



THE HERMITAGE Club

AT HAYSTACK MOUNTAIN

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
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(802) 457-3151

Joyce Land Surveying Corp.
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Landvest
Growth Impact Analyst
Four the Green
Woodstock, VT 05091

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

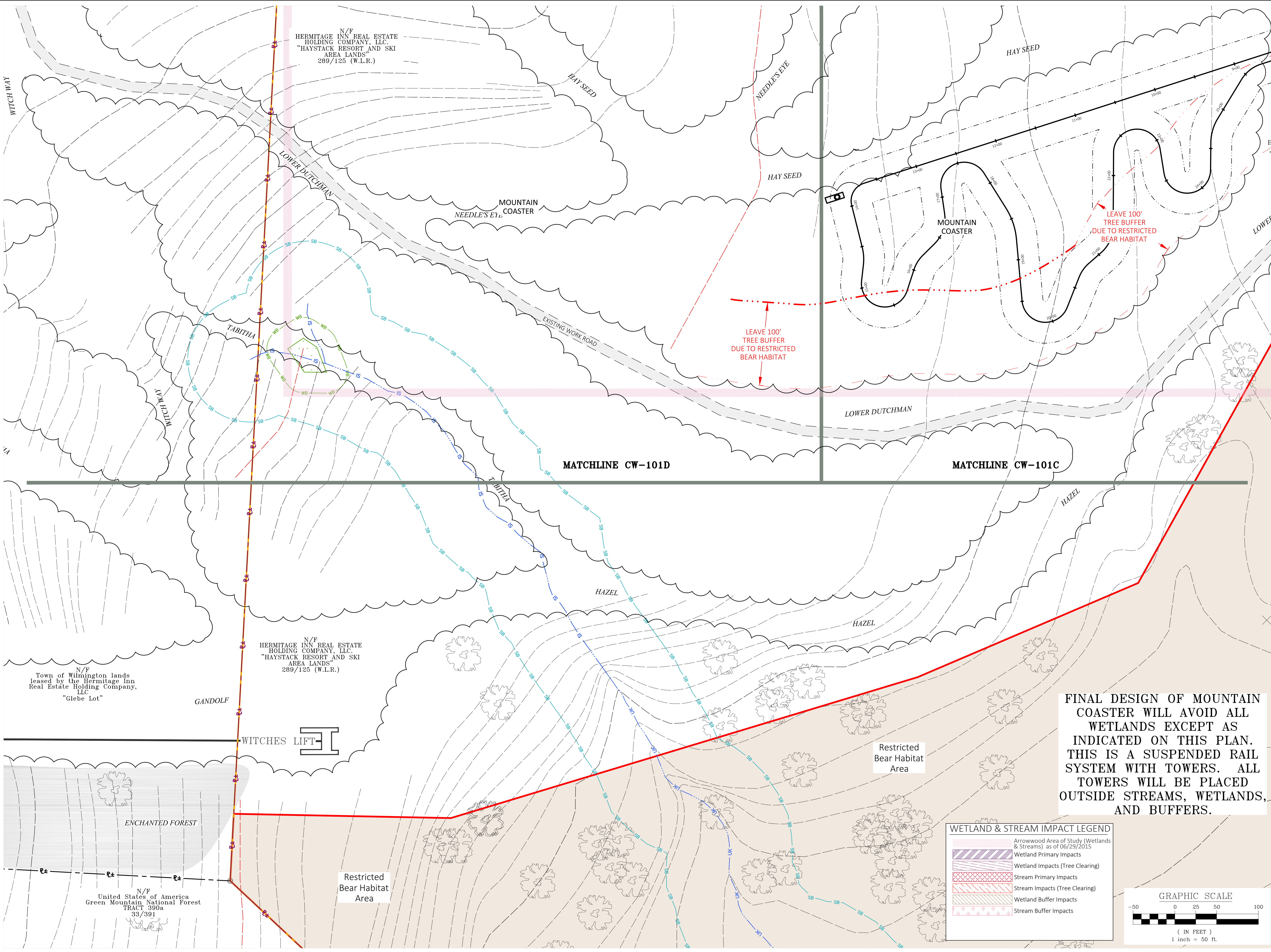
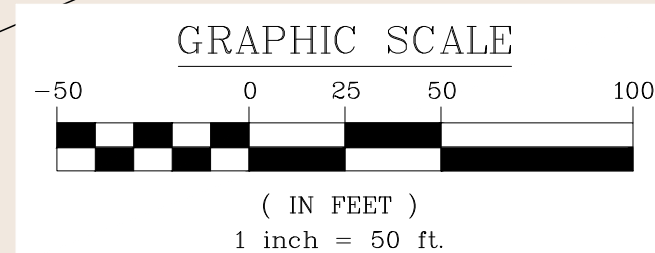
FILE NAME:	REVISIONS:
Wetlands_MTN	11/12/13 REVIEW
DRAWN BY: PGJ	02/21/14 REVIEW
CHECKED BY: RSH	04/21/14 REVIEW
DATE: 10/16/2013	09/25/14 REVIEW
SCALE: 1" = 50'	10/30/14 REVIEW
APPROVED:	02/02/15 REVIEW
	05/07/15 REVIEW
	06/13/15 REVIEW
	07/17/15 REVIEW
	09/25/15 REVIEW
	11/09/15 REVIEW
	11/07/16 REVIEW

EXISTING LEGEND	
2100	Existing Contours
30%	Existing % Slope
III-1, 2011 III-1, 2011	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
TOB	Unassessed Stream / Ditch
OHW	Top of Bank
	Ordinary High Water (Approximate)
	Town Line
ROW±	Right-Of-Way
R±	Property Line
R±	Hermitage Owned Property
	Tree Line
	Building
	Road / Drive / Parking / Trail
X	Fence
	Stone / Retaining Wall
JENNIFER'S RUN	Ski Trail Names
	Ski Lift w/ Clearing Offset
EPS3	Pressure Sewer (size as indicated)
BSB	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
LODU	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

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.



PROJECT: **HAYSTACK MOUNTAIN**

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

November 2016

CW-101E

NORTH
VT STATE PLANE GRID

SHEET

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FILE NAME: Wetlands_MTN

DRAWN BY: PGJ

CHECKED BY: RSH

DATE: 10/16/2013

SCALE: 1" = 50'

APPROVED: [Signature]

STATE OF VERMONT
LICENSED PROFESSIONAL ENGINEER
No. 5534

REVISIONS:	DATE	REVISION
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11/09/15	REVIEW	COMMENTS
11/07/16	REVIEW	COMMENTS

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
- Culvert
- Ski Trail Names
- Ski Lift w/ Clearing Offset
- Drilled Bedrock Well
- Water Line (size as indicated)
- 6" Fire Hydrant w/Valve
- Overhead Power w/ Pole & Guy
- Underground Power
- Snow Gun
- Sewer Main / Manhole (size as indicated)
- Pressure Sewer (size as indicated)
- Snowmaking Line (size as indicated)

PROPOSED LEGEND

- Contours
- Top/Toe of Slope
- Building / Envelope
- Road / Drive / Parking / Trail
- Tree Line (LOD)
- Grass Ditch / Swale
- Stone Ditch / Swale
- Ski Lift w/ Clearing Offset
- Open Bottom Arch Culvert (size as indicated)
- Drilled Bedrock Well Site
- 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)
- Pressure Sewer Manhole (Size as indicated)
- Precast Catch Basin (48") w/ ADS
- Pipe (size as indicated)
- Limit of Disturbance (future Utilities)
- Proposed Tree Planting Areas

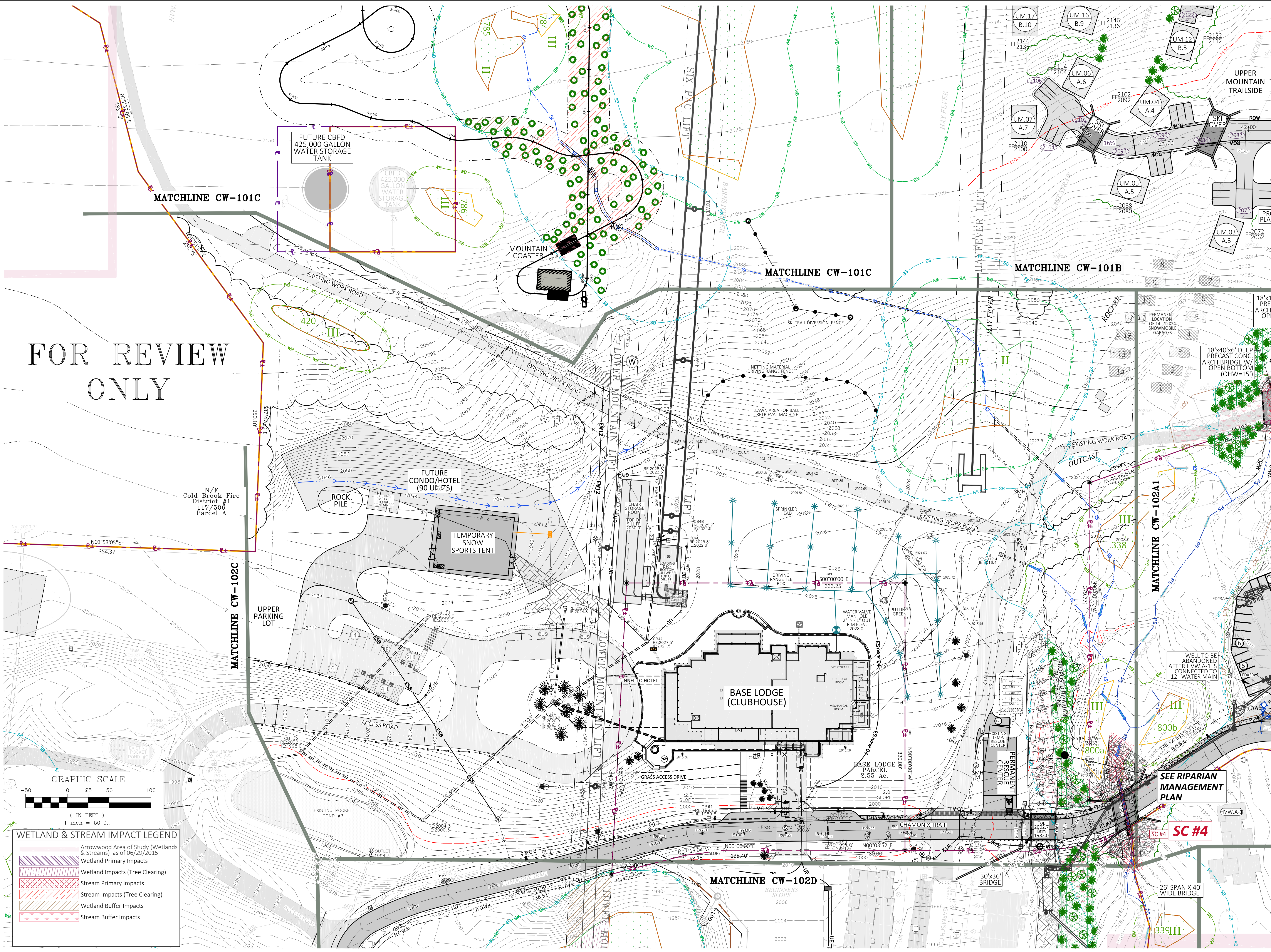
PROJECT: HAYSTACK MOUNTAIN

SHEET TITLE: WETLAND IMPACTS - BASE LODGE; HOTELS; SKI TRAILS

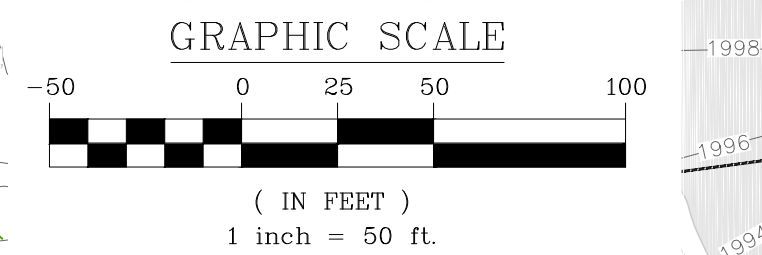
November 2016

CW-102A

NORTH SHEET



FOR REVIEW ONLY



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
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- Wetland Buffer Impacts
- Stream Buffer Impacts



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	Existing Slope
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	Stream Buffer (75' unless field located)
	River / Stream / Water Body
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	Top of Bank
	Ordinary High Water (Approximate)
	Town Line
	Right-of-Way
	Property Line
	Hermitage Owned Property
	Building
	Road / Drive / Parking / Trail
	Fence
	Stone / Retaining Wall
	Culvert
	Ski Lift Names
	Ski Lift w/ Clearing Offset
	Pressure Sewer (size as indicated)
	Drilled Bedrock Well
	Water Line (size as indicated)
	6" Fire Hydrant w/ Valve
	Overhead Power w/ Pole & Guy
	Sewer Main / Manhole (size as indicated)
	Pressure Sewer (size as indicated)
	Snowing Line (size as indicated)
	Bear Scarred Beach Tree Line
	Archaeologically Sensitive Areas

PROPOSED LEGEND	
	Contours
	Top/Toe of Slope
	Building / Envelope
	Road / Drive / Parking / Trail
	Tree Line (LOD)
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	Limit of Disturbance
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HAYSTACK MOUNTAIN

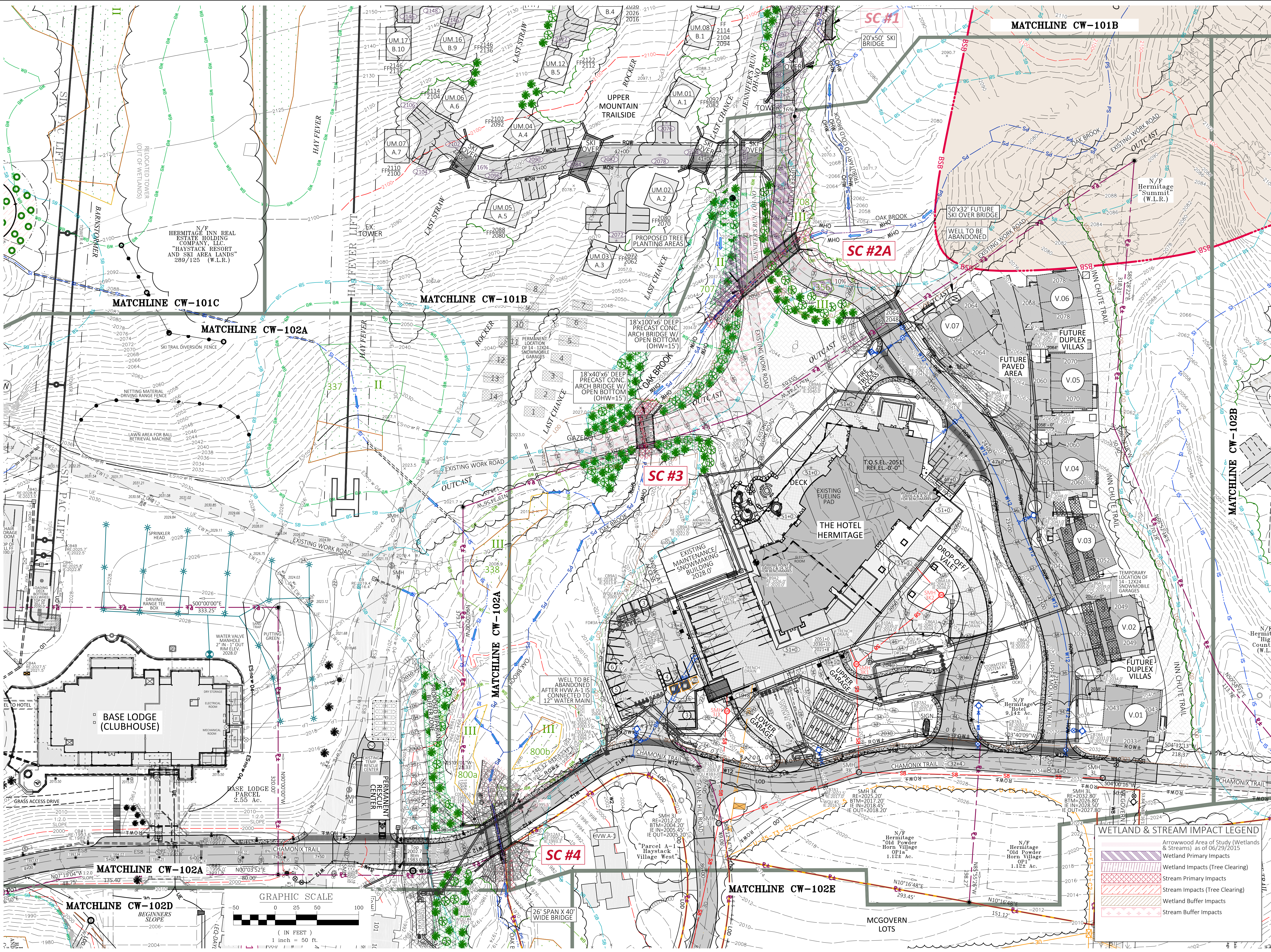
SHEET TITLE:

WETLAND IMPACTS - HOTEL HERMITAGE

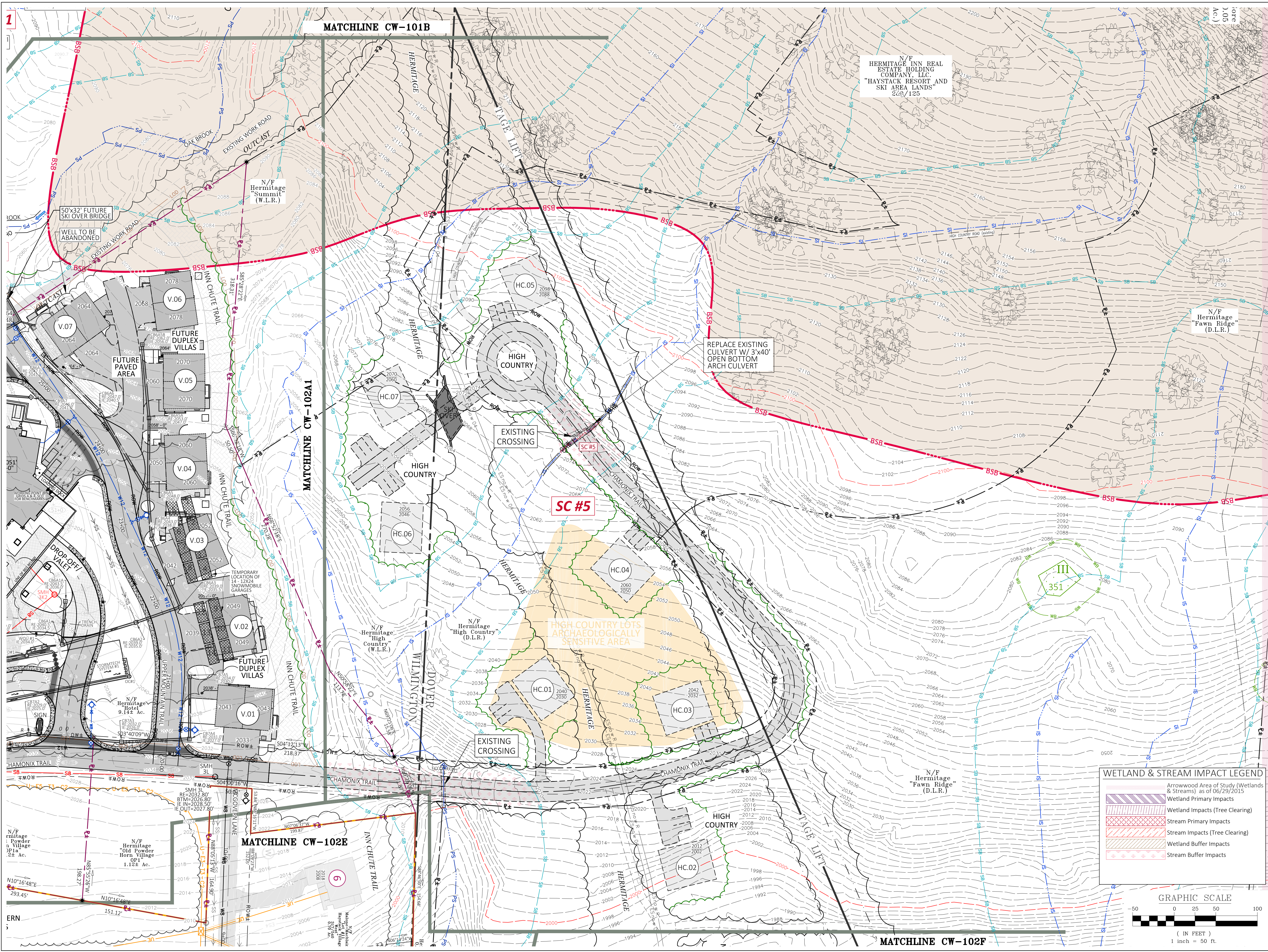
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NORTH SHEET
VT STATE PLANE GRID



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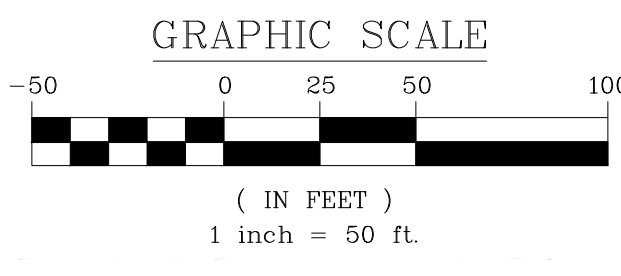
SHEET TITLE:
WETLAND IMPACTS - HIGH COUNTRY

November 2016

CW-102B

NORTH
VT STATE PLANE GRID

SHEET



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