

COTTAGES AT WANDERING POND 141-UNIT ACTIVE ADULT COMMUNITY

Project Team

Applicant

Cottages at Wandering Pond Realty Trust

Wetlands Consultant

Scott Goddard, Goddard Consulting

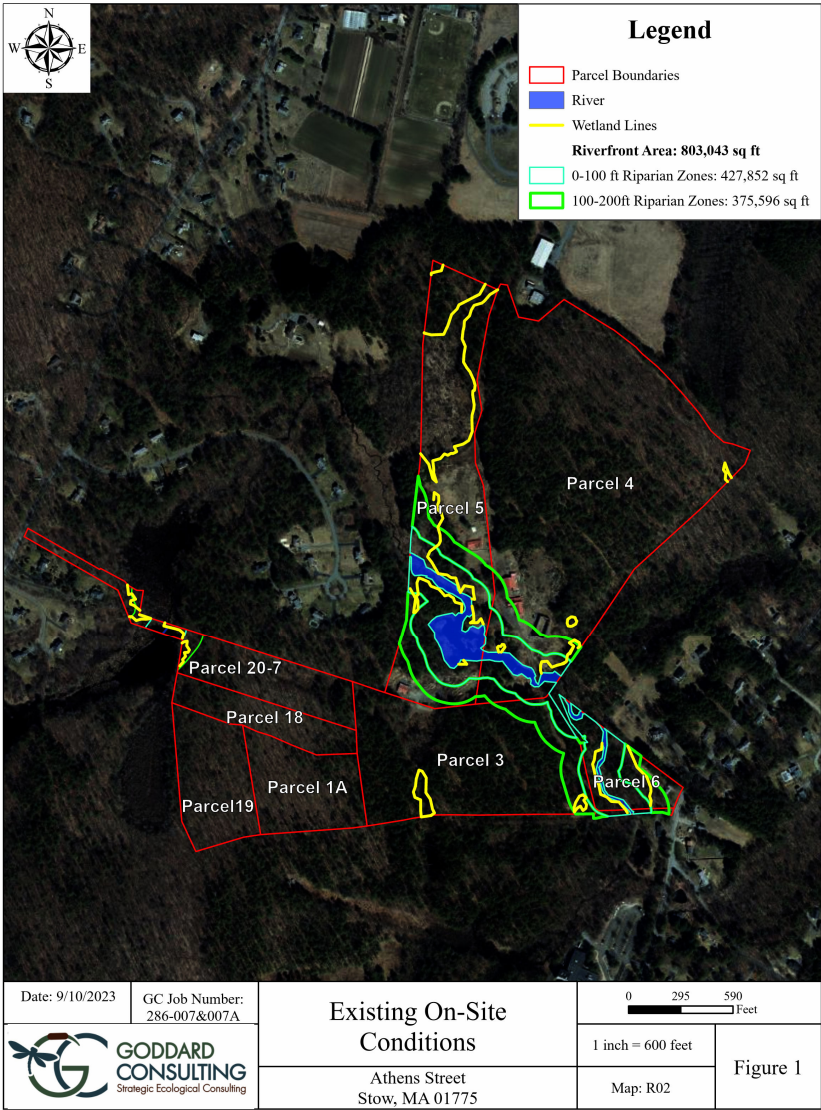
Civil Engineer

Stamski and McNary Inc.



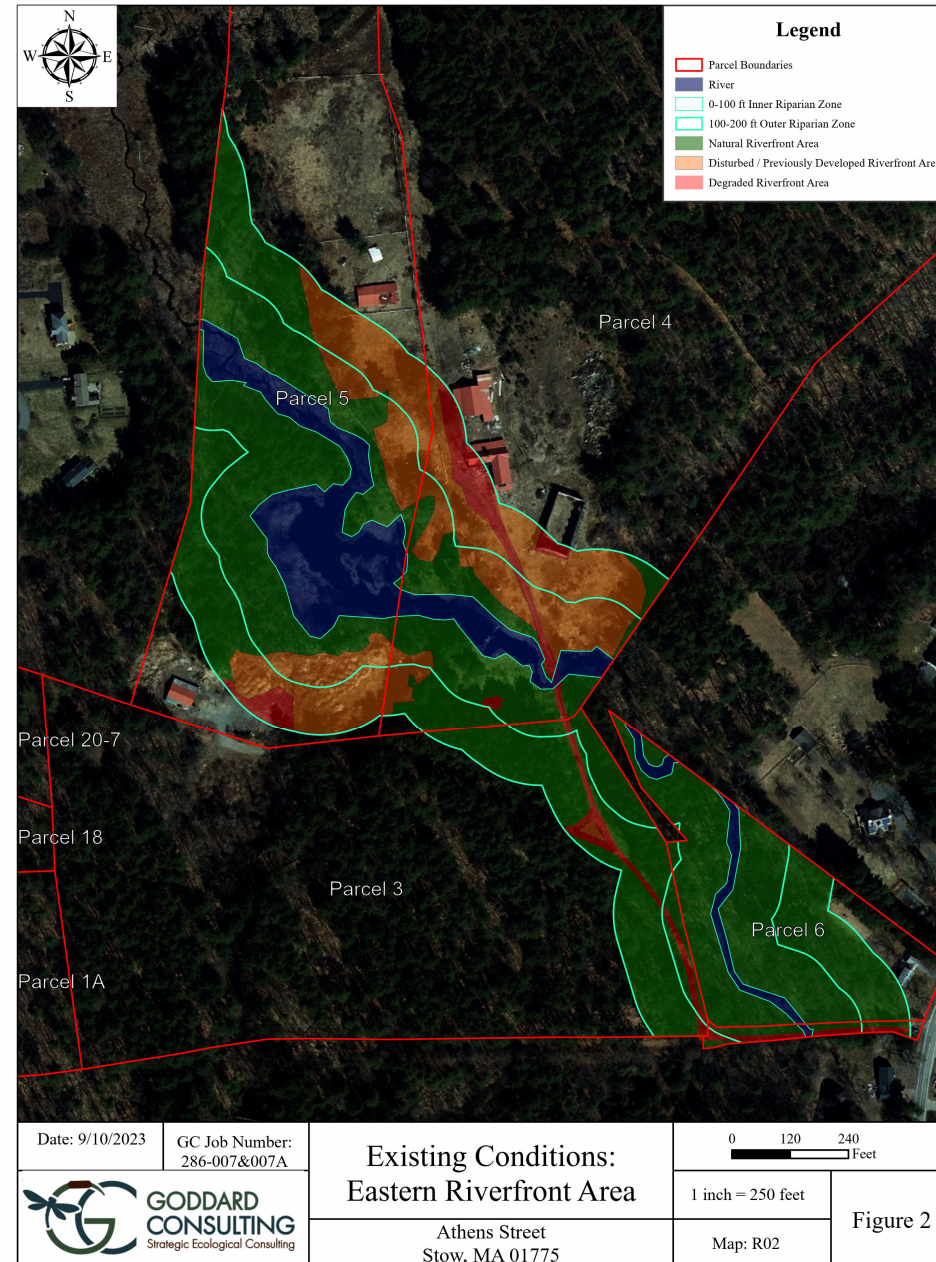
Existing Conditions

- 119 Acres consisting of 8 parcels: 1A, 3, 4, 5, 6 ,18,19, 20-7
- Upland forested and meadow land
- Wetland Resources include: BVW, Riverfront, BLSF, Bank, LUWW
- Previously Developed Riverfront Area
 - Previously Disturbed: Cleared tree areas now upland meadow
 - Degraded: pavement, buildings, gravel roadways



Riverfront Area Existing Conditions

- Riverfront Area – 200-ft
- Disturbed Area- Orange
- Degraded Area-Red
- River-Blue
- Natural Area-Green



Photographs of Disturbed and Degraded Areas on site



- TREE
- TREE LINE
- UTILITY POLE
- GAS GATE
- GAS SERVICE (BURIED)
- WATER GATE
- WATER SERVICE (BURIED)
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- DROP INLET
- SUB-SURFACE DRAIN LINE
- UNDERGROUND WIRES
- SUB-SURFACE SEWER LINE
- SUBDRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

LANE WILL BE COMPLETED. THE WASTEWATER TREATMENT FACILITY WILL BE CONSTRUCTED IN ITS ENTIRETY INCLUDING THE LEACHING FIELD LOCATED NORTH OF STEPPING STONE LANE. THE SEWER MAIN WILL BE BUILT FROM THE FACILITY TO DAISY LANE.

B. CONSTRUCT ATHENS STREET FROM STA. 0+00 TO STA. 9+50 AND THE FIRST STREAM CROSSING. WILDFLOWER WAY WILL THEN BE BUILT FROM STA. 0+00 TO STA. 2+00. INSTALL THE FIRE CISTERNS ADJACENT TO COTTAGEHOUSE LANE AND WILDFLOWER WAY. CONSTRUCT 11 DWELLINGS ALONG DAISY LANE AND COMMENCE FINAL GRADING OF THE CLEARED AREAS SPECIFIED IN PHASE 1A.

PHASE II, THE GREEN:

CLEAR AND CONSTRUCT WILDFLOWER WAY FROM STA. 2+00 TO STA. 8+50 AND THE ENTIRETY OF BUTTERCUP LANE. CLEARING SHALL EXTEND TO THE DEVELOPED AREAS TO THE EAST AND WEST OF BUTTERCUP LANE. CONSTRUCT 10 DWELLINGS AND COMMENCE FINAL GRADING OF CLEARED AREAS.

PHASE III, THE MEADOW:

CLEAR AND CONSTRUCT THE ENTIRETY OF LILY PAD LANE INCLUDING ACTIVE BASINS. BEGIN CLEARING AND GRADING OF SWEET PEA PATH UP TO THE GAZEBO LOCATED NORTHWEST OF THE STREAM. CONSTRUCT 18 DWELLINGS ALONG LILY PAD LANE AND SWEET PEA PATH. COMPLETE FINAL GRADING OF CLEARED AREAS.

PHASE IV, THE COUNTRYSIDE:

CLEAR THE LAND FOR THE REMAINDER OF WILDFLOWER WAY INCLUDING THE LOCATIONS OF BASINS IN THIS AREA. CONSTRUCT WILDFLOWER WAY FROM STA. 8+50 TO STA. 30+21 AND CONSTRUCT 50 DWELLINGS ALONG ROAD. COMMENCE FINAL GRADING OF THE CLEARED AREA. CLEAR THE COTTAGEHOUSE AREA INCLUDING COTTAGEHOUSE LANE AND ITS ASSOCIATED AMENITY AREAS. CONSTRUCT THE ROAD AND THE COTTAGEHOUSE FOR USE OF THE COMPLETED NEIGHBORHOODS.

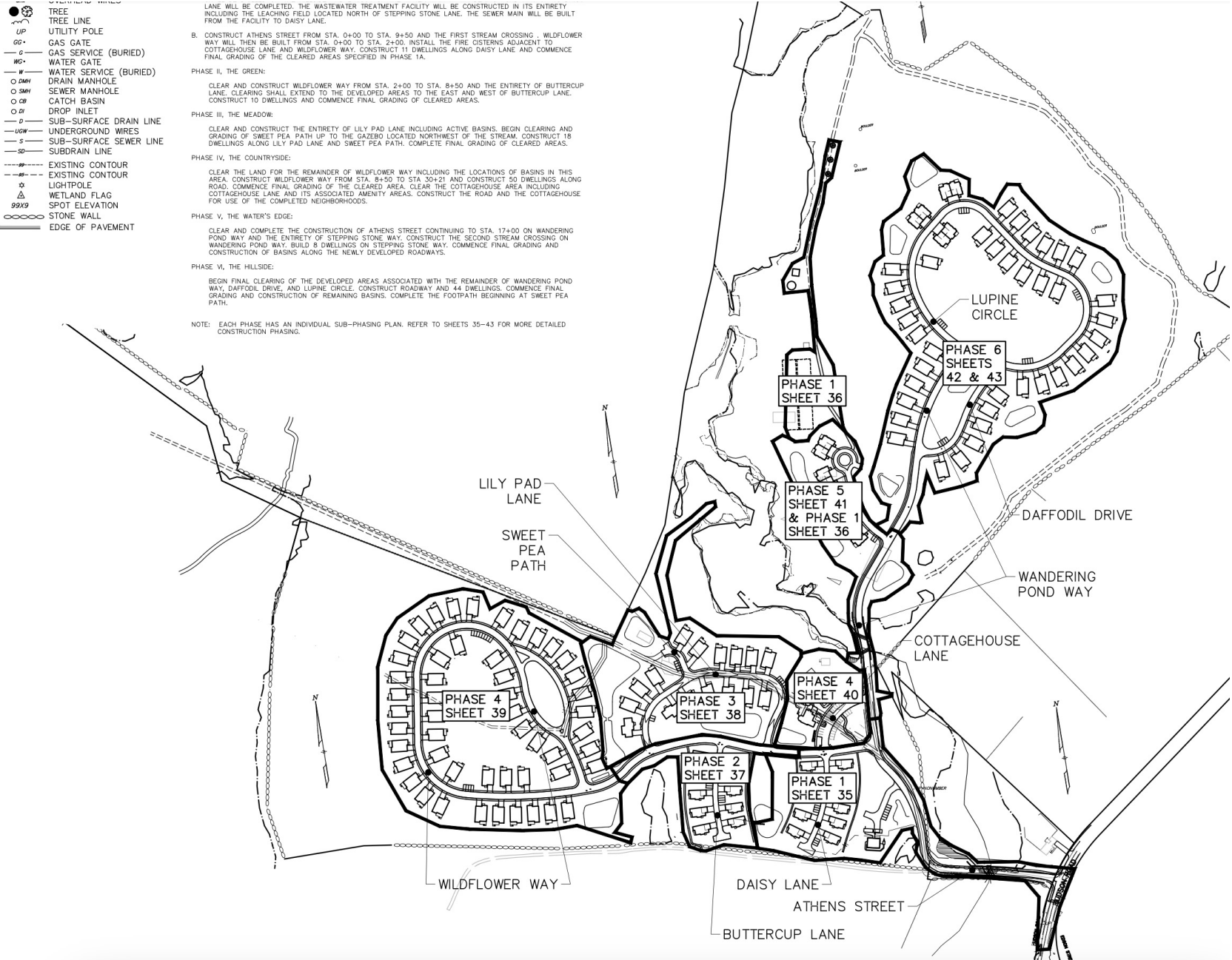
PHASE V, THE WATER'S EDGE:

CLEAR AND COMPLETE THE CONSTRUCTION OF ATHENS STREET CONTINUING TO STA. 17+00 ON WANDERING POND WAY AND THE ENTIRETY OF STEPPING STONE WAY. CONSTRUCT THE SECOND STREAM CROSSING ON WANDERING POND WAY. BUILD 8 DWELLINGS ON STEPPING STONE WAY. COMMENCE FINAL GRADING AND CONSTRUCTION OF BASINS ALONG THE NEWLY DEVELOPED ROADWAYS.

PHASE VI, THE HILLSIDE:

BEGIN FINAL CLEARING OF THE DEVELOPED AREAS ASSOCIATED WITH THE REMAINDER OF WANDERING POND WAY, DAFFODIL DRIVE, AND LUPINE CIRCLE. CONSTRUCT ROADWAY AND 44 DWELLINGS. COMMENCE FINAL GRADING AND CONSTRUCTION OF REMAINING BASINS. COMPLETE THE FOOTPATH BEGINNING AT SWEET PEA PATH.

NOTE: EACH PHASE HAS AN INDIVIDUAL SUB-PHASING PLAN. REFER TO SHEETS 35-43 FOR MORE DETAILED CONSTRUCTION PHASING.



Proposed Project: 141 Unit Development

Wetland Resource Impacts
Includes

Three River Crossings and
Impacts of:

BVW
Bank
BLSF
LUWW
Riverfront

Proposed Wetland Resource Impacts
And Proposed Replacement

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	314 lf 1. linear feet	394 lf 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	Temp: 1854 sf Perm: 2118 sf 1. square feet	Temp:1854. Perm: 3,430sf 2. square feet
c. <input checked="" type="checkbox"/> Land Under Waterbodies and Waterways	1,054 SF 1. square feet 0 3. cubic yards dredged	1,530 SF 2. square feet
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	1100 1. square feet 2,143 SF 3. cubic feet of flood storage lost	2143 2. square feet 3,430 SF 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	inland 1. Name of Waterway (if available) - specify coastal or inland	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input checked="" type="checkbox"/> 200 ft. - All other projects		
3. Total area of Riverfront Area on the site of the proposed project:		803,043 square feet
4. Proposed alteration of the Riverfront Area:		
217,659 a. total square feet	49,024 b. square feet within 100 ft.	168,635 c. square feet between 100 ft. and 200 ft.

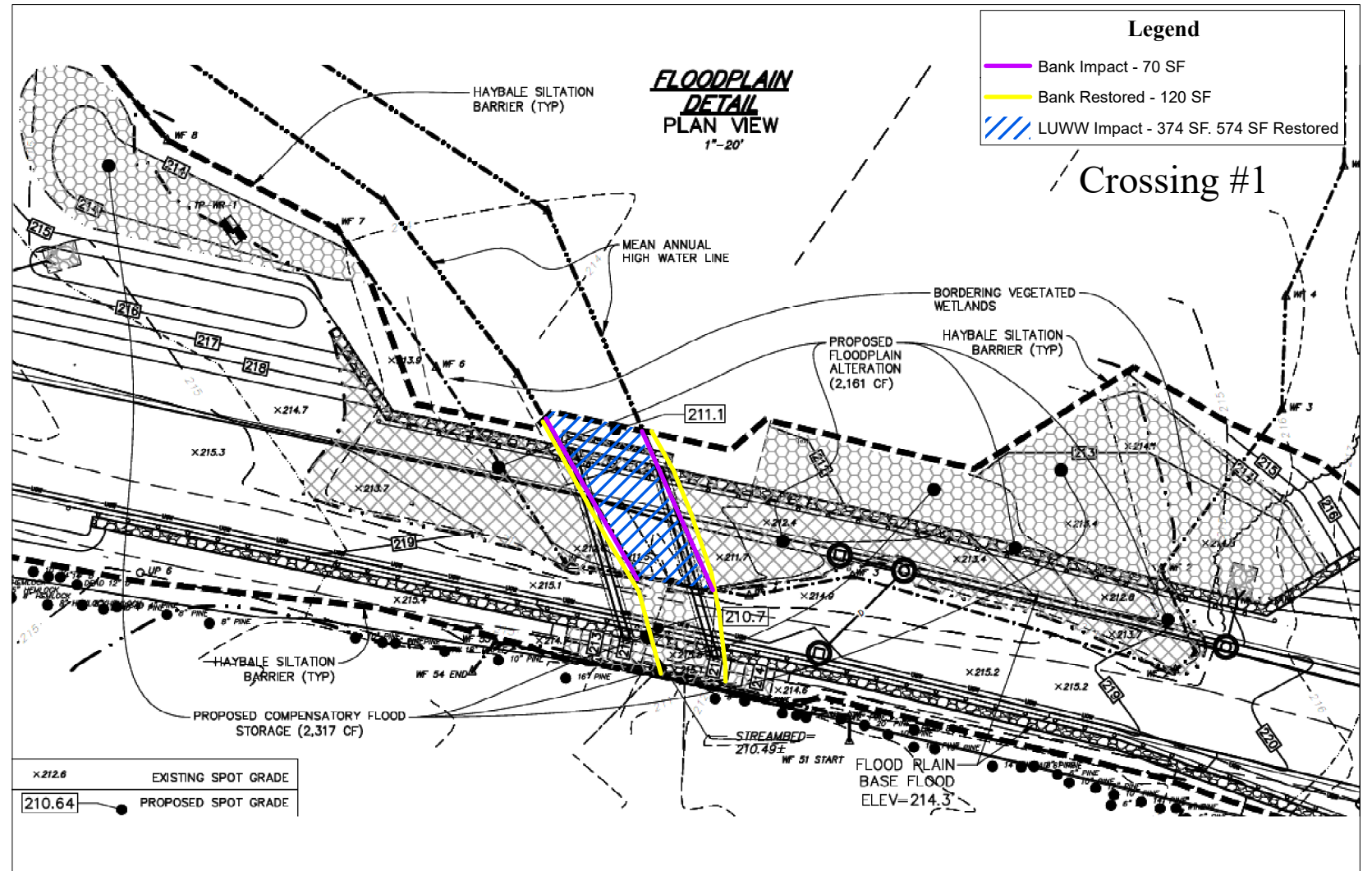
Photographs at Crossing #1



Looking north at crossing

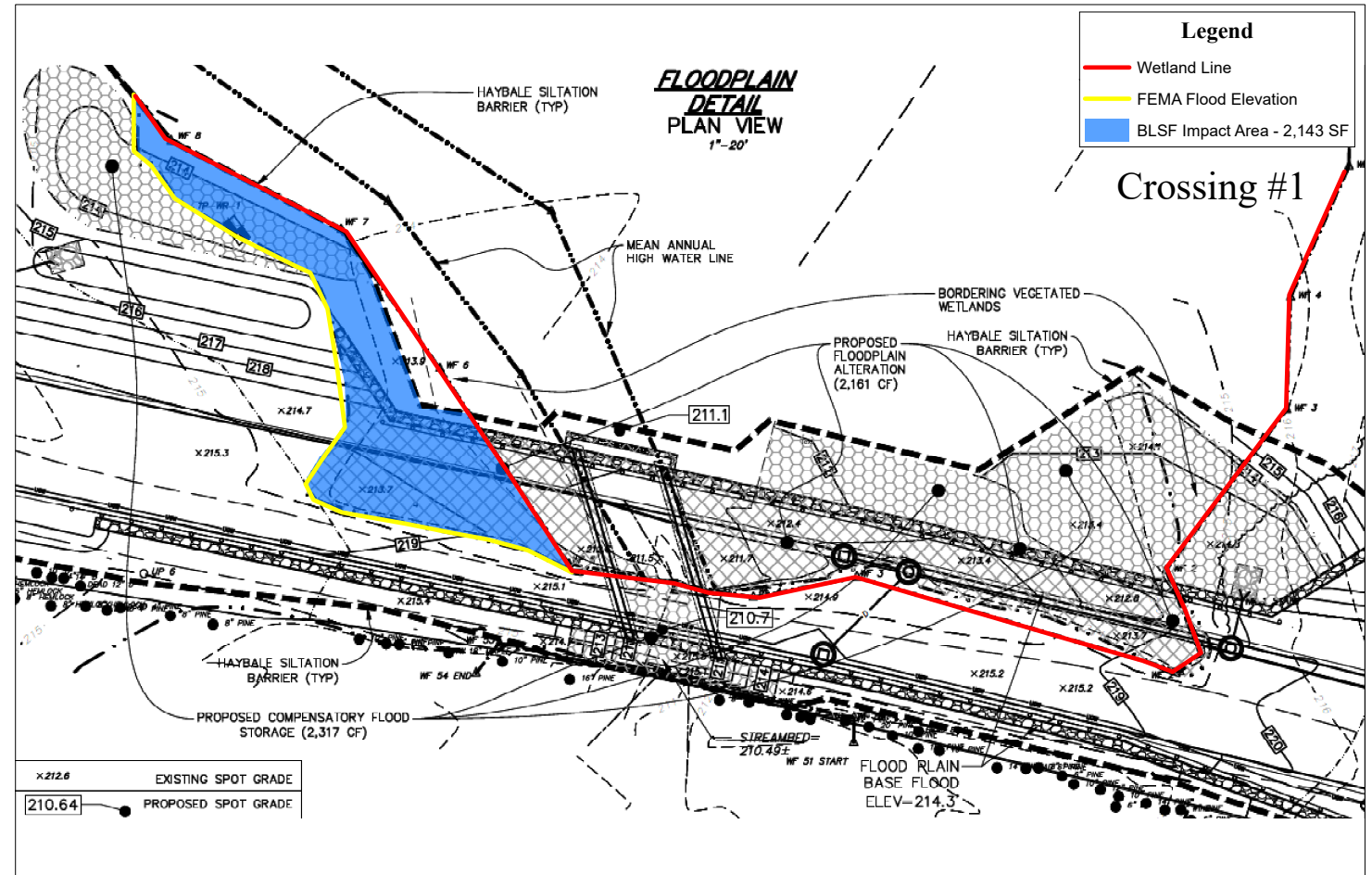


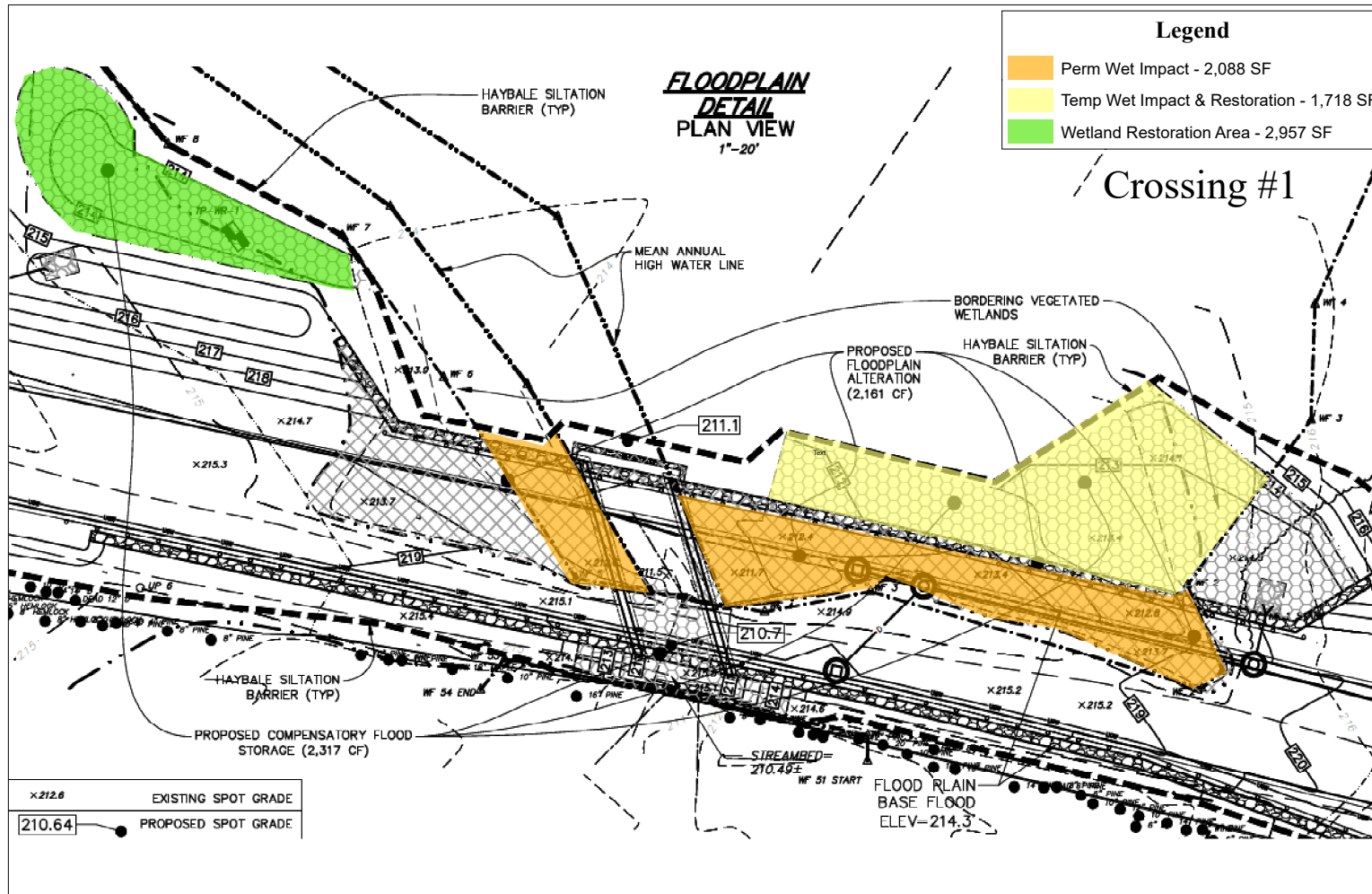
Looking south at crossing



Crossing #1 Athens Street

BLSF Impact: 2,143 SF





Crossing #1 Athens Street

BVW Wetland Impacts:

Temp. 1,718 SF (Yellow)
Perm. 2,088 SF (Orange)

BVW and BLSF Restoration
2,957 (in Green)

Photographs at Crossing #2



Looking west at Crossing #2



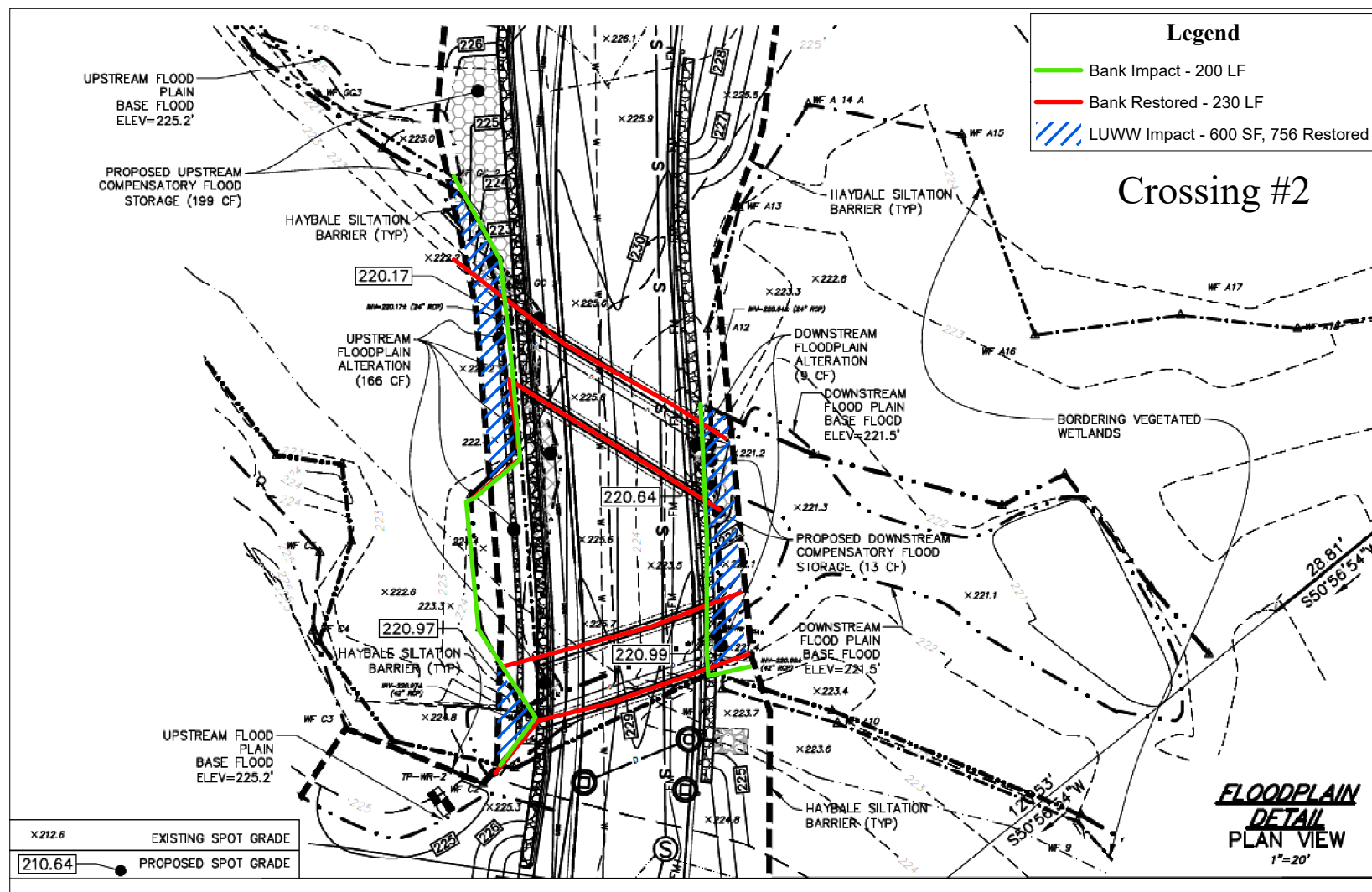
Looking east at Crossing #2

Crossing #2

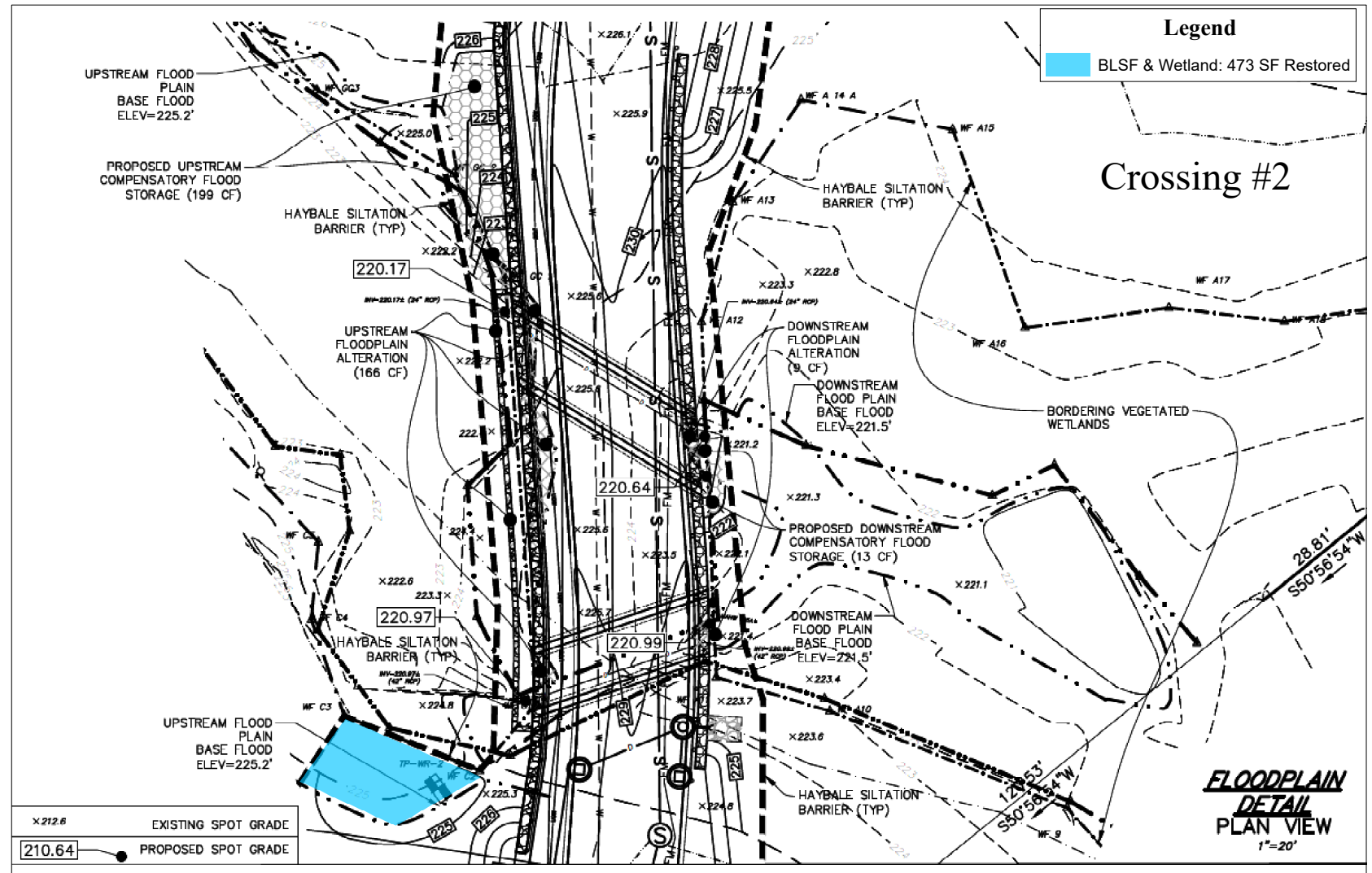
Impacts:

Bank: 200LF
LUWW:600 SF

Restored:
Bank: 230 LF
LUWW: 756 SF



Location of Restored BLSF and BVW 473 SF



Photograph at Crossing #3



Redevelopment in Riverfront Project

	Existing TOTAL	Existing 0-100'	Existing 100-200'	Proposed TOTAL	Proposed 0-100'	Proposed 100'-200'	Total Change	Proposed Nature of change
Total Riverfront Area on the site	803,043	427,852	375,596					
Degraded RFA TOTAL	52,399	10,906	41,493	80,739	26,632	54,107	28,340	
Building, Parking lot	47,046	10,906	36,140	64,522	22,011	42,511	17,476	
Other Degraded (absence of topsoil)	5,353	0	5,353	16,217	4,621	11,596	10,864	
Disturbed RFA TOTAL	189,439	73,907	115,532	135,836	21,308	114,528	-53,603	
Lawn/landscaped islands	0	0	0	90,672	21,308	69,364	90,672	
Stormwater management system	0	0	0	45,164	0	45,164	45,164	
Disturbed Riverfront Area (invasive species, altered to some capacity)	189,439	73,907	115,532	0	0	0	-189,439	
Natural areas in RFA TOTAL	561,205	342,634	218,571	586,468	368,180	218,288	25,263	
Wooded Riverfront Area	561,205	342,634	218,571	480,319	314,433	165,886	-80,886	3150 sq ft wetland restoration
Restored (degraded -> natural)	0	0	0	1,084	1,084		1,084	Removal of building out of 100-ft RA & installation of an open box culvert in
Restored (disturbed -> natural)	0	0	0	105,065	52,663	52,402	105,065	Disturbed fields allowed to re-vegetate and preserved as open land

TOTAL Riverfront Area on site	803,043	427,447	375,596	803,043	416,120	386,923		
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MITIGATION AREAS
Total Area: 105,065 SF

Inner Riparian Zone- 52,663 SF
Outer Riparian Zone- 52,402 SF

