



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
North Pomfret, VT 05053
(802) 457-3151

Joyce Land Surveying Corp.
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Conley Associates
Traffic Engineer
349 Lakewood Drive
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(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" = 50'	10/30/14 REVIEW
APPROVED	02/02/15 REVIEW
	05/07/15 REVIEW
	07/17/15 REVIEW
	10/02/15 REVIEW
	11/03/15 Wetland 343, 344, 514 updates

EXISTING LEGEND

- Existing Contours
- 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
- Culvert
- 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)
- 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
- 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) & End Cap
- Pressure Sewer Force Main (Size as indicated)
- Precast Catch Basin (48") w/ ADS Pipe (size as indicated)
- Limit of Disturbance (Future Utilities)
- Open Bottom Arch Culvert (size as indicated)
- Proposed Tree Planting Areas

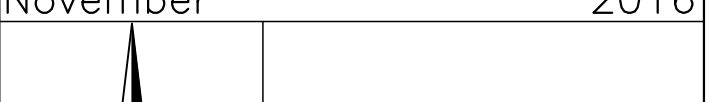
PROJECT:

HAYSTACK MOUNTAIN

SHEET TITLE:

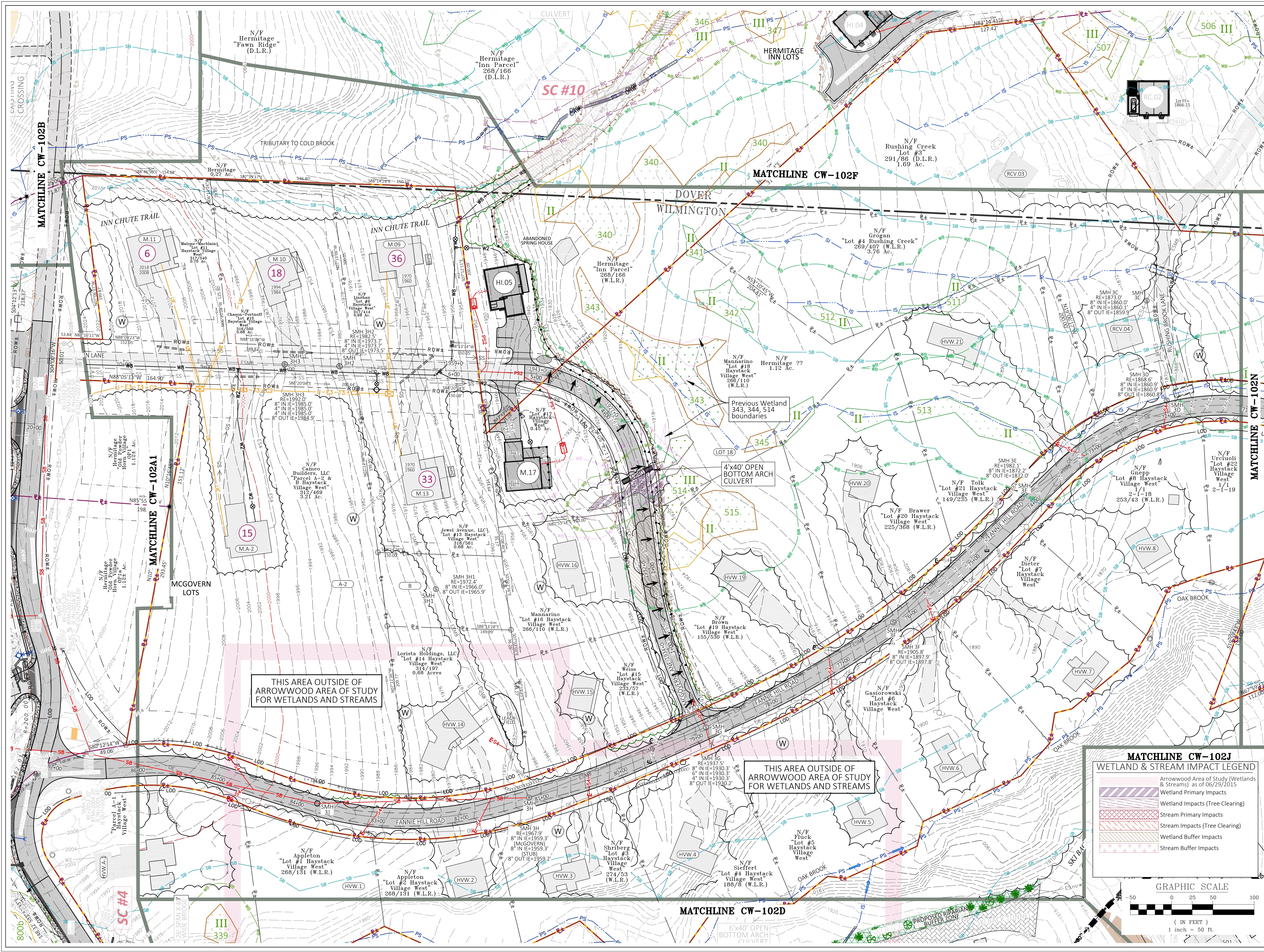
WETLAND IMPACTS - MCGOVERN LOTS

November 2016



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

NORTH
VT STATE PLANE GRID
SHEET



THIS AREA OUTSIDE OF ARROWWOOD AREA OF STUDY FOR WETLANDS AND STREAMS

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MATCHLINE CW-102J
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

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APPROVED:	02/02/15 REVIEW
	05/07/15 REVIEW
	05/07/15 REVIEW
	12/24/15 REVIEW
	11/07/15 REVIEW
	01/08/16 REVIEW
	01/08/16 REVIEW

EXISTING LEGEND	
2100	Existing Contours
II, III, IIII	Wetland Boundary (Class II & III)
WB	Wetland Buffer (50' Class II, 25' Class III)
SB	Stream Buffer (75' unless field located)
R	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)
FEH	Fluvial Erosion Hazard Boundary
ROW#	Right-Of-Way
P	Property Line
PO	Hermitage Owned Property
BL	Building
RD	Road / Drive / Parking / Trail
F	Fence
ST	Stone / Retaining Wall
CV	Culvert
SL	Ski Lift w/ Clearing Offset
EW3	Drilled Bedrock Well
W	Water Line (size as indicated)
OE	6" Fire Hydrant w/ Valve
ES6	Overhead Power w/ Pole & Guy
PS3	Sewer Main / Manhole (size as indicated)
EPS3	Pressure Sewer (size as indicated)
ST	Existing Snowmobile Trail (VAST)
ST	Existing Snowmobile Trail

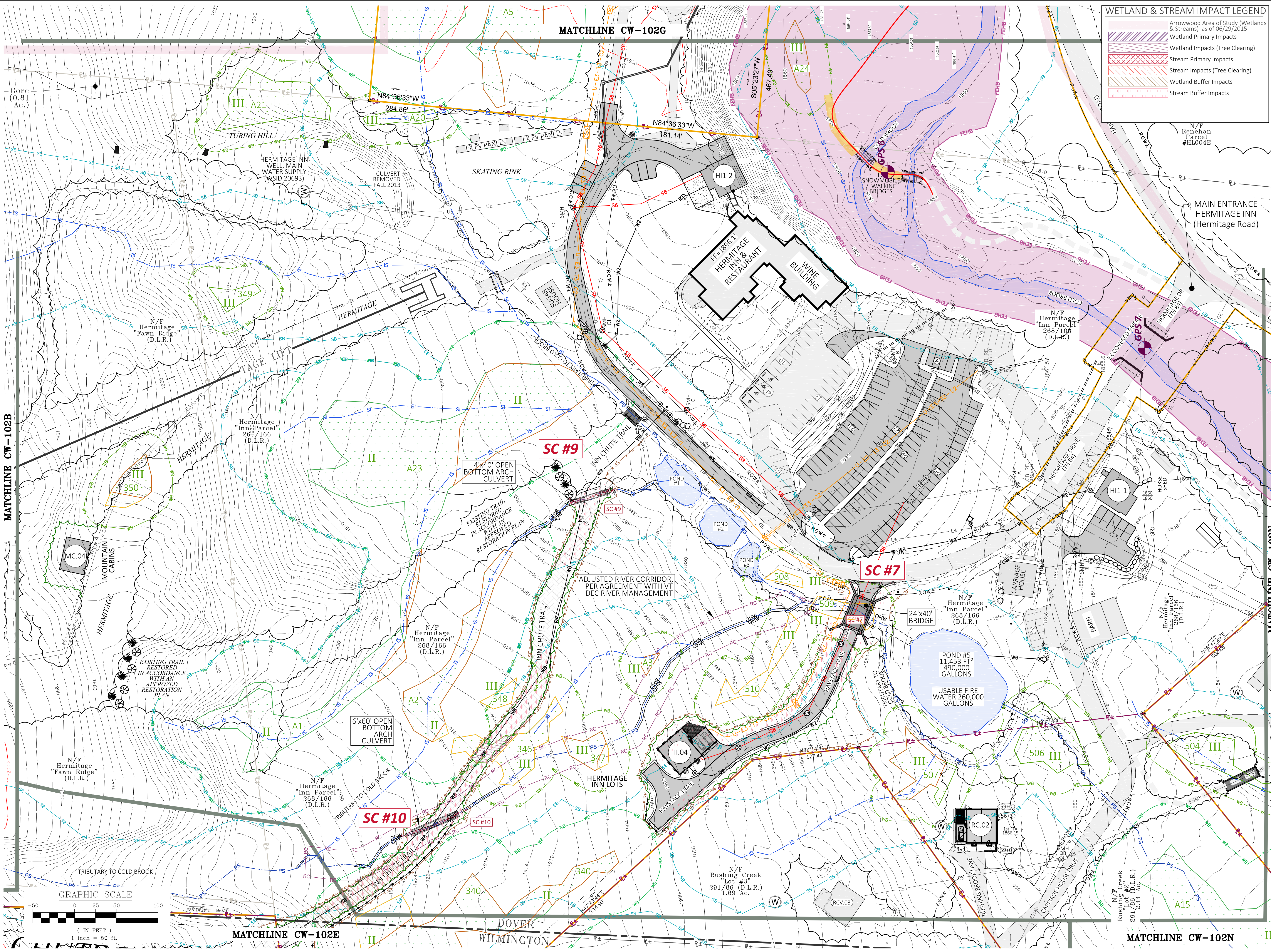
PROPOSED LEGEND	
2100	Contours
Top/Toe of Slope	Top/Toe of Slope
BL	Building / Envelope
RD	Road / Drive / Parking / Trail
Tree Line (LOD)	Tree Line (LOD)
GS	Grass Ditch / Swale
SS	Stone Ditch / Swale
OB	Open Bottom Arch Culvert
OB	Open Bottom Arch Culvert (size as indicated)
W	Drilled Bedrock Well Site
W	Water Line w/ valve (size as indicated)
W	6" Fire Hydrant w/ Valve
S4	Gravity Sewer Connection (PVC SDR 35) w/ Cleanout (Size as indicated)
S4	Gravity Sewer Line (PVC SDR 35) w/ Manhole (Size as indicated)
PS3	Pressure Sewer Force Main (Size as indicated)
PS3	Precast Catch Basin (48") w/ ADS (Size as indicated)
LODU	Pipe (size as indicated)
LODU	Limit of Disturbance (Future Utilities)
PT	Proposed Tree Planting Areas

PROJECT:
HAYSTACK MOUNTAIN

SHEET TITLE:
WETLAND IMPACTS - HERMITAGE INN, HI LOTS

November 2016

CW-102F
SHEET



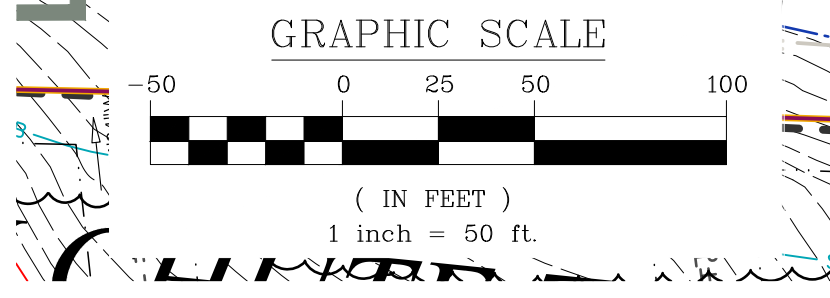
WETLAND & STREAM IMPACT LEGEND	
Diagonal lines	Arrowwood Area of Study (Wetlands & Streams) as of 06/29/2015
Red hatched	Wetland Primary Impacts
Blue hatched	Wetland Impacts (Tree Clearing)
Green hatched	Stream Primary Impacts
Yellow hatched	Stream Impacts (Tree Clearing)
Pink hatched	Wetland Buffer Impacts
Light blue hatched	Stream Buffer Impacts

MATCHLINE CW-102B

MATCHLINE CW-102E

MATCHLINE CW-102N

MATCHLINE CW-102N





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APPROVED:	05/07/15 REVIEW
	06/13/15 REVIEW
	09/25/15 REVIEW
	11/07/16 REVIEW

EXISTING LEGEND

	Existing Contours
	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)
	Fluvial Erosion Hazard Boundary
	Right-Of-Way
	Property Line
	Hermitage Owned Property
	Tree Line
	Building
	Road / Drive / Parking / Trail
	Fence
	Stone / Retaining Wall
	Culvert
	Ski Lift w/ Clearing Offset
	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)
	Existing Snowmobile Trail (VAST)
	Existing Snowmobile Trail

PROPOSED LEGEND

	Contours
	Top/Toe of Slope
	Building / Envelope
	Road / Drive / Parking / Trail
	Tree Line (LOD)
	Grass Ditch / Swale
	Stone Ditch / Swale
	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)
	Precast Catch Basin (48") w/ ADS
	Pipe (size as indicated)
	Limit of Disturbance (future Utilities)
	Proposed Tree Planting Areas

PROJECT:

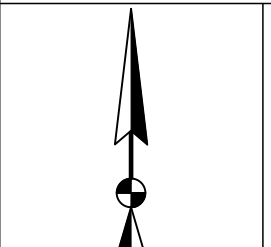
HAYSTACK MOUNTAIN

SHEET TITLE:

WETLAND IMPACTS -
KINGSLEY BRIDGE

November

2016



CW-102G

SHEET

CONSTRUCTION NOTES:

1. PLANT 2"Ø X 8' HIGH HEMLOCK TREES @ 10' O.C. ON ALL EXISTING TRAIL AREAS BEING DISCONTINUED.
2. PLANT SIDE SLOPES (1:2.0) WITH WILD TURKEY GRASS MIX. PROVIDE FERTILIZER, LIME AND HEAVY MULCH.
3. PERFORM ALL WORK ABOVE OHW LEVEL. NO IN-STREAM WORK TO OCCUR AT ANY TIME.
4. INSTALL SILT FENCE AS SHOWN AFTER CLEARING AND BEFORE GRUBBING OR ANY EARTH DISTURBANCE.
5. INSTALL ORANGE LOD TAPE IN SAME LOCATION AS SILT FENCE AND AS SHOWN ON LOD.
6. CONSTRUCTION SHALL OCCUR BETWEEN THE DATES OF JUNE 1ST AND OCTOBER 1ST.

N/F
HERMITAGE INN REAL ESTATE
HOLDING COMPANY, LLC.
former "Rathau Lot C"
Parcel #HL002
268/166 (D.L.R.)

N/F
Renehan
Parcel #HL004

N/F
Renehan
Parcel #HL005A

Lot C, Subject to an
easement granted to
the Vermont Land
Trust, Inc. of
Development Rights and
Conservation
Restrictions
185/32-39 (D.L.R.)

N/F
HERMITAGE INN REAL ESTATE
HOLDING COMPANY, LLC.
former "Rathau Lot C"
Parcel #HL002
268/166 (D.L.R.)

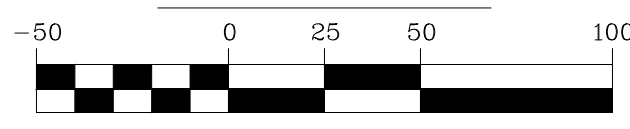
N/F
HERMITAGE INN REAL ESTATE
HOLDING COMPANY, LLC.
former "Rathau Lot C"
Parcel #HL002
268/166 (D.L.R.)

WETLAND & STREAM IMPACT LEGEND

	Arrowood 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

MATCHLINE CW-102F

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

NORTH
VT STATE PLANE GRID

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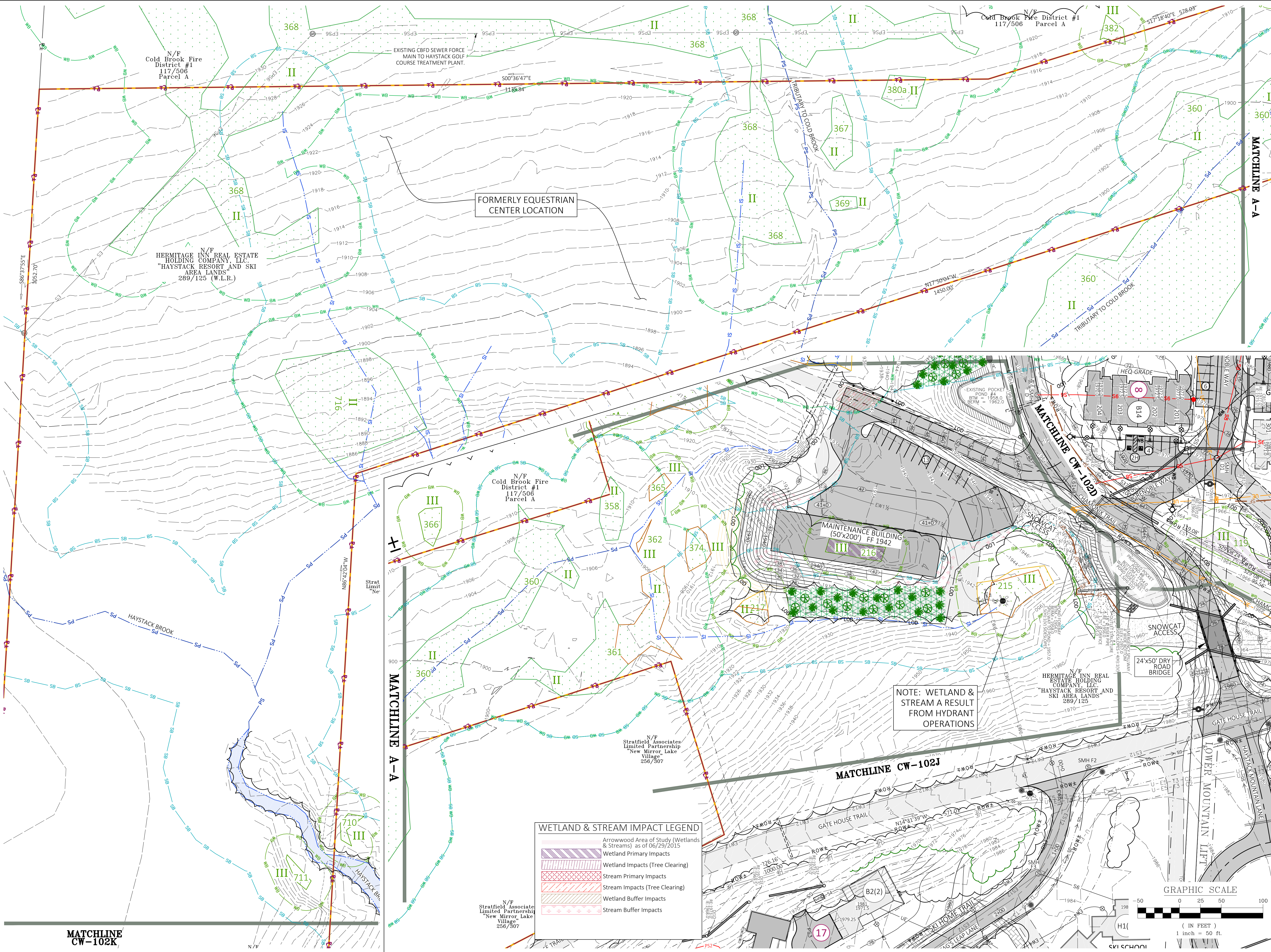
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	07/17/15 REVIEW
	11/07/16 REVIEW
	09/25/16 REVIEW
	COMMENTS

EXISTING LEGEND	
111-102J	Existing Contours
WB	Wetland Boundary (Class II & III)
SB	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
UB	Unassessed Stream / Ditch
OB	Top of Bank
OHW	Ordinary High Water (Approximate)
ROW±	Right-of-Way
PL	Property Line
HP	Hermitage Owned Property
TL	Tree Line
BL	Building
RD	Road / Drive / Parking / Trail
F	Fence
SW	Stone / Retaining Wall
C	Culvert
W	Drilled Bedrock Well
EW3	Water Line (size as indicated)
EH	6" Fire Hydrant w/ Valve
OE	Overhead Power w/ Pole & Guy
ES6	Sewer Main / Manhole (size as indicated)
EPS3	Pressure Sewer (size as indicated)

PROPOSED LEGEND	
100	Contours
100	Top/Toe of Slope
BL	Building / Envelope
RD	Road / Drive / Parking / Trail
TL	Tree Line (LOD)
GS	Grass Ditch / Swale
SS	Stone Ditch / Swale
TL	Skilt Lift w/ Clearing Offset
3250	Open Bottom Arch Culvert (size as indicated)
W1	Water Line w/ valve (size as indicated)
S4	Gravity Sewer Connection (PVC SDR 35) w/ Cleanout (Size as indicated)
S4	Gravity Sewer Line (PVC SDR 35) w/ Manhole (Size as indicated)
LODU	Limit of Disturbance (Future Utilities)
TP	Proposed Tree Planting Areas

PROJECT:
HAYSTACK MOUNTAIN

SHEET TITLE:
WETLAND IMPACTS - PROPOSED MAINTENANCE BUILDING
November 2016



WETLAND & STREAM IMPACT LEGEND	
(Hatched pattern)	Arrowwood Area of Study (Wetlands & Streams) as of 06/29/2015
(Diagonal lines)	Wetland Primary Impacts
(Cross-hatch)	Wetland Impacts (Tree Clearing)
(Vertical lines)	Stream Primary Impacts
(Horizontal lines)	Stream Impacts (Tree Clearing)
(Dotted pattern)	Wetland Buffer Impacts
(Dashed pattern)	Stream Buffer Impacts

