

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

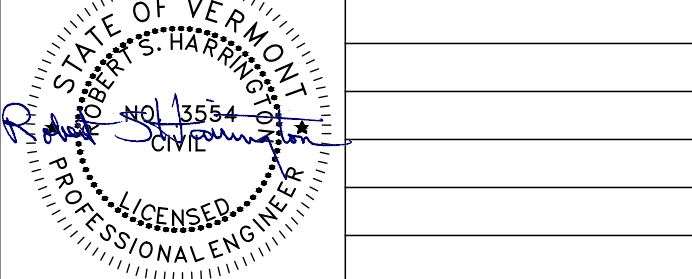
Joyce Land Surveying Corp.
P.O. Box 115, 3 East Main Street
Wilmington, VT 05363
(802) 464-1244

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:	Wetlands_MTN	REVISIONS:
DRAWN BY:	PGJ	09/25/15
CHECKED BY:	RSJ	12/20/15
DATE:	10/02/2014	11/07/16
SCALE:	1" = 300'	
APPROVED:		



EXISTING LEGEND

- 2100 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
- FEMA Floodway / Flood Plain
- Bear Scarred Beech Trees
- Bear Scarred Beech Tree Line
- Vernal Pool
- Archaeologically Sensitive Areas
- Priority RTE Plants (Rare, Threatened, or Endangered)
- Existing Snowmobile Trail (VAST)
- Existing Snowmobile Trail

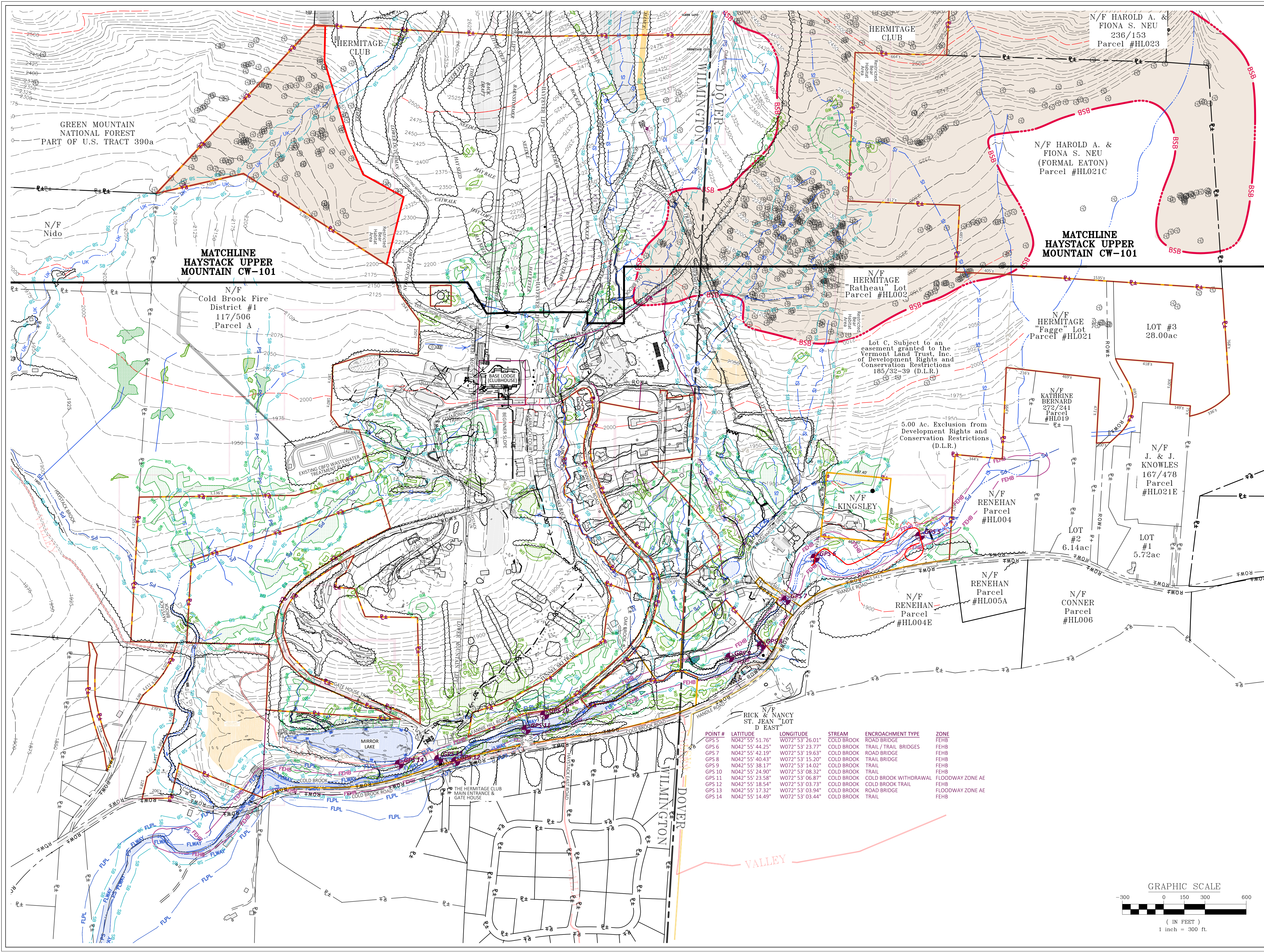
PROJECT:
HAYSTACK MOUNTAIN

SHEET TITLE:
EXISTING CONDITIONS - LOWER MOUNTAIN

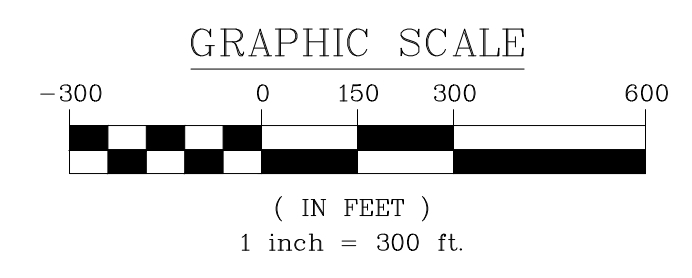
November 2016

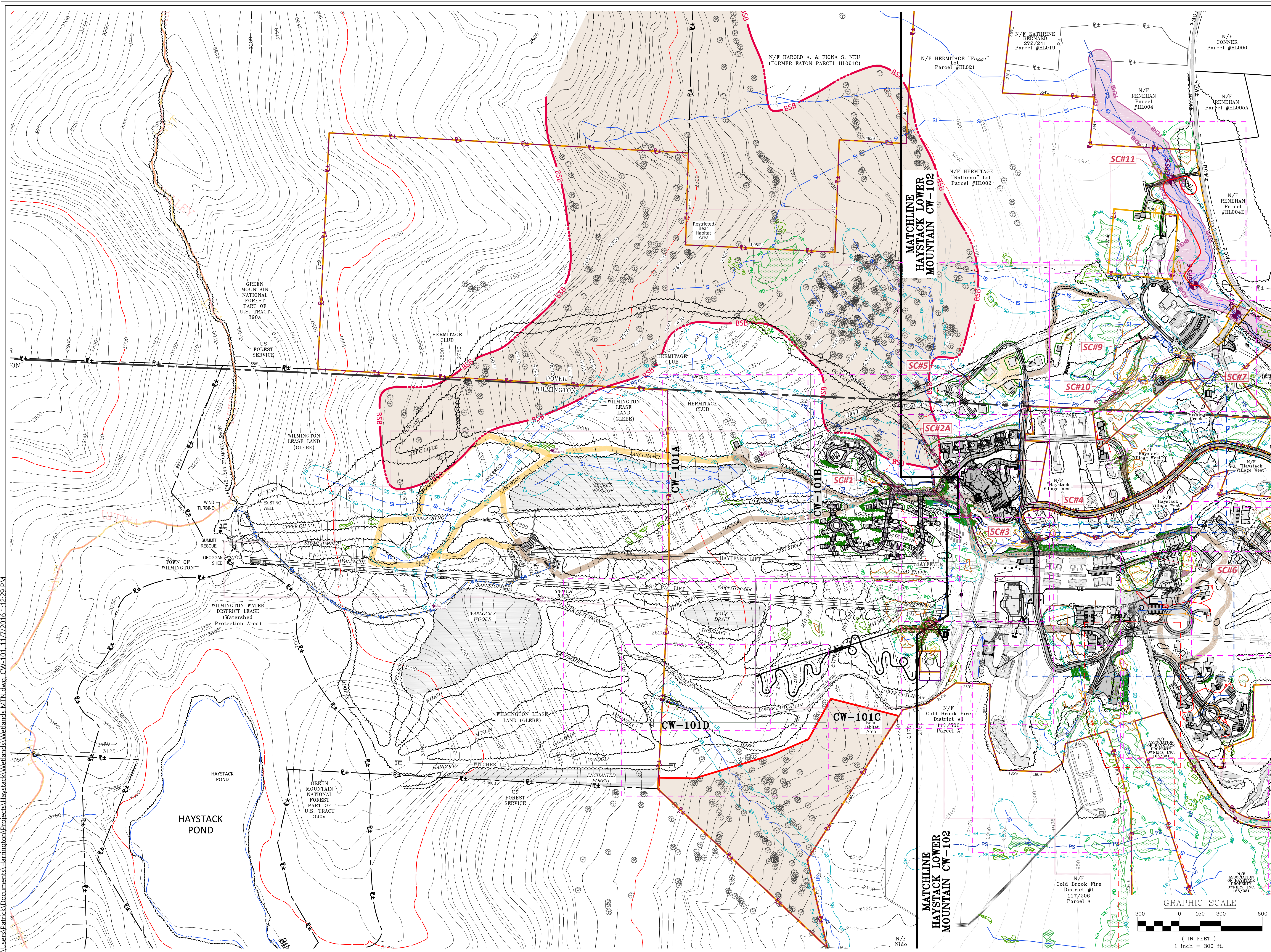
CW-102

NORTH SHEET
VT STATE PLANE GRID



POINT #	LATITUDE	LONGITUDE	STREAM	ENCROACHMENT TYPE	ZONE
GPS 5	N042° 55' 51.76"	W072° 53' 26.01"	COLD BROOK	ROAD BRIDGE	FEHB
GPS 6	N042° 55' 44.25"	W072° 53' 23.77"	COLD BROOK	TRAIL / TRAIL BRIDGES	FEHB
GPS 7	N042° 55' 42.19"	W072° 53' 19.63"	COLD BROOK	ROAD BRIDGE	FEHB
GPS 8	N042° 55' 40.43"	W072° 53' 15.20"	COLD BROOK	TRAIL BRIDGE	FEHB
GPS 9	N042° 55' 38.17"	W072° 53' 14.02"	COLD BROOK	TRAIL	FEHB
GPS 10	N042° 55' 24.90"	W072° 53' 08.32"	COLD BROOK	TRAIL	FEHB
GPS 11	N042° 55' 23.58"	W072° 53' 06.87"	COLD BROOK	COLD BROOK WITHDRAWAL	FLOODWAY ZONE AE
GPS 12	N042° 55' 18.54"	W072° 53' 03.73"	COLD BROOK	COLD BROOK TRAIL	FEHB
GPS 13	N042° 55' 17.32"	W072° 53' 03.94"	COLD BROOK	ROAD BRIDGE	FLOODWAY ZONE AE
GPS 14	N042° 55' 14.49"	W072° 53' 03.44"	COLD BROOK	TRAIL	FEHB





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

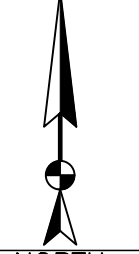
FILE NAME:	REVISIONS:
Wetlands_MTN	11/12/13 REVIEW
DRAWN BY: PGJ	02/21/14 REVIEW
CHECKED BY: RSH	04/21/14 REVIEW
DATE: 10/16/2013	09/25/14 REVIEW
SCALE: 1" = 300'	10/30/14 REVIEW
APPROVED:	02/02/15 REVIEW
	05/07/15 REVIEW
	06/15/15 REVIEW
	10/02/15 REVIEW
	11/20/15 REVIEW
	10/17/16 REVIEW
	11/07/16 REVIEW

EXISTING LEGEND

- 2100 Existing Contours
- Blue line River / Stream / Water Body
- IS Intermittent Stream / Ditch
- PS Perennial Stream / Ditch
- UK Unassessed Stream / Ditch
- ROWN Right-Of-Way
- Property Line
- Hermitage Owned Property
- Tree Line
- Building
- Road / Drive / Parking / Trail
- Ski Lift w/ Clearing Offset
- FEMA Floodway / Flood Plain
- FLUW Fluxion Erosion Hazard Boundary
- FEHB Bear Scarred Beech Trees
- BSB Bear Scarred Beech Tree Line
- Vernal Pool
- Existing Snowmobile Trail (VAST)
- Existing Snowmobile Trail
- Archaeologically Sensitive Areas

PROPOSED LEGEND

- Building / Envelope
- Road / Drive / Parking
- Ski Trail
- Ski Lift w/ Clearing Offset
- Tree Line (LOD)
- UTV Course
- Future UTV Course
- Proposed Snowmobile Trail
- Arrowwood Area of Study (Wetlands & Streams) as of 01/05/2015
- Wetland Primary Impacts
- Wetland Impacts (Tree Clearing)
- Stream Primary Impacts
- Stream Impacts (Tree Clearing)
- Wetland Buffer Impacts
- Stream Buffer Impacts

PROJECT:
HAYSTACK MOUNTAIN
SHEET TITLE:
WETLAND IMPACTS -
UPPER MOUNTAIN
 November 2016

CW-101
 SHEET 7 EXHIBIT 60

C:\Users\Patrick\Documents\Harrington\Projects\Haystack\Wetlands\MTN.dwg, CW-101, 11/27/2016, 1:12:29 PM

