



Wetland Summary Report

Prepared for
Northeast Civil Solutions

130 Bancroft Street
Portland, Maine
January, 2018

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WETLAND SUMMARY
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Longview Partners, LLC was contracted in late fall of 2016 to identify and flag wetlands on the subject property. Alpha-numeric flags were placed on-site, generally at intervals of 30'-50' along wetlands identified, for location by survey onto the base plan by Northeast Civil Solutions.

Wetlands were identified using the 'three-parameter' approach outlined in the U.S. Army Corps of Engineers, Wetland Delineation Manual Version 1987 (with Regional Supplements). Criteria must be met for all three parameters of hydrophytic vegetation, hydric soils, and hydrology in one location in order for an area to be included as wetlands.

The majority of the wetlands on-site consist of forested, freshwater wetlands that occur in narrow, "fingered" swales within the gently rolling landscape. These enter the subject property from the abutting properties to the southeast and east, and contain areas of runoff that concentrate at the lowest elevations of the swales. Lowest portions of the wetland swales then drain into the ditchline system created at the rear of the existing single family dwelling, lawn and swimming pool that pre-exists the redevelopment of the site.

No vernal pool habitat was observed on the project site, and Maine Dept. of Environmental Protection (MDEP) staff visited the site and found no streams within the property. (see Field Determination Form by Audie Arbo, 8/23/16).

Per MDEP, Natural Resources Protection Act standards, no setbacks are generally required the wetlands on the subject property.