

Hermitage Inn Real Estate Holding Company, LLC
Developer
P.O. Box 2210
West Dover, VT 05356
(860) 466-7606

Harrington Engineering, Inc.
Act 250 and Permit Specialist
Civil and Environmental Engineering
P.O. Box 248
North Pomfret, VT 05053
(802) 457-3151

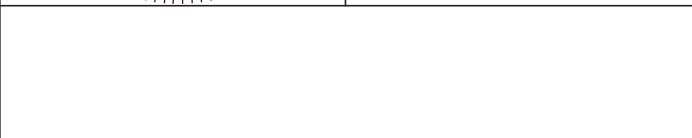
Joyce Land Surveying Corp.
P.O. Box 115, 3 East Main Street
Wilmington, VT 05363
(802) 464-1244

Conley Associates
Traffic Engineer
349 Lakewood Drive
Killington, VT 05751
(802) 345-2321

Landvest
Growth Impact Analyst
Four the Green
Woodstock, VT 05091

Arrowwood Environmental
Ecologist / Botanist, Wetlands Biologist
950 Bert White Road
Huntington, VT 05462
(802) 434-7276

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



- EXISTING TREE LINE
- PROPOSED TREE LINE
- STREAM
- EXISTING CONTOUR
- 1962
- WETLAND
- ROOFTOP IMPERVIOUS
- NON-ROOFTOP IMPERVIOUS
- DRY SWALE / DETENTION PIPE LOCATION
- SURFACE SAND FILTER/ BIORETENTION AREA
- STORMTECH TREATMENT AND DETENTION AREA

PROJECT:
UPPER MOUNTAIN TRAILSIDE

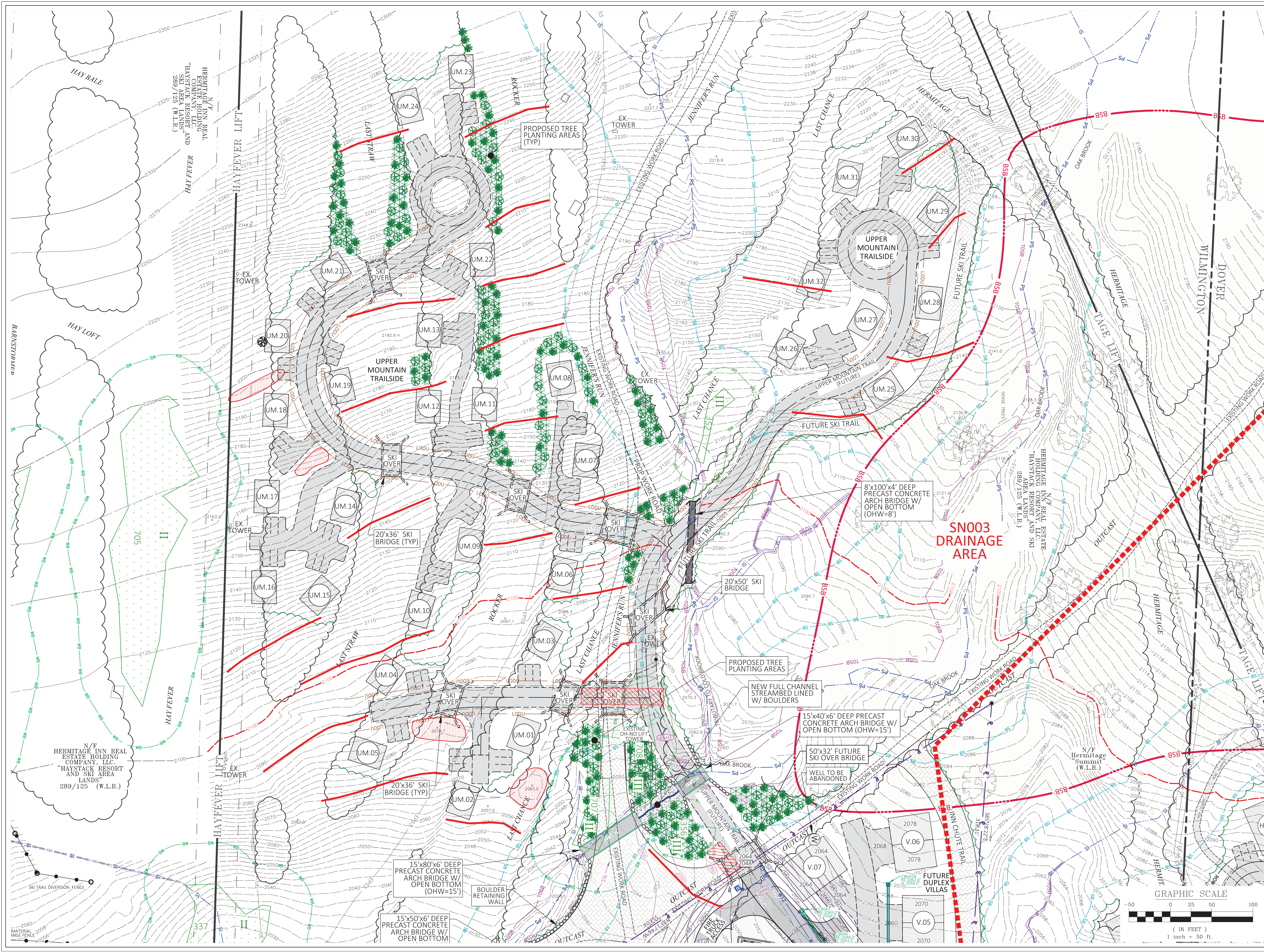
SHEET TITLE:
CONCEPTUAL STORMWATER TREATMENT & DETENTION

August 2015

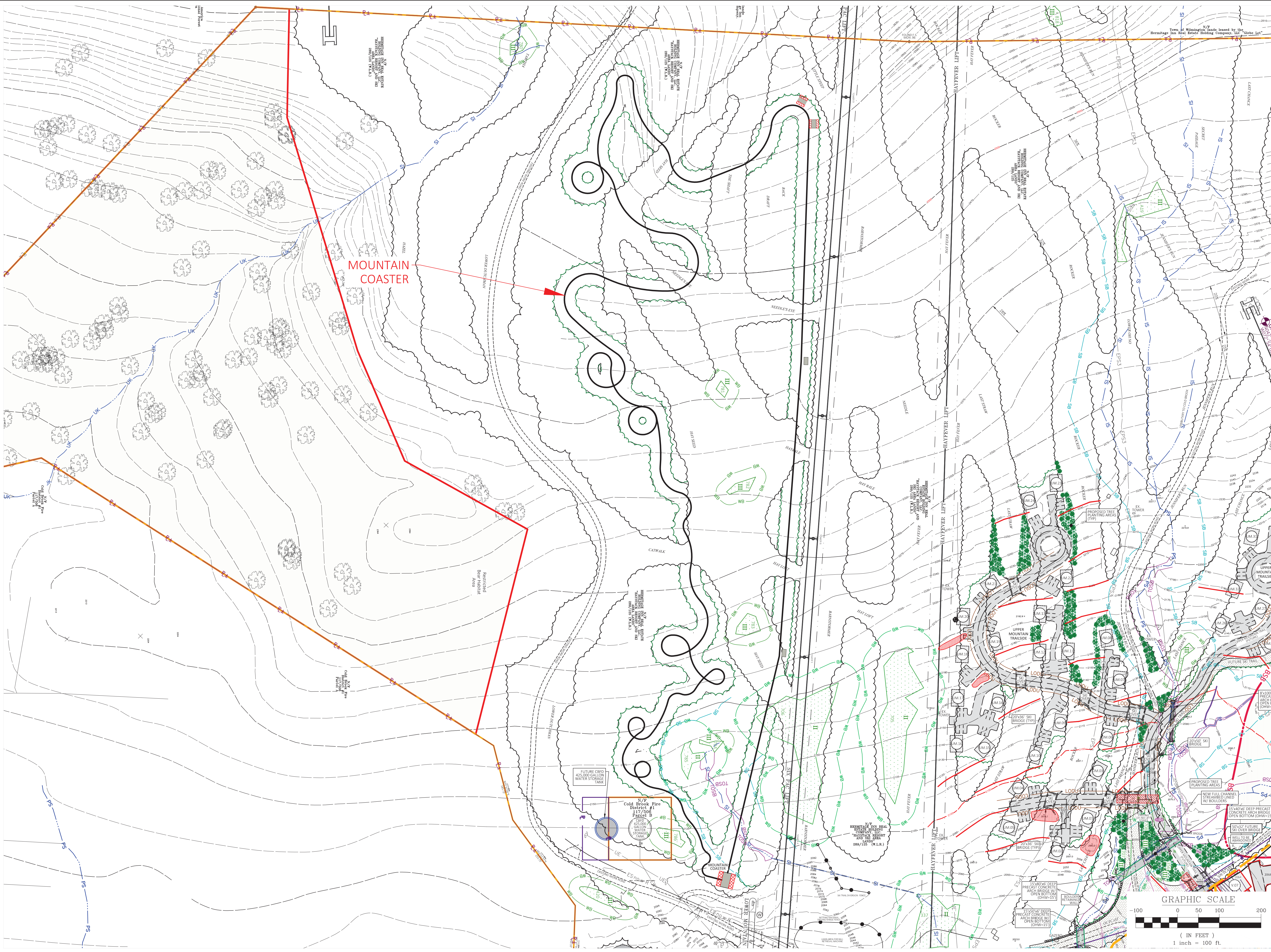
GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

NORTH
VT STATE PLANE GRID

F-4
SHEET






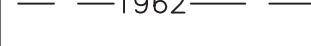






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FILE NAME:	Stormwater-future	REVISIONS:
DRAWN BY:	JCH	
CHECKED BY:	RSH	
DATE:	5/25/2015	
SCALE:	1" = 100'	
APPROVED:		



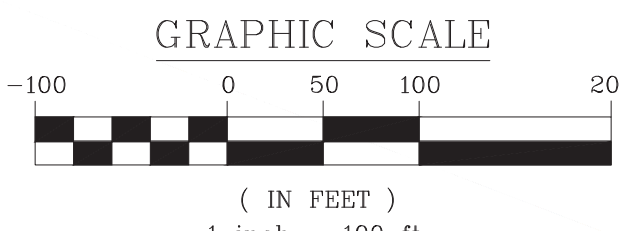
-  EXISTING TREE LINE
-  PROPOSED TREE LINE
-  STREAM
-  1962 EXISTING CONTOUR
-  WETLAND
-  ROOFTOP IMPERVIOUS
-  NON-ROOFTOP IMPERVIOUS
-  DRY SWALE / DETENTION PIPE LOCATION
-  SURFACE SAND FILTER/BIORETENTION AREA
-  STORMTECH TREATMENT AND DETENTION AREA

PROJECT:
MOUNTAIN COASTER

SHEET TITLE:
CONCEPTUAL STORMWATER TREATMENT & DETENTION
 August 2015

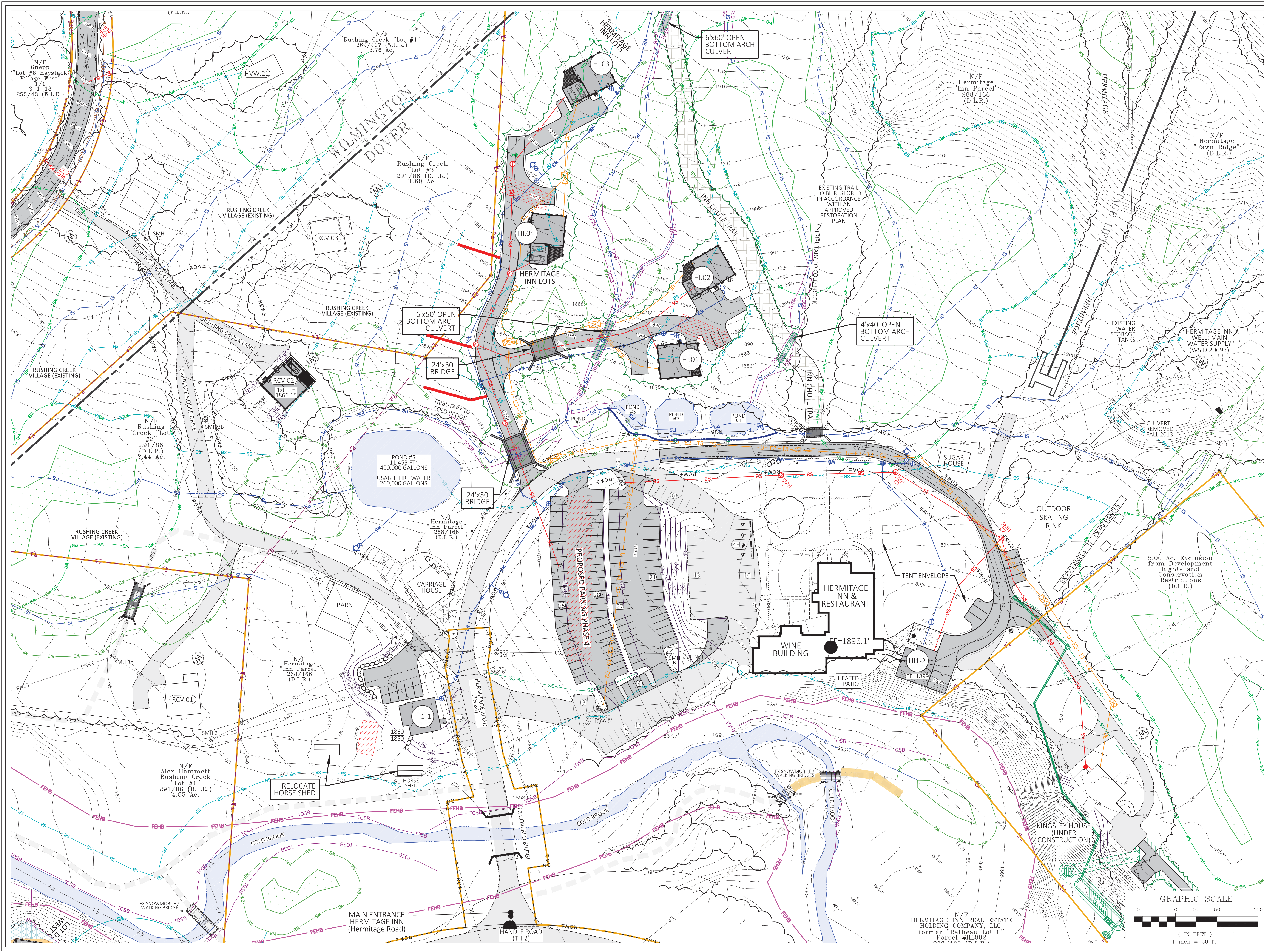


 NORTH
 VT STATE PLANE GRID



 GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

F-5
 SHEET



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FILE NAME: Hermitage Inn

DRAWN BY: JCH REVISIONS:

CHECKED BY: RSH

DATE: 05/25/2015

SCALE: 1" = 50'

APPROVED

EXISTING LEGEND

- 2100 Existing Contours
- Wetland Boundary (Class II & III)
- Wetland Buffer (50' Class I, 25' Class III)
- Stream Buffer (75' unless field located)
- River / Stream / Water Body
- Intermittent Stream / Ditch
- Perennial Stream / Ditch
- Top of Bank
- Top of Stream Bank
- Right-Of-Way
- Property Line
- Hermitage Owned Property
- Easement
- Zoning Setback
- Tree Line
- Building
- Road / Drive / Parking / Trail
- Fence
- Stone / Retaining Wall
- Catch Basin / Culvert
- Ski Trail Names
- Ski Lift w/ Clearing Offset
- Drilled Bedrock Well
- Well Shield (100' Downhill, 200' Uphill)
- Water Line (size as indicated)
- 6" Fire Hydrant w/ Valve
- Overhead Power w/ Pole & Guy
- Underground Power
- Snow Gun
- Snowmaking Line (size as indicated)
- Gravity Sewer Connection (PVC SDR 35)
- w/ Cleanout (size as indicated)
- Gravity Sewer Line (PVC SDR 35) w/ Manhole (size as indicated)
- Pressure Sewer Force Main (Size as indicated)
- Parking Spaces
- Parking Spaces (Handicap Accessible)

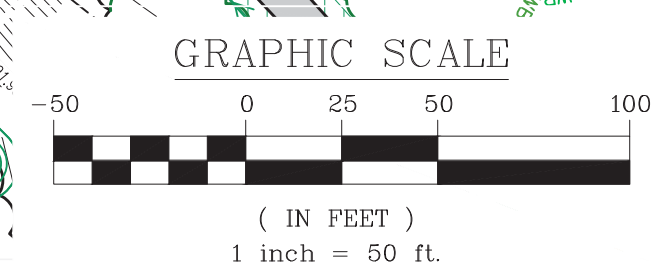
PROPOSED LEGEND

- Contours
- Building / Envelope
- Road / Drive / Parking / Trail
- Treeline
- Grass Ditch / Swale
- Stone Ditch / Swale
- Water Line w/ valve (size as indicated)
- 6" Fire Hydrant w/ Valve
- Gravity Sewer Connection (PVC SDR 35) w/ Cleanout (size as indicated)
- Gravity Sewer Line (PVC SDR 35) w/ Manhole (size as indicated)
- Pressure Sewer Force Main (Size as indicated)
- Parking Spaces
- Dry Swale and UG Pipe Detention
- Storm Tech treatment and detention

PROJECT: **HERMITAGE INN**

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

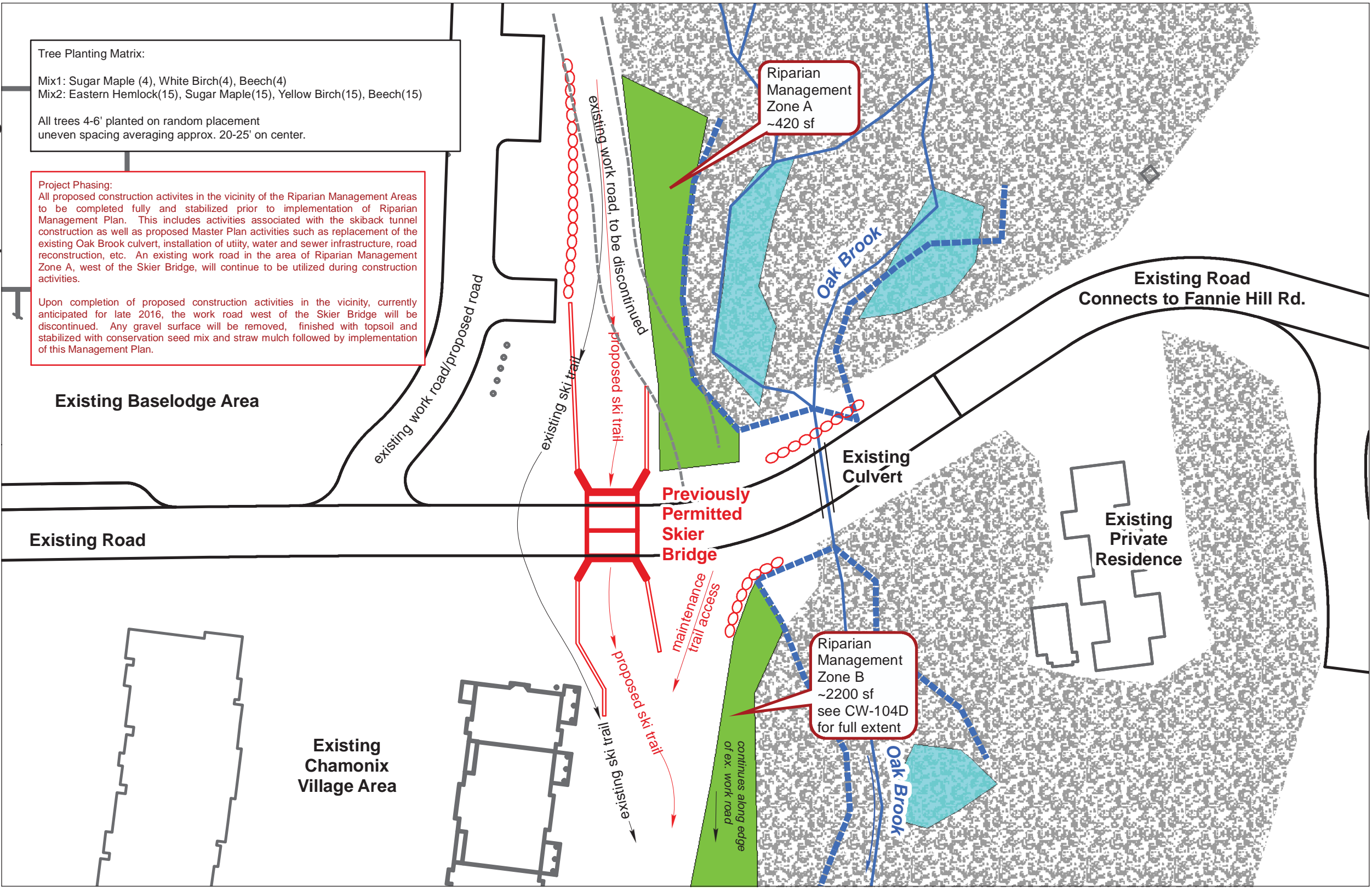
August 2015



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Tree Planting Matrix:
 Mix1: Sugar Maple (4), White Birch(4), Beech(4)
 Mix2: Eastern Hemlock(15), Sugar Maple(15), Yellow Birch(15), Beech(15)
 All trees 4-6' planted on random placement uneven spacing averaging approx. 20-25' on center.

Project Phasing:
 All proposed construction activities in the vicinity of the Riparian Management Areas to be completed fully and stabilized prior to implementation of Riparian Management Plan. This includes activities associated with the skiback tunnel construction as well as proposed Master Plan activities such as replacement of the existing Oak Brook culvert, installation of utility, water and sewer infrastructure, road reconstruction, etc. An existing work road in the area of Riparian Management Zone A, west of the Skier Bridge, will continue to be utilized during construction activities.
 Upon completion of proposed construction activities in the vicinity, currently anticipated for late 2016, the work road west of the Skier Bridge will be discontinued. Any gravel surface will be removed, finished with topsoil and stabilized with conservation seed mix and straw mulch followed by implementation of this Management Plan.



Skiers Tunnel: Haystack Baselodge/ Fannie Hill Road STREAM RIPARIAN MANAGEMENT PLAN

Source notes and disclaimers:
 Data sources: Wetland delineations and stream top-of-bank by Arrowwood Environmental, 2012-2014. Wetland boundaries and top-of-bank surveyed by Arrowwood Environmental. Site features by Harrington Engineering from Hermitage Master Plan. Other data from VCGI and ESRI.

Plan review & approval: This plan provided for application for a construction extension for a previously approved skier bridge project. This is a riparian management plan only, not for infrastructure construction or permitting.

This is NOT a land survey or legal boundary description.

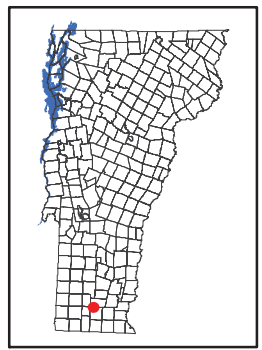
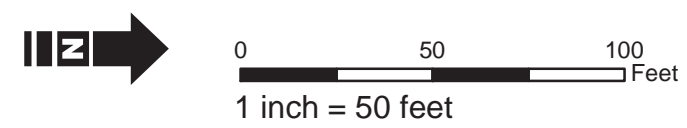
Arrowwood Environmental is not responsible for and shall NOT be held liable for site discrepancies, construction errors, misinterpretations or any misrepresentations arising from data utilized in this map but not specifically collected, field checked, confirmed and authorized by Arrowwood Environmental. Map user is responsible for understanding data sources and actual site constraints, displayed herein or not, including property lines, natural resource boundaries and other site features.

For additional erosion control information see Vt. Low Risk Site Handbook for Erosion Prevention and Sediment Control (http://www.vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf).

This project may be subject to other permit requirements including a Vt. Stormwater Construction General Permit. Applicant is responsible for compliance with all regulatory requirements.

Riparian Management Plan
 -All management zones to be planted following completion of all site grading and ground stabilization as prescribed in applicable erosion control plans and documents.
 -Replanted stream buffers are to remain forested following restoration and will be marked with signage indicating "Riparian - Management Area: No Tree Cutting".
 -All management zones will be planted with an even species composition per Tree Planting Matrix as follows:
 Zone A- Mix 1: 12 trees
 Zone B- Mix 2: 60 trees
 -Plantings will be spaced unevenly with random species distribution on spacing averaging 20-25' between stems.
 -All plantings to be guaranteed for a period of 2 years at which point any dead or dying trees are to be replaced.
 -Following planting, an As-Built plan will be prepared followed by annual monitoring for a period of 3 years (4 years total).

- Roads
- Proposed Skier Bridge
- Proposed Retaining Wall
- Existing Buildings
- Existing Forest
- Riparian Mgmt Zones
- Stream Top of Bank
- Streams
- Wetlands



Monday, July 20, 2015
 File: B:\GIS\Projects\Haystack\SkiTunnel_RiparianMgmtPlan2.mxd
 Prepared By: Aaron Worthley, Arrowwood Environmental
 Coordinate System:
 NAD 1983 StatePlane Vermont FIPS 4400

