
Section 12. Summary of Significant Natural Features

Summary of Significant Natural Features

Per the coordination with the Maine Departments of Conservation and inland Fisheries and Wildlife, no specific habitat and natural features were noted.

The entire property consists of approximately 18.33 acres. Of this area, approximately 8.16 acres will remain as zoned, R-OS, and consists of wetland and forested uplands. This land is being preserved by the applicant for public for use of the existing trails that the transverse the parcel. These trails include trails through the Central Maine Power transmission main easement that connect to trails to the north in the Quarry Run Dog Park.

The proposed project will be developed on the remaining 10.17 acres which is within the R-5A Zoning District. The project will “develop” approximately 4.93 acres, impervious and non-forested re-vegetated area, with the remaining 5.46 acres being maintained in a natural state. Within this undeveloped area, the applicant has executed an easement document with Portland Trails that will allow public access from Ocean Avenue to the trails within the R-OS portion of the property.

Along the boundary of the R-5A and R-OS zones and adjacent to the existing and proposed new access trail is a ridge which contains the highest point of Portland along the coast; it is marked by a National Geodetic Survey Marker, designation of West Graves, and is situate at approximately elevation 170 NAVD.