

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 |
|                  | 11/20/15 REVIEW |
|                  | 05/07/15 REVIEW |
|                  | 06/15/15 REVIEW |
|                  | 10/02/15 REVIEW |
|                  | 07/17/15 REVIEW |
|                  | 11/20/15 REVIEW |
|                  | 10/11/16 REVIEW |
|                  | 11/07/16 REVIEW |
|                  | COMMENTS        |

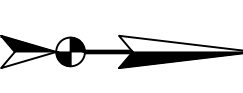
| EXISTING LEGEND |                                   |
|-----------------|-----------------------------------|
|                 | Existing Contours                 |
|                 | Wetland Boundary (Class II & III) |
|                 | River / Stream / Water Body       |
|                 | Intermittent 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       |
|                 | FEMA Floodway / Flood Plain       |
|                 | Fluvial Erosion Hazard Boundary   |
|                 | Bear Scarred Beech Trees          |
|                 | Bear Scarred Beach Tree Line      |
|                 | Vernal Pool                       |
|                 | Existing Snowmobile Trail (VAST)  |
|                 | Existing Snowmobile Trail         |
|                 | Archaeologically Sensitive Areas  |

| PROPOSED LEGEND |   |
|-----------------|---|
|                 | Building / Envelope   |
|                 | Road / Drive / Parking / Trail                                |
|                 | Ski Trail   |
|                 | Ski Lift w/ Clearing Offset                                   |
|                 | Tree Line (LOD)   |
|                 | 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**

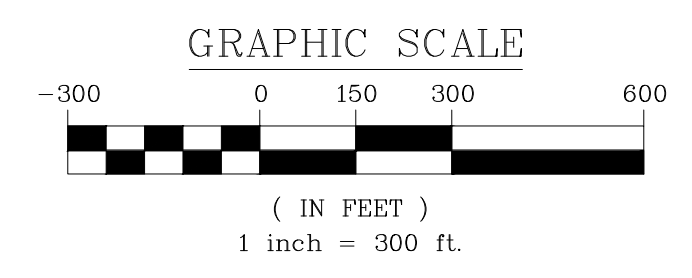
SHEET TITLE:  
**WETLAND IMPACTS - LOWER MOUNTAIN**

November 2016


**CW-102**

NORTH  
 VT STATE PLANE GRID

SHEET 8 EXHIBIT 61



C:\Users\Patrick\Documents\Harrington\Projects\Haystack\Wetlands\MTN.dwg, CW-102, 11/17/2016, 1:15:54 PM





THE HERMITAGE

Club

AT HAYSTACK MOUNTAIN

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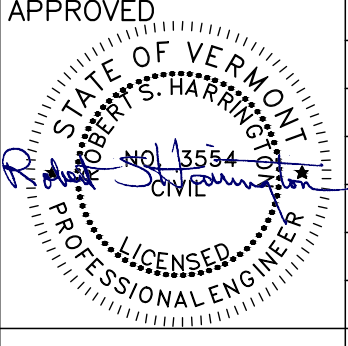
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| DATE: 10/16/2013 | 09/25/14 REVIEW |
| SCALE: 1" = 50'  | 10/30/14 REVIEW |
| APPROVED         | 12/15/14 REVIEW |
|                  | 02/02/15 REVIEW |
|                  | 05/07/15 REVIEW |
|                  | 06/13/15 REVIEW |
|                  | 07/17/15 REVIEW |
|                  | 08/27/15 REVIEW |
|                  | 11/07/16 REVIEW |
|                  | COMMENTS        |



EXISTING LEGEND

- 2100 - Existing Contours
- 3.2% - Existing % Slope
- II, III - Wetland Boundary (Class II & III)
- WB - 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
- OHW - Ordinary High Water (Approximate)
- ROW± - Right-Of-Way
- P± - Property Line
- HP± - Hermitage Owned Property
- TL - Tree Line
- B - Building
- R/D/P/T - Road / Drive / Parking / Trail
- X - Fence
- - Stone / Retaining Wall
- JENNIFER'S RUN - Ski Trail Names
- ⊥ - Ski Lift w/ Clearing Offset
- EP53 - Pressure Sewer (size as indicated)
- 🌳 - Bear Scarred Beech Trees

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

PROPOSED LEGEND

- Contour
- Top/Toe of Slope
- Building / Envelope
- Ski Lift w/ Clearing Offset
- Tree Line (LOD)

PROJECT: HAYSTACK MOUNTAIN

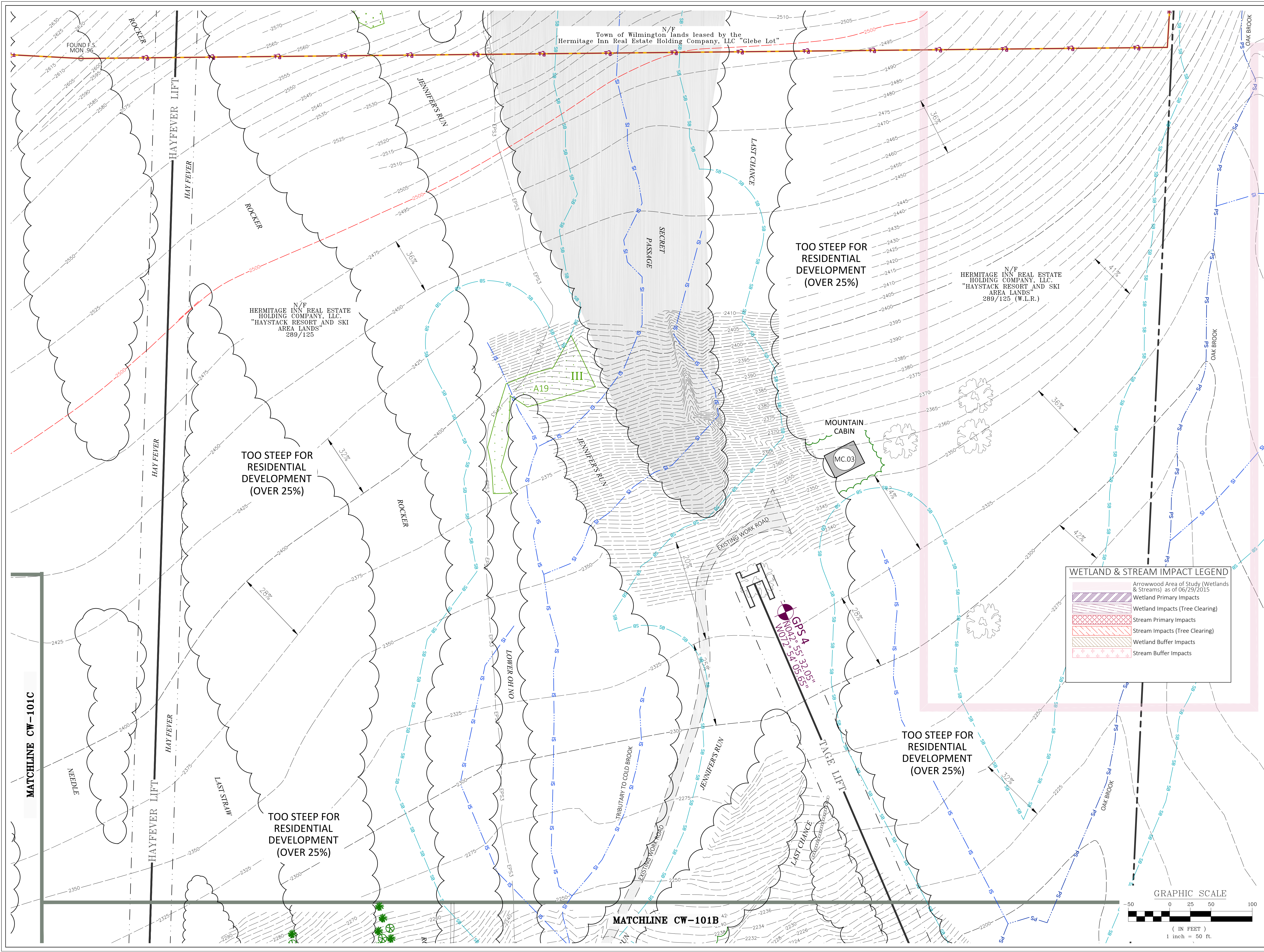
SHEET TITLE: WETLAND IMPACTS - MOUNTAIN CABIN

November 2016

CW-101A

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

NORTH  
VT STATE PLANE GRID SHEET



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|                  | 06/13/15 REVIEW |
|                  | 07/15/15 REVIEW |
|                  | 09/25/15 REVIEW |
|                  | 11/07/16 REVIEW |

### EXISTING LEGEND

- Existing Contours
- Existing % Slope
- Wetland Boundary (Class II & III)
- Wetland Buffer (50' Class II, 25' Class III)
- Stream Buffer (75' unless field located)
- River / Stream / Water Body
- Intermittent Stream / Ditch
- Perennial Stream / Ditch
- Unassessed Stream / Ditch
- Top of Bank
- Ordinary High Water (Approximate)
- Right-Of-Way
- Property Line
- Hermitage Owned Property
- Tree Line
- Building
- Road / Drive / Parking / Trail
- Fence
- Stone / Retaining Wall
- Ski Trail Names
- Ski Lift w/ Clearing Offset
- Pressure Sewer (size as indicated)
- Bear Scarred Beech Trees
- Bear Scarred Beech Tree Line
- Drilled Bedrock Well

### PROPOSED LEGEND

- Contours
- Top/Toe of Slope
- Building / Envelope
- Road / Drive / Parking / Trail
- Ski Lift w/ Clearing Offset
- Limit of Disturbance (future Utilities)
- Open Bottom Arch Culvert (size as indicated)
- Tree Line (LOD)
- Property Line
- Proposed Snowmobile Trail
- Proposed Tree Planting Areas

### 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

### PROJECT:

**HAYSTACK MOUNTAIN**

### SHEET TITLE:

**WETLAND IMPACTS - UPPER MOUNTAIN TRAILSIDE**

November 2016

**CW-101B**

NORTH  
VT STATE PLANE GRID  
SHEET

### MATCHLINE CW-101A

### MATCHLINE CW-102A1

### MATCHLINE CW-102B

### MATCHLINE CW-102A

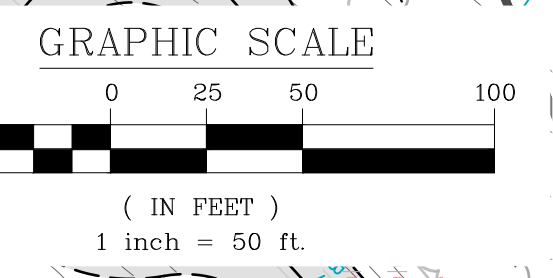
### MATCHLINE CW-102A1

### MATCHLINE CW-101C

N/F  
HERMITAGE INN REAL ESTATE HOLDING COMPANY, LLC  
"HAYSTACK RESORT AND SKI AREA LANDS"  
289/125 (W.L.R.)

N/F  
HERMITAGE INN REAL ESTATE HOLDING COMPANY, LLC  
"HAYSTACK RESORT AND SKI AREA LANDS"  
289/125 (W.L.R.)

N/F  
Hermitage Summit  
(W.L.R.)



18'x100'x6' DEEP PRECAST CONC. ARCH BRIDGE W/ OPEN BOTTOM (OHW=15')

SC #1

SC #2A

8'x100'x4' DEEP PRECAST CONCRETE ARCH BRIDGE W/ OPEN BOTTOM (OHW=8')

20'x50' SKI BRIDGE

50'x33' FUTURE SKI OVER BRIDGE

UMT BUILDING ENVELOPE = 30'x40' (TYP.)

PROPOSED TREE PLANTING AREAS (TYP.)

PROPOSED TREE PLANTING AREAS

PERMANENT LOCATION OF 14'x12'x4' SNOWMOBILE GARAGES

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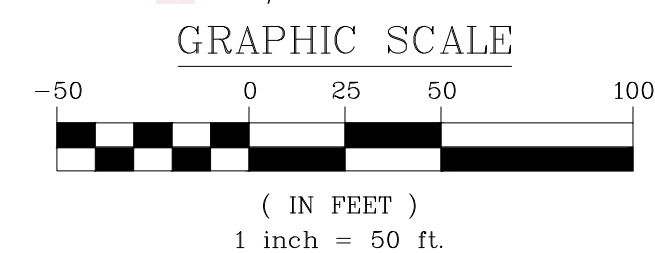
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|                  | 05/07/15 REVIEW      |
|                  | 06/13/15 REVIEW      |
|                  | 07/17/15 REVIEW      |
|                  | 11/09/15 REVIEW      |
|                  | 08/03/16 MTN COASTER |
|                  | 11/07/16 REVIEW      |

| EXISTING LEGEND |  |
|-----------------|--|
| 2100            | Existing Contours                            |
| 3%              | Existing % Slope                             |
| II, III         | Wetland Boundary (Class II & III)            |
| WB              | Wetland Buffer (50' Class II, 25' Class III) |
| SB              | Stream Buffer (75' unless field located)     |
| IS              | River / Stream / Water Body                  |
| PS              | Intermittent Stream / Ditch                  |
| UK              | Perennial Stream / Ditch                     |
| UN              | Unassessed Stream / Ditch                    |
| TOB             | Top of Bank                                  |
| OHW             | Ordinary High Water (Approximate)            |
| ROWL            | Right-Of-Way                                 |
| PL              | Property Line                                |
| OP              | Hermitage Owned Property                     |
| TL              | Tree Line                                    |
| B               | Building                                     |
| RDP             | Road / Drive / Parking / Trail               |
| X               | Fence  |
| SW              | Stone / Retaining Wall                       |
| JENNIFER'S RUN  | Ski Trail Names                              |
| SLO             | Ski Lift w/ Clearing Offset                  |
| EPS3            | Pressure Sewer (size as indicated)           |
| BSB             | Bear Scarred Beech Trees                     |
| BSB             | Bear Scarred Beech Tree Line                 |
| DBW             | Drilled Bedrock Well                         |

| PROPOSED LEGEND |  |
|-----------------|--|
| CON             | Contours                                     |
| TS              | Top/Toe of Slope                             |
| BE              | Building / Envelope                          |
| RDP             | Road / Drive / Parking / Trail               |
| SLO             | Ski Lift w/ Clearing Offset                  |
| LODU            | Limit of Disturbance (future Utilities)      |
| OC              | Open Bottom Arch Culvert (size as indicated) |
| TL              | Tree Line (LOD)                              |
| PL              | Property Line                                |
| ST              | Proposed Snowmobile Trail                    |
| PT              | Proposed Tree Planting Areas                 |

| WETLAND & STREAM IMPACT LEGEND |   |
|--------------------------------|---|
| AA                             | Arrowwood Area of Study (Wetlands & Streams) as of 06/29/2015 |
| WI                             | Wetland Primary Impacts                                       |
| SI                             | Stream Primary Impacts  |
| SI                             | Stream Impacts (Tree Clearing)                                |
| WB                             | Wetland Buffer Impacts  |
| SB                             | Stream Buffer Impacts   |



PROJECT:  
**HAYSTACK MOUNTAIN**  
SHEET TITLE:

**WETLAND IMPACTS - MOUNTAIN COASTER**

November 2016

**CW-101C**  
SHEET

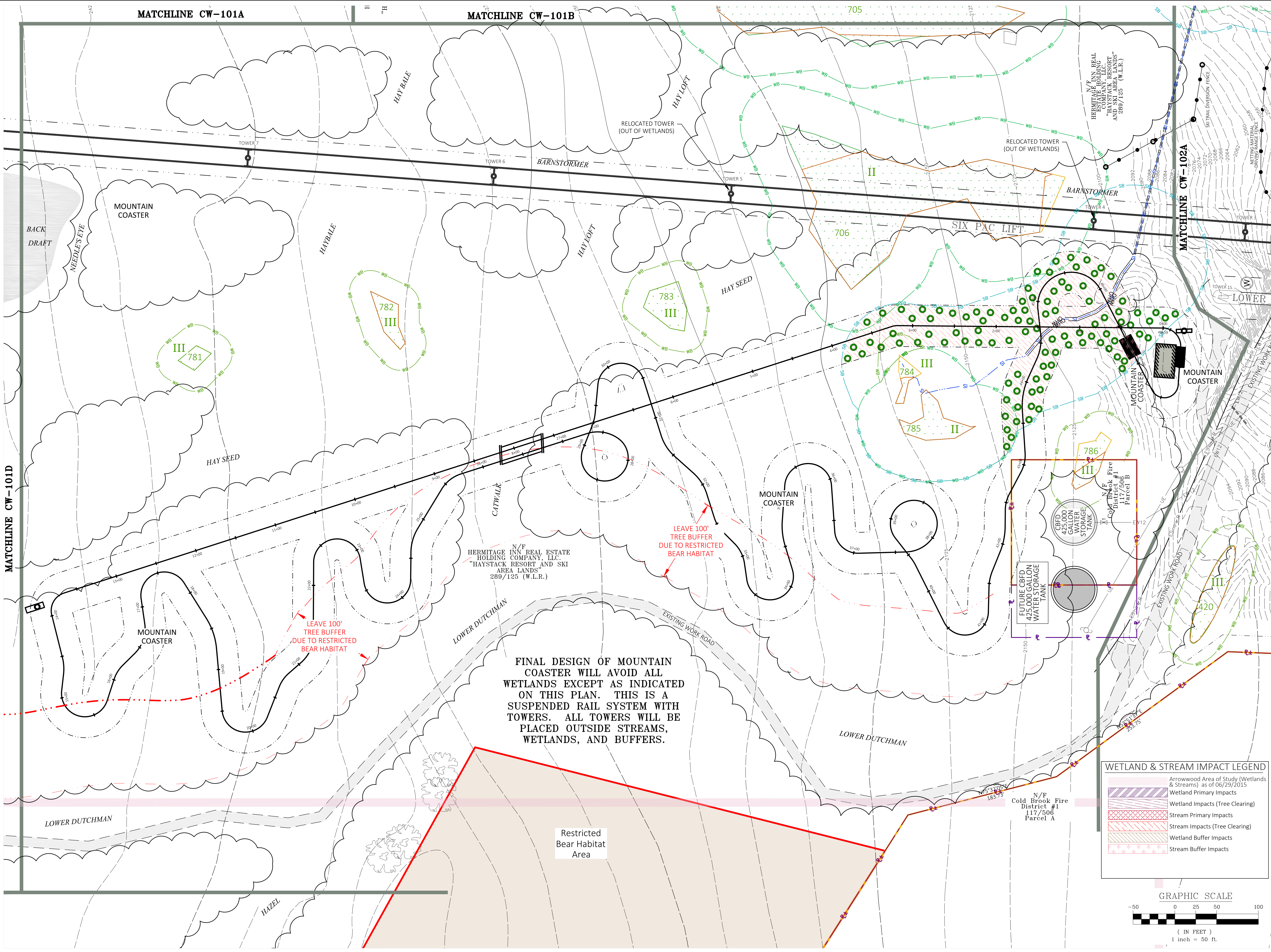
MATCHLINE CW-101A

MATCHLINE CW-101B

705

MATCHLINE CW-101D

MATCHLINE CW-102A



FINAL DESIGN OF MOUNTAIN COASTER WILL AVOID ALL WETLANDS EXCEPT AS INDICATED ON THIS PLAN. THIS IS A SUSPENDED RAIL SYSTEM WITH TOWERS. ALL TOWERS WILL BE PLACED OUTSIDE STREAMS, WETLANDS, AND BUFFERS.

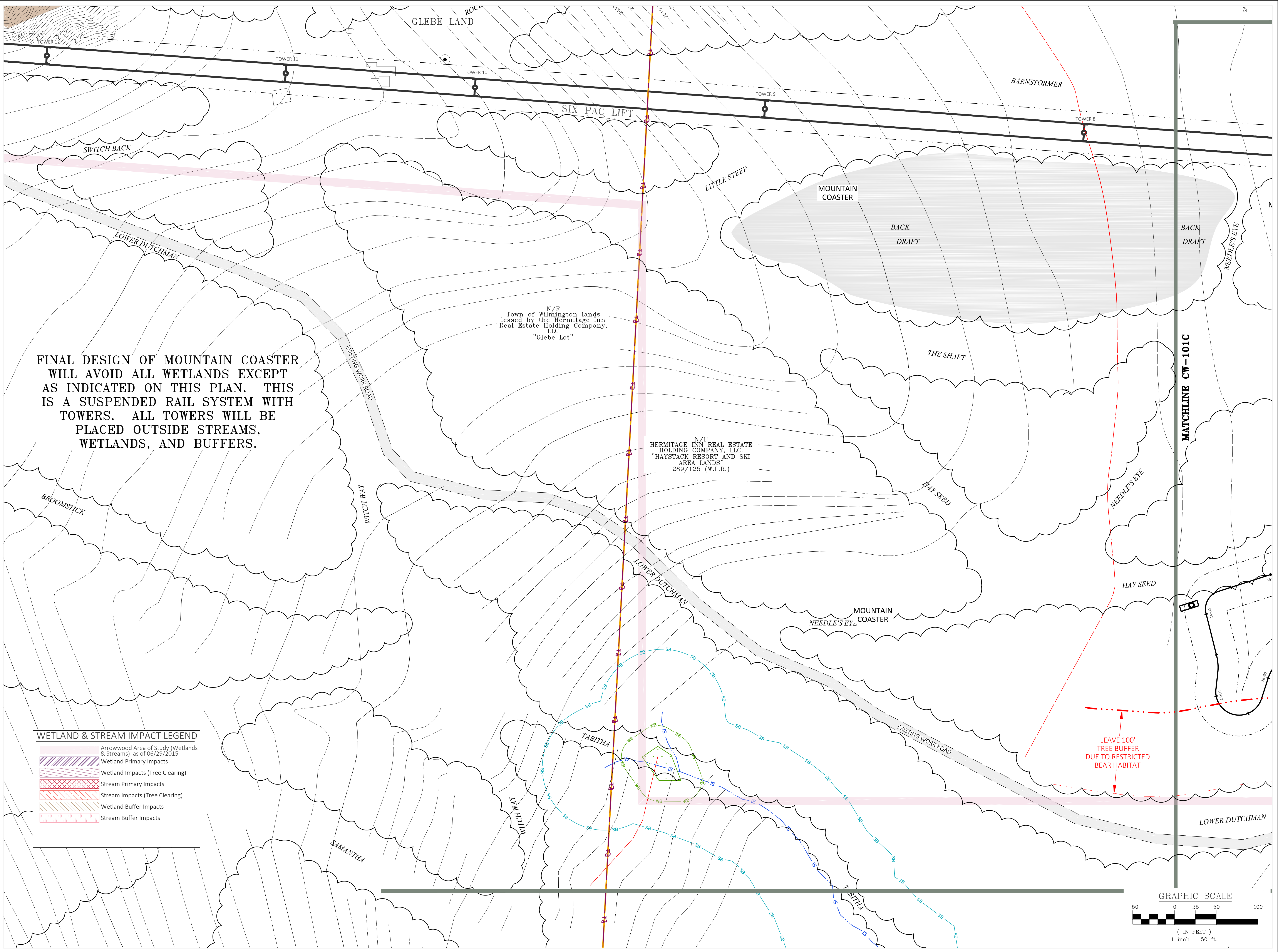
Restricted Bear Habitat Area

N/F Cold Brook Fire District #1 117/506 Parcel A

N/F HERMITAGE INN REAL ESTATE HOLDING COMPANY, LLC. "HAYSTACK RESORT AND SKI AREA LANDS" 289/125 (W.L.R.)

N/F Cold Brook Fire District #1 117/506 Parcel B





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| 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  |
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|                  | 07/17/15 REVIEW |
|                  | 11/09/15 REVIEW |
|                  | 11/07/16 REVIEW |

STATE OF VERMONT  
Professional Engineer  
No. 15534  
Civil

| EXISTING LEGEND |  |
|-----------------|--|
|                 | Existing Contours                            |
|                 | Existing % Slope                             |
|                 | Wetland Boundary (Class II & III)            |
|                 | Wetland Buffer (50' Class II, 25' Class III) |
|                 | Stream Buffer (75' unless field located)     |
|                 | River / Stream / Water Body                  |
|                 | Intermittent Stream / Ditch                  |
|                 | Perennial Stream / Ditch                     |
|                 | Unassessed Stream / Ditch                    |
|                 | Top of Bank                                  |
|                 | Ordinary High Water (Approximate)            |
|                 | Town Line                                    |
|                 | Right-Of-Way                                 |
|                 | Property Line                                |
|                 | Hermitage Owned Property                     |
|                 | Tree Line                                    |
|                 | Building                                     |
|                 | Road / Drive / Parking / Trail               |
|                 | Fence  |
|                 | Stone / Retaining Wall                       |
|                 | Ski Trail Names                              |
|                 | JENNIFER'S RUN                               |
|                 | Ski Lift w/ Clearing Offset                  |
|                 | EPS3   |
|                 | Pressure Sewer (size as indicated)           |
|                 | Bear Scarred Beech Trees                     |
|                 | BSB  |
|                 | Bear Scarred Beech Tree Line                 |
|                 | Drilled Bedrock Well                         |
| PROPOSED LEGEND |  |
|                 | Contours                                     |
|                 | Top/Toe of Slope                             |
|                 | Building / Envelope                          |
|                 | Road / Drive / Parking / Trail               |
|                 | Ski Lift w/ Clearing Offset                  |
|                 | Limit of Disturbance                         |
|                 | Future Utilities                             |
|                 | Open Bottom Arch Culvert (size as indicated) |
|                 | Tree Line (LOD)                              |
|                 | Property Line                                |
|                 | Proposed Snowmobile Trail                    |
|                 | Proposed Tree Planting Areas                 |

PROJECT: HAYSTACK MOUNTAIN  
SHEET TITLE: WETLAND IMPACTS - MOUNTAIN COASTER  
November 2016  
GRAPHIC SCALE: 1 inch = 50 ft.  
NORTH  
VT STATE PLANE GRID  
CW-101D SHEET

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