

PLYMOUTH REIT
56 MILLIKEN STREET, PORTLAND, MAINE

TAB 3 - ENVIRONMENTAL AND LANDSCAPE FEATURES NARRATIVE

Preservation of Significant Natural Features

The site does not contain any significant or endangered wildlife or plant species. Letters requesting review were sent to both Maine Department of Inland Fisheries and Wildlife and the Maine Natural Areas Program. We have included the agency response to our request for review.

Maine Natural Areas Program responded to our request for information on significant plant species returned with no mapped species on the site. Inland Fisheries and Wildlife also responded with no known habitats or water fowl areas on the site.

We are enclosing a copy of the Sand and Gravel Aquifer Map for western Portland area. The site does not contain a significant aquifer.

CES, Inc. has performed an on-site wetland evaluation and mapping. The results of that mapping are shown on the site plan. A Tier 1 Natural Resources Protection Act application is being filed with the Maine Department of Environmental Protection for filling of approximately 7,391 square feet of forested wetland.

Landscaping and Landscape Preservation

Site landscaping will include preservation of existing trees and vegetation. Except for the clearing required for the new access driveway, existing trees and vegetation between Riverside Industrial Parkway and the proposed warehouse building will be preserved and maintained. Tree protection measures will be utilized during construction to minimize the possibility of damaging trees beyond the work limit. Approximately 8.5 acres of the site will remain wooded. Site impervious cover will be approximately 46 percent. The preserved wooded areas provide sufficient landscaping for the proposed development.

Site Landscaping

Landscaping is proposed at the main entrance of the building. This is an industrial building in an industrial zone. Abutter to the east is the railroad. Between the railroad and the residential area further to the east is an existing screen of dense native vegetation. Existing vegetation is being maintained in building set back areas to the extent practicable.

We are not proposing any additional passenger car parking (See Tab 2) because the site currently has adequate parking spaces for the existing uses and the proposed warehouse expansion. If parking does become an issue there is adequate space in the existing impervious surface to convert underutilized trailer parking into automobile parking. Most of the existing parking areas have adequate landscaping to with the requirements of Zoning.

We are not proposing any additional street trees because we will preserve and protect existing vegetation along Riverside Industrial Parkway to the extent practicable. Disturbance along Riverside Industrial Parkway will be limited to what is needed for the exit drive way and stormwater treatment systems.