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JOHNSON'S POND LAND USE ANALYSIS
FOR POTENTIAL LONG-RANGE RECREATIONAL ACCESS

Executive Summary

GZA conducted a comprehensive desktop Land Use Analysis to identify potential long-range opportunities for public waterfront access to Johnson's Pond. This Land Use Analysis was prepared to satisfy the statutory requirements for a Redevelopment Plan per Rhode Island General Laws and to assist the Coventry Redevelopment Agency (RDA) in proactively identifying feasible future access enhancement opportunities in the Redevelopment Study Area. This review identifies existing conditions and relative constraints to inform future planning discussions. Inclusion of a parcel in this analysis does not constitute a recommendation for acquisition, condemnation, or any action affecting private property rights.

As part of this effort, a geographic inventory was developed to identify potential locations with direct access to Johnson's Pond and Maple Root Pond. The analysis does not include Stump Pond/Coventry Reservoir as this waterbody and surrounding parcels are owned by the Town and potential access and improvements for this location will be further discussed with the public at the second community workshop. Given that the majority of land abutting Johnson's Pond is privately owned, with few publicly owned properties, the Land Use Analysis focused on parcels categorized by the state property tax classification codes as vacant, farm/forest, municipal and state to identify potential opportunities. After determining which sites provided access to Johnson's Pond, each site was mapped using Town GIS datasets, and a quantitative constraints analysis was conducted to evaluate their feasibility for public recreational use.

A total of 15 sites were identified through this analysis, which have been evaluated using a weighted, category-based constraints framework (see **Attachment 1**). Sites were assessed across six major categories that reflect existing conditions: ownership and regulatory conditions, physical characteristics, access, community compatibility, environmental constraints, and climate resilience. Each site was scored based on its potential to support future recreational access to Johnson's Pond and then placed into one of three tiers: fewer constraints, moderate constraints, or significant constraints. This evaluation approach provides a transparent process to identify the sites that are most feasible for future study.

The Land Use Analysis helps clarify how different constraints may influence future land use options within the community. This approach will allow the Redevelopment Plan to focus first on sites with fewer or moderate constraints, while recognizing that sites with

significant constraints will require more detailed study to understand their long-term feasibility.

This analysis provides a foundation for the RDA to initiate informed discussions around recreational access planning and evaluating potential voluntary partnerships, easements, or willing-seller arrangements in the Town.

Introduction

This memorandum outlines GZA's methodology to identify, map, and evaluate potential feasible sites for future recreational access within the Johnson's Pond Redevelopment Study Area to be included in the Redevelopment Plan. As required by Rhode Island General Law §45-32-8(9), a Redevelopment Plan must include "a general statement of proposed conditions, covenants, and other restrictions controlling the disposal and future use of land and buildings in the project area." This Land Use Analysis is intended to satisfy the statutory requirement and assist the RDA in identifying areas where there may be opportunities for voluntary partnerships, easements, or willing-seller arrangements that could support public access to Johnson's Pond.

Existing Conditions

As the Redevelopment Plan must provide a public benefit by identifying opportunities for recreation and public use, and since public access to Johnson's Pond is currently limited, a Land Use Analysis was prepared. Existing public access to Johnson's Pond is currently provided at Francis Sherman Park, behind the Town Department of Public Works property and at Zeke's Bridge. However, these existing access points have limitations such as constrained capacity, minimal facilities and lack of sufficient parking for regular community use. The Town's recent acquisition of Johnson's Pond and the dam provide a clear intent for the long-term stewardship, maintenance, and recreational enjoyment of the Pond. Recent Town Ordinances further support the need for thoughtful planning and collaborative approaches to waterfront access and recreational opportunities Johnson's Pond. This Land Use Analysis contributes to the broader Redevelopment Plan under Rhode Island General Laws §45-32 by assessing existing conditions and identifying where future access opportunities may be feasible.

This Land Use Analysis is based on existing conditions in the Redevelopment Study Area. The sites identified through this process are not a list of targeted properties. Instead, these sites serve as a foundation for the RDA to advance conversations about recreational access and for exploring future voluntary partnerships, easements, or willing-seller opportunities along Johnson's Pond.

Methodology

A combination of spatial analysis, tax parcel review, and desktop environmental screening were used to assemble an initial list of potential sites. With few publicly owned parcels abutting Johnson's Pond, the analysis concentrated on parcels categorized by the Rhode Island State property tax classification codes as vacant, farm/forest, municipal, and state to identify potential long-range recreational access opportunities. Data sources used to inform this included:

- Town of Coventry GIS parcel data (ownership, land use type, acreage)
- State of Rhode Island Department of Environmental Management GIS layers, including wetlands, soils, and topography
- Federal Emergency Management Agency (FEMA) GIS data
- United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey

Each parcel was screened using objective criteria to determine its feasibility for potential access and public recreation. Screening criteria were developed to identify parcels that:

- Provide direct or functional access to Johnson's Pond or Maple Root Pond
- Could support safe, minimally impactful public access
- May not be fully constrained by wetlands, steep slopes, or lack of road frontage
- May be compatible with neighboring residential and environmental conditions

Parcels meeting these minimum criteria were advanced to the detailed constraints evaluation. A structured evaluation framework was applied to each analysis site and assigns weighted scores across six major constraint categories as provided in the table below.

Category	Description	Weight
Ownership, Regulatory & Zoning	Land type, easements, permitted uses	15%
Physical Site Conditions	Size, topography, soils	25%
Access	Road access, vehicular access, parking feasibility	15%
Community Compatibility	Proximity to residences and potential conflicts	15%
Environmental Constraints	Wetlands, habitat areas, ecological sensitivity	25%
Resilience & Climate Risk	FEMA floodplains, erosion potential	5%

A score from 1 to 5 was assigned for each category:

- 5 = Minimal constraint, highly suitable
- 4 = Minor constraints, readily addressable
- 3 = Moderate constraints, manageable with standard design
- 2 = Substantial constraints, requiring significant mitigation
- 1 = Major constraint, potential fatal flaw

While each category includes multiple types of constraints, the assigned score represents a combined assessment of all relevant factors for that category. Weighted scores were calculated by multiplying the category score by its assigned weight. Final feasibility thresholds are as follows:

- 400+ points – Highly feasible, minimal constraints
- 300–400 points – Feasible with manageable constraints
- 200–300 points – Lower Feasibility, Significant constraints
- Below 200 points – Not Feasible

The constraint categories were weighted to reflect the significance of each factor in determining whether a site could feasibility support public recreational access to Johnson's Pond based on desktop research. None of the sites scored in the 400+ point feasibility threshold as every location contains some level of environmental, physical, regulatory, or access-related constraint that limits feasibility for future public access.

Ownership, Regulatory & Zoning, Access, and Community Compatibility each received a weight of 15%, reflecting their importance as practical feasibility factors. Ownership status and zoning directly affect whether public use is legally achievable under existing Town regulations. Road access feasibility determines whether a site can safely accommodate visitors and if additional traffic considerations are needed. Proximity to existing residences influences the design measures needed to manage land use compatibility (such as buffer screening, setbacks and types of facilities).

Physical Site Conditions and Environmental Constraints each received the highest weight (25%) since these categories represent the most fundamental barriers to site development and use. Steep topography, unsuitable soils, extensive wetlands, and sensitive ecological resources impose the greatest limitations on what can be physically built and permitted and typically drive the highest costs for mitigation and design adaptation. These factors are also the least amenable to modification through project design and permitting.

While flooding and erosion potential are important considerations for design and long-term maintenance, the Resilience & Climate Risk category received the lowest weight (5%) as these factors do not necessarily preclude recreational use. Many waterfront recreation facilities are designed to function within floodplains through appropriate engineering, elevated structures, and flood-tolerant site design. Preserving vacant and/or farm/forested land along Johnson's Pond is also an effective and proactive approach for building resilience and promoting environmental sustainability. Many of these sites could be redeveloped with more intensive land uses than passive recreation in the future. Identifying waterfront sites with potential for low-impact public access and recreation supports the preservation of natural buffers that improve water quality, enhance flood resilience and support biodiversity.

This scoring system provides a consistent framework for comparing the strengths and limitations of each site. By weighting constraints according to their significance, the scoring approach differentiates sites with favorable conditions from those where limitations are more substantial. This evaluation approach provides a transparent process to identify the sites that are most feasible for future study.

Findings

The analysis highlights a broad range of feasibility across the sites, driven by the diverse physical and environmental characteristics surrounding Johnson's Pond. Several parcels present strong potential for long-range public access improvements due to access from convenient road access, manageable environmental constraints, and surrounding compatible land uses. Other locations present significant challenges including steep and varied topography, sensitive ecological resources, or substantial portions of land within the 100-year floodplain which may limit near-term feasibility or require extensive coordination and mitigation to support future public access. None of the analysis sites scored above 380, underscoring the presence of considerable physical, environmental and access-related constraints along Johnson's Pond. Sites were grouped into three tiers based on their points as follows:

- Fewer constraints (380 points – 315 points)
- Moderate constraints (310 points – 295 points)
- Significant constraints (285 points – 245 points)

Sites in each tier are listed in the table below.

Fewer Constrains	Moderate Constraints	Significant Constraints
North of Francis Sherman, Site #6 (380 points)	Carriage Cove Ct, Site #12 (310 points)	Pinehaven Road, Site #8 (285 points)
	State Land by Zeke's Bridge, Site #15 (310 points)	Hill Farm Road, Site #7 (275 points)
Harkney Hill Road, Site #14 (320 points)	Town Farm Road, Site #4 (305 points)	125 Whitehead Road, Site #10 (270 points)
	Northrup Plat Road, CS #13 (300 points)	Maple Valley Road, Site #2 (265 points)
Town Farm Road and Mile Road, Site #3 (315 points)	Northern Indian Trail, Site #5 (295 points)	Vine Street, Site #1 (245 points)
	0 Whitehead Road, Site #11 (295 points)	115 Whitehead Road, Site #9 (245 points)

The scoring and qualitative review highlight a clear range of conditions across these sites. Sites grouped under the fewer constraints tier generally exhibited more favorable physical characteristics, manageable environmental considerations, and accessible road connections. Sites within the moderate constraints tier reflect a balance of opportunities and constraints, indicating that their feasibility may depend on more detailed study or site-specific conditions. Site within the significant constraints tier contain more substantial environmental or physical limitations (such as steep terrain, wetlands, or flood-prone areas) which currently make them less feasible compared with other sites. Collectively, these results provide a clear picture of how existing conditions around Johnson's Pond vary by location and establish a transparent basis for understanding relative opportunities and challenges across the potential sites.

Conclusion

This Land Use Analysis provides a clear, data-driven foundation for understanding where future recreational access to Johnson's Pond may be most feasible. By evaluating physical, environmental, access, and community considerations across all identified sites, the analysis highlights a wide range of opportunities and challenges along the Pond. These findings are intended to support the RDA in initiating informed, collaborative discussions about long-term access planning and in exploring potential voluntary partnerships, easements, or willing-seller opportunities. This Land Use Analysis offers a transparent starting point for future planning efforts and helps guide the Redevelopment Plan toward community-supported decisions about potential public recreational access along Johnson's Pond.

Attachment 1

Land Use Maps and Constraints Package

Assumptions and Limitations:

- Only land categorized as vacant, farm/forest, municipal and state per the Rhode Island State Property Tax Classification Codes were included in the analysis
- Town Geographic Information System (GIS) parcel data provided to GZA in May 2025 was utilized for the analysis
    - This data was cross-referenced with the Town's online GIS program, which provides property assessment information
- Town GIS parcel data and the Rhode Island State Property Tax Classification Codes may not reflect current physical improvements at the Analysis Sites
- Only parcels (or contiguous parcels under the same ownership) with direct access to Johnson's Pond and Maple Root Pond were included in the analysis
- The analysis does not include properties abutting Stump Pond/Coventry Reservoir as this waterbody and surrounding parcels are owned by the Town
- No Audubon-owned parcels in the Redevelopment Study Area provide direct access to Johnson's Pond and were therefore not included in the analysis
- While vacant, Homeowner Association properties were not included in the analysis
- Aside from the vacant parcel north of Francis Sherman Park, parcels less than 1.7 acres in size were not included in the analysis
- Inclusion of a parcel in this analysis does not constitute a recommendation for acquisition, condemnation, or any action affecting private property rights. This review identifies existing conditions and relative constraints to inform future planning discussions.

Legend

- Redevelopment Study Area
- Johnson's Pond
- State Conservation Land
- Local Conservation Land
- Natural Heritage Areas

Flood Zone

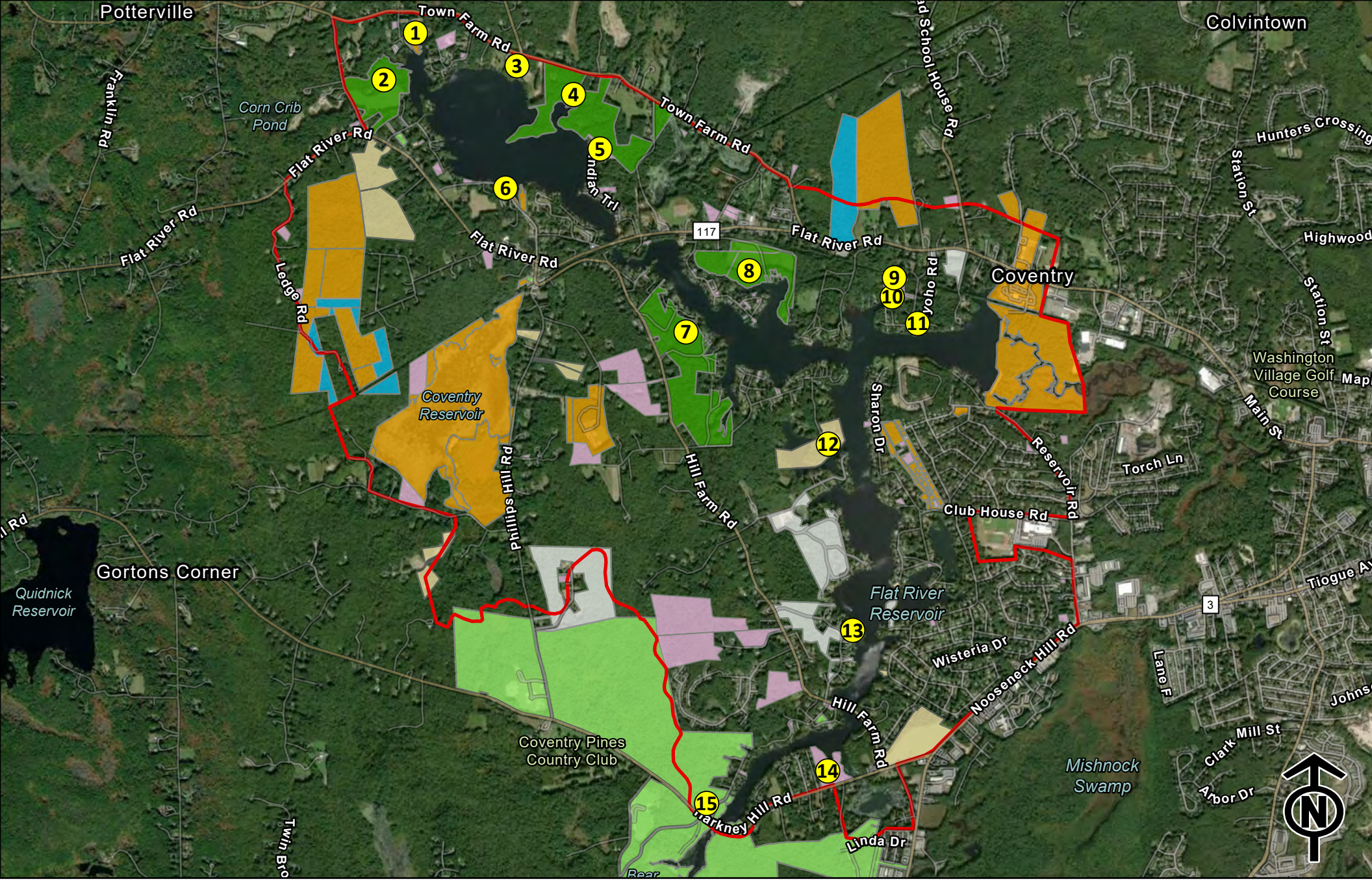
- Zone A (1% Annual Change Flood Hazard No Base Flood Elevations Provided)
- Zone AE (1% Annual Change Flood Hazard Base Flood Elevations Provided)
- 0.2% Annnual Chance Flood Hazard

Ecological Communities

- Emergent Marsh
- Forested Swamp
- Oak Forest
- Pitch Pine Woodland/Barrens
- Mixed Deciduous/Coniferous Forests

Johnson's Pond Redevelopment Plan Environmental Resources Map

0 0.5 1 Miles



Legend

- Redevelopment Study Area
- Analysis Sites
- Audubon-Owned Parcels
- Farm/Forest Analysis Sites

Town and State Parcels

- State of Rhode Island
- Town of Coventry

Vacant Residential Land Analysis Sites

- Private Trust Properties
- HOA Properties
- Private Residential Properties

Johnson's Pond Redevelopment Plan
Land Use Analysis Sites

0 0.5 1 Miles

Legend

- Redevelopment Study Area
- Vine Street

Johnson's Pond Redevelopment Plan
Analysis Site 1

0 230 460 Feet

Constraint	Vine Street, Site #1	
	Information	Score (1-5)
Type of Land	Town-Owned Vacant Land	5
Zoning Designation	RR3	
Size	2.5 acres	2
Shape	Irregularly shaped and narrow	
Topography (RIDEM)	Relatively flat	
Soils (RIDEM/USDA NRCS)	Occasionally flooded (hydric soils - severe constraints, 0 -18 in. depth); prime farmland	
Roadway Access	Direct access from Vine Street	3
Pond Access	Direct access	
Proximity to Residences	Immediately adjacent to residences	1
Wetlands (RIDEM/NWI)	Entire site contains both wetlands	2
Ecological Sensitivity (RIDEM)	Forest swamp and woodland area	
Flooding (FEMA)	Entirely within 100-year floodplain/susceptible to flooding due to low-lying conditions	2
Erosion (USDA NRCS)	Slight potential	
	Total Score	**245**

Legend

- Redevelopment Study Area
- Maple Valley Road

Johnson's Pond Redevelopment Plan
Analysis Site 2

0 410 820 Feet

Constraint	Maple Valley Road, Site #2	
	Information	Score (1-5)
Type of Land	Farm/Forest	3
Zoning Designation	RR3	
Size	41 acres	
Shape	Irregular shape	
Topography (RIDEM)	Moderate slopes (10-15%) on western portion of site; eastern portion of site along Pond and on central portion of site contain steep slopes (20% - 30%)	
Soils (RIDEM/USDA NRCS)	Various soil types that are either prime farmland or state-wide important farmland; hydric soils with severe constraints (0-18 in depth)	2
Roadway Access	Direct access from Maple Valley Road	4
Pond Access	Direct access	
Proximity to Residences	Northern and southern boundaries adjacent to residences	3
Wetlands (RIDEM/NWI)	Site contains both wetlands	2
Ecological Sensitivity (RIDEM)	Forested Swamp and Oak Forest on northern and southern portions of site	
Flooding (FEMA)	Northern/eastern portion of site within 100-year floodplain and susceptible to flooding due to low-lying conditions	3
Erosion (USDA NRCS)	Mostly slight potential with some moderate potential areas	
	Total Score	**265**

Legend

- Redevelopment Study Area
- Town Farm Road and Mile Road

Johnson's Pond Redevelopment Plan
Analysis Site 3

0 180 350 Feet

Constraint	Town Farm Road and Mile Road, Site #3	
	Information	Score (1-5)
Type of Land	Private Trust Vacant Land	3
Zoning Designation	RR3	
Size	3.2 acres	3
Shape	Rectangular shape	
Topography (RIDEM)	Slight slopes (3%-8%)	
Soils (RIDEM/USDA NRCS)	Seasonal high water table;prime farmland	
Roadway Access	Direct access from Town Farm Road	5
Pond Access	Direct access	
Proximity to Residences	Adjacent to residences	2
Wetlands (RIDEM/NWI)	Southern portion of site contains both wetlands	3
Ecological Sensitivity (RIDEM)	Oak forest along southern portion of site	
Flooding (FEMA)	Southern portion of site within 100-year floodplain/susceptible to flooding due to seasonal high water table	3
Erosion (USDA NRCS)	Slight/moderate potential	
	Total Score	**315**

Legend

- Redevelopment Study Area
- Town Farm Road

Johnson's Pond Redevelopment Plan
Analysis Site 4

0 520 1,000 Feet

Constraint	Town Farm Road, Site #4	
	Information	Score (1-5)
Type of Land	Farm/Forest with Residential Structure	2
Zoning Designation	RR2 and RR3	
Size	79.8 acres	
Shape	Irregular shape	
Topography (RIDEM)	Steep slopes throughout the property	
Soils (RIDEM/USDA NRCS)	Various soil types that are either prime farmland or state-wide important farmland; portion of property contains hydric soils with severe constraints (0-18 in depth)	2
Roadway Access	Two access points on Town Farm Road	5
Pond Access	Direct access	
Proximity to Residences	Some residential properties nearby but large areas secluded from residences	4
Wetlands (RIDEM/NWI)	Northwestern portion of site contains both	3
Ecological Sensitivity (RIDEM)	Forest Swamp on northwestern portion of site	
Flooding (FEMA)	Western portion of site within 100-year floodplain and 500-year floodplains/susceptible to flooding due to low-lying conditions	3
Erosion (USDA NRCS)	Slight/moderate potential	
	Total Score	**305**

Legend

Northern Indian Trail

Johnson's Pond Redevelopment Plan
Analysis Site 5

0 230 460 Feet

Constraint	Northern Indian Trail, Site #5	
	Information	Score (1-5)
Type of Land	Private Vacant Property	3
Zoning Designation	RR2	
Size	2.7 acres	2
Shape	Triangular with roadway segmenting access to Pond	
Topography (RIDEM)	Western portion relatively flat; main portion of site contains steep slopes (≥20%)	
Soils (RIDEM/USDA NRCS)	Moderate development constraints; state-wide important farmland	
Roadway Access	Direct access from Indian Trail	2
Pond Access	Only western portion of site	
Proximity to Residences	Western portion and access to main portion of site from Indian Trail is immediately adjacent to residences; central and eastern portions of the site are remote and adjacent to wooded land	2
Wetlands (RIDEM/NWI)	No	5
Ecological Sensitivity (RIDEM)	No	
Flooding (FEMA)	Western portion of site along Pond is in the 100-year floodplain and susceptible flooding due to low-lying conditions. Small segment of main portion of site on Indian Trail is in 500-year floodplain. Eastern and central portions of site are not in a floodplain	3
Erosion (USDA NRCS)	Moderate potential	
	Total Score	**295**

Legend

- Francis Sherman Park
- North of Francis Sherman Park

Johnson's Pond Redevelopment Plan
Analysis Site 6

0 230 460 Feet

Constraint	North of Francis Sherman, Site #6	
	Information	Score (1-5)
Type of Land	Private Vacant Property	3
Zoning Designation	RR3	
Size	0.38 acres	3
Shape	Rectangular shape	
Topography (RIDEM)	Relatively flat with moderate slopes adjacent to Pond (8%-15%)	
Soils (RIDEM/USDA NRCS)	Moderate development constraints; state-wide important farmland	
Roadway Access	Direct access from Old Flat River Road	5
Pond Access	Direct access	
Proximity to Residences	Remote, north of Francis Sherman Park	5
Wetlands (RIDEM/NWI)	No	4
Ecological Sensitivity (RIDEM)	Oak forest throughout site	
Flooding (FEMA)	Majority of site is in 100-year floodplain/susceptible to flooding due to low-lying conditions	2
Erosion (USDA NRCS)	Moderate potential	
	Total Score	**380**

Legend

Hill Farm Road

Johnson's Pond Redevelopment Plan
Analysis Site 7

0 780 1,600 Feet

Constraint	Hill Farm Road, Site #7	
	Information	Score (1-5)
Type of Land	Farm/Forest	3
Zoning Designation	RR2	
Size	84.9 acres	
Shape	Irregular shape	
Topography (RIDEM)	Steep slopes throughout the property	
Soils (RIDEM/USDA NRCS)	Various soil types; majority of site contains state-wide important farmland; small portion of southern property contains hydric soils with severe constraints (0-18 in depth); some soils have seasonal high water table (19-42 in depth)	2
Roadway Access	Direct access (multiple points) from Hill Farm Road	3
Pond Access	Direct access on northern and southern portions of site	
Proximity to Residences	Residences to the east along Pond	3
Wetlands (RIDEM/NWI)	Southern portion of site contains both wetlands	3
Ecological Sensitivity (RIDEM)	Oak Forest on site	
Flooding (FEMA)	Eastern and southern portions of site within 100-year and 500-year floodplain; southern portion of site susceptible to flooding due to low-lying conditions	3
Erosion (USDA NRCS)	Slight/moderate potential	
	Total Score	**275**

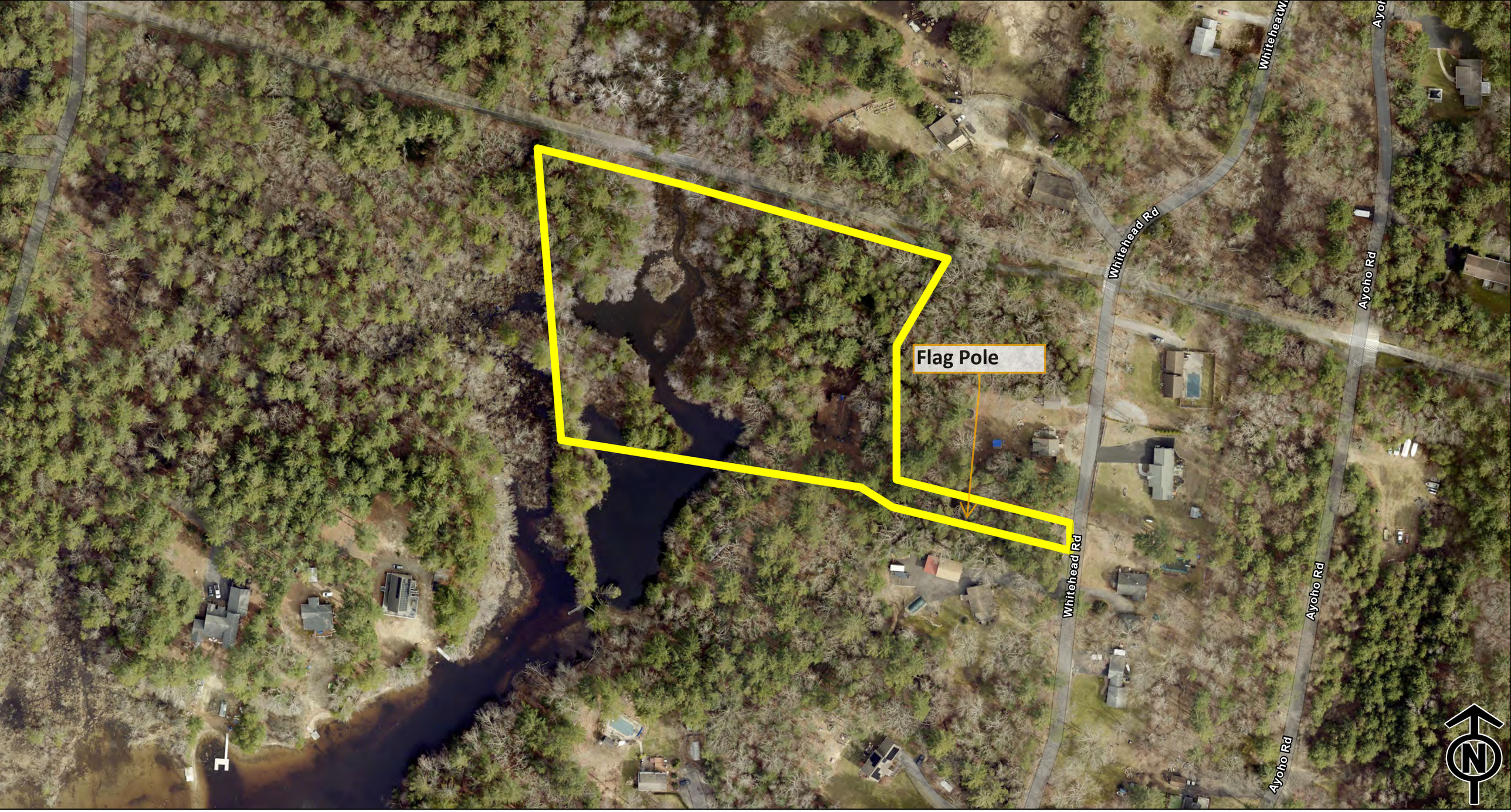
Legend

Pinehaven Road

Johnson's Pond Redevelopment Plan
Analysis Site 8

0 520 1,000 Feet

Constraint	Pinehaven Road, Site #8	
	Information	Score (1-5)
Type of Land	Farm/Forest with Residential Structures	2
Zoning Designation	RR2	
Size	42.8 acres (total for 3 parcels)	
Shape	Irregular shape	
Topography (RIDEM)	Slide and moderate slopes on majority of site/steep slopes on eastern portion of site	
Soils (RIDEM/USDA NRCS)	Various soil types that are either prime farmland or state-wide important farmland; portion of property contains hydric soils with severe constraints (0-18 in depth); some soils have seasonal high water table (19-42 in depth)	3
Roadway Access	Northern and eastern parcels have access from Pinehaven Road; western parcel is landlocked	2
Pond Access	Northern and eastern parcels have direct access	
Proximity to Residences	Few residences to the south and east	4
Wetlands (RIDEM/NWI)	Both wetlands on eastern and western parcels along the Pond	3
Ecological Sensitivity (RIDEM)	Small areas of forested swamp on eastern and western parcels	
Flooding (FEMA)	Southern and eastern portions of site within 100-year and 500-year floodplain; southern portion of site susceptible to flooding due to low-lying conditions	3
Erosion (USDA NRCS)	Slight/moderate potential	
	Total Score	**285**



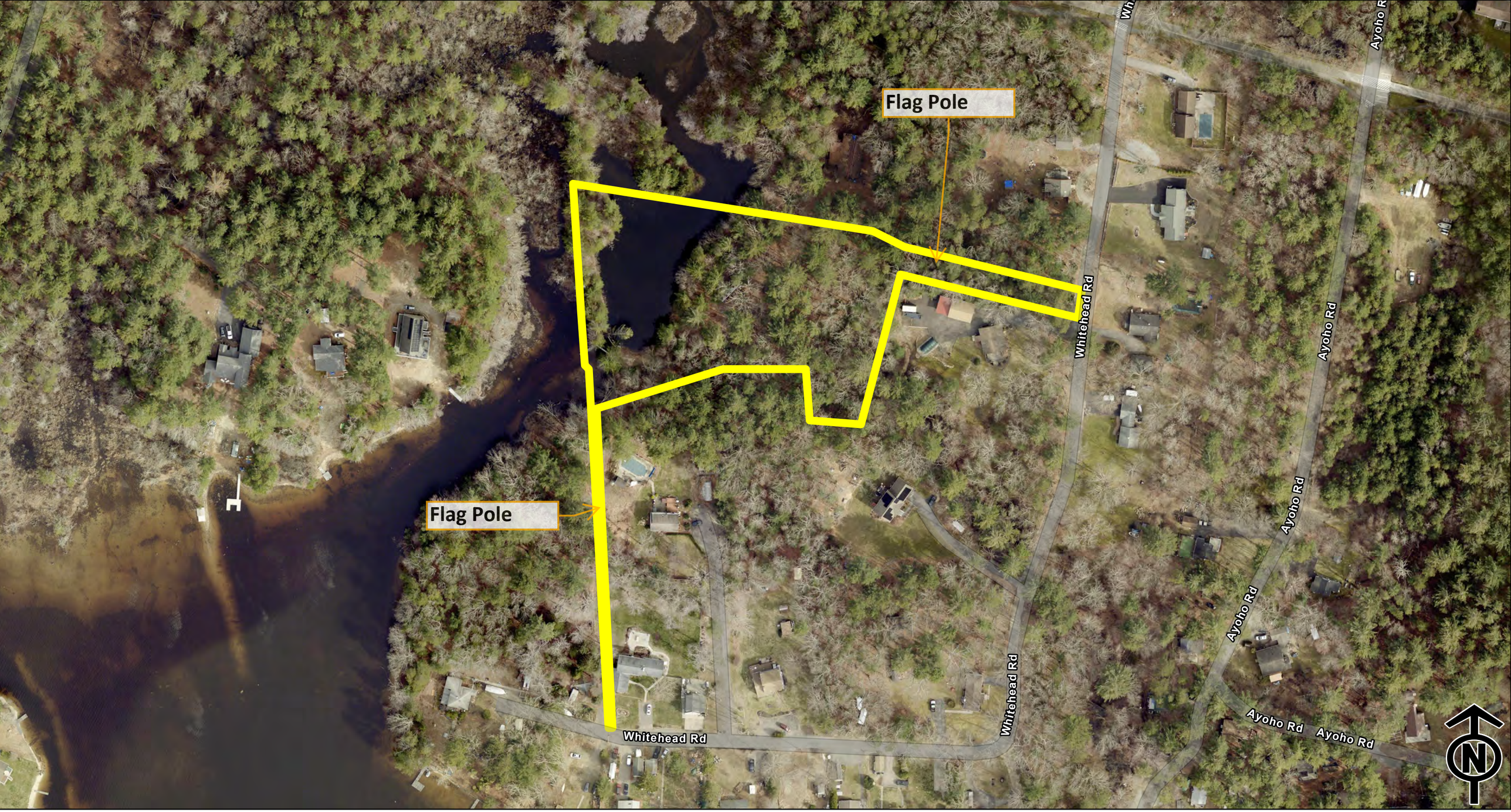
Legend

115 Whitehead Road

Johnson's Pond Redevelopment Plan
Analysis Site 9

0 230 460 Feet

Constraint	115 Whitehead Road, Site #9	
	Information	Score (1-5)
Type of Land	Private Vacant Property	3
Zoning Designation	RR2	
Size	4.9 acres	2
Shape	Irregular shape/Flag Lot	
Topography (RIDEM)	Flag pole portion of site contains slight slopes (≤8%) but central portion of property relatively flat	
Soils (RIDEM/USDA NRCS)	Moderate development constraints; state-wide important farmland; hydric soils with severe constraints (0-18 in depth)	
Roadway Access	Access from Whitehead Road from flag pole portion of lot; Washington Secondary Trail immediately north of site	2
Pond Access	Access to Pond tributary	
Proximity to Residences	Flag pole adjacent to residence but central portion of property remote	4
Wetlands (RIDEM/NWI)	Site constrained by RIDEM wetlands	2
Ecological Sensitivity (RIDEM)	Small portion of forested swamp area along tributary	
Flooding (FEMA)	Majority of site either in 100-year or 500-year floodplain/susceptible to flooding due to low-lying conditions	2
Erosion (USDA NRCS)	Slight/moderate potential	
	Total Score	**245**



Legend

125 Whitehead Road

Johnson's Pond Redevelopment Plan
Analysis Site 10

0 230 460 Feet

Constraint	125 Whitehead Road, Site #10	
	Information	Score (1-5)
Type of Land	Private Vacant Property	3
Zoning Designation	RR2	
Size	3.1 acres	2
Shape	Irregular shape/Flag Lot	
Topography (RIDEM)	Flag poles contain slopes (8%-15%) but central portion of property relatively flat	
Soils (RIDEM/USDA NRCS)	Moderate development, soils are state-wide important farmland; hydric soils with severe constraints (0-18 in depth)	
Roadway Access	Two access points from Whitehead Road from flag poles	2
Pond Access	Access to Pond tributary	
Proximity to Residences	Flag poles adjacent to residences but central portion of property remote	4
Wetlands (RIDEM/NWI)	Site constrained by RIDEM wetlands	3
Ecological Sensitivity (RIDEM)	No	
Flooding (FEMA)	Majority of site is in 100-year floodplain, small portions in 500-year floodplain/susceptible to flooding due to low-lying conditions	2
Erosion (USDA NRCS)	Slight/moderate potential	
	Total Score	**270**

Legend

0 Whitehead Road

Johnson's Pond Redevelopment Plan
Analysis Site 11

0 180 350 Feet

Constraint	0 Whitehead Road, Site #11	
	Information	Score (1-5)
Type of Land	Private Vacant Property	3
Zoning Designation	RR2	
Size	1.8 acres	3
Shape	Rectangular shape	
Topography (RIDEM)	Moderate slopes (12%-14%) in northeastern corner and southwestern corner of site but majority of site is relatively flat	
Soils (RIDEM/USDA NRCS)	Moderate development constraints, soils are state-wide important farmland; hydric soils with severe constraints (0-18 in depth)	
Roadway Access	Access from Whitehead Road	3
Pond Access	Direct access	
Proximity to Residences	Proximate to residences	3
Wetlands (RIDEM/NWI)	Majority of site constrained by RIDEM wetlands	3
Ecological Sensitivity (RIDEM)	No	
Flooding (FEMA)	Majority of site is in 100-year floodplain; southern portion of site susceptible to flooding due to low-lying conditions	2
Erosion (USDA NRCS)	Slight/moderate potential	
	Total Score	**295**

Legend

Carriage Cove Court

Johnson's Pond Redevelopment Plan
Analysis Site 12

0 350 700 Feet

Constraint	Carriage Cove Ct, Site #12	
	Information	Score (1-5)
Type of Land	Private Trust Vacant Property	3
Zoning Designation	RR2	
Size	23.3 acres	3
Shape	Irregular shape	
Topography (RIDEM)	Slight slopes (>10%) across western portion of site	
Soils (RIDEM/USDA NRCS)	State-wide important farmland; eastern portion of site is seasonal high water table (19-42 in depth); western portion of site contain moderate development constraints	
Roadway Access	Access from Carriage Cove	3
Pond Access	Direct access	
Proximity to Residences	Residential properties to the north and south but separated by wooded vegetation and water	4
Wetlands (RIDEM/NWI)	NWI wetlands on western portion of site	3
Ecological Sensitivity (RIDEM)	No	
Flooding (FEMA)	Majority of site is in 100-year floodplain and portions on 500-year floodplain/eastern and central portions of site susceptible to flooding due to low-lying conditions	2
Erosion (USDA NRCS)	Slight potential	
	Total Score	**310**

Legend

Northup Plat Road

Johnson's Pond Redevelopment Plan
Analysis Site 13

0 180 350 Feet

Constraint	Northrup Plat Road, Site #13	
	Information	Score (1-5)
Type of Land	Private Trust Vacant Property	3
Zoning Designation	RR2	
Size	1.7 acres	2
Shape	Trapezoid shape	
Topography (RIDEM)	Steep slopes on eastern portion of site proximate to Pond	
Soils (RIDEM/USDA NRCS)	Moderate development constraints; state-wide important farmland	
Roadway Access	Northup Plat Road	3
Pond Access	Direct access	
Proximity to Residences	Residences to the north and south	3
Wetlands (RIDEM/NWI)	No	4
Ecological Sensitivity (RIDEM)	No	
Flooding (FEMA)	Eastern portion along Pond in 100-year floodplain; small area in central portion of site in 500-year floodplain	3
Erosion (USDA NRCS)	Slight/moderate potential	
	Total Score	**300**

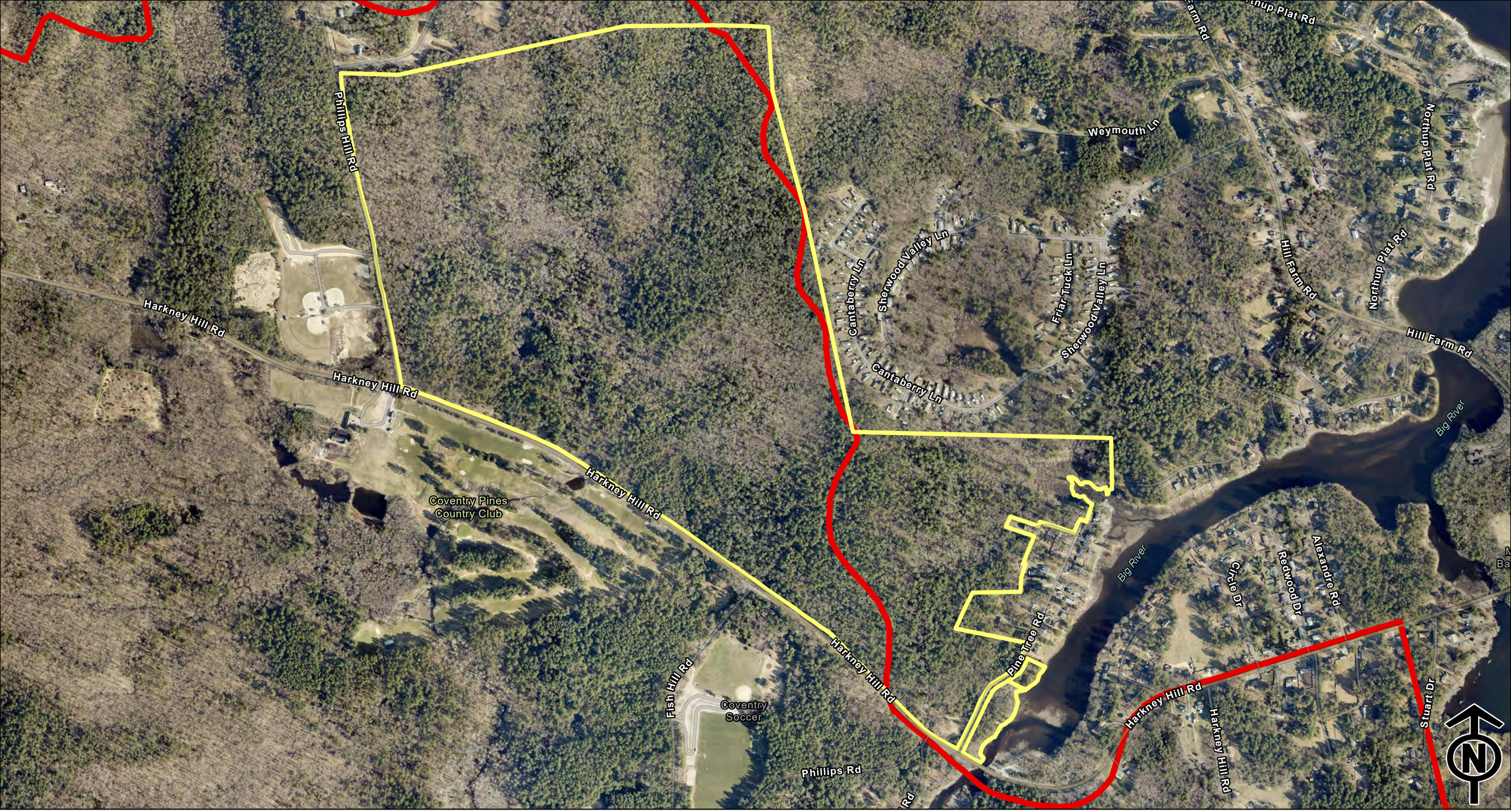
Legend

- Redevelopment Study Area
- Harkney Hill Road

Johnson's Pond Redevelopment Plan
Analysis Site 14

0 350 700 Feet

Constraint	Harkney Hill Road, Site #14	
	Information	Score (1-5)
Type of Land	Private Vacant Property	3
Zoning Designation	RR2	
Size	11.7 acres	2
Shape	Rectangular Shape	
Topography (RIDEM)	Moderate to steep slopes throughout site	
Soils (RIDEM/USDA NRCS)	Moderate development constraints; state-wide important farmland; prime farmland	
Roadway Access	Harkney Hill Road	5
Pond Access	Direct access	
Proximity to Residences	Residences to the west	4
Wetlands (RIDEM/NWI)	No	3
Ecological Sensitivity (RIDEM)	Western portion of site in Natural Heritage Area	
Flooding (FEMA)	Land along Pond in 100-year floodplain	3
Erosion (USDA NRCS)	Slight/moderate potential	
	Total Score	**320**



Legend

- Redevelopment Study Area
- State Land by Zeke's Bridge

Johnson's Pond Redevelopment Plan
Analysis Site 15

0 1,000 2,000 Feet

Constraint	State Land by Zeke's Bridge, Site #15	
	Information	Score (1-5)
Type of Land	Public State-Owned Land/Big River Management Area (Conservation Easement)	4
Zoning Designation	RR2	
Size	238 acres	2
Shape	Irregular shape	
Topography (RIDEM)	Steep slopes throughout site	
Soils (RIDEM/USDA NRCS)	Various types of soils throughout site	
Roadway Access	Harnkey Hill Road and Pine Tree Road	5
Pond Access	Direct access	
Proximity to Residences	Eastern and north property boundaries proximate to residences; majority of site secluded	4
Wetlands (RIDEM/NWI)	Site contains RIDEM wetlands	2
Ecological Sensitivity (RIDEM)	In a Natural Heritage Area	
Flooding (FEMA)	Small portion in northeastern corner of site within 100-year floodplain	3
Erosion (USDA NRCS)	Slight/moderate potential	
		310