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# PUBLIC NOTICE



**US Army Corps  
of Engineers®**  
New England District  
Vermont Project Office  
11 Lincoln Street, Room 210  
Essex Junction, Vermont 05452

**Comment Period Begins: September 20, 2016**  
**Comment Period Ends: October 20, 2016**  
**File Number: NAE-2005-2458**  
**In Reply Refer To: Michael S. Adams**  
**Phone: (802) 872-2893**  
**E-mail: Michael.s.adams@usace.army.mil**

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The District Engineer has received a permit application to conduct work in waters of the United States as described below.

**APPLICANT:** Hermitage Inn Real Estate Holding Company, LLC, ATTN: Mr. James Barnes, P.O. Box 2210, West Dover, Vermont 05356

**ACTIVITY:** Place fill in 70,348 sq. ft. (1.6 acres) of waters of the U.S. in conjunction with the rehabilitation of the existing ski area at Haystack Mountain and Hermitage Inn lands into a year-round resort, which will include ski lifts, adequate snowmaking facilities, recreational trails, approximately 550 residential homes, new Club House and amenities. An additional 5,554 sq. ft. (0.13 acre) of forested wetland will be cleared. A detailed description and plans of the activity are attached.

**WATERWAY AND LOCATION OF THE PROPOSED WORK:**

This work is proposed in various streams and wetlands adjacent to the existing Haystack Mountain Ski Area and Hermitage Inn off Gate House Road in Dover, Vermont (Latitude 42.9200049 N, Longitude 72.884994 W).

**AUTHORITY**

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899
- Section 404 of the Clean Water Act
- Section 103 of the Marine Protection, Research and Sanctuaries Act).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

#### **NATIONAL HISTORIC PRESERVATION ACT**

Based on his initial review, the District Engineer has determined that the proposed work may impact properties listed in, or eligible for listing in, the National Register of Historic Places. Additional review and consultation to fulfil requirements under Section 106 of the National Historic Preservation Act of 1966, as amended, will be ongoing as part of the permit review process.

#### **ENDANGERED SPECIES CONSULTATION**

The New England District, Army Corps of Engineers has reviewed the list of species protected under the Endangered Species Act of 1973, as amended, which might occur at the project site. It is our preliminary determination that the proposed activity for which authorization is being sought is designed, situated or will be operated/used in such a manner that it is not likely to adversely affect any Federally listed endangered or threatened species or their designated critical habitat. By this Public Notice, we are requesting that the appropriate Federal Agency concur with our determination.

The following authorizations have been applied for, or have been, or will be obtained:

- Permit, License or Assent from State.
- Permit from Local Wetland Agency or Conservation Commission.
- Water Quality Certification in accordance with Section 401 of the Clean Water Act.


In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. **Comments should be submitted in writing by the above date.** If you have any questions, please contact Michael Adams at (978) 318-8485 or (802) 872-2893.

CENAE-R  
FILE NO. NAE-2005-2458

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public. The initial determinations made herein will be reviewed in light of facts submitted in response to this notice.

All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

**THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.**

  
**Frank J. DelGiudice**  
**Chief, Permits and Enforcement Branch**  
**Regulatory Division**

If you would prefer not to continue receiving Public Notices by email, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at [bettina.m.chaisson@usace.army.mil](mailto:bettina.m.chaisson@usace.army.mil). You may also check here ( ) and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

## PROPOSED WORK AND PURPOSE

The work will involve the construction of 550 recreational, ski-in, ski-out residential units consisting of a mix of multi-family units, single-family homes and condo hotel units, associated infrastructure, a base lodge, snowmobile/cross-country/hiking trails, a mountain coaster, a tubing chute, and development of four new downhill ski trails and two new lifts. This work will impact about 24,677 sq. ft. (0.57 acre) of forested, scrub-shrub and emergent wetland and 6,115 sq. ft. (0.14 acre) of perennial, intermittent and ephemeral streams. An additional 5,554 sq. ft. (0.13 acre) of forested wetland will be impacted by clearing.

The work will also involve the upgrade and expansion of the existing snowmaking system and additional trail coverage. The snowmaking improvements will involve the expansion of the existing Mirror Lake snowmaking pond, upgrade of the existing Cold Brook withdrawal, and construction of the new "Siegel Pond" snowmaking pond. The overall goal of the snowmaking improvements is to increase trail acreage from 147 acres to 193.3 acres and to increase snowmaking coverage on Haystack Ski Area from 127.4 acres, representing 87 percent of the current total of 147 acres of terrain, to 100 percent coverage of the proposed 193.3 acres of skiable terrain.

### *Mirror Lake Expansion/Cold Brook Withdrawal Upgrade*

Mirror Lake is an excavated snowmaking pond located near the base of the original Haystack Ski Area. This lake was constructed in the 1960s, and is located directly south of the existing Haystack Access Road. Water is currently withdrawn from Cold Brook via the existing pumping station for snowmaking and storage in Mirror Lake. The proposed expansion of Mirror Lake will increase its volume from 14.6 Mgal to 28.4 Mgal. Overall, the expansion would increase the total area of the lake by approximately 1.58 acres.

The proposed upgrade of the Cold Brook withdrawal includes removal of the existing dam structure and the installation of an inflatable dam structure and 24-inch Parshall Flume in the same location. These upgrades would allow for accurate stream flow monitoring while minimizing stream channel impacts. The proposed upgrades would also include replacing the baffle located in the existing pumphouse, just upstream of the current and proposed dam. Permanent impacts to the stream channel would result from the construction of the new dam and modifications to the baffle and surrounding area. Temporary impacts within the stream would involve the re-routing of water, and placement and removal of temporary diversion structures during construction. Currently, a minimum flow of 0.58 csm is maintained at the Cold Brook withdrawal. This minimum flow will be increased to the Statewide average February Median Flow (FMF) of 0.80 csm. Monitoring of streamflows will take place to develop a site-specific FMF.

The wetlands located near Mirror Lake are located in a previously disturbed matrix of early succession trees, shrubs, and herbaceous vegetation along and upslope of the western berm of Mirror Lake.

This portion of the project will permanently impact a total of 35,828 sq. ft. (0.82 acre) of wetland, and 3,660 sq. ft. (450 l.f./0.08 acre) of stream bottom (below OHW).

**CENAE-R**  
**FILE NO. NAE-2005-2458**

*Siegel Pond*

Siegel Pond is a proposed 22 Mgal snowmaking pond located south of Mirror Lake and north of Haystack Brook. This portion of the project will permanently impact a total of 68 sq. ft. (34 l.f./0.002 acre) of stream bottom (below OHW). There will be no wetland impacts from the construction of Siegel Pond.

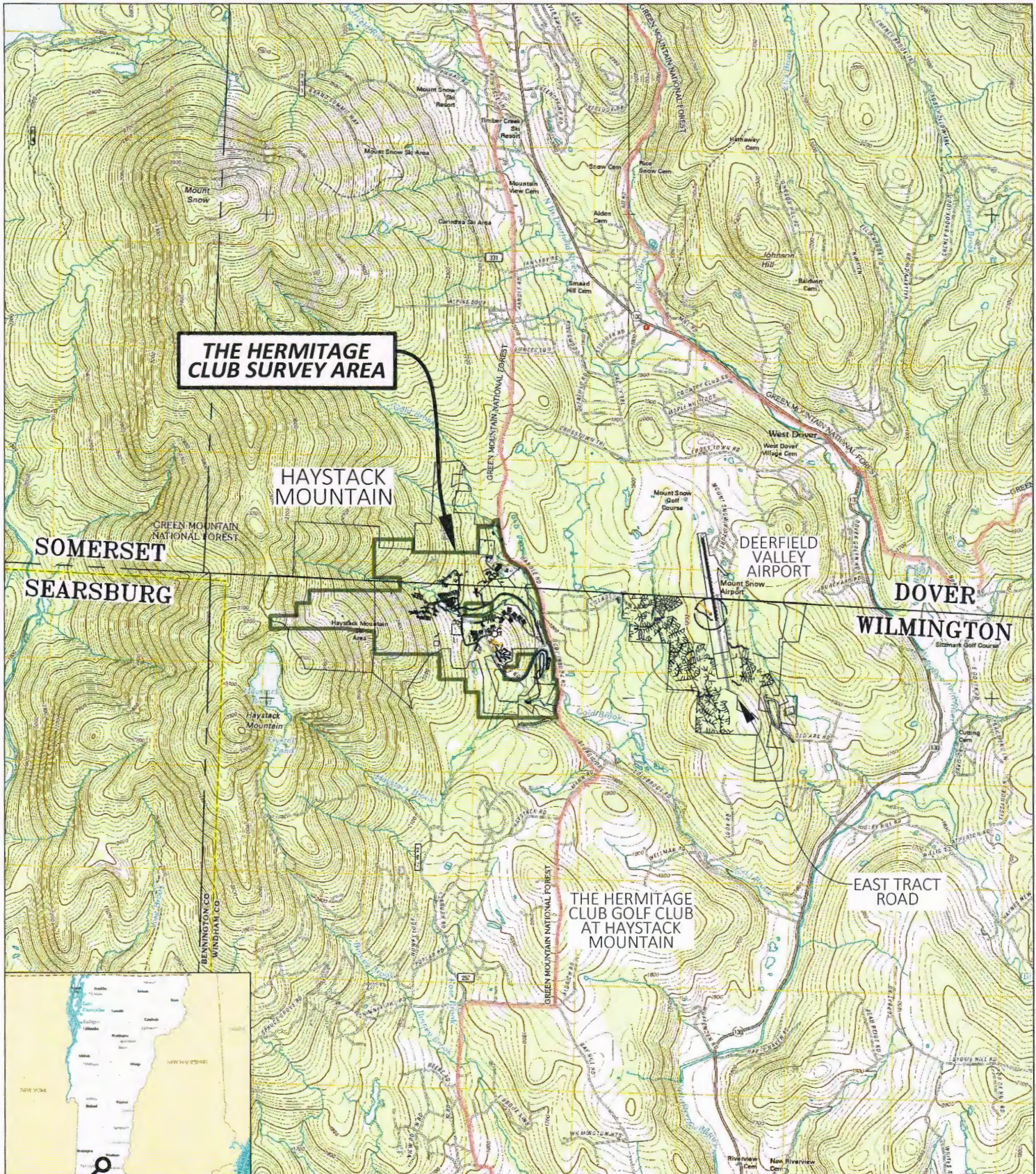
The basic purpose of the project is to rehabilitate the existing ski area at Haystack Mountain and Hermitage Inn lands into a year-round resort,

The work is described on the enclosed plans, in seventeen sheets, entitled "WETLANDS & SURFACE WATER IMPACT AREAS" (dated "September 24 2015", "March 21, 2016", "July 11, 2016", and "September 12 2016"), "STREAM CROSSING DETAILS" (dated "December 15 2015") and "AMPHIBIAN ROAD CROSSING DETAILS" (dated "December 15 2015").

**ALTERNATIVES**

The basic purpose of the project is to rehabilitate an existing ski area into a year-round resort. Off-site alternatives would not allow the applicants to accomplish their basic purpose. Over the course of project design, substantial efforts have been made to minimize impacts on-site. Since April of 2014, this has resulted in an overall reduction of wetland/waterway impacts from 3.05 acres to 1.60 acres (a 48% decrease).

To compensate for unavoidable impacts to waters of the U.S. of the proposed project the applicant proposes to make a payment to the Ducks Unlimited – Vermont In-Lieu Fee Program.



**THE HERMITAGE CLUB SURVEY AREA**

**HAYSTACK MOUNTAIN**

**SOMERSET  
SEARSBURG**

**DEERFIELD VALLEY AIRPORT  
DOVER  
WILMINGTON**

**THE HERMITAGE CLUB GOLF CLUB AT HAYSTACK MOUNTAIN**

**EAST TRACT ROAD**



**SITE LOCATION IN VERMONT**



**HARRINGTON ENGINEERING, INC.**  
P.O. BOX 248  
NORTH POMFRET, VT 05053  
(802) 457-3151



**PROJECT:**  
HAYSTACK MOUNTAIN

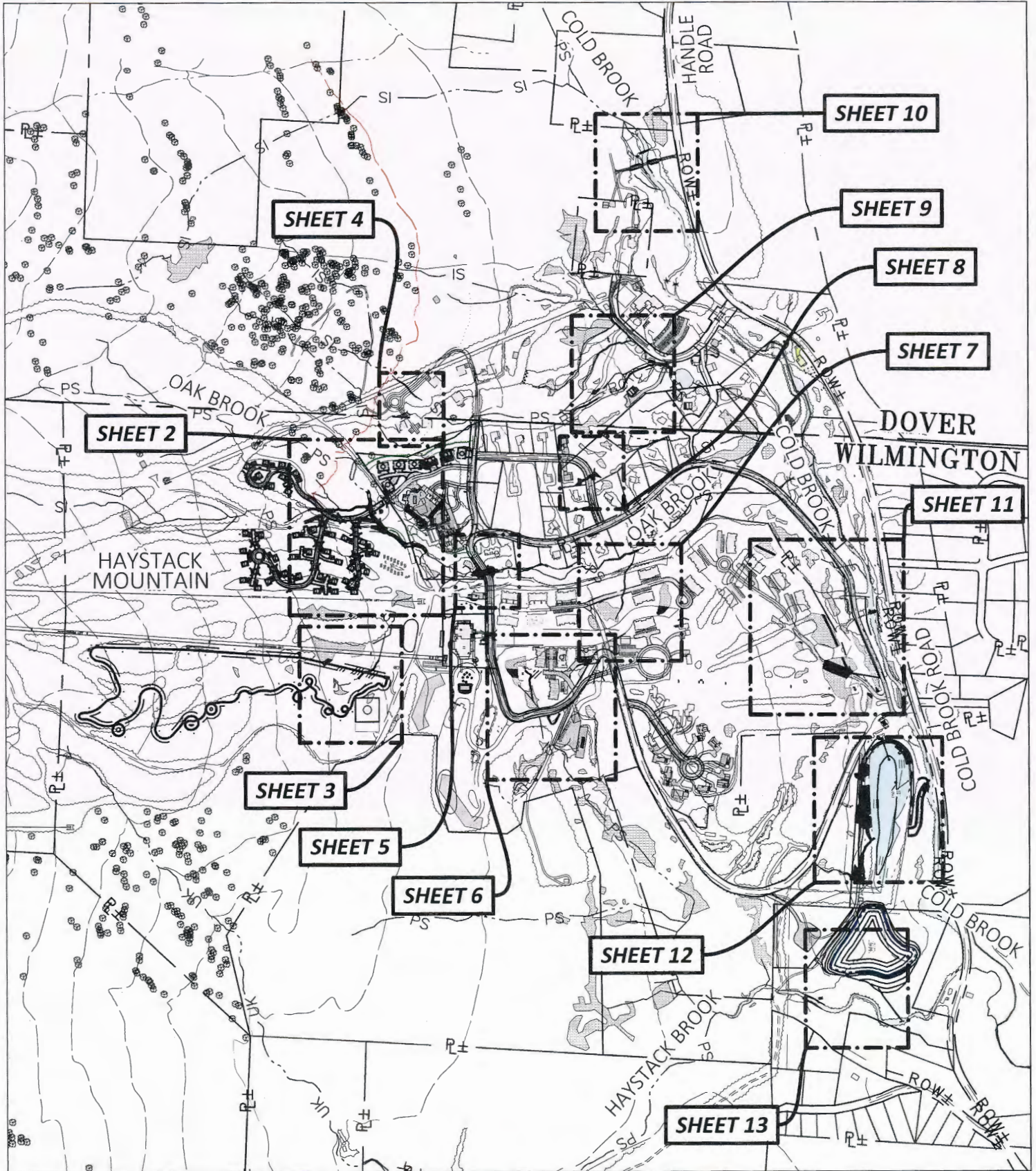
**SHEET TITLE:**  
WETLANDS & SURFACE WATER IMPACT AREAS  
September 24 2015  
Site Location Map EXHIBIT 19

**EXISTING LEGEND**

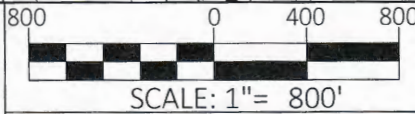
	Existing Contours
	Wetland Boundary (Class II & III)
WB	Wetland Buffer (50' Class II, 25' Class III)
SB	Stream Buffer (75' unless field located)
	River / Stream / Water Body
IS	Intermittent Stream / Ditch
PS	Perennial Stream / Ditch
UK	Unassessed Stream / Ditch
TOB	Top of Bank
TOSB	Top of Stream Bank
	FEMA Floodway / Flood Plain
FEHB	Fluvial Erosion Hazard Boundary
ROW±	Right-Of-Way
P±	Property Line
	Tree Line
	Building
	Road / Drive / Parking / Trail
X	Fence
	Stone / Retaining Wall
	Culvert
	Drilled Bedrock Well
EW12	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)
ESnow	Snowmaking Line (size as indicated)
	Ski Lift w/ Clearing Offset
JENNIFER'S RUN	Ski Trail Names
	Building Under Construction
	Vernal Pool
	Existing Snowmobile Trail
DH.105	Existing Lot Numbers
	Bear Scarred Beech Trees
	Archaeologically Sensitive Areas

**PROPOSED LEGEND**

	Contours
	Top/Toe of Slope
	Building / Envelope
	Road / Drive / Parking / Trail
	Grass Ditch / Swale
	Stone Ditch / Swale
W12	Water Line w/ valve (size as indicated)
	6" Fire Hydrant w/Valve
WS	Well Shield (100' Downhill, 200' Uphill)
S4	Gravity Sewer Connection (PVC SDR 35) w/ Cleanout (Size as indicated)
S8	Gravity Sewer Line (PVC SDR 35) w/ Manhole (Size as indicated)
PS3	Pressure Sewer Force Main (Size as indicated)
U-E3-T3-C2	3" Electric Conduit, 3" Telephone Conduit, 2" Cable Conduit - Common Trench
U-E5-T3-C2	5" Electric Conduit, 3" Telephone Conduit, 2" Cable Conduit - Common Trench
U-2E5-2T3-2CI3	Underground Common Trench Conduits (2-5" Electric, 2-3" Telephone, 2-3" Cable/Internet)
UE	Underground Common Trench
TL	Snowmaking Water Transfer Line
	Precast Catch Basin (48") w/ ADS Pipe (size as indicated)
	ADS Smooth Lined Culvert w/ Tee and Grate (Drop Inlet)
30" →	Future Stormwater Pipe (size as indicated)
	Top of Berm (Pond & Forebay)
	Open Bottom Arch Culvert (size as indicated)
	Level Spreader
	Ski Lift w/ Clearing Offset
	Tree Line (Limit Of Disturbance)
LOD	Limit Of Disturbance
LODU	Limit Of Disturbance (Future Utilities)
	River / Stream / Water Body
	Ski Trail
	Property Easement
	Zoning Setback
	Proposed Snowmobile Trail



	Wetland
PS	Perennial Stream
IS	Intermittant Stream
UK	Unassessed Stream

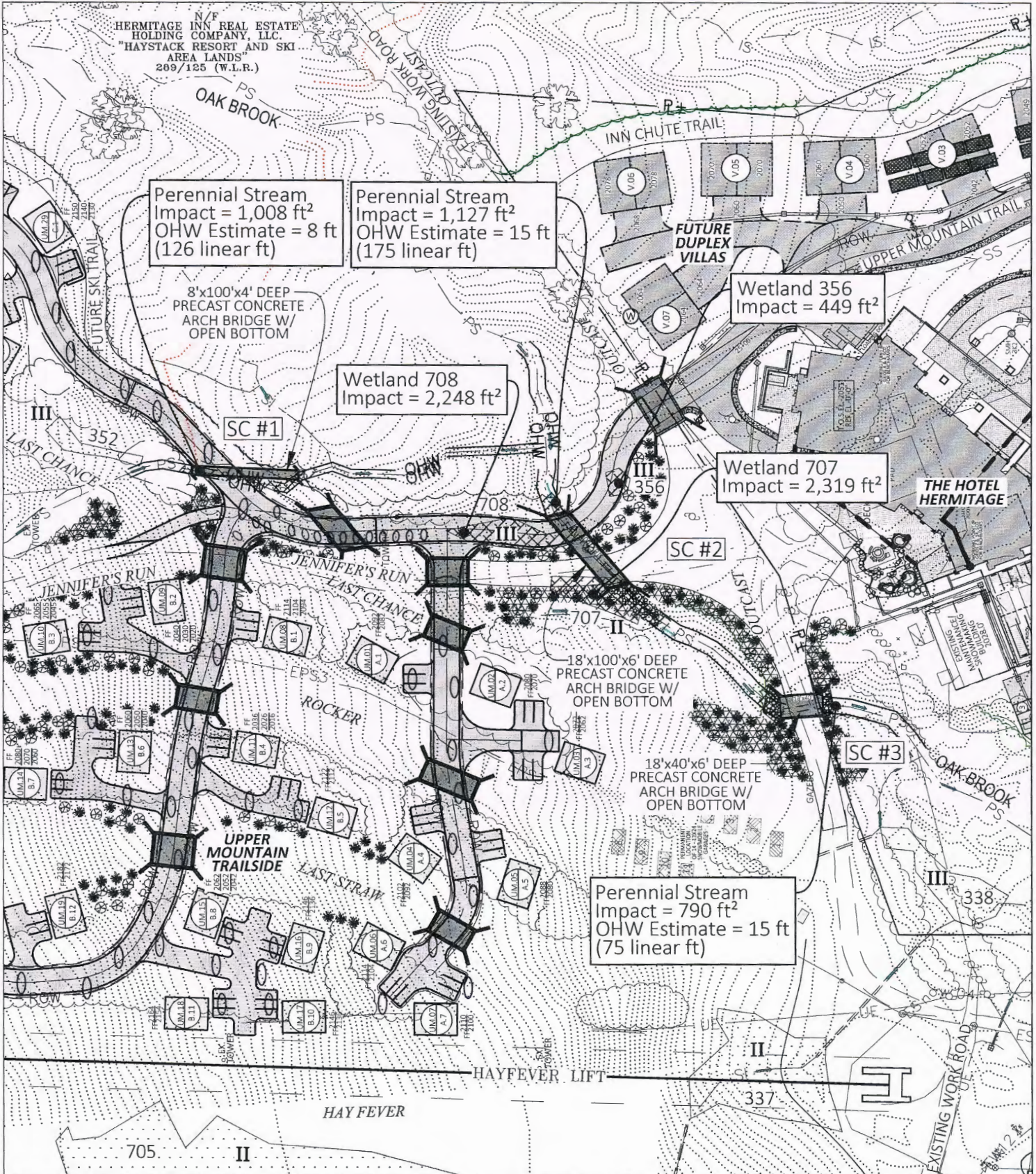


**HARRINGTON ENGINEERING, INC.**  
 P.O. BOX 248  
 NORTH POMFRET, VT 05053  
 (802) 457-3151

**THE HERMITAGE**  
*Club*  
 AT HAYSTACK MOUNTAIN

PROJECT:	HAYSTACK MOUNTAIN
SHEET TITLE:	WETLANDS & SURFACE WATER IMPACT AREAS
March 21	2016
SHEET #1	EXHIBIT 19





Perennial Stream  
Impact = 1,008 ft<sup>2</sup>  
OHW Estimate = 8 ft  
(126 linear ft)

Perennial Stream  
Impact = 1,127 ft<sup>2</sup>  
OHW Estimate = 15 ft  
(175 linear ft)

Wetland 356  
Impact = 449 ft<sup>2</sup>

Wetland 708  
Impact = 2,248 ft<sup>2</sup>

Wetland 707  
Impact = 2,319 ft<sup>2</sup>

Perennial Stream  
Impact = 790 ft<sup>2</sup>  
OHW Estimate = 15 ft  
(75 linear ft)

PS	Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area

FILE NAME: Wetlands ACDE MTN 811  
Printed: 9/12/2016 7:46:35 AM

120 0 60 120

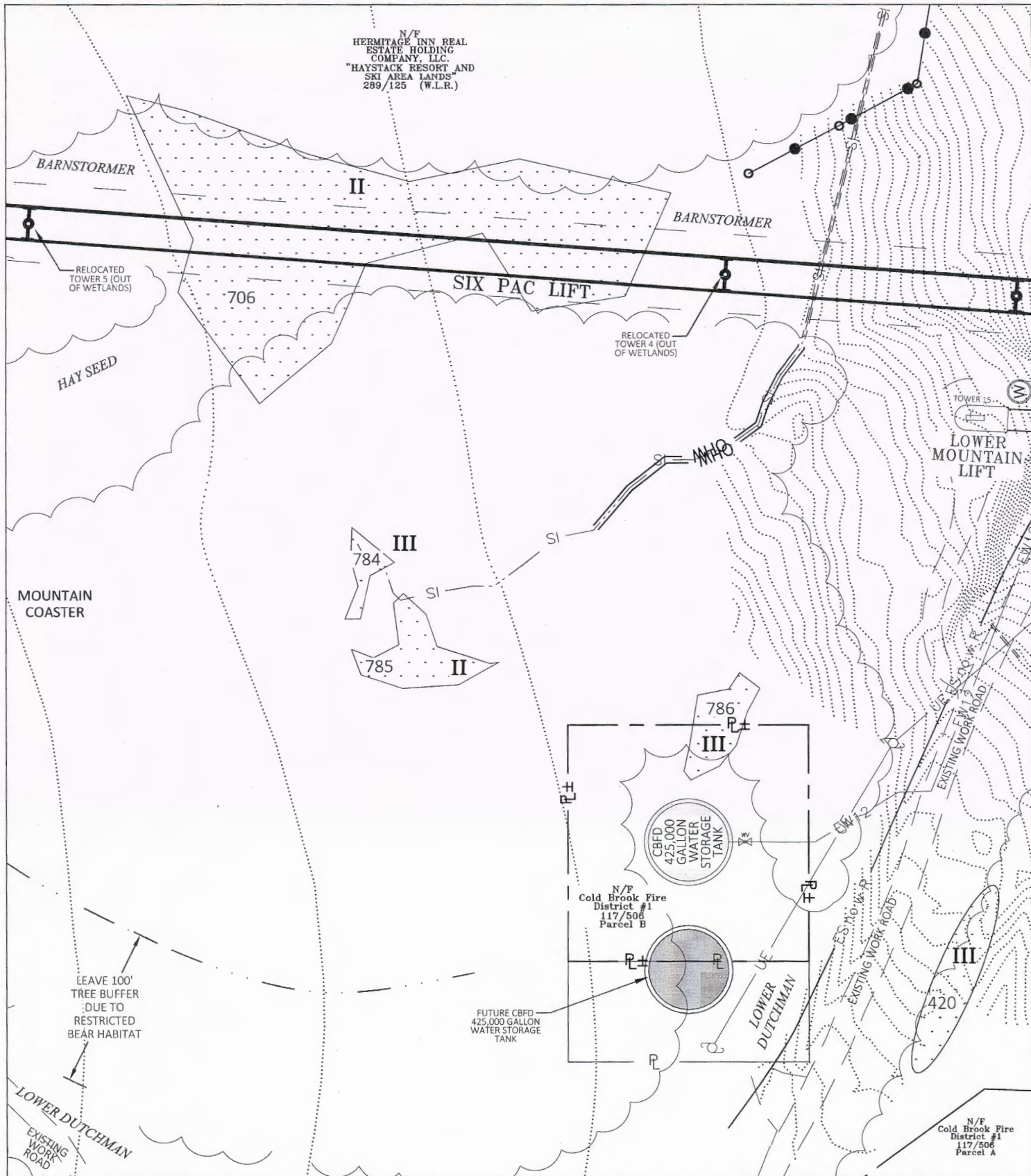
SCALE: 1" = 120'

**HARRINGTON ENGINEERING, INC.**  
P.O. BOX 248  
NORTH POMFRET, VT 05053  
(802) 457-3151

**THE HERMITAGE**  
*Club*  
AT HAYSTACK MOUNTAIN

PROJECT:	THE HOTEL HERMITAGE; UPPER MOUNTAIN TRAILSIDE
SHEET TITLE:	WETLANDS & SURFACE WATER IMPACT AREAS
	September 12 2016
SHEET #2	EXHIBIT 19

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



RELOCATED  
TOWER 5 (OUT  
OF WETLANDS)

706

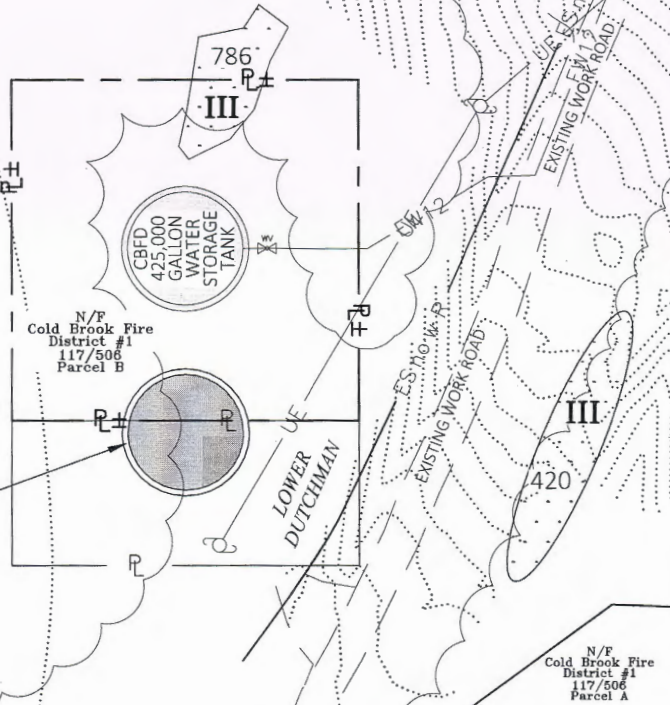
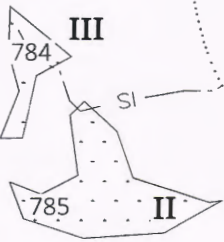
SIX PAC LIFT.

RELOCATED  
TOWER 4 (OUT  
OF WETLANDS)

HAY SEED

TOWER 15  
LOWER  
MOUNTAIN  
LIFT

MOUNTAIN  
COASTER



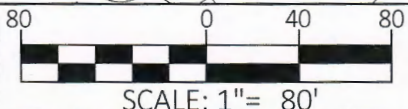
LEAVE 100'  
TREE BUFFER  
DUE TO  
RESTRICTED  
BEAR HABITAT

FUTURE CBFD -  
425,000 GALLON  
WATER STORAGE  
TANK

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

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

PS	Wetland Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB) Primary Impacted (Grading) Area Secondary (Clearing) Impacted Area
FILE NAME: Wetlands ACOE MTN B11	
Printed: 9/12/2016 7:53:29 AM	

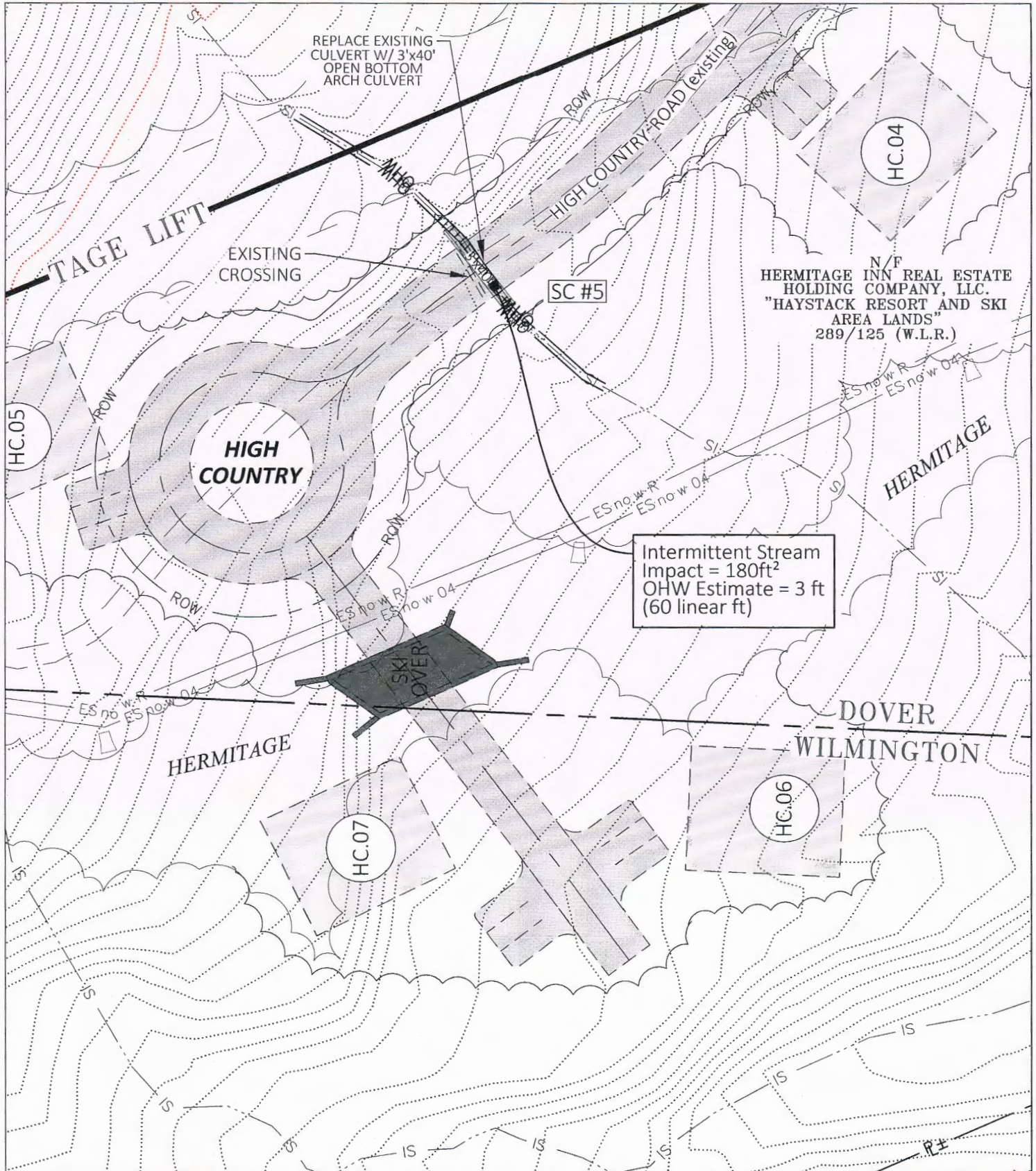


**HARRINGTON ENGINEERING, INC.**  
P.O. BOX 248  
NORTH POMFRET, VT 05053  
(802) 457-3151



**THE HERMITAGE**  
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AT HAYSTACK MOUNTAIN

PROJECT: MOUNTAIN COASTER; SIX PAC LIFT
SHEET TITLE: WETLANDS & SURFACE WATER IMPACT AREAS
September 12 2016
SHEET #3 EXHIBIT 19



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

Intermittent Stream  
 Impact = 180ft<sup>2</sup>  
 OHW Estimate = 3 ft  
 (60 linear ft)

PS	Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area

FILE NAME: Wetlands ACOE MTN  
 Printed: 3/21/2016 3:33:01 PM

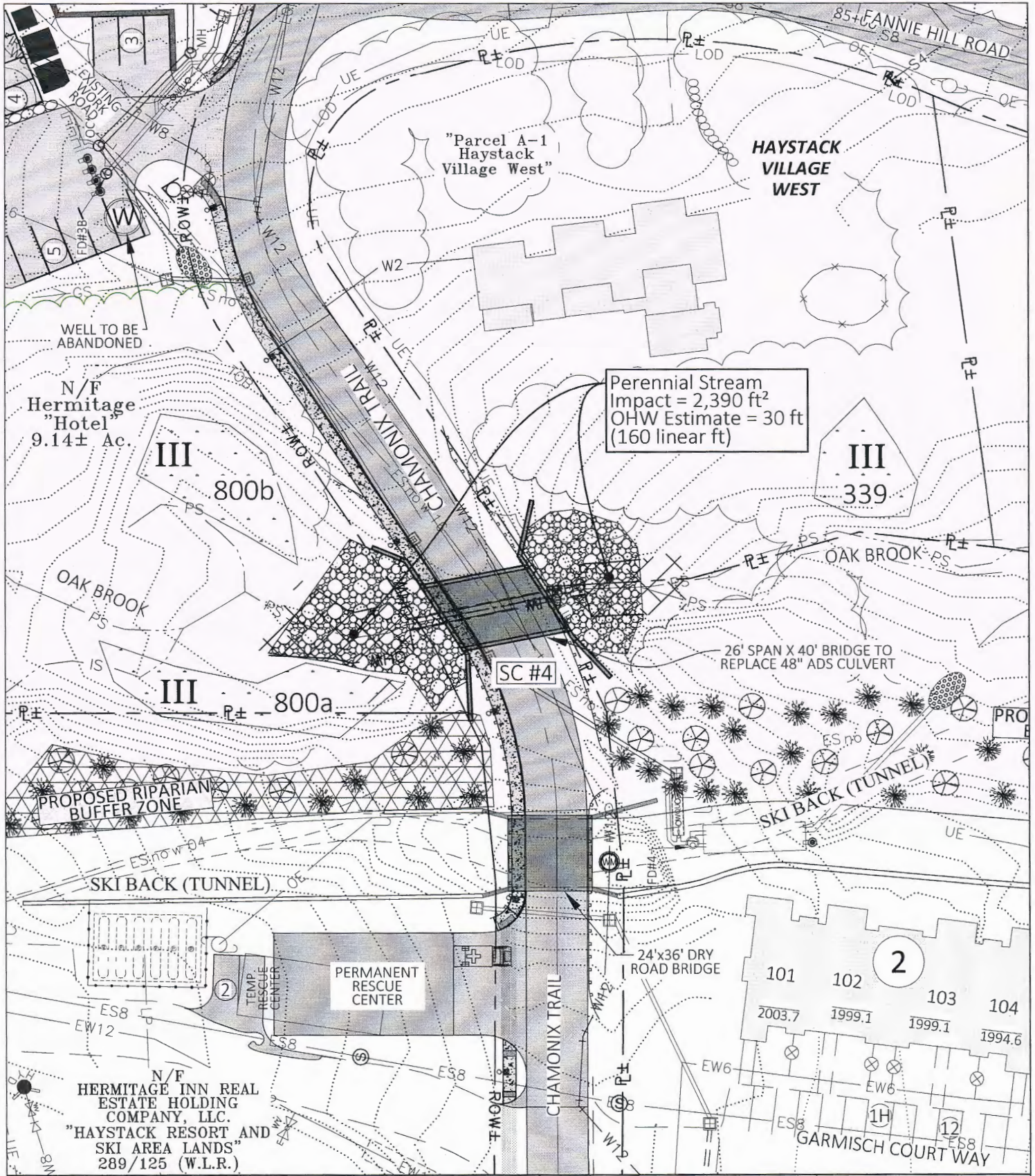
50 0 25 50

SCALE: 1" = 50'

**HARRINGTON ENGINEERING, INC.**  
 P.O. BOX 248  
 NORTH POMFRET, VT 05053  
 (802) 457-3151

**THE HERMITAGE**  
*Club*  
 AT HAYSTACK MOUNTAIN

PROJECT:	HIGH COUNTRY
SHEET TITLE:	WETLANDS & SURFACE WATER IMPACT AREAS
March 21	2016
SHEET #4	EXHIBIT 19



Perennial Stream  
Impact = 2,390 ft<sup>2</sup>  
OHW Estimate = 30 ft  
(160 linear ft)

26' SPAN X 40' BRIDGE TO  
REPLACE 48" ADS CULVERT

PS	Wetland	Perennial Stream
IS		Intermittent Stream
UK		Unassessed Stream
OHW		OHW (TOSB)
		Primary Impacted (Grading) Area
		Secondary (Clearing) Impacted Area
FILE NAME: Wetlands ACOE MTN		
Printed: 3/21/2016 3:40:28 PM		

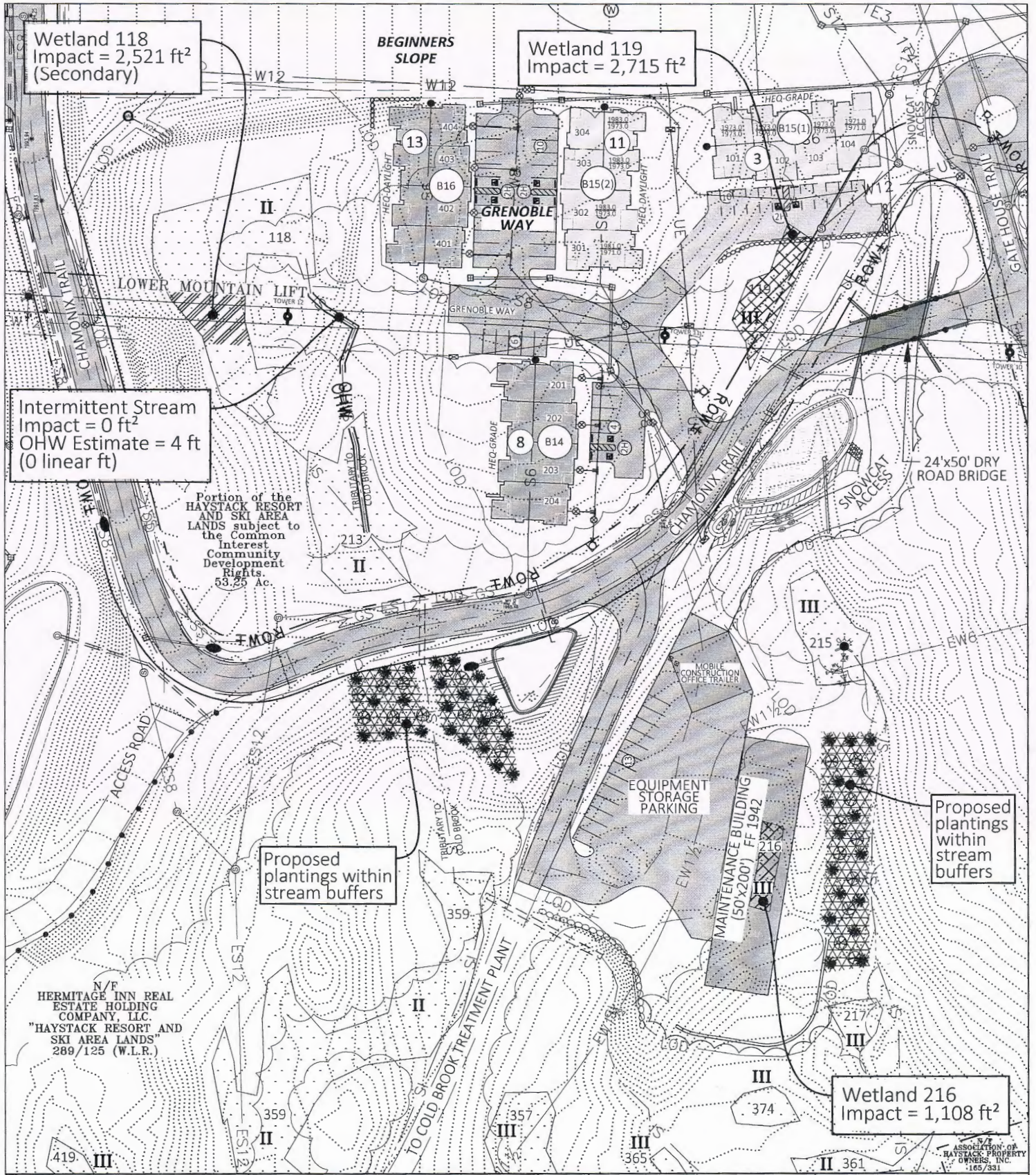
50 0 25 50

SCALE: 1" = 50'

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**THE HERMITAGE**  
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AT HAYSTACK MOUNTAIN

PROJECT:	
CHAMONIX TRAIL CROSSING	
SHEET TITLE:	
WETLANDS & SURFACE WATER IMPACT AREAS	
March 21	2016
SHEET #5	EXHIBIT 19



Wetland 118  
Impact = 2,521 ft<sup>2</sup>  
(Secondary)

Wetland 119  
Impact = 2,715 ft<sup>2</sup>

Intermittent Stream  
Impact = 0 ft<sup>2</sup>  
OHW Estimate = 4 ft  
(0 linear ft)

Portion of the  
HAYSTACK RESORT  
AND SKI AREA  
LANDS subject to  
the Common  
Interest  
Community  
Development  
Rights.  
53.25 Ac.

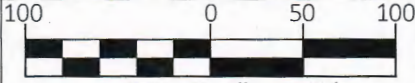
Proposed plantings  
within  
stream buffers

Proposed plantings  
within  
stream  
buffers

Wetland 216  
Impact = 1,108 ft<sup>2</sup>

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

PS	Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area

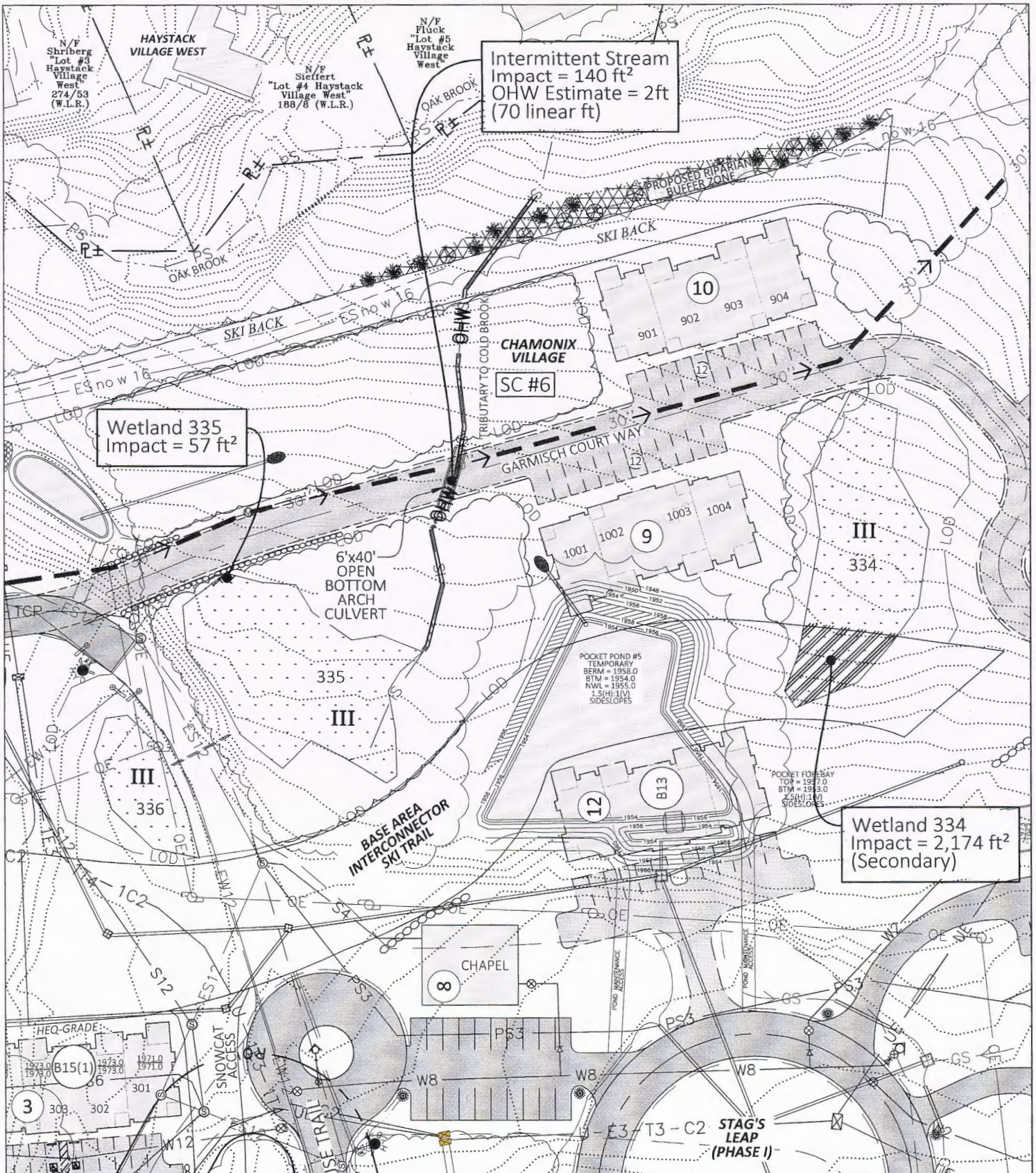


SCALE: 1" = 100'

**HARRINGTON ENGINEERING, INC.**  
P.O. BOX 248  
NORTH POMFRET, VT 05053  
(802) 457-3151



PROJECT: CHAMONIX VILLAGE · PROP. MAINTENANCE	
SHEET TITLE: WETLANDS & SURFACE WATER IMPACT AREAS	
July 11	2016
SHEET #6	EXHIBIT 19



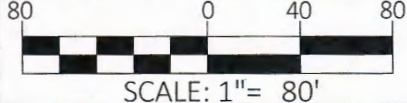
Intermittent Stream  
Impact = 140 ft<sup>2</sup>  
OHW Estimate = 2ft  
(70 linear ft)

Wetland 335  
Impact = 57 ft<sup>2</sup>

Wetland 334  
Impact = 2,174 ft<sup>2</sup>  
(Secondary)

PS	Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area

FILE NAME: Wetlands ACDE MTN  
Printed: 3/21/2016 3:53:13 PM

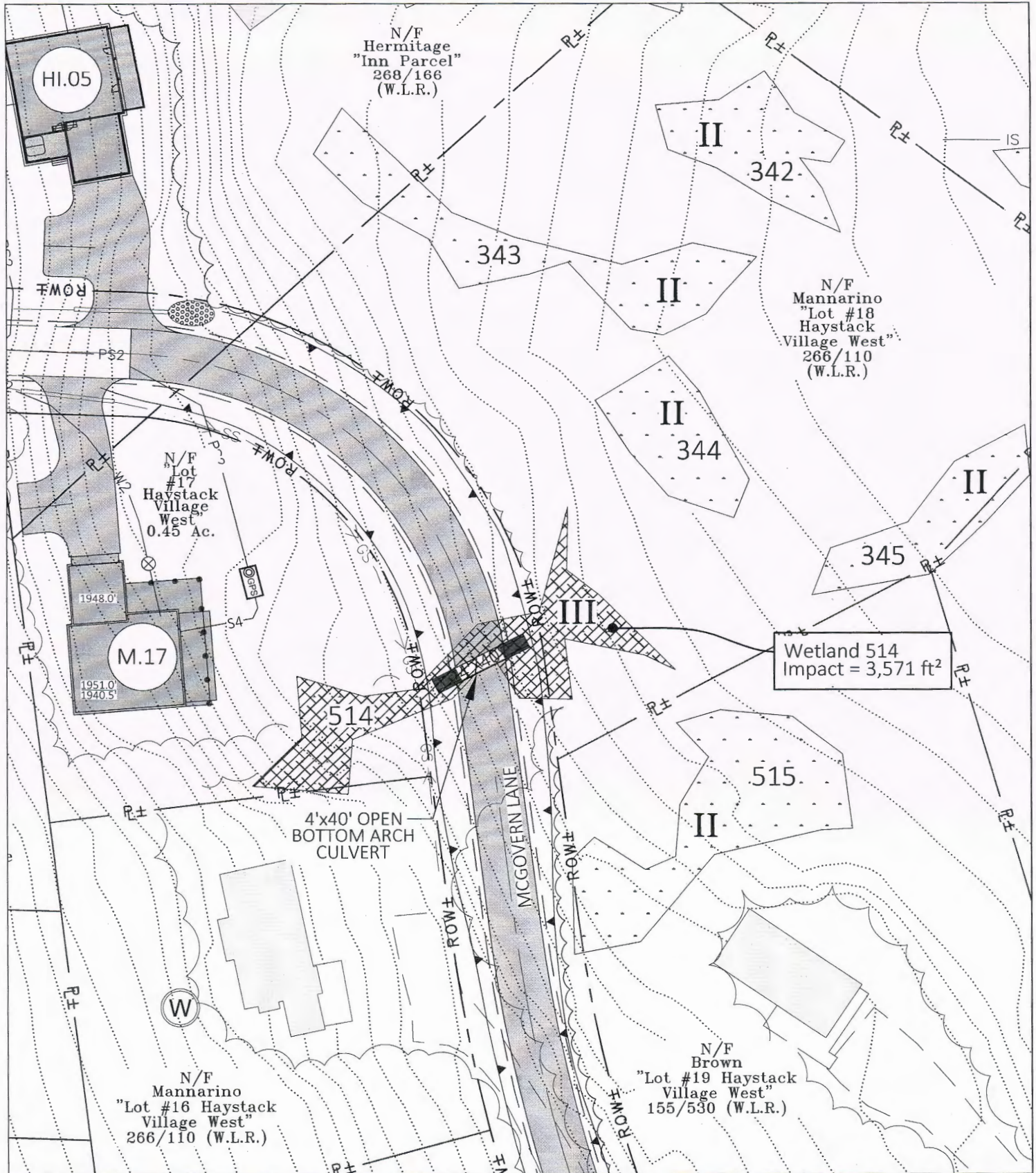


**HARRINGTON ENGINEERING, INC.**  
P.O. BOX 248  
NORTH POMFRET, VT 05053  
(802) 457-3151



**THE HERMITAGE**  
*Club*  
AT HAYSTACK MOUNTAIN

PROJECT:	CHAMONIX VILLAGE
SHEET TITLE:	WETLANDS & SURFACE WATER IMPACT AREAS
March 21	2016
SHEET #7	EXHIBIT 19



PS	Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area
FILE NAME: Wetlands ACOE MTN	
Printed: 3/21/2016 3:56:09 PM	

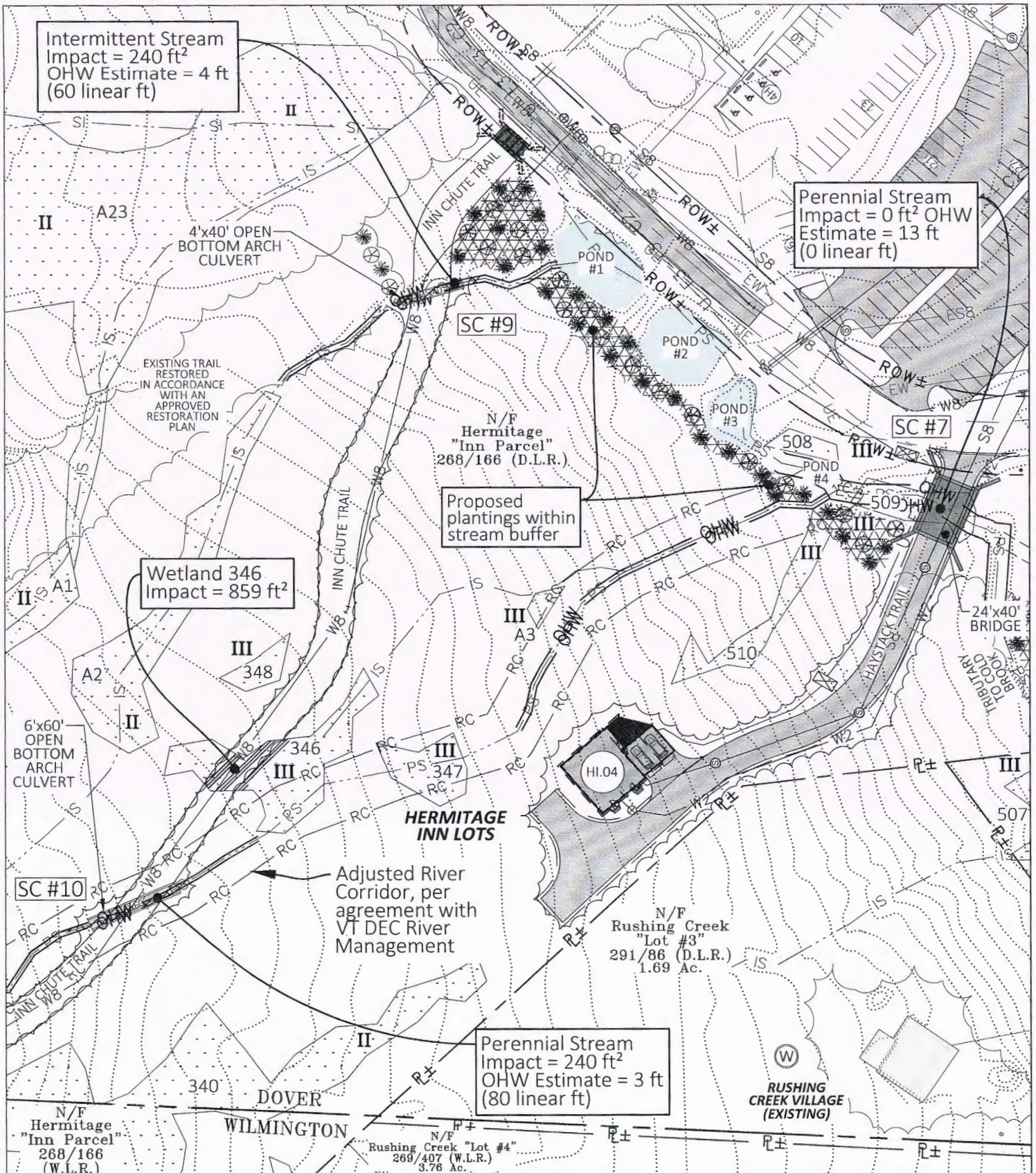
50 0 25 50

SCALE: 1" = 50'

**HARRINGTON ENGINEERING, INC.**  
P.O. BOX 248  
NORTH POMFRET, VT 05053  
(802) 457-3151

**THE HERMITAGE**  
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AT HAYSTACK MOUNTAIN

PROJECT:	HAYSTACK VILLAGE WEST - MCGOVERN LANE
SHEET TITLE:	WETLANDS & SURFACE WATER IMPACT AREAS
March 21	2016
SHEET #8	EXHIBIT 19



Intermittent Stream  
Impact = 240 ft<sup>2</sup>  
OHW Estimate = 4 ft  
(60 linear ft)

Perennial Stream  
Impact = 0 ft<sup>2</sup> OHW  
Estimate = 13 ft  
(0 linear ft)

Wetland 346  
Impact = 859 ft<sup>2</sup>

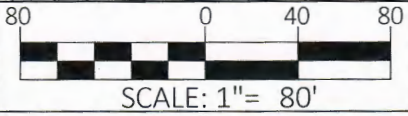
Proposed plantings within stream buffer

Perennial Stream  
Impact = 240 ft<sup>2</sup>  
OHW Estimate = 3 ft  
(80 linear ft)

Adjusted River Corridor per agreement with VT DEC River Management

PS	Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area

FILE NAME: Wetlands ACOE MTN  
Printed: 3/21/2016 4:01:54 PM

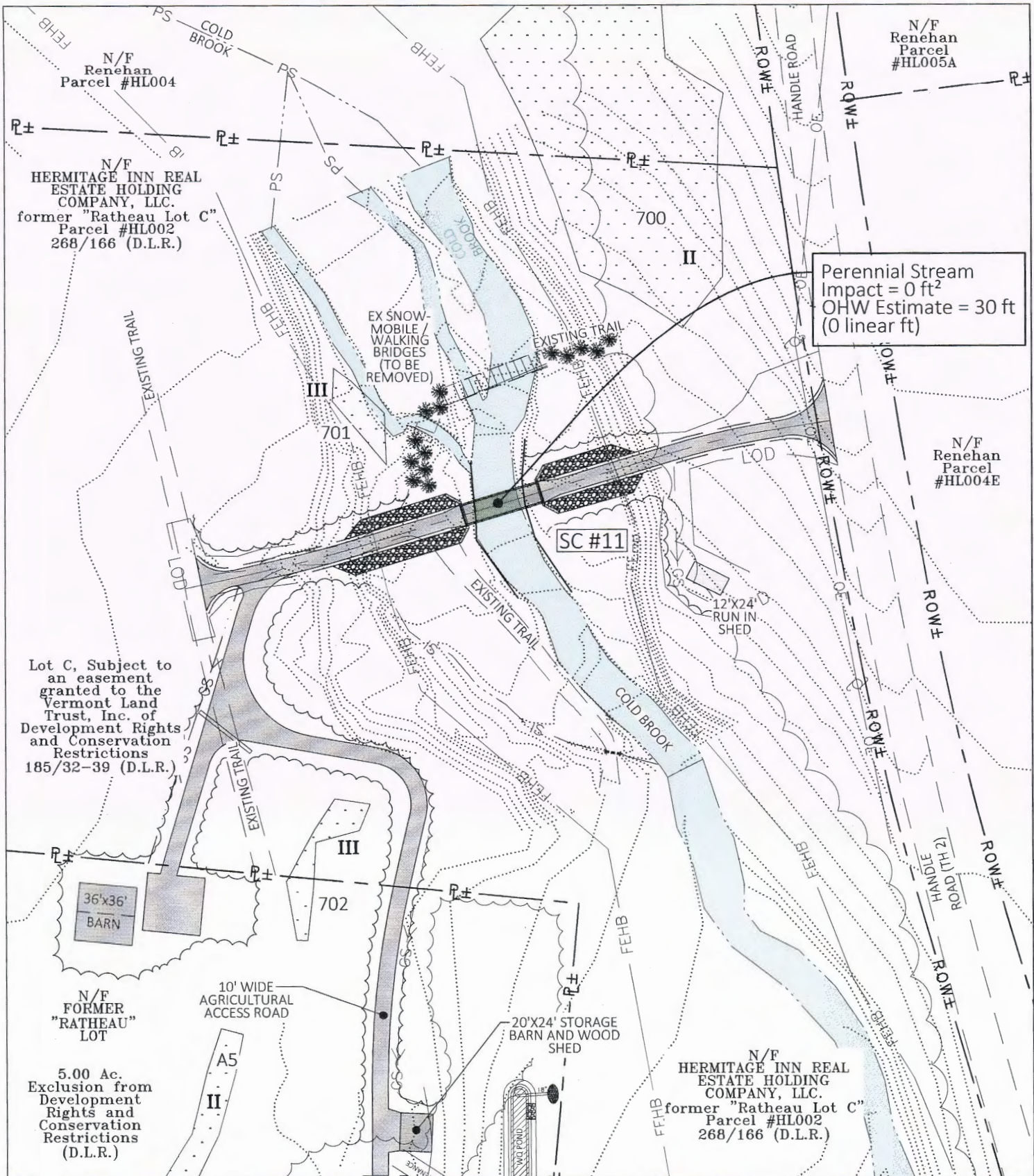


**HARRINGTON ENGINEERING, INC.**  
P.O. BOX 248  
NORTH POMFRET, VT 05053  
(802) 457-3151



PROJECT:	HERMITAGE INN LOTS; INN CHUTE TRAIL
SHEET TITLE:	WETLANDS & SURFACE WATER IMPACT AREAS
March 21	2016
SHEET #9	EXHIBIT 19





Perennial Stream  
Impact = 0 ft<sup>2</sup>  
OHW Estimate = 30 ft  
(0 linear ft)

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  
FORMER  
"RATHEAU"  
LOT

5.00 Ac.  
Exclusion from  
Development  
Rights and  
Conservation  
Restrictions  
(D.L.R.)

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

PS	Wetland
IS	Perennial Stream
UK	Intermittent Stream
	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area
FILE NAME: Wetlands ACOE MTH	
Printed: 3/21/2016 4:05:10 PM	

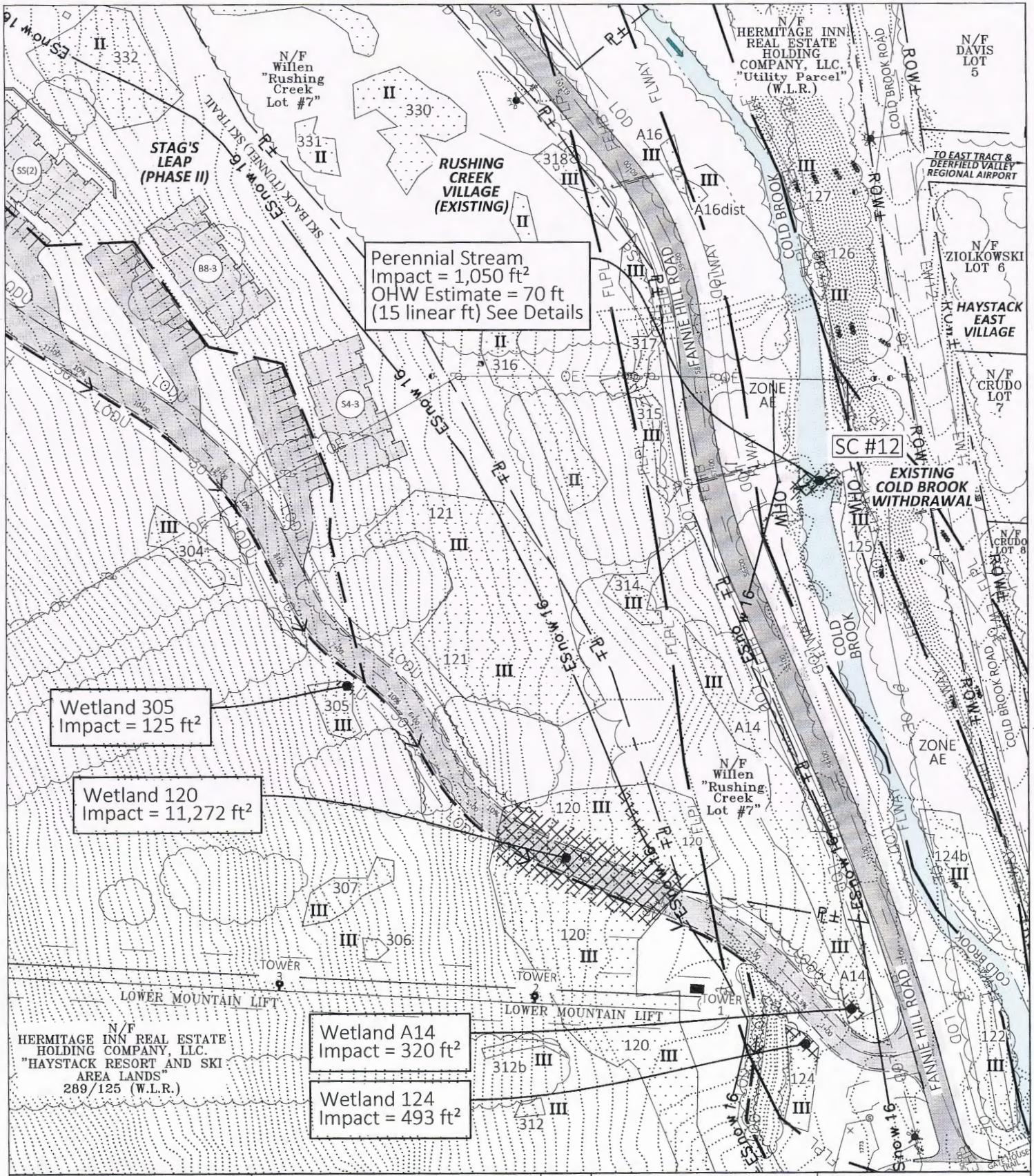
80 0 40 80

SCALE: 1" = 80'

**HARRINGTON ENGINEERING, INC.**  
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**THE HERMITAGE**  
*Club*  
AT HAYSTACK MOUNTAIN

PROJECT:	KINGSLEY BRIDGE
SHEET TITLE:	WETLANDS & SURFACE WATER IMPACT AREAS
March 21	2016
SHEET #10	



Perennial Stream  
Impact = 1,050 ft<sup>2</sup>  
OHW Estimate = 70 ft  
(15 linear ft) See Details

Wetland 305  
Impact = 125 ft<sup>2</sup>

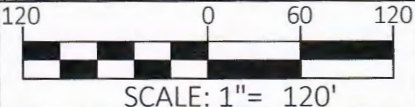
Wetland 120  
Impact = 11,272 ft<sup>2</sup>

Wetland A14  
Impact = 320 ft<sup>2</sup>

Wetland 124  
Impact = 493 ft<sup>2</sup>

PS	Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area

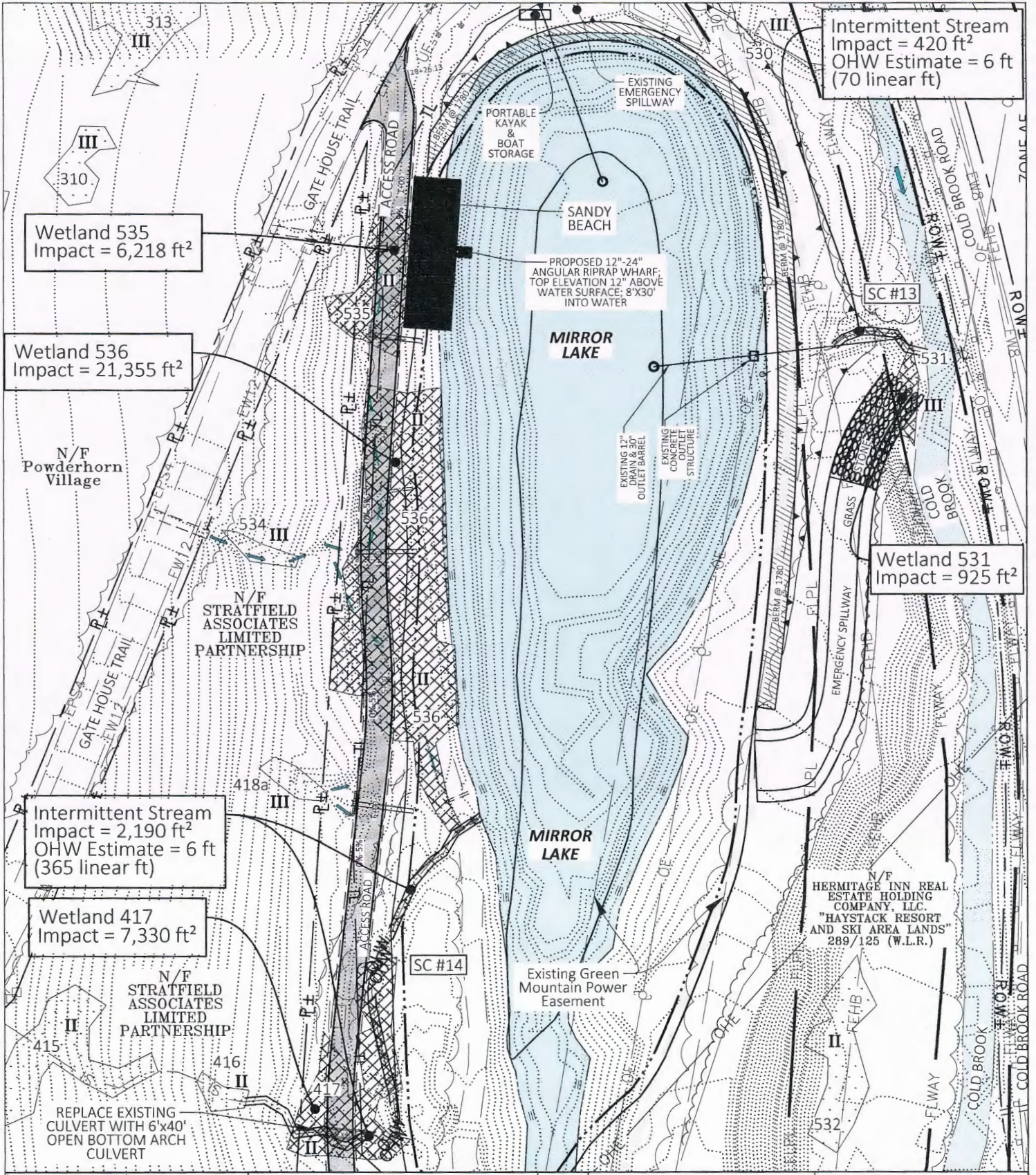
FILE NAME: Wetlands ACOE MTN 811  
Printed: 9/12/2016 7:55:01 AM



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PROJECT:	STAG'S LEAP (PHASE II)
SHEET TITLE:	WETLANDS & SURFACE WATER WETLANDS IMPACT AREAS
	September 12 2016
SHEET #11	EXHIBIT 19



Intermittent Stream  
Impact = 420 ft<sup>2</sup>  
OHW Estimate = 6 ft  
(70 linear ft)

Wetland 535  
Impact = 6,218 ft<sup>2</sup>

Wetland 536  
Impact = 21,355 ft<sup>2</sup>

Wetland 531  
Impact = 925 ft<sup>2</sup>

Intermittent Stream  
Impact = 2,190 ft<sup>2</sup>  
OHW Estimate = 6 ft  
(365 linear ft)

Wetland 417  
Impact = 7,330 ft<sup>2</sup>

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

PS	Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area

FILE NAME: Wetlands ACOE MTN 811  
Printed: 7/11/2016 11:42:57 AM

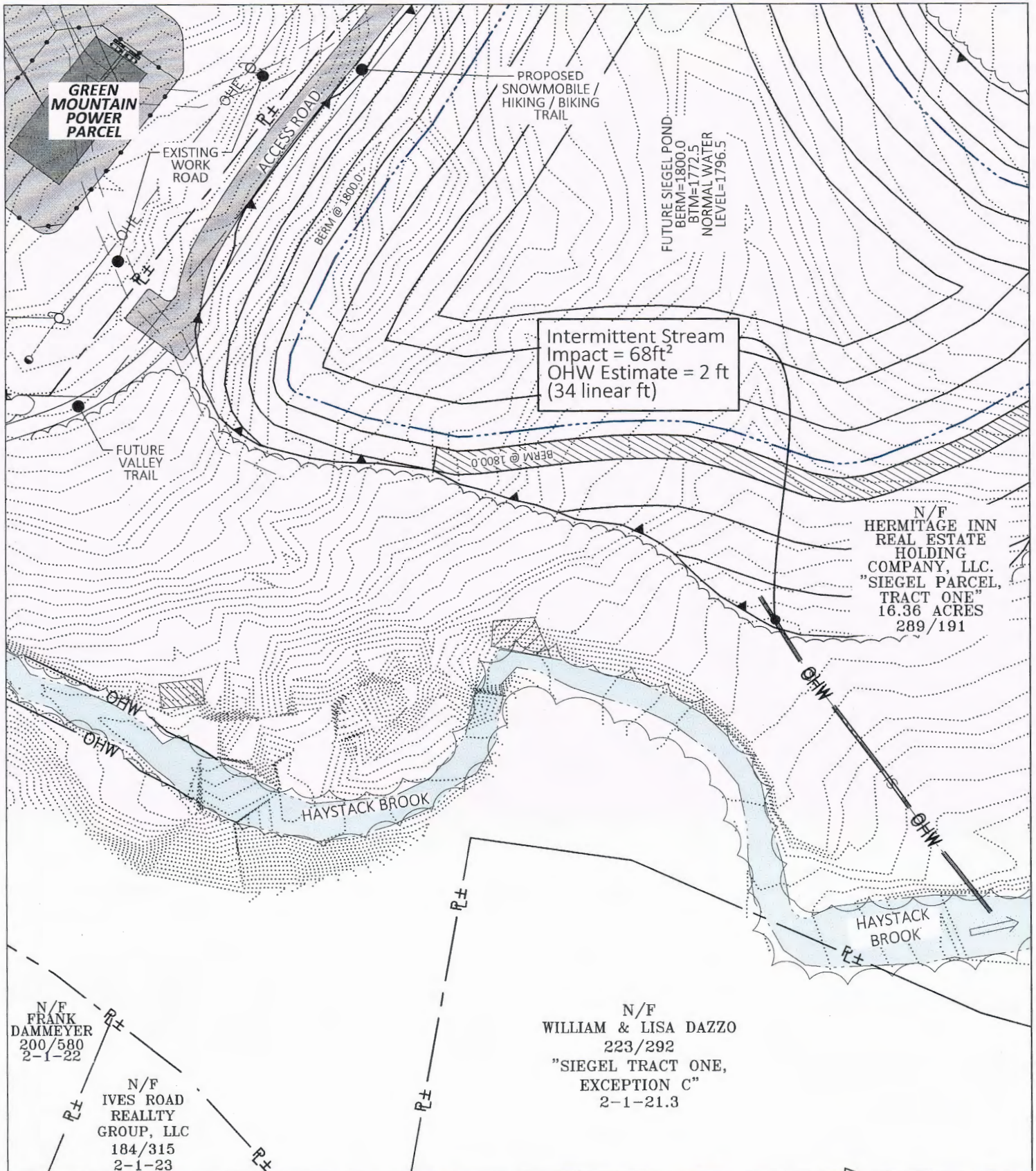
100 0 50 100

SCALE: 1" = 100'

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**THE HERMITAGE**  
*Club*  
AT HAYSTACK MOUNTAIN

PROJECT:	MIRROR LAKE
SHEET TITLE:	WETLANDS & SURFACE WATER IMPACT AREAS
July 11 2016	
SHEET #12	EXHIBIT 19



PS	Perennial Stream
IS	Intermittent Stream
UK	Unassessed Stream
OHW	OHW (TOSB)
	Primary Impacted (Grading) Area
	Secondary (Clearing) Impacted Area

Wetland

FILE NAME: Wetlands ACOE MTN  
Printed: 3/21/2016 4:14:49 PM

80 0 40 80

SCALE: 1" = 80'

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**THE HERMITAGE**  
*Club*  
AT HAYSTACK MOUNTAIN

PROJECT:	SIEGEL POND
SHEET TITLE:	WETLANDS & SURFACE WATER IMPACT AREAS
March 21 2016	
SHEET #13	EXHIBIT 19

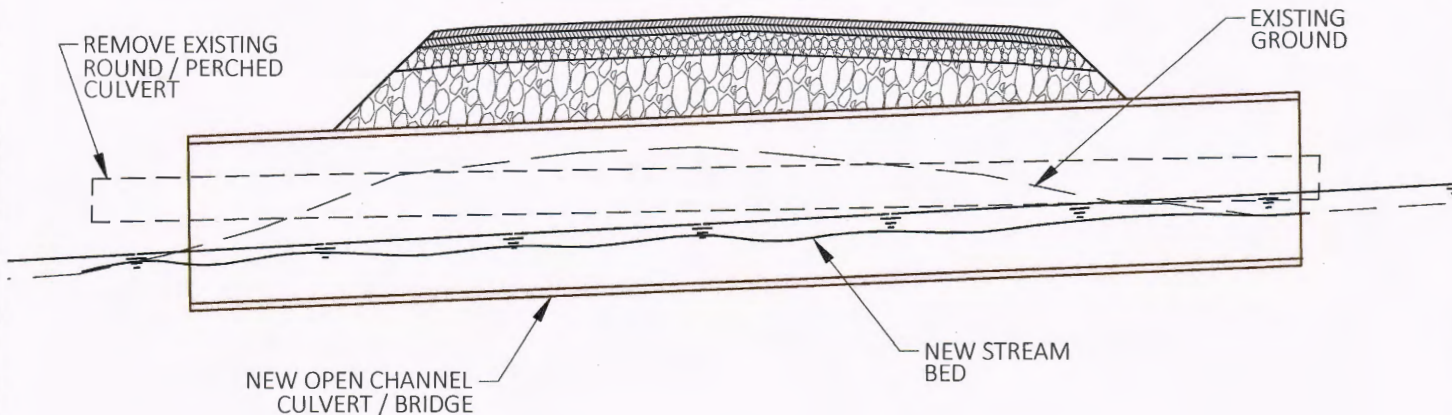
**TYPICAL ROUND CULVERT REPLACEMENT  
WITH OPEN CHANNEL STREAM CROSSING  
NTS**

**NOTES:**

1. PRECAST CONCRETE BOX CULVERT WITH BAFFLES WHERE SLOPE ALLOWS.
2. ALL CROSSINGS TO BE INDIVIDUALLY ENGINEERED.

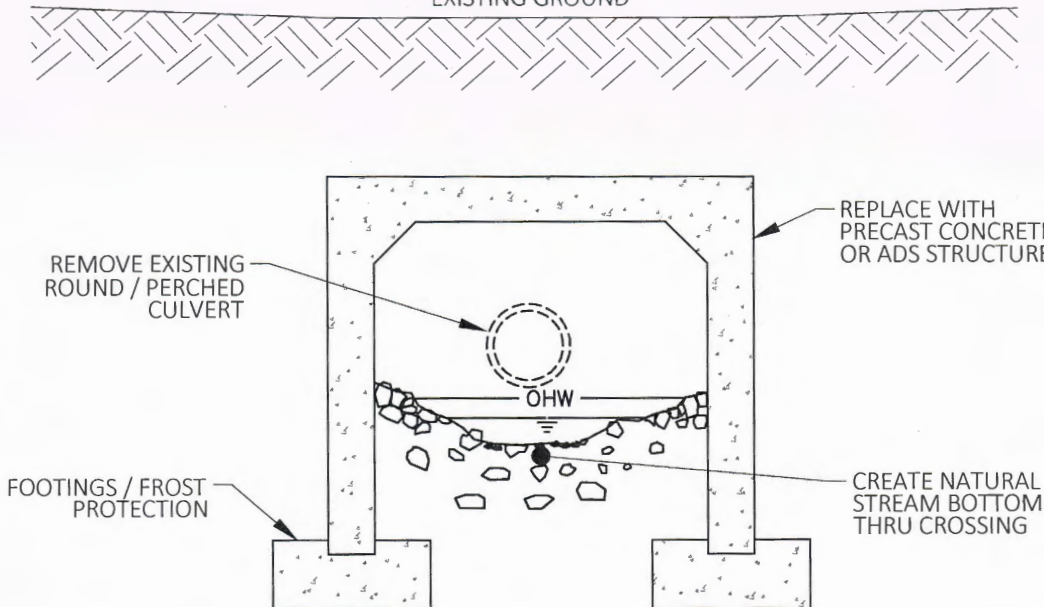
**PROFILE**

PROPOSED ROAD



**CROSS SECTION**

EXISTING GROUND



**HARRINGTON ENGINEERING, INC.**  
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FILE NAME: Wetlands ACOE MTN  
Printed: 12/15/2015 10:59:52 AM



PROJECT:  
HAYSTACK MOUNTAIN

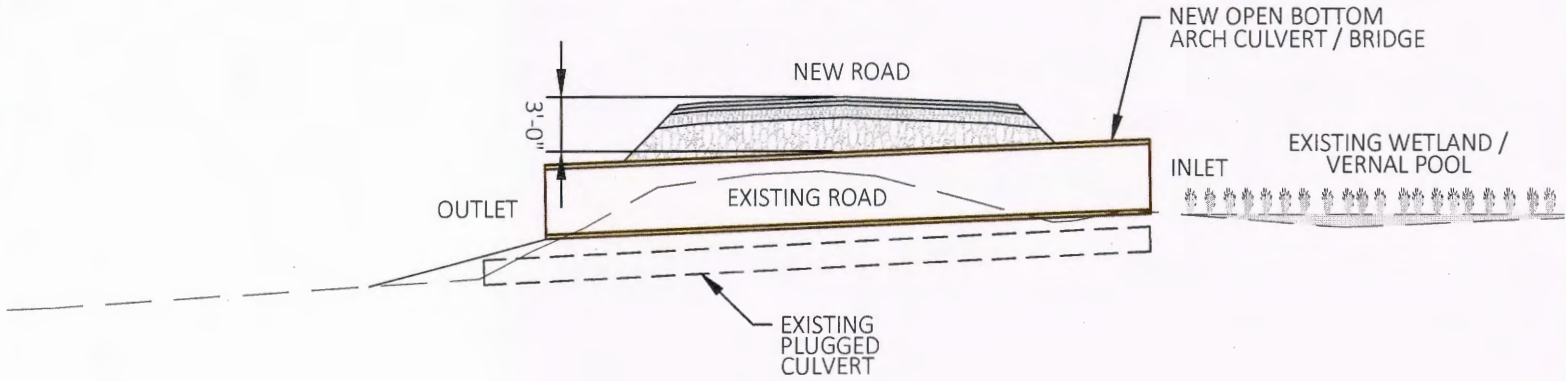
SHEET TITLE:  
STREAM CROSSING  
DETAILS

December 15 2015  
SHEET #14 EXHIBIT 19

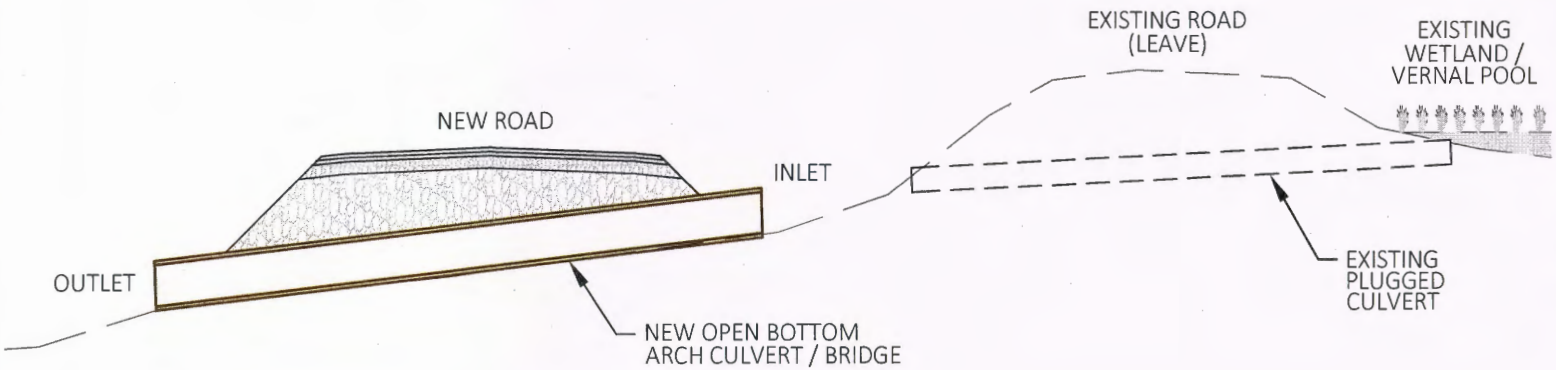
**AMPHIBIAN ROAD CROSSING - EAST TRACT ROAD  
(ALL STREAMS & DRAINAGE WITH WETLANDS ABOVE ROADWAY)**

**METHOD A - ROAD BUILDUP**

INSTALL ARCH CULVERT, BUILD ROAD UP 3 FEET,  
FEATHER OUT OVER 200 FEET.



**METHOD B - MOVE ROAD DOWNHILL, LEAVE EXISTING**



General Notes:

- 9020 (Erosion Control) and 9015 (Stormwater) Permits required prior to construction
- No treatment or direct discharges to any wetlands or vernal pools
- Post-development runoff same or less than pre-development runoff. No open detention ponds.

**HARRINGTON ENGINEERING, INC.**

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FILE NAME: Wetlands ACDE.MTN  
Printed: 12/15/2015 11:00:13 AM



**THE HERMITAGE**

*Club*

AT HAYSTACK MOUNTAIN

PROJECT:

HAYSTACK MOUNTAIN

SHEET TITLE:

AMPHIBIAN ROAD  
CROSSING DETAILS

December 15

SHEET #15

EXHIBIT 19

2015