Additional Information	If needed	

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.

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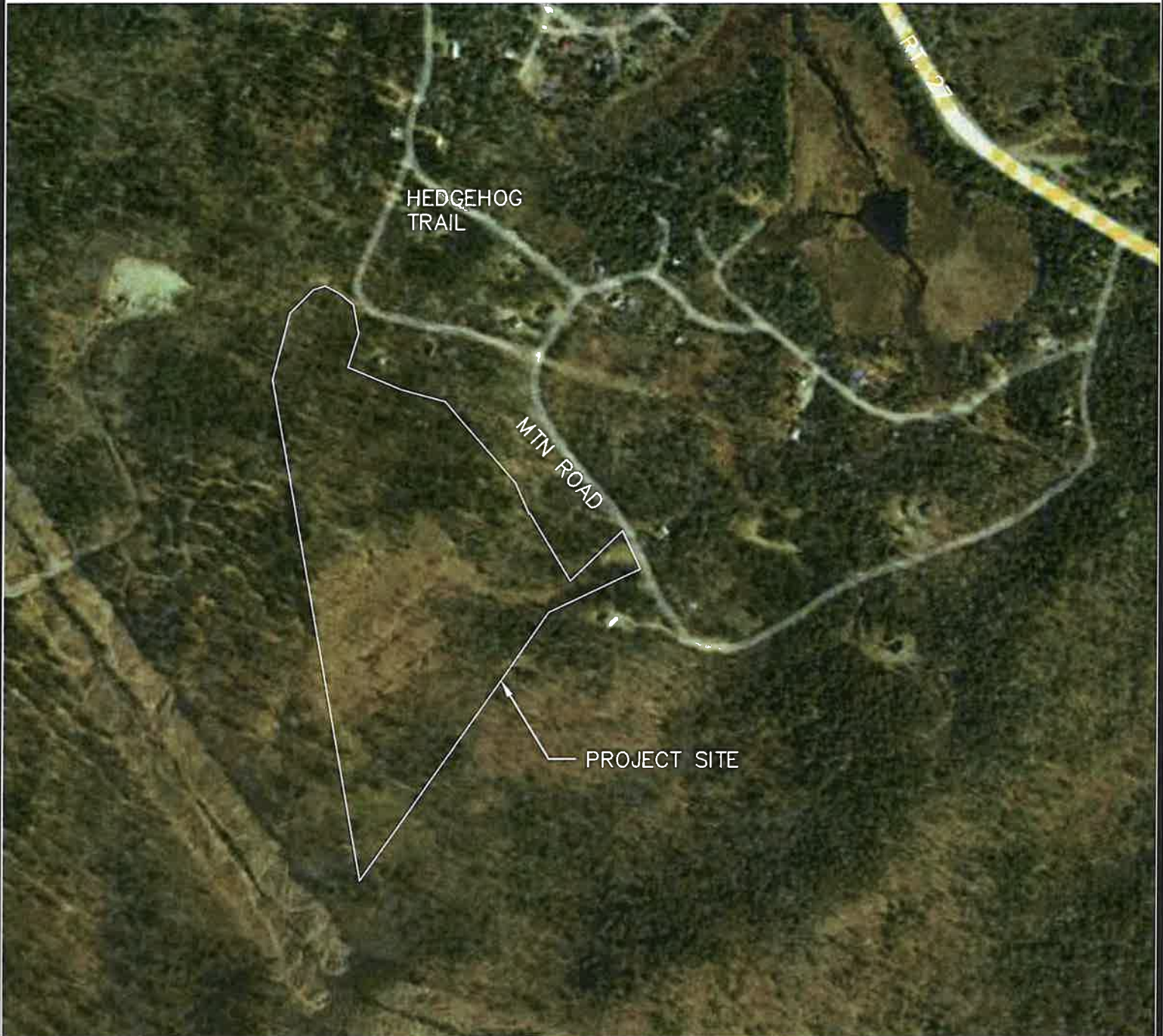
LUPC-WILTON



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NOTES

1. COPLIN PLANTATION: 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 SUBDIVISION
HEDGEHOG TRAIL, COPLIN PLANTATION, ME

DRAWING:

AERIAL PHOTO

SCALE: 1" = 500'

MLDC NO.
PROJ. MGR:
DRAWN BY:
CHECKED BY:
REVISION NO.
ISSUE DATE:
ISSUED FOR:

25-040
EJH
DRP
EJH
N/A
2025-05-16
REVIEW

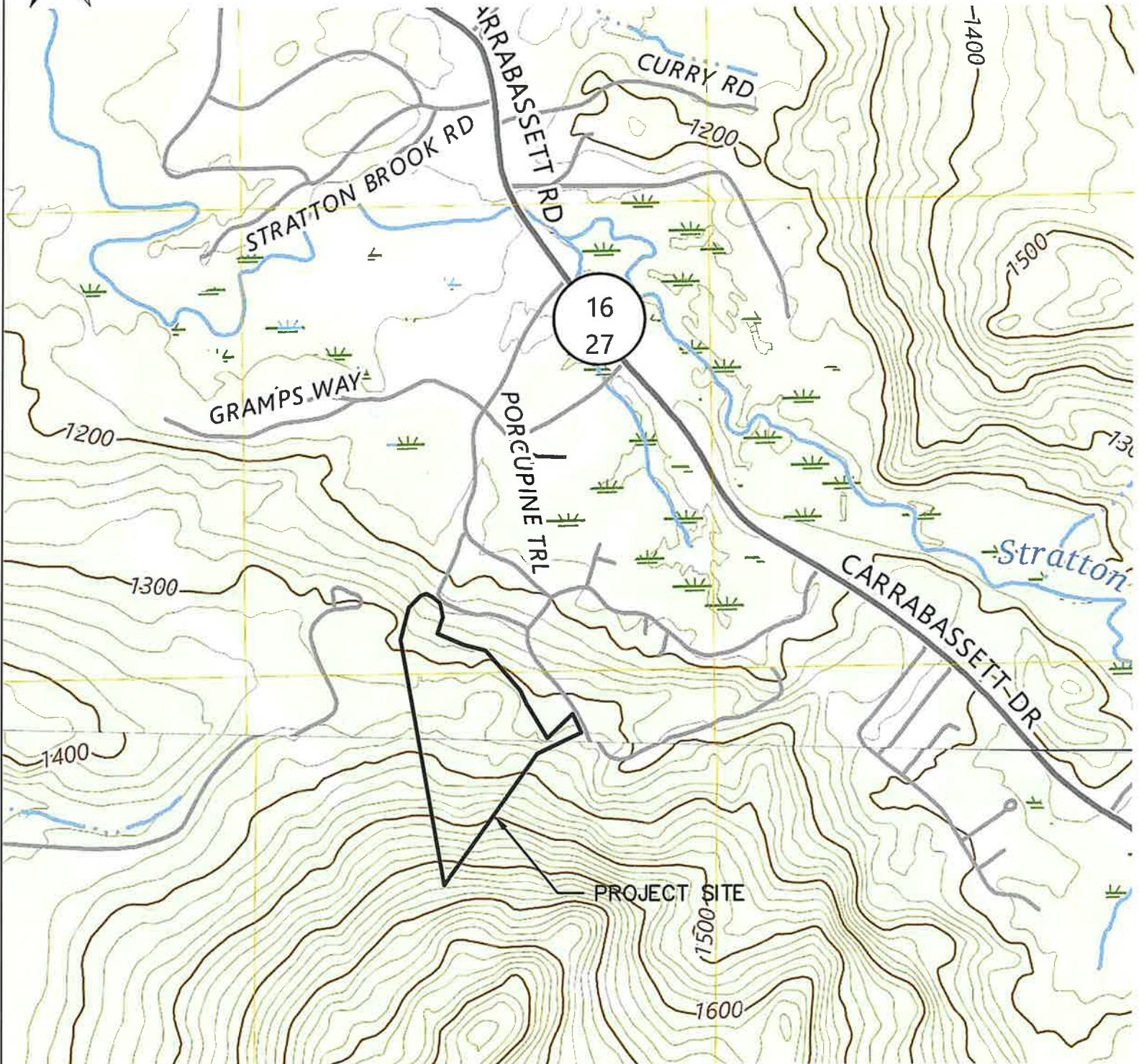
MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDEXT.COM



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NOTES

1. COPLIN PLANTATION: 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.
PROJ. MGR:
DRAWN BY:
CHECKED BY:
REVISION NO.
ISSUE DATE:
ISSUED FOR:

25-040
EJH
DRP
EJH
N/A
2025-05-16
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

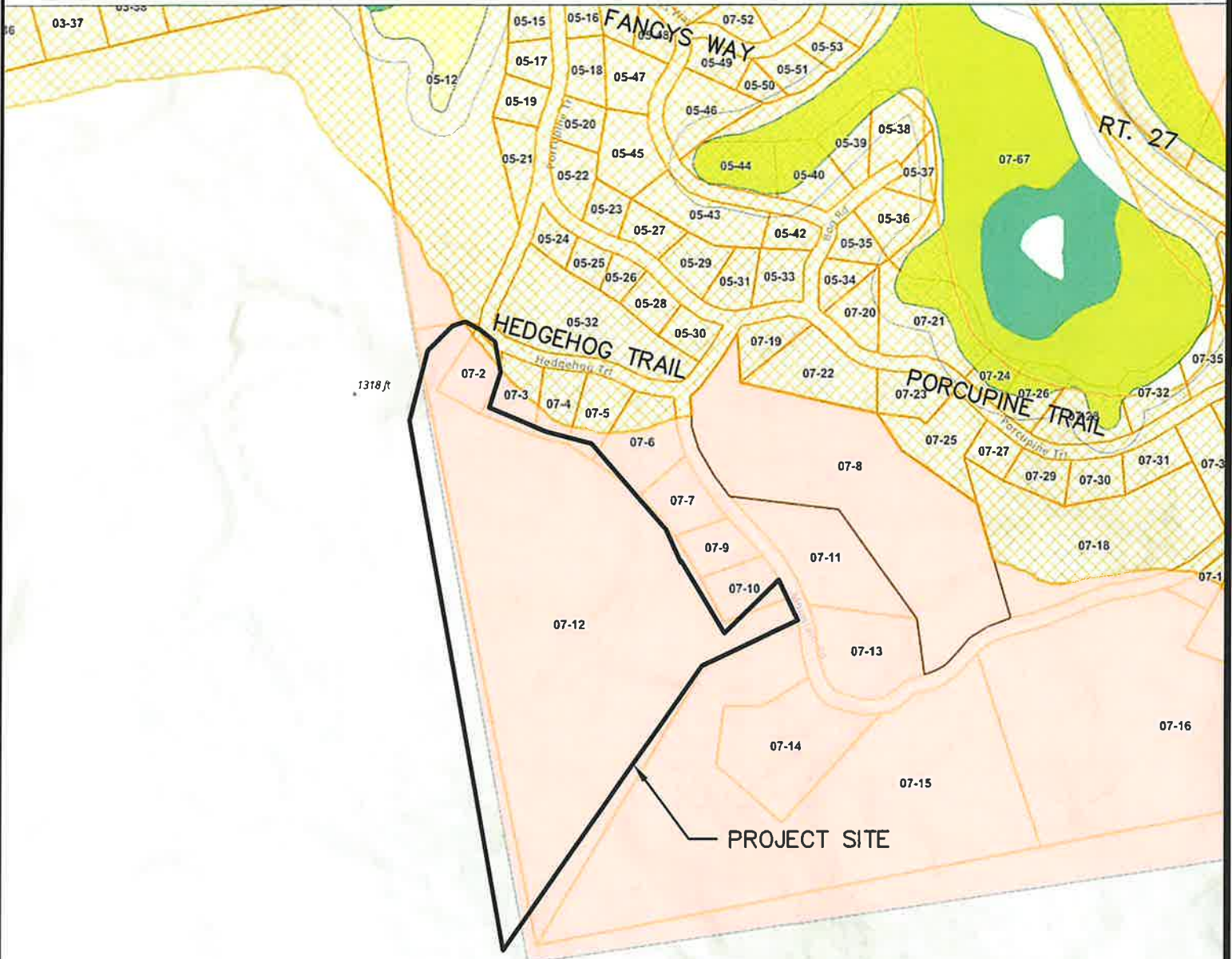




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Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom, Garmin, SafeGraph

NOTES

1. COPLIN PLANTATION: TAX MAP 07 LOT 12 & 2
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

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



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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

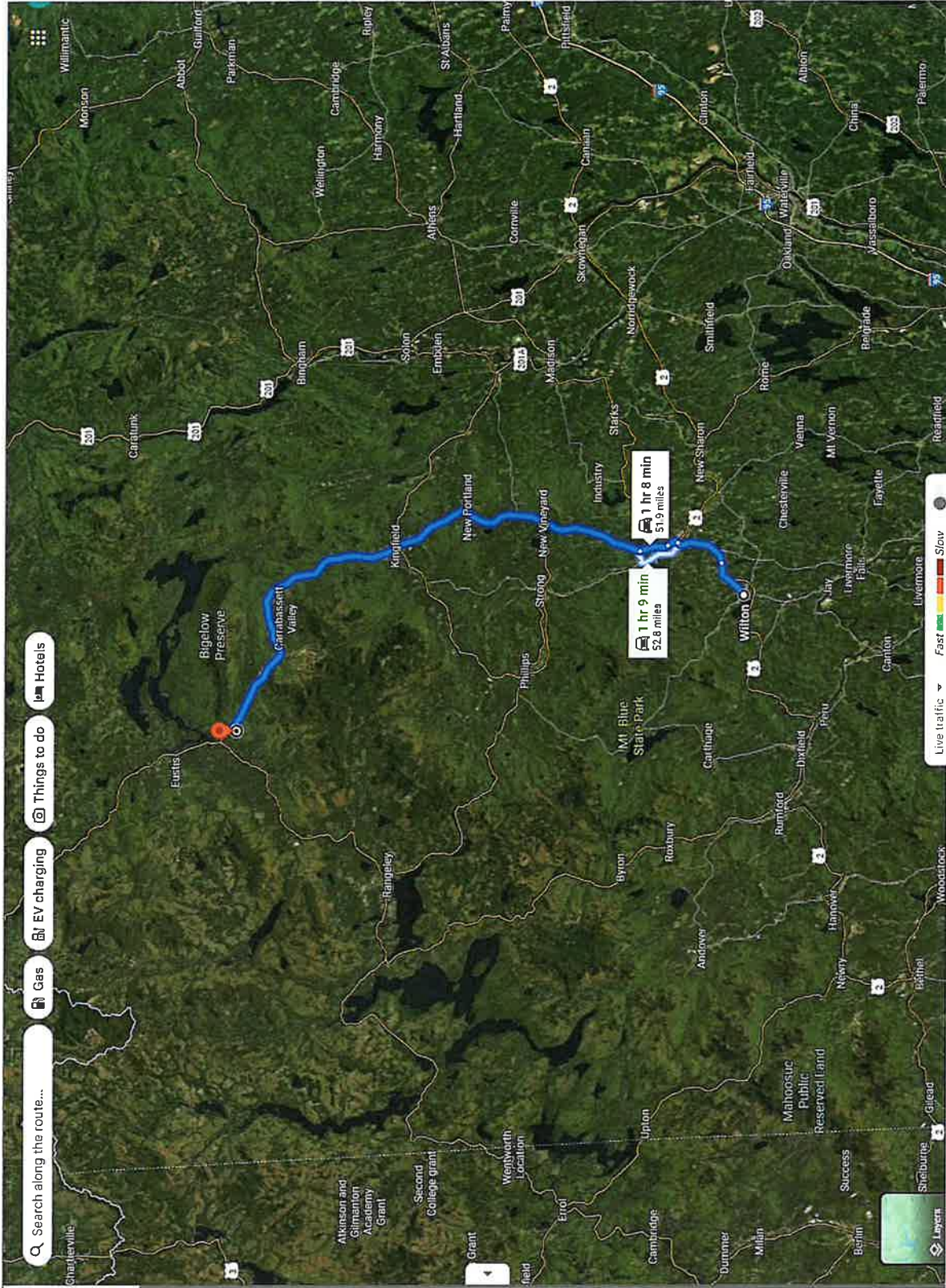
Turn right onto ME-27 N
41.2 mi

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



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Section 2: Project Description

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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 28 of this application for additional details regarding stormwater management for the project.

Upon approval, the Applicant is hoping to begin construction of the proposed roads and stormwater management devices in Spring of 2026 and complete construction during Summer of 2026.

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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.

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WARRANTY DEED

DLN NO. 1002440262805

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 Northwestern 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, Northwesternly, 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 Northwesternly 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

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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.

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

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Witness

Oliver F. Pelletier
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,

Lori Clayton
Notary Public

Print Name

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

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

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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 Maine 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

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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;

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(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,

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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

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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.

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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 thereof 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
82602B48C2434D7
Daniel Dibeler

DocuSigned by:
Tyler Doucette
343CCB2B0C6E4B1
Tyler Doucette

MANAGERS:

DocuSigned by:
Daniel Dibeler
82602B48C2434D7
Daniel Dibeler

DocuSigned by:
Tyler Doucette
343CCB2B0C6E4B1
Tyler Doucette

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SCHEDULE A

<u>Name of Member</u>	<u>Percentage of Membership Interest</u>	<u>Initial Capital Contribution</u>	<u>Number of Units</u>
Daniel Dibeler	50%	\$50.00	50
Tyler Doucette	50%	\$50.00	50

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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

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Main-Land Development Consultants will work with LUPC to calculate the fee after review.

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Section 5: Financial Capacity

Attached in this section is a cost estimate and bank statement showing proof of sufficient funds.

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

LOAF LAND SUBDIVISON				
Item	Unit	Qty.	Unit Price	Estimate
Electrical				
Electircal Transformer	Each		\$6,000	\$0
Electircal 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

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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.

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MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

PROFESSIONAL RESUME



**EMILY HASTINGS,
P.E.**

Senior Project Engineer

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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

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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, and notice form.

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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	4961	7	12	4611	256
James	Davis	418 Mountain RD	York	ME	3909	7	14	4623	69
Colleen	Iagulli	2 Taylor Lane	Kennebunk	ME	4043	7	15	4293	25
Joseph	Masters								
Brenda	Sander	6 Mechanics Way	New Castle	ME	4553	7	16	805	188
Jeffrey	Sander								
John	Roy	23 Stoneridge DR	Standish	ME	4083	7	13		
Sean	Ellsworth	261 Harvard Street	Portland	ME	4103	7	11	4217	212
Lloyd	Jewett	1144 Memorial Drive	Withrop	ME	4364	7	8	4455	107
Stanwood	Fish	19 Pitch Pine Landing	Woolwich	ME	4579	7	7	4149	105
Jenny	Curtis								
Peter	Collins	19 Mountain Road	Coplin Plantaion	ME	7040	7	6	1322	317
Andrew	Diorio	123 Orchard St.	Summit	NJ	7902	7	5	446	357
Sharon	Diorio								
Thomas	Davis	6 New Mill Place	Ipswich	MA	1938	7	4	814	9
Timothy	Smith	91 Highland Cliff RD	Windam	ME	4062	7	3	942	10
Deborah	Edes								
Gloria	Arnold	P.O. Box 565	Stratton	ME	4982	5	12	944	237
Garrett	Corbin	P.O. Box 295	Stratton	ME	4982	5	15	446	78
Richard	Cranston	122 Eagle Cove Road	Gorham	ME	4038	5	17		
Jonathan	Sprague	79 Lake Shore Drive	Stockholm	ME	4783	5	16	453	344
Anna	Sprague								
Adam	O'Brien	35 Broad Cove Road	Cape Elizabeth	ME	4107	5	18	4596	8
Kelsey	O'Brien								
Lowell	Sherwood	63 Griffin AVE.	Hampden	ME	4444	5	47	1347	107
Kurt	Tabor	17 Worldbrook DR	Windam	ME	4062	5	46	4244	123
Danielle	Tabor								
Bryan	Libold	P.O. Box 297	Stratton	ME	4982	5	40	448	478
Mary	Libold								
Laura	Roher	830 Byerland Church Road	Willow Street	PA	17584	5	20	4559	28
Clayton	Murin								
HILARY	LAFORGE	12 CUSHNOC LANE	BRUNSWICK	ME	4011	5	45	4425	316
MICHAEL	MARCOTTE	17 LEIGHTON RD.	POWNAL	ME	4069	5	21		
REBECCA	MARCOTTE								
PAUL	HUTCHINS	35 RIVER RD.	SEBAGO	ME	4029	5	22	504	22
KIMBERLY	HUTCHINS								
LLC	HENDERSON	25 RIVERSIDE LANE	ELLSWORTH	ME	4605	5	23	562	107
ABRAHAM	WHITTAKER	101 Veranda St	PORTLAND	ME	4103	5	24	448	95
SUZANNE M	BLAIS	116 TAYWOOD ROAD	AUBURN	ME	4210	5	25	573	296
SUZANNE A	RUGH	2 CURIT FARM RD.	CHEBEAGUE ISLAND	ME	4017	5	32	1008	344
GAVIN	PEOPLES	4 GOLDFINCH DRIVE	WINDHAM	ME	4062	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	4101	5	30	544	61
JOHN	MATHIEU	8 COBB RD.	BATH	ME	4530	5	27	1052	258
STACEY	MATHIEU								
NICOLETTE	CARON	116 GATEWAY COMMONS DR	GORHAM	ME	4038	5	43	4274	40
PAUL	LEARY								
STACEY	MATHIEU	8 COBB RD.	BATH	ME	4530	5	29		
JOHN	MATHIEU								
Justin	Doughty	321 NORTH ROAD	CHEBEAGUE ISLAND	ME	4017	5	31	3991	338
Courtney	Doughty								
Justin	Doughty	321 NORTH ROAD	CHEBEAGUE ISLAND	ME	4017	5	33	3991	338
Courtney	Doughty								
DANIEL	BOOTH	87 S ALPINE STREET	OAKLAND	ME	4963	5	42	1335	156
JOAN ANN	BOOTH								
BARBARA	FREEMAN	32 HONEYSUCKLE LANE	SCARBOROUGH	ME	4074	5	34	4437	101
LEON	FREEMAN III								
MARK	YORK	70 ANGLERS ROAD	WINDAM	ME	4062	5	35	726	67
MEGAN	YORK								
MICHAEL	SHERIDAN	P.O. BOX 19	STRATTON	ME	4982	7	19	1079	107
JAMES	OSTERRIEDER	20 DALE LANE	STEEP FALLS	ME	4085	7	22	462	273
SANDRA	OSTERRIEDER								
DAVID	TATARCZUK	3787 HIDDEN COVE CIRCLE	LEWIS CENTER	OH	43035	7	23	458	378
SUZANNE	SMITH	41 AVALON ROAD	PORTLAND	ME	4103	7	25	4209	91
STERLING	SMITH	PO BOX 16	STRATTON	ME	4982	7	27		
DARRELL	TYLER	5 CONWAY STREET UNIT 108	FREEPORT	ME	4032	7	28	432	386

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RACHAEL	TYLER								
DANIEL	BARKER	P.O. BOX 233	STRATTON	ME	4982	7	18	1487	86
MICHAEL	TOWLE	34 JUSAM WAY	CUMBERLAND	ME	4021	7	30	1110	67
ALISSA	TOWLE								
MARCELLO	DALELIO	Po Box 466	STRATTON	ME	4982	7	26	3998	314
MISTY	DALELIO								
DENNIS	CASTONGUAY	P.O. BOX 172	EAST ORLAND	ME	4431	7	24	1338	195
SUZANNE	CASTONGUAY								
STERLING	SMITH	PO BOX 16	STRATTON	ME	4982	7	27		
JENNY	BURCH	19 PITCH PINE LANDING	WOOLWICH	ME	4579	7	10	4149	105
STANWOOD	FISH								
PETER	COLLINS	PO Box 519	Coplin Plantation	ME	07040	7	9	3001	32
URSA MAJOR, LLC		P.O. BOX 978	FARMINGTON	ME	04938	1	4		
UNKNOWN							5	19	
UNKNOWN							7	20	
UNKNOWN							7	28	
UNKNOWN							7	67	
Coplin Plt.	Attn: John Dodson	5 Currie Street	Coplin Plantation	ME	04982			ASSESSOR	

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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.

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.

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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*).

<p align="center"><u>AUGUSTA OFFICE</u></p> <p>19 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022</p> <p>Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439</p>	<p align="center"><u>NORTHERN REGION</u></p> <p><i>Serving most of Aroostook County and northern Penobscot County</i></p> <p>45 Radar Road Ashland, ME 04732-3600</p> <p>Tel. (207) 435-7970 Tel. (207) 435-7969 FAX (207) 435-7184</p>
<p align="center"><u>DOWNEAST REGION</u></p> <p><i>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</i></p> <p>106 Hogan Rd, Suite 8 Bangor, ME 04401</p> <p>Tel. (207) 215-4685 Tel. (207) 592-4448 FAX (207) 941-4222</p>	<p align="center"><u>EASTERN REGION</u></p> <p><i>Serving southern Penobscot County, southern Aroostook County, and portions of Piscataquis County</i></p> <p>191 Main Street East Millinocket, ME 04430</p> <p>Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 746-2243</p>
<p align="center"><u>MOOSEHEAD REGION</u></p> <p><i>Serving Somerset County and most of Piscataquis County</i></p> <p>43 Lakeview Street P.O. Box 1107 Greenville, ME 04441</p> <p>Tel. (207) 349-0941 Tel. (207) 731-4398</p>	<p align="center"><u>WESTERN REGION</u></p> <p><i>Serving Franklin County and Oxford County</i></p> <p>932 US Route 2 East Wilton, ME 04294</p> <p>Tel. (207) 670-7492 FR Tel. (207) 670-7493 OX</p>

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.

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

Section 8: Land Division History

Please see the application forms at the beginning of this application for the *land division history* for the subject parcel.

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Section 9: Structures, Features, and Uses

Please see the application forms at the beginning of this application for the *structures, features, and uses* table for the subject parcel.

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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)

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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



ACME LAND SURVEYING, LLC

108 FAIRBANKS ROAD, SUITE C - FARMINGTON, ME 04938

APPROVED BY

Romy Shanti

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 HUNDRETH 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 HERE'BY. 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 FOREMENTIONED 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 & 6. 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 BENCHMARK WAS SET AT THE SOUTHWEST CORNER OF THE SAID LANDS PARCEL. HOWEVER, PURSUANT TO FINAL PROJECT CALCULATIONS THE LOCATION OF THIS BENCHMARK IS NOT CONSISTENT WITH THE SET POINT TO EVIDENCE. THE CALCULATED CORNER IS SITUATED 50' 32" 11" W A DISTANCE OF 3' 11" FROM SAID BENCHMARK. IT IS THE INTENT OF THE SURVEYOR TO REMOVE THE CURRENT BENCHMARK AND SET A NEW BENCHMARK 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
SP152411W 3.74'
FROM BENCHMARK

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'

N/F
URSA MAJOR, LLC
BK. 3321 PG. 289
(ACCORDING TO TAX COMMITMENT)

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
- 10' CONTOUR

TOPOGRAPHIC NOTES

A. VERTICAL REFERENCE WAS ESTABLISHED USING 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

- REFER TO PLAN TITLED "ROBERT H. TAGUE HEDGE HOG MOUNTAIN VILLAGE PLAN FOR E-LOTS" RECORDED DECEMBER 30, 1968 AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 132 1/2 PAGE 43-2.
- 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.
- REFER TO PLAN TITLED "BOUNDARY SURVEY PREPARED FOR THE DIVISION OF LAND FOR CARL E. PETERSEN AND DIANE W. PETERSEN" PREPARED BY SACKETT & BRAKE SURVEY, INC. DATED AUGUST 16, 2012 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN 5859.
- 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.
- REFER TO PLAN TITLED "PROPERTY OF ANDREW M. DORIO AND SHARON A. DORIO" PREPARED BY ACME LAND SURVEYING, LLC DATED OCTOBER 23, 2019 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN 6438.
- REFER TO LOT LAYOUT OF COPLIN PLANTATION PREPARED BY F.H. STERLING, DATED 1914 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.
- 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.

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REAL MUST BE "TICKED"
TO BE RECORDED AT THE REGISTRY



REGISTRY OF DEEDS

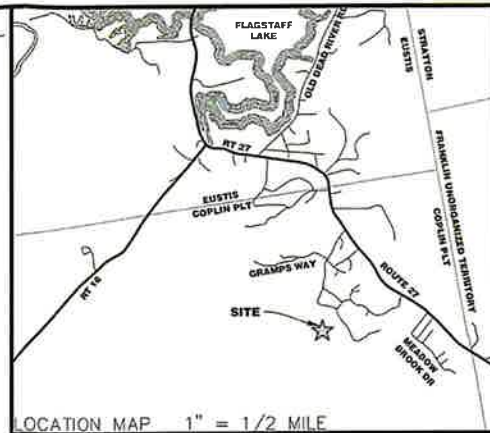
COUNTY	
DATE	
TIME	
PLAN BOOK	PAGE
FILE NO.	
REGISTER'S ATTEST	

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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 ADDITIONAL 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](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.



69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
152 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5400
WWW.MAINE-LANDSCAPE.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**

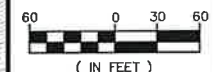
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., ME 04961

MADE FOR

**LOAF LAND
DEVELOPMENT, LLC**

526 CARRYING PLACE ROAD
CARRYING PLACE TWP., ME 04961

DRAWING SCALE:



SUBMISSION NOTES:
SUBMISSION 1: 2025-10-28 TLB
TCB REVIEW.

PROJ. MGR:	EJH
DRAWN BY:	TLB
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2025-10-28
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

SUBDIVISION
PLAN

SEAL:



USE AL-



EMILY J. HASTINGS ME PE#16337

S2.1

MLDC NO. 25-040

1 OF 1

LEGEND

-
- PROPERTY BOUNDARY LINE
 ABUTTING BOUNDARY LINE (APPROX.)
 EASEMENT LINE
 BUILDING SETBACK
 MAJOR CONTOUR LINE
 MINOR CONTOUR LINE
 STREAM (CENTERLINE)
 EXISTING EDGE OF GRAVEL
 75' 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)
 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.

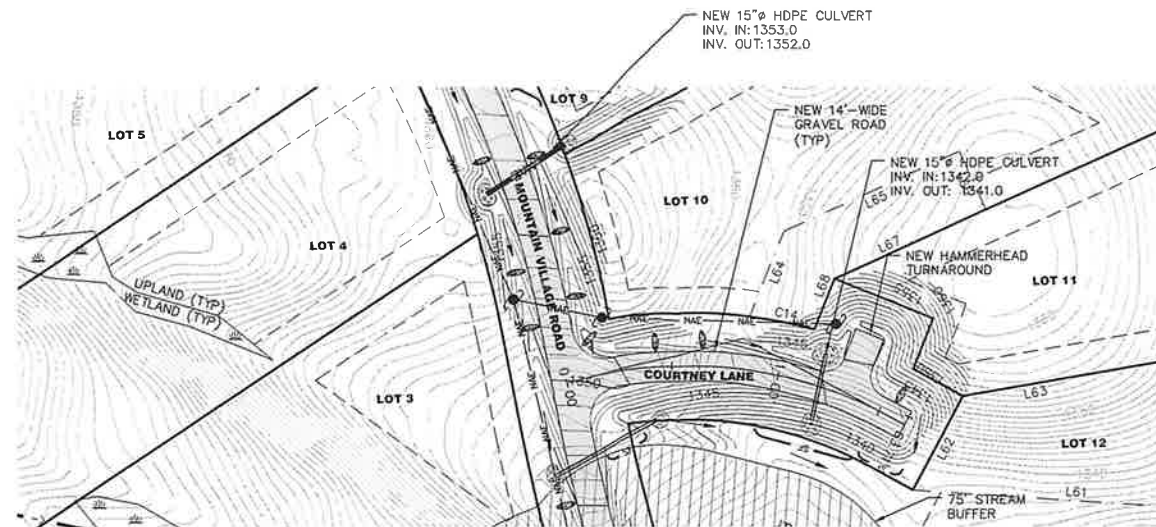
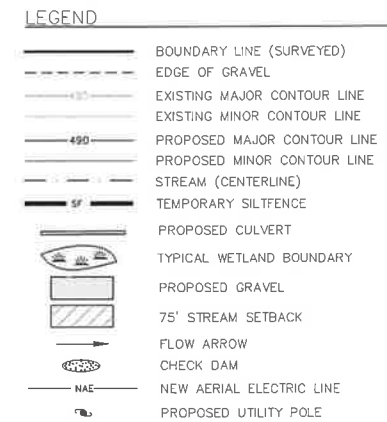
DATE: _____

CHAIRMAN:

CONDITIONS OF APPROVAL:

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE			
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA
L1	28.94'	N32°52'52"W	L13	24.00'	N88°38'41"W	L25	50.00'	N51°37'26"E	L37	84.63'	S09°18'38"W	L49	114.05'	N88°25'26"E	C1	42.36'	175.00'	01°35'21°12"
L2	53.08'	N34°53'49"E	L14	49.00'	N88°38'41"W	L26	25.40'	S38°22'34"E	L38	119.67'	S09°18'38"W	L50	109.98'	N89°42'23"W	C2	105.71'	225.00'	02°55'51°10"
L3	75.46'	S04°26'16"E	L15	50.00'	N01°21'19"E	L27	26.84'	N58°11'47"E	L39	32.05'	N78°55'55"E	L51	30.00'	S64°27'59"E	C3	49.40'	750.00'	03°46'25°15"
L4	31.25'	S04°26'16"E	L16	50.00'	S63°38'41"E	L28	50.00'	S31°48'13"E	L40	50.04'	S33°33'45"E	L52	90.30'	N50°32'01"E	C4	48.89'	475.00'	00°54'32°12"
L5	46.83'	S04°26'16"E	L17	16.76'	S85°38'41"E	L29	26.08'	S58°11'47"W	L41	73.71'	S45°13'41"W	L53	42.92'	N28°22'34"W	C5	66.34'	225.00'	01°63'36°18"
L6	87.75'	S04°26'16"E	L18	68.78'	N01°56'17"W	L30	78.20'	N05°32'01"E	L42	16.59'	S60°41'44"W	L54	186.45'	N33°49'23"E	C6	30.51'	225.00'	00°74°61'11"
L7	71.82'	S04°26'16"E	L19	7.56'	S44°33'50"W	L31	65.51'	N24°33'31"W	L43	31.06'	N78°05'46"W	L55	89.92'	S64°17'07"W	C7	30.26'	125.00'	03°52'12°12"
L8	40.12'	N79°23'46"W	L20	42.70'	S71°02'12"E	L32	51.35'	N24°33'31"W	L44	40.29'	N19°15'51"W	L56	133.93'	N22°43'58"E				
L9	3.85'	N88°38'41"W	L21	50.00'	N66°51'59"W	L33	4.00'	S49°03'24"W	L45	71.18'	N45°42'54"E	L57	88.77'	N64°25'52"E				
L10	24.00'	S01°21'19"W	L22	72.45'	N01°20'43"E	L34	88.44'	N30°56'36"W	L46	33.25'	S80°03'43"W	L58	32.07'	S49°25'56"E				
L11	50.00'	N88°38'41"W	L23	1.85'	S71°01'30"E	L35	101.60'	S46°03'24"W	L47	68.78'	N01°56'11"W							
L12	24.00'	N01°21'19"E	L24	25.40'	N38°22'34"W	L36	102.80'	N59°46'52"E	L48	33.25'	S80°03'43"W							

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P: (207) 897-6752 FAX: (207) 897-5400
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PROJECT

**RESIDENTIAL
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MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD

**LOAF LAND
DEVELOPMENT, LLC**

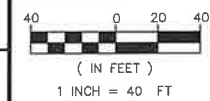
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 049

MADE FOR

**LOAF LAND
DEVELOPMENT, LLC**

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 049

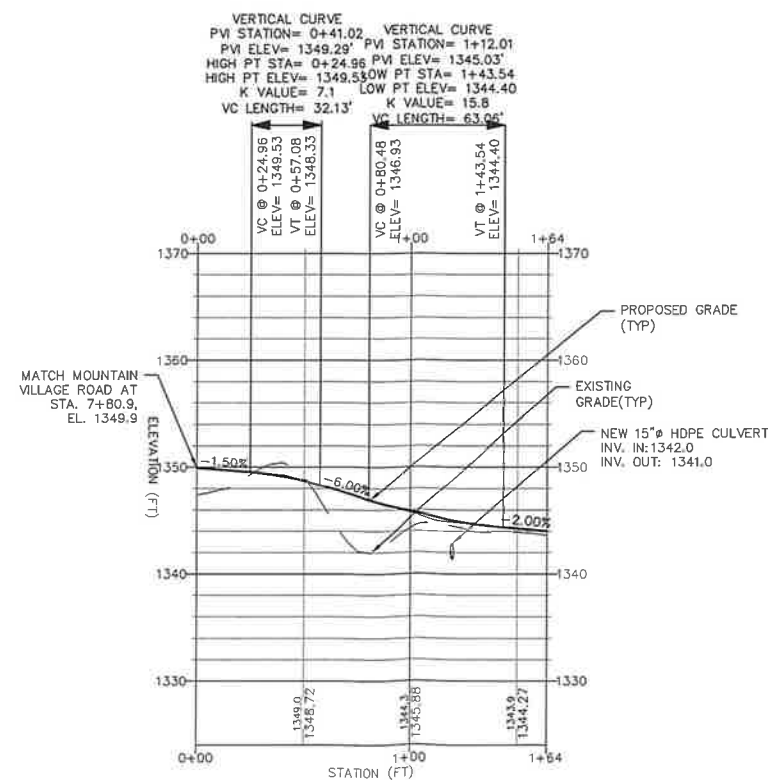
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COURTNEY LANE PLAN

SCALE: 1"=40'

B1



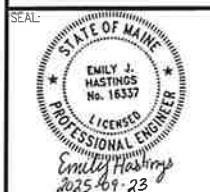
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NO.	DATE
1	2025-09-23
THIS REVISION IS FOR PERMITTING	

PROJ. MGR:	EJH
DRAWN BY:	ERL
CHECKED BY:	EJH
SURVEY DATE:	N/A
PLAN DATE:	2025-09-23
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ROAD PLAN
AND PROFILE

SEAL:



EMILY J. HASTINGS ME PE#16337

DRAWING NO.

C5.2

COURTNEY LANE PROFILE

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

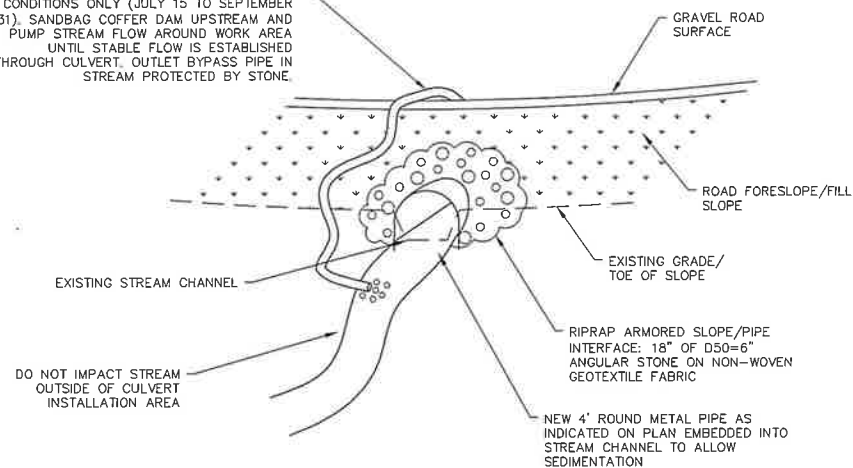
A1

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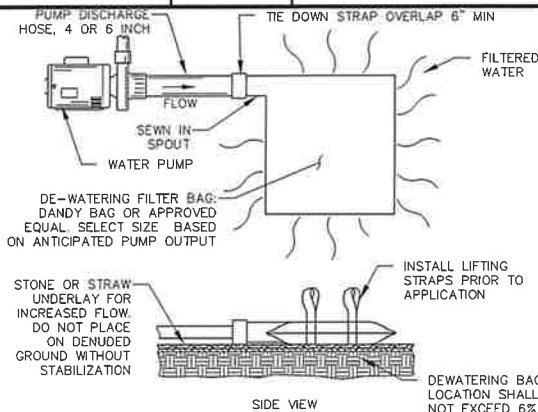
WORK IN STREAM DURING LOW FLOW CONDITIONS ONLY (JULY 15 TO SEPTEMBER 31). SANDBAG COFFER DAM UPSTREAM AND PUMP STREAM FLOW AROUND WORK AREA UNTIL STABLE FLOW IS ESTABLISHED THROUGH CULVERT. OUTLET BYPASS PIPE IN STREAM PROTECTED BY STONE.



TYPICAL STREAM CROSSING

NOT TO SCALE

B2

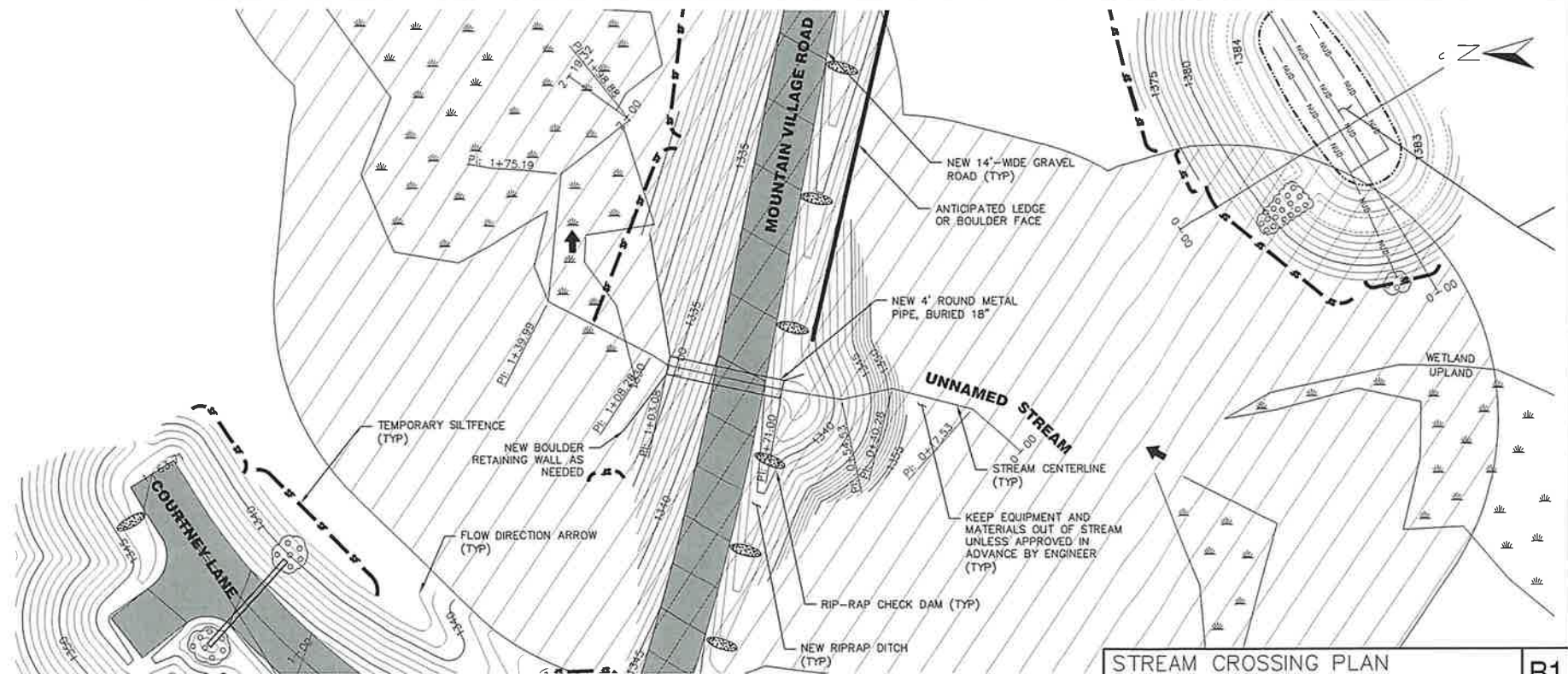


Mechanical Properties	Test Method	SP15A	MAINT
Gravel Permeability	ASTM D 4852	N/A (N/A)	0.8 (100) x 0.9 (100)
Gravel Permeability	ASTM D 4852	N/A (N/A)	0.8 (100) x 0.9 (100)
Gravel Permeability	ASTM D 4852	N/A (N/A)	0.8 (100) x 0.9 (100)
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Gravel Permeability	ASTM D 4852	N/A (N/A)	0.8 (100) x 0.9 (100)
Gravel Permeability	ASTM D 4852	N/A (N/A)	0.8 (100) x 0.9 (100)

DE-WATERING FILTER BAG DETAIL

NOT TO SCALE

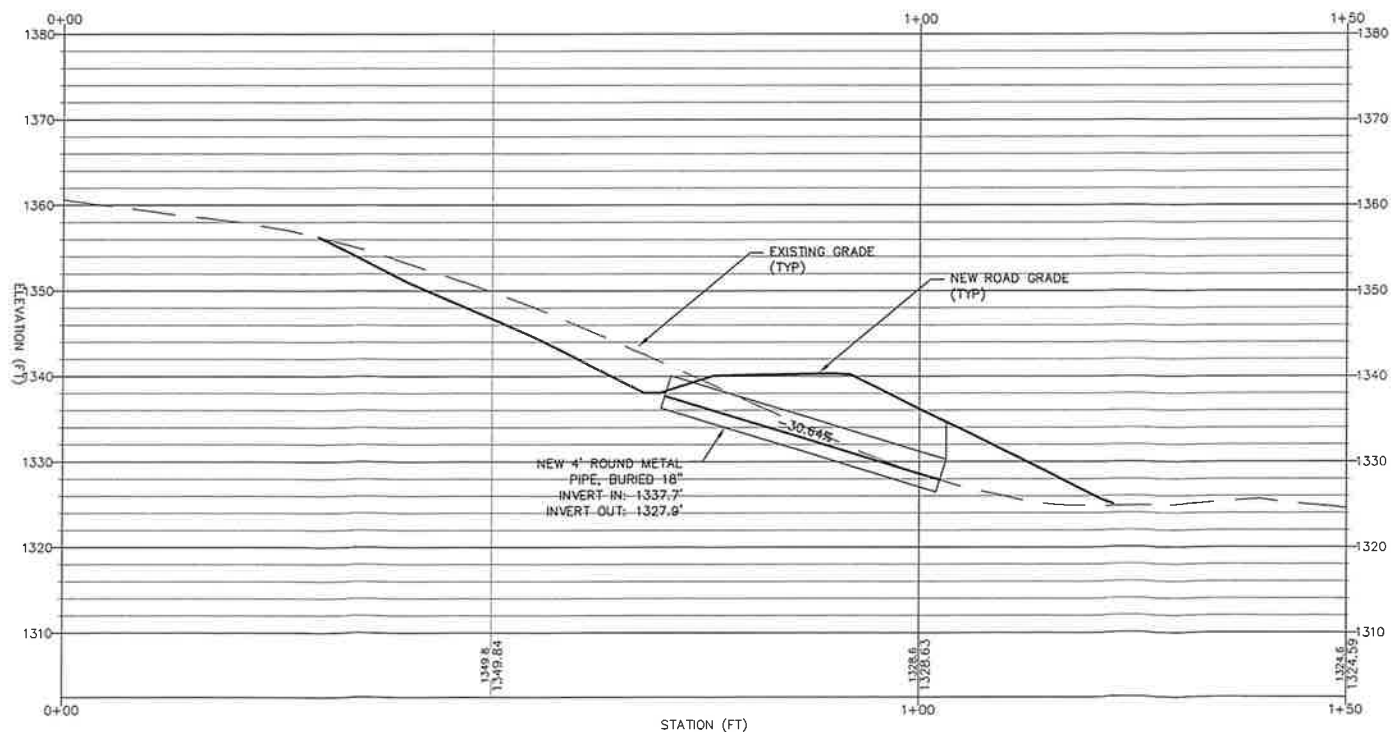
A2



STREAM CROSSING PLAN

SCALE 1" = 20'

B1



STREAM CROSSING PROFILE

SCALE 1" = 10'

A1



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COPLIN PLT. MAINE

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LOAF LAND
DEVELOPMENT, LLC

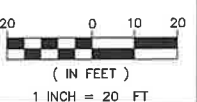
626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

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LOAF LAND
DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:



1 INCH = 20 FT

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

PROJ. NO.: E.J.H.
DRAWN BY: ERL
CHECKED BY: E.J.H.
SUBMISSION NO.: 1
SURVEY DATE: N/A
SUBMISSION DATE: 2025-09-23
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STREAM PLAN &
PROFILE



EMILY J. HASTINGS ME PE#16337

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C5.3

1 OF 1

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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.

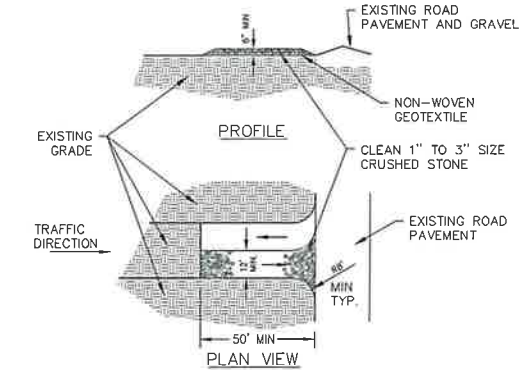
H. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY, AND/OR STATE D.O.T. STREET OPENING PERMIT REQUIREMENTS.

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
NOT TO SCALE



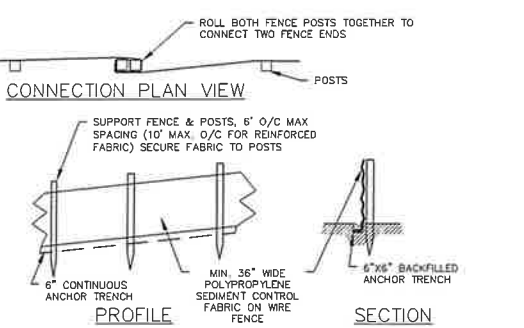
NOTES:

1. STONE SIZE: 2 1/2" TO 1 1/2" 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
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
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

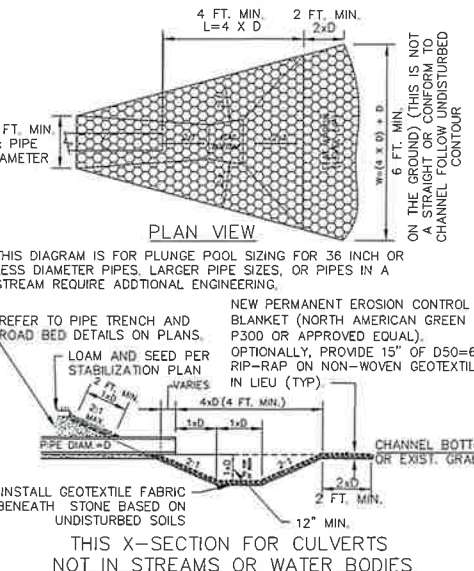
NOTE: TYPE A SHALL BE CRUSHED LEDGE OR CRUSHED GRAVEL. TYPE A AGGREGATE FOR BASE SHALL ONLY CONTAIN PARTICLES OF ROCK WHICH PASS THE 2 INCH SIEVE. AT LEAST 50 PERCENT OF THE MATERIAL RETAINED ON THE NO. 4 SIEVE SHALL HAVE AT LEAST 1 FRACTURED FACE AS TESTED BY AASHTO T 335.

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.

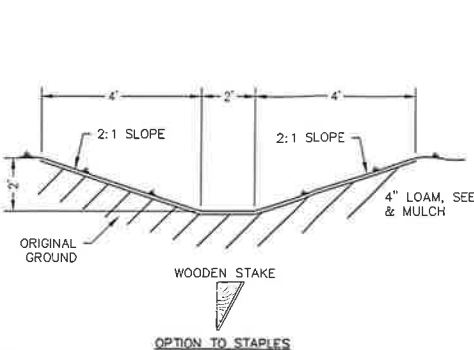
NOTE: TYPE C SHALL BE CRUSHED LEDGE OR CRUSHED GRAVEL AND AGGREGATE FOR BASE SHALL ONLY CONTAIN PARTICLES OF ROCK WHICH PASS THE 8 INCH SIEVE. AT LEAST 50 PERCENT OF THE MATERIAL RETAINED ON THE NO. 4 SIEVE SHALL HAVE AT LEAST 1 FRACTURED FACE AS TESTED BY AASHTO T 335.

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
NOT TO SCALE



OUTLET APRON FOR STORMDRAINS
NOT TO SCALE



NOTES:

1. FLOW AREA OF GRASS DITCH TO BE LINED WITH AMERICAN EXCELSIOR CURLEX BANKMIX OR EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATION WITHIN 48 HOURS OF FINAL DITCH GRADING.

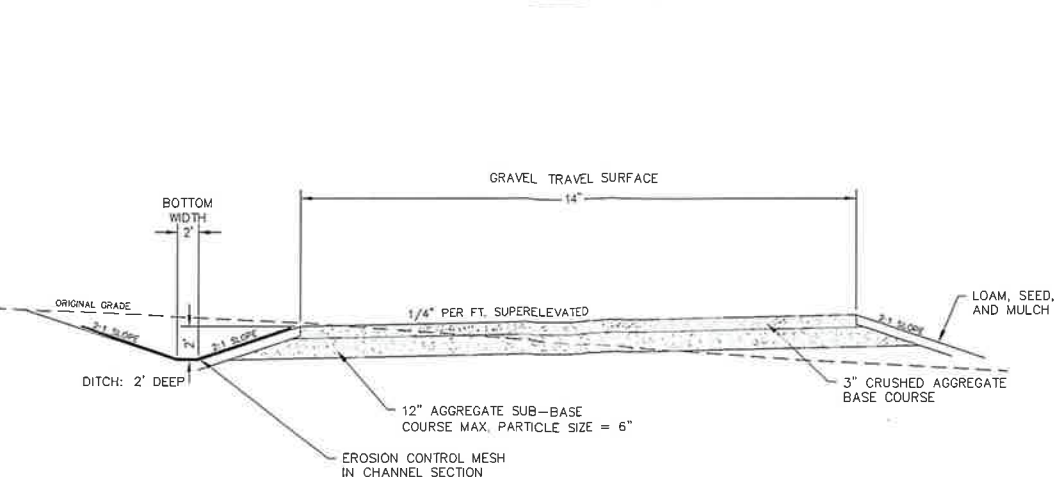
2. BURY THE TOP OF THE NETTING IN A TRENCH 6" OR MORE DEEP.

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.

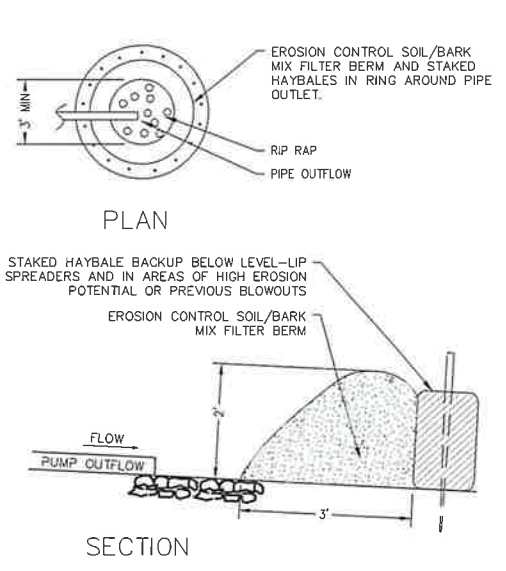
5. CHECK SLOT-FOLD OF NETTING BURIED IN SLIT TRENCH TAMPED; DOUBLE ROW OF STAPLES (OR WOOD STAKES) AT 12" SPACING, USE CHECK SLOTS AT 15" SPACING IN DITCHES OR STEEP SLOPES.

TYPICAL GRASS DITCH
NOT TO SCALE

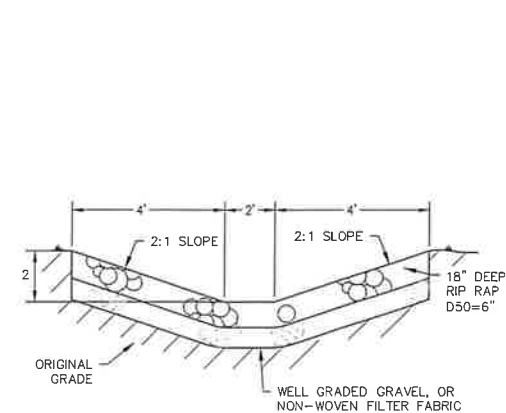


NOTE: SEE PLAN FOR SUPERELEVATED FLOW DIRECTION

TYPICAL GRAVEL ROAD SECTION
NOT TO SCALE



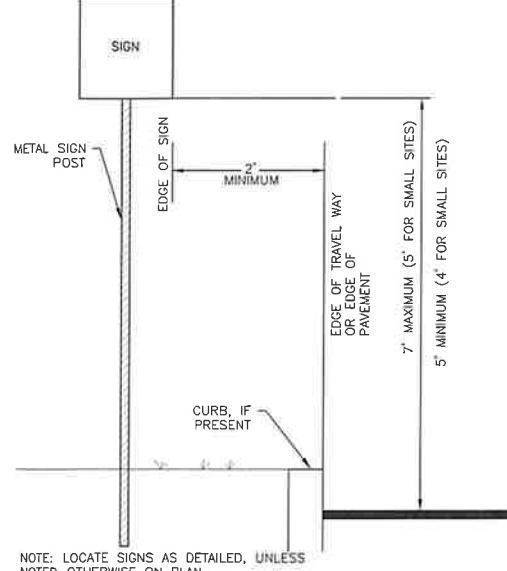
DEWATERING SEDIMENT FILTER
NOT TO SCALE



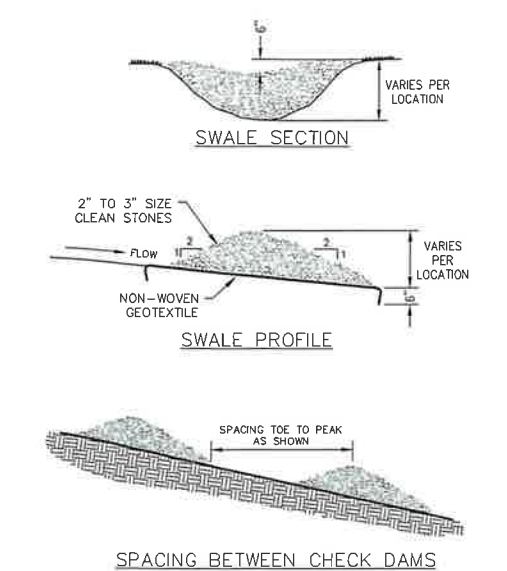
NOTE: PERMANENT DITCH LINING SHALL BE INSTALLED WITHIN 48 HOURS OF FINAL DITCH GRADING.

TYPICAL RIP RAP DITCH
NOT TO SCALE

TYPICAL GRAVEL ROAD SECTION
NOT TO SCALE



TRAFFIC SIGN DETAIL
NOT TO SCALE



SWALE/DITCH STONE CHECK DAM
NOT TO SCALE



PROJECT

RESIDENTIAL SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
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1	2025-09-23	THIS REVISION IS FOR PERMITTING

PROJ. MGR: E.J.H.
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CHECKED BY: TLB
SURVEY DATE: N/A
PLAN DATE: 2025-09-23
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DETAIL SHEET



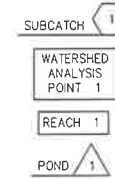
EMILY J. HASTINGS ME PE#16337
DRAWING NO.

C9.1

MDOC NO. 25-040 1 OF 1

LEGEND

- PROPERTY BOUNDARY LINE
- BUILDING SETBACK LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- DRAINAGE FLOW LINES (Tc)
- DRAINAGE REACH LINE
- SUBCATCHMENT BOUNDARY
- SOIL BOUNDARY



- SUBCATCHMENT NUMBER
- WATERSHED ANALYSIS POINT
- REACH NUMBER
- POND NUMBER

SOILS LEGEND

- AdA - ADAMS LOAMY SAND, 0 TO 3% SLOPES
- AGC - ADAMS-CROGHAN ASSOCIATION, 0 TO 15% SLOPES
- CRB - CROGHAN LOAMY FINE SAND, 3 TO 8% SLOPES
- Nb - NAUMBURG LOAMY SAND
- SnB - SKERRY FINE SANDY LOAM, 0 TO 8% SLOPES
- SRD - SKERRY-BECKET ASSOCIATION, 15 TO 35% SLOPES, VERY STONY
- STC - SKERRY-COLONEL ASSOCIATION, 0 TO 15% SLOPES, VERY STONY



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CONSULTANTS, INC.

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367 US ROUTE 1 FALMOUTH, MAINE
182 MOOSEHEAD TRAIL, NEWPORT, MAINE
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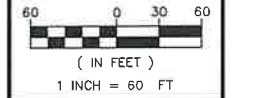
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DRAWING SCALE:



1 INCH = 60 FT

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

PROJ. MGR: EJM
DRAWN BY: TLR
CHECKED BY: EJM
SURVEY DATE: N/A
PLAN DATE: 2025-09-23
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DRAINAGE
PLAN



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MOUNTAIN ROAD

Section 11: Site Photos

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

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



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Figure 1: Cleared Area on Parcel



Figure 2: Mountain Village Road access





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Figure 3: Existing Stream



Figure 4: Remaining Materials on Site





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Figure 5: Mountain Village Road Access



Figure 6: Entrance to Existing Building





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Figure 7: General Ground Surface of Parcel

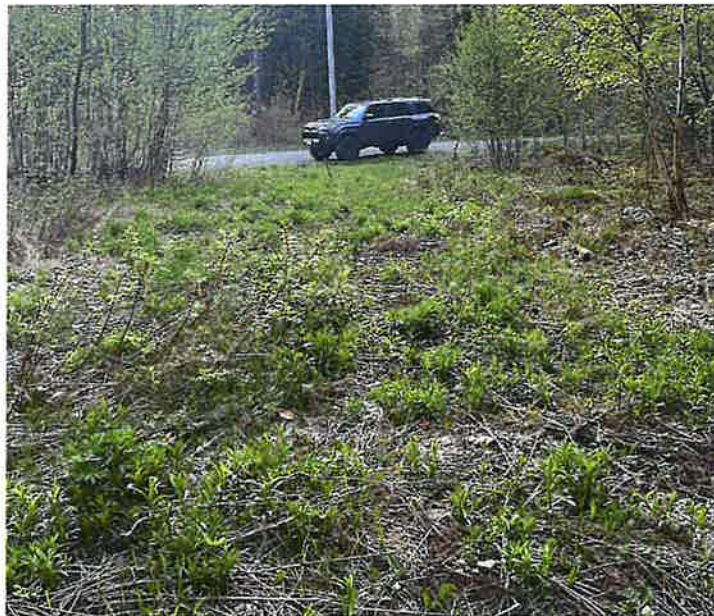


Figure 8: Clearing At Road Entrance



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.

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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.

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Section 14: Subdivision Layout and Design

This section contains Exhibit 14 from application.

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Section 15: Common Open Space

No open space is proposed in this subdivision.

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Section 16: Subdivision Lot Deed or Lease Covenants

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

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**LOAF LAND HOMEOWNERS' ASSOCIATION
BYLAWS AND PROTECTIVE COVENANTS**

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ARTICLE I - PURPOSE

The Loaf Land Homeowners' Association (the "Association") is a non-profit Maine corporation established on _____, 2025, 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

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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.

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.

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 Statutes of 1964, as amended, including by foreclosure and/or money judgment and may, at their option, be enforced by Coplin Plantation.

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ARTICLE XI – PROTECTIVE COVENANTS

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No Member may use any common area and/or open space, if any, for any reason other than those specifically authorized by the permit issued in connection with creating the Subdivision. No structures, whether 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.

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ARTICLE XIV - AMENDMENT

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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.

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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
_____, 2025.

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Section 17: Fire, Police, and Ambulance

This section contains the agency request letters that have been sent out to the local agencies. No responses from police and ambulance services have been received at the time of this application submission.

Chief Sprague, reached out with an email response. He suggested 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. The association may later choose to install one at their cost if they desired.



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CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q, LIVERMORE FALLS, ME 04254
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August 25, 2025

Eustis Fire Department
Attn: Sprague Wise, Chief
115 Main Street
Stratton, ME 04982

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

Dear Chief Wise,

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 office 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



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CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

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WWW.MAIN-LANDDCI.COM

August 25, 2025

Franklin County Sheriff's Office
Attn: Scott Nichols, Sheriff
123 County Way
Farmington, ME 04938

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

Dear Sherriff Nichols,

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.

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Sincerely,

Main-Land Development Consultants, Inc.

Tanner Binette, E.I.
Staff Engineer



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TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

August 25, 2025

Northstar EMS
1001 Carriage Road
Carrabassett Valley, ME 04947

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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 office 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 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 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.

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August 25, 2025

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

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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.

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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.

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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.

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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

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NOTES

1. COPLIN PLANTATION; 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.
PROJ. MGR:
DRAWN BY:
CHECKED BY:
REVISION NO.
ISSUE DATE:
ISSUED FOR:

25-040
EJH
DRP
EJH
N/A
2025-05-16
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
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Section 21: Wastewater Disposal

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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.

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: 25-040 Applicant Name: Leaf Land Development, LLC Project Location (municipality): 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	Fine Sandy Loam	Very Friable	Gray Strong Brown	None
10				
20				
30				
40				
50				
60				

Refusal on large Boulder or Bedrock

Soil Classification: 4 D Slope: 7 Limiting Factor: 12 " ☐ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Profile Condition Percent Depth
 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	Loamy Fine Sand	Very Friable	Gray Dark Brown	None
10				
20				
30				
40				
50				
60				

Refusal on large Boulder or Bedrock

Soil Classification: 4 C Slope: 16 Limiting Factor: 24 " ☐ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Profile Condition Percent Depth
 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	Loamy Fine Sand	Very Friable	Dark Brown	None
10				
20				
30				
40				
50				
60				

Refusal on large Boulder or Bedrock

Soil Classification: 4 C Slope: 17 Limiting Factor: 16 " ☐ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Profile Condition Percent Depth
 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	Loamy Fine Sand	Very Friable	Dark Brown to Brown	None
10				
20				
30				
40				
50				
60				

Refusal on large Boulder or Bedrock

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



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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-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	Very	Dark	None
10	Fine	Friable	Brown	
20	Sand			
30	Refusal on Large Boulder or Bedrock			
40				
50				
60				

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
4 C	19	26	<input checked="" type="checkbox"/> Restrictive Layer
Profile Condition	Percent	Depth	<input type="checkbox"/> Bedrock
Soil Series/Phase Name:		<input type="checkbox"/> Hydric	Hydrologic
		<input type="checkbox"/> Non-hydric	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	Very	Gray	None
10	Fine	Friable	Strong	
20	Sand		Brown	
30	Refusal on Large Boulder or Bedrock			
40				
50				
60				

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
4 C	19-20	24	<input checked="" type="checkbox"/> Restrictive Layer
Profile Condition	Percent	Depth	<input type="checkbox"/> Bedrock
Soil Series/Phase Name:		<input type="checkbox"/> Hydric	Hydrologic
		<input type="checkbox"/> Non-hydric	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	Very	Yellowish	None
10	Fine	Friable	Brown to	
20	Sand		Light Yellowish Brown	
30	Refusal on Large Boulder or Bedrock			
40				
50				
60				

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
4 C	10	17	<input checked="" type="checkbox"/> Restrictive Layer
Profile Condition	Percent	Depth	<input type="checkbox"/> Bedrock
Soil Series/Phase Name:		<input type="checkbox"/> Hydric	Hydrologic
		<input type="checkbox"/> Non-hydric	Soil Group

Exploration Symbol # TB-8A ☐ Test Pit ☒ Boring ☐ Probe
 1 " Organic horizon thickness Ground surface elev. #1308'
 40 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loamy	Very	Light	None
10	Fine	Friable	Brown	to
20	Sand			30"
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
4 B	16	NE	<input type="checkbox"/> Restrictive Layer
Profile Condition	Percent	Depth	<input type="checkbox"/> Bedrock
Soil Series/Phase Name:		<input type="checkbox"/> Hydric	Hydrologic
		<input type="checkbox"/> Non-hydric	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

HUNTER R DALTON
 LSE 450

SITE OF MAINTENANCE
 EVALUATOR

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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-9A ☐ Test Pit ☒ Boring ☐ Probe
 1 " Organic horizon thickness Ground surface elev. 4333'
 25 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loamy Fine	very Friable	Gray Strong Brown	None
10	Sand		Brown	
20				
30	Refusal on Large Boulder or Bedrock			
40				
50				
60				

Soil Classification: Profile 4 Condition C Slope 13 Percent Limiting Factor 25 " Depth 25 " ☐ Groundwater ☒ Restrictive Layer ☐ Bedrock

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. 4357'
 21 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loamy Fine	very Friable	Brown Strong	None
10	Sand		Brown	
20			Light Brown	
30	Refusal on Large Boulder or Bedrock			
40				
50				
60				

Soil Classification: Profile 4 Condition C Slope 16 Percent Limiting Factor 21 " Depth 21 " ☐ Groundwater ☒ Restrictive Layer ☐ Bedrock

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				
10				
20				
30				
40				
50				
60				

Soil Classification: Profile _____ Condition _____ Slope _____ Percent Limiting Factor _____ " Depth _____ " ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

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				
10				
20				
30				
40				
50				
60				

Soil Classification: Profile _____ Condition _____ Slope _____ Percent Limiting Factor _____ " Depth _____ " ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

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



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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. 1391'
26 " Depth of exploration or to refusal

Texture	Consistency	Color	Redox Features
0	Fine	Very	D. Brown
10	Sandy	Friable	Brown
20	Loam		Olive Brown
30			Grayish Brown
40			Few, Faint
50			Refusal on Large Boulder or Bedrock
60			

Soil Details by S.E. 4 C 15 18 ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock
 S.S. 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

Texture	Consistency	Color	Redox Features
0	Loam	Friable	D. Brown
10	Sandy		Strong
20	Loam with gravel		Brown
30			Refusal on Large Boulder or Bedrock
40			
50			
60			

Soil Details by S.E. 4 C 6 16 ☐ Groundwater ☒ Restrictive Layer ☐ Bedrock
 S.S. 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

Texture	Consistency	Color	Redox Features
0	Loam	Friable	D. Brown
10	Loamy Sand		Strong Brown
20			Grayish Brown
30			Saturated
40			Firm
50			
60			

Soil Details by S.E. 3 C 18 20 ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock
 S.S. 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

Texture	Consistency	Color	Redox Features
0	Loamy	Very	Strong Brown
10	Fine	Friable	Brown
20	Sand		Olive Brown
30			Medium to Coarse Sand
40			Few, Faint
50			
60			

Soil Details by S.E. 6 C 12 26 ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock
 S.S. Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

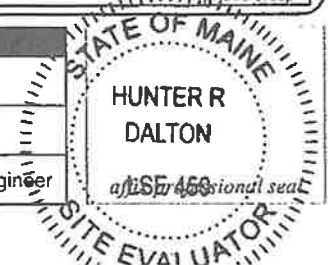
Signature: Hunter Dalton

Date: 9/9/25

Name Printed: Hunter Dalton

Cert/Lic/Reg. # LSE 450

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



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.

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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.

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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.

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Section 25: Rare or Special Plant Communities and Wildlife Habitat

Main-Land has reached out to the Maine Natural Areas Program (MNAP) and the Maine Department of Inland Fisheries and Wildlife (MDIFW) for consultation on this project. At the time of submission, Main-Land has not received feedback from the MNAP but will forward any correspondence to LUPC upon receipt. MDIFW response letter is attached.

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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 Natural Areas Program
177 State House Station
Augusta, Maine 04333-0177

Subject: Project Review for Significant or Rare Plant Habitat
25-040 Proposed Residential Subdivision – Coplin Plt., ME

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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 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 or rare plant or wildlife habitat. Our hope is that there would be minimal impact generated by a project of this scope at this location.

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



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



July 15, 2025

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

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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-

July 15, 2025

Letter to Emily Hastings, Main-Land Development Consultants, Inc.
Comments RE: Hedgehog Trail, Subdivision, Coplin Plantation

NOV 04 2025

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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

July 15, 2025

Letter to Emily Hastings, Main-Land Development Consultants, Inc.

Comments RE: Hedgehog Trail, Subdivision, Coplin Plantation

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.

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AQUATIC RESOURCES

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Fish Habitat

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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).

July 15, 2025

Letter to Emily Hastings, Main-Land Development Consultants, Inc.

Comments RE: Hedgehog Trail, Subdivision, Coplin Plantation

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

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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.

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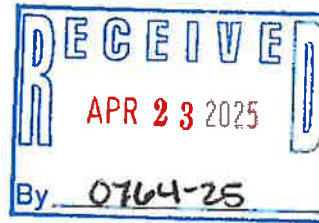


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WWW.MAIN-LANDDCI.COM



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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 Army 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.

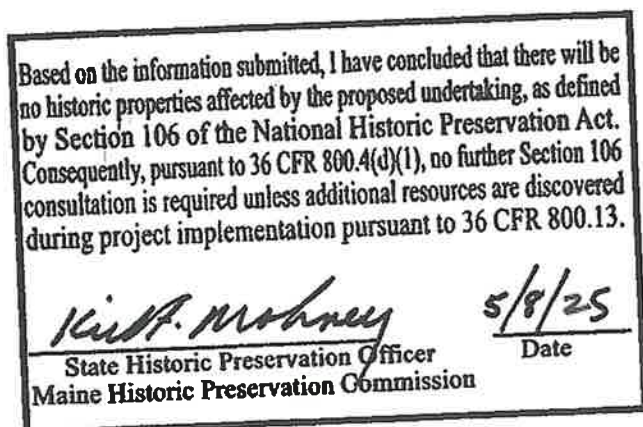
Please review the enclosed Location Maps and preliminary Concept Plan and respond with a letter for use in regulatory permit applications. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Main-Land Development Consultants, Inc.

Emily Hastings

Emily J. Hastings, PE
Senior Project Engineer



Section 27: Soil Suitability and Mapping

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

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Coppi Environmental, LLC

Wetland & Soil Services, Consulting & Permitting

PO BOX 226 Hollis Center, ME 04042
207.756.3245 cjc1829@gmail.com

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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

Christopher J. Coppi

L.S.S. #631, S.E. #403 5 / 27 / 2025
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%+

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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+%

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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)

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SETTING

LUPC-WILTON

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%

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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%

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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

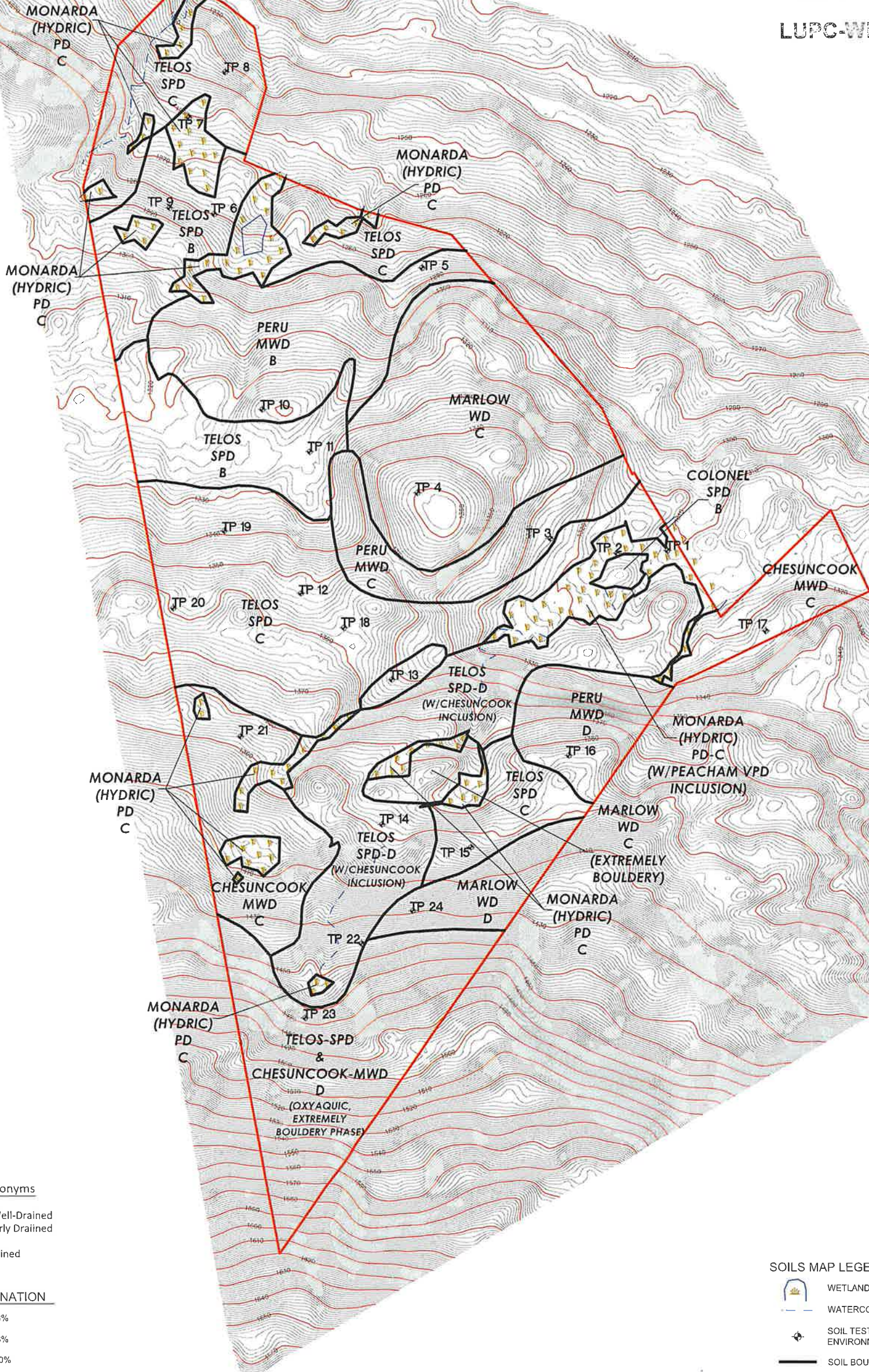
Subsurface wastewater disposal: The limiting factor for building site development is wetness, due to the presence of a groundwater table 1.0 to 1.5 feet below the soil surface for some portion of the year. Proper foundation drainage or other site modification is recommended for construction. Telos soils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

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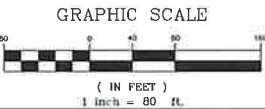


Drainage Class Acronyms
WD- Well Drained
MWD- Moderatley Well-Drained
SPD- Somewhat Poorly Drained
PD- Poorly Drained
VPD- Very Poorly Drained


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.



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

 CHRISTOPHER J. COPPI No. 631 <i>Christoph J. Coppi</i> LICENSED SOIL SCIENTIST	DATE:	REVISIONS:	 Coppi Environmental, LLC Wetland & Soil Services, Consulting & Permitting PO BOX 226 Hallowell Center, ME 04842 207.756.3245 cjr1829@gmail.com	CLASS B HIGH INTENSITY SOIL SURVEY PREPARED FOR MAIN-LAND DEVELOPMENT CONSULTANTS, INC MOUNTAIN ROAD & HEDGEHOG TRAIL COPLIN PLT, MAINE	
	Drawn By: B.J.	Checked By: C.C.			
	Date: 5/22/2025	Scale: 1" = 80'			

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LUPC-WILTON

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

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole <u>TP 1</u>		<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil <div style="text-align: center; font-size: small;">BY SHOVEL, AUGER & PROBE</div>		
Texture	Consistency	Color	Redox features	
0 MUCK		VERY DARK BROWN		
MUCKY FINE SANDY LOAM	FRIABLE	DARK GRAYISH BROWN		
COBBLY COARSE SAND		DARK GRAY	FREE WATER	
10 MUCKY FINE SANDY LOAM		DARK BROWN		
20 MUCKY FINE SANDY LOAM				
30				
40	REFUSAL BY PROBE			
50				
Soil Classification		Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition	%	0-6"	
Soil Series Name: PEACHAM		Drainage Class: VERY POORLY DRAINED		Hydrologic Group: D
Observation Hole <u>TP 2</u>		<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil <div style="text-align: center; font-size: small;">BY SHOVEL, AUGER & PROBE</div>		
Texture	Consistency	Color	Redox features	
0 MUCKY FINE SANDY LOAM		BLACK		
	FRIABLE			
10 SILT LOAM		OLIVE GRAY	COMMON IRON CONCENTRATIONS AND DEPLETIONS (FREE WATER @8")	
20				
30				
40	REFUSAL BY PROBE			
50				
Soil Classification		Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition	%	4"	
Soil Series Name: MONARDA		Drainage Class: POORLY DRAINED		Hydrologic Group: D

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)										
Observation Hole		TP 3		<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		Observation Hole				
" Depth		of Organic Horizon Above Mineral Soil		BY SHOVEL, AUGER & PROBE		" 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		DARK-YELLOW							
	FINE	FRIABLE	BROWN							
	SAND		YELLOW							
	AND		BROWN							
	FINE									
	SANDY	SOMEWHAT	OLIVE	FEW, IRON						
	LOAM	FIRM	GRAYISH BROWN	CONCENTRATIONS						
20	LIMIT OF EXCAVATION									
Soil Classification		Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth						
Profile	Condition	%	20"							
Soil Series Name: PERU		Drainage Class: MODERATELY WELL		Hydrologic Group: D						
Observation Hole		TP 4		<input checked="" type="checkbox"/> Test Pit BH <input type="checkbox"/> Boring		Observation Hole				
" Depth		of Organic Horizon Above Mineral Soil		BY SHOVEL, AUGER & PROBE		" Depth		of Organic Horizon Above Mineral Soil		
								BY SHOVEL, AUGER & PROBE		
DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features						
			BROWN							
	SANDY	FRIABLE		NONE						
	LOAM		YELLOW BROWN	EVIDENT						
40	REFUSAL BY PROBE									
Soil Classification		Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth						
Profile	Condition	%	40"							
Soil Series Name: MARLOW		Drainage Class: WELL DRAINED		Hydrologic Group: C						

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Site Evaluator / Soil Scientist Signature

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MOUNTAIN ROAD & HEDGEHOG TRAILOwner's Name
MAIN-LAND DEVELOPMENT CONSULTANTS, INC

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

Texture	Consistency	Color	Redox features
LOAM		BROWN	
		LIGHT GRAY	
SANDY LOAM AND COBBLY SANDY LOAM	FRIABLE	YELLOW BROWN	
		DARK BROWN	FEW, IRON CONCENTRATIONS
REFUSAL ON LARGE BOULDER OR BEDROCK BY PROBE			

Soil Classification: Profile Condition: Slope: Limiting Factor: 20+ " Ground Water: ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

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

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

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

Soil Classification: Profile Condition: Slope: Limiting Factor: 8 " Ground Water: ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

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

Texture	Consistency	Color	Redox features
MUCKY SANDY LOAM	FRIABLE	BLACK	
SANDY LOAM		GRAY	FEW, IRON CONCENTRATIONS
REFUSAL BY PROBE			

Soil Classification: Profile Condition: Slope: Limiting Factor: 6 " Ground Water: ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

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

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

Texture	Consistency	Color	Redox features
LOAM	FRIABLE	DARK BROWN	
		YELLOW BROWN	
		OLIVE BROWN	OM STREAKING

Soil Classification: Profile Condition: Slope: Limiting Factor: 14 " Ground Water: ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

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

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 Site Evaluator / Soil Scientist Signature

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FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

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5/5/2025
Date

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Town, City, Plantation
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Street, Road Subdivision
MOUNTAIN ROAD & HEDGEHOG TRAIL

Owner's Name
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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

Texture	Consistency	Color	Redox features
0	MUCK	BLACK	
	FRIABLE		
10	SANDY LOAM	DARK OLIVE BROWN	FREE WATER MATRIX COLOR (BHS)
20	REFUSAL ON LARGE BOULDER OR BEDROCK BY PROBE		
30			
40			
50			

Soil Classification: **BRAYTON** Slope: **5%** Limiting Factor: **5"** ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Profile: **Condition** Drainage Class: **POORLY DRAINED** Hydrologic Group: **D**

Observation Hole **TP 14** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
0		BROWN	
	FRIABLE		
10	LOAM/ LOAMY VERY FINE SAND	YELLOW BROWN	FREE WATER <12"
20		OLIVE GRAYISH BROWN	FEW IRON CONCENTRATIONS
30			
40			
50			

Soil Classification: **TELOS** Slope: **12-14%** Limiting Factor: **12-14"** ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Profile: **Condition** Drainage Class: **SOMEWHAT POORLY** Hydrologic Group: **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

Texture	Consistency	Color	Redox features
0		BROWN	
	FRIABLE	YELLOW BROWN	
10	LOAM	OLIVE BROWN/ DARK OLIVE BROWN	MATRIX COLORS (OXYAQUIC)
20			
30			
40			
50			

Soil Classification: **TELOS** Slope: **15%** Limiting Factor: **15"** ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Profile: **Condition** Drainage Class: **SOMEWHAT POORLY** Hydrologic Group: **D**

Observation Hole **TP 16** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
0		BROWN	
	FRIABLE	LIGHT GRAY	
10	LOAM	YELLOW BROWN	
20		OLIVE BROWN/ OLIVE GRAYISH BROWN	MATRIX COLORS
30	REFUSAL ON LARGE BOULDER OR BEDROCK BY PROBE		
40			
50			

Soil Classification: **PERU** Slope: **20+%** Limiting Factor: **20+"** ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Profile: **Condition** Drainage Class: **MODERATELY WELL** Hydrologic Group: **D**

(VARIANT)

(VARIANT)

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FOR SOILS MAPPING

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FOR SOILS MAPPING

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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

Texture	Consistency	Color	Redox features
		BROWN	
	FRIABLE	LIGHT GRAY	
LOAM		DARK YELLOW BROWN	
		DARK BROWN/ OLIVE BROWN	MATRIX COLORS

Soil Classification

Slope

Limiting
Factor
16"
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Profile Condition

Soil Series Name:
CHESUNCOOK
(VARIANT)Drainage Class:
MODERATELY WELLHydrologic Group:
DObservation Hole TP 18 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		BLACK	
	FRIABLE	DARK YELLOW BROWN	
FINE SANDY LOAM		YELLOW BROWN	
		DARK BROWN/ DARK GRAYISH BROWN	MATRIX COLORS
			FREE WATER 12"-15" FROM SURFACE

Soil Classification

Slope

Limiting
Factor
<15"
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Profile Condition

Soil Series Name:
COLONEL
(VARIANT)Drainage Class:
SOMEWHAT POORLYHydrologic Group:
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

Texture	Consistency	Color	Redox features
SANDY LOAM	FRIABLE	LIGHT GRAY	
		YELLOW BROWN	
LOAMY SAND/ LOAMY COBBLY SAND		OLIVE GRAYISH BROWN	
			FEW IRON CONCENTRATIONS
		LIMIT OF EXCAVATION WITH AUGER	

Soil Classification

Slope

Limiting
Factor
24"
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Profile Condition

Soil Series Name:
PERU
(VARIANT)Drainage Class:
MODERATELY WELLHydrologic Group:
CObservation Hole TP 20 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		BLACK	
	FRIABLE	STRONG BROWN	FREE WATER
LOAM		STRONG BROWN/ DARK BROWN	MATRIX COLORS

Soil Classification

Slope

Limiting
Factor
14"
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Profile Condition

Soil Series Name:
TELOS
(VARIANT)Drainage Class:
SOMEWHAT POORLYHydrologic Group:
D

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Site Evaluator / Soil Scientist Signature

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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

Texture	Consistency	Color	Redox features
		BLACK	
		LIGHT GRAY	
FINE SANDY LOAM/ SILT LOAM	FRIABLE	YELLOW BROWN	
		BROWN/ DARK BROWN	MATRIX COLORS (SOIL SATURATED @24")

Soil Classification: **CHESUNCOOK (VARIANT)**
Slope: **22 %**
Limiting Factor: **22 "**
Ground Water: ☐ Restrictive Layer: ☐ Bedrock: ☐ Pit Depth: ☐
Drainage Class: **MODERATELY WELL**
Hydrologic Group: **D**

Observation Hole **TP 22** ☒ Test Pit ☐ Boring
Depth of Organic Horizon Above Mineral Soil BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		BLACK	
		LIGHT GRAY	
SANDY LOAM/ LOAM	FRIABLE	DARK YELLOW BROWN	
REFUSAL BY AUGER			

Soil Classification: **CHESUNCOOK (VARIANT)**
Slope: **24 %**
Limiting Factor: **24 "**
Ground Water: ☐ Restrictive Layer: ☐ Bedrock: ☐ Pit Depth: ☐
Drainage Class: **MODERATELY WELL**
Hydrologic Group: **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

Texture	Consistency	Color	Redox features
SILT LOAM/ VERY FINE SANDY LOAM	FRIABLE	BROWNS AND DARK BROWNS	
			MATRIX COLORS
REFUSAL BY AUGER			

Soil Classification: **TELOS (VARIANT)**
Slope: **14-17 %**
Limiting Factor: **14-17 "**
Ground Water: ☐ Restrictive Layer: ☐ Bedrock: ☐ Pit Depth: ☐
Drainage Class: **SOMEWHAT POORLY**
Hydrologic Group: **D**

Observation Hole **TP 24** ☒ Test Pit ☐ Boring
Depth of Organic Horizon Above Mineral Soil BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		BLACK	
		DARK REDDISH BROWN	
SANDY LOAM	FRIABLE	BROWN AND DARK REDDISH BROWN	NONE EVIDENT
REFUSAL BY AUGER			

Soil Classification: **MARLOW**
Slope: **>28 %**
Limiting Factor: **>28 "**
Ground Water: ☐ Restrictive Layer: ☐ Bedrock: ☐ Pit Depth: ☐
Drainage Class: **WELL DRAINED**
Hydrologic Group: **C**

OXYAQUIC

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Section 28: Water Quality

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

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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: $PPB = P \times A$	PPB	0.929	lbs P/year

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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.)

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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

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 mitigation credit (STC)									0.0235	lbs P/year

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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 Density, +/-	90 pcf
Number of Storms	10 annually
Forebay Size	12 cf

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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 Density, +/-	90 pcf
Number of Storms	10 annually
Forebay Size	19 cf

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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 Density, +/-	90 pcf
Number of Storms	10 annually
Forebay Size	25 cf

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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 Density, +/-	90 pcf
Number of Storms	10 annually
Forebay Size	7 cf

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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		

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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

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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

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

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 29: Erosion, Sedimentation, and Drainage Control Measures

This section includes the Erosion & Sedimentation Control Plan, prepared by Main-Land, for the proposed development.

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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

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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.

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F. Trench Dewatering and Temporary Stream Diversion

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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.

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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 through 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 through 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 than 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.

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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.