



**US Army Corps  
of Engineers**<sup>®</sup>  
New England District  
**Vermont Project Office**  
**8 Carmichael Street, Suite 205**  
**Essex Junction, Vermont 05452**

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# PUBLIC NOTICE

**Comment Period Begins:** July 9, 2013  
**Comment Period Ends:** August 9, 2013  
**File Number:** NAE-2010-1452  
**In Reply Refer To:** Marty Abair  
**Phone:** (802) 872-2893  
**E-mail:** Martha.a.abair@usace.army.mil

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The District Engineer has received a permit application to conduct work in waters of the United States as described below.

**APPLICANT:** Timber Creek at Okemo Number II, LLC, ATTN: Andrew Becker, 162 West Street, Cromwell, Connecticut 06416

**ACTIVITY:** Place fill in 42,198 sq. ft. (0.97 acre) of waters of the U.S. in conjunction with the 208 unit recreational, ski-in/ski-out residential "Timber Creek at Okemo Number II" development off Trailside Road in Ludlow, Vermont. Secondary impacts will potentially occur to an additional 127,364 sq. ft. (2.92 acres) of forested wetland and 18,278 sq. ft. (0.42 acre) of streams. A detailed description and plans of the activity are attached.

## **WATERWAY AND LOCATION OF THE PROPOSED WORK:**

This work is proposed in various streams and wetlands off the west side of Trailside Road in Ludlow, Vermont (Latitude 43.3917595 N, Longitude 72.7337733 W).

## **AUTHORITY**

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899
- Section 404 of the Clean Water Act
- Section 103 of the Marine Protection, Research and Sanctuaries Act).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

**CENAE-R**  
**FILE NO. NAE-2010-1452**

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

**NATIONAL HISTORIC PRESERVATION ACT**

Based on his initial review, the District Engineer has determined that the proposed work may impact properties listed in, or eligible for listing in, the National Register of Historic Places. Additional review and consultation to fulfil requirements under Section 106 of the National Historic Preservation Act of 1966, as amended, will be ongoing as part of the permit review process.

**ENDANGERED SPECIES CONSULTATION**

The New England District, Army Corps of Engineers has reviewed the list of species protected under the Endangered Species Act of 1973, as amended, which might occur at the project site. It is our preliminary determination that the proposed activity for which authorization is being sought is designed, situated or will be operated/used in such a manner that it is not likely to adversely affect any Federally listed endangered or threatened species or their designated critical habitat. By this Public Notice, we are requesting that the appropriate Federal Agency concur with our determination.

The following authorizations have been applied for, or have been, or will be obtained:

- Permit, License or Assent from State.
- Permit from Local Wetland Agency or Conservation Commission.
- Water Quality Certification in accordance with Section 401 of the Clean Water Act.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. **Comments should be submitted in writing by the above date.** If you have any questions, please contact Marty Abair at (978) 318-8484 or (802) 872-2893.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

**CENAE-R**  
**FILE NO. NAE-2010-1452**

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

**THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.**

*102*  
**Frank J. DelGiudice**  
**Chief, Permits and Enforcement Branch**  
**Regulatory Division**

If you would prefer not to continue receiving Public Notices by email, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at [bettina.m.chaisson@usace.army.mil](mailto:bettina.m.chaisson@usace.army.mil). You may also check here ( ) and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**PROPOSED WORK AND PURPOSE**

The work will involve the construction of 208 recreational, ski-in, ski-out residential units consisting of 186 multi-family units and 22 single-family homes, associated infrastructure, a base lodge, development of seven new downhill ski trails and two new lifts which would connect to the existing Okemo Mountain Resort trail system on a 266.8 acre parcel off the west side of Trailside Road in Ludlow, Vermont. The project site is immediately south of the existing Okemo ski trails and lift system. About 33,714 sq. ft. (0.77 acre) of forested wetland and 7359 sq. ft. (3151 linear ft./0.17 acre) of perennial, intermittent and ephemeral streams will be permanently impacted by the project. About 72 sq. ft. (0.002 acre) of forested wetland and 1053 sq. ft. (337 linear ft./0.02 acre) of stream channel will be temporarily impacted. Secondary impacts due to fragmentation and intrusion will occur to an additional 127,364 sq. ft. (2.92 acres) of wetland. About 1224 linear ft. (10,780 sq. ft./0.25 acre) of stream channel will be impacted by the loss of riparian forest cover and an additional 2133 linear ft. (7498 sq. ft./0.17 acre) of stream channel may be secondarily impacted during construction.

The basic purpose of the project is to construct a ski-in/ski-out residential development in the vicinity of the Okemo Mountain Ski Resort.

The work is described on the enclosed plans entitled “Timber Creek at Okemo Number II, LLC.” (dated “February 13, 2012 Revised: May 6, 2013” and “February 15, 2012 Revised: May 6, 2013”) and “Timber Creek at Okemo II LLC (dated “May 2, 2013 Revised: May 15, 2013”)

The applicant conducted an analysis of alternative potential ski-in/ski-out residential development sites in the vicinity of the proposed project. A total of five sites in Ludlow and Mt. Holly were identified and evaluated.

Alternative Site 1 is a 258 acre site located in Ludlow. This site is 0.7 mile from Okemo. Reaching the Okemo trail system via an alpine ski trail would be difficult to achieve given topography and the need to cross additional properties. The 258 acres is comprised of nine separate properties, and includes about 201.6 acres of highly erodible soils.

Alternative Site 2 is a 218.5 acre site located in Ludlow. This site is 0.5 mile from Okemo. Reaching the Okemo trail system via an alpine ski trail would be difficult to achieve since the site is separated from Okemo by a major roadway (VT Route 103). This site contains a mapped deer wintering area, State-mapped wetlands and 155.7 acres of highly erodible soils.

Alternative Site 3 is a 389.2 acre site located in Ludlow. This entire parcel is situated within the Okemo Vermont State Forest. As such, it is extremely unlikely that approval for constructing residential housing would be granted. This site is also constrained by State-mapped significant natural communities, deer wintering area, and 6772 linear feet of State-mapped streams

Alternative Site 4 is a 267.1 acre site located in Mount Holly. This site is 0.8 mile from Okemo and on the opposite flank of Okemo Mountain from the ski resort. Reaching the Okemo trail system via an alpine ski trail would be difficult to achieve due to the need to traverse State-mapped significant natural communities, black bear habitat, and the Okemo State Forest. This site contains 196.4 acres of highly erodible soils and 7839 linear ft. of State-mapped streams.

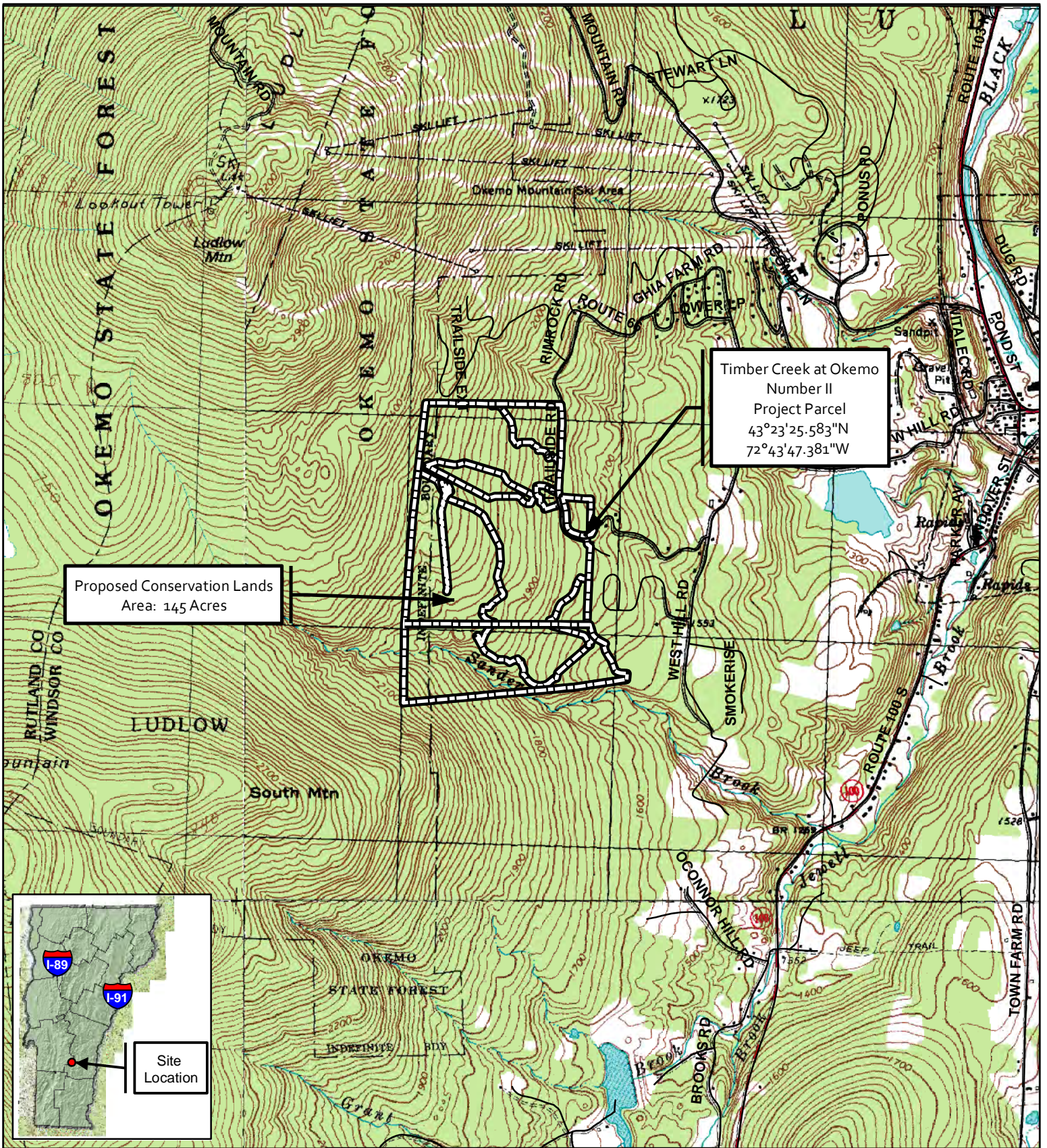
**CENAE-R**  
**FILE NO. NAE-2010-1452**

Alternative Site 5 is a 363.5 acre site located in Mount Holly. This site is 1.6 miles from Okemo and on the opposite flank of Okemo Mountain from the ski resort. Reaching the Okemo trail system via an alpine ski trail would be difficult to achieve due to the need to traverse State-mapped significant natural communities, black bear habitat, and the Okemo State Forest. This site contains 324.1 acres of highly erodible soils, 8 acres of State-mapped wetlands and 3972 linear ft. of State-mapped streams.

The applicant concluded that none of these sites were practicable, due primarily to the difficulty in providing an alpine trail connection to the existing Okemo trail system.

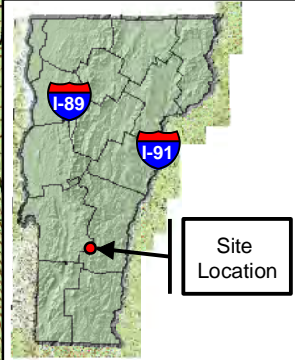
Since initial design of the project in 2007, direct permanent wetland impacts have been reduced from 3.0 acres to the currently proposed 0.77 acre.

In an attempt to mitigate for the unavoidable impacts of the project, the applicant proposes to preserve, in perpetuity, the remaining 145 acres of undeveloped forestland on the property. Roughly 101 acres of the mitigation parcel abuts the Okemo State Forest in the west and southwest portion of the parcel. Several streams, wetlands and a vernal pool are located within this portion of the parcel. The remainder of the preserved lands are stream corridors and riparian buffers that abut the development.

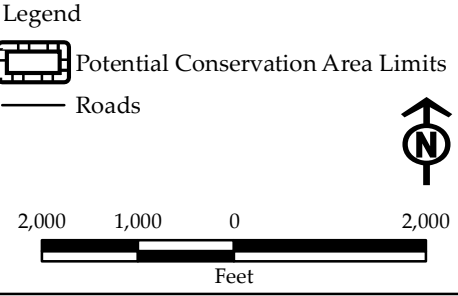


Proposed Conservation Lands  
Area: 145 Acres

Timber Creek at Okemo  
Number II  
Project Parcel  
43°23'25.583"N  
72°43'47.381"W



Site Location

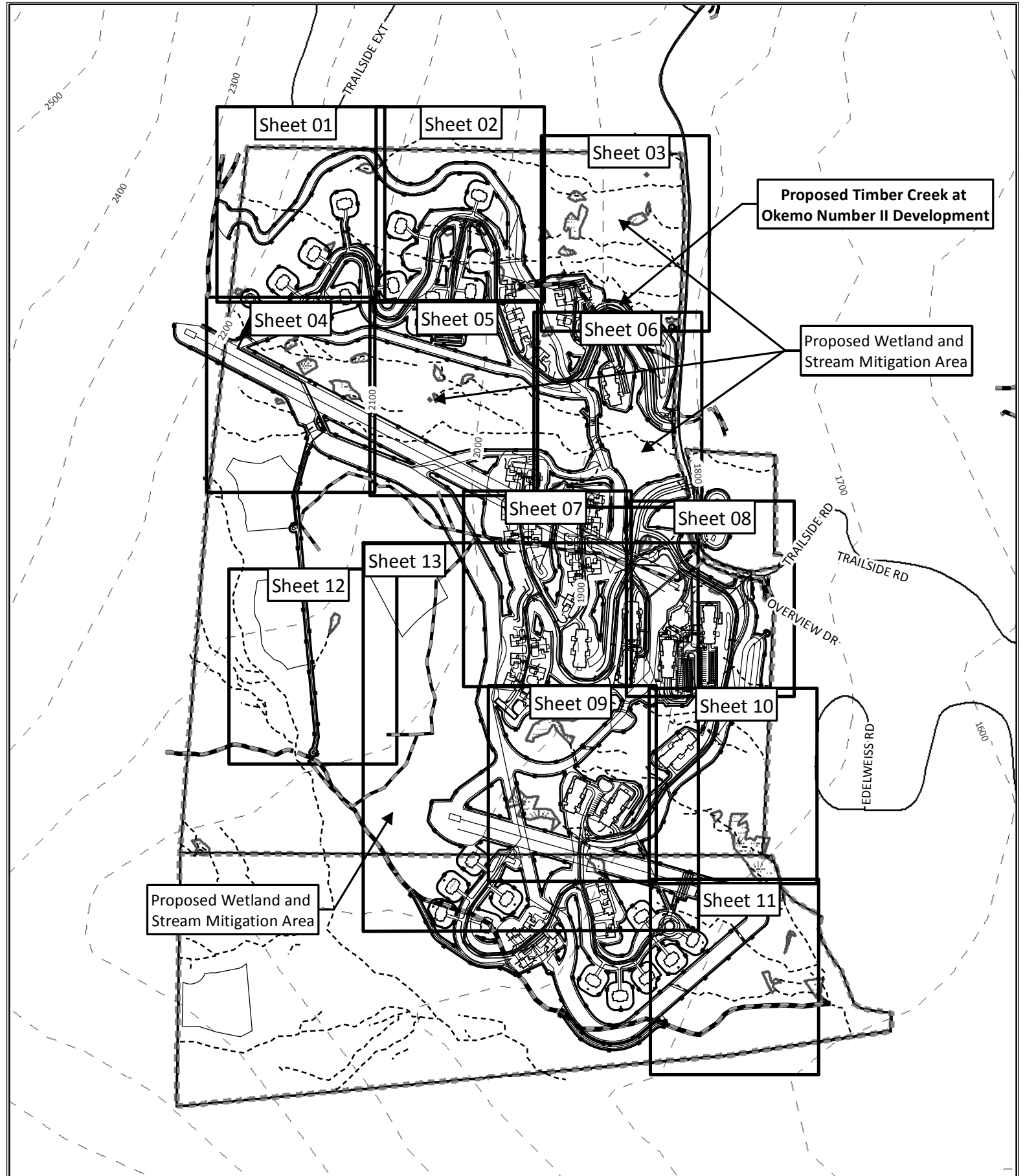


**Timber Creek at Okemo Number II, LLC.**  
**Ludlow, VT**  
**Proposed Conservation Lands**  
**Site Location Map**

February 13, 2012  
Revised: May 6, 2013

Sources: USGS Topo 0706 (1983), 0707 (1983)  
from VCGI; Conservation Area Limits by VHB (2013).





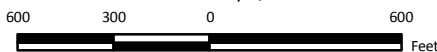
**Legend**

- Project Design
- ▬ Project/EPSC Clearing
- ▭ Project Parcels
- Wetland (VHB)
- - - Stream Centerlines (VHB)
- ▭ Impact Exhibit Sheet
- 100 ft. Contour
- Road
- Existing Trail/Gravel Road



**Timber Creek at Okemo Number II  
Ludlow, Vermont  
Wetland, Stream and Vernal Pool Envelope  
Impact Exhibit  
Index Map**

February 15, 2012  
Revised: May 6, 2013



Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Design files by VHB (2012-2013).



Prepared by: jtherrien

## Legend

### Stream Impact Type

— Permanent

▬ Temporary

▬ Direct Secondary

▬ Indirect Secondary

### Wetland Impact Type

■ Permanent

▨ Temporary

▨ Secondary

▨ Class II Wetland (VHB)

▨ Class III Wetland (VHB)

▨ Vernal Pool (VHB)

▨ 750 ft. Vernal Pool Envelope

### Stream Centerlines (VHB)

— Perennial

- - Intermittent

..... Ephemeral

--- Recon Stream (VHB)

□ 50 ft. Class II Wetland Buffer

▬ Project/EPSC Clearing

--- Limits of Grading

▬ Roads (VTrans)

▬ Property Line

- - 2 ft. Contour

- - - 10 ft. Contour

▬ Existing Trail/Gravel Road

Timber Creek at Okemo Number II  
Ludlow, Vermont  
Wetland, Stream and Vernal Pool Envelope  
Impact Exhibit  
Legend Sheet

February 15, 2012  
Revised: May 6, 2013

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Feet

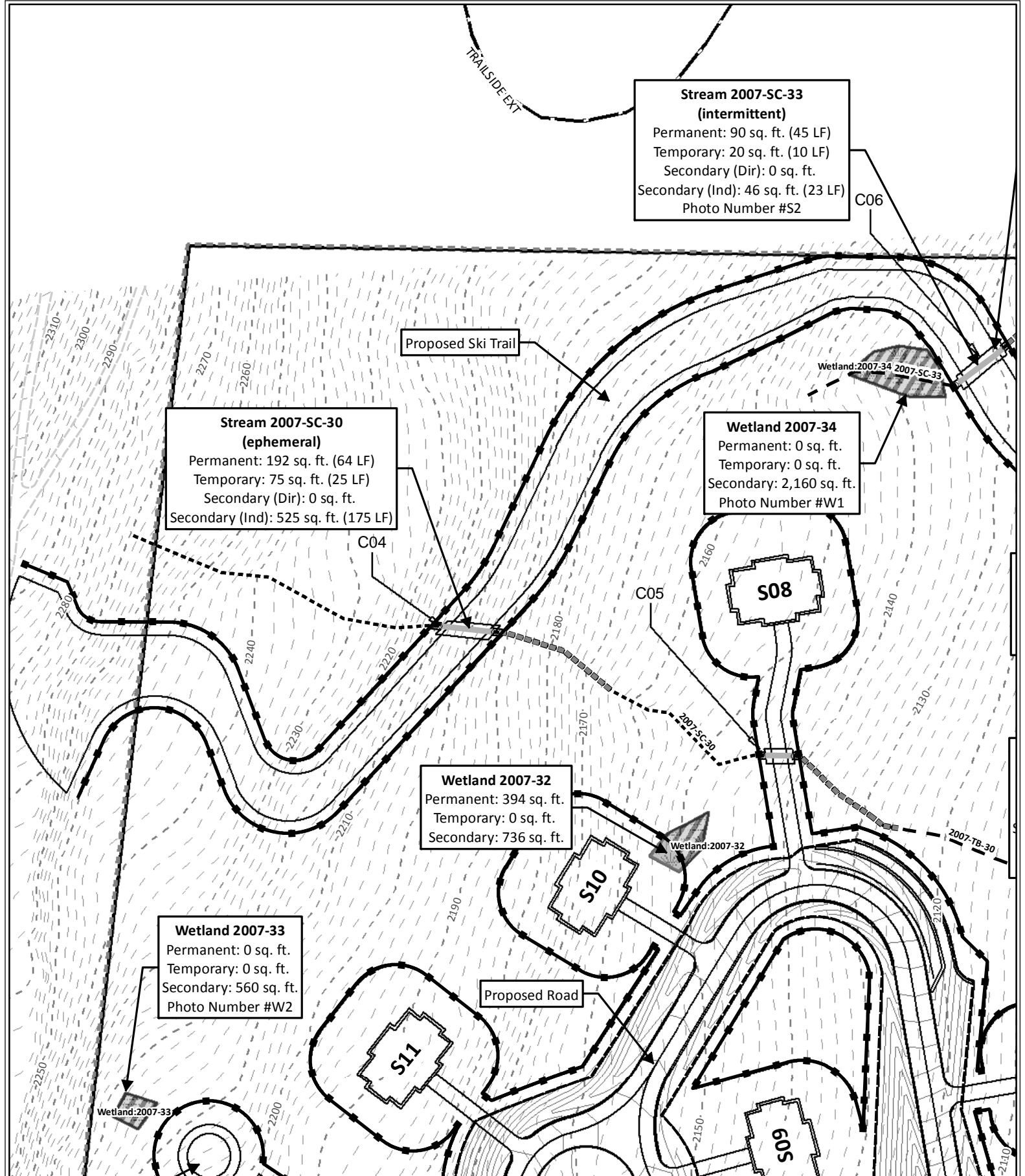
Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Design files by VHB (2012-2013).

 **Vanasse Hangen Brustlin, Inc.**

Prepared by: jtherrien

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**Stream 2007-SC-33  
(intermittent)**  
 Permanent: 90 sq. ft. (45 LF)  
 Temporary: 20 sq. ft. (10 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 46 sq. ft. (23 LF)  
 Photo Number #S2

**Stream 2007-SC-30  
(ephemeral)**  
 Permanent: 192 sq. ft. (64 LF)  
 Temporary: 75 sq. ft. (25 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 525 sq. ft. (175 LF)

**Wetland 2007-34**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 2,160 sq. ft.  
 Photo Number #W1

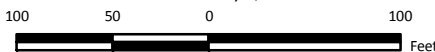
**Wetland 2007-32**  
 Permanent: 394 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 736 sq. ft.

**Wetland 2007-33**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 560 sq. ft.  
 Photo Number #W2

- Legend**
- Wetland Impact Type
    - Permanent
    - Temporary
    - Secondary
  - Stream Impact Type
    - Permanent
    - Temporary
    - Direct Secondary
    - Indirect Secondary
  - Class II Wetland (VHB)
  - Class III Wetland (VHB)
  - Vernal Pool (VHB)
  - Stream Centerlines (VHB)
    - Perennial
    - Intermittent
    - Ephemeral
    - Recon Stream (VHB)
    - 50 ft. Class II Wetland Buffer
  - Project Design
  - Limits of Grading
  - Project/EPSC Clearing
  - Existing Trail/Gravel Road
  - 2 ft. Contour
  - 10 ft. Contour
  - Roads (VTrans)
  - Property Line

**Timber Creek at Okemo Number II  
Ludlow, Vermont  
Wetland, Stream and Vernal Pool Envelope  
Impact Exhibit**

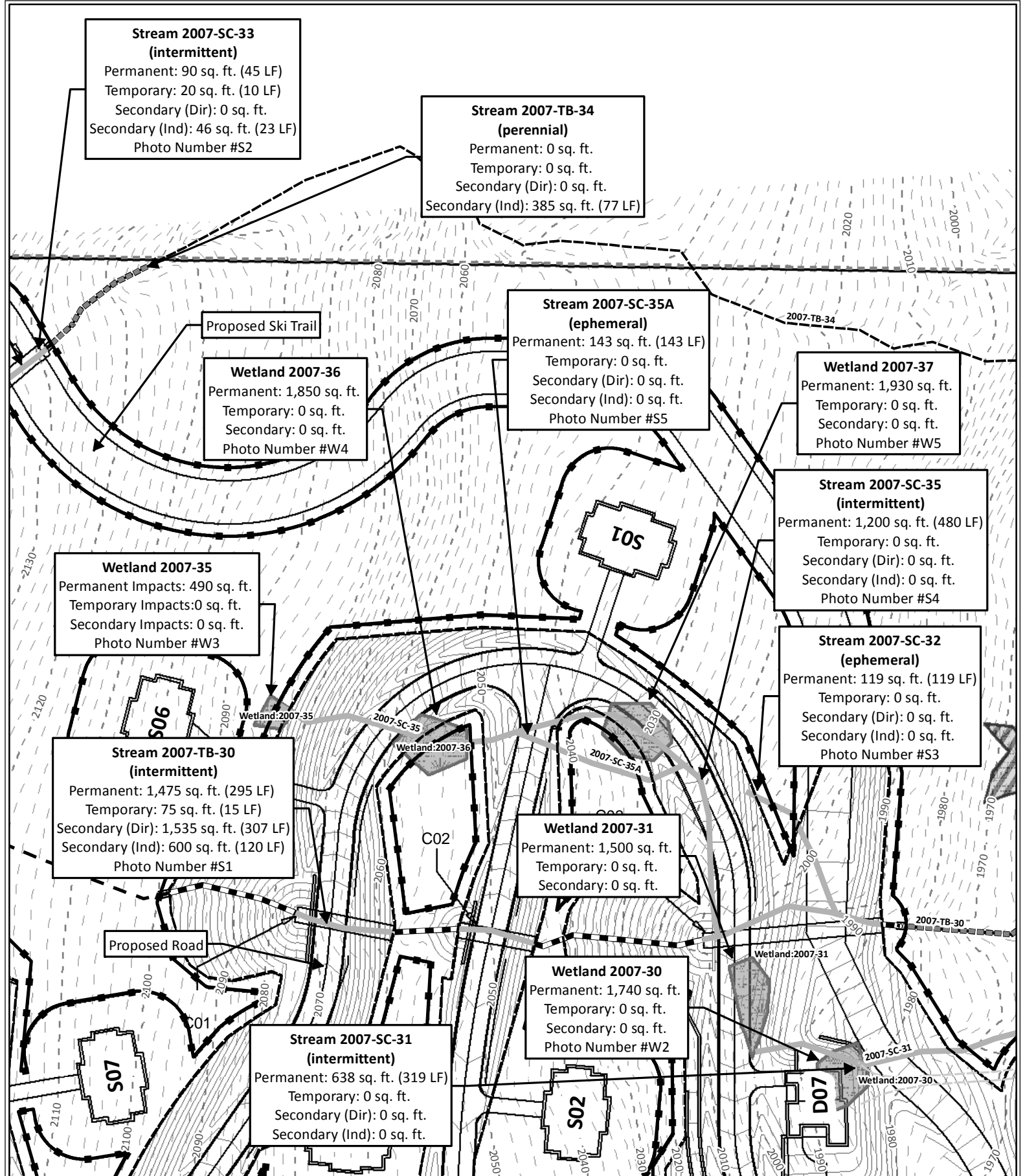
Sheet 01 of 13  
 February 15, 2012  
 Revised: May 6, 2013



Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

**VHB Vanasse Hangen Brustlin, Inc.**

Prepared by: jtherrien



**Stream 2007-SC-33  
(intermittent)**  
 Permanent: 90 sq. ft. (45 LF)  
 Temporary: 20 sq. ft. (10 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 46 sq. ft. (23 LF)  
 Photo Number #S2

**Stream 2007-TB-34  
(perennial)**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 385 sq. ft. (77 LF)

**Stream 2007-SC-35A  
(ephemeral)**  
 Permanent: 143 sq. ft. (143 LF)  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 0 sq. ft.  
 Photo Number #S5

**Wetland 2007-37**  
 Permanent: 1,930 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.  
 Photo Number #W5

**Stream 2007-SC-35  
(intermittent)**  
 Permanent: 1,200 sq. ft. (480 LF)  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 0 sq. ft.  
 Photo Number #S4

**Stream 2007-SC-32  
(ephemeral)**  
 Permanent: 119 sq. ft. (119 LF)  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 0 sq. ft.  
 Photo Number #S3

**Wetland 2007-35**  
 Permanent Impacts: 490 sq. ft.  
 Temporary Impacts: 0 sq. ft.  
 Secondary Impacts: 0 sq. ft.  
 Photo Number #W3

**Stream 2007-TB-30  
(intermittent)**  
 Permanent: 1,475 sq. ft. (295 LF)  
 Temporary: 75 sq. ft. (15 LF)  
 Secondary (Dir): 1,535 sq. ft. (307 LF)  
 Secondary (Ind): 600 sq. ft. (120 LF)  
 Photo Number #S1

**Wetland 2007-31**  
 Permanent: 1,500 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.

**Wetland 2007-30**  
 Permanent: 1,740 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.  
 Photo Number #W2

**Stream 2007-SC-31  
(intermittent)**  
 Permanent: 638 sq. ft. (319 LF)  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 0 sq. ft.

**Legend**

Wetland Impact Type	Class II Wetland (VHB)	Project Design
Permanent	Class III Wetland (VHB)	Limits of Grading
Temporary	Vernal Pool (VHB)	Project/EPSC Clearing
Secondary	Stream Centerlines (VHB)	Existing Trail/Gravel Road
<b>Stream Impact Type</b>		
Perennial		2 ft. Contour
Permanent		10 ft. Contour
Temporary		Roads (VTrans)
Direct Secondary		Property Line
Indirect Secondary		
Recon Stream (VHB)		
50 ft. Class II Wetland Buffer		

**Timber Creek at Okemo Number II  
Ludlow, Vermont  
Wetland, Stream and Vernal Pool Envelope  
Impact Exhibit**

Sheet 02 of 13  
February 15, 2012  
Revised: May 6, 2013

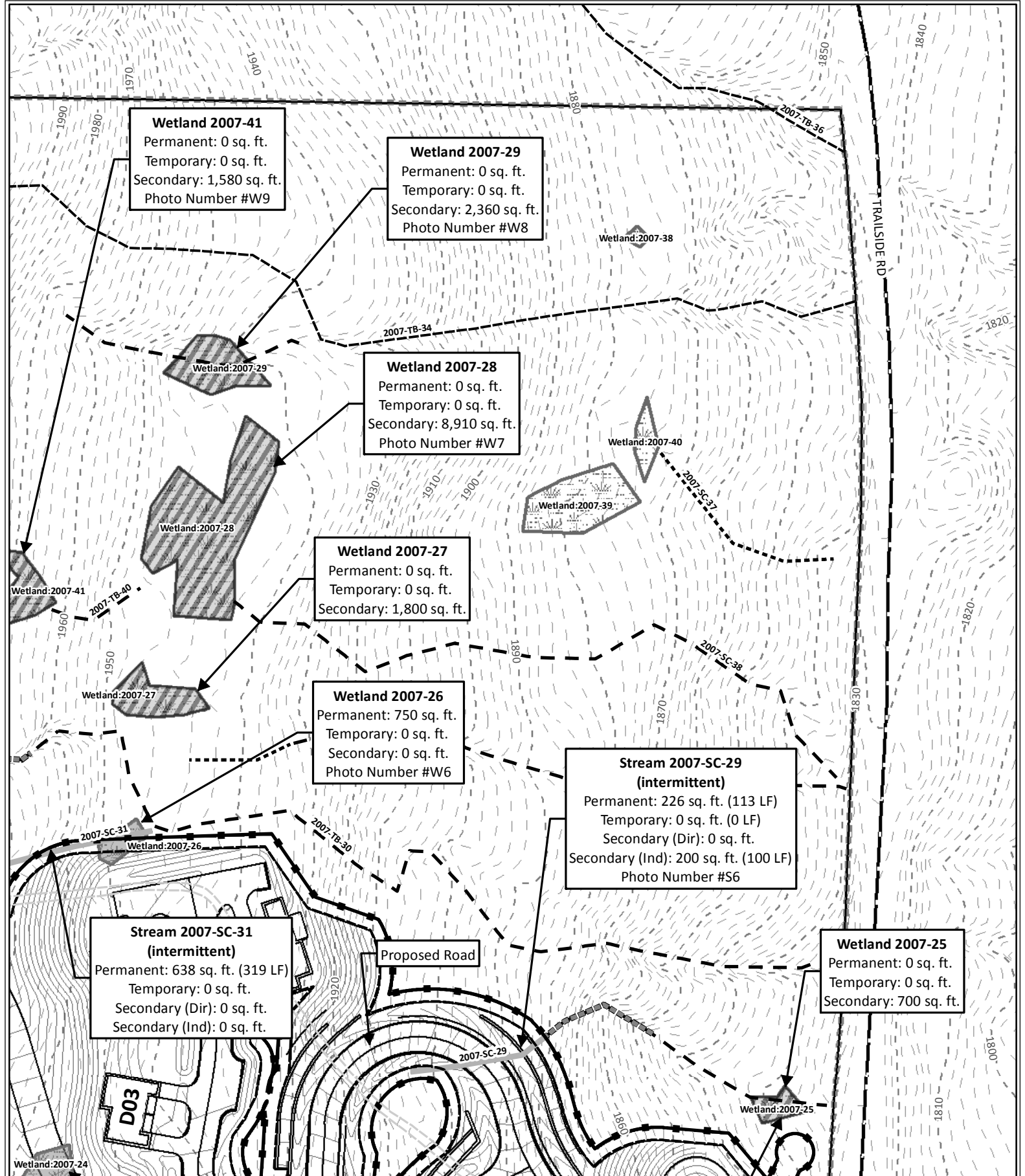
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Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

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Prepared by: jtherrien

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**Wetland 2007-41**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 1,580 sq. ft.  
 Photo Number #W9

**Wetland 2007-29**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 2,360 sq. ft.  
 Photo Number #W8

**Wetland 2007-28**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 8,910 sq. ft.  
 Photo Number #W7

**Wetland 2007-27**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 1,800 sq. ft.

**Wetland 2007-26**  
 Permanent: 750 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.  
 Photo Number #W6

**Stream 2007-SC-29 (intermittent)**  
 Permanent: 226 sq. ft. (113 LF)  
 Temporary: 0 sq. ft. (0 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 200 sq. ft. (100 LF)  
 Photo Number #S6

**Stream 2007-SC-31 (intermittent)**  
 Permanent: 638 sq. ft. (319 LF)  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 0 sq. ft.

**Wetland 2007-25**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 700 sq. ft.

**Legend**


**Timber Creek at Okemo Number II  
 Ludlow, Vermont  
 Wetland, Stream and Vernal Pool Envelope  
 Impact Exhibit**

Sheet 03 of 13  
 February 15, 2012  
 Revised: May 6, 2013

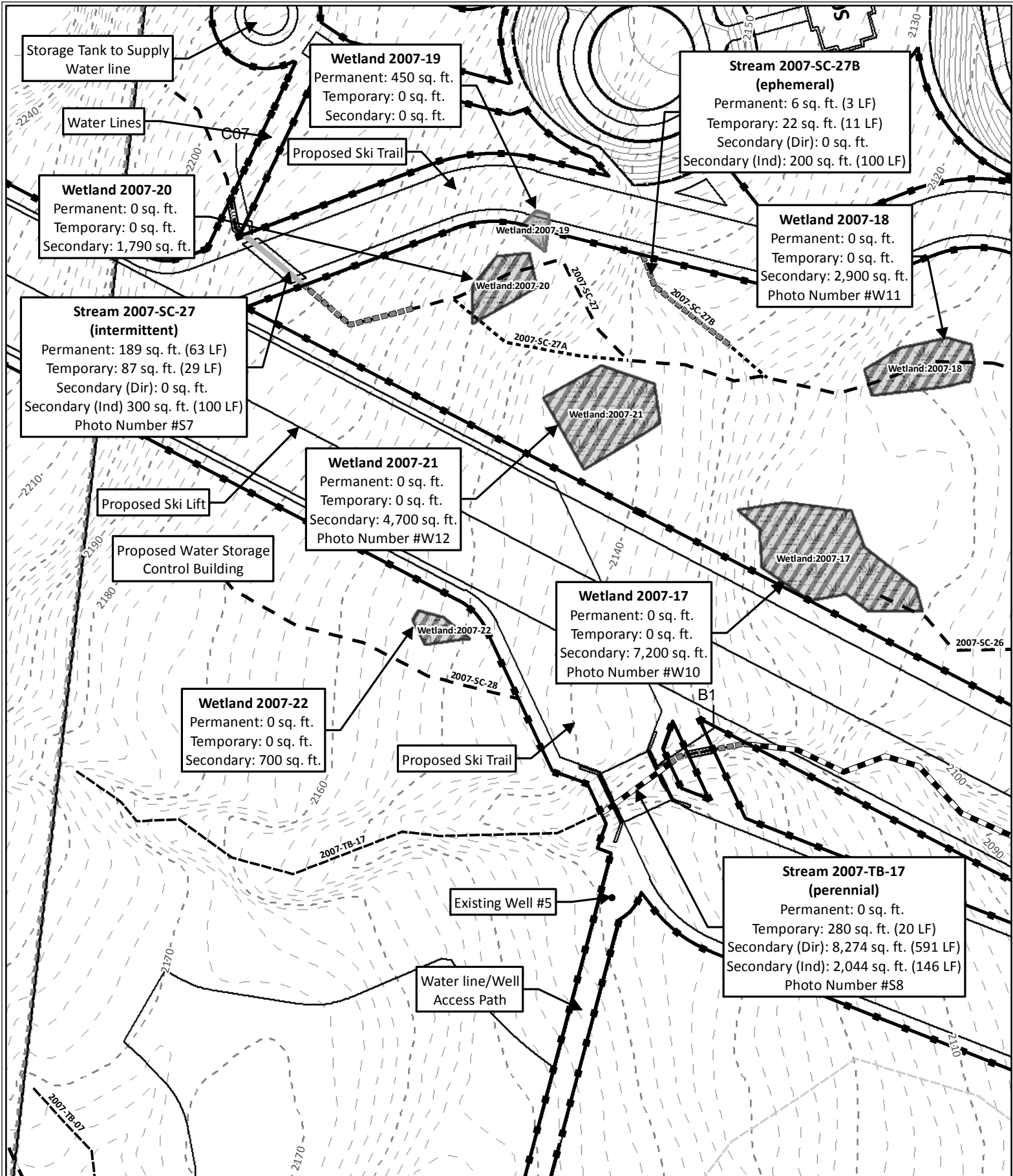
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Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

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Storage Tank to Supply Water line

**Wetland 2007-19**  
 Permanent: 450 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.

**Stream 2007-SC-27B (ephemeral)**  
 Permanent: 6 sq. ft. (3 LF)  
 Temporary: 22 sq. ft. (11 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 200 sq. ft. (100 LF)

**Wetland 2007-20**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 1,790 sq. ft.

**Wetland 2007-18**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 2,900 sq. ft.  
 Photo Number #W11

**Stream 2007-SC-27 (intermittent)**  
 Permanent: 189 sq. ft. (63 LF)  
 Temporary: 87 sq. ft. (29 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind) 300 sq. ft. (100 LF)  
 Photo Number #S7

**Wetland 2007-21**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 4,700 sq. ft.  
 Photo Number #W12

**Wetland 2007-17**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 7,200 sq. ft.  
 Photo Number #W10

**Wetland 2007-22**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 700 sq. ft.

**Stream 2007-TB-17 (perennial)**  
 Permanent: 0 sq. ft.  
 Temporary: 280 sq. ft. (20 LF)  
 Secondary (Dir): 8,274 sq. ft. (591 LF)  
 Secondary (Ind): 2,044 sq. ft. (146 LF)  
 Photo Number #S8

**Legend**


**Timber Creek at Okemo Number II  
 Ludlow, Vermont  
 Wetland, Stream and Vernal Pool Envelope  
 Impact Exhibit**

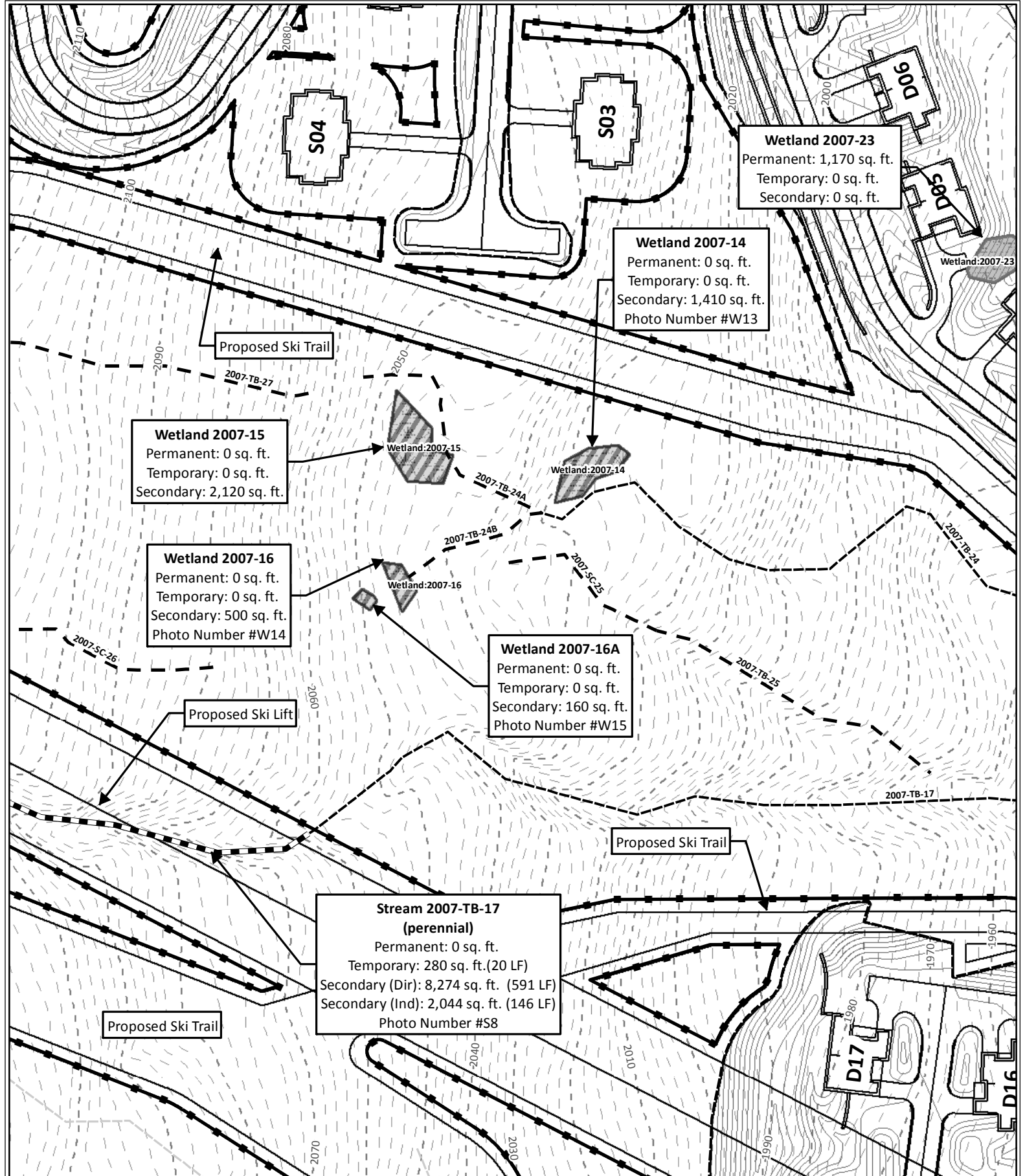
Sheet 04 of 13  
 February 15, 2012  
 Revised: May 6, 2013

Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

**Vanasse Hangen Brustlin, Inc.**

Prepared by: jtherrien

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**Legend**

<p><b>Wetland Impact Type</b></p> <ul style="list-style-type: none"> <li>Permanent</li> <li>Class III Wetland (VHB)</li> <li>Temporary</li> <li>Secondary</li> </ul> <p><b>Stream Impact Type</b></p> <ul style="list-style-type: none"> <li>Permanent</li> <li>Temporary</li> <li>Direct Secondary</li> <li>Indirect Secondary</li> </ul>	<ul style="list-style-type: none"> <li>Class II Wetland (VHB)</li> <li>Vernal Pool (VHB)</li> <li>Stream Centerlines (VHB)</li> <li>50 ft. Class II Wetland Buffer</li> </ul>	<ul style="list-style-type: none"> <li>Project Design</li> <li>Limits of Grading</li> <li>Project/EPSC Clearing</li> <li>Existing Trail/Gravel Road</li> <li>2 ft. Contour</li> <li>10 ft. Contour</li> <li>Roads (VTrans)</li> <li>Property Line</li> </ul>
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**Timber Creek at Okemo Number II  
Ludlow, Vermont**

**Wetland, Stream and Vernal Pool Envelope  
Impact Exhibit**

Sheet 05 of 13  
February 15, 2012  
Revised: May 6, 2013

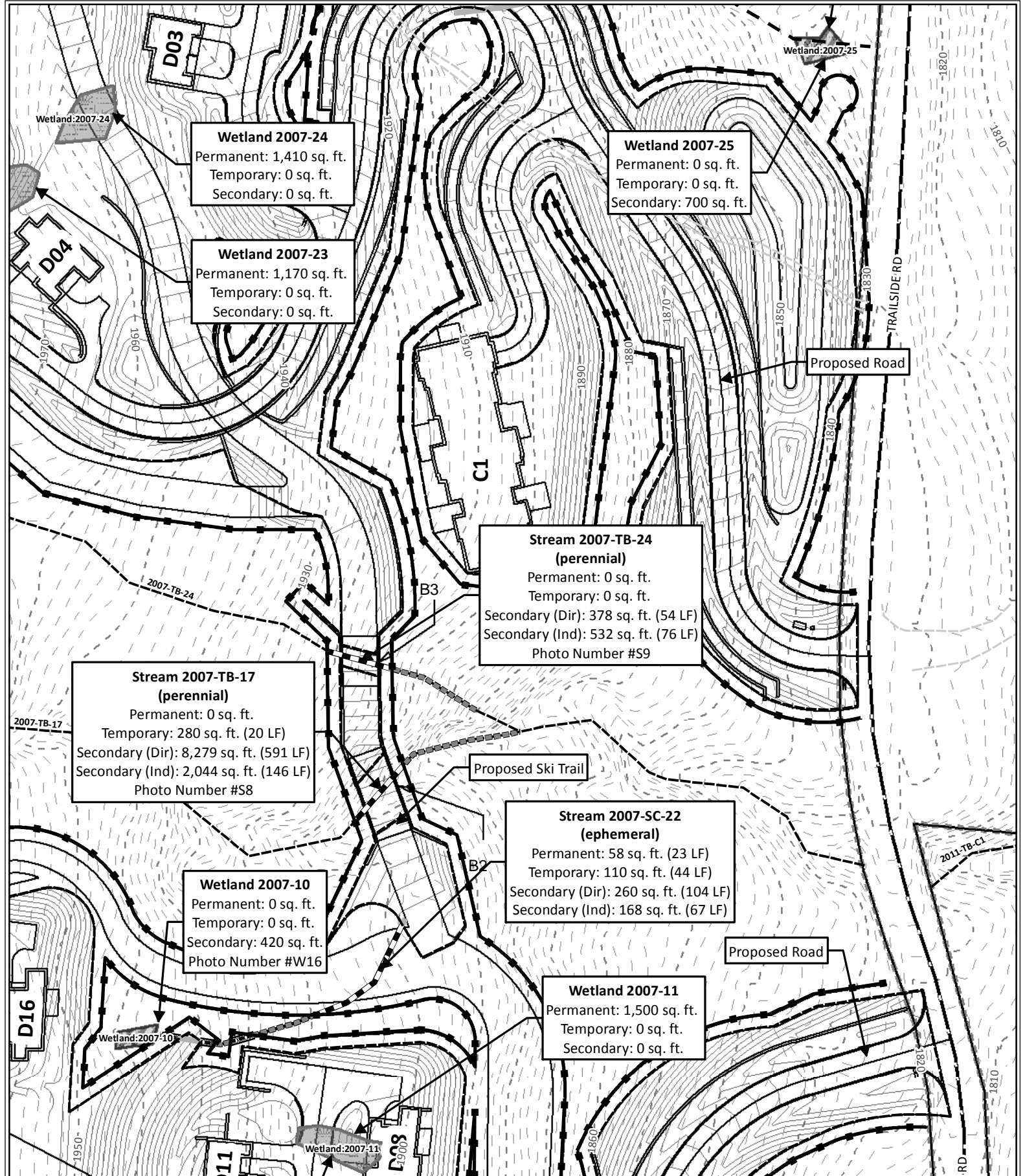
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Feet

Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

**VHB Vanasse Hangen Brustlin, Inc.**

Prepared by: jtherrien

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**Wetland 2007-24**  
 Permanent: 1,410 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.

**Wetland 2007-25**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 700 sq. ft.

**Wetland 2007-23**  
 Permanent: 1,170 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.

**Stream 2007-TB-24 (perennial)**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 378 sq. ft. (54 LF)  
 Secondary (Ind): 532 sq. ft. (76 LF)  
 Photo Number #S9

**Stream 2007-TB-17 (perennial)**  
 Permanent: 0 sq. ft.  
 Temporary: 280 sq. ft. (20 LF)  
 Secondary (Dir): 8,279 sq. ft. (591 LF)  
 Secondary (Ind): 2,044 sq. ft. (146 LF)  
 Photo Number #S8

**Stream 2007-SC-22 (ephemeral)**  
 Permanent: 58 sq. ft. (23 LF)  
 Temporary: 110 sq. ft. (44 LF)  
 Secondary (Dir): 260 sq. ft. (104 LF)  
 Secondary (Ind): 168 sq. ft. (67 LF)

**Wetland 2007-10**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 420 sq. ft.  
 Photo Number #W16

**Wetland 2007-11**  
 Permanent: 1,500 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.

**Legend**

Wetland Impact Type Permanent	Class II Wetland (VHB)	Project Design
Temporary	Class III Wetland (VHB)	Limits of Grading
Secondary	Vernal Pool (VHB)	Project/EPSC Clearing
Stream Impact Type Permanent	Stream Centerlines (VHB)	Existing Trail/Gravel Road
Temporary	Perennial	2 ft. Contour
Direct Secondary	Intermittent	10 ft. Contour
Indirect Secondary	Ephemeral	Roads (VTrans)
	Recon Stream (VHB)	Property Line
	50 ft. Class II Wetland Buffer	North Arrow

**Timber Creek at Okemo Number II  
 Ludlow, Vermont  
 Wetland, Stream and Vernal Pool Envelope  
 Impact Exhibit**

Sheet 06 of 13  
 February 15, 2012  
 Revised: May 6, 2013

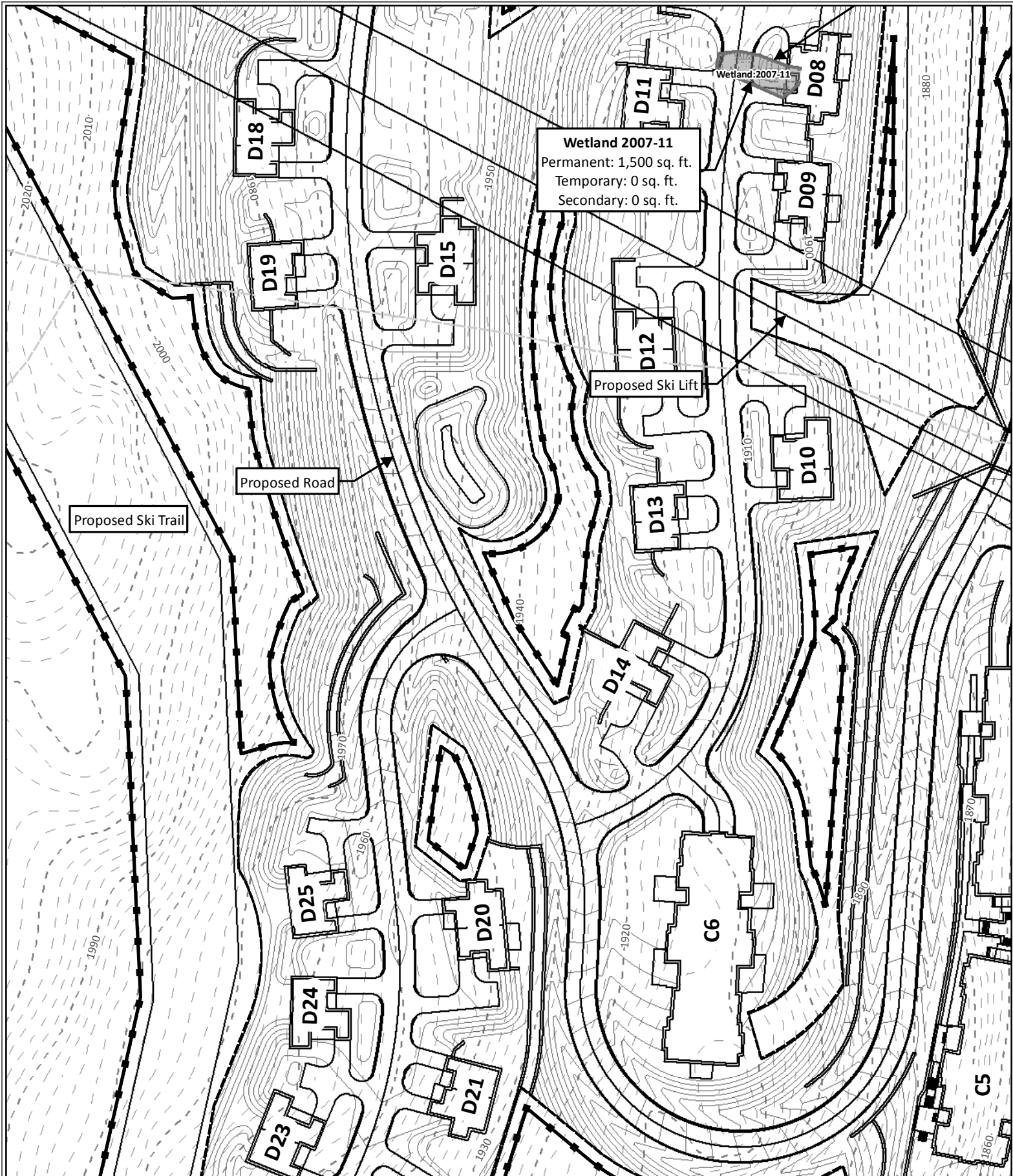
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 Feet

Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

**Vanasse Hangen Brustlin, Inc.**

Prepared by: jtherrien

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**Wetland 2007-11**  
 Permanent: 1,500 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.

Proposed Road

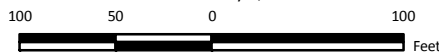
Proposed Ski Trail

Proposed Ski Lift

Wetland:2007-11

- Legend**
- Wetland Impact Type**
- Permanent
  - Temporary
  - Secondary
- Stream Impact Type**
- Permanent
  - Temporary
  - Direct Secondary
  - Indirect Secondary
- Wetland Features**
- Class II Wetland (VHB)
  - Class III Wetland (VHB)
  - Vernal Pool (VHB)
  - Stream Centerlines (VHB)
  - 50 ft. Class II Wetland Buffer

- Project Design
- Limits of Grading
- Project/EPSC Clearing
- Existing Trail/Gravel Road
- 2 ft. Contour
- 10 ft. Contour
- Roads (VTrans)
- Property Line



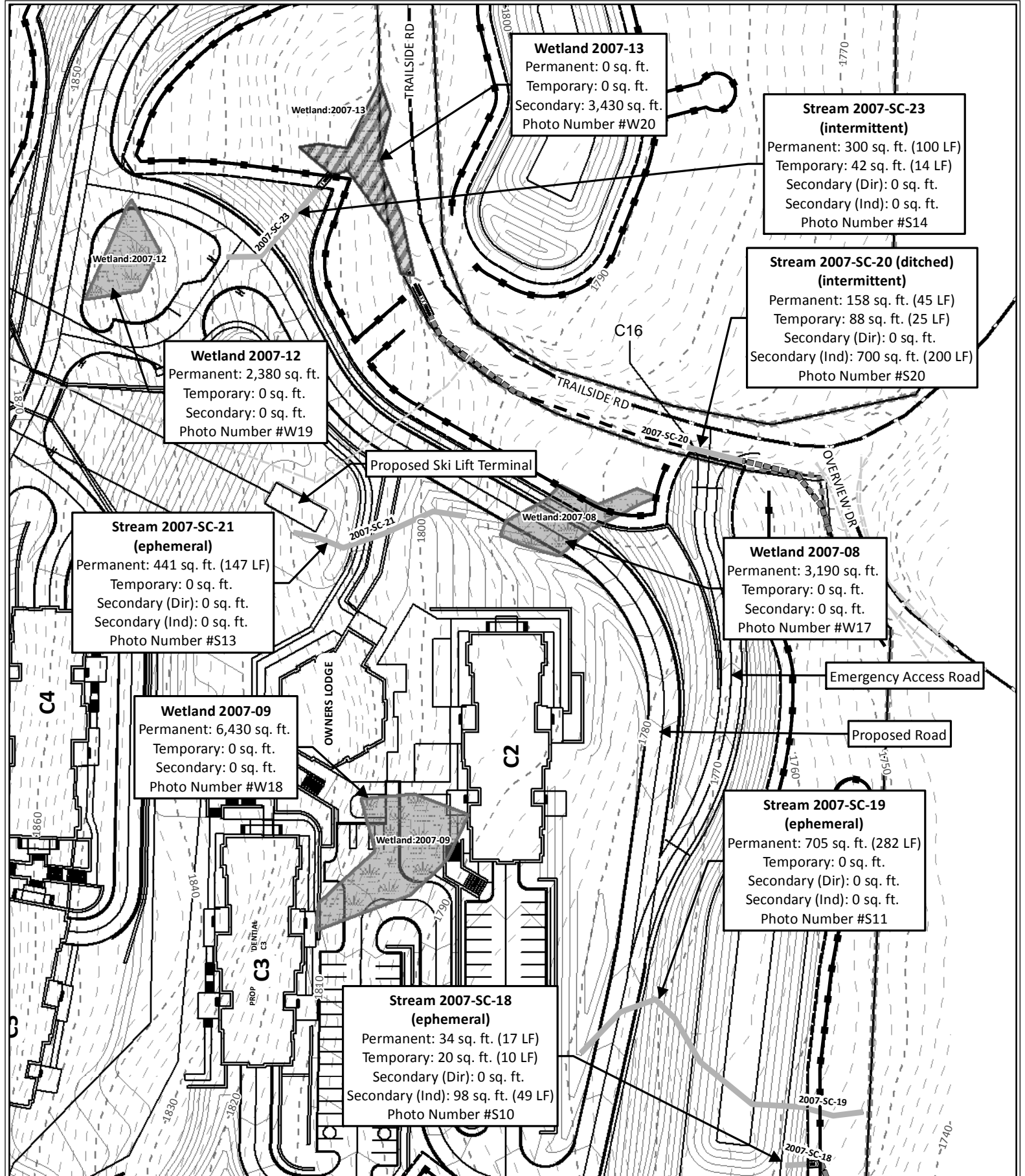
**Timber Creek at Okemo Number II**  
**Ludlow, Vermont**  
**Wetland, Stream and Vernal Pool Envelope**  
**Impact Exhibit**

Sheet 07 of 13  
 February 15, 2012  
 Revised: May 6, 2013

Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).



Prepared by: jtherrien



**Wetland 2007-13**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 3,430 sq. ft.  
 Photo Number #W20

**Stream 2007-SC-23 (intermittent)**  
 Permanent: 300 sq. ft. (100 LF)  
 Temporary: 42 sq. ft. (14 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 0 sq. ft.  
 Photo Number #S14

**Stream 2007-SC-20 (ditched) (intermittent)**  
 Permanent: 158 sq. ft. (45 LF)  
 Temporary: 88 sq. ft. (25 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 700 sq. ft. (200 LF)  
 Photo Number #S20

**Wetland 2007-12**  
 Permanent: 2,380 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.  
 Photo Number #W19

**Stream 2007-SC-21 (ephemeral)**  
 Permanent: 441 sq. ft. (147 LF)  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 0 sq. ft.  
 Photo Number #S13

**Wetland 2007-08**  
 Permanent: 3,190 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.  
 Photo Number #W17

**Wetland 2007-09**  
 Permanent: 6,430 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 0 sq. ft.  
 Photo Number #W18

**Stream 2007-SC-19 (ephemeral)**  
 Permanent: 705 sq. ft. (282 LF)  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 0 sq. ft.  
 Photo Number #S11

**Stream 2007-SC-18 (ephemeral)**  
 Permanent: 34 sq. ft. (17 LF)  
 Temporary: 20 sq. ft. (10 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 98 sq. ft. (49 LF)  
 Photo Number #S10

**Legend**


**Timber Creek at Okemo Number II**  
**Ludlow, Vermont**  
**Wetland, Stream and Vernal Pool Envelope**  
**Impact Exhibit**  
 Sheet 08 of 13  
 February 15, 2012  
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100    50    0    100  
 Feet

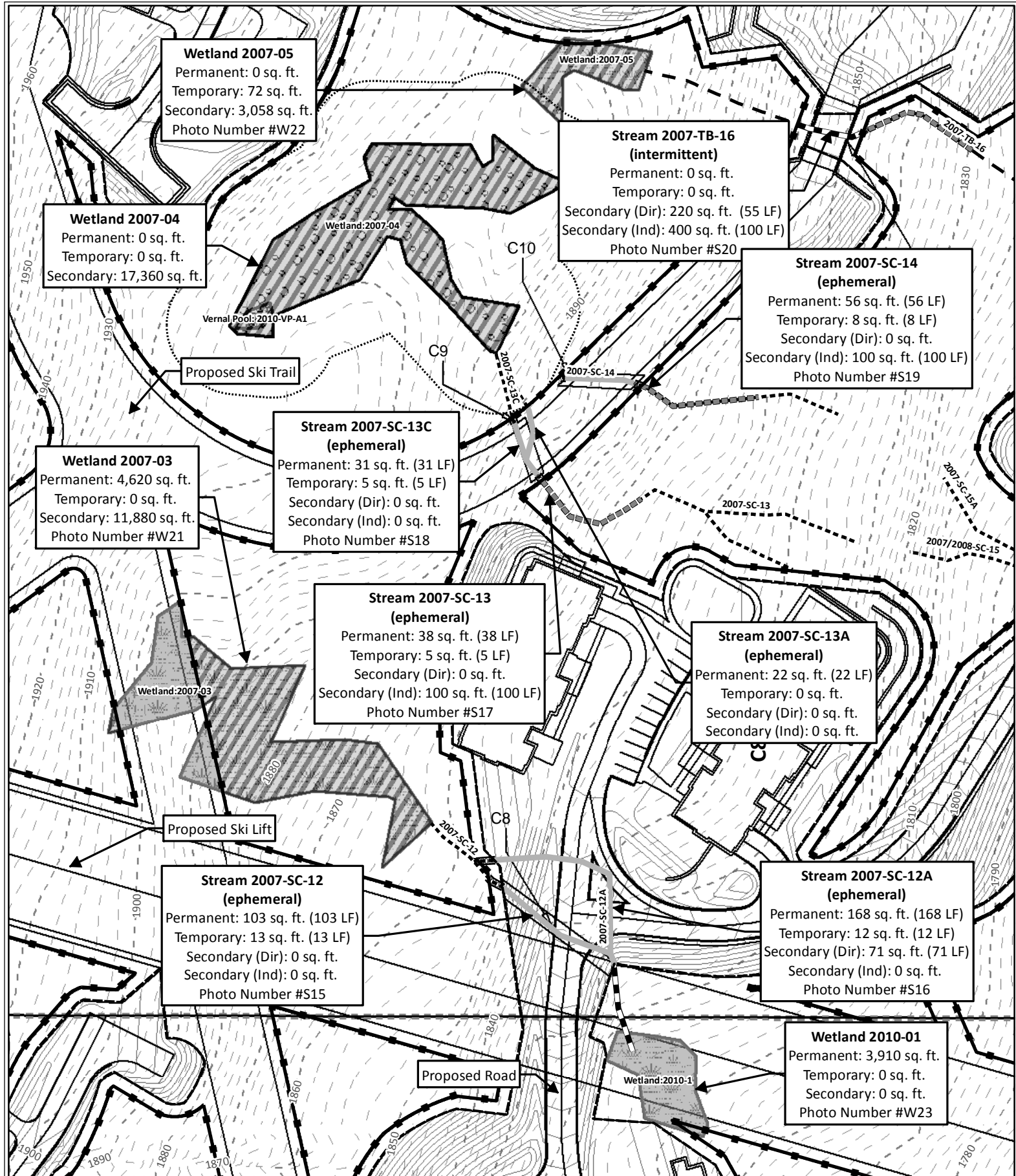
Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

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Prepared by: jtherrien

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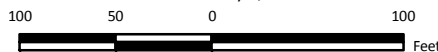




Legend	
	Class II Wetland (VHB)
	Class III Wetland (VHB)
	Vernal Pool (VHB)
	Stream Centerlines (VHB)
	Perennial
	Intermittent
	Ephemeral
	Recon Stream (VHB)
	50 ft. Class II Wetland Buffer
	Project Design
	Limits of Grading
	Project/EPSC Clearing
	Existing Trail/Gravel Road
	2 ft. Contour
	10 ft. Contour
	Roads (VTrans)
	Property Line

**Timber Creek at Okemo Number II  
Ludlow, Vermont  
Wetland, Stream and Vernal Pool Envelope  
Impact Exhibit**

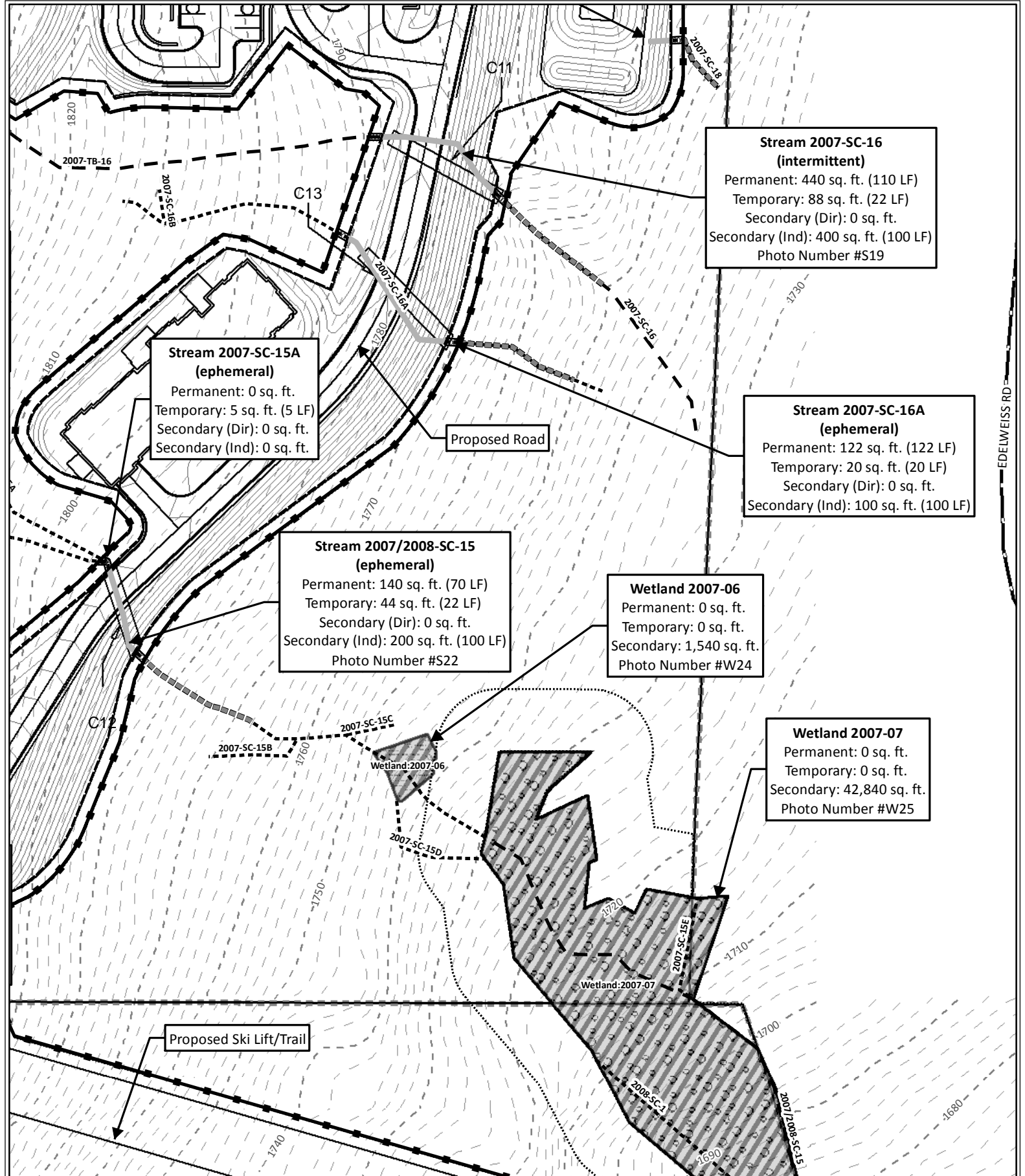
Sheet 09 of 13  
February 15, 2012  
Revised: May 6, 2013



Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

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Prepared by: jtherrien



**Stream 2007-SC-16  
(intermittent)**  
 Permanent: 440 sq. ft. (110 LF)  
 Temporary: 88 sq. ft. (22 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 400 sq. ft. (100 LF)  
 Photo Number #S19

**Stream 2007-SC-15A  
(ephemeral)**  
 Permanent: 0 sq. ft.  
 Temporary: 5 sq. ft. (5 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 0 sq. ft.

**Stream 2007-SC-16A  
(ephemeral)**  
 Permanent: 122 sq. ft. (122 LF)  
 Temporary: 20 sq. ft. (20 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 100 sq. ft. (100 LF)

**Stream 2007/2008-SC-15  
(ephemeral)**  
 Permanent: 140 sq. ft. (70 LF)  
 Temporary: 44 sq. ft. (22 LF)  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind): 200 sq. ft. (100 LF)  
 Photo Number #S22

**Wetland 2007-06**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 1,540 sq. ft.  
 Photo Number #W24

**Wetland 2007-07**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary: 42,840 sq. ft.  
 Photo Number #W25

Proposed Ski Lift/Trail

Proposed Road

**Legend**

Wetland Impact Type Permanent	Class II Wetland (VHB)	Project Design
Temporary	Class III Wetland (VHB)	Limits of Grading
Secondary	Vernal Pool (VHB)	Project/EPSC Clearing
Stream Impact Type Permanent	Stream Centerlines (VHB)	Existing Trail/Gravel Road
Temporary	Perennial	2 ft. Contour
Direct Secondary	Intermittent	10 ft. Contour
Indirect Secondary	Ephemeral	Roads (VTrans)
	Recon Stream (VHB)	Property Line
	50 ft. Class II Wetland Buffer	

**Timber Creek at Okemo Number II  
Ludlow, Vermont  
Wetland, Stream and Vernal Pool Envelope  
Impact Exhibit**

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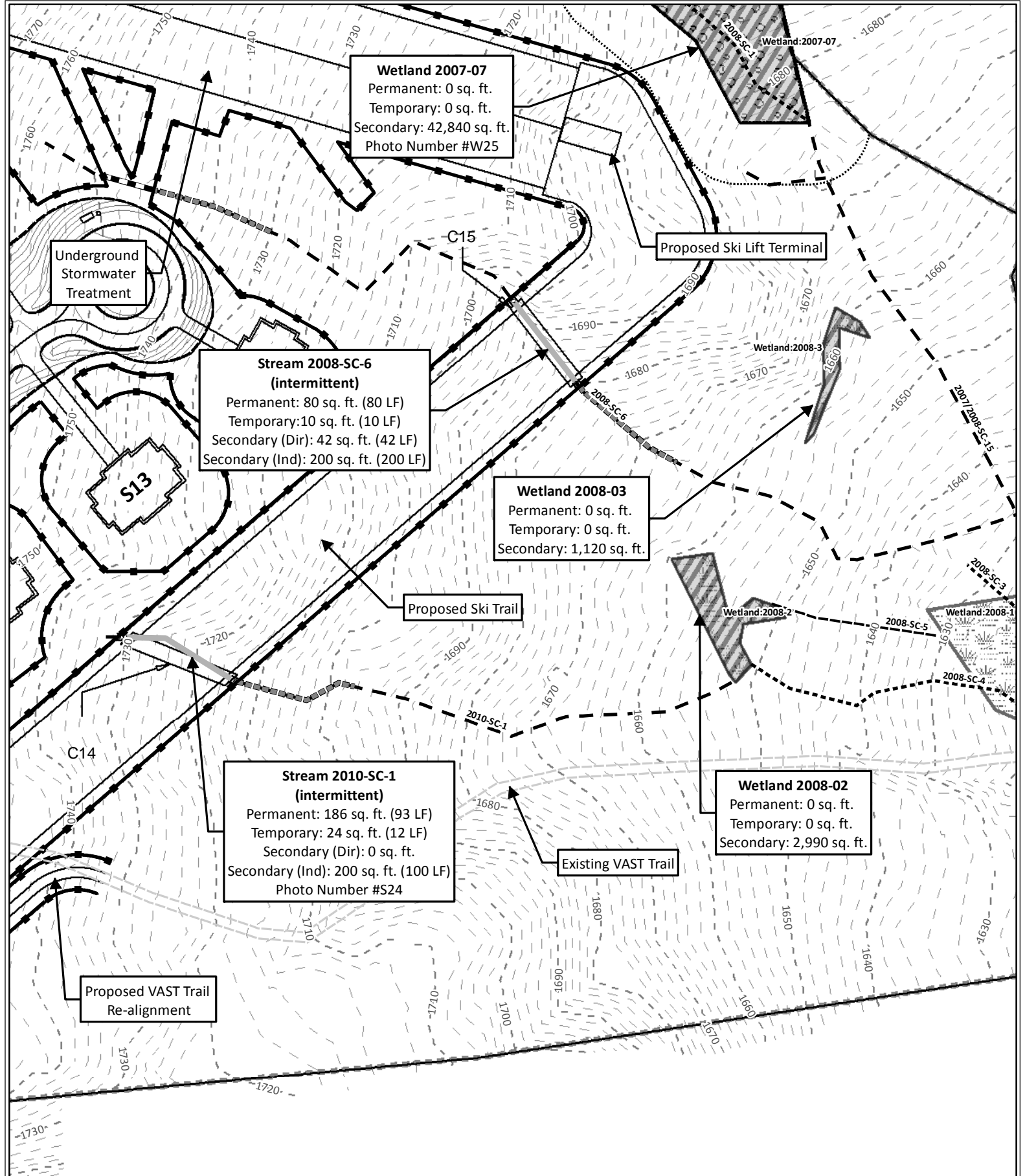
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Feet

Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

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**Legend**


**Timber Creek at Okemo Number II  
 Ludlow, Vermont  
 Wetland, Stream and Vernal Pool Envelope  
 Impact Exhibit**

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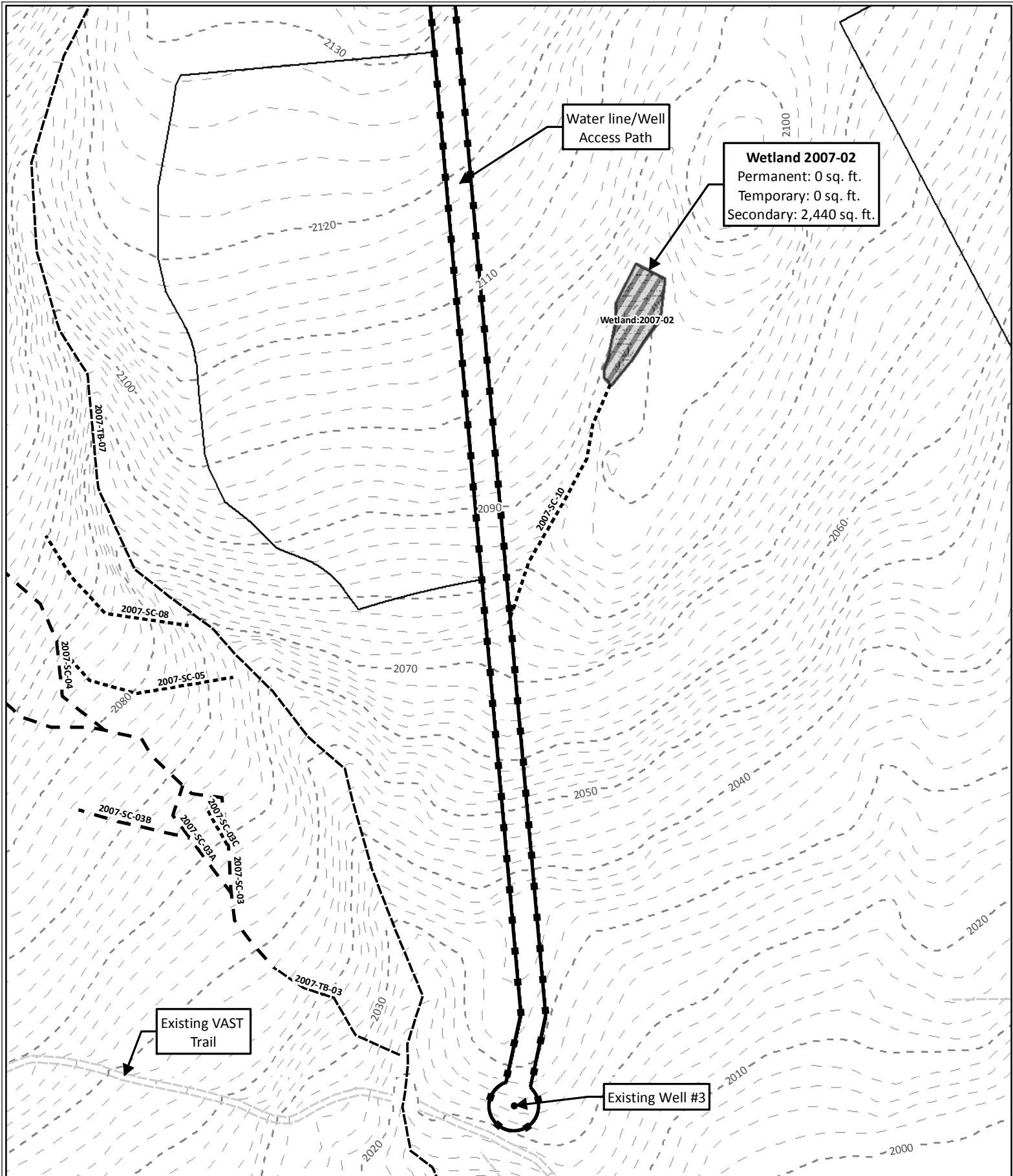
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 Feet

Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

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Legend	
<b>Wetland Impact Type</b>	<b>Stream Centerlines (VHB)</b>
Permanent	Class II Wetland (VHB)
Temporary	Class III Wetland (VHB)
Secondary	Vernal Pool (VHB)
<b>Stream Impact Type</b>	Perennial
Permanent	Intermittent
Temporary	Ephemeral
Direct Secondary	Recon Stream (VHB)
Indirect Secondary	50 ft. Class II Wetland Buffer
	Project Design
	Limits of Grading
	Project/EPSC Clearing
	Existing Trail/Gravel Road
	2 ft. Contour
	10 ft. Contour
	Roads (VTrans)
	Property Line

**Timber Creek at Okemo Number II**  
**Ludlow, Vermont**  
**Wetland, Stream and Vernal Pool Envelope**  
**Impact Exhibit**  
 Sheet 12 of 13  
 February 15, 2012  
 Revised: May 6, 2013

100      50      0      100  
 Feet

Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

**Vanasse Hangen Brustlin, Inc.**

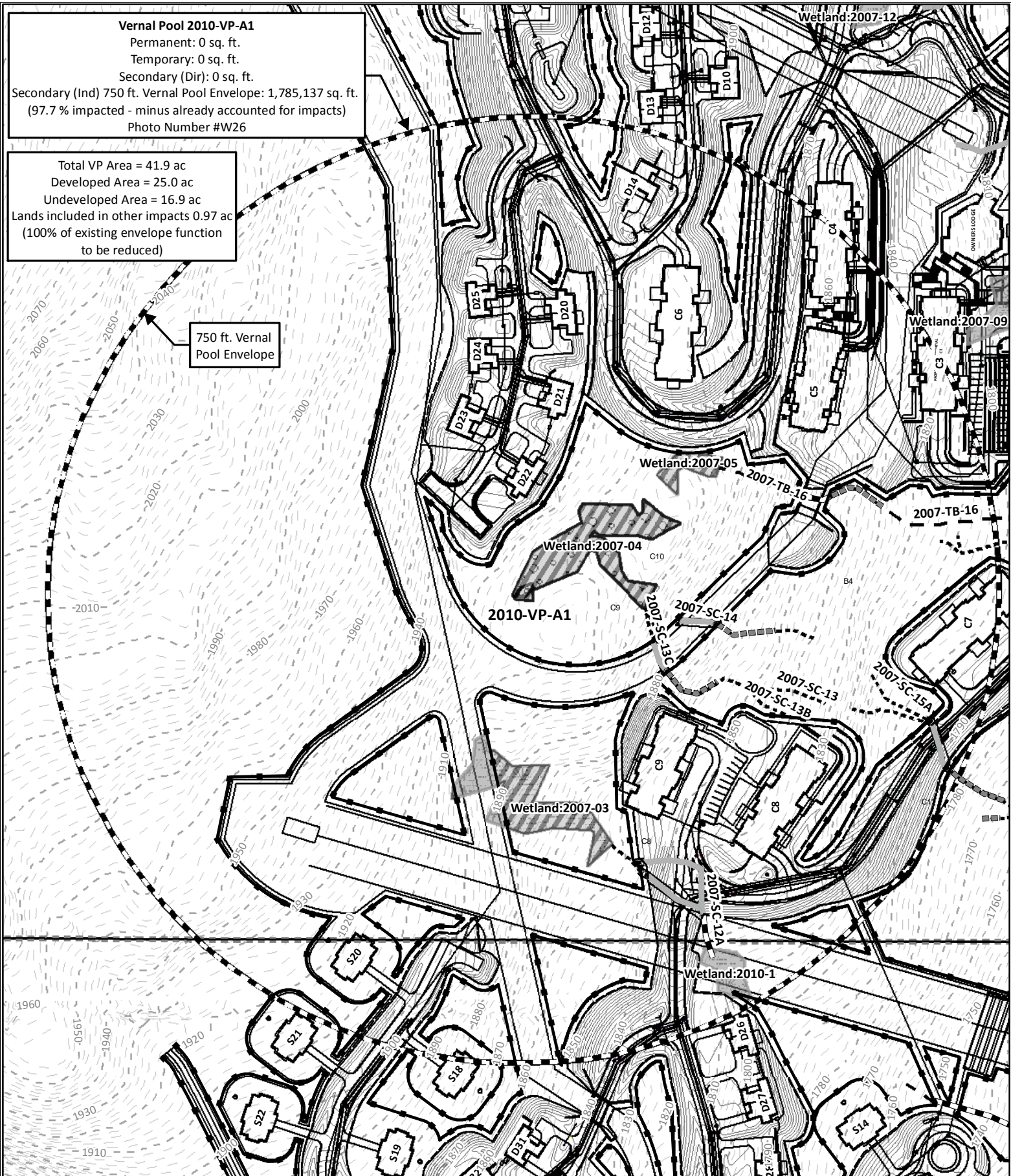
Prepared by: jtherrien

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**Vernal Pool 2010-VP-A1**  
 Permanent: 0 sq. ft.  
 Temporary: 0 sq. ft.  
 Secondary (Dir): 0 sq. ft.  
 Secondary (Ind) 750 ft. Vernal Pool Envelope: 1,785,137 sq. ft.  
 (97.7 % impacted - minus already accounted for impacts)  
 Photo Number #W26

Total VP Area = 41.9 ac  
 Developed Area = 25.0 ac  
 Undeveloped Area = 16.9 ac  
 Lands included in other impacts 0.97 ac  
 (100% of existing envelope function to be reduced)

750 ft. Vernal Pool Envelope



**Legend**

Stream Impact Type	Stream Centerlines (VHB)	2 ft. Contour
Permanent	Perennial	10 ft. Contour
Temporary	Intermittent	Roads (VTrans)
Direct Secondary	Ephemeral	Property Line
Indirect Secondary	Recon Stream (VHB)	Project Design
Wetland Impact Type	Class II Wetland (VHB)	Limits of Grading
Permanent	Class III Wetland (VHB)	Project/EPSC Clearing
Temporary	Vernal Pool - 2010-VP-A1	Proposed Grading
Secondary	750 ft. Vernal Pool Envelope	

**Timber Creek at Okemo Number II**  
**Ludlow, Vermont**  
**Wetland, Stream and Vernal Pool Envelope**  
**Impact Exhibit**  
 Sheet 13 of 13  
 February 15, 2012  
 Revised: May 6, 2013

200 100 0 200  
 Feet

Sources: Wetlands, Streams and Vernal Pool features by VHB (2007-2011); Roads by VTrans and downloaded from VCGI (2010); Timber Creek at Okemo Number II design files by VHB (2012-2013).

**Vanasse Hangen Brustlin, Inc.**

Prepared by: jtherrien

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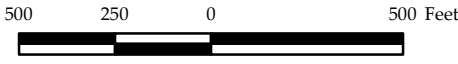
Timber Creek at Okemo Number II, LLC.

Ludlow, Vermont

Proposed Wetland and Stream Conservation Area Map

February 13, 2012

Revised: May 6, 2013

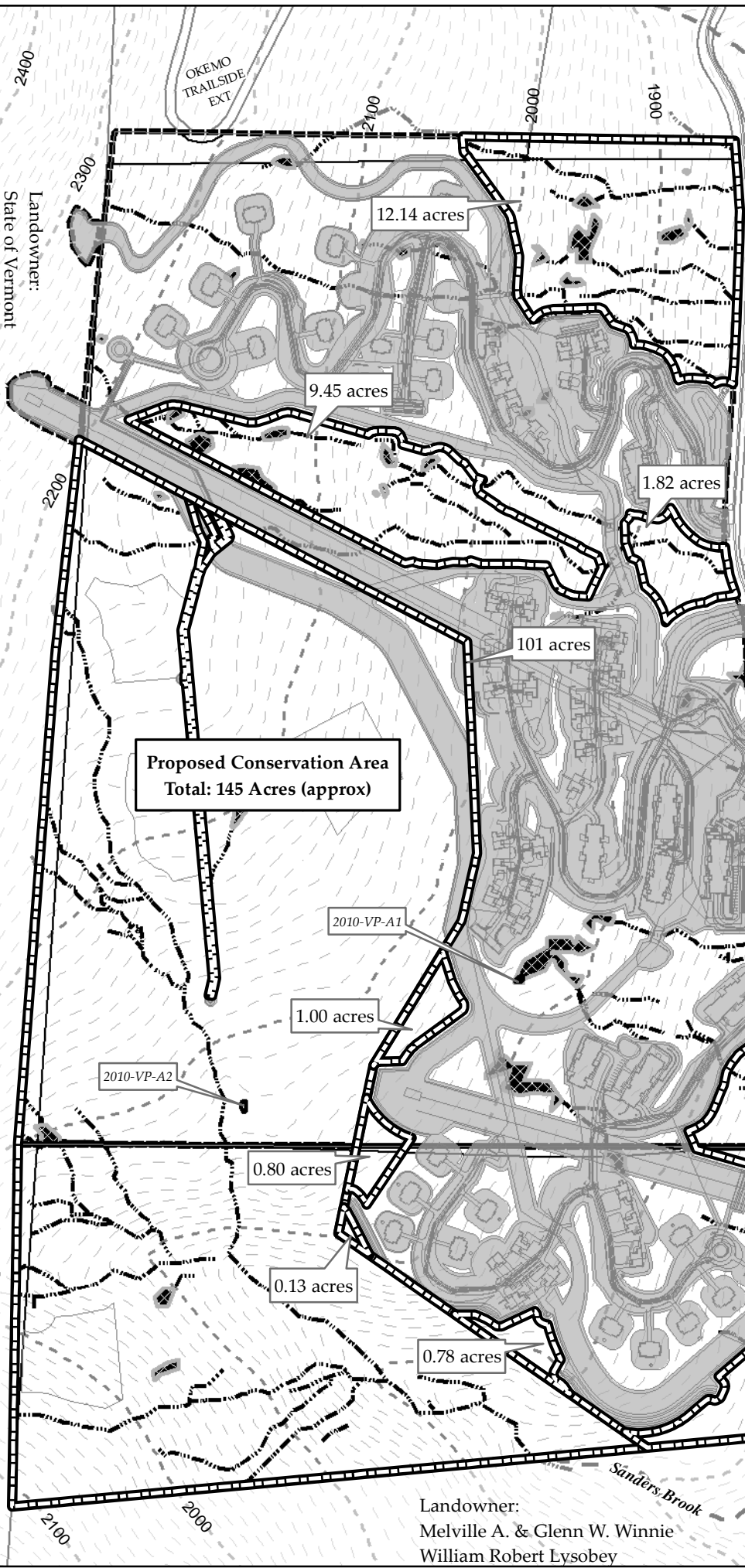


- Proposed Conservation Parcel Limits
- Project Parcels
- Wetland (VHB)
- Streams (VHB)
- Streams (VHD)
- 10' Contours
- 100' Contours
- Vernal Pool
- Proposed Development



Sources: VHB streams, wetlands, and vernal pools by VHB (2009-2011); contours generated from DEM (2004); Project parcels by Bruno (2010); Potential conservation area limits by VHB (2013); VHD streams by VCGI (2008).

**VHB** Vanasse Hangen Brustlin, Inc.



Proposed Conservation Area  
Total: 145 Acres (approx)

12.14 acres

9.45 acres

1.82 acres

101 acres

2010-VP-A1

1.00 acres

2010-VP-A2

0.80 acres

0.13 acres

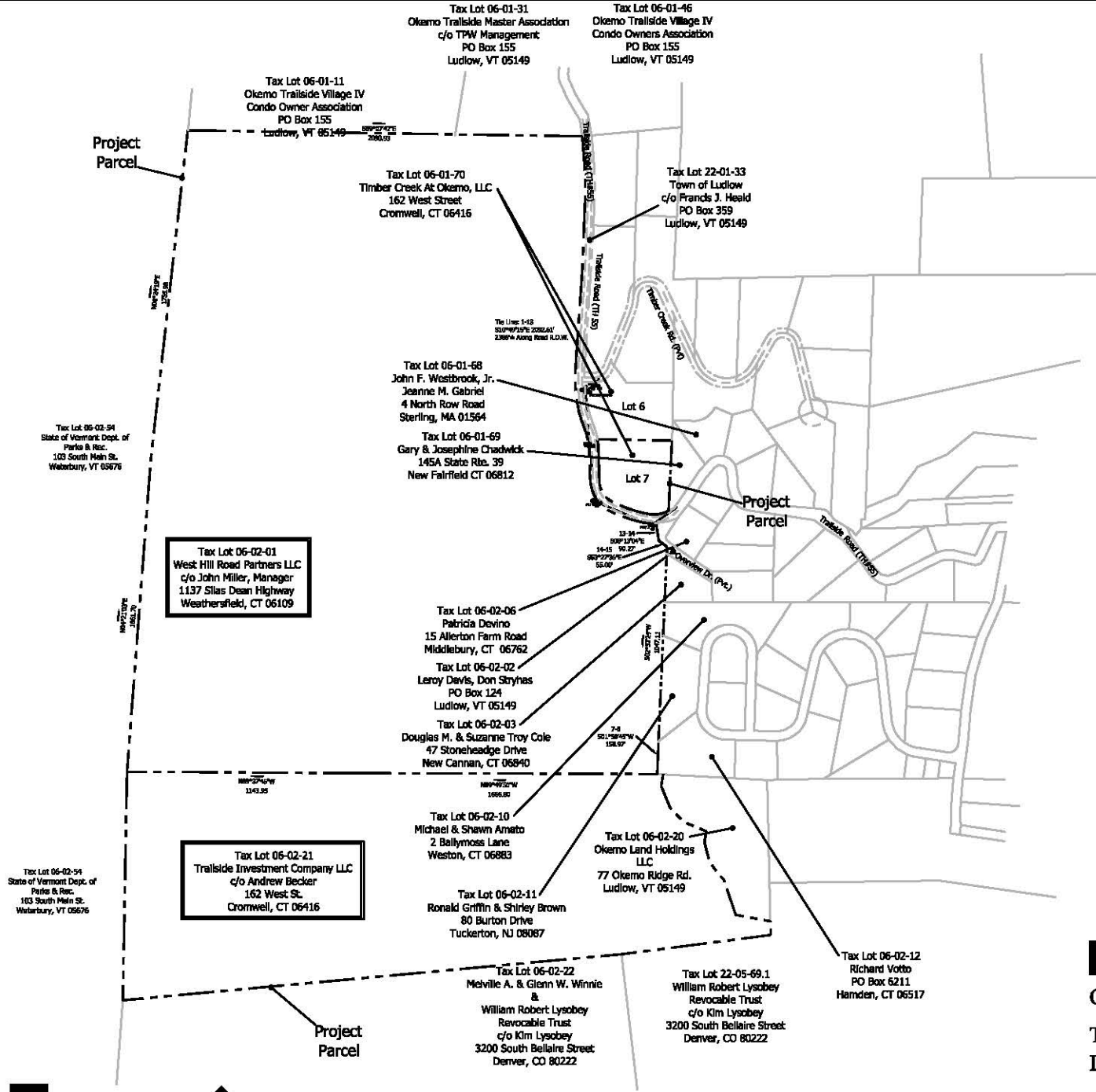
0.78 acres

17.26 acres

Landowner:  
State of Vermont

Landowner:  
William Robert Lysobey

Landowner:  
Melville A. & Glenn W. Winnie  
William Robert Lysobey



**Vanasse Hangen Brustlin, Inc.**

Overall Abutter Map      May 2, 2013  
 Revised: May 15, 2013  
 Timber Creek at Okemo II LLC  
 Ludlow, Vermont

