



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

October 7, 2026

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

SUBJECT: 25-040 Loaf Land Subdivision - Comment Response

Mr. Carr & Mr. Hediger,

Thank you for your continued review and coordination of the Subdivision Application Permit (SP 4103) for Loaf Land Subdivision in Coplin Plt.. The applicant team recently received review comments from Sebago Technics, Inc. in regard to this application, dated September 30, 2026. We take no exception to the recommended comments and have updated the documents accordingly. The only additional change is the removal of the proposed cross culvert on Mountain Road that was previously discussed.

Enclosed are the following updated documents:

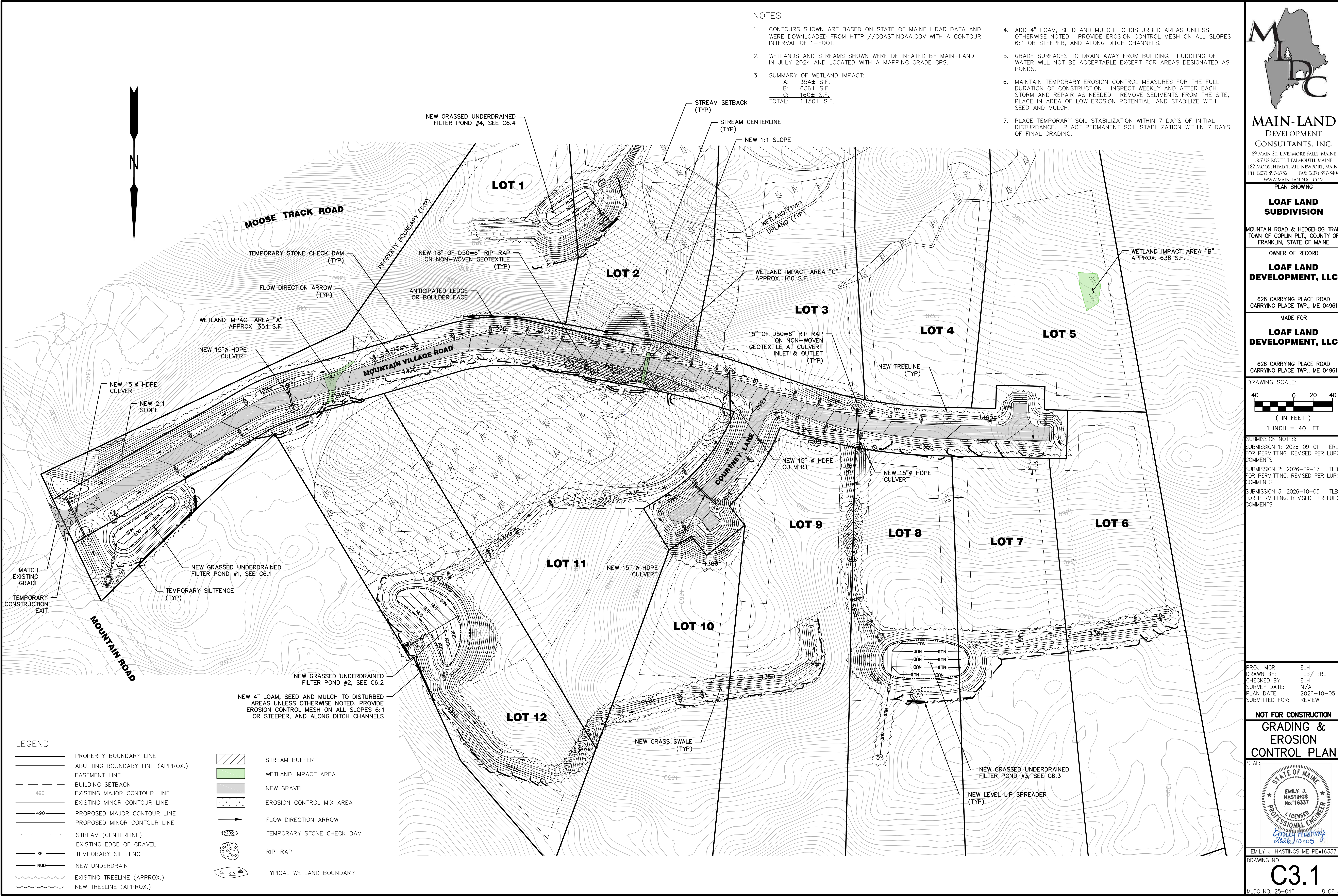
- Exhibit 10:
 - o C3.1 Grading & Erosion Control Plan
 - o C5.1 Road Plan & Profile
 - o C6.1 through C6.4 Pond Plan & Profile
 - o D2.1 Pond Drainage Plan
- Exhibit 36:
 - o D3.1 Entrance Drainage Analysis – Pre Development
 - o D3.2 Entrance Drainage Analysis – Post Development
 - o Entrance Analysis Pre-Development HydroCAD
 - o Entrance Analysis Post-Development HydroCAD
 - o Culvert Modeling at the 25-Year Storm for Mountain Village Road Station 2+75, 7+45, and 8+80

Please let us know if you have any questions regarding this submittal.

Sincerely,

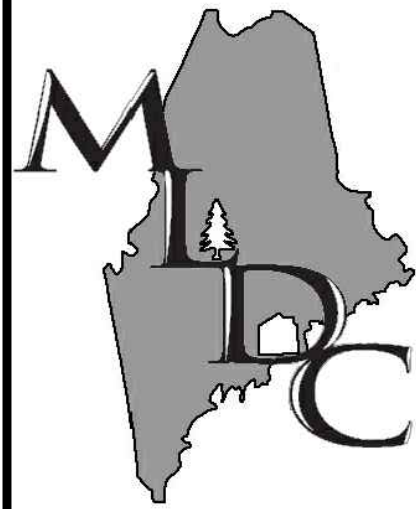
Main-Land Development Consultants, Inc.

Emily J. Hastings, PE
Senior Project Engineer



NOTES

1. CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM HTTP://COAST.NOAA.GOV WITH A CONTOUR INTERVAL OF 1-FOOT.
2. WETLANDS AND STREAMS SHOWN WERE DELINEATED BY MAIN-LAND IN JULY 2024 AND LOCATED WITH A MAPPING GRADE GPS.
3. SUMMARY OF WETLAND IMPACT:
A: 354± S.F.
B: 636± S.F.
C: 160± S.F.
TOTAL: 1,150± S.F.
4. ADD 4" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.
5. GRADE SURFACES TO DRAIN AWAY FROM BUILDING. PUDDLING OF WATER WILL NOT BE ACCEPTABLE EXCEPT FOR AREAS DESIGNATED AS PONDS.
6. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE, PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.
7. PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.



MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

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

PLAN SHOWING

LOAF LAND
SUBDIVISION

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

OWNER OF RECORD

LOAF LAND
DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., ME 04961

MADE FOR

LOAF LAND
DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., ME 04961

DRAWING SCALE:

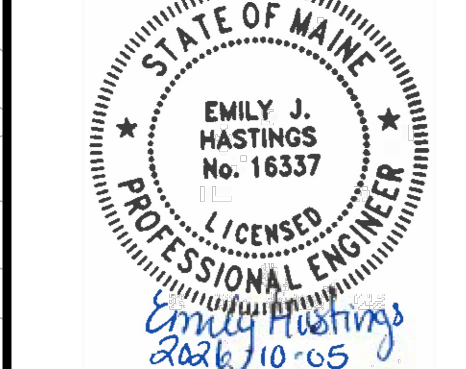


SUBMISSION NOTES:
SUBMISSION 1: 2026-09-01 ERL FOR PERMITTING. REVISED PER LUPC COMMENTS.
SUBMISSION 2: 2026-09-17 TLB FOR PERMITTING. REVISED PER LUPC COMMENTS.
SUBMISSION 3: 2026-10-05 TLB FOR PERMITTING. REVISED PER LUPC COMMENTS.

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

NOT FOR CONSTRUCTION
GRADING &
EROSION
CONTROL PLAN

SEAL:



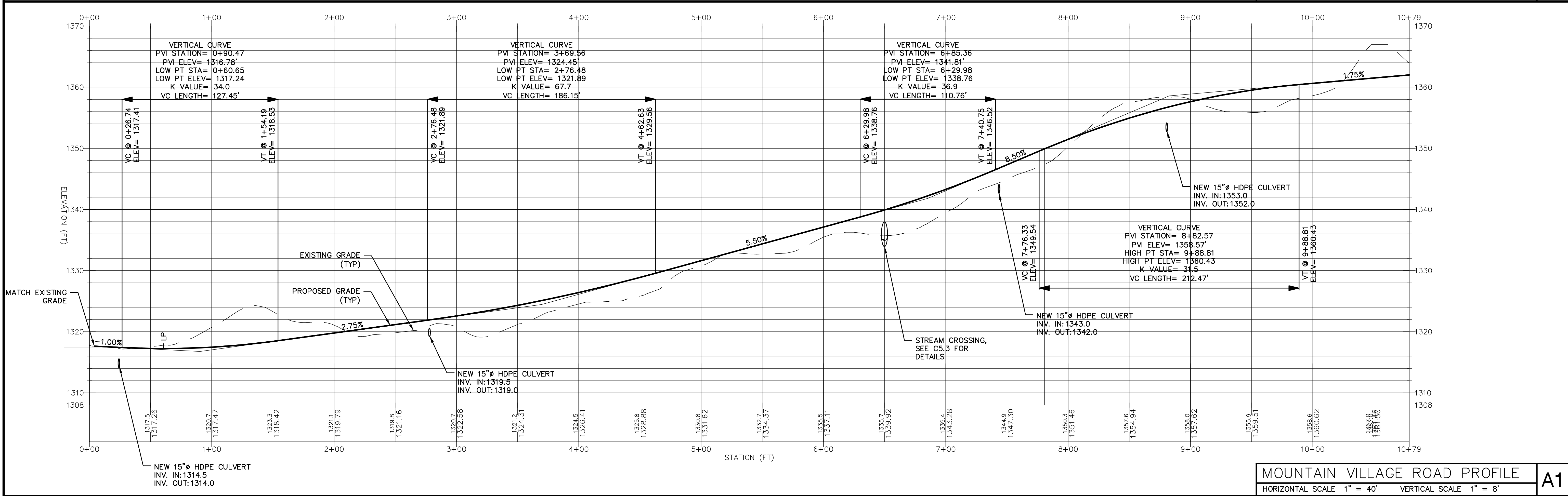
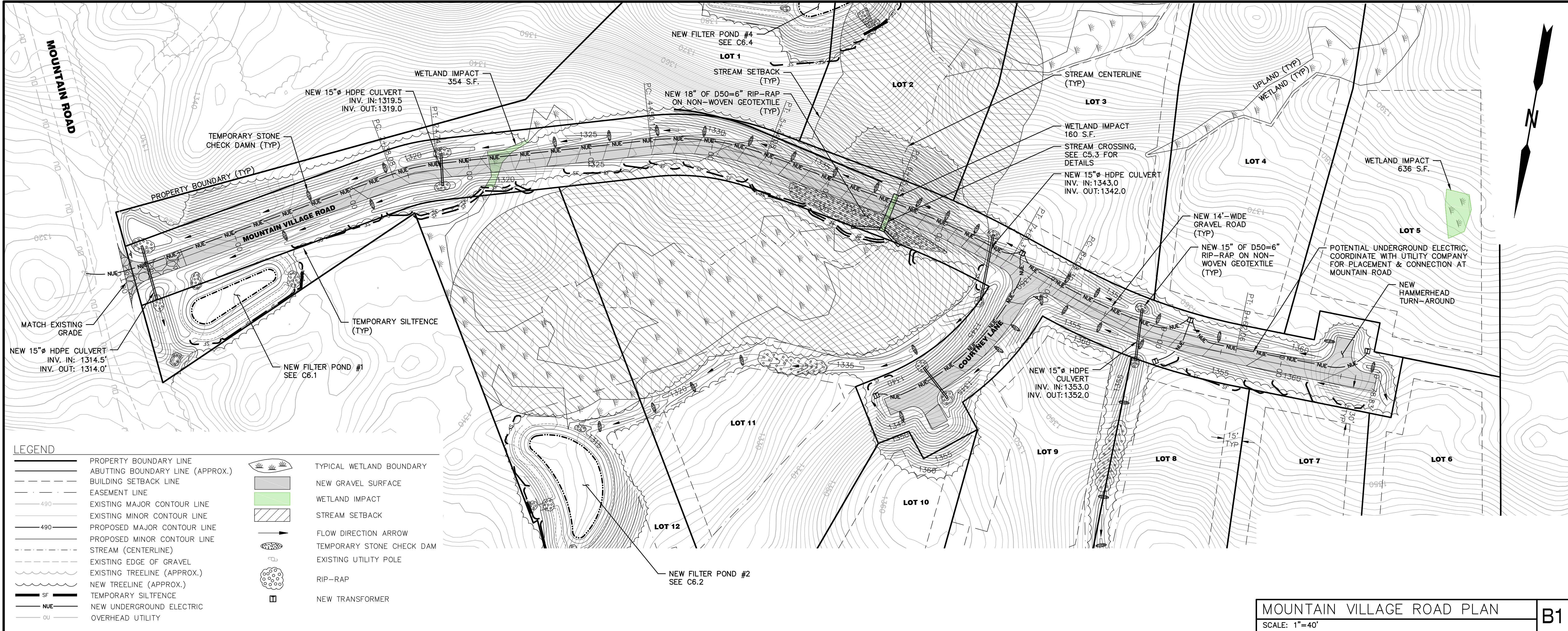
EMILY J. HASTINGS ME PE#16337

DRAWING NO.

C3.1

MLDC NO. 25-040

8 OF 8



MLDC

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

PROJECT

LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT. MAINE

OWNER OF RECORD

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

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

SUBMISSION NOTES:

SUBMISSION 1: 2025-09-23 ERL FOR REVIEW.
SUBMISSION 2: 2026-04-09 TLB FOR REVIEW.
SUBMISSION 3: 2026-07-31 ERL FOR REVIEW.
SUBMISSION 4: 2026-09-17 TLB FOR REVIEW.
SUBMISSION 5: 2026-10-05 TLB FOR REVIEW.

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

NOT FOR CONSTRUCTION

ROAD PLAN AND PROFILE

SEAL:

STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
Emily Hastings
2026.10.05

EMILY J. HASTINGS ME PE#16337

DRAWING NO.

C5.1

MLDC NO. 25-040 1 OF 1

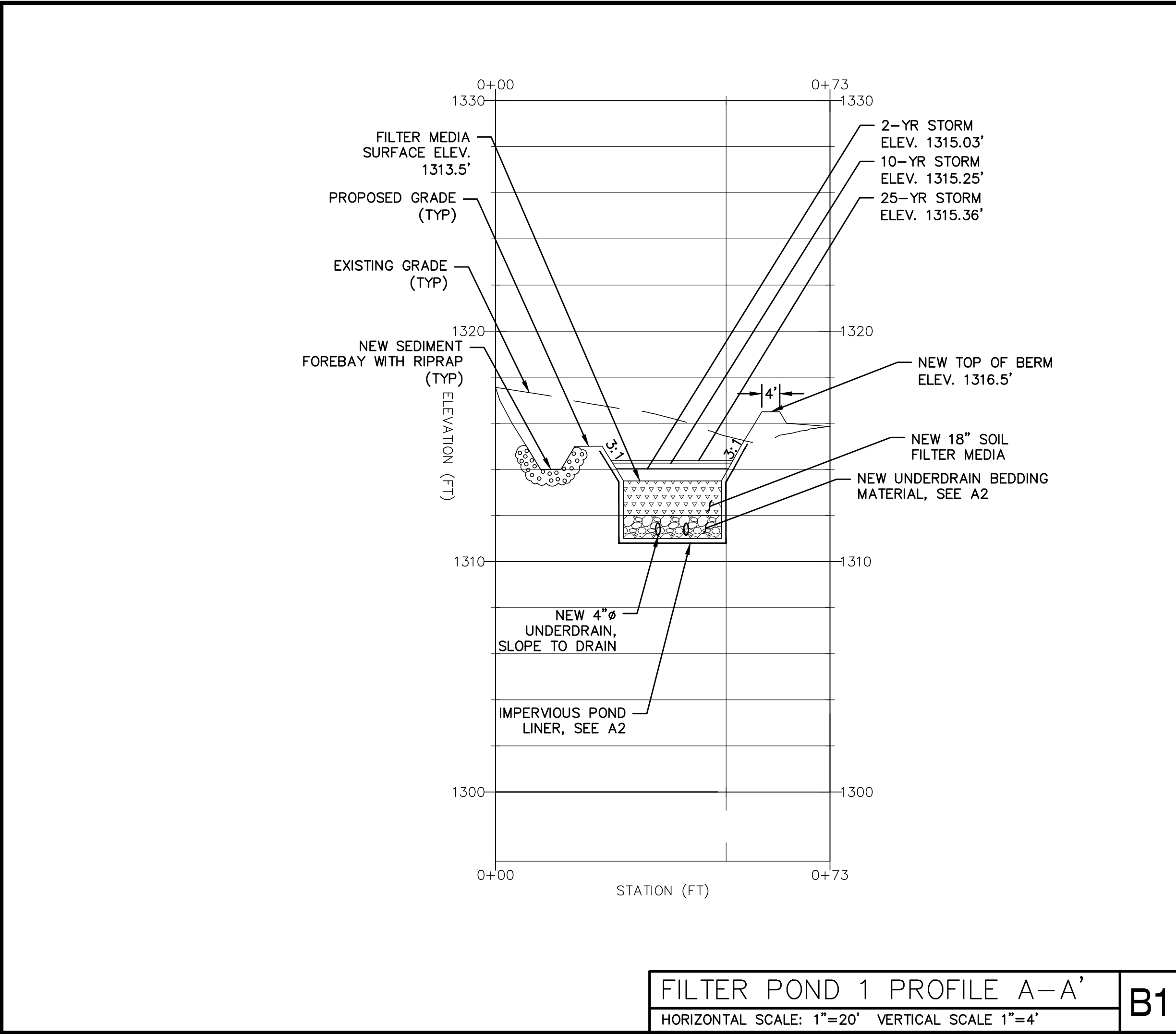
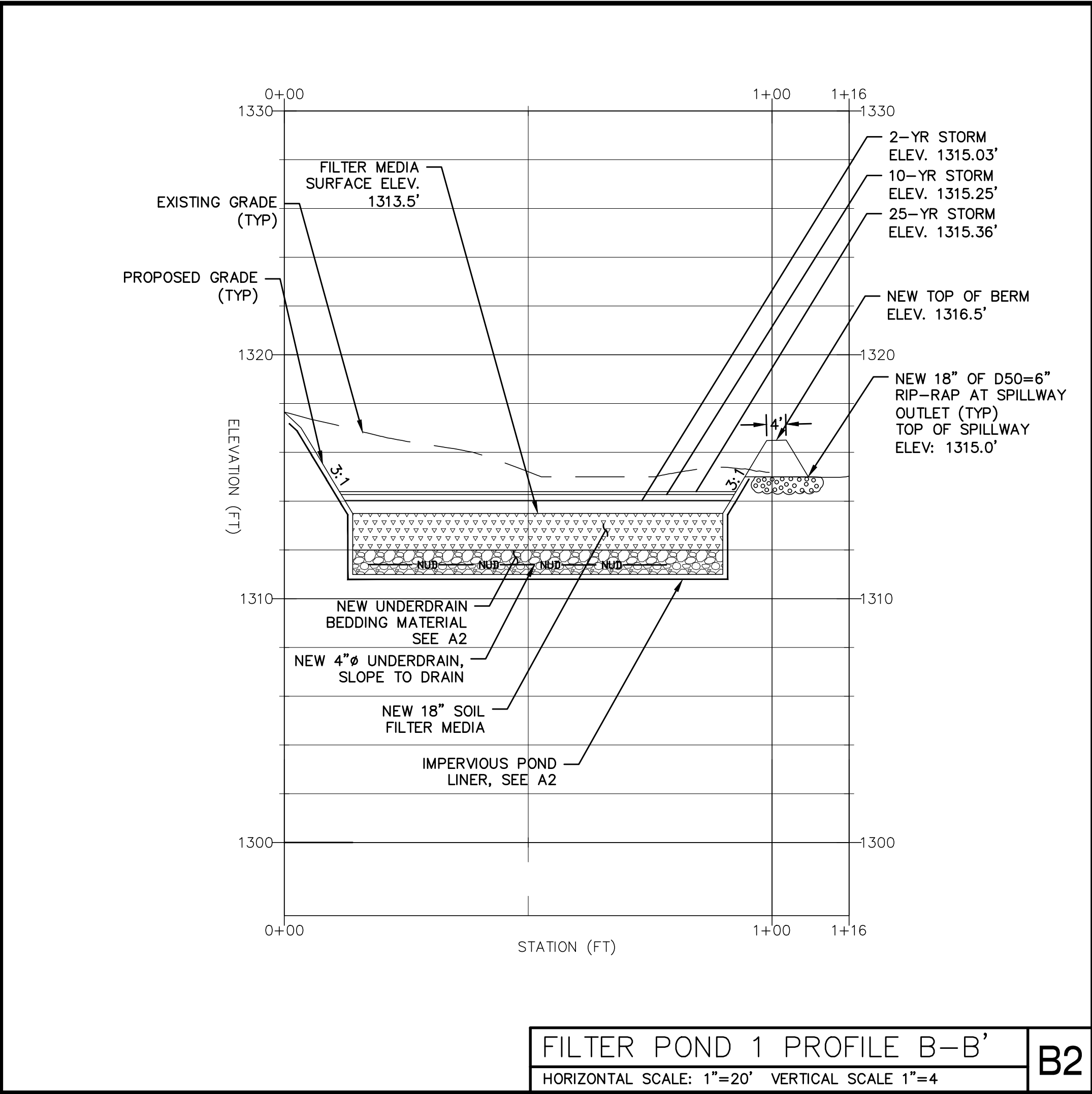
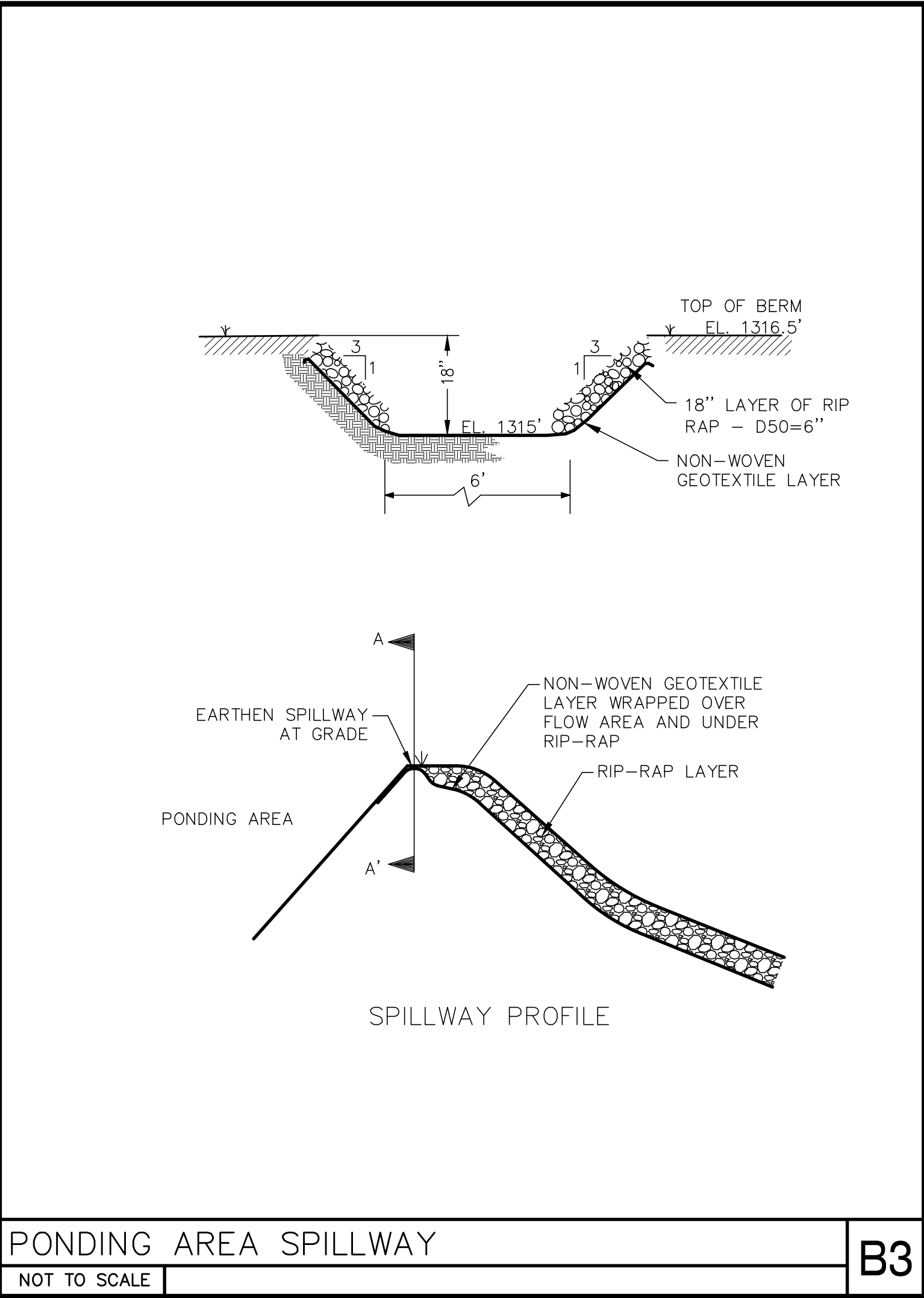


TABLE 1
SOIL FILTER MEDIA

Filter Media	Mixture by Volume	Specifications
Sandy loam/fine	70%-80%	Required to meet the sieve analysis specified in Table 2, below.
Mulch	20%-25%	Moderately fine, shredded bark or wood fiber mulch with less than 2% passing the #200 sieve.
	8% to 12% passing #200 sieve.	Clay content less than 2%

TABLE 2
LOAMY COARSE SAND LOAME ANALYSIS SPEC.

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

TABLE 3
SANDY LOAM TO FINE SANDY LOAM SPEC.

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

TABLE 4
MEDOT Specifications for UNDERDRAINS

Sieve Size	% by Weight
1"	95-100
1/2"	75-100
#4	50-100
#20	15-80
#60	0-15
#200	0-5

FILTER BED NOTES

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

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

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

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

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

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

GENERAL NOTES

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

UNDERDRAIN BEDDING

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

GRASSED FILTER BED DETAIL

NOT TO SCALE

A2

FILTER POND 1 PLAN

SCALE: 1"=20'

A1

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

PROJECT

LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT., MAINE

OWNER OF RECORD

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR

LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

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

SUBMISSION NOTES:

SUBMISSION 1: 2025-08-12 ERL FOR REVIEW.

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

SUBMISSION 3: 2026-07-31 TLB FOR REVIEW.

SUBMISSION 4: 2026-09-17 TLB FOR REVIEW. REVISED PER LUPC COMMENTS.

SUBMISSION 5: 2026-10-05 TLB FOR REVIEW. REVISED PER LUPC COMMENTS.

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

NOT FOR CONSTRUCTION

FILTER POND #1 PLAN & PROFILES

SEAL:

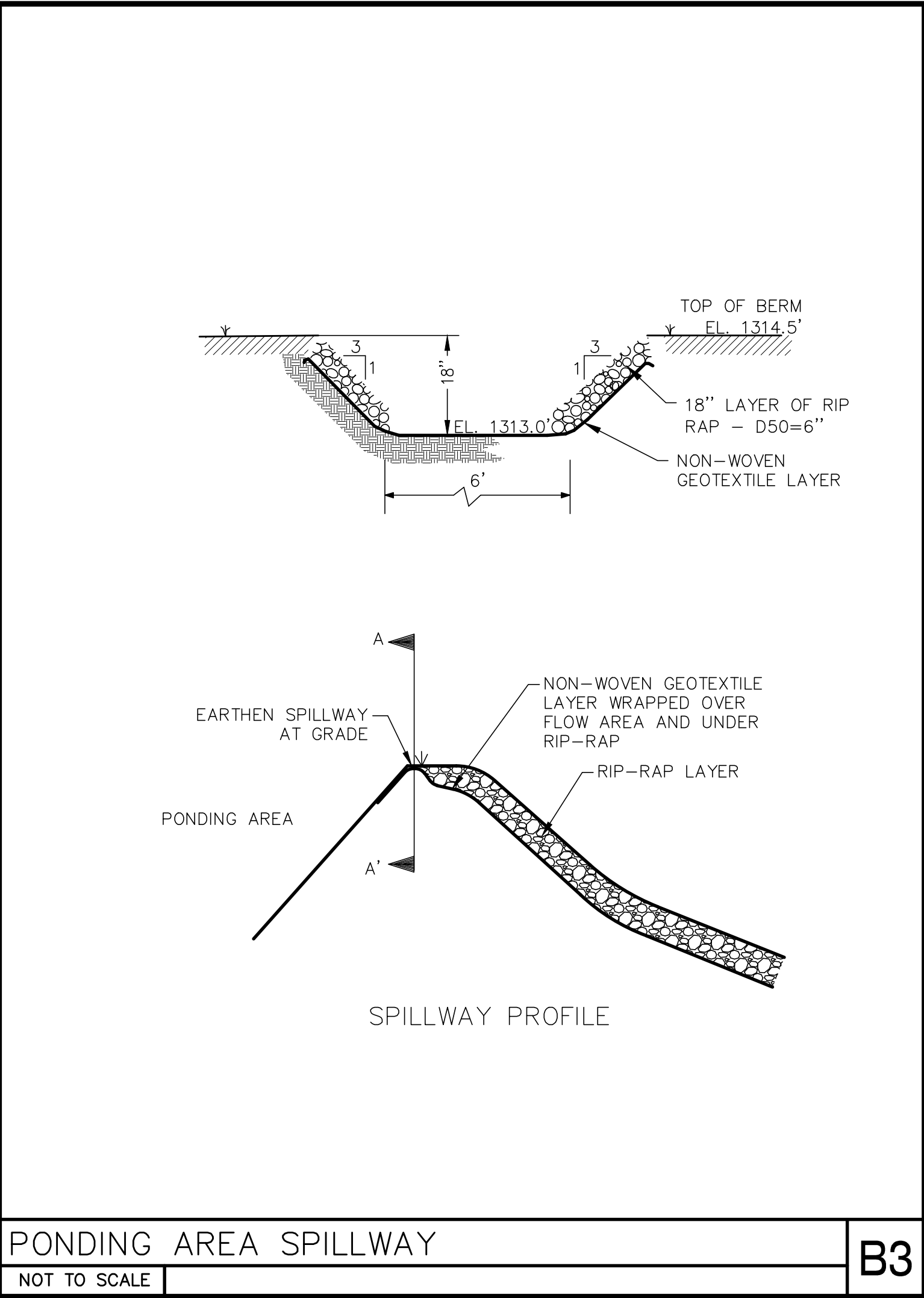
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
PROFESSIONAL ENGINEER
2026.10.05

EMILY J. HASTINGS ME PE#16337

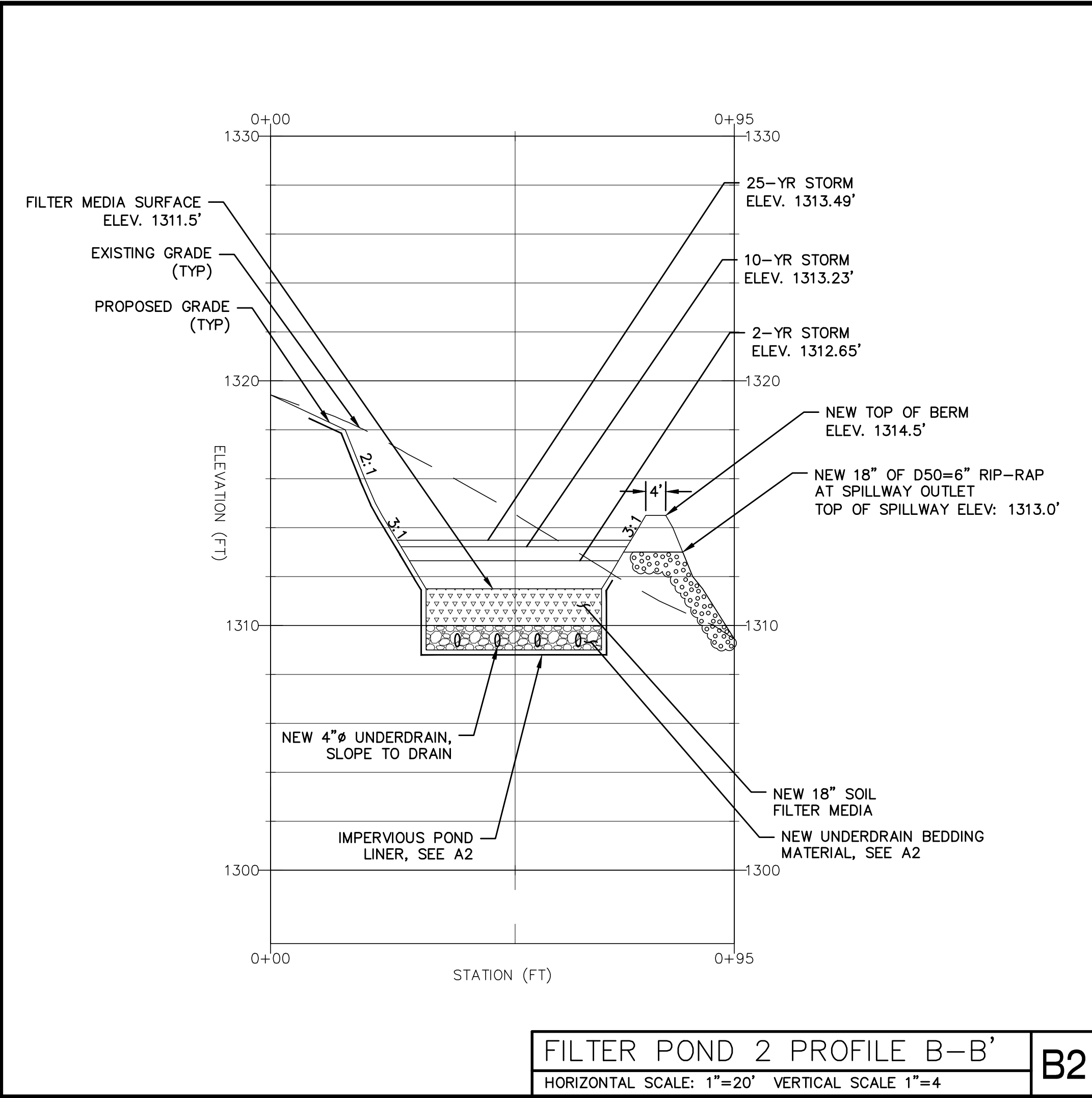
DRAWING NO.

C6.1

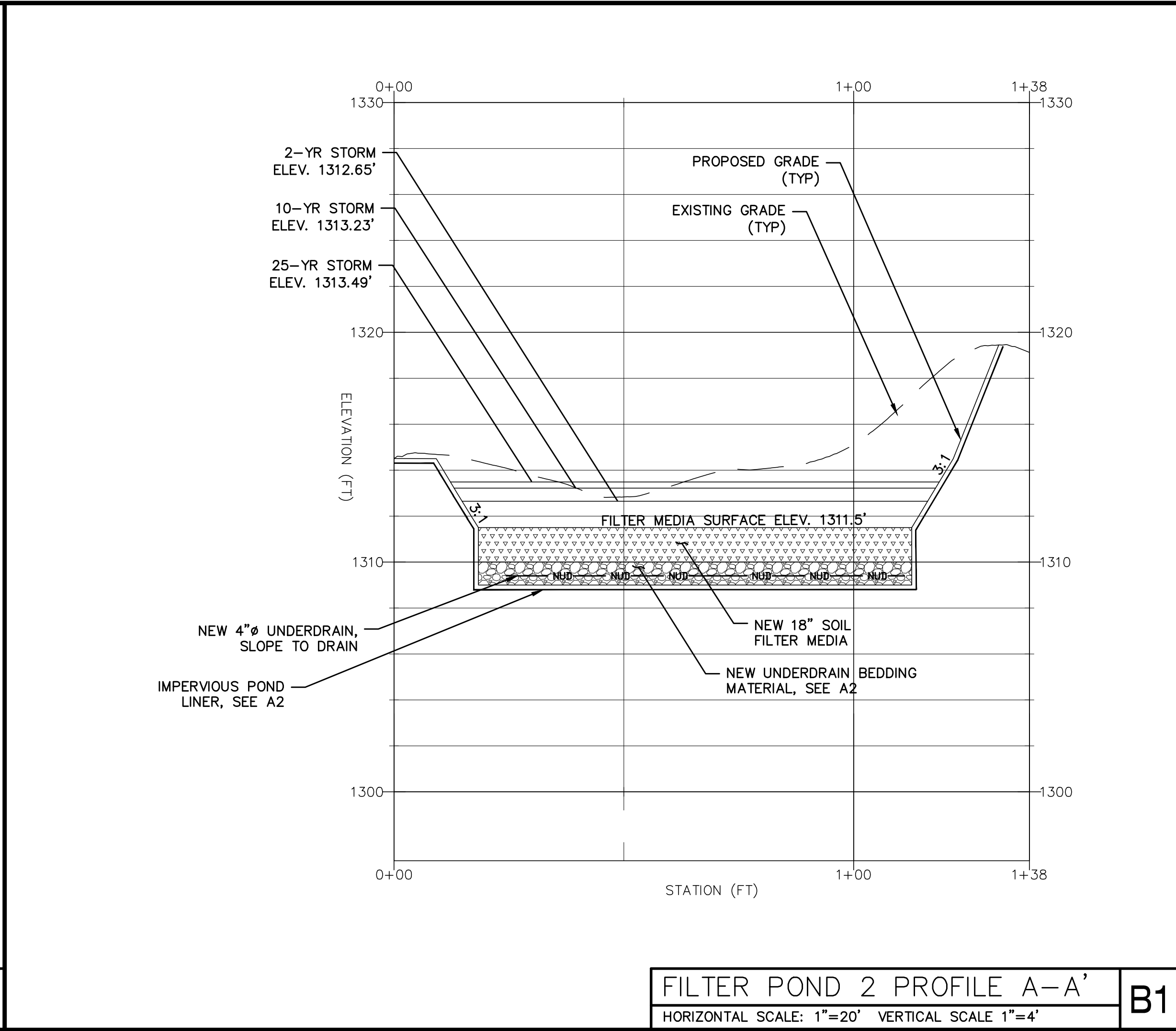
MLDC NO. 25-040 1 OF 4



B3



B2



B1

Filter Media	Mixture by Volume	Specifications
Sandy loam/fine & coarse loamy sand	70%-80%	Required to meet the Sieve Analysis specified in Table 2, below.
Mulch	20%-25%	bark or wood fiber mulch with less than 2% passing the #200 sieve.
	8% to 12%	passing #200 sieve. Clay content less than 2%.

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

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

Sieve Size	% by Weight
Underdrain Type B	
1"	95-100
1/2"	75-100
#4	50-100
#20	15-80
#60	0-15
#200	0-5

GRASSED FILTER BED DETAIL

NOT TO SCALE

**TABLE 1
SOIL FILTER MEDIA**

Filter Media Mixture by Volume Specifications

Sandy loam/fine & coarse loamy sand 70%-80% Required to meet the Sieve Analysis specified in Table 2, below.

Mulch 20%-25% bark or wood fiber mulch with less than 2% passing the #200 sieve.

8% to 12% passing #200 sieve. Clay content less than 2%.

**TABLE 2
LOAMY COARSE SAND SIEVE ANALYSIS SPEC.**

Sieve Size % by Weight

#10 85-100

#20 70-100

#60 15-40

#200 8-15

**TABLE 3
SANDY LOAM TO FINE SANDY LOAM SPEC.**

Sieve Size % by Weight

#4 75-95

#10 60-90

#40 35-85

#200 20-70

200 (CLAY SIZE) <2.0

**TABLE 4
MEDOT Specifications for UNDERDRAINS**

Sieve Size % by Weight

Underdrain Type B

1" 95-100

1/2" 75-100

#4 50-100

#20 15-80

#60 0-15

#200 0-5

GRASSSED FILTER BED DETAIL

NOT TO SCALE

GENERAL NOTES

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

UNDERDRAIN BEDDING

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

GRASSSED FILTER BED DETAIL

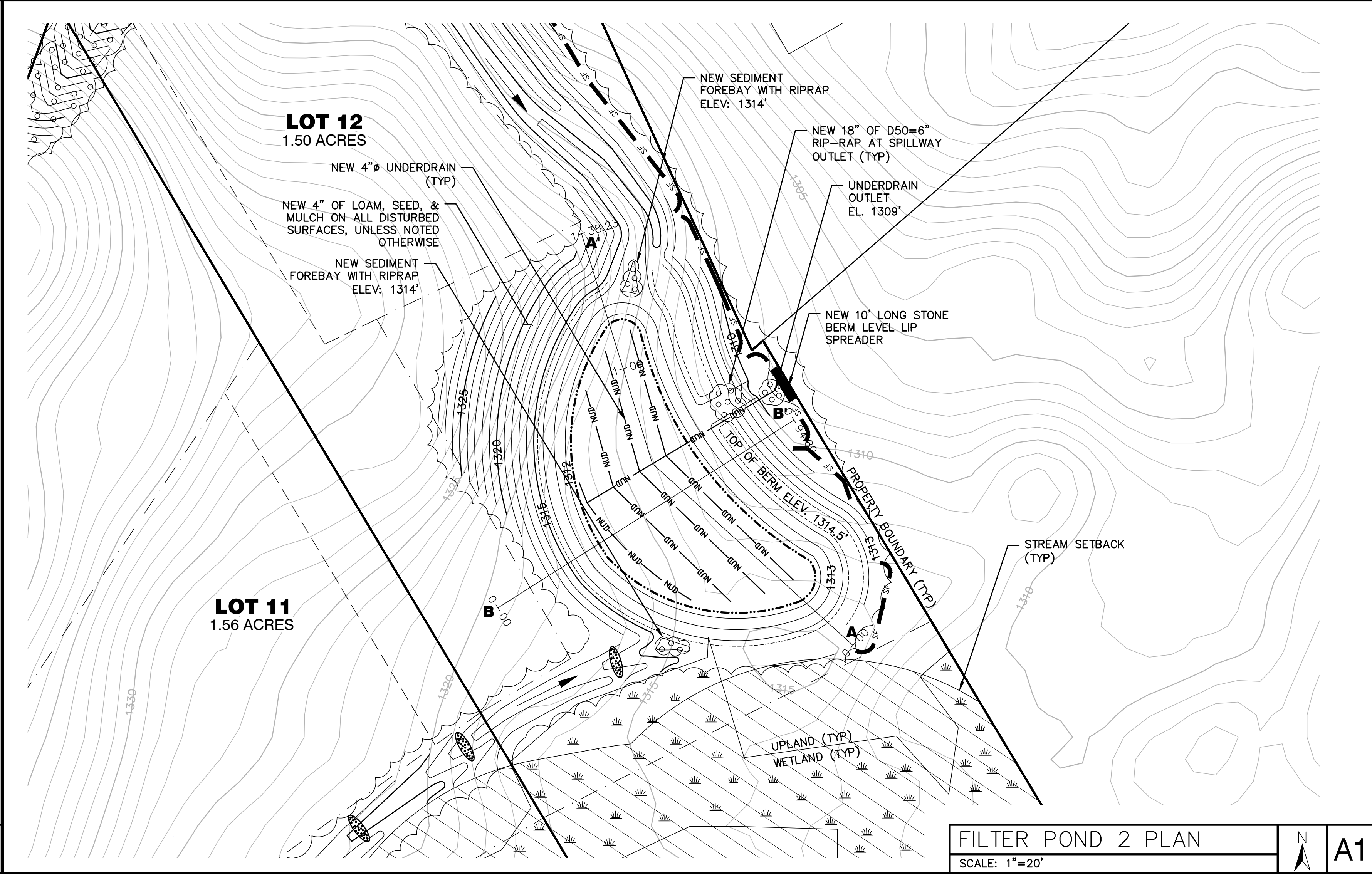
NOT TO SCALE

GRASSSED FILTER BED DETAIL

NOT TO SCALE

GRASSSED FILTER BED DETAIL

NOT TO SCALE



A1

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

PROJECT
LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT., MAINE

OWNER OF RECORD
LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR
LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

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

SUBMISSION NOTES:
SUBMISSION 1: 2025-08-12 ERL FOR REVIEW.
SUBMISSION 2: 2026-04-09 TLB FOR REVIEW.
SUBMISSION 3: 2026-07-31 E.J.H FOR REVIEW
SUBMISSION 4: 2026-09-17 TLB FOR REVIEW. REVISED PER LUPC COMMENTS.
SUBMISSION 5: 2026-10-05 TLB FOR REVIEW. REVISED PER LUPC COMMENTS.

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

NOT FOR CONSTRUCTION

FILTER POND #2 PLAN & PROFILES

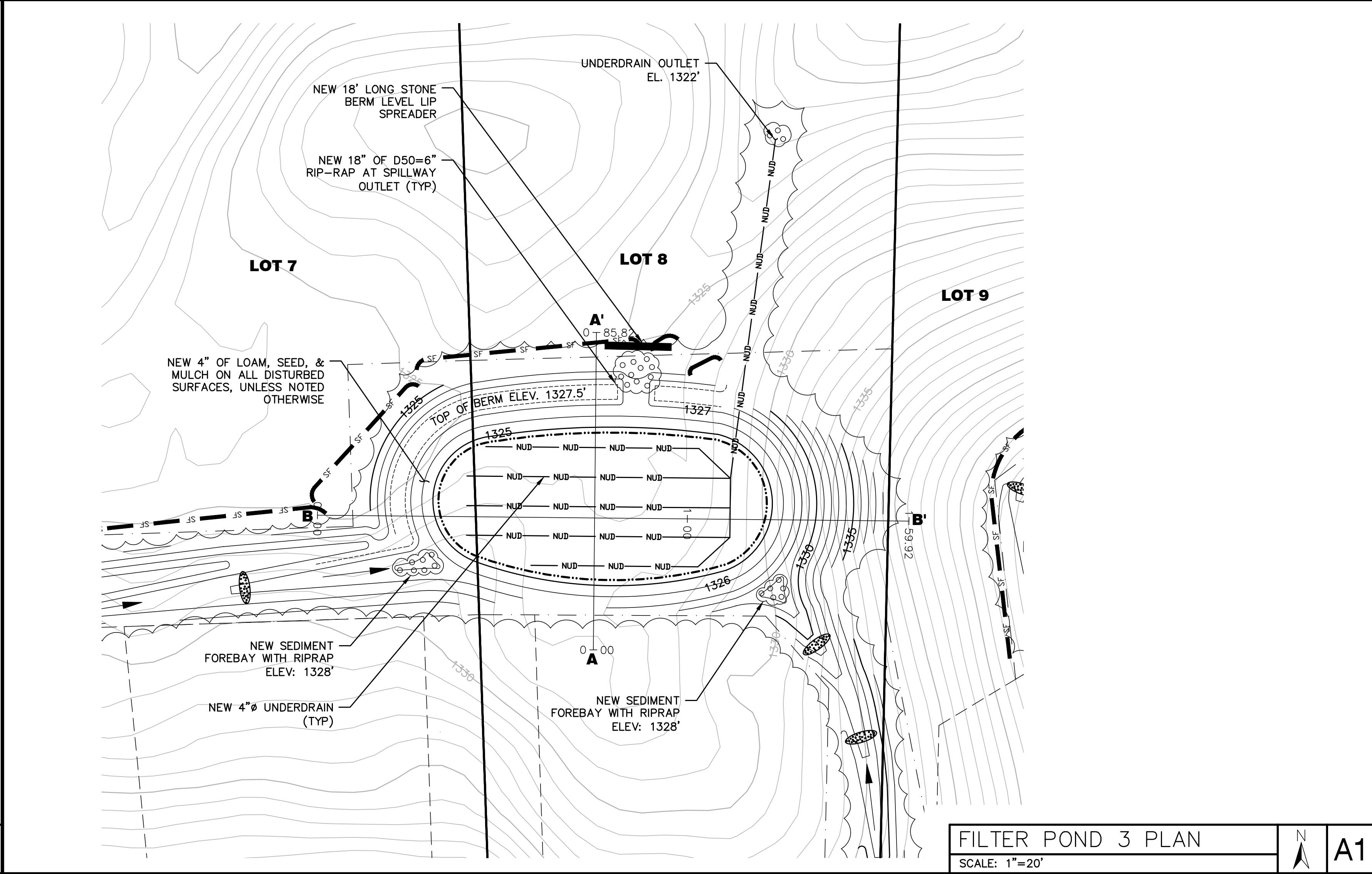
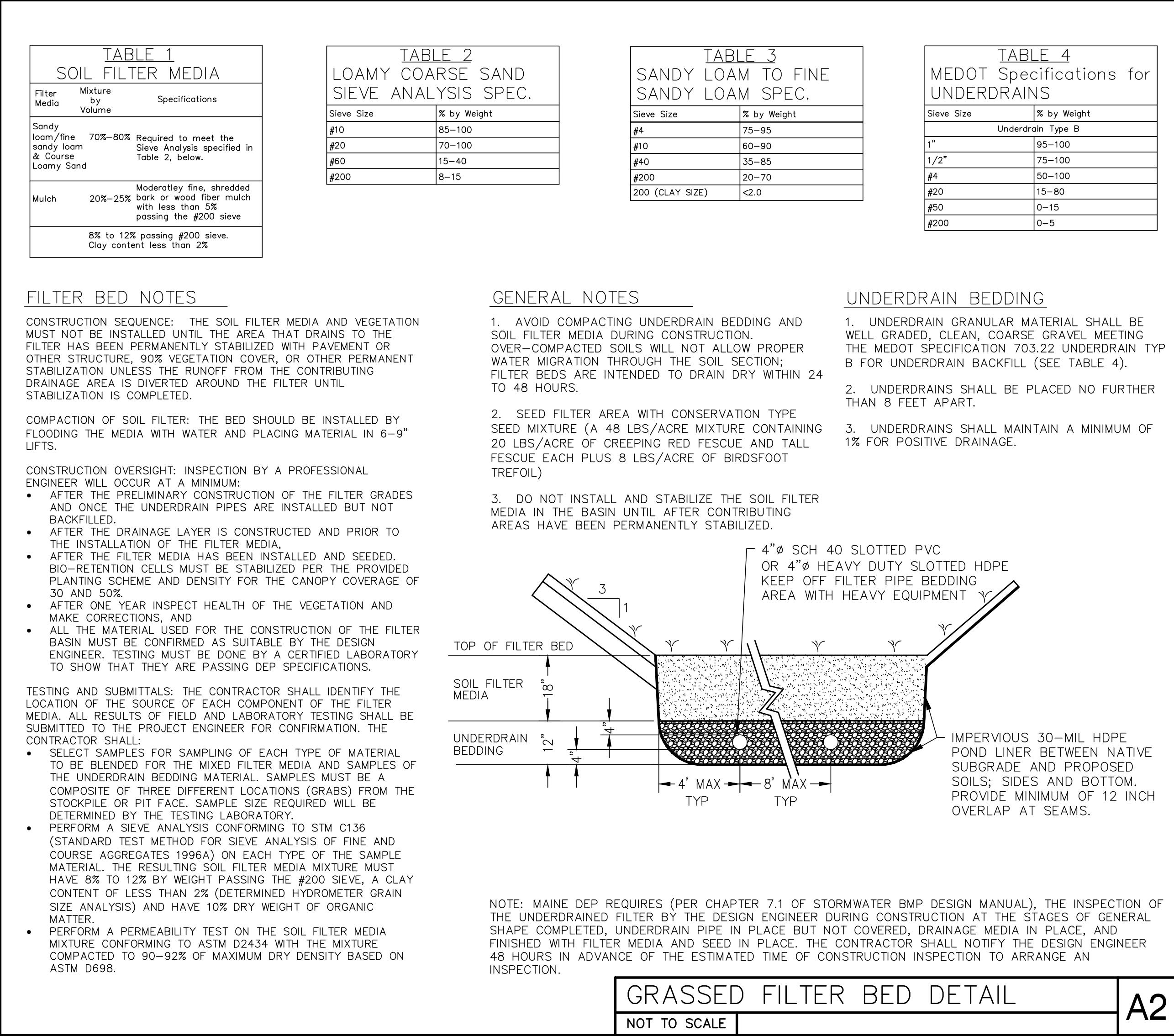
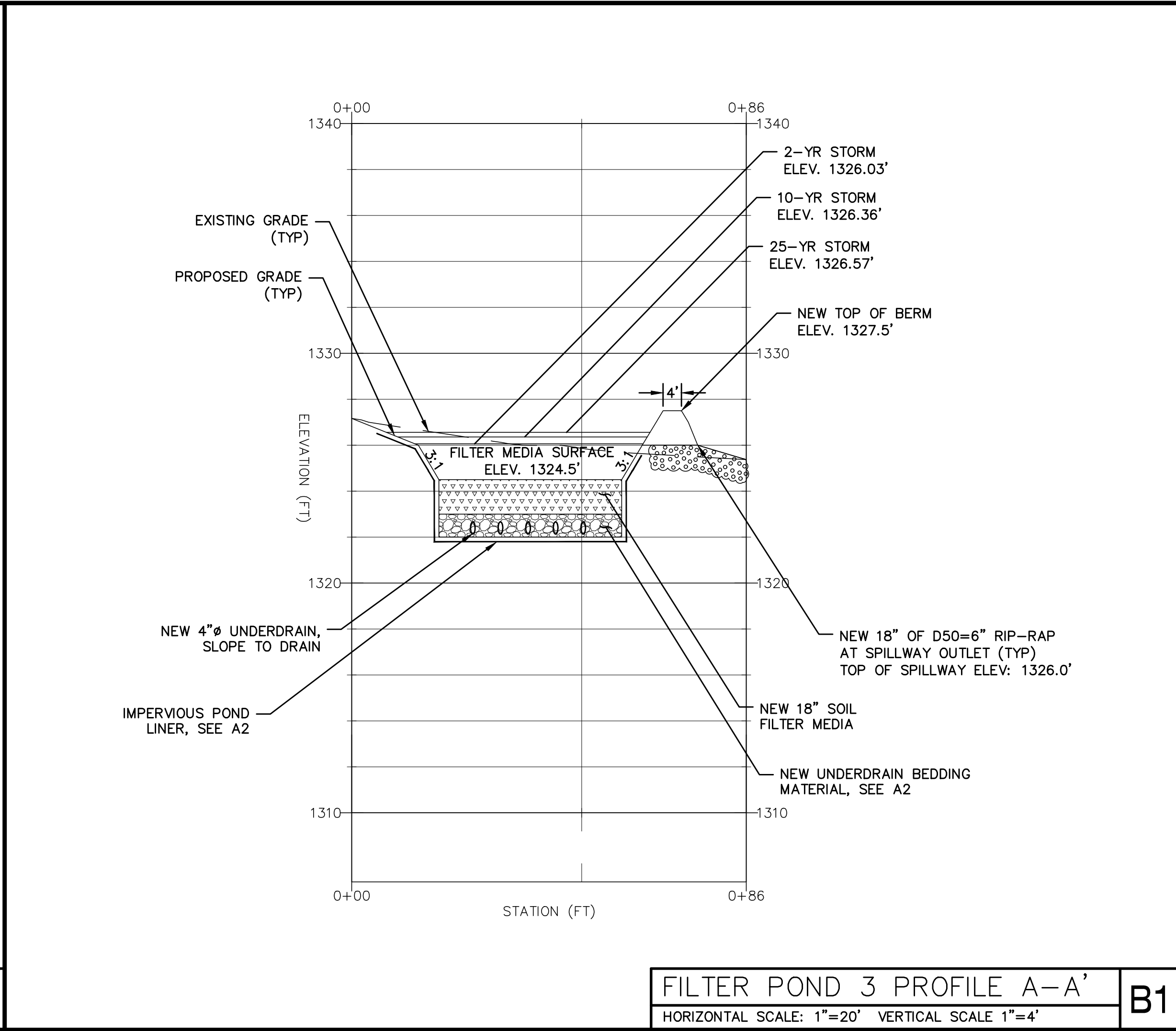
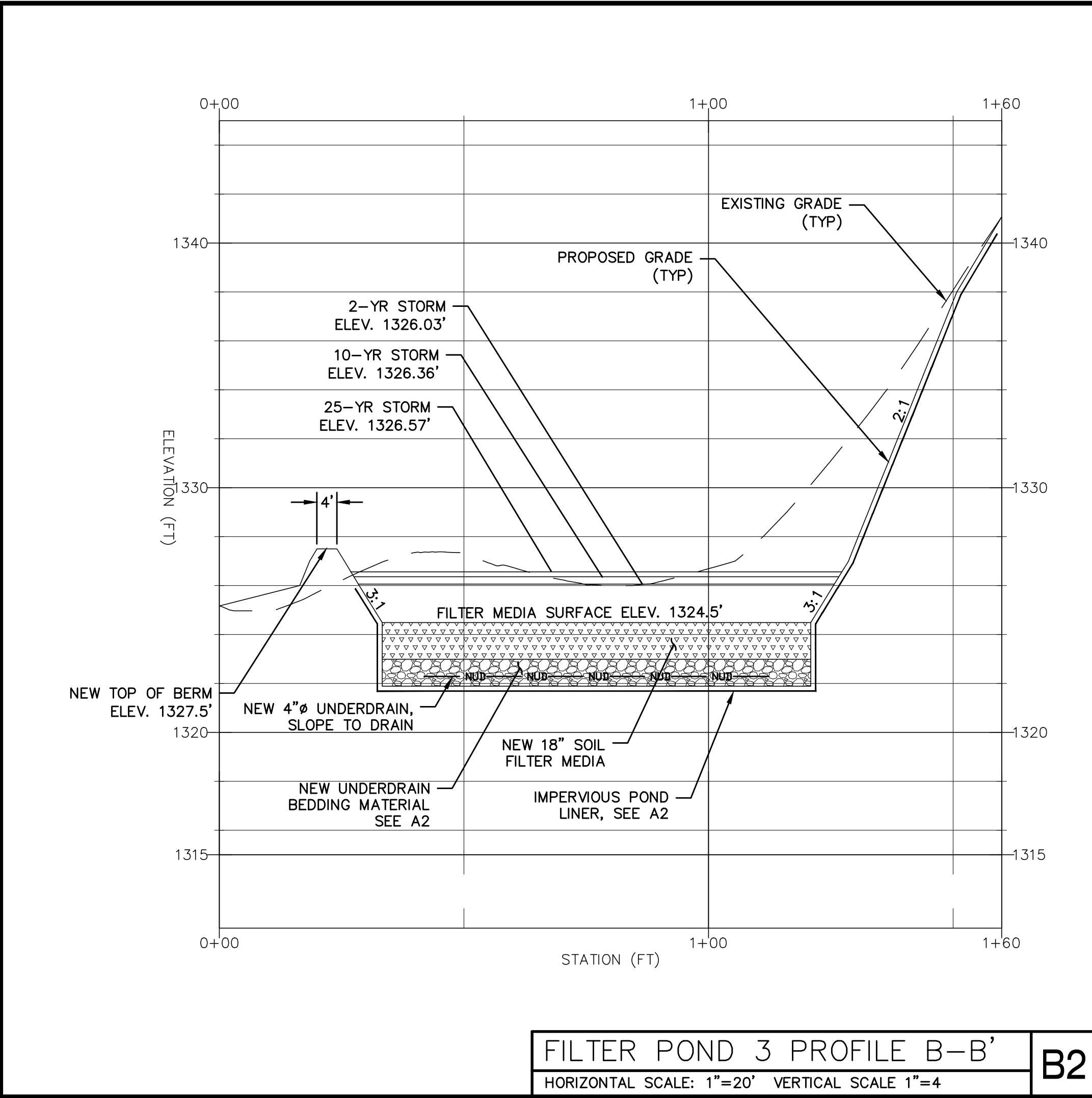
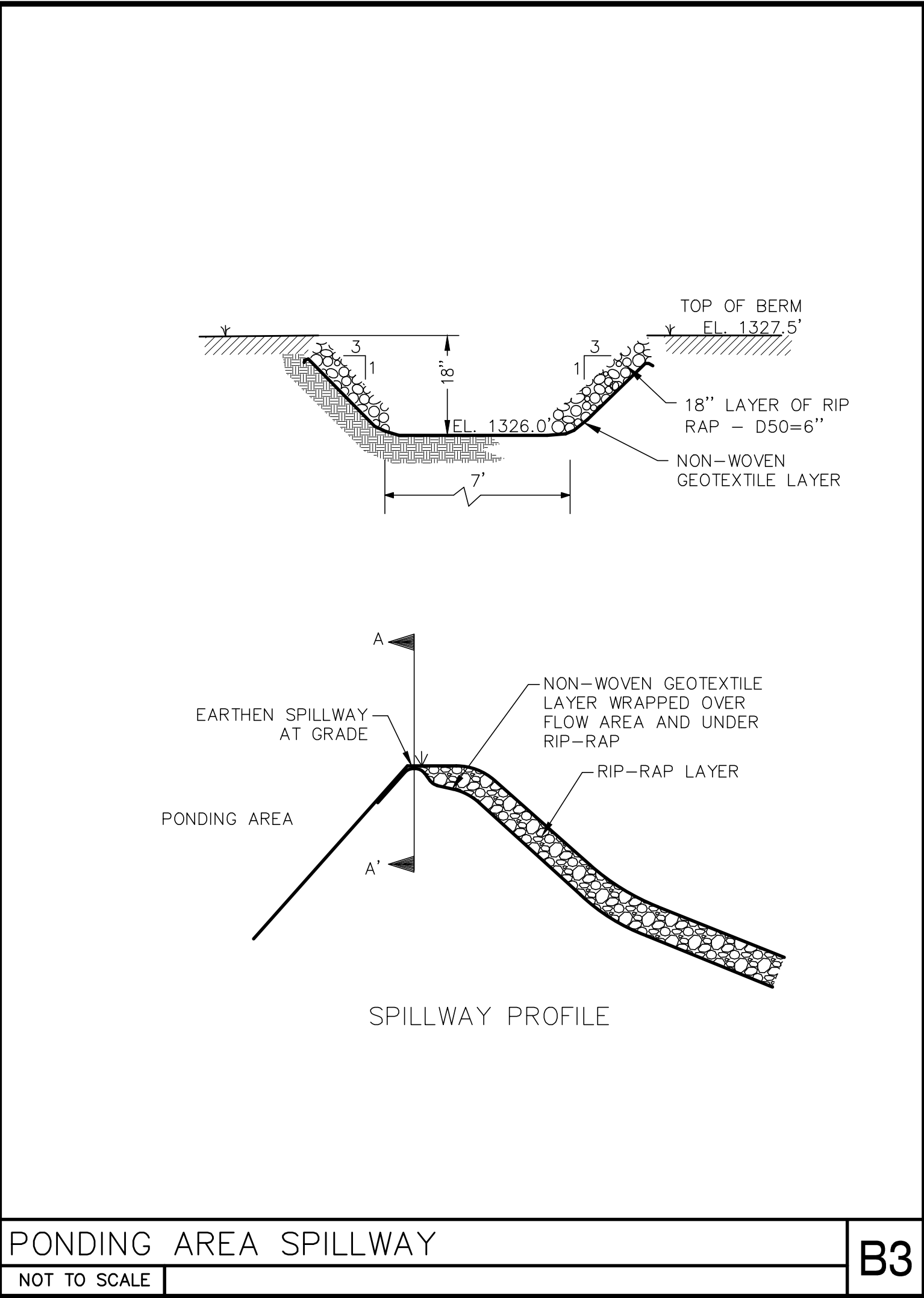
SEAL:

STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
Emily Hastings
2026.10.05

EMILY J. HASTINGS ME PE#16337

DRAWING NO.
C6.2

MLDC NO. 25-040 2 OF 4



MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

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

PROJECT

**LOAF LAND
SUBDIVISION**

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT., MAINE

OWNER OF RECORD

**LOAF LAND
DEVELOPMENT, LLC**

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR

**LOAF LAND
DEVELOPMENT, LLC**

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

DRAWING SCALE:

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

SUBMISSION NOTES:

SUBMISSION 1: 2025-08-12 ERL FOR REVIEW.

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

SUBMISSION 3: 2026-07-31 E/JH FOR REVIEW.

SUBMISSION 4: 2026-09-17 TLB FOR REVIEW. REVISED PER LUPC COMMENTS.

SUBMISSION 5: 2026-10-05 TLB FOR REVIEW. REVISED PER LUPC COMMENTS.

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

NOT FOR CONSTRUCTION

**FILTER POND #3
PLAN & PROFILES**

SEAL:

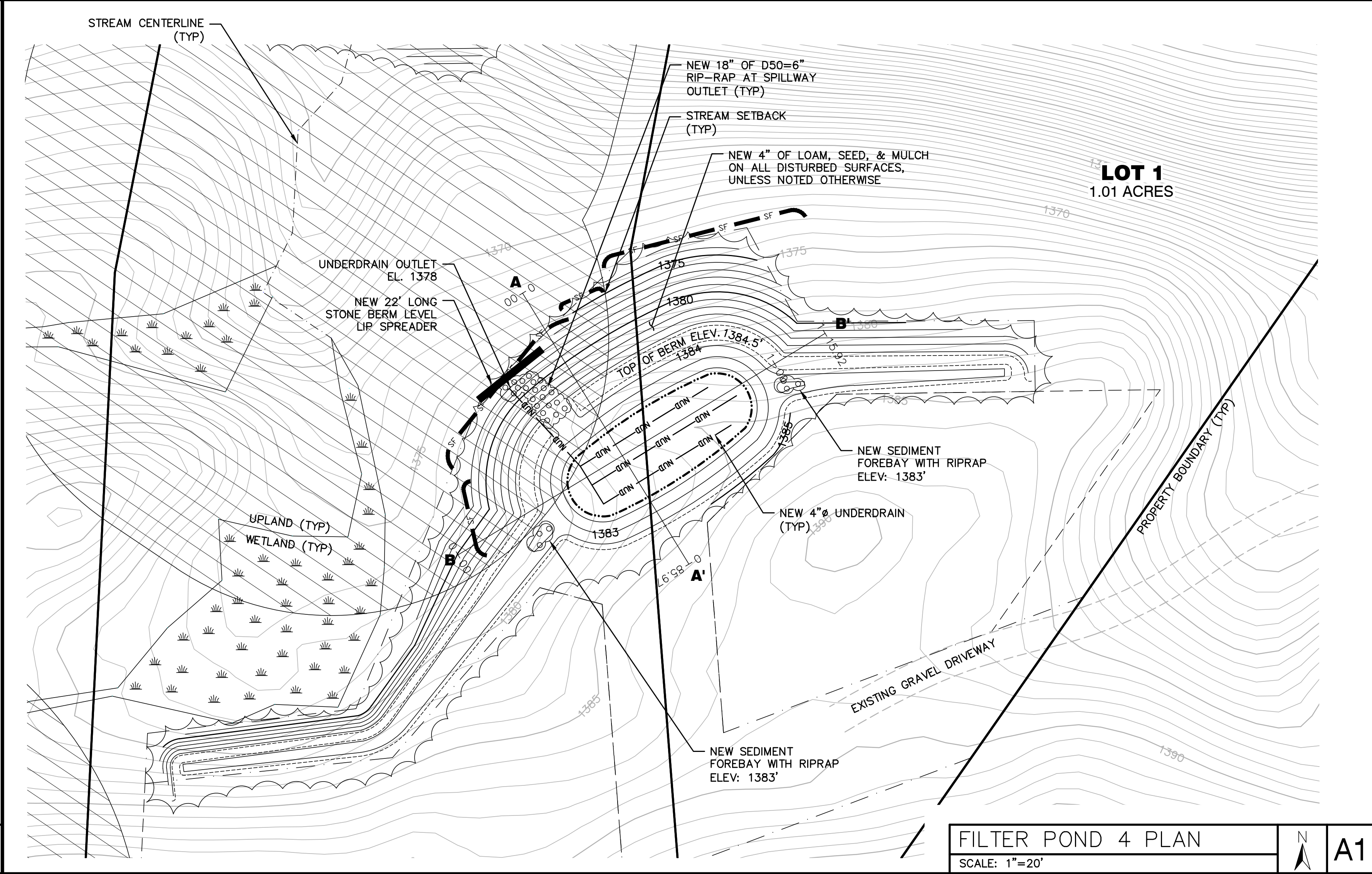
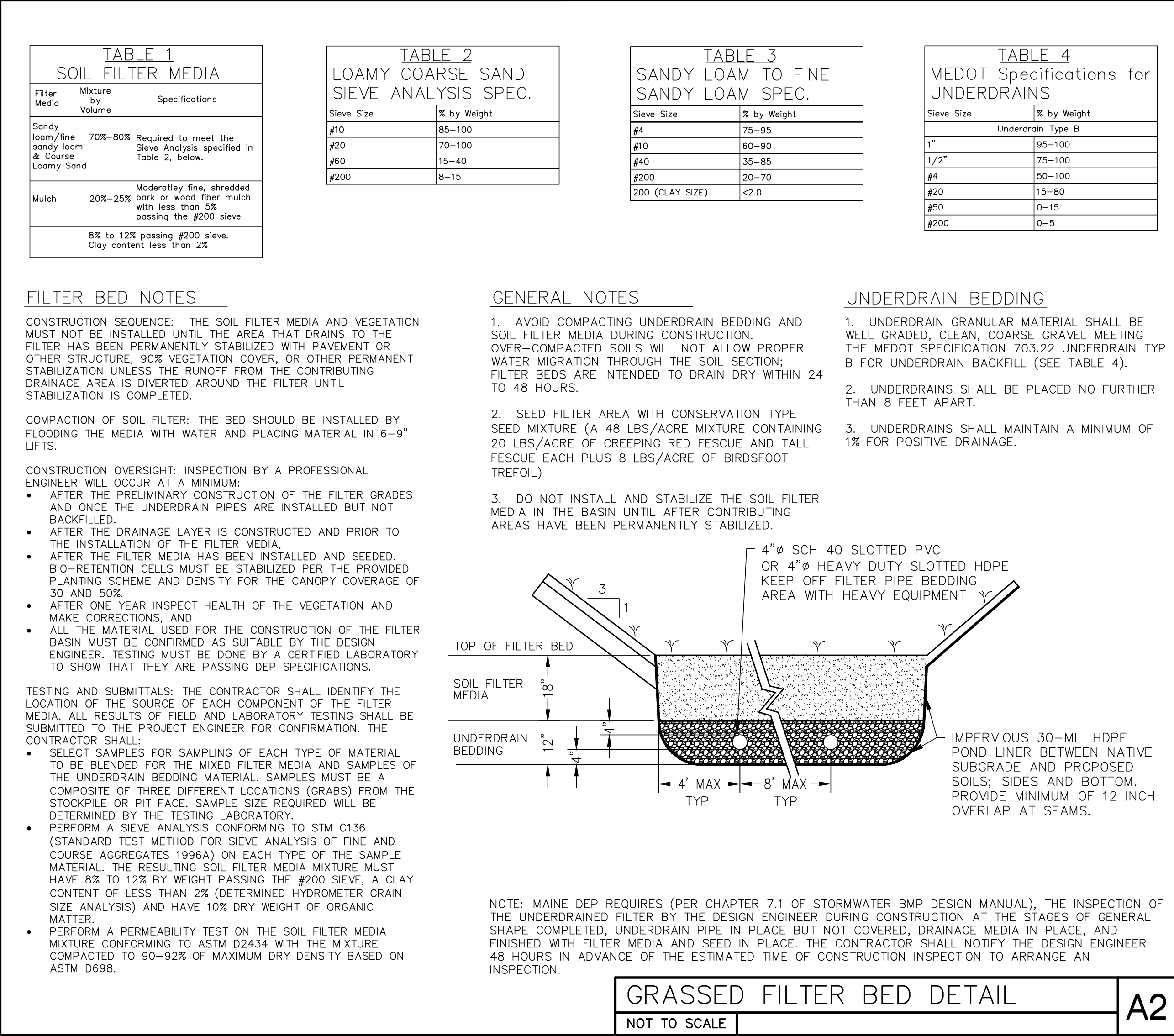
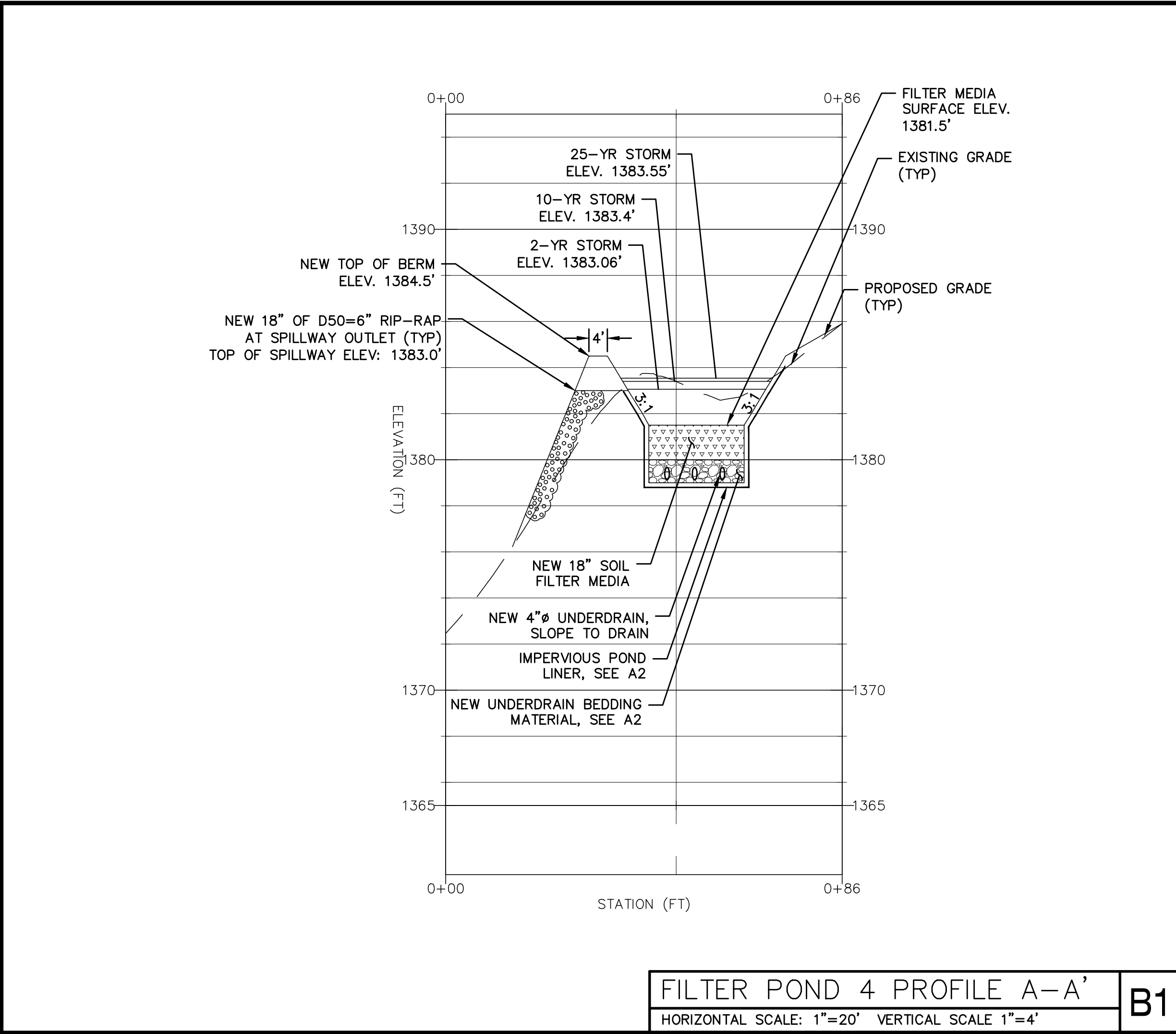
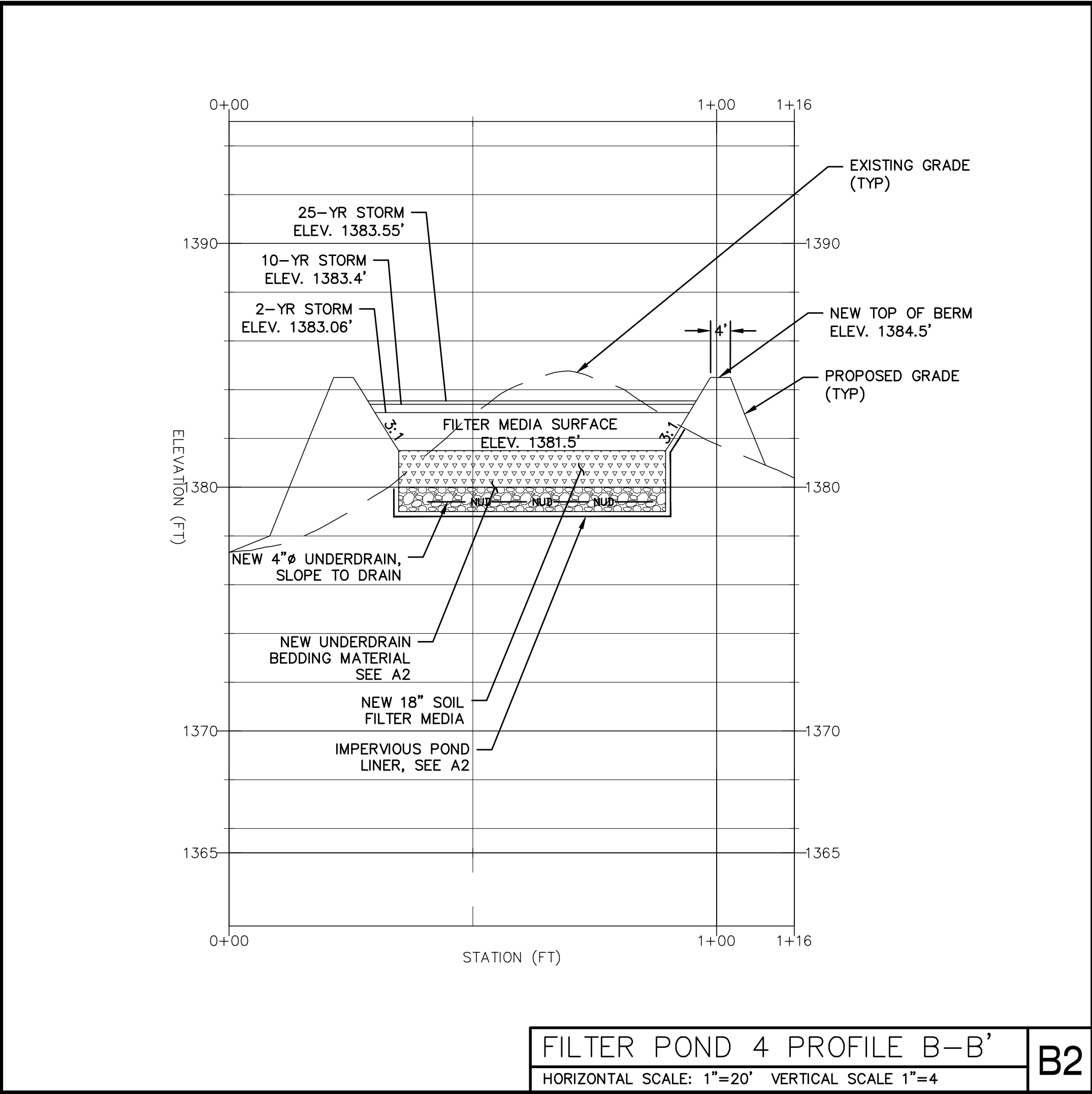
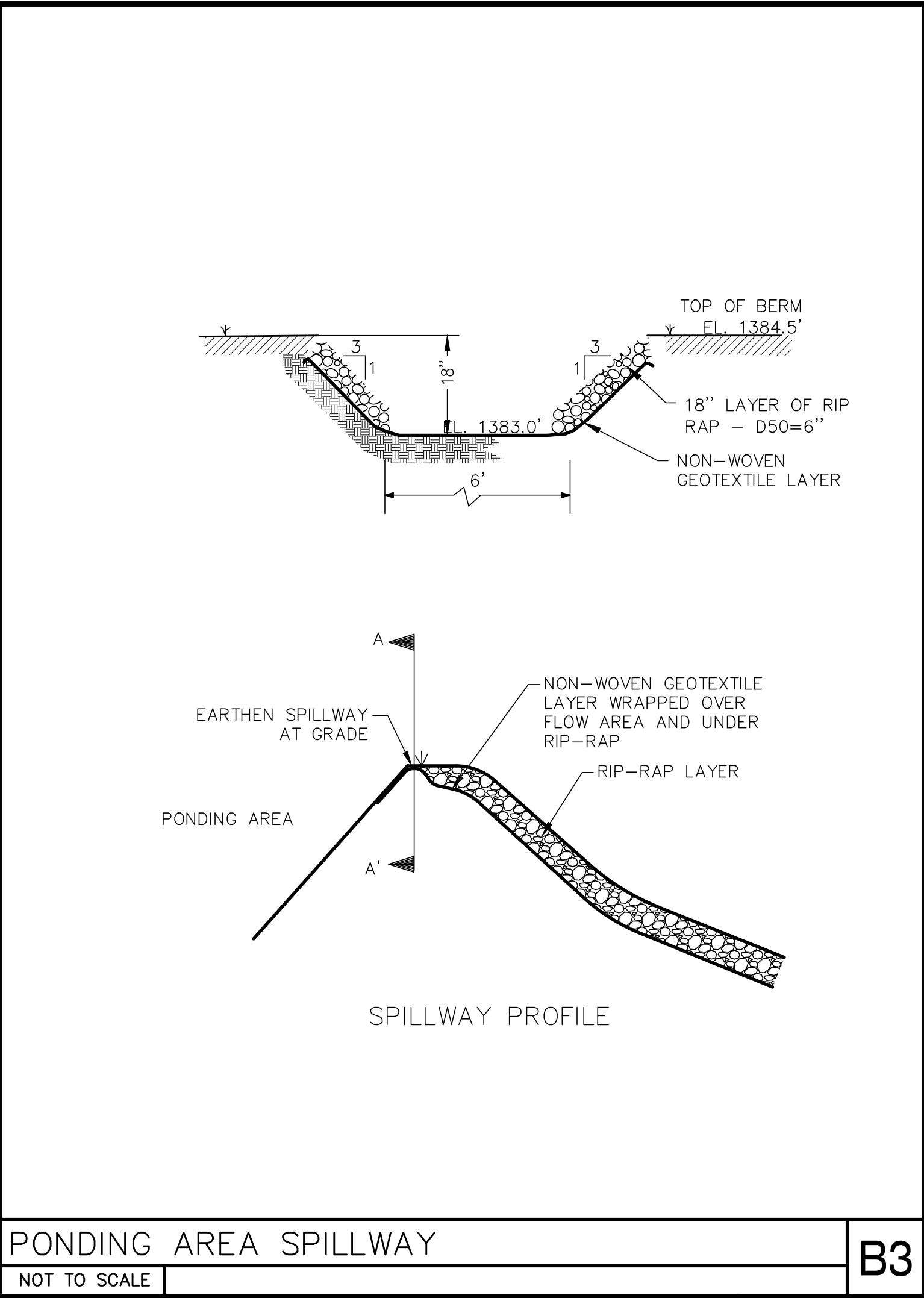
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
2026.10.05

EMILY J. HASTINGS ME PE#16337

DRAWING NO.

C6.3

MLDC NO. 25-040 3 OF 4



MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

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

PROJECT
LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
COPLIN PLT., MAINE

OWNER OF RECORD
LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

MADE FOR
LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

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

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

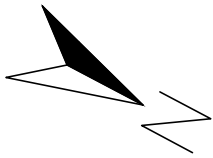
PROJ. MGR: E/JH
DRAWN BY: TLB/ERL
CHECKED BY: E/JH
SURVEY DATE: N/A
PLAN DATE: 2026-10-05
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

FILTER POND #4 PLAN & PROFILES

SEAL:

EMILY J. HASTINGS ME PE#16337
DRAWING NO.
C6.4
MLDC NO. 25-040 4 OF 4



LEGEND

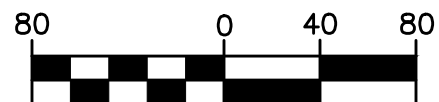
	PROPERTY BOUNDARY LINE
	ABUTTING BOUNDARY LINE (APPROX.)
	BUILDING SETBACK LINE
	EXISTING MAJOR CONTOUR LINE
	DRAINAGE FLOW LINES (Tc)
	SUBCATCHMENT BOUNDARY
	SOIL BOUNDARY
	EXISTING TREELINE (APPROX.)
	SUBCATCHMENT NUMBER
	WATERSHED ANALYSIS POINT
	SOILS LABEL

SOILS LEGEND

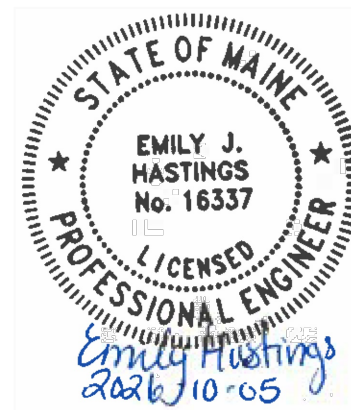
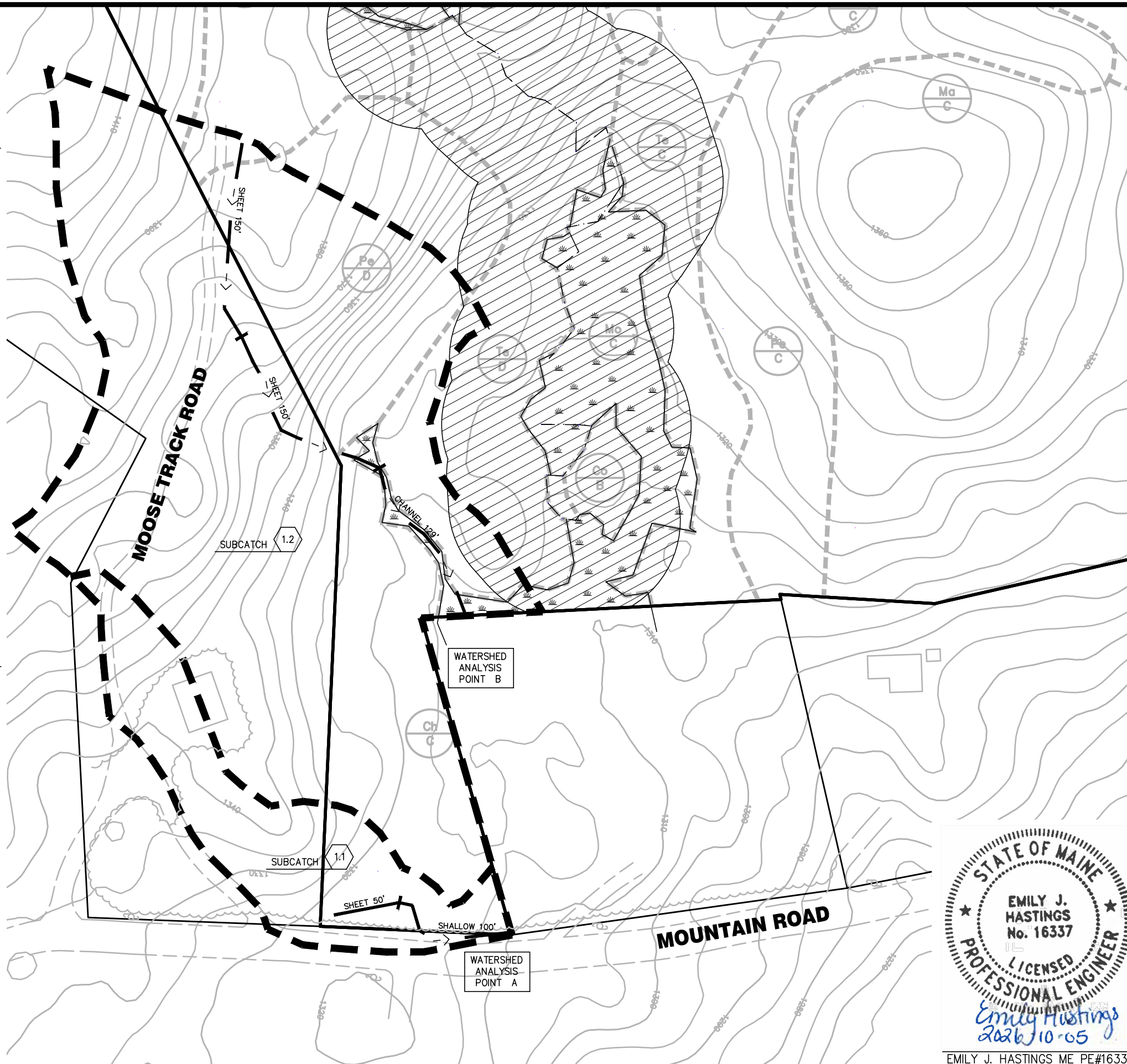
SOIL TYPE	SLOPE DESIGNATION
Co - COLONEL	A: 0-3%
Ch - CHESUNCOOK	B: 3-8%
Ma - MARLOW	C: 8-20%
Mo - MONARDA	D: 20%+
Pe - PERU	
Te - TELOS	

NOTES

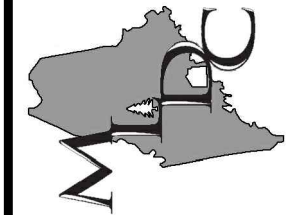
- SOIL DATA PROVIDED TO MAIN-LAND BY COPPI ENVIRONMENTAL, LLC. FOR ADDITIONAL SOIL DATA PLEASE SEE THE SOIL NARRATIVE REPORT PREPARED BY COPPI ENVIRONMENTAL, LLC FOR MAIN-LAND DEVELOPMENT CONSULTANTS, INC., REPORT DATED 2025-05-27.
- PLAN INTENT IS FOR DEPICTING PRE-DEVELOPMENT DRAINAGE AT PROPOSED ENTRANCE. SEE PLAN SET FOR DESIGN DETAIL.



(IN FEET)
1 INCH = 80 FT



EMILY J. HASTINGS ME PE#16337



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

MLDC NO.	25-040
PROJ. MGR:	EJH
DRAWN BY:	TLB
CHECKED BY:	EJH
SURVEY DATE:	N/A
ISSUE DATE:	2026-10-05
ISSUED FOR:	REVIEW

NOT FOR CONSTRUCTION

ENTRANCE DRAINAGE ANALYSIS
PRE-DEVELOPMENT

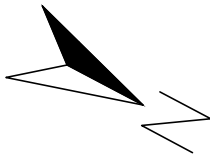
PROJECT
LOAF LAND SUBDIVISION
MOUNTAIN ROAD & HEDGEHOG TRAIL, COPLIN PLT. MAINE

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

DRAWING NO.

D3.1

1 OF 1



LEGEND

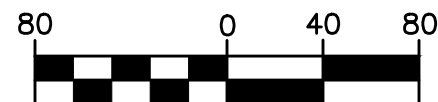
	PROPERTY BOUNDARY LINE
	ABUTTING BOUNDARY LINE (APPROX.)
	EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING MAJOR CONTOUR LINE
	PROPOSED MAJOR CONTOUR LINE
	DRAINAGE FLOW LINES (Tc)
	DRAINAGE REACH LINE
	SUBCATCHMENT BOUNDARY
	SOIL BOUNDARY
	EXISTING TREELINE (APPROX.)
	NEW TREELINE (APPROX.)
	SUBCATCHMENT NUMBER
	WATERSHED ANALYSIS POINT
	REACH NUMBER
	POND NUMBER
	SOILS LABEL

SOILS LEGEND

SOIL TYPE	SLOPE DESIGNATION
Co - COLONEL	A: 0-3%
Ch - CHESUNCOOK	B: 3-8%
Ma - MARLOW	C: 8-20%
Mo - MONARDA	D: 20%+
Pe - PERU	
Te - TELOS	

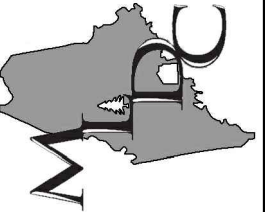
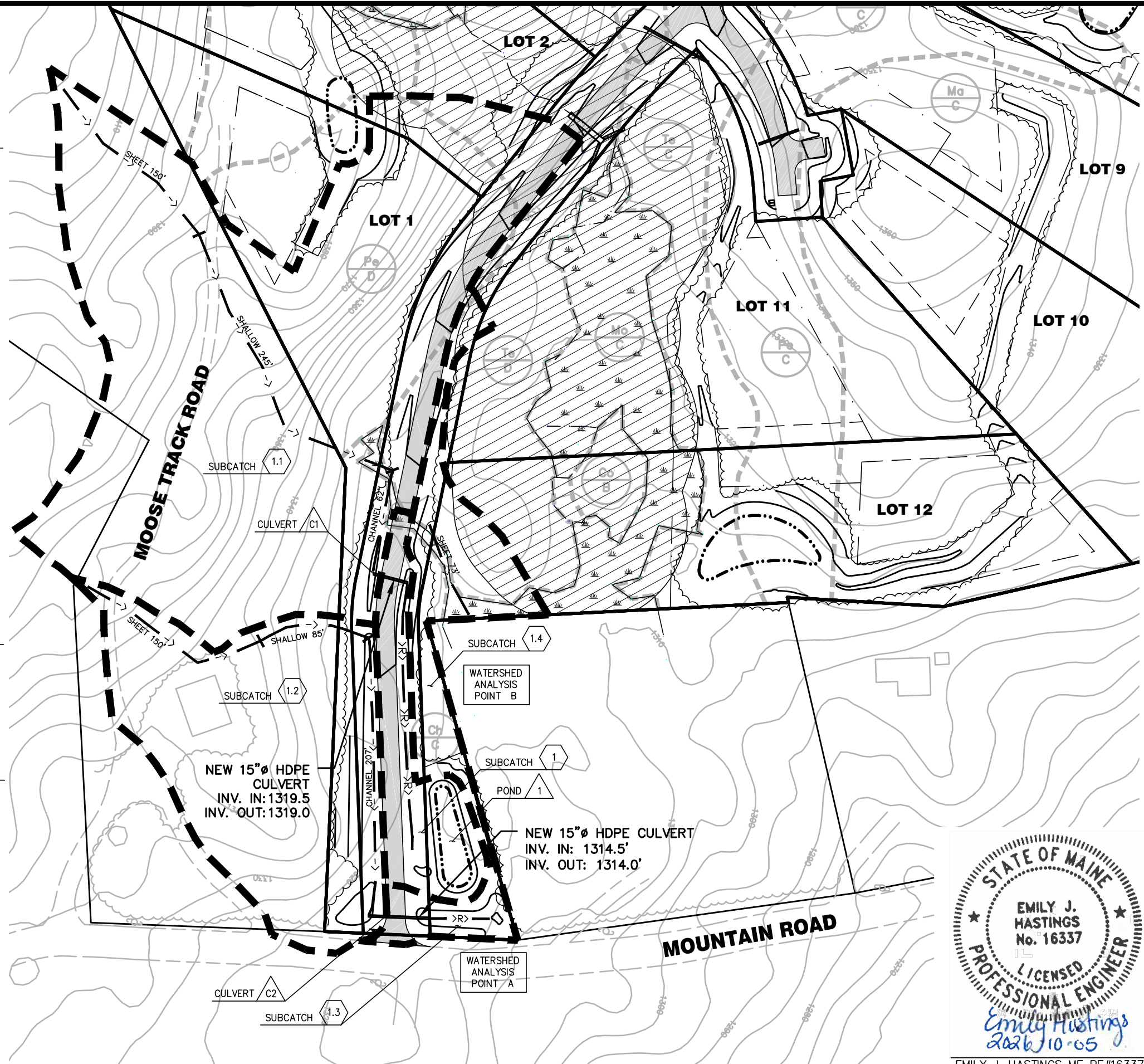
NOTES

- SOIL DATA PROVIDED TO MAIN-LAND BY COPPI ENVIRONMENTAL, LLC. FOR ADDITIONAL SOIL DATA PLEASE SEE THE SOIL NARRATIVE REPORT PREPARED BY COPPI ENVIRONMENTAL, LLC FOR MAIN-LAND DEVELOPMENT CONSULTANTS, INC., REPORT DATED 2025-05-27.
- PLAN INTENT IS FOR DEPICTING POST-DEVELOPMENT DRAINAGE AT PROPOSED ENTRANCE. SEE PLAN SET FOR DESIGN DETAIL.



(IN FEET)

1 INCH = 80 FT



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

MLDC NO. 25-040
PROJ. MGR: E.J.H.
DRAWN BY: T.L.B.
CHECKED BY: E.J.H.
SURVEY DATE: N/A
ISSUE DATE: 2026-10-05
ISSUED FOR: REVIEW

NOT FOR CONSTRUCTION

ENTRANCE DRAINAGE ANALYSIS
POST-DEVELOPMENT

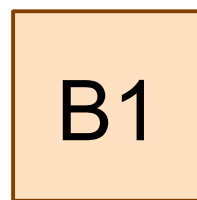
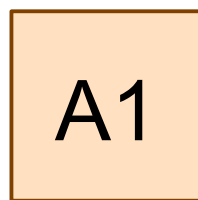
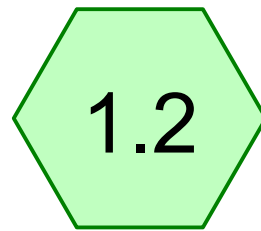
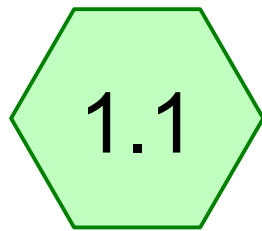
PROJECT
LOAF LAND SUBDIVISION
MOUNTAIN ROAD & HEDGEHOG TRAIL, COPLIN PLT. MAINE

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

DRAWING NO.

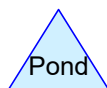
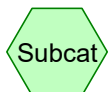
D3.2

1 OF 1



WAP A

WAP B



Entrance Analysis - Pre Development

Prepared by Main-Land Development Consultant

Printed 10/7/2026

HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.132	74	>75% Grass cover, Good, HSG C (1.1, 1.2)
0.118	96	Gravel surface, HSG C (1.1, 1.2)
0.028	98	Roofs, HSG C (1.1, 1.2)
2.787	70	Woods, Good, HSG C (1.2)
0.671	77	Woods, Good, HSG D (1.1, 1.2)
3.736	72	TOTAL AREA

Entrance Analysis - Pre Development

Prepared by Main-Land Development Consultant

Printed 10/7/2026

HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
3.065	HSG C	1.1, 1.2
0.671	HSG D	1.1, 1.2
0.000	Other	
3.736		TOTAL AREA

Entrance Analysis - Pre Development

Prepared by Main-Land Development Consultant

Printed 10/7/2026

HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.132	0.000	0.000	0.132	>75% Grass cover, Good	1.1, 1.2
0.000	0.000	0.118	0.000	0.000	0.118	Gravel surface	1.1, 1.2
0.000	0.000	0.028	0.000	0.000	0.028	Roofs	1.1, 1.2
0.000	0.000	2.787	0.671	0.000	3.458	Woods, Good	1.1, 1.2
0.000	0.000	3.065	0.671	0.000	3.736	TOTAL AREA	

Entrance Analysis - Pre Development

Prepared by Main-Land Development Consultant

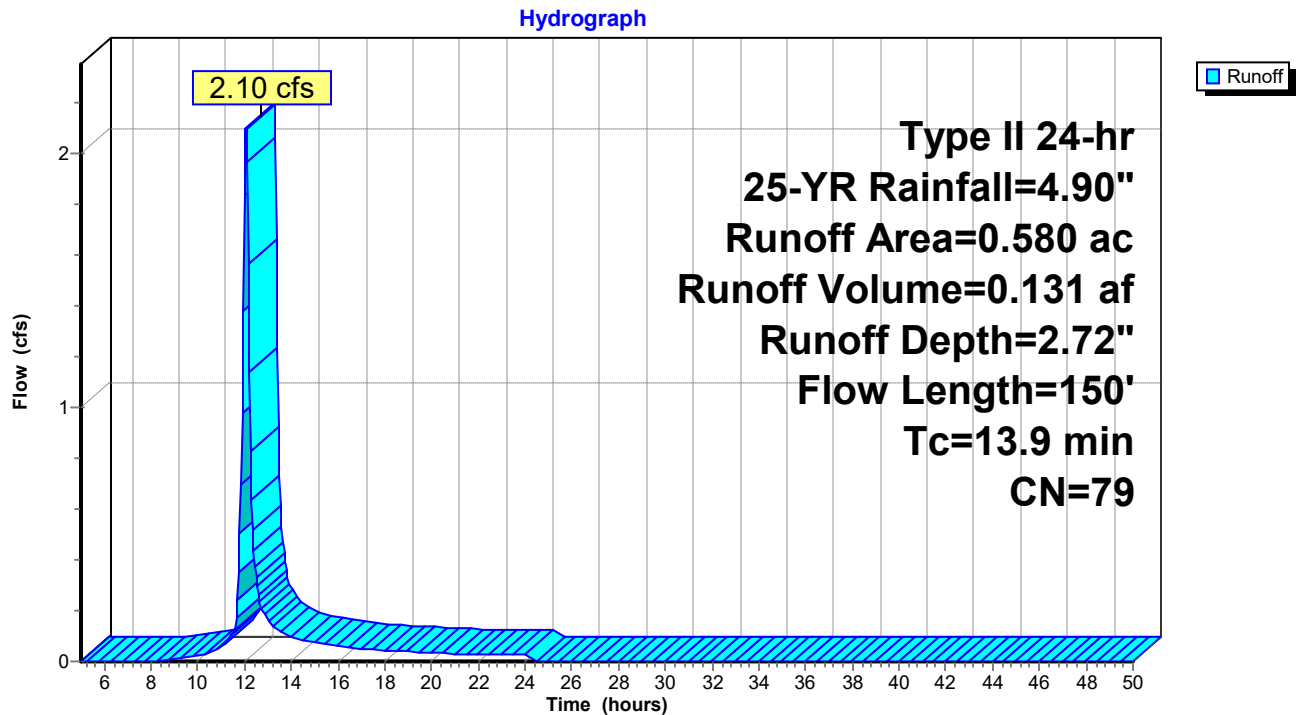
HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Type II 24-hr 25-YR Rainfall=4.90"

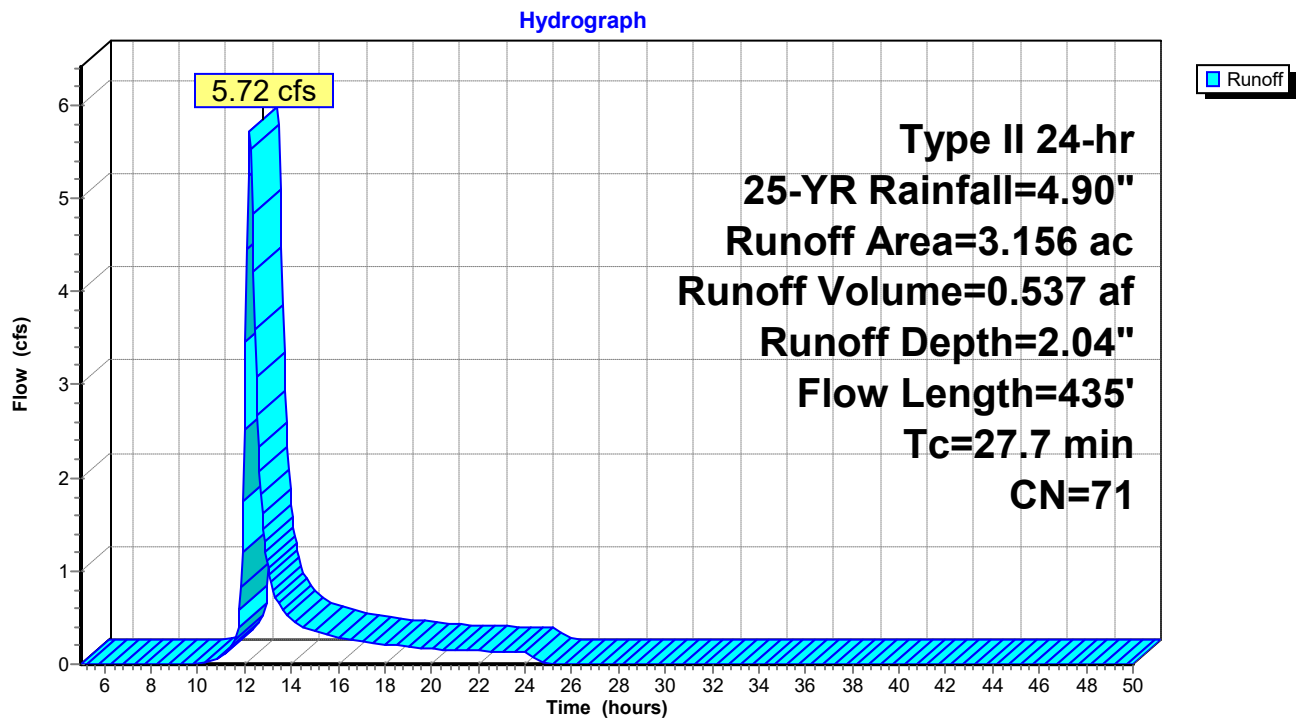
Printed 10/7/2026

Page 5

Subcatchment 1.1: 1.1



Subcatchment 1.2: 1.2



Entrance Analysis - Pre Development

Prepared by Main-Land Development Consultant

HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

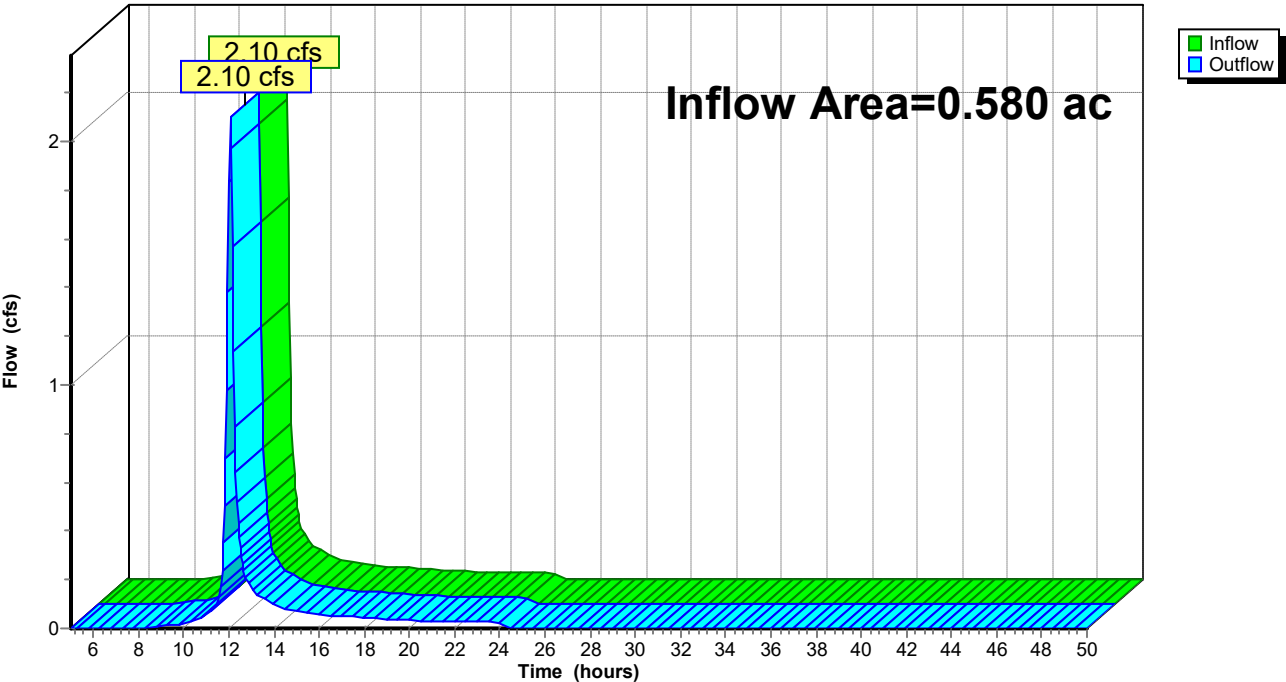
Type II 24-hr 25-YR Rainfall=4.90"

Printed 10/7/2026

Page 6

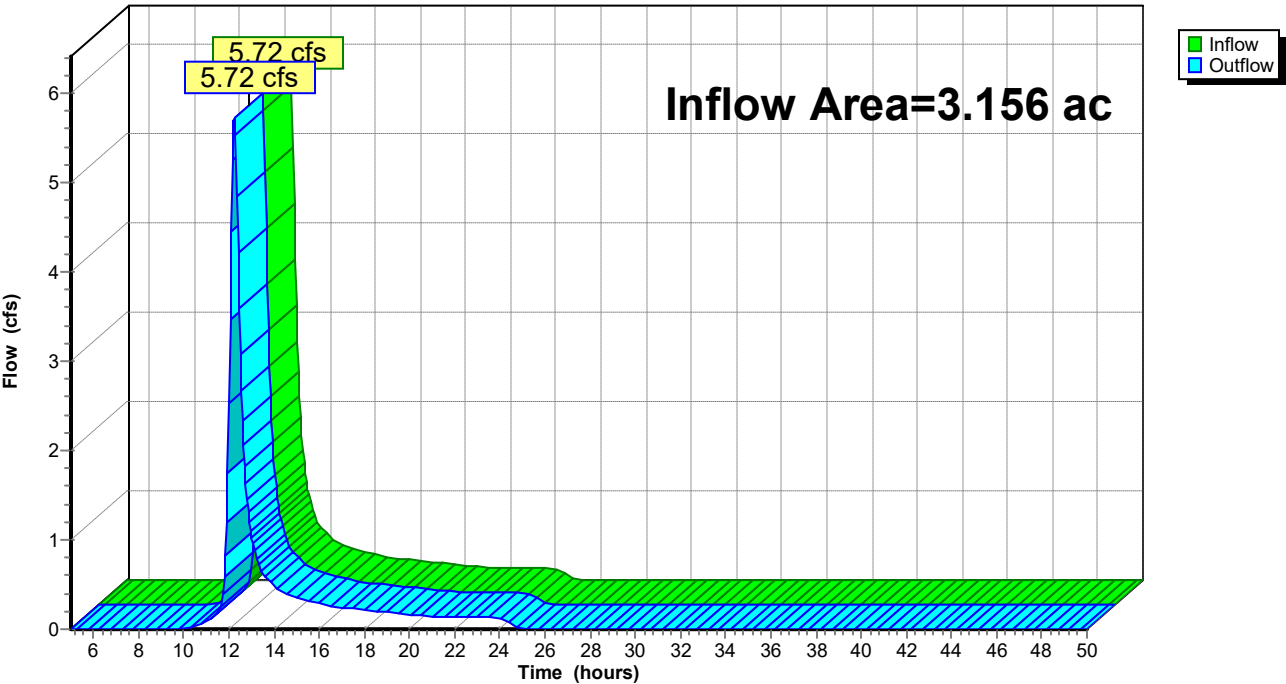
Reach A1: WAP A

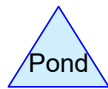
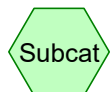
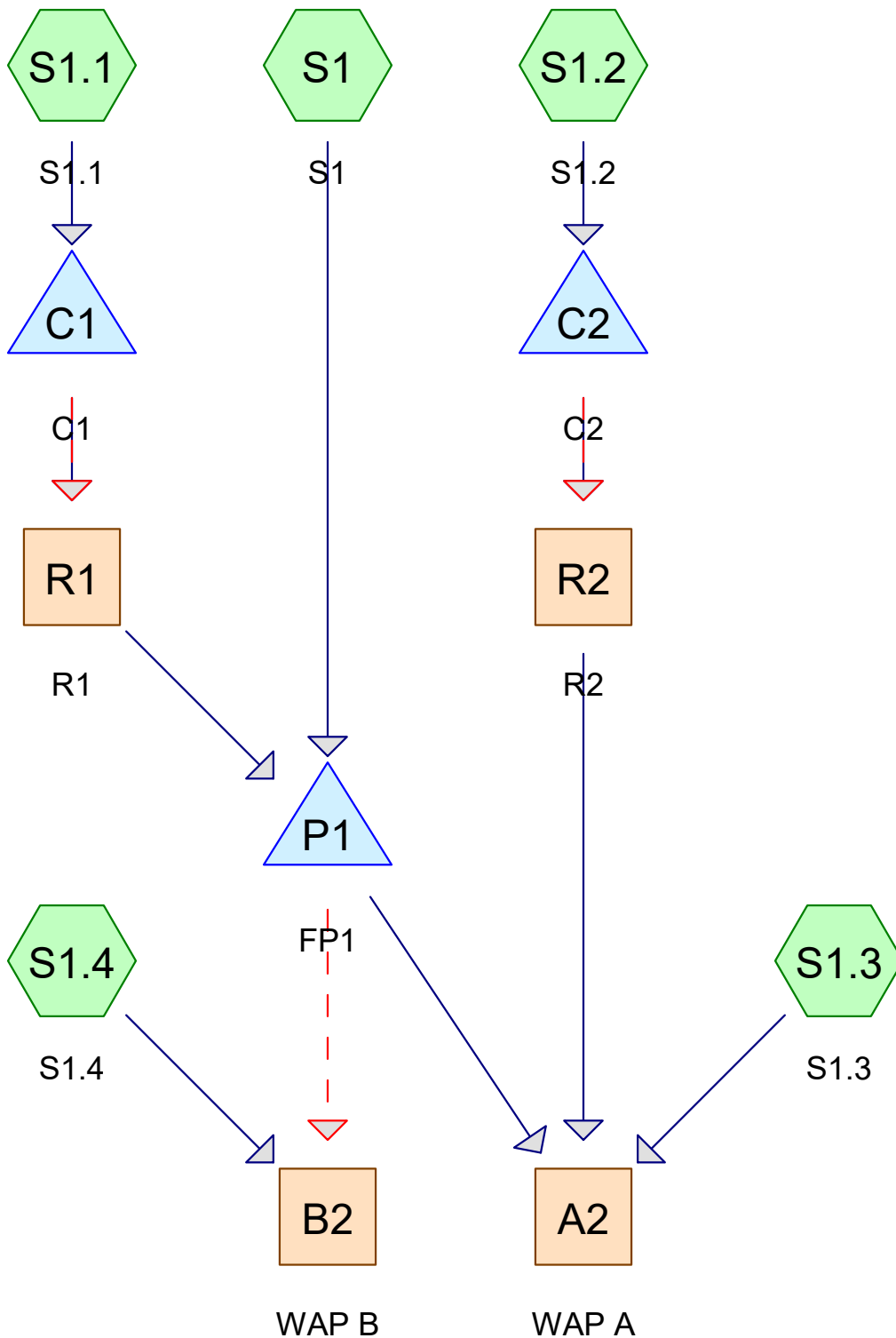
Hydrograph



Reach B1: WAP B

Hydrograph





Routing Diagram for Entrance Analysis - Post Development
 Prepared by Main-Land Development Consultant, Printed 10/7/2026
 HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Entrance Analysis - Post Development

Prepared by Main-Land Development Consultant

Printed 10/7/2026

HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.729	74	>75% Grass cover, Good, HSG C (S1, S1.1, S1.2, S1.3, S1.4)
0.090	80	>75% Grass cover, Good, HSG D (S1.1, S1.4)
0.090	89	Gravel roads, HSG C (S1)
0.211	91	Gravel roads, HSG D (S1.1, S1.2, S1.3)
0.027	98	Roofs, HSG C (S1.2)
2.289	70	Woods, Good, HSG C (S1.1, S1.2, S1.3, S1.4)
0.207	77	Woods, Good, HSG D (S1.1, S1.4)
3.643	73	TOTAL AREA

Entrance Analysis - Post Development

Prepared by Main-Land Development Consultant

Printed 10/7/2026

HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
3.135	HSG C	S1, S1.1, S1.2, S1.3, S1.4
0.508	HSG D	S1.1, S1.2, S1.3, S1.4
0.000	Other	
3.643		TOTAL AREA

Entrance Analysis - Post Development

Prepared by Main-Land Development Consultant

Printed 10/7/2026

HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.729	0.090	0.000	0.819	>75% Grass cover, Good	S1, S1.1, S1.2, S1.3, S1.4
0.000	0.000	0.090	0.211	0.000	0.301	Gravel roads	S1, S1.1, S1.2, S1.3
0.000	0.000	0.027	0.000	0.000	0.027	Roofs	S1.2
0.000	0.000	2.289	0.207	0.000	2.496	Woods, Good	S1.1, S1.2, S1.3, S1.4
0.000	0.000	3.135	0.508	0.000	3.643	TOTAL AREA	

Entrance Analysis - Post Development

Prepared by Main-Land Development Consultant

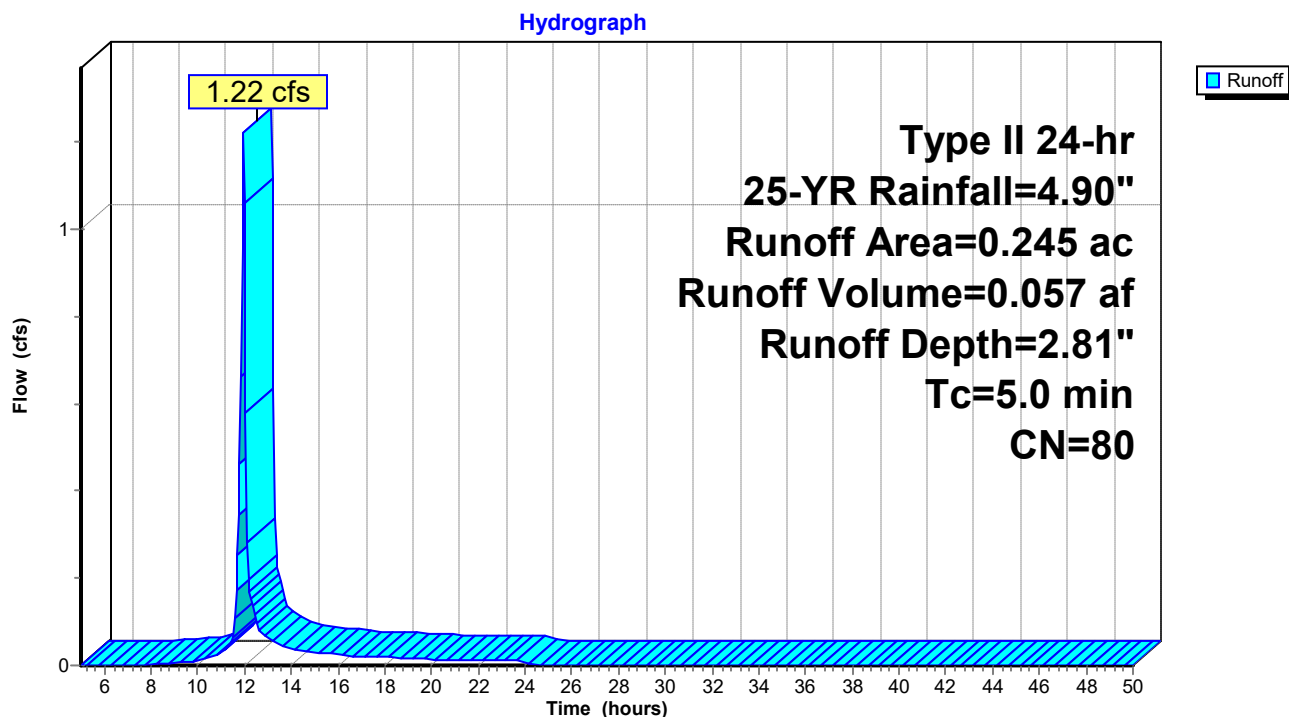
HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Type II 24-hr 25-YR Rainfall=4.90"

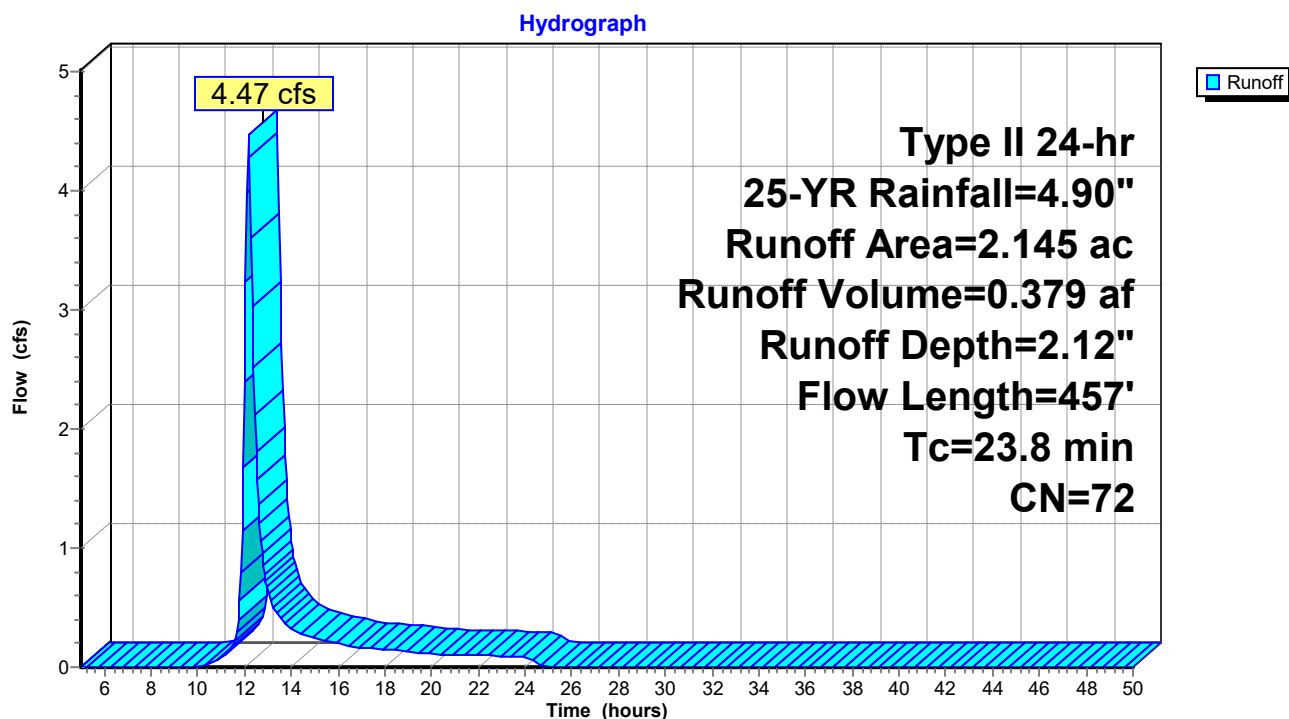
Printed 10/7/2026

Page 5

Subcatchment S1: S1



Subcatchment S1.1: S1.1



Entrance Analysis - Post Development

Prepared by Main-Land Development Consultant

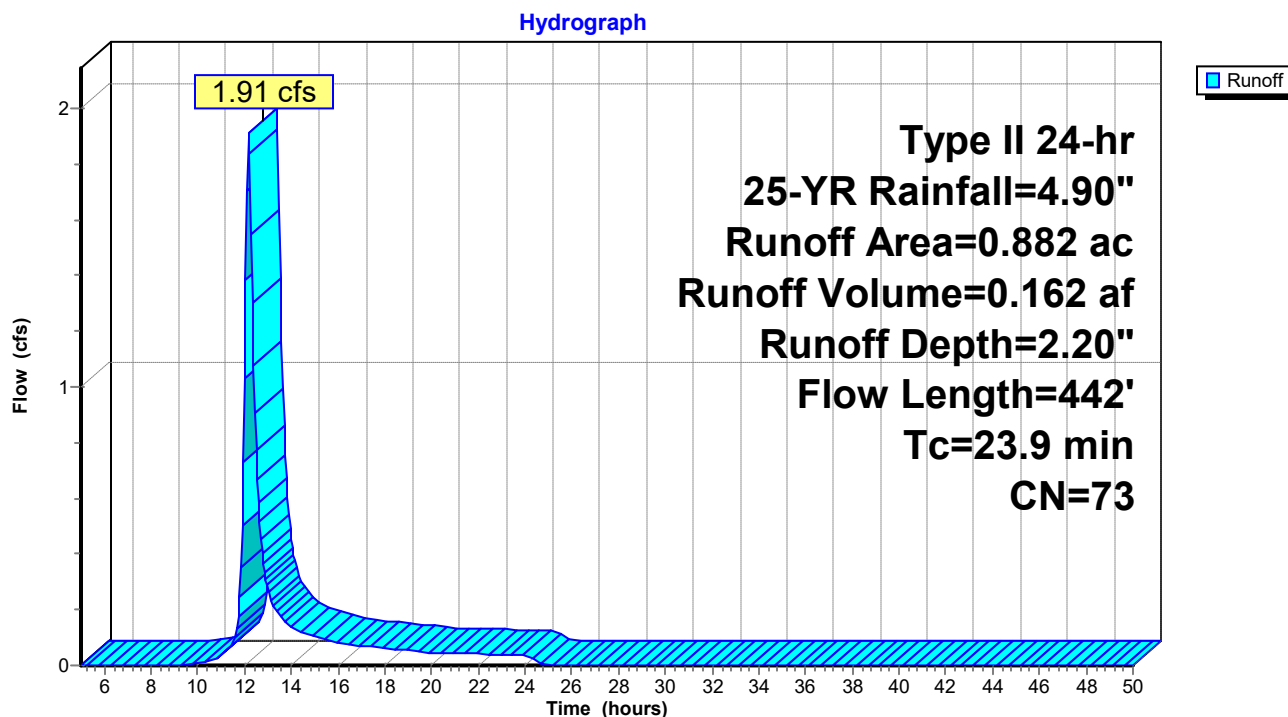
HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Type II 24-hr 25-YR Rainfall=4.90"

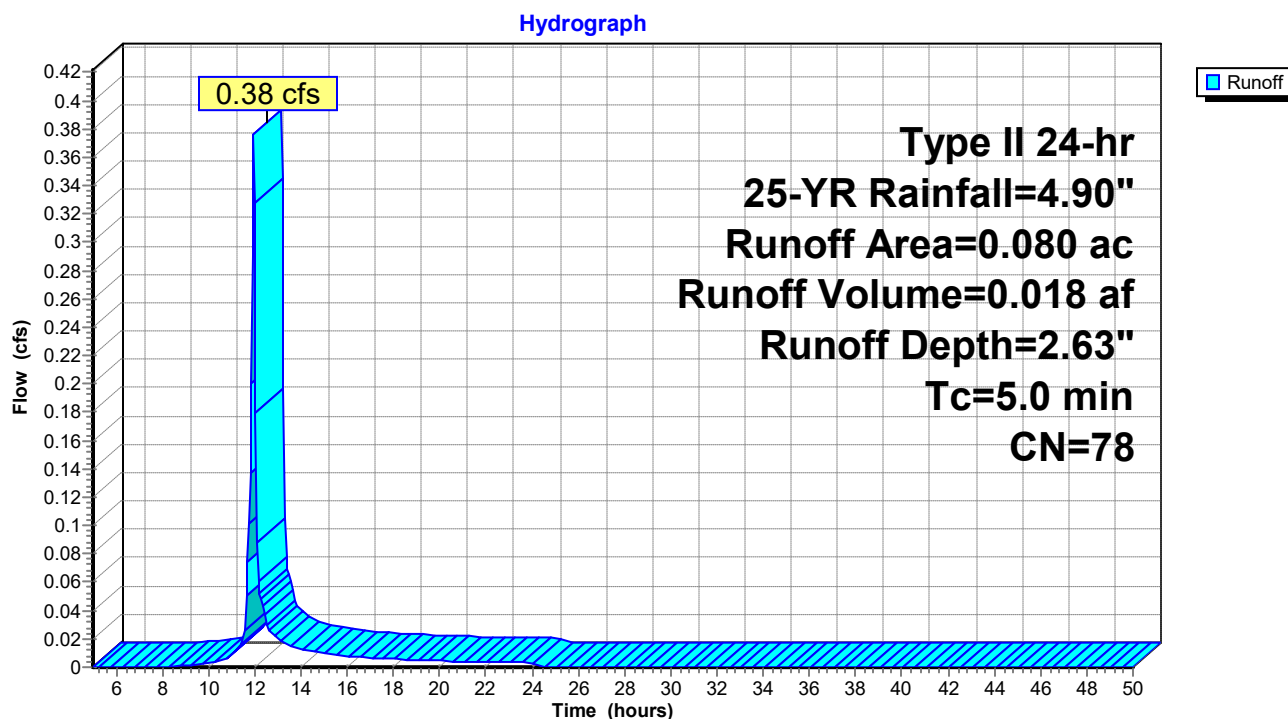
Printed 10/7/2026

Page 6

Subcatchment S1.2: S1.2



Subcatchment S1.3: S1.3



Entrance Analysis - Post Development

Prepared by Main-Land Development Consultant

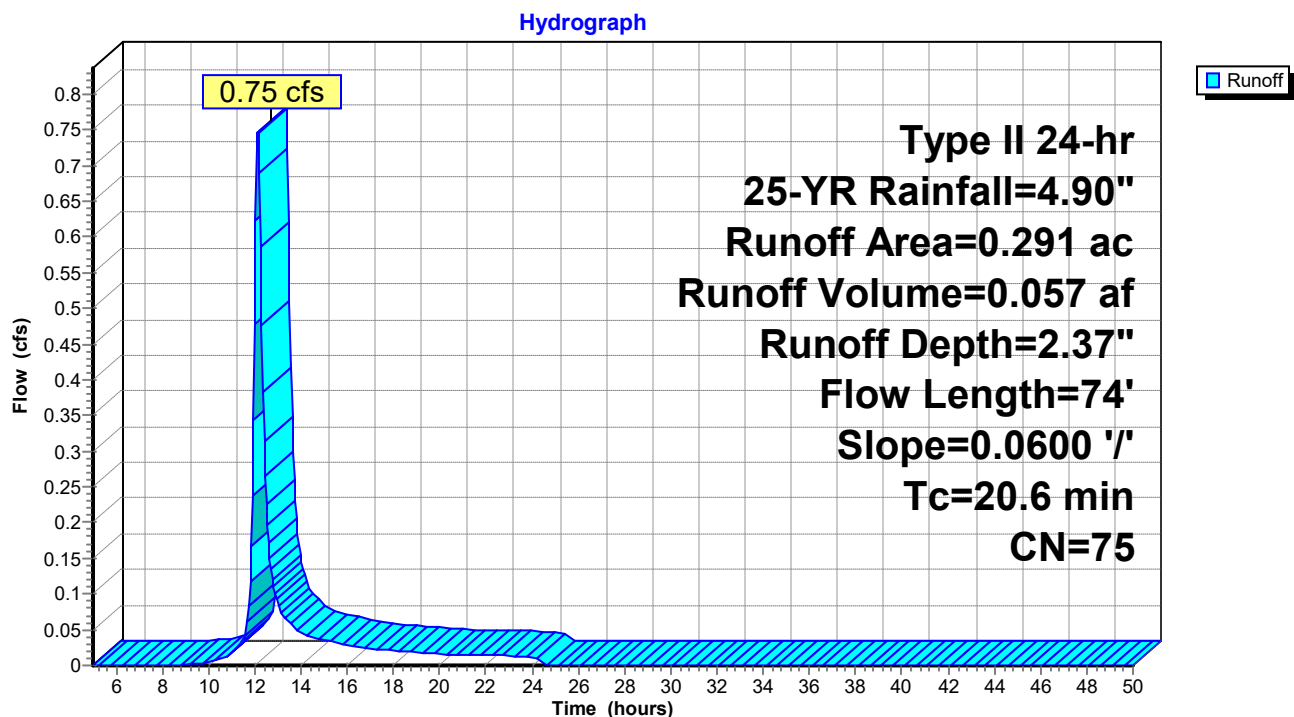
HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Type II 24-hr 25-YR Rainfall=4.90"

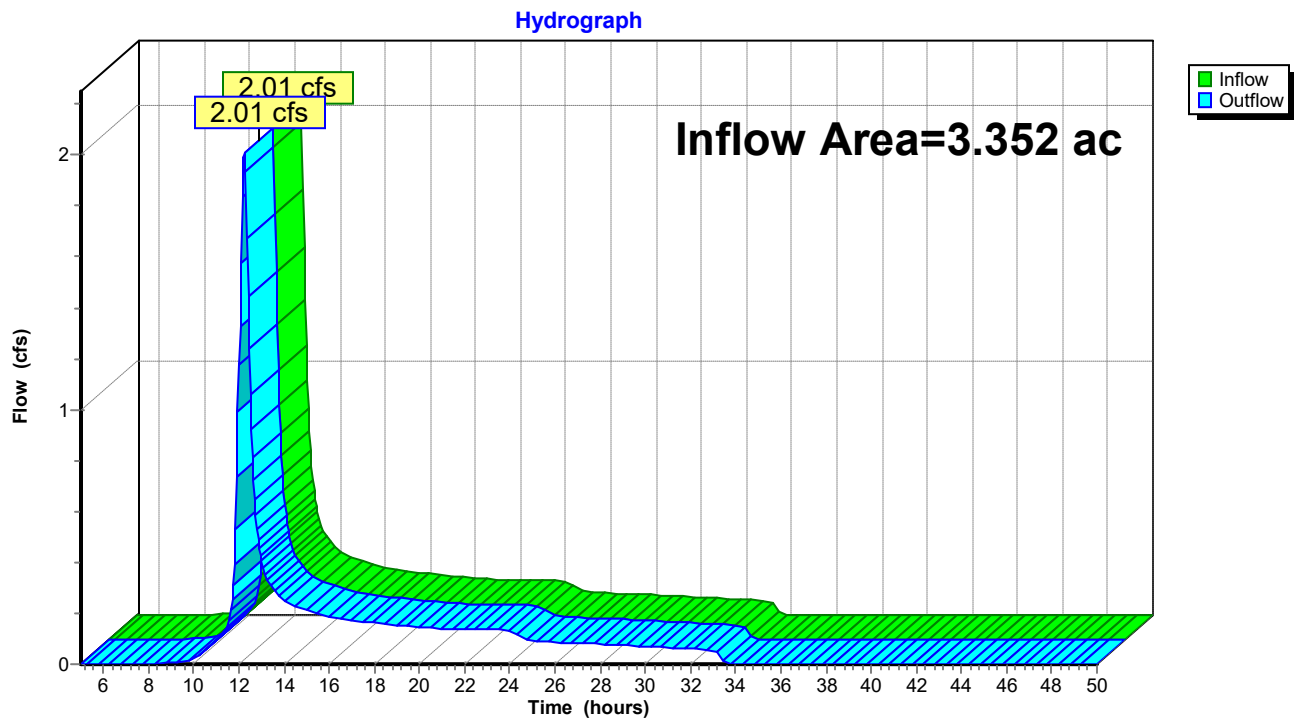
Printed 10/7/2026

Page 7

Subcatchment S1.4: S1.4



Reach A2: WAP A



Entrance Analysis - Post Development

Prepared by Main-Land Development Consultant

HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

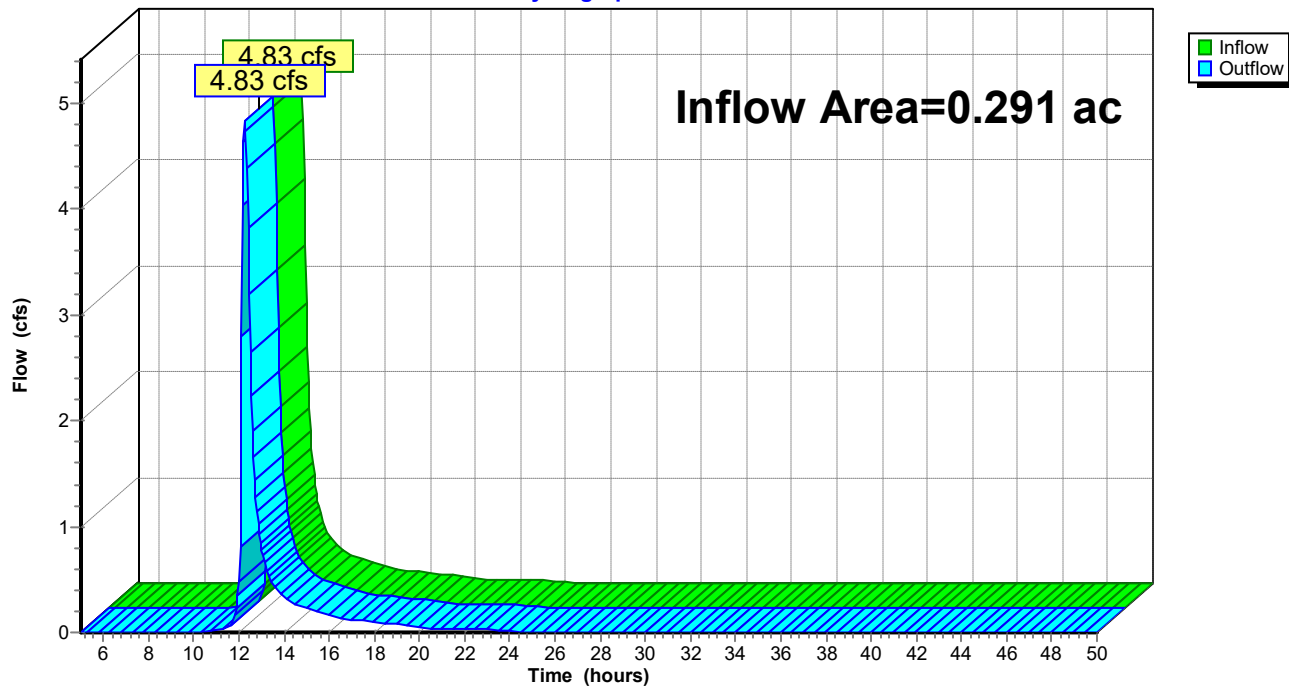
Type II 24-hr 25-YR Rainfall=4.90"

Printed 10/7/2026

Page 8

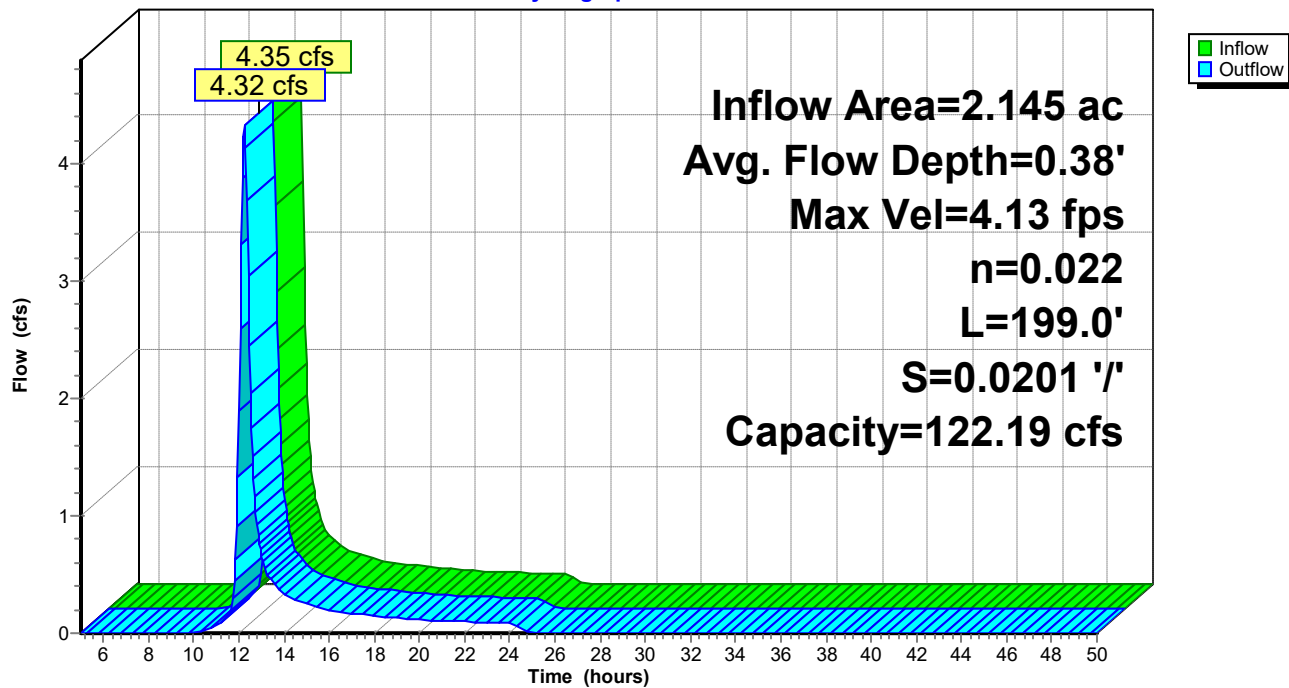
Reach B2: WAP B

Hydrograph



Reach R1: R1

Hydrograph



Entrance Analysis - Post Development

Prepared by Main-Land Development Consultant

HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

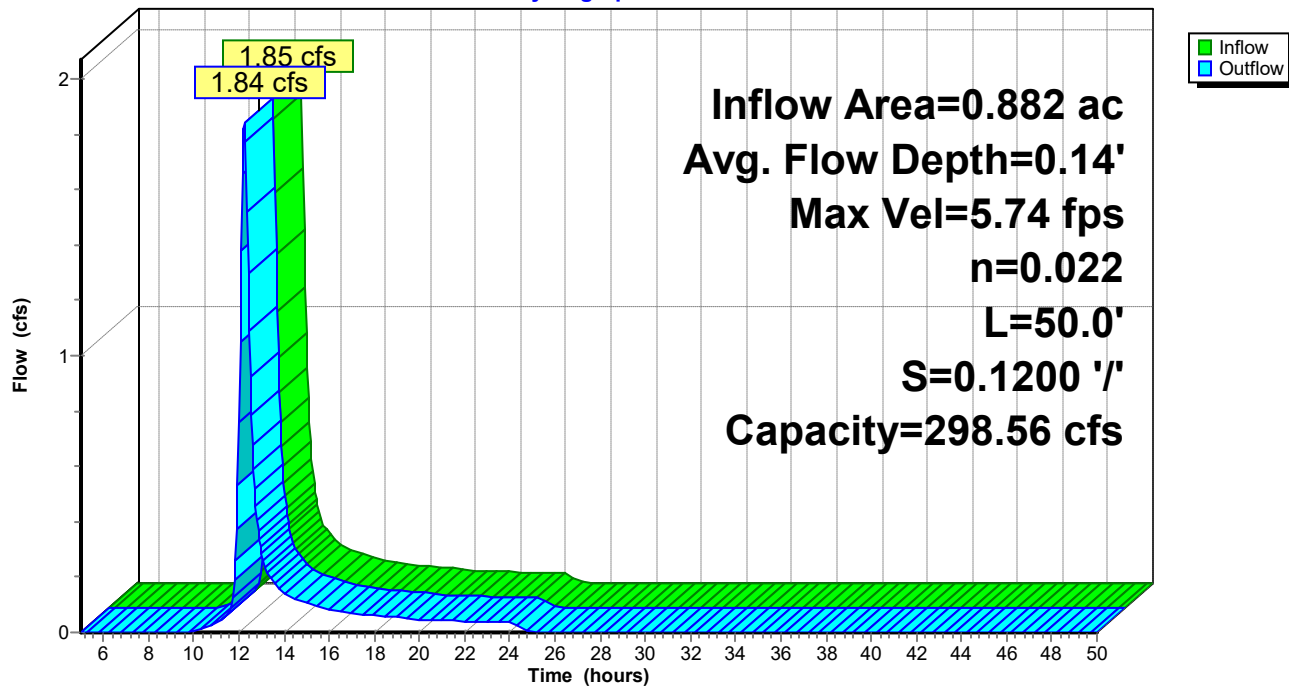
Type II 24-hr 25-YR Rainfall=4.90"

Printed 10/7/2026

Page 9

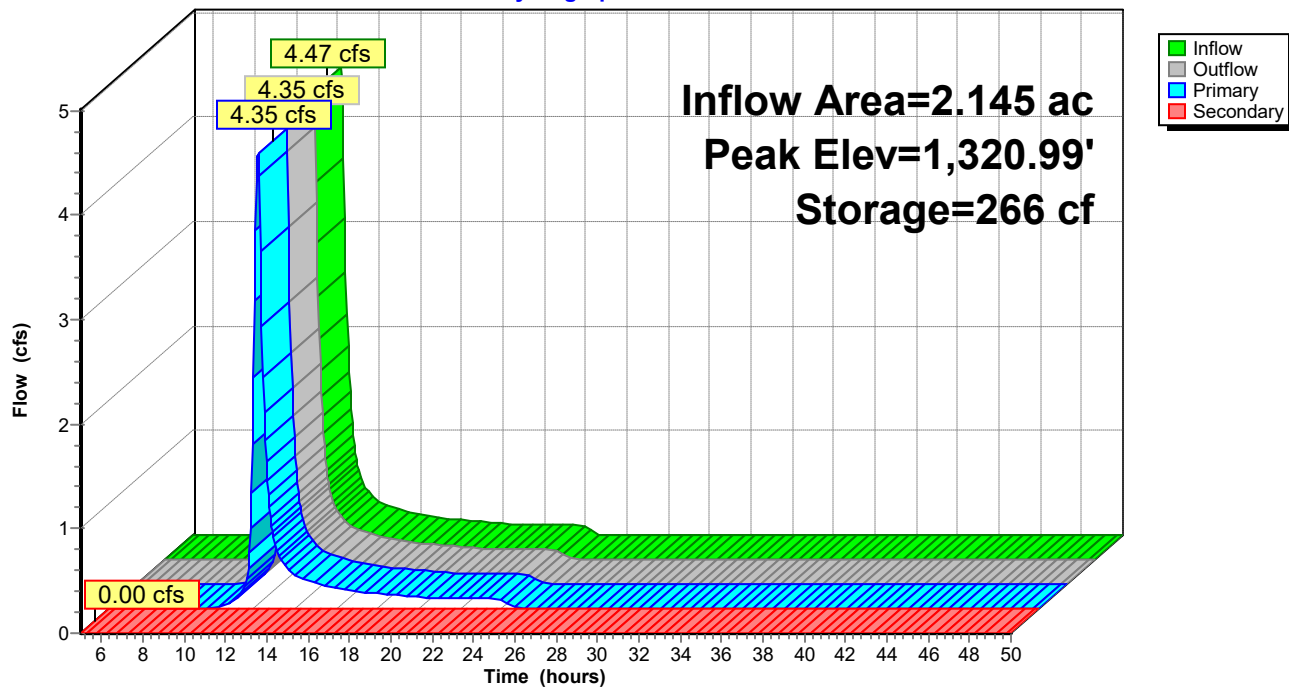
Reach R2: R2

Hydrograph



Pond C1: C1

Hydrograph



Entrance Analysis - Post Development

Prepared by Main-Land Development Consultant

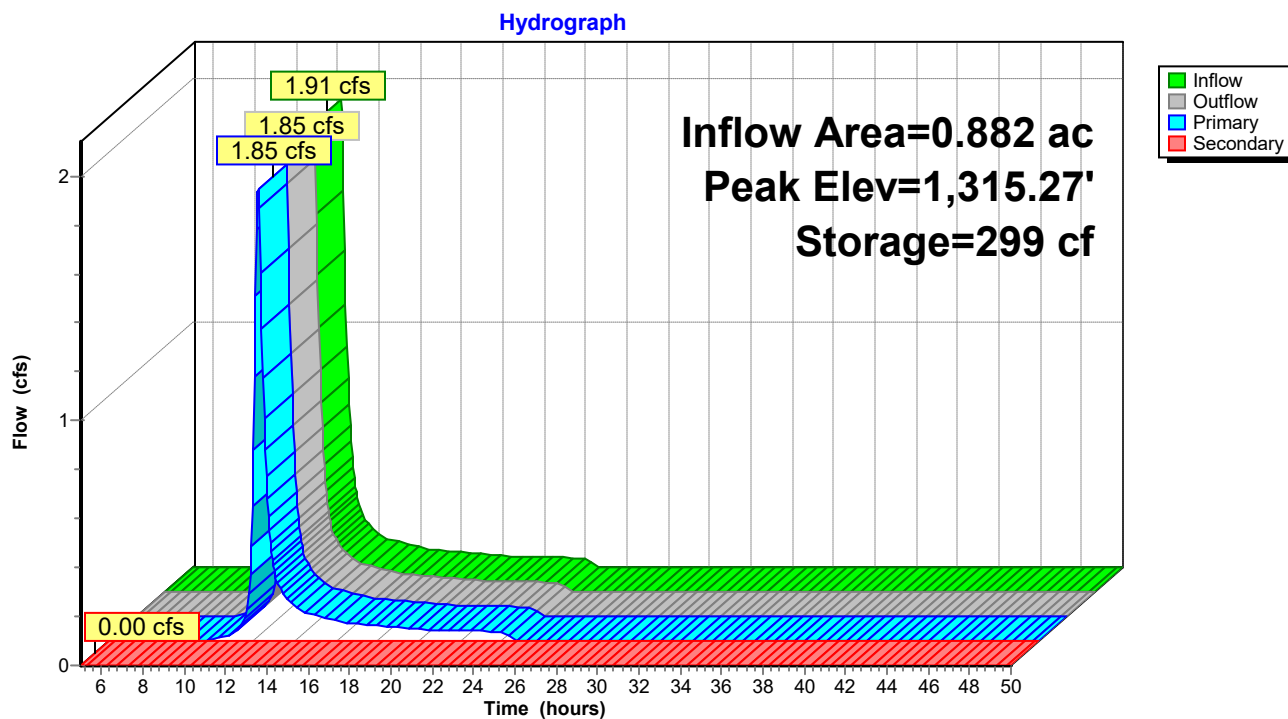
HydroCAD® 10.20-9a s/n 01625 © 2026 HydroCAD Software Solutions LLC

Type II 24-hr 25-YR Rainfall=4.90"

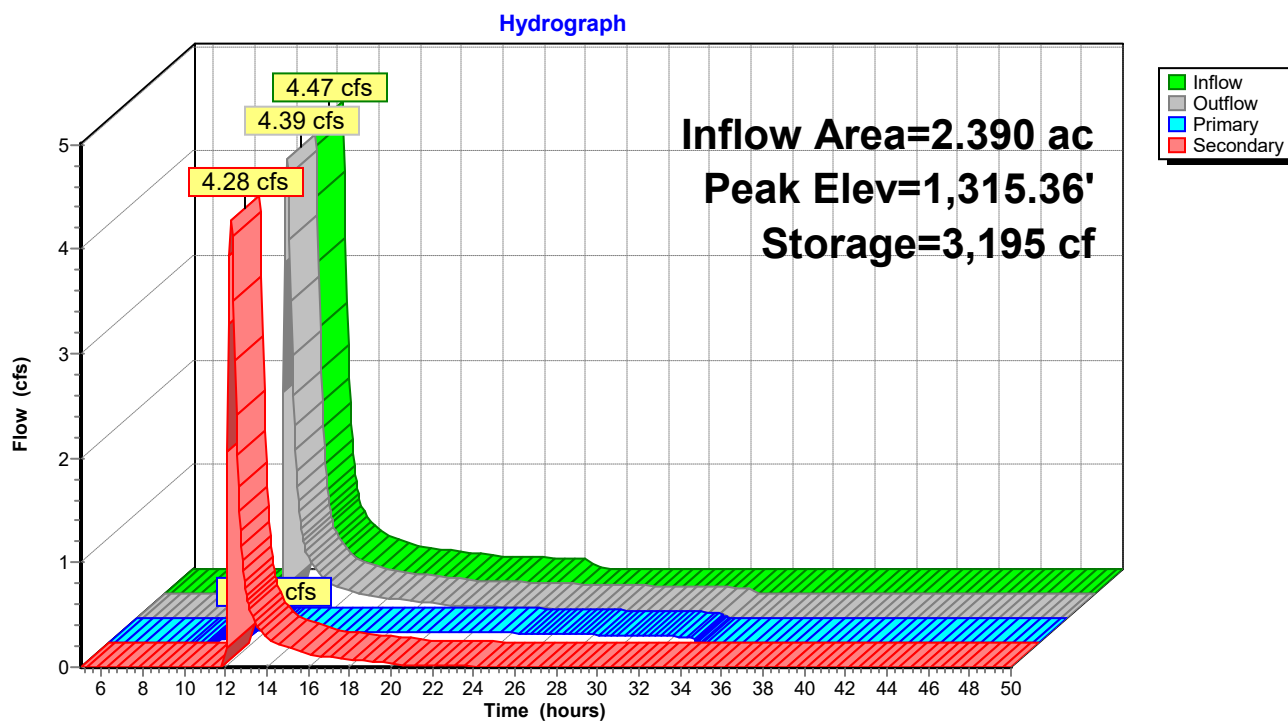
Printed 10/7/2026

Page 10

Pond C2: C2



Pond P1: FP1



Inflow Area = 2.145 ac, 0.00% Impervious, Inflow Depth = 2.12" for 25-YR event
 Inflow = 4.47 cfs @ 12.18 hrs, Volume= 0.379 af
 Outflow = 4.35 cfs @ 12.22 hrs, Volume= 0.379 af, Atten= 3%, Lag= 2.4 min
 Primary = 4.35 cfs @ 12.22 hrs, Volume= 0.379 af
 Routed to Reach R1 : R1
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
 Routed to Reach R1 : R1

Mountain Village Road, STA 2+75

Routing by Stor-Ind method, Time Span= 5.00-50.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,320.99' @ 12.22 hrs Surf.Area= 441 sf Storage= 266 cf

Plug-Flow detention time= 0.5 min calculated for 0.379 af (100% of inflow)
 Center-of-Mass det. time= 0.5 min (857.3 - 856.8)

Volume	Invert	Avail.Storage	Storage Description
#1	1,319.50'	990 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,319.50	10	0	0
1,320.00	59	17	17
1,321.00	443	251	268
1,322.00	1,000	722	990

Device	Routing	Invert	Outlet Devices
#1	Primary	1,319.50'	15.0" Round Culvert L= 32.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 1,319.50' / 1,319.00' S= 0.0156 ' S= 0.0156 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Secondary	1,321.50'	14.0' long x 0.50' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=4.32 cfs @ 12.22 hrs HW=1,320.98' (Free Discharge)
 ↑1=Culvert (Inlet Controls 4.32 cfs @ 3.52 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,319.50' (Free Discharge)
 ↑2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

[92] Warning: Device #2 is above defined storage

Inflow Area = 0.328 ac, 18.29% Impervious, Inflow Depth = 3.28" for 25-YR event
Inflow = 1.65 cfs @ 12.00 hrs, Volume= 0.090 af
Outflow = 1.65 cfs @ 12.00 hrs, Volume= 0.090 af, Atten= 0%, Lag= 0.1 min
Primary = 1.65 cfs @ 12.00 hrs, Volume= 0.090 af
Routed to Reach R2.2 : R2.2
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Reach R2.2 : R2.2

Mountain Village Road,
STA 7+45

Routing by Stor-Ind method, Time Span= 5.00-50.00 hrs, dt= 0.05 hrs
Peak Elev= 1,343.72' @ 12.00 hrs Surf.Area= 21 sf Storage= 8 cf
Plug-Flow detention time= 0.1 min calculated for 0.089 af (100% of inflow)
Center-of-Mass det. time= 0.1 min (808.1 - 808.0)

Volume	Invert	Avail.Storage	Storage Description
#1	1,343.00'	130 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,343.00	2	0	0
1,344.00	29	16	16
1,345.00	200	115	130

Device	Routing	Invert	Outlet Devices
#1	Primary	1,343.00'	15.0" Round Culvert L= 54.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 1,343.00' / 1,342.00' S= 0.0185 ' S= 0.0185 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Secondary	1,346.00'	14.0' long x 0.50' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=1.64 cfs @ 12.00 hrs HW=1,343.71' (Free Discharge)
1=Culvert (Inlet Controls 1.64 cfs @ 2.27 fps)
Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,343.00' (Free Discharge)
2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

[92] Warning: Device #2 is above defined storage

Inflow Area = 0.892 ac, 13.45% Impervious, Inflow Depth = 2.99" for 25-YR event
 Inflow = 3.30 cfs @ 12.08 hrs, Volume= 0.222 af
 Outflow = 3.30 cfs @ 12.09 hrs, Volume= 0.222 af, Atten= 0%, Lag= 0.4 min
 Primary = 3.30 cfs @ 12.09 hrs, Volume= 0.222 af
 Routed to Reach R3.1 : R3.1
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
 Routed to Reach R3.1 : R3.1

Mountain Village Road,
STA 8+80

Routing by Stor-Ind method, Time Span= 5.00-50.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,354.12' @ 12.09 hrs Surf.Area= 90 sf Storage= 60 cf

Plug-Flow detention time= 0.5 min calculated for 0.222 af (100% of inflow)
 Center-of-Mass det. time= 0.5 min (823.8 - 823.3)

Volume	Invert	Avail.Storage	Storage Description
#1	1,353.00'	177 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,353.00	22	0	0
1,354.00	78	50	50
1,355.00	175	127	177

Device	Routing	Invert	Outlet Devices
#1	Primary	1,353.00'	15.0" Round Culvert L= 43.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 1,353.00' / 1,352.50' S= 0.0116 ' S= 0.0116 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Secondary	1,356.00'	14.0' long x 0.50' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=3.26 cfs @ 12.09 hrs HW=1,354.11' (Free Discharge)

↑1=Culvert (Inlet Controls 3.26 cfs @ 2.83 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,353.00' (Free Discharge)

↑2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)