

June 2, 2025

Billie J. Theriault; Regional Supervisor
Land Use Planning Commission
45 Radar Road
Ashland, ME 04732

Subject: Burnt Jacket Holdings I, LLC
Beaver Cove Access Road (STI # 250115)
LUPC Stormwater Review (Application #: RP 3313)

Dear Billie:

On behalf of Burnt Jacket Holdings I, LLC, Sevee & Maher Engineers, Inc. (SME) is pleased to submit this letter in response to the revised Stormwater Review comments by Sebago Technics dated May 1, 2025. Per the reviewer's request, SME is providing a revised plan set for final review which addresses the reviewer's items of concern.

REVIEW ITEMS

- 1. STI Response: Acceptable.**
- 2. STI Response: Acceptable.**
- 3. STI Response: This is acceptable, please provide revised plans.**

SME Response: See Attachment 2 for the revised plan set.

- 4. STI Response: Please see the attached markup showing the flow path of stormwater as the ditch is currently designed near STA 36+00. It is acceptable to use erosion control mesh on the side slopes, however, channelized flow needs to outlet to a level spreader prior to being discharged to downstream areas. Please provide updated plans and a level spreader detail.**

SME Response: A 24-inch culvert has been added at STA 32+58. The new culvert outlets to a level spreader. The fill slope at STA 36+00 has been revised to include a riprapped swale at the base to contain stormwater and direct it to the new culvert at STA 32+58.

The listed justifications are acceptable; please provide a written waiver for this standard.

SME Response: A waiver request for the culvert spacing standard in Chapter 10.27 of the LUPC Land Use Standards is included as Attachment 1.

This is acceptable, please provide revised plans.

SME Response: Riprap sizing callouts have been added to the plans. See Attachment 2 for the revised plan set.

5. STI Response: This is acceptable, please provide revised plans.

SME Response: Call outs specifying North American Green S75 and North American Green P-300 erosion control matting have been added to Drawings C-201 and C-203 and a detail has been added to Drawing C-301. See Attachment 2 for the revised plan set.

6. STI Response: This is acceptable, please provide a detail for the temporary barrier with the revised plans.

SME Response: A temporary barrier detail has been added to Drawing C-301.

7. This is acceptable, please provide all revised plan sheets.

SME Response: Line and curve labels have been added to the plan views on Drawings C-200 through C-203. See Attachment 2 for the revised plan set.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Michael Roy
Senior Civil Engineer

Attachments

LUPC Received
06/09/2025

ATTACHMENT 1

CULVERT WAIVER REQUEST

June 2, 2025

Billie J. Theriault; Regional Supervisor
Land Use Planning Commission
45 Radar Road
Ashland, ME 04732

Subject: Burnt Jacket Holdings I, LLC
Beaver Cove Access Road (STI # 250115)
LUPC Stormwater Review (Application #: RP 3313)

Dear Billie:

Burnt Jacket Holdings I, LLC is requesting to waive the ditch relief culvert spacing standard described in LUPC Rules and Standards Chapter 10.27D.1.g(5). The proposed cross culverts do not meet the standard spacing due to site constraints and design requirements, which are addressed as follows:

- The cross culverts, catch basin inlet grates, and swales are sized to handle flows from the 100-year storm;
- The natural drainage subcatchments created by the property's topography direct runoff to predefined locations of the driveway. Cross culverts are proposed at each of those locations;
- Culverts are spaced to receive and disperse the total volume of runoff as evenly as possible along the driveway and to mitigate erosion; and
- Culvert inlets utilize a catch basin grate. Cross-culvert locations are coordinated with the retaining wall design to maintain enough cover on the downhill side to outlet the culverts.

The culvert spacing and design are detailed in the engineering plan set.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Michael Roy
Senior Civil Engineer

LUPC Received
06/09/2025

ATTACHMENT 2 REVISED

PLAN SET

(BOUND SEPARATELY)