



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

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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  
90 Bert White Road  
Huntington, VT 05462  
(802) 434-7276

FILE NAME: Wetlands\_MTN

REVISIONS:

DRAWN BY: PGJ 11/12/13 REVIEW

CHECKED BY: RSH 02/21/14 REVIEW

DATE: 10/16/2013 04/21/14 REVIEW

SCALE: 1" = 50' 09/25/14 REVIEW

APPROVED 10/30/14 REVIEW

COMMENTS 02/02/15 REVIEW

COMMENTS 05/07/15 REVIEW

COMMENTS 06/13/15 REVIEW

COMMENTS 07/17/15 REVIEW

COMMENTS 10/01/15 REVIEW

COMMENTS 11/17/16 REVIEW

COMMENTS

EXISTING LEGEND

Existing Contours

Wetland Boundary (Class II & III)

Wetland Buffer (50' unless field located)

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)

PROPOSED LEGEND

Contours

Top/Toe of Slope

Building / Envelope

Building / Envelope Under Construction

Building / Envelope for 2015 Permitting

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)

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

Precast Catch Basin (48") w/ ADS (Size as indicated)

Pipe (size as indicated)

ADS Smooth Lined Culvert w/ Tee and Grate (Drop Inlet)

Limit of Disturbance (Future Utilities)

Proposed Tree Planting Areas

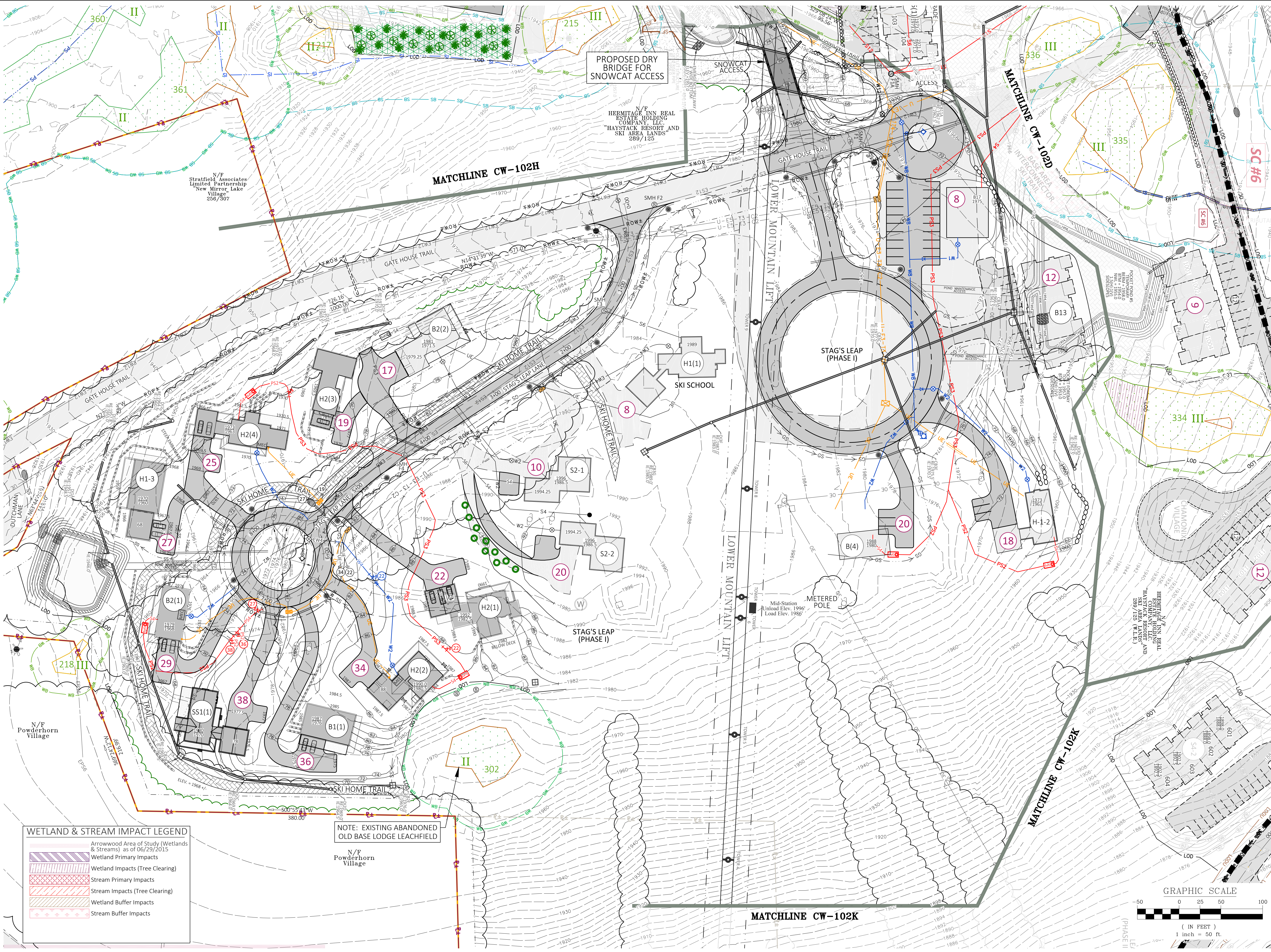
PROJECT: HAYSTACK MOUNTAIN

SHEET TITLE: WETLAND IMPACTS - STAG'S LEAP (PHASE I & PHASE II)

November 2016

CW-102J SHEET

NORTH VT STATE PLANE GRID



PROPOSED DRY BRIDGE FOR SNOWCAT ACCESS

N/F HERMITAGE INN REAL ESTATE HOLDING COMPANY, LLC  
"HAYSTACK RESORT AND SKI AREA LANDS"  
289/125

N/F Stratfield Associates Limited Partnership  
"New Mirror Lake Village"  
256/307

H1(1) SKI SCHOOL

STAG'S LEAP (PHASE I)

METERED POLE  
Mid-Station  
Unload Elev. 1906'  
Load Elev. 1986'

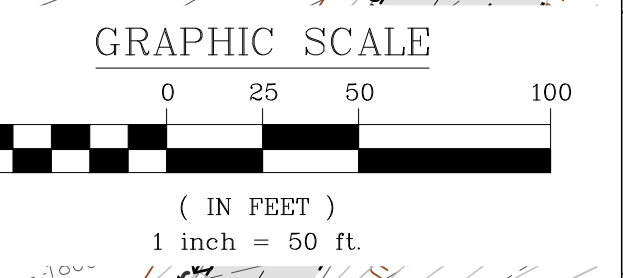
STAG'S LEAP (PHASE I)

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

NOTE: EXISTING ABANDONED OLD BASE LODGE LEACHFIELD

N/F Powderhorn Village



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FILE NAME:	REVISIONS:
Wetlands_MTN	11/12/13 REVIEW
ZIOLKOWSKI LOT 5	02/21/14 REVIEW
CHECKED BY: RSH	04/21/14 REVIEW
DATE: 10/16/2013	09/25/14 REVIEW
SCALE: 1" = 50'	02/02/15 REVIEW
APPROVED:	05/07/15 REVIEW
	07/17/15 REVIEW
	11/07/16 REVIEW

EXISTING LEGEND

- 2100 Existing Contours
- WB Wetland Boundary (Class II & III)
- SB Wetland Buffer (50' Class II, 25' Class III)
- Stream Buffer (75' unless field located)
- 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)
- FLWAY FEMA Floodway / Flood Plain
- FLPL Fluvial Erosion Hazard Boundary
- ROW Right-of-Way
- Property Line
- Hermitage Owned Property
- Easement
- Tree Line
- Building
- Road / Drive / Parking / Trail
- Fence
- Stone / Retaining Wall
- Culvert
- Drilled Bedrock Well
- EW3 Water Line (size as indicated)
- 6" Fire Hydrant w/Valve
- OE Overhead Power w/ Pole & Guy
- ES6 Sewer Main / Manhole (size as indicated)
- EPS3 Pressure Sewer (size as indicated)
- Vernal Pool

PROPOSED LEGEND

- Contours
- Top/Toe of Slope
- Building / Envelope
- Road / Drive / Parking / Trail
- Tree Line (LOD)
- Snowmaking Water Transfer Line
- Limit of Disturbance
- LODU Limit of Disturbance (Future Utilities)
- Open Bottom Arch Culvert (size as indicated)
- Property Line
- River / Stream / Water Body
- Proposed Tree Planting Areas

PROJECT:

HAYSTACK MOUNTAIN

SHEET TITLE:

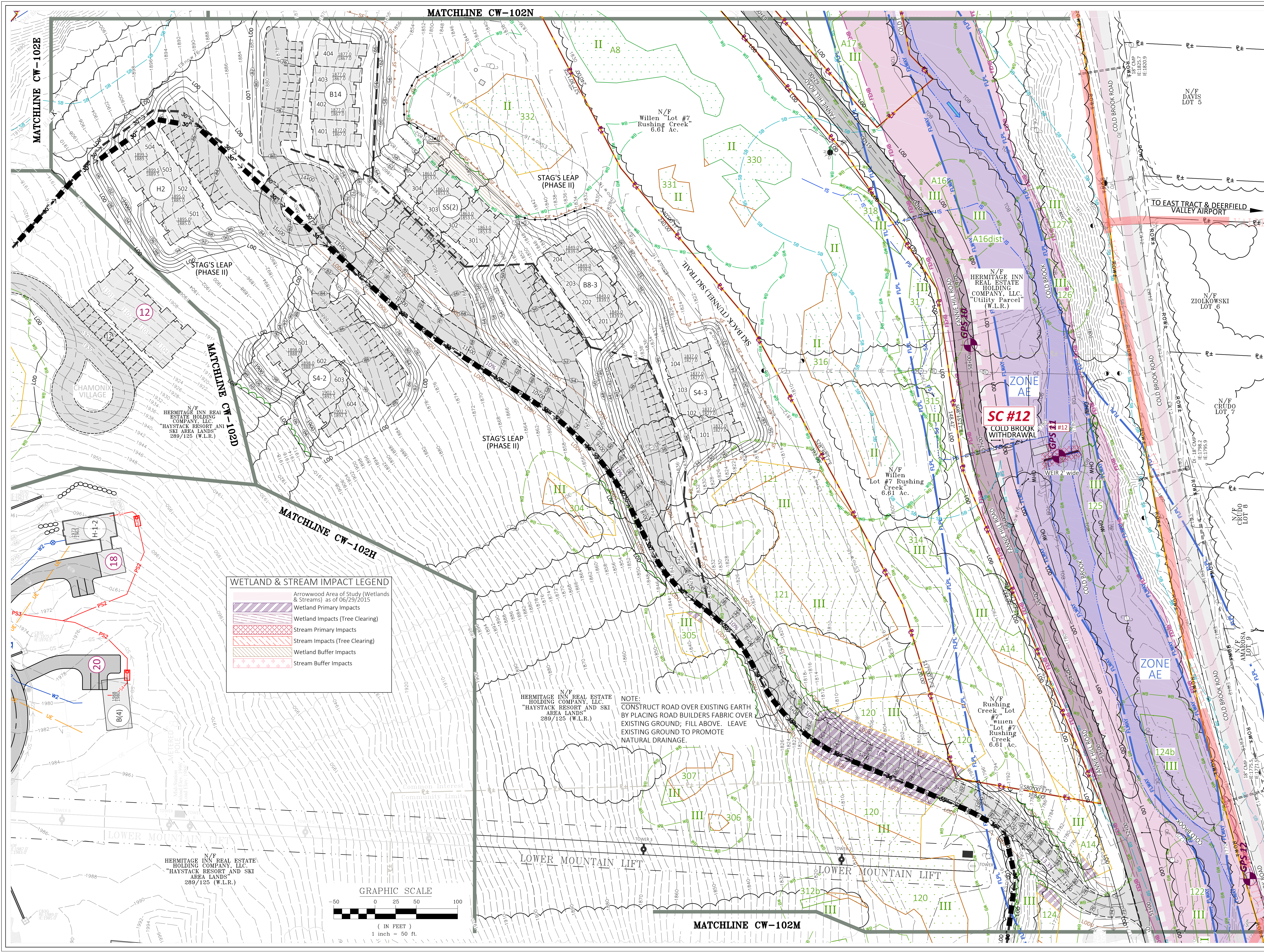
WETLAND IMPACTS - STAG'S LEAP (PHASE II); 30" STORMWATER PIPE

November 2016

CW-102K

NORTH

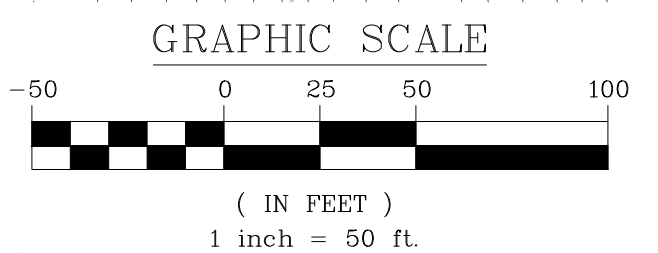
VT STATE PLANE GRID SHEET



**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

NOTE:  
CONSTRUCT ROAD OVER EXISTING EARTH BY PLACING ROAD BUILDERS FABRIC OVER EXISTING GROUND; FILL ABOVE. LEAVE EXISTING GROUND TO PROMOTE NATURAL DRAINAGE.



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MATCHLINE CW-102H



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	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)
---	FEMA Floodway / Flood Plain
---	Fluvial Erosion Hazard Boundary
---	Right-Of-Way
---	Property Line
---	Hermitage Owned Property
---	Tree Line
---	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)
---	Vernal Pool

PROPOSED LEGEND	
---	Contours
---	Top/Toe of Slope
---	Road / Drive / Parking / Trail
---	Tree Line (LOD)
---	Ski Lift w/ Clearing Offset
---	Snowmaking Water Transfer Line
---	Limit of Disturbance
---	Limit of Disturbance (future Utilities)
---	Future Stormwater Pipe (size as indicated)
---	Top of Berm (Pond & Forebay)
---	Proposed Snowmobile Trail
---	Open Bottom Arch Culvert (size as indicated)
---	River / Stream / Water Body
---	Proposed Tree Planting Areas

PROJECT:  
**HAYSTACK MOUNTAIN**

SHEET TITLE:  
**WETLAND IMPACTS - SIEGEL POND**

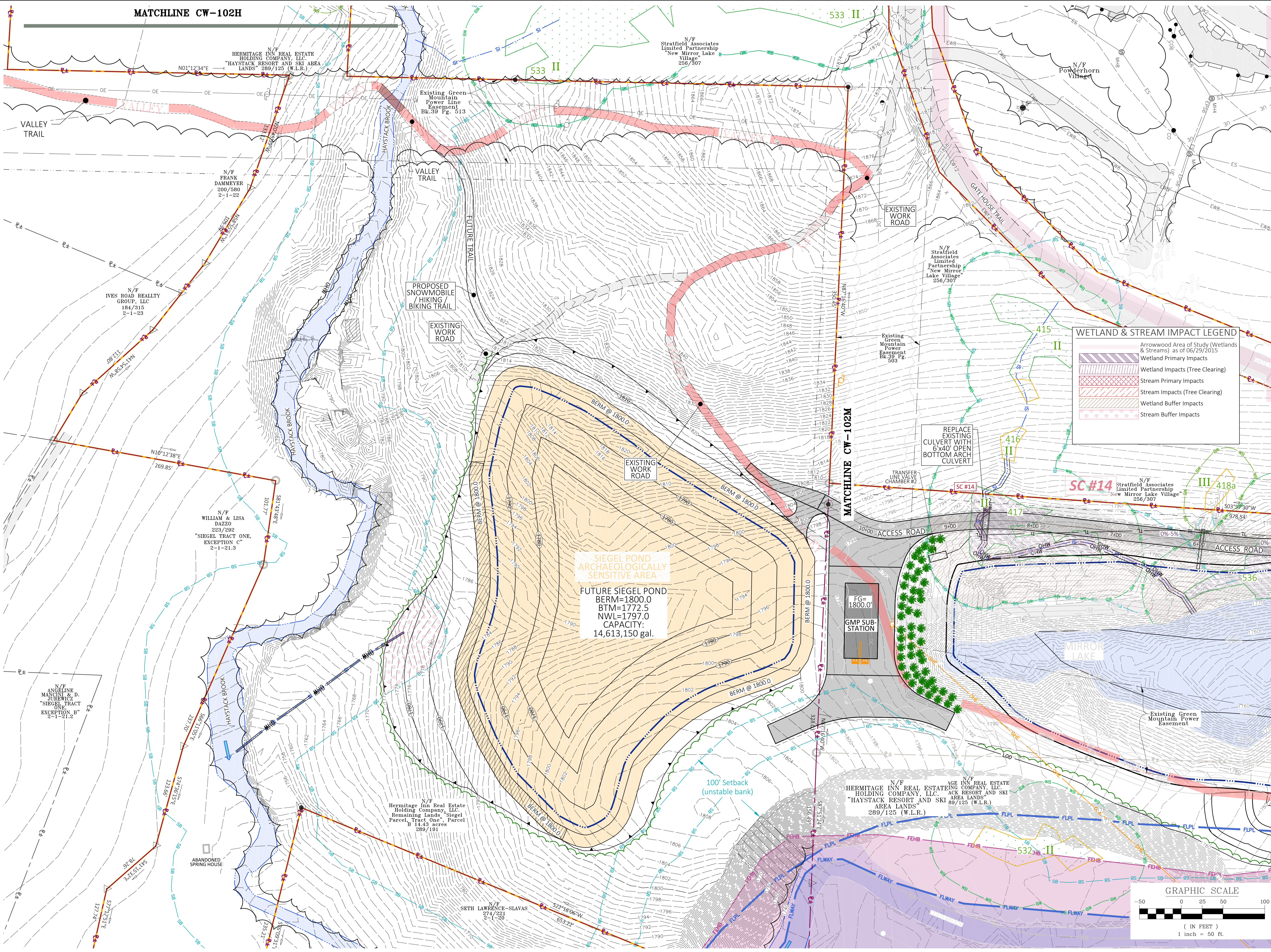
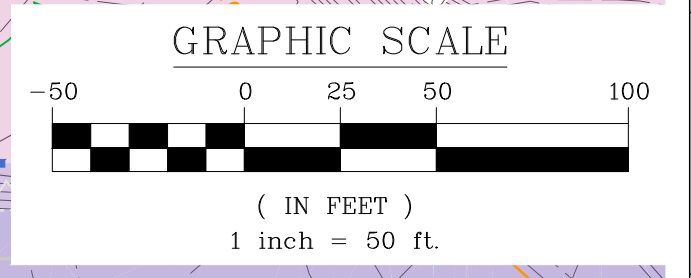
November 2016

**CW-102L**

NORTH SHEET  
VT STATE PLANE GRID

WETLAND & STREAM IMPACT LEGEND	
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---	Stream Primary Impacts
---	Stream Impacts (Tree Clearing)
---	Wetland Buffer Impacts
---	Stream Buffer Impacts

**SIEGEL POND**  
ARCHAEOLOGICALLY SENSITIVE AREA  
FUTURE SIEGEL POND  
BERM=1800.0  
BTM=1772.5  
NWL=1797.0  
CAPACITY:  
14,613,150 gal.



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---	Top of Bank
---	Ordinary High Water (Approximate)
---	FEMA Floodway / Flood Plain
---	Fluvial Erosion Hazard Boundary
---	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
---	ES6 Sewer Main / Manhole (size as indicated)
---	EPS3 Pressure Sewer (size as indicated)
---	Eshow Snowmaking Line (size as indicated)
---	Vernal Pool
---	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
---	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)
---	Proposed Snowmobile Trail
---	Limit of Disturbance (Future Utilities)
---	Open Bottom Arch Culvert (size as indicated)
---	Proposed Tree Planting Areas

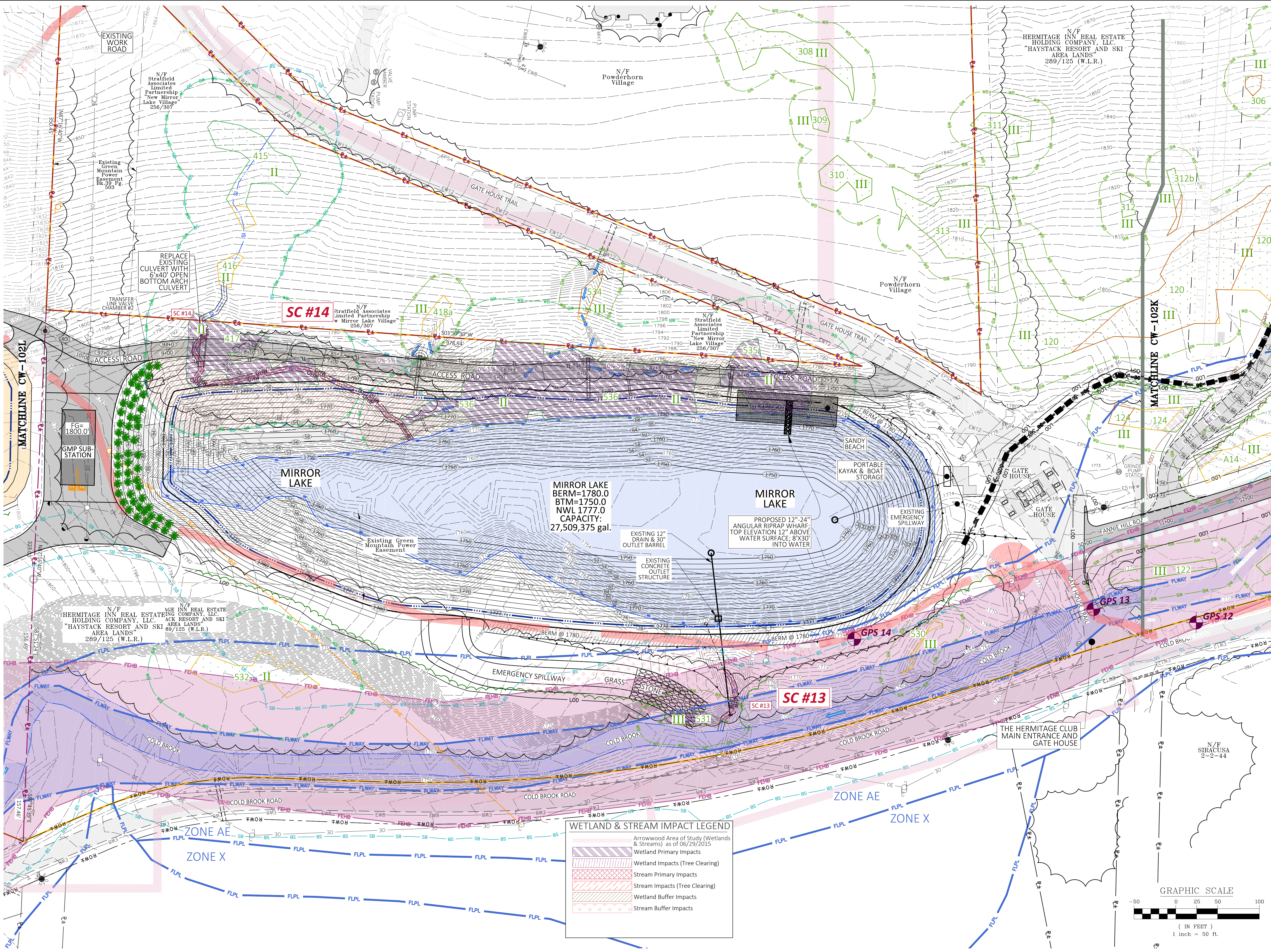
PROJECT: HAYSTACK MOUNTAIN

SHEET TITLE: WETLAND IMPACTS - MIRROR LAKE

November 2016

CW-102M SHEET

NORTH VT STATE PLANE GRID



WETLAND & STREAM IMPACT LEGEND	
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