

WETLANDS REPORT

Prepared for:

SYTDesign Consultants
Warren Avenue Parcel
Portland, Maine

Prepared by:

Sebago Technics, Inc.
One Chabot Street
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November 2006

SITE OVERVIEW

A wetland delineation was performed by Gary M. Fullerton of Sebago Technics, Inc. (STI) at the site owned by JMC Warren Avenue, LLC located off Warren Avenue in Portland, Maine. The delineation was started in December 2001 and finalized in November 2006. The 49 +/- acre site is situated northerly of Warren Avenue, easterly of the radio towers owned by Saga Communications of New England, Inc., and westerly of the Mt. Sinai Cemetery. The surrounding land use includes commercial/industrial properties along Warren Avenue and westerly of the site. The remaining land includes the cemetery to the east along with existing residential dwellings and an elementary school to the north.

The site is primarily old pasture and agricultural field that has been left to regenerate and is now dominated by saplings and shrubs. There are two forested areas which exist in the northernmost and easternmost ends of the site. These forested areas are dominated by White Pine (*Pinus strobus*) and Northern Red Oak (*Quercus rubra*) trees and saplings. The site is generally flat (0 to 3 percent) to gently sloping (3 to 8 percent).

There is a municipal sewer line which runs southwesterly adjacent to the Mt. Sinai Cemetery. A jurisdictional stream runs parallel to this sewer line and then appears to enter the line where the wetland crosses the easement. The wetland continues on the other side and may be considered a jurisdictional stream. It is recommended that this area be reviewed by the Maine Department of Environmental Protection (MDEP) prior to submitting an application to confirm their jurisdiction of this area. There is a second stream which begins on the property and begins at the narrow outlet of the large scrub-shrub wetland in the northwesterly portion of the site.

WETLAND CHARACTERISTICS

The purpose of this wetland survey was to identify and delineate wetland areas, classify wetland systems and produce a map of our findings on the above referenced site. The wetlands investigation was completed to be used for establishing the features of the natural resources. The wetland

alterations to the existing wetlands for any proposed development. It is currently undetermined what the total impacts will be for the project.

The wetland delineation performed at the above referenced site in Portland conforms to the standards and methods outlined in the 1987 Wetlands Delineation Manual authored and published by the U.S. Army Corps of Engineers. All of the wetland flags were located using Global Positioning Systems (GPS) technology, which have a varying degree of accuracy and may not represent the actual field location. Since the majority of this site is flat and has minimal tree cover, the points should be relatively accurate. It is recommended that wetland areas within the development area be surveyed and located prior to engineering design for accurate location. This report has been prepared as part of the project requirements and may be used to support permitting procedures as required under the Natural Resources Protection Act (NRPA) or other pertinent regulations.

There are two forested wetlands (PFO) found on the property. One of these is in the northernmost end of the site and the other is in the easternmost end of the site. These wetlands are dominated by Red Maple (*Acer rubrum*), Speckled Alder (*Alnus rugosa*), and Highbush Blueberry (*Vaccinium corymbosum*). There is a jurisdictional stream in the easternmost forested wetland which drains southwesterly. The soils found in these wetlands can best be represented by the Scantic silt loam series. They are poorly drained soils (seasonal high water table with 7 inches of the ground surface) consisting of silt loam upper horizons overlying silty clay subsoil. These are typically found in this local area and are marine and lacustrine deposits. There may be small inclusions of other soils in these wetlands.

The rest of the wetlands found at the subject site are considered scrub-shrub wetlands (PSS). There is a jurisdictional stream which begins in the northwesterly portion of the site at the outlet of the large scrub-shrub wetland. It is recommended that this area be reviewed by the MDEP to confirm the starting point of the stream. It then flows easterly and joins the other stream. The flow is southerly from this confluence. The scrub-shrub wetlands are dominated by tree species of Red Maple, Yellow Birch (*Betula alleghaniensis*), and White Pine (*Pinus strobus*); sapling/ shrub species of Speckled Alder, Highbush Blueberry, Meadowsweet (*Spiraea latifolia*), Steeplebush (*Spiraea tomentosa*) and Willow (*Salix sp.*); herbaceous species of Sphagnum Moss (*Sphagnum sp.*), Sensitive Fern (*Onoclea sensibilis*), Tussock Sedge (*Carex stricta*), and Reed Canary Grass (*Phalaris arundinacea*).

The upland areas adjacent to the forested wetlands are dominated by White Pine, Northern Red Oak, American Beech (*Fagus grandifolia*), Witchazel (*Hamamelis virginiana*), and Bracken Fern (*Pteridium aquilinum*). The upland areas adjacent to the scrub shrub wetlands are dominated by Glossy Buckthorn (*Rhamnus frangula*), Goldenrod (*Solidago sp.*), and various grasses. The soils are very similar to the wetland soils throughout the site but have a greater depth to seasonal high water table. These soils can best be described as somewhat poorly drained Lamoine silt loam and moderately well drained Buxton silt loam.

Wetlands on this site may contain several of the thirteen functions and values as defined in The Highway Methodology Workbook Supplement by The US Army Corps of Engineers New England District (CENED). Functions and values have not been evaluated for this report and will need to be done if the proposed development will impact 20,000 s.f. or more wetlands.

REGULATORY ASSESSMENT

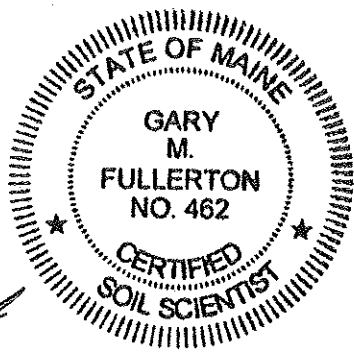
Wetlands at the site are regulated by the Army Corps of Engineers (ACOE) under the provisions of Section 404 of the Clean Water Act. Impacts to wetlands resulting from the placement of fill are addressed by the ACOE with a Programmatic General Permit. Wetlands are also regulated by the MDEP under the provisions of the Natural Resources Protection Act (NRPA) 30 M.R.S.A. §480 A-Y along with Chapter 310 of the Wetland and Waterbodies Protection Rules.

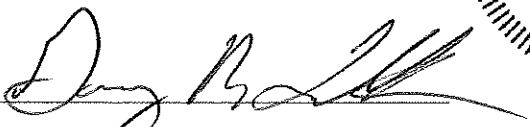
It is of my professional opinion that there are no “freshwater wetlands of special significance” per Chapter 310 Sec 4(A) except for the jurisdictional streams. Any wetlands located within 25 feet of these streams are classified as “freshwater wetlands of special significance”.

CONCLUSIONS

Wetlands within the development area should be survey located prior to any development activity. Any activity within a wetland of special significance should be assessed by the MDEP to determine the level of permitting required for the activity. Any activity within 75 feet of these wetlands may

also require permitting. The two streams as shown on the plan should be reviewed by the MDEP to determine their jurisdiction




Gary M. Fullerton - CSS # 462

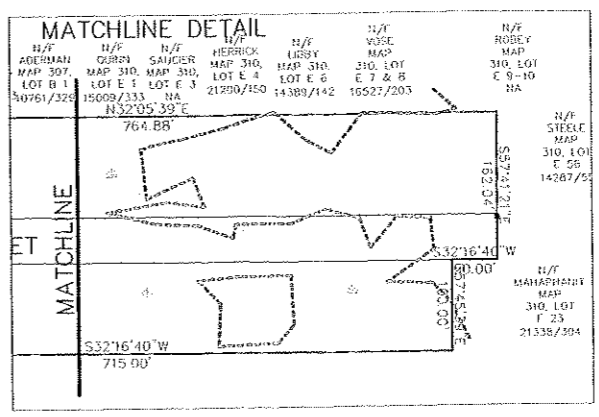
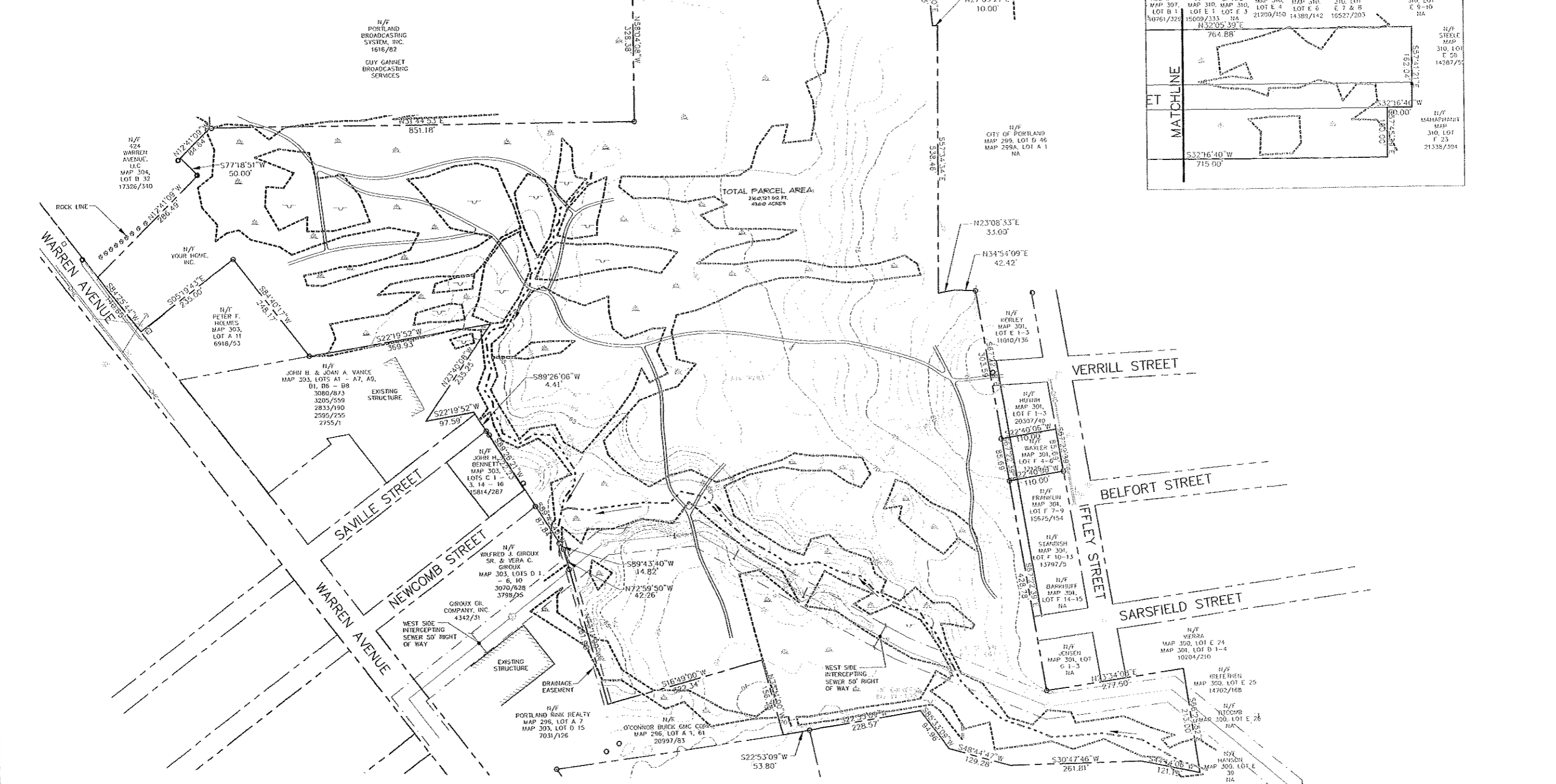
11-30-06
Date

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ASBESTOS LINE/ROW	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	C1/A1 CURVE/LINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND GPS	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	CONTOURS	---
---	GATE VALVE	---
---	SEWER	---
---	SEWER MH	---
---	DRAINAGE MH	---
---	CUL-VERT	---
---	OVERHEAD ELEC. & TEL.	---
---	UTILITY POLE	---
---	GUY	---

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN TITLED "BOUNDARY SURVEY OF WARREN AVENUE, PORTLAND, MAINE", DATED DECEMBER, 2004 BY SURVEY INC. PROPERTY IS OWNED BY ALFRED J. WAXLER.

2. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN DECEMBER, 2001 AND FINALIZED IN NOVEMBER, 2006 BY GARY M. FULLERTON, SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1981 WETLANDS DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION.



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PROJECT NO: 0334-3
 DESIGN: []
 CHECK: []
 DRAWN: []

RECORD OWNER:
 ALFRED J. WAXLER
 P.O. BOX 6661
 PORTLAND, MAINE 04103

FOR: ALFRED J. WAXLER
 P.O. BOX 6661
 PORTLAND, MAINE 04103

EXISTING CONDITIONS OF: WARREN AVENUE
 WARREN AVENUE
 PORTLAND, MAINE

DATE: 11-30-2006
 SCALE: 1" = 100'

SHEET 1 OF 1