



THE HERMITAGE

Club

AT HAYSTACK MOUNTAIN

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FILE NAME:	REVISIONS:
Wetlands_MTN	11/12/13 REVIEW
DRAWN BY: PGJ	02/21/14 REVIEW
CHECKED BY: RSH	04/21/14 REVIEW
DATE: 10/16/2013	09/25/14 REVIEW
SCALE: 1" = 50'	10/30/14 REVIEW
APPROVED:	02/02/15 REVIEW
	05/07/15 REVIEW
	06/13/15 REVIEW
	09/25/15 REVIEW
	11/07/16 REVIEW

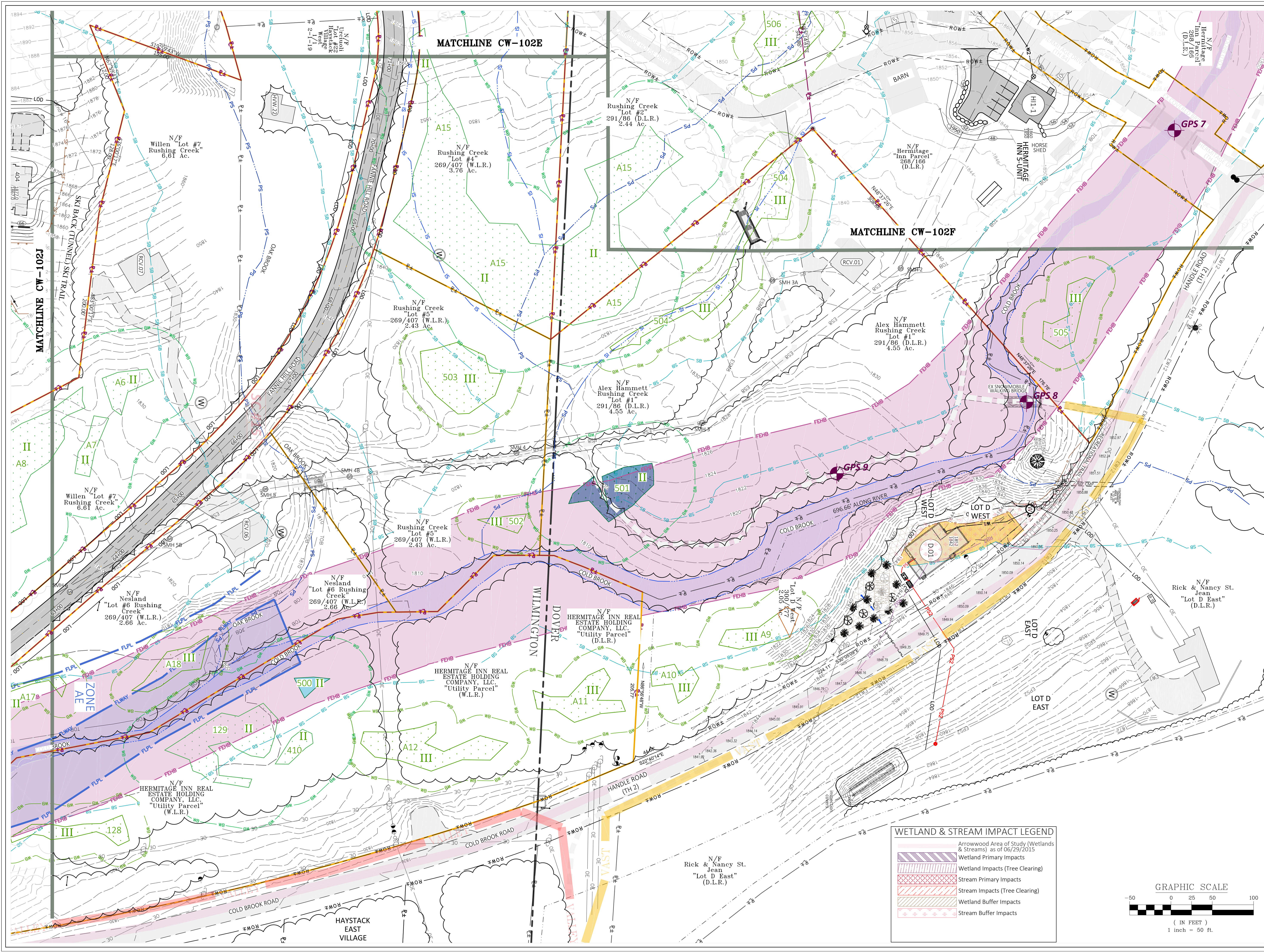
EXISTING LEGEND	
2100	Existing Contours
II, III, S01, S02, S03, S04	Wetland Boundary (Class II & III)
SB	Wetland Buffer (50' Class II, 25' Class III)
SB	Stream Buffer (75' unless field located)
IS	River / Stream / Water Body
IS	Intermittent Stream / Ditch
PS	Perennial Stream / Ditch
UK	Unassessed Stream / Ditch
TOB	Top of Bank
OWW	Ordinary High Water (Approximate)
FLWY	FEMA Floodway / Flood Plain
FLPL	Fluvial Erosion Hazard Boundary
FEHB	Fluvial Erosion Hazard Boundary
ROW±	Right-Of-Way
±	Property Line
±	Hermitage Owned Property
—	Tree Line
—	Building
—	Road / Drive / Parking / Trail
X	Fence
○	Stone / Retaining Wall
○	Culvert
○	Drilled Bedrock Well
EW3	Water Line (size as indicated)
EW3	Fire Hydrant w/Valve
OE	Overhead Power w/ Pole & Guy
ES6	Sewer Main / Manhole (size as indicated)
EPS3	Pressure Sewer (size as indicated)
ESW	Snowmaking Line (size as indicated)
○	Vernal Pool
—	Existing Snowmobile Trail (VAST)
—	Existing Snowmobile Trail

PROPOSED LEGEND	
—	Contours
—	Top/Toe of Slope
—	Building / Envelope
—	Road / Drive / Parking / Trail
—	Tree Line (LOD)
—	Grass Ditch / Swale
—	Stone Ditch / Swale
W1	Water Line w/ valve (size as indicated)
S4	6" Fire Hydrant w/Valve
S4	Gravity Sewer Connection (PVC SDR 25) w/ Cleanout (Size as indicated)
S8	Gravity Sewer Line (PVC SDR 35) w/ Manhole (Size as indicated)
S3	Pressure Sewer Force Main (Size as indicated)
—	Precast Catch Basin (48") w/ ADS Pipe (size as indicated)
—	Proposed Snowmobile Trail
LODU	Limit of Disturbance (Future Utilities)
—	Open Bottom Arch Culvert (size as indicated)
—	Proposed Tree Planting Areas

PROJECT: HAYSTACK MOUNTAIN
SHEET TITLE: WETLAND IMPACTS - LOT D WEST

November 2016
GRAPHIC SCALE
-50 0 25 50 100
(IN FEET)
1 inch = 50 ft.
NORTH SHEET
VT STATE PLANE GRID

WETLAND & STREAM IMPACT LEGEND	
—	Arrowwood Area of Study (Wetlands & Streams) as of 06/29/2015
—	Wetland Primary Impacts
—	Wetland Impacts (Tree Clearing)
—	Stream Primary Impacts
—	Stream Impacts (Tree Clearing)
—	Wetland Buffer Impacts
—	Stream Buffer Impacts



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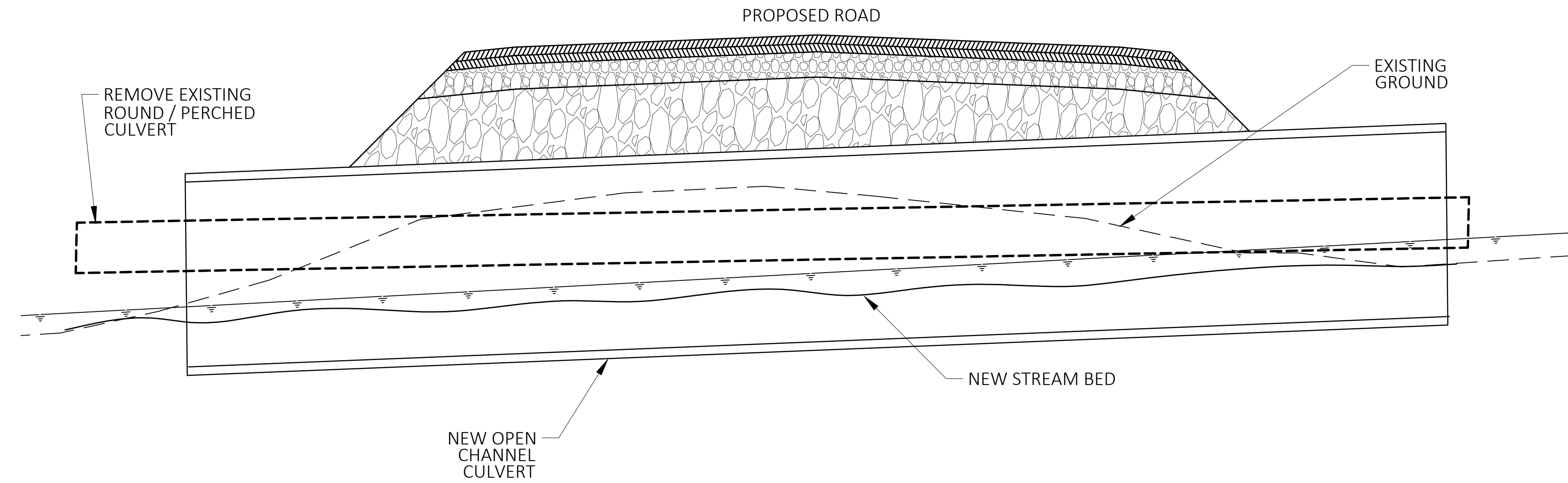
**TYPICAL ROUND CULVERT REPLACEMENT WITH
OPEN CHANNEL STREAM CROSSING**

NTS

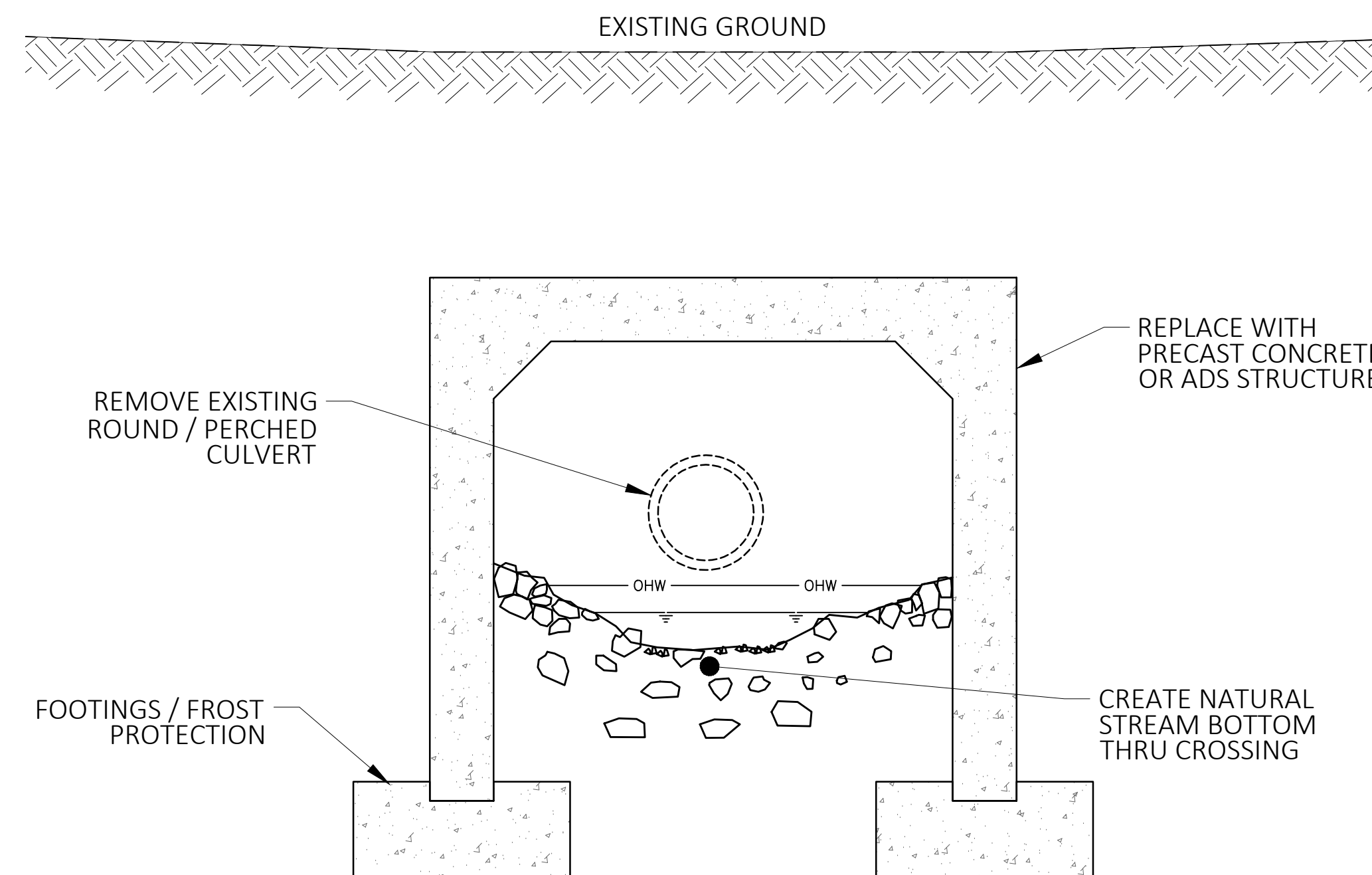
NOTES:

1. PRECAST CONCRETE BOX CULVERT WITH BAFFLES WHERE SLOPE ALLOWS.
2. ALL CROSSINGS TO BE INDIVIDUALLY ENGINEERED.

PROFILE



CROSS SECTION



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FILE NAME: Wetlands_Details REVISIONS:

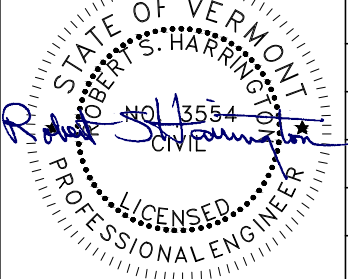
DRAWN BY: PGJ

CHECKED BY: RSH

DATE: 06/26/2015

SCALE: NTS

APPROVED



PROJECT:

HAYSTACK MOUNTAIN
EAST TRACT ROAD
DEER FIELD ALLEY
AIRPORT

SHEET TITLE:

STREAM CROSSING
DETAILS July 2015

CWD-1

NORTH SHEET
VT STATE PLANE GRID

AMPHIBIAN ROAD CROSSING – EAST TRACT ROAD
 (ALL STREAMS & DRAINAGE WITH WETLANDS ABOVE ROADWAY)



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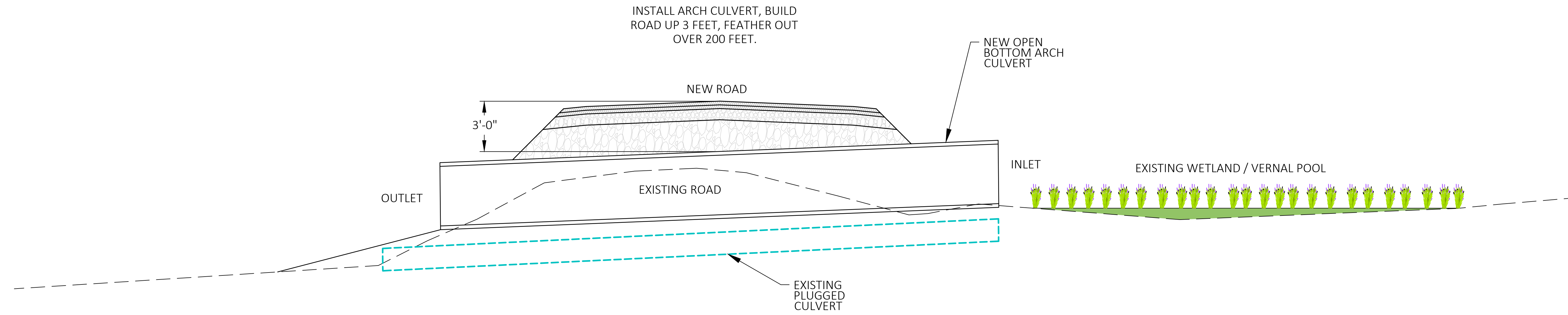
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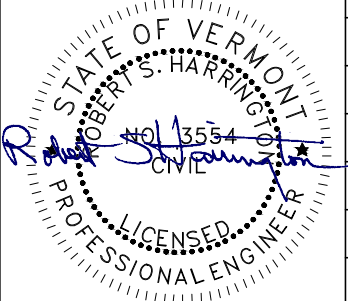
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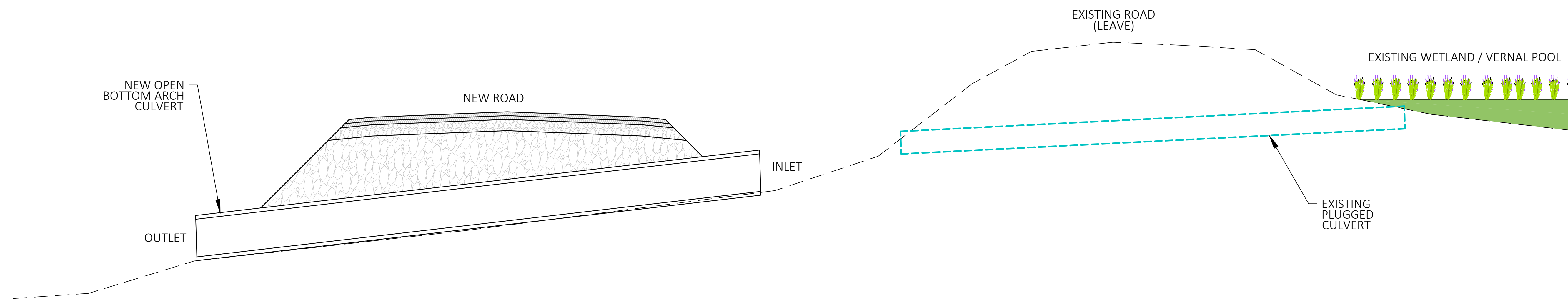
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METHOD A – ROAD BUILDUP



FILE NAME: Wetlands_Details	REVISIONS:
DRAWN BY: PGJ	
CHECKED BY: RSH	
DATE: 05/23/2015	
SCALE: NTS	
APPROVED	
	

METHOD B – MOVE ROAD DOWNHILL, LEAVE EXISTING



General Notes:

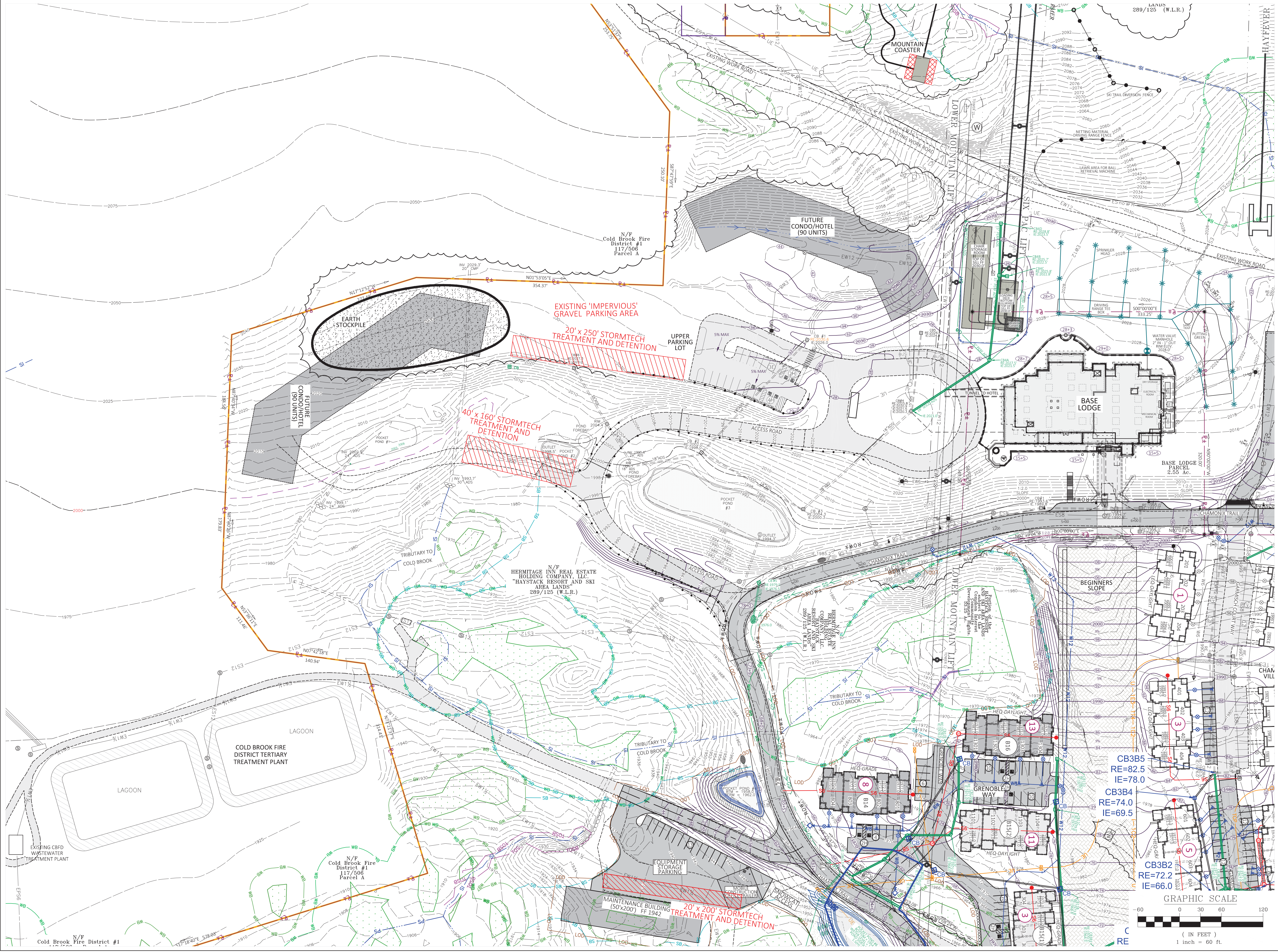
- 9020 (Erosion Control) and 9015 (Stormwater) Permits required prior to construction
- No treatment or direct discharges to any wetlands or vernal pools
- Post-development runoff same or less than pre-development runoff. No open detention ponds.

PROJECT:
 HAYSTACK MOUNTAIN
 EAST TRACT ROAD
 DEER FIELD ALLEY
 AIRPORT

SHEET TITLE:
 AMPHIBIAN ROAD CROSSING DETAILS
 July 2015

CWD-2

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FILE NAME:	Stormwater-future	REVISIONS:
DRAWN BY:	JCH	
CHECKED BY:	RSH	
DATE:	5/25/2015	
SCALE:	1" = 60'	
APPROVED:		

- EXISTING TREE LINE
- PROPOSED TREE LINE
- STREAM
- EXISTING CONTOUR
- WETLAND
- ROOFTOP IMPERVIOUS
- NON-ROOFTOP IMPERVIOUS
- DRY SWALE / DETENTION PIPE LOCATION
- SURFACE SAND FILTER/BIORETENTION AREA
- STORMTECH TREATMENT AND DETENTION AREA

PROJECT: **SOUTH OF BASE LODGE**

SHEET TITLE: **CONCEPTUAL STORMWATER TREATMENT & DETENTION**

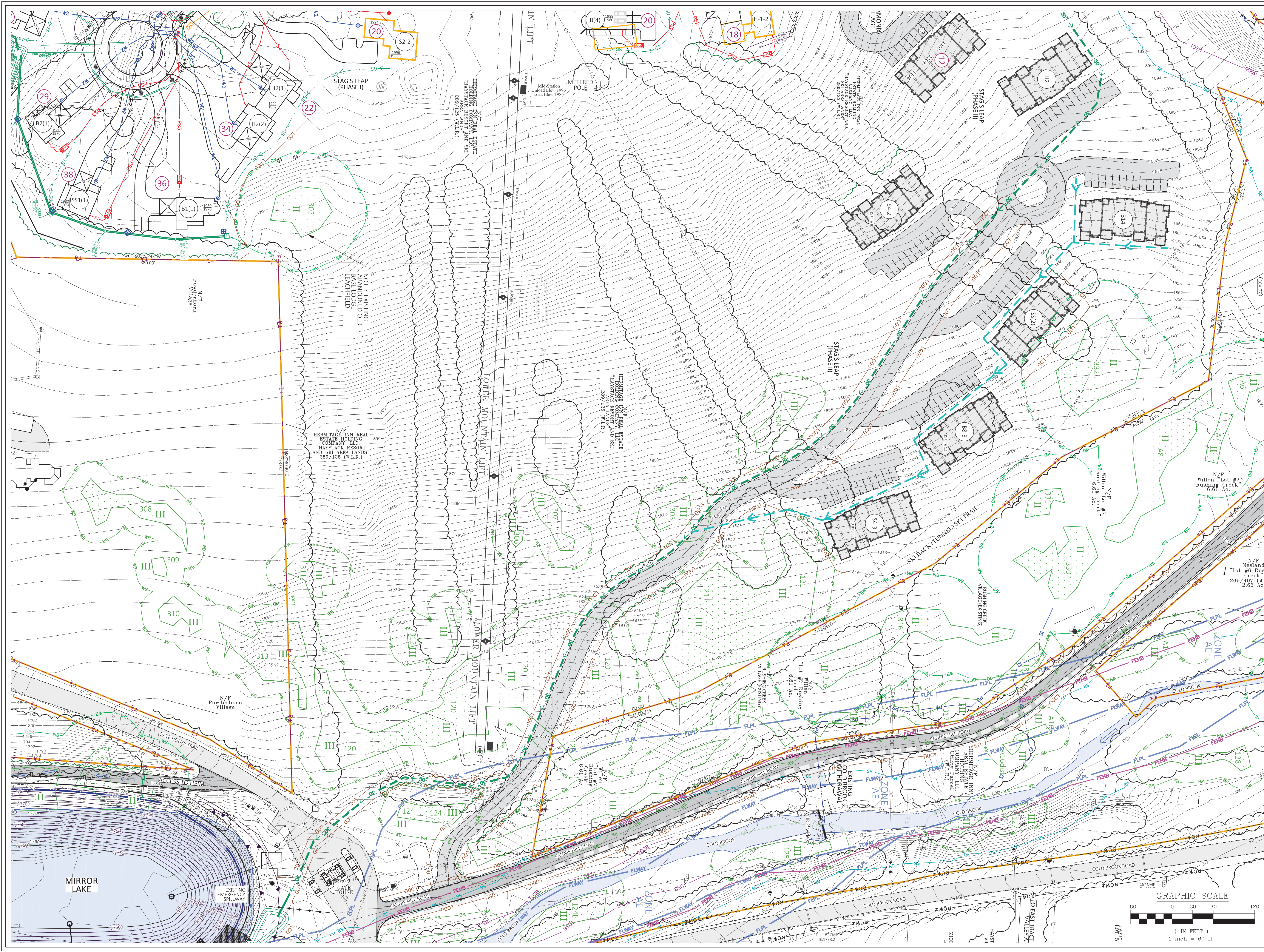
August 2015

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 60 ft.

F-1

NORTH
VT STATE PLANE GRID SHEET




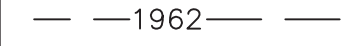




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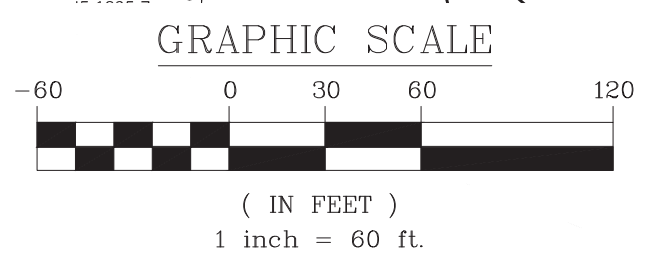
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Stormwater-future	
DRAWN BY: JCH	
CHECKED BY: RSH	
DATE: 5/25/2015	
SCALE: 1" = 60'	
APPROVED	



-  EXISTING TREE LINE
-  PROPOSED TREE LINE
-  STREAM
-  EXISTING CONTOUR
-  WETLAND
-  ROOFTOP IMPERVIOUS
-  NON-ROOFTOP IMPERVIOUS
-  STORM COLLECTION PIPE

PROJECT:
LOWER MOUNTAIN TOWNHOUSES
 SHEET TITLE:
CONCEPTUAL STORMWATER TREATMENT & DETENTION
 August 2015



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FILE NAME:	REVISIONS:
Stormwater-future	
DRAWN BY: JCH	
CHECKED BY: RSH	
DATE: 5/25/2015	
SCALE: 1" = 20'	
APPROVED:	

- EXISTING TREE LINE
- PROPOSED TREE LINE
- STREAM
- EXISTING CONTOUR
- WETLAND
- ROOFTOP IMPERVIOUS
- NON-ROOFTOP IMPERVIOUS
- DRY SWALE / DETENTION PIPE LOCATION
- SURFACE SAND FILTER/ BIOTENTION AREA
- STORMTECH TREATMENT AND DETENTION AREA

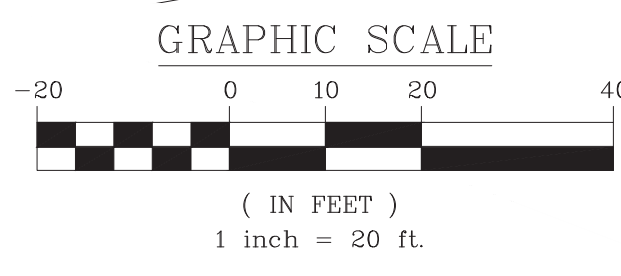
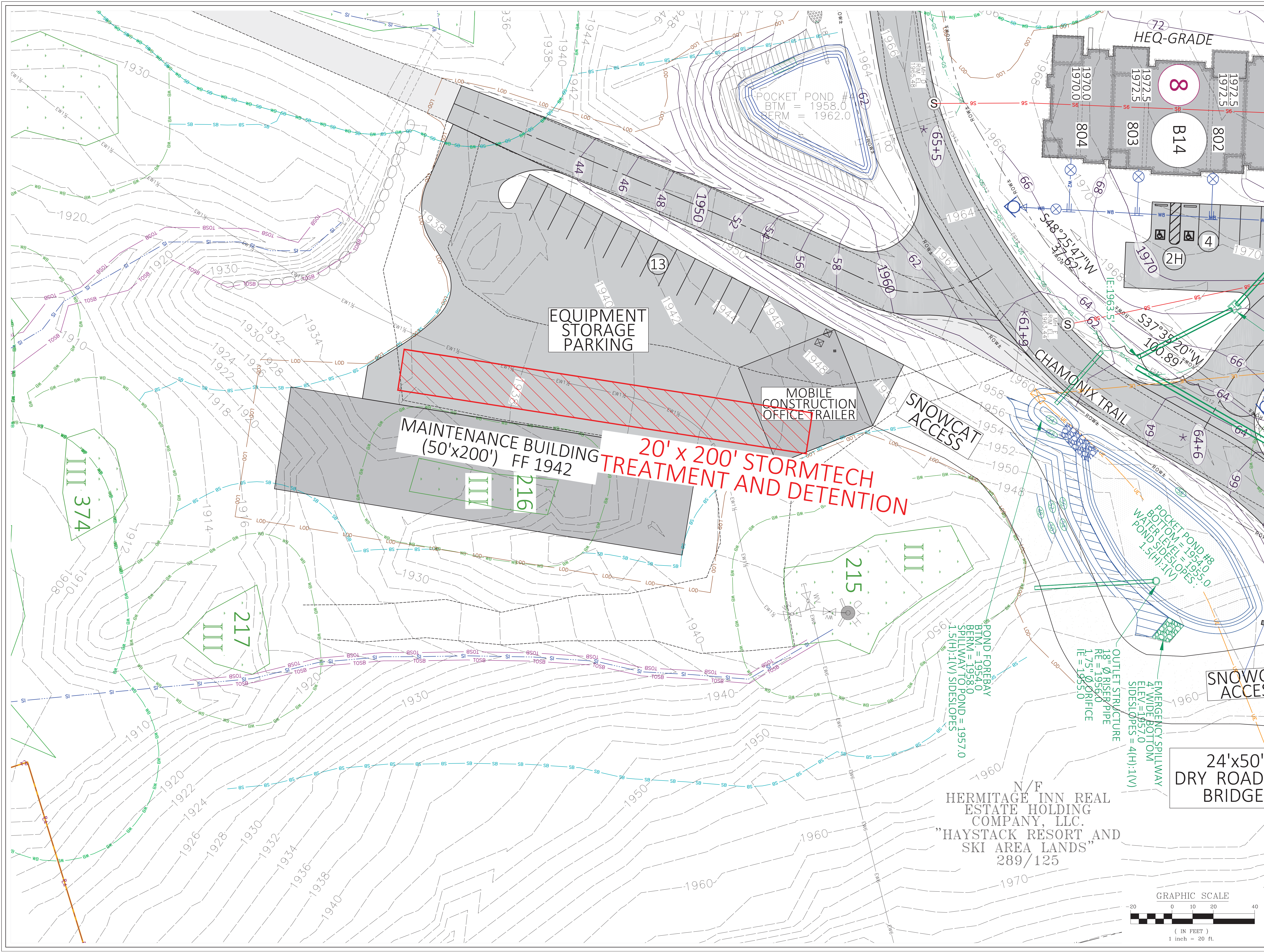
PROJECT: MAINTENANCE FACILITIES

SHEET TITLE: CONCEPTUAL STORMWATER TREATMENT & DETENTION

August 2015

F-3

SHEET



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