



THE HERMITAGE
Club
AT HAYSTACK MOUNTAIN

Master Plans Wetlands & Stream Impacts November 2016

- Haystack Upper Mountain
- Haystack Lower Mountain

OWNER & APPLICANT: HERMITAGE INN REAL ESTATE HOLDING COMPANY, LLC

HERMITAGE INN REAL ESTATE HOLDING COMPANY, LLC

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MICHAEL LEW SMITH, BOTANIST, ECOLOGIST
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ELISE MANNING-STERLING, MA RPA, PROJECT MANAGER

CONLEY ASSOCIATES

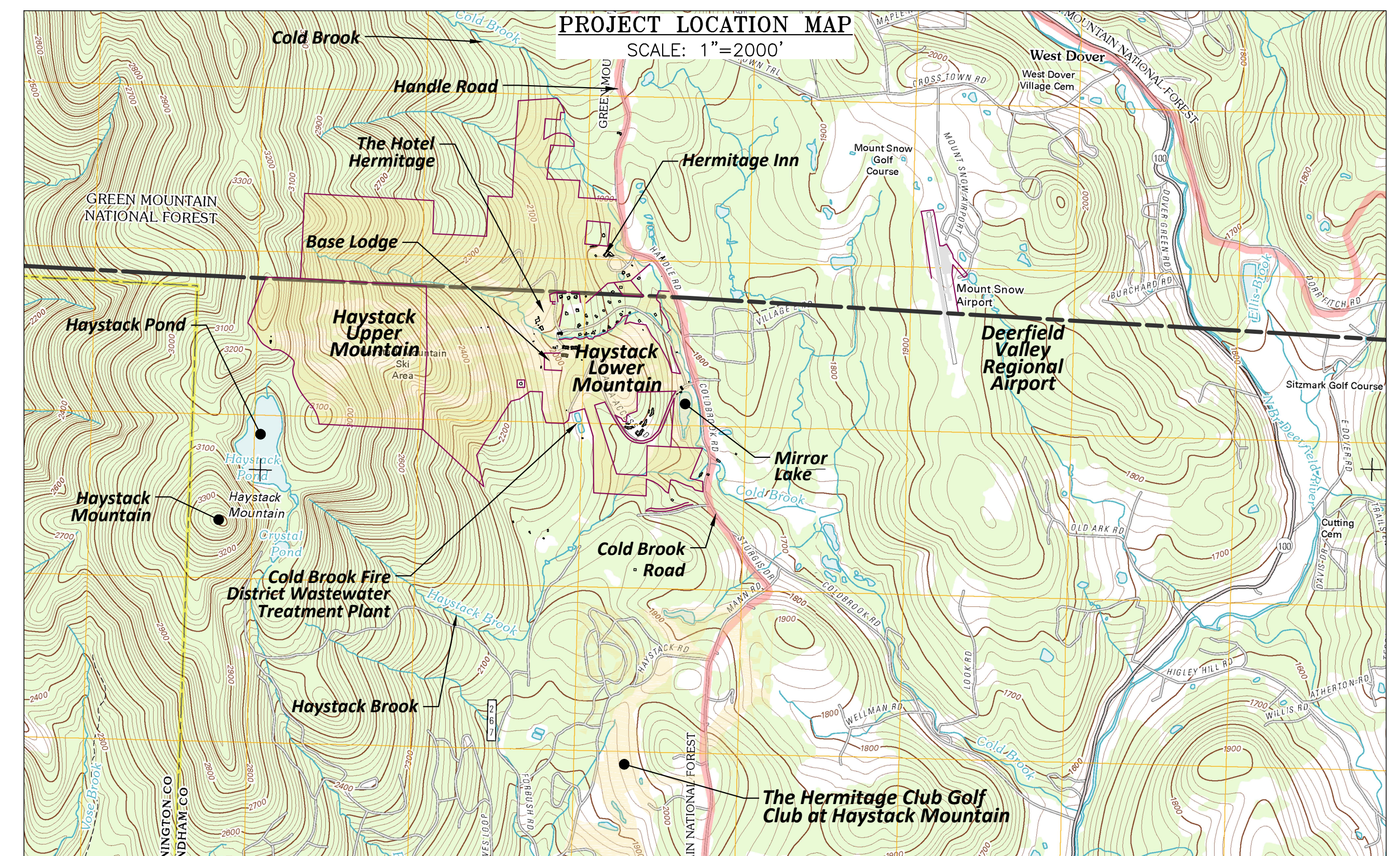
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FOUR THE GREEN, WOODSTOCK, VT 05091
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DOUG KENNEDY, GROWTH IMPACT ANALYST



INDEX OF SHEETS					
PROVIDED BY	SHEET	PROJECT	TITLE	SCALE	LATEST REVISION
HEI	CW-100	HAYSTACK MOUNTAIN	WETLAND IMPACTS - IMPACTS SUMMARY TABLE	NONE	11/4/2016
HEI	EX-101	HAYSTACK MOUNTAIN	EXISTING CONDITIONS - UPPER MOUNTAIN	1" = 300'	11/7/2016
HEI	EX-102	HAYSTACK MOUNTAIN	EXISTING CONDITIONS - LOWER MOUNTAIN	1" = 300'	11/7/2016
HEI	CW-101	HAYSTACK MOUNTAIN	WETLAND IMPACTS - UPPER MOUNTAIN	1" = 300'	11/7/2016
HEI	CW-102	HAYSTACK MOUNTAIN	WETLAND IMPACTS - LOWER MOUNTAIN	1" = 300'	11/7/2016
HEI	CW-101A	HAYSTACK MOUNTAIN	WETLAND IMPACTS - MOUNTAIN CABIN	1" = 50'	11/7/2016
HEI	CW-101B	HAYSTACK MOUNTAIN	WETLAND IMPACTS - UPPER MOUNTAIN TRAILSIDE	1" = 50'	11/7/2016
HEI	CW-101C	HAYSTACK MOUNTAIN	WETLAND IMPACTS - MOUNTAIN COASTER	1" = 50'	11/7/2016
HEI	CW-101D	HAYSTACK MOUNTAIN	WETLAND IMPACTS - MOUNTAIN COASTER	1" = 50'	11/7/2016
HEI	CW-102A	HAYSTACK MOUNTAIN	WETLAND IMPACTS - BASE LODGE; HOTELS; SKI TRAILS	1" = 50'	11/7/2016
HEI	CW-102A1	HAYSTACK MOUNTAIN	WETLAND IMPACTS - HOTELS; HIGH COUNTRY	1" = 50'	11/7/2016
HEI	CW-102B	HAYSTACK MOUNTAIN	WETLAND IMPACTS - HIGH COUNTRY	1" = 50'	11/7/2016
HEI	CW-102C	HAYSTACK MOUNTAIN	WETLAND IMPACTS - FUTURE HOTELS	1" = 50'	11/7/2016
HEI	CW-102D	HAYSTACK MOUNTAIN	WETLAND IMPACTS - CHAMONIX VILLAGE	1" = 50'	11/7/2016
HEI	CW-102E	HAYSTACK MOUNTAIN	WETLAND IMPACTS - MCGOVERN LOTS	1" = 50'	11/7/2016
HEI	CW-102F	HAYSTACK MOUNTAIN	WETLAND IMPACTS - HERMITAGE INN, HI LOTS	1" = 50'	11/7/2016
HEI	CW-102G	HAYSTACK MOUNTAIN	WETLAND IMPACTS - KINGSLEY BRIDGE	1" = 50'	11/7/2016
HEI	CW-102H	HAYSTACK MOUNTAIN	WETLAND IMPACTS - PROPOSED MAINTENANCE BUILDING	1" = 50'	11/7/2016
HEI	CW-102J	HAYSTACK MOUNTAIN	WETLAND IMPACTS - STAG'S LEAP (PHASE I & II)	1" = 50'	11/7/2016
HEI	CW-102K	HAYSTACK MOUNTAIN	WETLAND IMPACTS - STAG'S LEAP (PHASE II); 30" STORMWATER PIPE	1" = 50'	11/7/2016
HEI	CW-102L	HAYSTACK MOUNTAIN	WETLAND IMPACTS - SIEGEL POND	1" = 50'	11/7/2016
HEI	CW-102M	HAYSTACK MOUNTAIN	WETLAND IMPACTS - MIRROR LAKE	1" = 50'	11/7/2016
HEI	CW-102N	HAYSTACK MOUNTAIN	WETLAND IMPACTS - LOT D WEST	1" = 50'	11/7/2016
HEI	CWD-1	HAYSTACK MOUNTAIN	STREAM CROSSING DETAILS	VARIES	5/18/2015
HEI	CWD-2	HAYSTACK MOUNTAIN	AMPHIBIAN ROAD CROSSING DETAILS	N/A	5/23/2015
HEI	F-1	SOUTH OF BASE LODGE	CONCEPTUAL STORMWATER TREATMENT & DETENTION	1"=60'	5/25/2015
HEI	F-2	LOWER MOUNTAIN TOWNHOUSES	CONCEPTUAL STORMWATER TREATMENT & DETENTION	1"=60'	5/25/2015
HEI	F-3	MAINTENANCE FACILITIES	CONCEPTUAL STORMWATER TREATMENT & DETENTION	1"=20'	5/25/2015
HEI	F-4	UPPER MOUNTAIN TRAILSIDE	CONCEPTUAL STORMWATER TREATMENT & DETENTION	1"=40'	5/25/2015
HEI	F-5	MOUNTAIN COASTER	CONCEPTUAL STORMWATER TREATMENT & DETENTION	1"=40'	5/25/2015
HEI	F-6	HERMITAGE INN	CONCEPTUAL STORMWATER TREATMENT & DETENTION	1"=50'	5/25/2015
AE	RPM	HAYSTACK MOUNTAIN	RIPARIAN MANAGEMENT PLAN	1" = 50'	7/20/2015
AE	TS-001	HAYSTACK MOUNTAIN	WILDLIFE RESOURCES: ENVIRONMENTAL RESTRAINTS	1"=460'	6/26/2015
AE	TS-002	HAYSTACK MOUNTAIN	WILDLIFE RESOURCES: PROPOSED DEVELOPMENT	1"=460'	11/20/2015
AE	TS-003	HAYSTACK MOUNTAIN	REGIONAL WILDLIFE AND LAND USE	1"=2000'	8/1/2015



THE HERMITAGE
Club
AT HAYSTACK MOUNTAIN

Hermitage Inn Real Estate Holding Company, LLC
Developer
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Act 250 and Permit Specialist
Civil and Environmental Engineering
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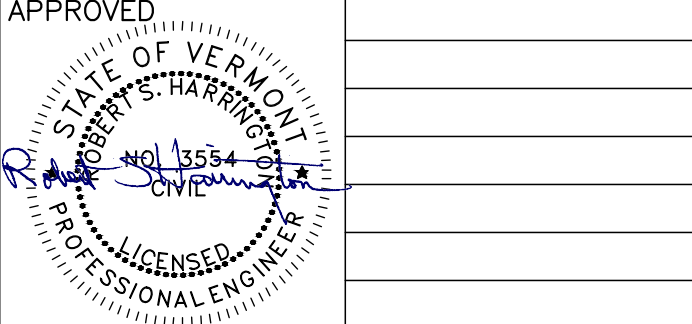
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Four the Green
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FILE NAME:	REVISIONS:
Wetlands_MTN	
DRAWN BY: PGJ	09/25/15
CHECKED BY: RSH	12/20/15
DATE: 10/02/2014	11/07/16
SCALE: 1" = 300'	



EXISTING LEGEND

	Existing Contours
	Wetland Boundary (Class II & III)
	River / Stream / Water Body
	Intermittent Stream / Ditch
	Perennial Stream / Ditch
	Unassessed Stream / Ditch
	Right-Of-Way
	Property Line
	Hermitage Owned Property
	Tree Line
	Building
	Road / Drive / Parking / Trail
	Ski Lift w/ Clearing Offset
	Bear Scarred Beech Trees
	Bear Scarred Beech Tree Line
	Vernal Pool
	Archaeologically Sensitive Areas
	Existing Snowmobile Trail (VAST)
	Existing Snowmobile Trail

PROJECT:
HAYSTACK MOUNTAIN

SHEET TITLE:
**EXISTING CONDITIONS
- UPPER MOUNTAIN**

November 2016

EX-101

NORTH
VT STATE PLANE GRID

SHEET

