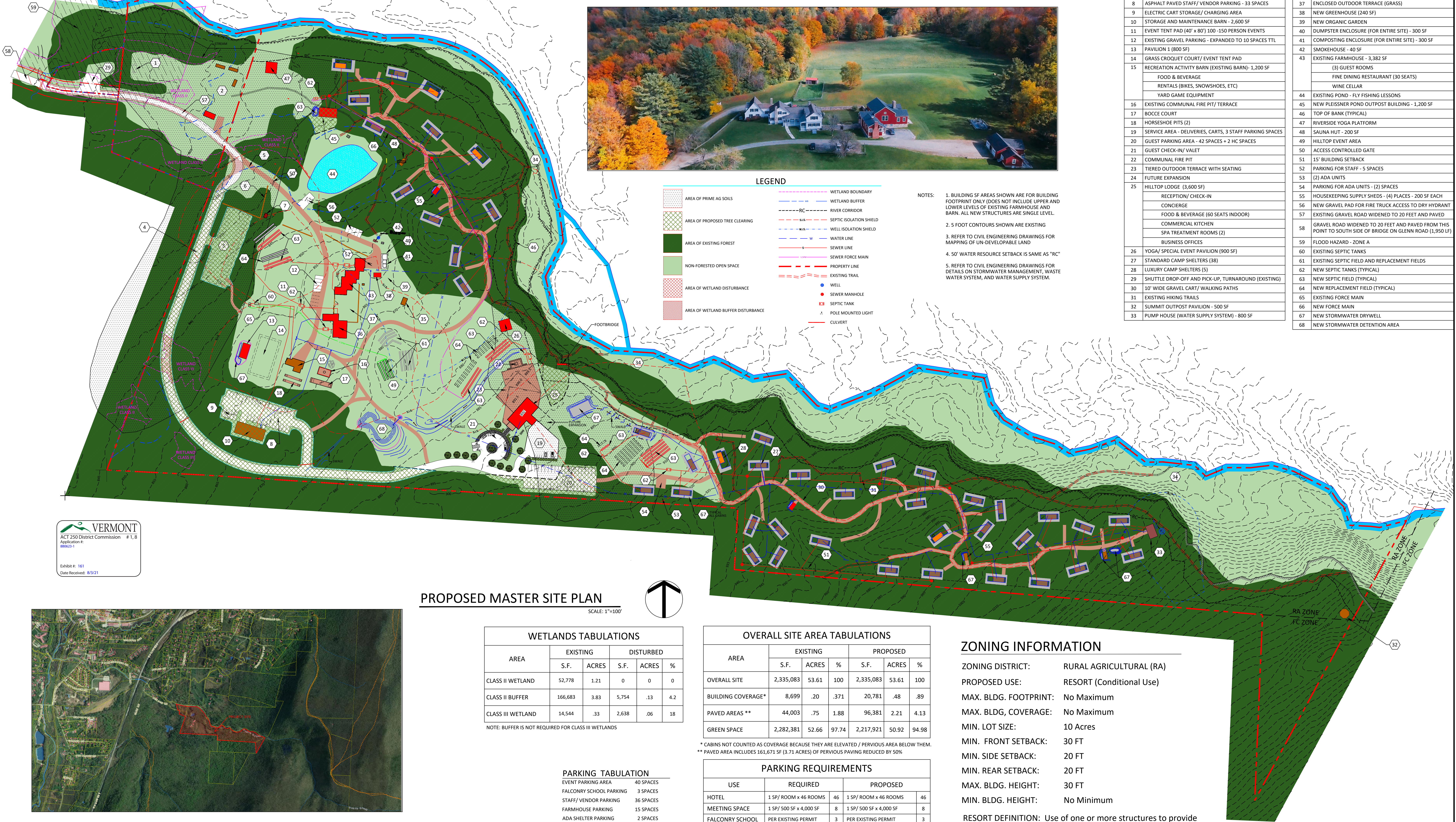


GREEN MOUNTAIN RESERVE AN ECO-RETREAT AT BOORN BROOK FARM



KEYNOTE LEGEND		KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES MAY BE USED		NOTE: NOT ALL KEYNOTES MAY BE USED	
MARK	DESCRIPTION	MARK	DESCRIPTION
1	RELOCATED APIARY	34	RIVERSIDE PICNIC AREA
2	SCHOOL OF FALCONRY / (3) PARKING SPACES	35	LIVESTOCK SHED/ FENCED AREA (GOATS, CHICKENS) - 248 SF
3	SPECIAL EVENT PARKING AREA (GRASS) 40 SPACES	36	EXISTING SOCIAL BARN - 2,509 SF
4	NEW 20' W. ASPHALT PAVED ROAD TO GUEST PARKING		CONFERENCE SPACE
5	ENTRANCE SIGNAGE		WALK-UP BAR
6	EXISTING STONE WALLS		BOARD ROOM
7	EXISTING GENERATOR SHED		STAFF HOUSING (4) BEDS
8	ASPHALT PAVED STAFF/ VENDOR PARKING - 33 SPACES	37	ENCLOSED OUTDOOR TERRACE (GRASS)
9	ELECTRIC CART STORAGE/ CHARGING AREA	38	NEW GREENHOUSE (240 SF)
10	STORAGE AND MAINTENANCE BARN - 2,600 SF	39	NEW ORGANIC GARDEN
11	EVENT TENT PAD (40' x 80') 100-150 PERSON EVENTS	40	DUMPSTER ENCLOSURE (FOR ENTIRE SITE) - 300 SF
12	EXISTING GRAVEL PARKING - EXPANDED TO 10 SPACES TTL	41	COMPOSTING ENCLOSURE (FOR ENTIRE SITE) - 300 SF
13	PAVILION 1 (800 SF)	42	SMOKEHOUSE - 40 SF
14	GRASS CROQUET COURT/ EVENT TENT PAD	43	EXISTING FARMHOUSE - 3,382 SF
15	RECREATION ACTIVITY BARN (EXISTING BARN)- 1,200 SF		(3) GUEST ROOMS
	FOOD & BEVERAGE		FINE DINING RESTAURANT (30 SEATS)
	RENTALS (BIKES, SNOWSHOES, ETC)		WINE CELLAR
	YARD GAME EQUIPMENT	44	EXISTING POND - FLY FISHING LESSONS
16	EXISTING COMMUNAL FIRE PIT/ TERRACE	45	NEW PLEISSNER POND OUTPOST BUILDING - 1,200 SF
17	BOCCIE COURT	46	TOP OF BANK (TYPICAL)
18	HORSESHOE PITS (2)	47	RIVERSIDE YOGA PLATFORM
19	SERVICE AREA - DELIVERIES, CARTS, 3 STAFF PARKING SPACES	48	SAUNA HUT - 200 SF
20	GUEST PARKING AREA - 42 SPACES + 2 HC SPACES	49	HILLTOP EVENT AREA
21	GUEST CHECK-IN/ VALET	50	ACCESS CONTROLLED GATE
22	COMMUNAL FIRE PIT	51	15' BUILDING SETBACK
23	TIERED OUTDOOR TERRACE WITH SEATING	52	PARKING FOR STAFF - 5 SPACES
24	FUTURE EXPANSION	53	(2) ADA UNITS
25	HILLTOP LODGE (3,600 SF)	54	PARKING FOR ADA UNITS - (2) SPACES
	RECEPTION/ CHECK-IN	55	HOUSEKEEPING SUPPLY SHEDS - (4) PLACES - 200 SF EACH
	CONCIERGE	56	NEW GRAVEL PAD FOR FIRE TRUCK ACCESS TO DRY HYDRANT
	FOOD & BEVERAGE (60 SEATS INDOOR)	57	EXISTING GRAVEL ROAD WIDENED TO 20 FEET AND PAVED
	COMMERCIAL KITCHEN	58	GRAVEL ROAD WIDENED TO 20 FEET AND PAVED FROM THIS POINT TO SOUTH SIDE OF BRIDGE ON GLENN ROAD (1,950 LF)
	SPA TREATMENT ROOMS (2)	59	FLOOD HAZARD - ZONE A
	BUSINESS OFFICES	60	EXISTING SEPTIC TANKS
26	YOGA/ SPECIAL EVENT PAVILION (900 SF)	61	EXISTING SEPTIC FIELD AND REPLACEMENT FIELDS
27	STANDARD CAMP SHELTERS (38)	62	NEW SEPTIC TANKS (TYPICAL)
28	LUXURY CAMP SHELTERS (5)	63	NEW SEPTIC FIELD (TYPICAL)
29	SHUTTLE DROP-OFF AND PICK-UP, TURNAROUND (EXISTING)	64	NEW REPLACEMENT FIELD (TYPICAL)
30	10' WIDE GRAVEL CART/ WALKING PATHS	65	EXISTING FORCE MAIN
31	EXISTING HIKING TRAILS	66	NEW FORCE MAIN
32	SUMMIT OUTPOST PAVILION - 500 SF	67	NEW STORMWATER DRYWELL
33	PUMP HOUSE (WATER SUPPLY SYSTEM) - 800 SF	68	NEW STORMWATER DETENTION AREA

LEGEND

- AREA OF PRIME AG SOILS

AREA OF PROPOSED TREE CLEARING

AREA OF EXISTING FOREST

NON-FORESTED OPEN SPACE

AREA OF WETLAND DISTURBANCE

AREA OF WETLAND BUFFER DISTURBANCE

WETLAND BOUNDARY

WETLAND BUFFER

RIVER CORRIDOR

SEPTIC ISOLATION SHIELD

WELL ISOLATION SHIELD

WATER LINE

SEWER LINE

SEWER FORCE MAIN

PROPERTY LINE

EXISTING TRAIL

WELL

SEWER MANHOLE

SEPTIC TANK

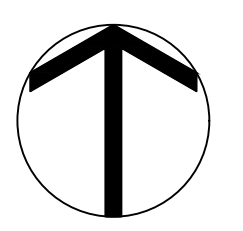
POLE MOUNTED LIGHT

CULVERT
- NOTES:

 - BUILDING SF AREAS SHOWN ARE FOR BUILDING FOOTPRINT ONLY (DOES NOT INCLUDE UPPER AND LOWER LEVELS OF EXISTING FARMHOUSE AND BARN. ALL NEW STRUCTURES ARE SINGLE LEVEL.
 - 5 FOOT CONTOURS SHOWN ARE EXISTING
 - REFER TO CIVIL ENGINEERING DRAWINGS FOR MAPPING OF UN-DEVELOPABLE LAND
 - 50' WATER RESOURCE SETBACK IS SAME AS "RC"
 - REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILS ON STORMWATER MANAGEMENT, WASTE WATER SYSTEM, AND WATER SUPPLY SYSTEM.

PROPOSED MASTER SITE PLAN

SCALE: 1"=100'



WETLANDS TABULATIONS					
AREA	EXISTING		DISTURBED		
	S.F.	ACRES	S.F.	ACRES	%
CLASS II WETLAND	52,778	1.21	0	0	0
CLASS II BUFFER	166,683	3.83	5,754	.13	4.2
CLASS III WETLAND	14,544	.33	2,638	.06	18

NOTE: BUFFER IS NOT REQUIRED FOR CLASS III WETLANDS

OVERALL SITE AREA TABULATIONS						
AREA	EXISTING			PROPOSED		
	S.F.	ACRES	%	S.F.	ACRES	%
OVERALL SITE	2,335,083	53.61	100	2,335,083	53.61	100
BUILDING COVERAGE*	8,699	.20	.371	20,781	.48	.89
PAVED AREAS **	44,003	.75	1.88	96,381	2.21	4.13
GREEN SPACE	2,282,381	52.66	97.74	2,217,921	50.92	94.98

* CABINS NOT COUNTED AS COVERAGE BECAUSE THEY ARE ELEVATED / PERVIOUS AREA BELOW THEM.
** PAVED AREA INCLUDES 161,671 SF (3.71 ACRES) OF PERVIOUS PAVING REDUCED BY 50%

PARKING REQUIREMENTS					
USE	REQUIRED			PROPOSED	
HOTEL	1 SP/ ROOM x 46 ROOMS	46	1 SP/ ROOM x 46 ROOMS	46	
MEETING SPACE	1 SP/ 500 SF x 4,000 SF	8	1 SP/ 500 SF x 4,000 SF	8	
FALCONRY SCHOOL	PER EXISTING PERMIT	3	PER EXISTING PERMIT	3	
RESTAURANT	1 SP/ 2.5 SEATS x 30 SEATS	12	1 SP/ 2.0 SEATS	15	
STAFF/ VISITOR	NO REQUIREMENTS	0	1 SP/ 2.3 GUEST	28	
TOTALS		69		100	

SPECIAL EVENT PARKING EXCLUDED

PARKING TABULATION

EVENT PARKING AREA	40 SPACES
FALCONRY SCHOOL PARKING	3 SPACES
STAFF/ VENDOR PARKING	36 SPACES
FARMHOUSE PARKING	15 SPACES
ADA SHELTER PARKING	2 SPACES
GUEST PARKING AREA	44 SPACES

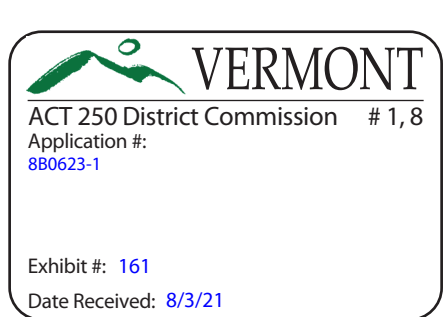
TOTAL PARKING 140 SPACES

ZONING INFORMATION

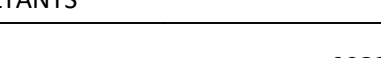
ZONING DISTRICT: RURAL AGRICULTURAL (RA)
PROPOSED USE: RESORT (Conditional Use)
MAX. BLDG. FOOTPRINT: No Maximum
MAX. BLDG. COVERAGE: No Maximum
MIN. LOT SIZE: 10 Acres
MIN. FRONT SETBACK: 30 FT
MIN. SIDE SETBACK: 20 FT
MIN. REAR SETBACK: 20 FT
MAX. BLDG. HEIGHT: 30 FT
MIN. BLDG. HEIGHT: No Minimum

RESORT DEFINITION: Use of one or more structures to provide short-term accommodations for transient guests where the primary attraction is recreational amenities or activities. It may also include accessory uses such as food services , recreational services, convention hosting, laundry services, etc.

APPLICANTS RESPONSE TO HRO2
ATTACHMENT D



SITE LOCATION MAP

				CONSULTANTS		CONSULTANTS		CONSULTANTS		CIVIL ENGINEERING CONSULTANTS		MARK		DATE		DESCRIPTION				 114 CEMETERY AVE. MANCHESTER, VERMONT 05255 802-362-0054 / 802-558-0007 www.bma-architects.com		PROJECT		SHEET TITLE	
								 NORTHSHIRE OFFICE: 114 CEMETERY AVE. MANCHESTER CENTER, VT 05255 802.375.3567 SOUTHSHIRE OFFICE: 125 ELM STREET BENNINGTON, VT 05201 518.321.5675 CIVIL ENGINEERING & LAND SURVEYING WWW.MEPPC.COM		01 09.05.2020		STATE ACT 250-LU-P-APPLICATION		GREEN MOUNTAIN RESERVE		PROPOSED MASTER SITE PLAN									
								02 12.28.2020		REVISED PER RESPONSE TO PHCRO		AN ECO-RETREAT AT BOORN BROOK FARM		SD101											
								03 02.25.2021		ENVIRONMENTAL COURT APPEAL															
								04 05.23.2021		UPDATED PER RECESS ORDER															
								05 08.03.2021		UPDATED PER RECESS ORDER #2															
												</													