



**State of Vermont
Policy, Planning & Intermodal Development Division
Policy, Planning and Research Bureau
Development Review & Permitting Services Section**

One National Life Drive
Montpelier, VT 05633-5001
vtrans.vermont.gov

[phone] 802-828-2653
[fax] 802-828-2456
[ttd] 800-253-0191

Agency of Transportation

October 4, 2018

Eaton's Sugarhouse
Clifford A. Eaton
2094 VT Route 14
South Royalton, VT 05068

Subject: Royalton, VT107, L.S. 307+35 ~ 310+60 RT

Dear Mr. Eaton

Your application for a permit to work within the State Highway right-of-way to upgrade an access at L.S. 307+35 RT (MM 5.82) to serve 3-lots (a restaurant, single family home and wood lot) and upgrade the access at L.S. 310+60 RT (MM 5.88) to serve a restaurant, has been processed by this office and is enclosed.

Please contact the District Transportation Office #4 prior to starting work in the state highway right-of-way. The telephone number in White River Junction is (802) 295-8888.

Sincerely,

A handwritten signature in blue ink that reads "Theresa C. Gilman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Theresa C. Gilman
Permitting Services Supervisor
Permitting Services Section

Enclosures

cc: District Transportation Office #4
Tavin Mayer, Mayer & Mayer
District Environmental Commission #3 (3W0823-A) [via E-mail]

PERMIT ID# 42762

FOR AGENCY USE ONLY
 Town: Royalton
 Route: VT 14
 Mile Marker: MM 5.82 - 5.88
 Log Station: L.S. 307+35 - 310+60 RT

VERMONT AGENCY OF TRANSPORTATION
State Highway Access and Work Permit

Owner's/Applicant's Name, Address, E-mail & Phone No. Eaton, Cliff and Anna
2094 Vt Rte 14, So Royalton, Vt 05068 canneaton@aol.com
 Co-Applicant's Name, Address, E-mail & Phone No. (if different from above) _____

The location of work (town, highway route, distance to nearest mile marker or intersection & which side)
Eaton's Sugarhouse, Jct. Vt. Rte 107 and 14. East side Route 14.

Description of work to be performed in the highway right-of-way (attach plan)
See attached.

Property Deed Reference Book: 32 Page: 491 (only required for Permit Application for access)
 Fee \$ 250.00 (fees do not apply for residential or agricultural purposes)
 Is a Zoning Permit required? Yes ☐ No ☒ - If Yes, # _____
 Is a 30 VSA § 248 permit required? Yes ☐ No ☒ - If Yes, # _____
 Is an Act 250 permit required? Yes ☒ No ☐ - If Yes, # 3W0823-A
 Other permit(s) required? Yes ☒ No ☐ - If Yes, name and # of each WW-3-0245R
 Date applicant expects work to begin _____ 20____
 Owner/Applicant: Clifford Eaton Position Title: owner
 (Print name above)

X Sign in Shaded area: Clifford Eaton Date: Sept 15, 2018

Co-Applicant: _____ Position Title: _____
 (Print name above)

Sign in Shaded area: _____ Date: _____

INSTRUCTIONS: -Contact the Development Review and Permitting Services Section (802.828.2853) or your local area Transportation Maintenance District Office to determine your issuing authority. The issuing authority will determine what plans, fee and other documents are required to be submitted with your Vermont Statutes Annotated, Title 19, Section 1111, permit application request.
- Original signatures are required on an original Form. The Owner/Applicant and Co-Applicant (if applicable) declares under the pains and penalty of perjury that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.
FEE: -See Fee Schedule for applicable administrative processing and application review fee.

PERMIT APPROVAL

This covers only the work described below: Permission is granted to work within the state highway right-of-way to upgrade an access at L.S. 307+35 RT (MM 5.82) to serve 3-lots (a restaurant, a single family home and wood lot) and upgrade the access at L.S. 310+60 RT (MM 5.88) to serve a restaurant. All work shall be in accordance with the attached plans, VTrans standard drawing and special conditions.

The work is subject to the restrictions and conditions on the reverse page, plus the Special Conditions stated on the attached page(s).

Date work is to be completed July 1, 2019

Date work accepted: _____

By: [Signature]
 Authorized Representative for
 Secretary of Transportation

Issued Date October 4, 2018 By: _____
 DTA or Designee

NOTICE: This permit covers only the Vermont Agency of Transportation's jurisdiction over this highway under Vermont Statutes Annotated, Title 19, Section 1111. It does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations. This permit addresses only access to, work within, and drainage affecting the state highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

No work shall be done under this permit until the owner/applicant has contacted the District Transportation Office at:
District #4, (802) 295-8888

July 1, 2016 (All previously dated editions are not valid)

RESTRICTIONS AND CONDITIONS

DEFINITIONS:

- "Agency" means the Vermont Agency of Transportation (a/k/a VTrans).
- "Engineer" means the authorized agent of the Secretary of Transportation.
- "Owner/Applicant" means the party(s) to whom the permit is to be issued.
- "Co-Applicant" means the party who performs the work, if other than Owner/Applicant or a secondary Owner/Applicant under a joint permit application.
- "Permit Holder" means the party who currently owns the lands abutting the highway that are the subject of the permit.

GENERAL:

By accepting this permit, or doing any work hereunder, the Owner/Applicant agrees to comply with all of the restrictions and conditions and any imposed special conditions. If the Owner/Applicant is aggrieved by the restrictions and conditions or special conditions of the permit, they shall submit a written request for consideration to the Engineer within 30 days of permit issuance and prior to starting any work. No work will be authorized by the Agency, or performed under the permit, until the dispute is fully resolved.

Vermont Statutes Annotated, Title 30, Chapter 86 ("Dig Safe") requires notice to Dig Safe before starting excavation activities. The Permit Holder or his/her contractor must telephone Dig Safe at 811 at least 48 hours (excluding Saturdays, Sundays and legal holidays) before, but not more than 30 days before, starting excavation activities at any location. In addition, please note that the Agency and many municipalities are not members of Dig Safe and will need to have their utility facilities investigated with due diligence prior to starting excavation activities in or on the State Highway right-of-way.

The Permit Holder is to have a supervisory representative present any time work is being done in or on the State Highway right-of-way. A copy of this permit and Special Conditions must be in the possession of the individual performing this work for the Permit Holder.

Except with the specific, written permission of the District Transportation Administrator, all work in the State Highway right-of-way shall be performed during normal daylight hours and shall cease on Sunday, on all holidays (which shall include the day before and the day following), during or after severe storms, and between December 1 and April 15. These limitations will not apply for the purposes of maintenance, emergency repairs, or proper protections of the work which includes, but not limited to, the curing of concrete and the repairing and servicing of equipment.

The Owner/Applicant shall be responsible for all damages to persons or property resulting from any work done under this permit, even if the Applicant's Contractor performs the work. All references to the Owner/Applicant also pertain to the Co-Applicant.

The Owner/Applicant must comply with all federal and state statutes or regulations and all local ordinances controlling occupancy of public highways. In the event of a conflict, the more restrictive provision shall apply.

The Owner/Applicant must, in every case where there is a possibility of injury to persons or property from blasting, use a pre-approved Blasting Plan. All existing utility facilities shall be protected from damage or injury.

The Owner/Applicant shall erect and maintain barriers needed to protect the traveling public. The barriers shall be properly lighted at night and must be MUTCD (Manual on Uniform Traffic Control Devices) compliant.

All temporary and permanent traffic control measures and devices shall be MUTCD compliant.

The Owner/Applicant shall not do any work or place any structures or obstacles within the State Highway right-of-way, except as authorized by this permit.

The Owner/Applicant may pay the entire cost of the salary, subsistence and traveling expenses of any inspector appointed by the Engineer to supervise such work.

The Engineer may modify or revoke the permit at any time for safety-related reasons, without rendering the Agency or the State of Vermont liable in any way.

In addition to any other enforcement powers that may be provided for by the law, the Engineer may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Engineer may physically close the work area and take corrective action to protect the safety of the highway users.

The Permit Holder shall be responsible to rebuild, repair, restore and make good all injuries or damage to any portion of the highway right-of-way that has been brought about by the execution of the permitted work, for a minimum period of eighteen (18) months after final inspection by the District.

Any approved variance from the permitted plans is to be recorded on "as-builts" with copies provided to both the Chief of Permitting Services and the District Transportation Administrator.

ACCESS:

This permit (if for access) does not become effective until the owner/applicant records in the office of the appropriate municipal clerk, the attached "Notice of Permit Action"

As development occurs on land abutting the highways, the Agency may revoke a permit for access and require the construction of other access improvements such as the combination of access points by adjoining owners.

Under Vermont Statutes Annotated, Title 19, Section 1111, no deed purporting to subdivide land abutting a state highway can be recorded unless all the abutting lots so created are in accordance with the standards of Section 1111.

The Permit Holder acknowledges and agrees that neither this permit nor any prior pattern of use creates an ownership interest or other form of right in a particular configuration or number of accesses to or through the highway right-of-way, and that the right of access consists merely of a right to reasonable access the general system of streets, and is not a right to the most convenient access or any specific configuration of access.

DRAINAGE:

The Owner/Applicant shall install catch basins and outlets as may be necessary, in the opinion of the Engineer, to preclude interference with the drainage of the state highway. Direct connections shall not be allowed without written approval.

UTILITY WORK; CUTTING AND TRIMMING TREES:

The Owner/Applicant shall obtain the written consent of the adjoining owners or occupants or, in the alternative, an order from the State Transportation Board in accordance with, Vermont Statutes Annotated, Title 30, Section 2506, regarding cutting of or injury to trees.

In general, all utilities shall be located adjacent to the State Highway right-of-way boundary line and shall be installed without damaging the highway or the highway right-of-way. No pole, push-brace, guy wire or other aboveground facilities shall be placed closer than 10 feet to the edge of traveled-way. If the proposed utility facilities are in conflict with the above, each location is subject to the approval of the Engineer.

Poles and appurtenances shall be located out of conflict with intersection sight distance, guardrail, ditches, signs, culverts, etc.

Where the cutting or trimming of trees is authorized by permit, all debris resulting from such cutting and trimming shall be removed from the State Highway right-of-way.

Open cut excavation for highway crossings is NOT the option of the Applicant, and may be utilized only where attempted jacking, drilling, or tunneling methods fail or are impractical. The Owner/Applicant shall obtain an appropriate modification of the highway permit from the Engineer before making an open cut.

JOINT PERMITS:

A joint permit application is required when more than one party will be involved with the construction, maintenance, and/or operation of the facility being constructed under this permit. Examples include, but are not limited to, joint ownership or occupancy of a utility pole line and construction of a municipal utility line by a contractor. Both utility companies, and in the second case, the municipality and the contractor, must be joint applicants.

SPECIAL CONDITIONS

This permit is granted subject to the restrictions and conditions on the back of the permit, with particular attention given to the Special Conditions listed below. This permit pertains only to the authority exercised by the Vermont Agency of Transportation (Agency) under Vermont Statutes Annotated, Title 19, Section 1111, and does not relieve the Permit Holder from the requirements of otherwise applicable statutes, rules, regulations or ordinances (e.g., Act 250, zoning, etc.). The Permit Holder shall observe and comply with all Federal and State laws and local bylaws, ordinances, and regulations in any manner affecting the conduct of the work and the action or operation of those engaged in the work, including all orders or decrees as exist at present and those which may be enacted later by bodies or tribunals having jurisdiction or authority over the work, and the Permit Holder shall defend, indemnify, and save harmless the State and all its officers, agents, and employees against any claim or liability arising from or based on the violation of any such law, bylaws, ordinances, regulations, order, or decree, whether by the Permit Holder in person, by an employee of the Permit Holder, by a person or entity hired by the Permit Holder, or by a Subcontractor or supplier.

The Permit Holder shall accomplish all work under this permit in accordance with Detail C and the profile and notes of standard drawing B-71 (copy attached) and the attached plans dated September 13, 2018. Work includes upgrading two accesses to Agency standards, including but not limited to grading and paving of both accesses and reestablishing turf along VT Route 14 between the accesses.

By issuance of this permit, the access at L.S. 310+60 RT (MM 5.88) shall serve as a commercial drive for the restaurant only and, the access at L.S. 307+35 RT (MM 5.82) shall serve as a shared access for the restaurant, a single-family home (lands of Ashley) and a vacant wood lot created by a 2-lot subdivision (lands of Goode). A deeded right-of-way shall convey rights of access across lands of Eaton to serve these parcels.

Separate from this permit, the State of Vermont, acting through its Agency of Transportation, has agreed to convey approximately 1.09 acres land along its boundary with VT Route 14. Reference of the approximate area is shown on the attached plan entitled, "1.09 Acre Surplus Property, Royalton".

A preconstruction meeting to discuss work to be completed must be held prior to the Permit Holder's employees or contractor beginning work. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such meeting.

Please note that the Vermont Agency of Transportation is not a member of Dig Safe. The Permit Holder shall also contact Dan Ertel, State Signal Supervisor, at (802) 343-2188. Mr. Ertel will need to locate and mark all existing buried utility facilities owned by the Agency near the location of the proposed work.

Roadway shoulder areas must be maintained free of unnecessary obstructions, including parked vehicles, at all times while work is being performed under this permit.

Two-way traffic shall be maintained at all times unless permission is granted from the District Transportation Administrator. Whenever two-way, one-lane controlled traffic is authorized to be maintained by the Applicant's Contractor, **the traveling public shall not be delayed more than 10 minutes.**

All grading within the State Highway right-of-way associated with the proposed construction shall be subject to inspection and approval by the District Transportation Administrator or his or her staff. The Permit Holder shall be responsible for ensuring that all grading work in or on the State Highway right-of-way complies with applicable statutes, rules, regulations or ordinances.

In areas to be grass covered, the Permit Holder shall restore turf by preparing the area and applying the necessary topsoil, limestone, fertilizer, seed, and mulch, all to the satisfaction of the District Transportation Administrator. The Permit Holder shall be responsible for ensuring that all turf restoration work in or on the State Highway right-of-way is in compliance with applicable statutes, rules, regulations or ordinances.

In the event that area lighting proves to be a hazard to the traveling public, the Permit Holder will be ordered to remove or modify it at his or her expense to the satisfaction of the District Transportation Administrator.

Upon completion of the work, the Permit Holder shall be responsible to schedule and hold a final inspection. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such inspection.

This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the attached "Notice of Permit Action".

These accesses must be constructed in such a manner as to prevent water from flowing onto the State Highway. If the accesses are not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Permit Holder's expense.

These accesses will serve as the only accesses to these properties and to any future subdivisions of these properties unless approved otherwise by the Agency. The Permit Holder is required to allow a connection and to grant an associated right to pass between the access and adjoining properties (in the future) that will result in a combination of accesses to serve more than one property or lot. By issuance of this permit, the Agency revokes all previous permits for access to this property.

In the event traffic from this project increases to the point where traffic signals, additional lanes for turning or any other modifications are necessary, the Permit Holder shall bear the expense of such improvements or facilities. The Agency may require the Permit Holder to update or provide a traffic study to determine if additional modifications are necessary.

The Permit Holder is responsible for access maintenance (beyond the edge of paved shoulder). "Access maintenance" will include, but not be limited to, the surface of the access, the replacement and maintenance of the culvert, as necessary, the trimming of vegetation, and the removal of snow banks to provide corner sight distance.

In conformance with Vermont Statutes Annotated, Title 19, Section 1111(f), the Agency may eliminate this access in the future where development has burdened the highway system to such an extent that a frontage road or other access improvements (which may serve more than one property or lot) must be constructed to alleviate this burden. The Permit Holder shall bear the expense of the frontage road or other access improvements. The Agency shall determine the need of a frontage road or other improvements based upon and justified by standard Agency procedures.

The Permit Holder shall pave the access (drive) from the edge of paved shoulder to the State Highway right-of-way and as shown on the attached plans.

In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Agency may physically close the driveway or access point if, in the Agency's opinion, safety of highways users is or may be affected.

Liability and Insurance

Independence; Liability: The Permit Holder will act in an independent capacity and not as officers or employees of the State.

The Permit Holder shall defend the State and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Permit Holder or of any agent of the Permit Holder. The State shall notify the Permit Holder in the event of any such claim or suit, and the Permit Holder shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

After a final judgment or settlement, the Permit Holder may request recoupment of specific defense costs and may file suit in the Washington Superior Court requesting recoupment. The Permit Holder shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Permit Holder.

The Permit Holder shall indemnify the State and its officers and employees in the event that the State, its officers or employees become legally obligated to pay any damages or losses arising from any act or omission of the Permit Holder.

Insurance: Before beginning any work under this Permit the Permit Holder must provide certificates of insurance to show that the following minimum coverages are in effect. It is the responsibility of the Permit Holder to maintain current certificates of insurance on file with the State for the duration of work under the Permit. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Permit Holder for the Permit Holder's operations. These are solely minimums that have been established to protect the interests of the State.

Workers' Compensation: With respect to all operations performed under the Permit, the Permit Holder shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all operations performed under the Permit, the Permit Holder shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations
Products and Completed Operations
Personal Injury Liability
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

\$2,000,000 Per Occurrence
\$2,000,000 General Aggregate
\$2,000,000 Products/Completed Operations Aggregate
\$ 50,000 Fire/Legal Liability

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

Automotive Liability: The Permit Holder shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Permit. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

VERMONT AGENCY OF TRANSPORTATION
NOTICE OF PERMIT ACTION

Grantor (Owner/Applicant): EATON'S SUGARHOUSE
Address: Street: 2094 VT ROUTE 14
City/State/ZIP: SOUTH ROYALTON, VT 05068

Location of Work:

<u>Location</u>	
Town:	Royalton
Route:	VT107
Log Station/MM:	0307+35 ~ 0310+60 / 5.82 + 5.88

Property Deed Reference: Book: 32 Page: 491

Permit ID #: 42762

Description of Work: UPGRADE AN ACCESS AT L.S. 307+35 RT (MM 5.82) TO SERVE 3-LOTS (A RESTAURANT, SINGLE FAMILY HOME AND WOOD LOT) AND UPGRADE THE ACCESS AT L.S. 310+60 RT (MM 5.88) TO SERVE A RESTAURANT

☒ Issued Permit ☐ Notice of Violation
☐ Suspension of Permit ☐ Withdrawn

Action Date: October 4, 2018

Signature: 
Authorized Representative for
the Secretary of Transportation

Location of Record: Vermont Agency of Transportation
Development Review & Permitting Services Section
One National Life Drive
Montpelier, Vermont 05633-5001

Town/City of _____ Clerk's Office
Received _____ at _____ a.m./p.m.
and recorded in Book _____ on Page _____
of land records. _____
Attest: _____
Assistant Town/City Clerk

Eaton's Sugarhouse Restuarant

Royalton - VT Route 14

Date: September 13, 2018

Northern Access at L.S.
310+60 RT (MM 5.88)

Legend
Eaton's Sugar House

Eaton's Sugarhouse
Restuarant (Lands of
Eaton)

Access to Ashley parcel to be
conveyed via a deeded right-of-way,
across lands of Eaton from the
southerly access at L.S. 307+35 RT
(MM 5.82)

VT Route 14

Southern Access at
L.S. 307+35 RT
(MM 5.82)

Lands of Goode (via
subdivision - Subdivision
Plat prepared by Lawrence
Swanson, L.S., dated
December 14, 2017)

Approximate location of deeded
right-of-way across lands of Eaton
to Goode and Ashley

Surplus land along VT14
roadway to be conveyed to
Eaton from the State of
Vermont via Quit-Claim Deed
along VT Route 14. (See
approximate boundaries on
sheet entitled, "1.09 Acres
Surplus Property, Royalton.")

Google Earth

200 ft

N

Eaton's Sugarhouse Restuarant

Royalton - VT Route 14
Northern Access Improvements (L.S. 310+60 RT / MM 5.88)


Date: September 13, 2018

Northern Access at L.S. 310+60 RT
(MM 5.88) to serve Eaton Parcel

Drive to pitch towards
drainage ditches to minimize
runoff to VT14

Pave existing access in accordance to
VTrans Standard B-71, Detail C, H and
J. (Minimum 5" depression near base
of drive - refer to Detail H).

Legend

 Eaton's Sugar House

Google Earth

© 2013 Google


6.55 ft

Eaton's Sugarhouse Restaurant

Royalton - VT Route 14
Southern Access Improvements (L.S. 307+35 RT / MM 5.82)

Date: September 13, 2018

Legend

 Eaton's Sugar House

Southern Access at L.S. 307+35 RT (MM 5.82)

This access shall serve all lots created by the "Subdivision Line Survey for Clifford A. and Anna B. Eaton off Vermont Route 14 Royalton, Vermont", dated December 14, 2017. Access to lands transferred to Goode and the parcel currently owned by Ashley shall be accessed via a deeded right-of-way commencing at this access location and across lands of Eaton as described in the Warranty Deed.

Drive to pitch towards drainage ditches to minimize runoff to VT14

Shoulder area to be topsoiled, seeded and mulched (returned to turf surface)

Pave existing access in accordance to VTrans Standard B-71, Detail C, H and J. (Minimum 5" depression near base of drive - refer to Detail H)

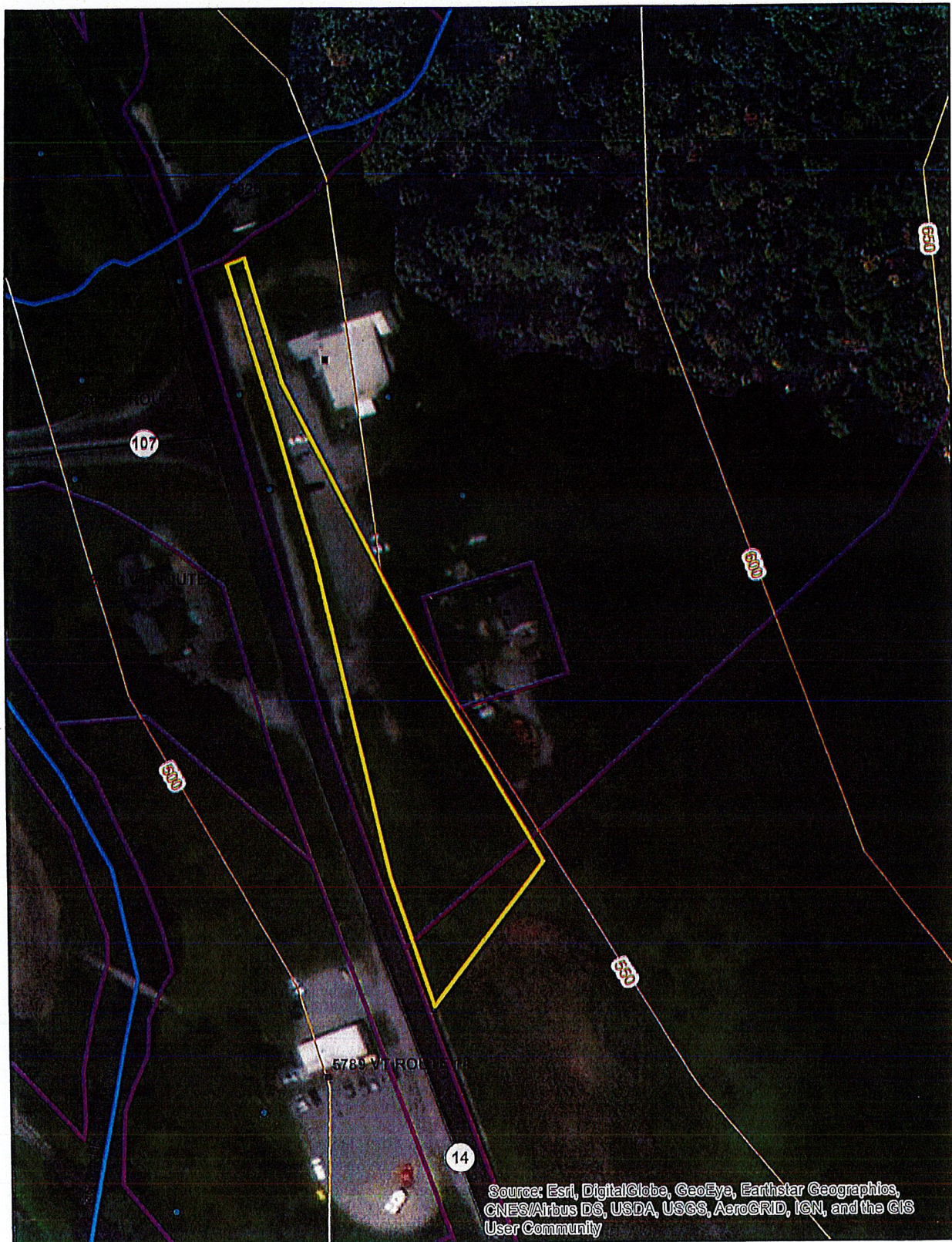


5.35 ft

Google Earth

© 2018 Google

1.09 Acre Surplus Property, Royalton



0 100 200 400 Feet

Yellow lines show the approximate borders of the property. Border estimates were taken from the survey for the canceled Royalton Highway Project.

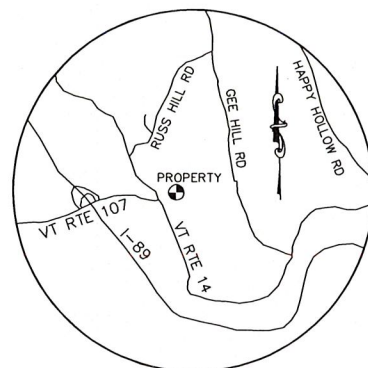


ACT 250 District Commission # 2, 3

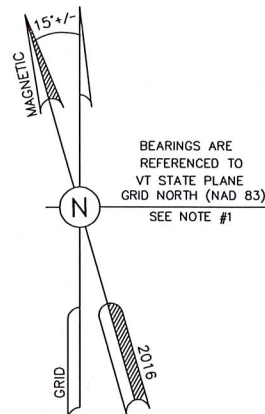
Application #: 3W0823-A

Exhibit #: 003

Date Received: 5-22-2018



LOCATION MAP (n.t.s.)

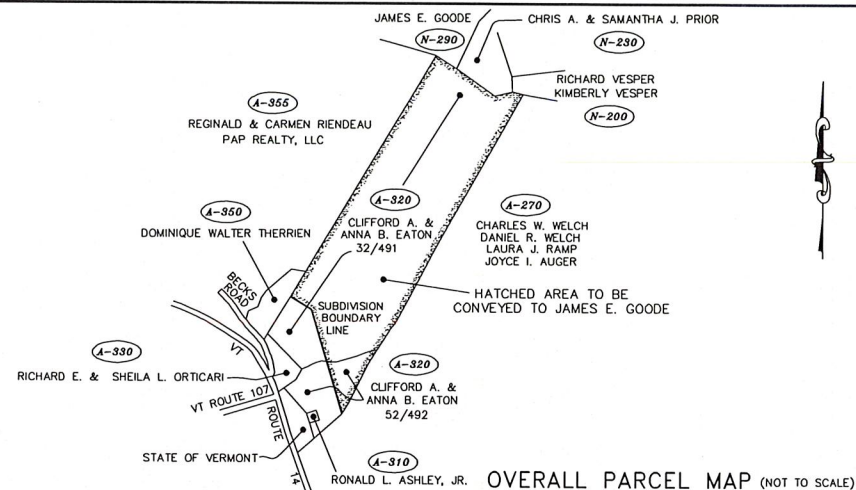
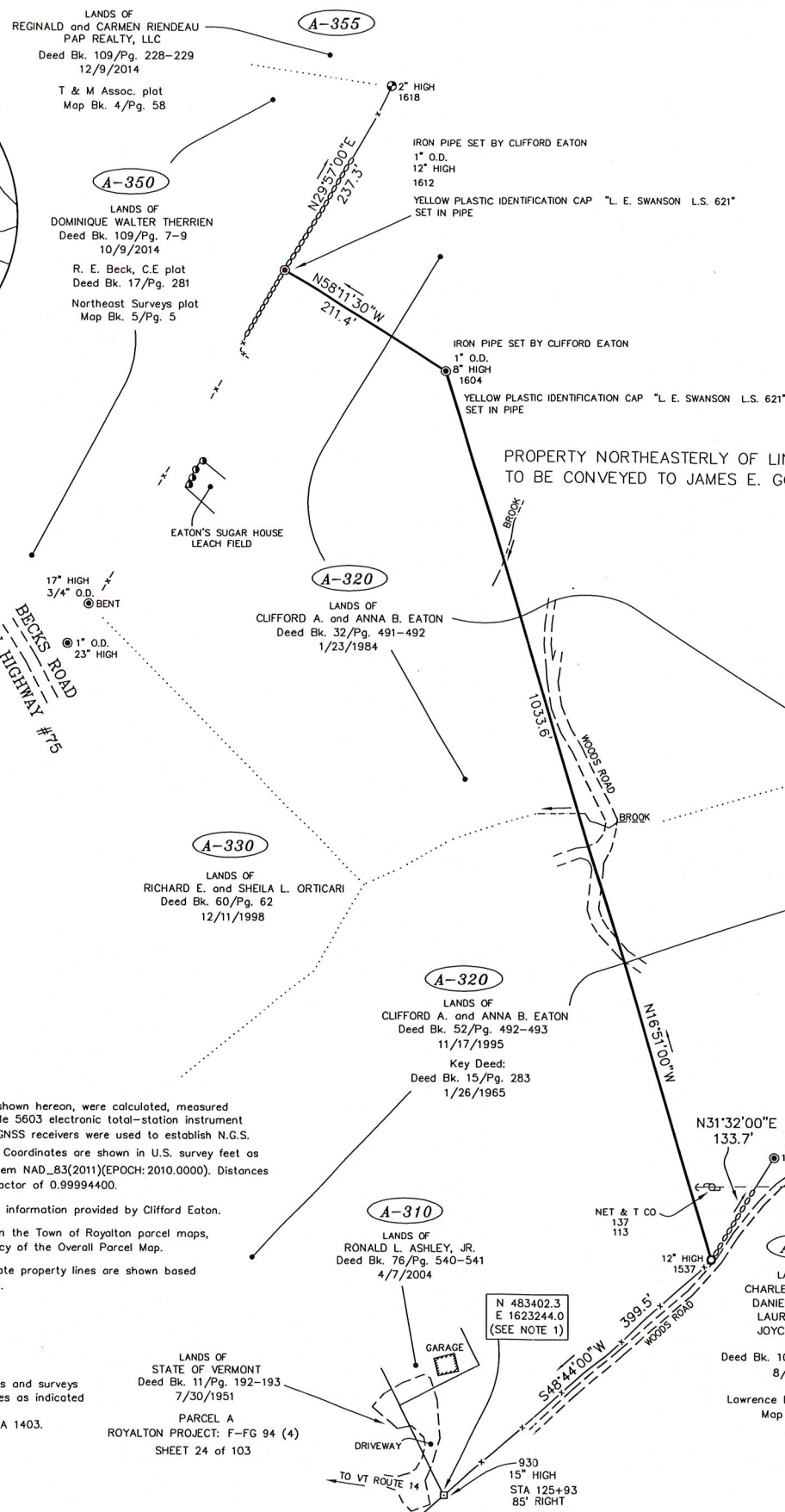


NOTES:

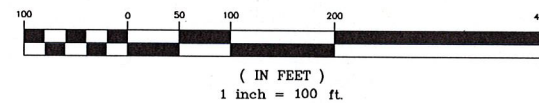
- 1.) The bearings, distances and physical features shown hereon, were calculated, measured and located from an offset traverse using a Trimble 5603 electronic total-station instrument and Spectra Precision EPOCH 50, Dual Frequency GNSS receivers were used to establish N.G.S. OPUS-RS static solution control traverse stations. Coordinates are shown in U.S. survey feet as referenced to the V.T. State Plane Coordinate system NAD_83(2011)(EPOCH:2010.0000). Distances are ground with an average combined grid scale factor of 0.99994400.
- 2.) This survey was performed based in part upon information provided by Clifford Eaton.
- 3.) The Overall Parcel Map was based in part upon the Town of Royalton parcel maps, therefore, I make no representation of the accuracy of the Overall Parcel Map.
- 4.) The Richard E. and Sheila L. Ortigari approximate property lines are shown based in part upon information provided by Clifford Eaton.

I certify that this survey was made based on deeds and surveys of record, physical evidence found in the field, notes as indicated and parole evidence provided by Clifford Eaton.
This plot conforms with the requirements of 27 VSA 1403.

Lawrence E. Swanson



GRAPHIC SCALE



LEGEND:

- REBAR FOUND CAPPED (5/8" DIA. REBAR W/YELLOW PLASTIC IDENTIFICATION CAP "L. E. SWANSON L.S. 621")
- CONCRETE HIGHWAY MONUMENT FOUND - "VT HD" 4" x 4"
- IRON PIPE FOUND
- REBAR FOUND CAPPED (3/4" DIA. REBAR W/YELLOW PLASTIC IDENTIFICATION CAP "T & M ASSOC. INC LLS 537")
- UTILITY POLE
- 4" PVC STAND PIPE (LEACH FIELD)
- CABLE GUY ANCHOR
- EDGE OF TRAVELLED WAY
- CENTER LINE OF BROOK
- WIRE FENCE REMAINS
- STONE WALL
- OVERHEAD TELEPHONE LINE
- APPROXIMATE PROPERTY LINE

A-320 TAX MAP PARCEL IDENTIFICATION

STA 128+00
85' RIGHT

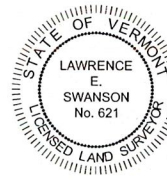
STATIONING AS PER VT HIGHWAY PROJECT PLANS
ROYALTON PROJECT: F-FG 94 (4)

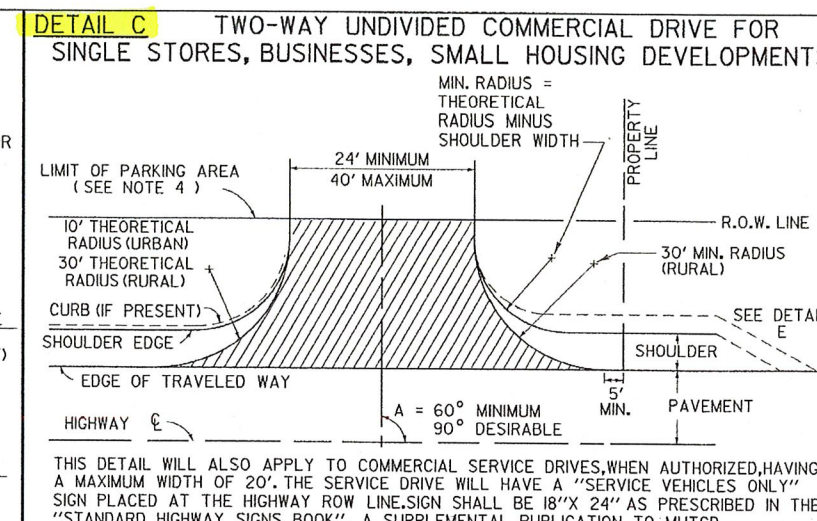
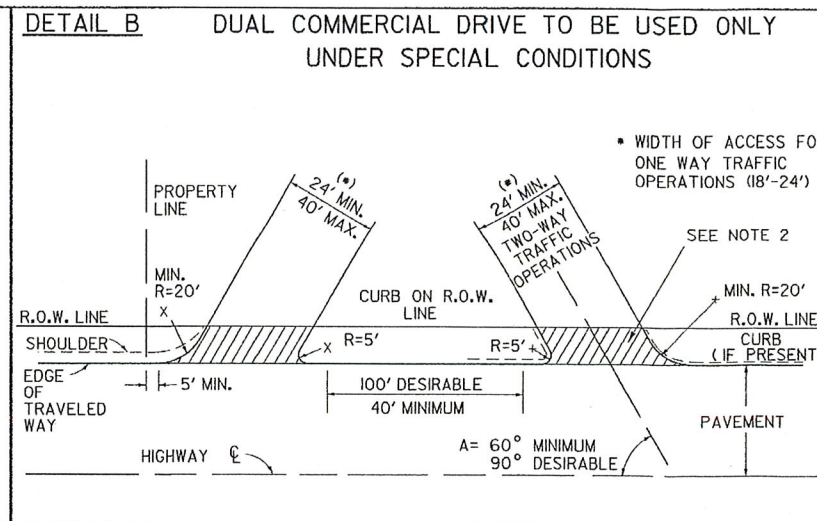
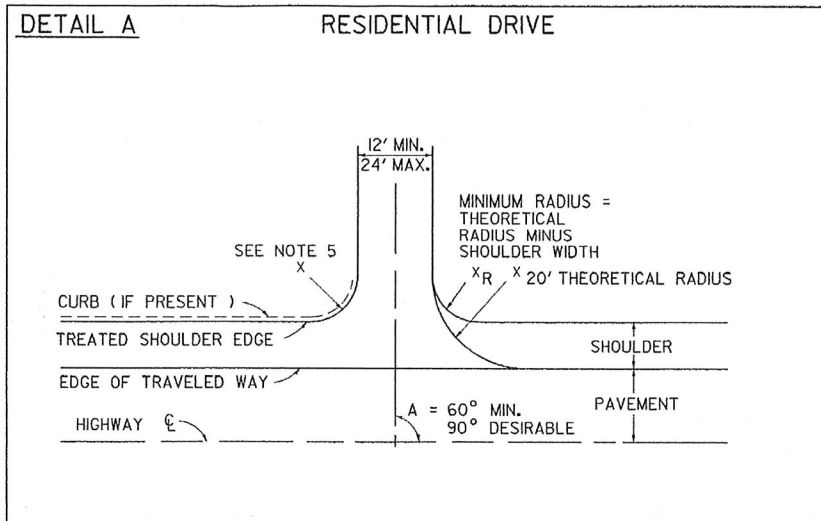
SUBDIVISION LINE SURVEY
FOR

CLIFFORD A. and ANNA B. EATON
OFF VERMONT ROUTE 14
ROYALTON, VERMONT

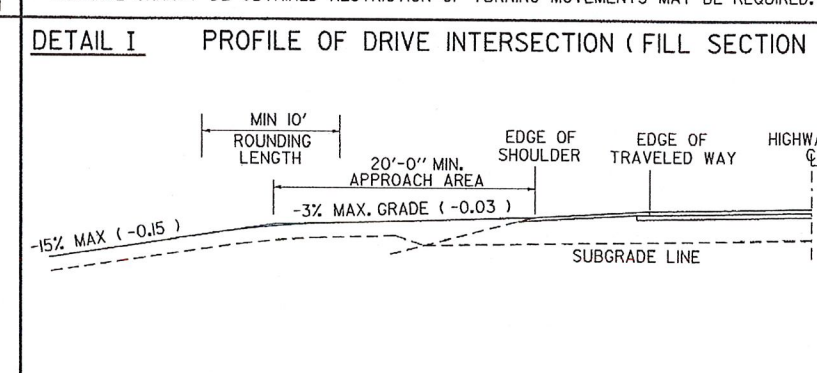
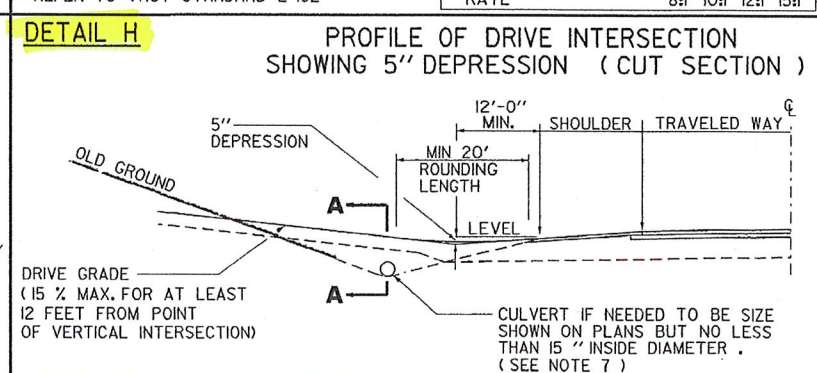
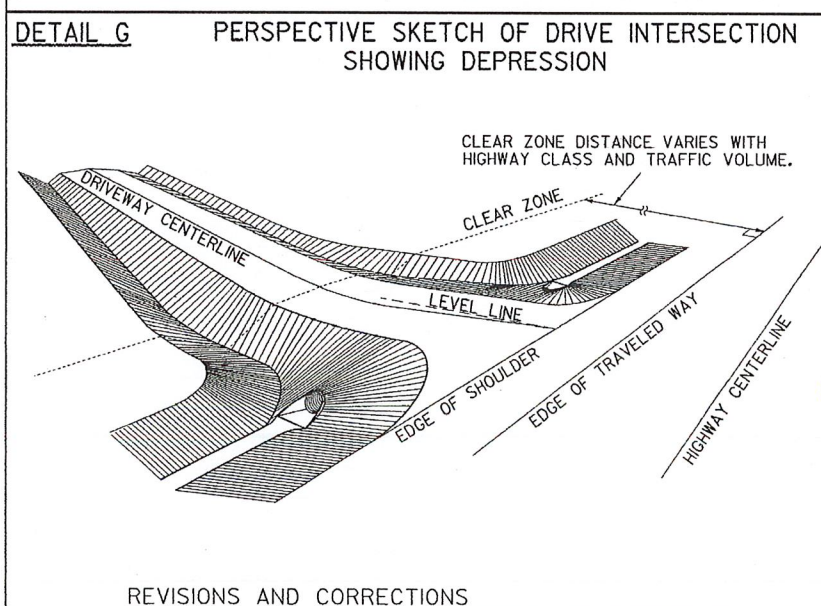
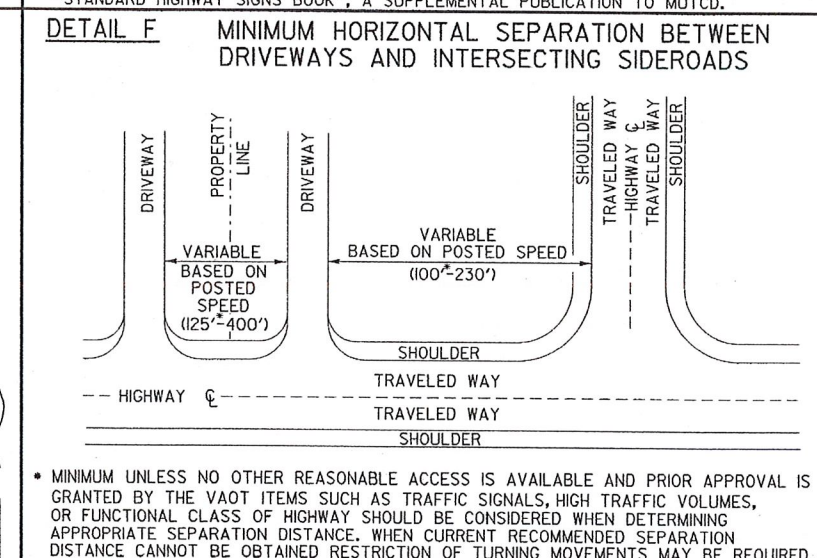
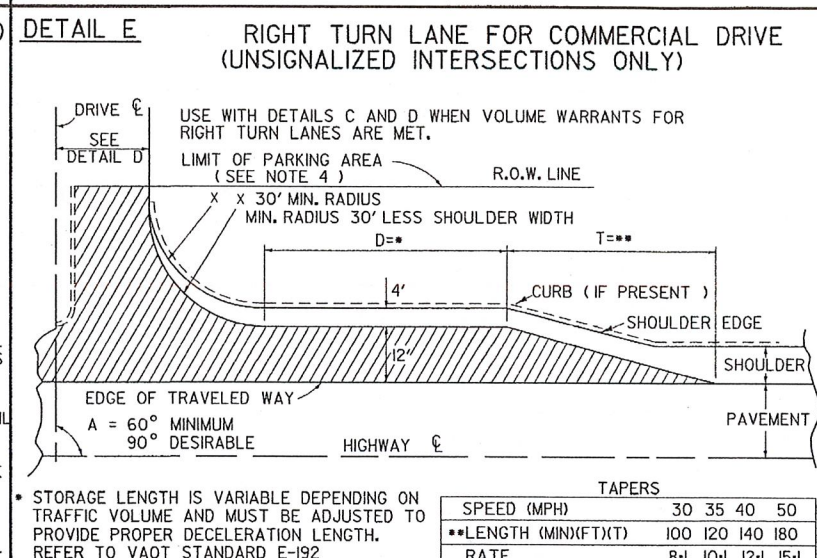
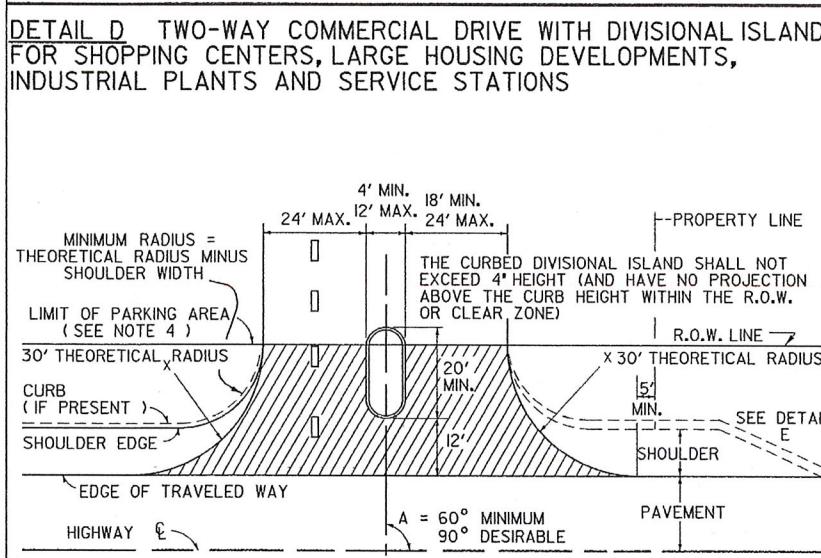
PROJECT NO.:	DATE:	SURVEYED BY:	PROJECT NAME:
16004	DECEMBER 14, 2017	WEH, LES	EATON_CLIFFORD-2017
DRAWN BY:	SCALE:	SHEET 1 of 1	DRAWING FILE:
LES	1"=100'		EATON_CLIFFORD-2017
			LAYOUT NAME:
			18 x 24 PLAT-2017

LAWRENCE E. SWANSON, L. S.
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- NOTES:**
- THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY (FORM TA 210). ALL CONSTRUCTION REQUIRED BY THE PERMIT AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL OF THE VT. AGENCY OF TRANSPORTATION. WHEN USED WITH THE PLANS FOR A HIGHWAY CONSTRUCTION PROJECT, THIS SHEET IS INTENDED TO BE A GUIDE FOR THE DESIGNER CONCERNING DRIVE WIDTHS, HORIZONTAL, VERTICAL AND GEOMETRIC CHARACTERISTICS.
 - ALL COMMERCIAL DRIVES SHALL BE PAVED FROM THE EDGE OF THE TRAVELED WAY TO THE HIGHWAY RIGHT-OF-WAY, TO THE FARTHEST POINT OF CURVATURE ON THE DRIVEWAY EDGE OR AS DIRECTED BY THE DISTRICT TRANSPORTATION ADMINISTRATOR. THIS PAVING IS INDICATED IN DETAILS (B THRU E) BY HATCHING.
 - DEPTH OF SUBBASE AND PAVEMENT TO BE THE SAME AS HIGHWAY OR AS SHOWN IN DETAIL J WITHIN THE LIMITS OF THE HIGHWAY RIGHT-OF-WAY.
 - VEHICULAR ACCESS FROM PARKING AREAS TO THE RIGHT-OF-WAY AT OTHER THAN APPROVED ACCESS POINTS WILL BE PREVENTED BY THE CONSTRUCTION OF CURBING OR OTHER SUITABLE PHYSICAL BARRIER.
 - IF CURB IS PRESENT, SEE APPROPRIATE CURB DETAIL STANDARD OR MATCH TOWN/CITY STANDARD CURB TREATMENT.
 - WHERE TRAFFIC VOLUME FOR A PROJECT IS SUBSTANTIAL THE AGENCY MAY REQUIRE SPECIAL LANES FOR TURNING, SIGNALS OR OTHER MODIFICATIONS. BASED ON TRAFFIC STUDIES THE AGENCY WILL DETERMINE SPECIFIC TREATMENT TO BE USED. ON DEVELOPER PROJECTS THE AGENCY WILL WORK WITH THE APPLICANT TO IMPLEMENT CHANGES TO THE STATE HIGHWAY.
 - CIRCULAR DRAINAGE CULVERTS UNDER DRIVES SHALL HAVE A MINIMUM INSIDE DIAMETER (I.D.) OF 15". PIPE ARCHES USED UNDER DRIVES SHALL HAVE A MINIMUM INSIDE CROSS-SECTIONAL AREA EQUIVALENT TO THAT PROVIDED BY A 15" CIRCULAR PIPE.
 - THE OFFSET BETWEEN THE PROPERTY LINE AND THE EDGE OF THE DRIVEWAY MAY BE GOVERNED BY LOCAL ZONING LAWS. DRIVEWAY WIDTH RESTRICTIONS SHOWN PERTAIN ONLY TO THE AREA WITHIN THE HIGHWAY R.O.W. OR THE END OF THE TURNING RADIUS WHICHEVER IS GREATEST.
 - DRIVEWAY GRADES STEEPER THAN THOSE SHOWN MAY BE ALLOWED AS LONG AS A 20' APPROACH AREA IS ACHIEVED FOR THE VEHICLE TO PAUSE BEFORE ENTERING THE HIGHWAY. (WHERE CURB & SIDEWALKS EXIST, SEE STANDARDS C-2A & C-2B)
 - INTERSECTION SIGHT DISTANCES, EQUAL TO OR GREATER THAN THOSE SHOWN BELOW, SHOULD BE PROVIDED IN BOTH DIRECTIONS FOR ALL DRIVES ENTERING ON PUBLIC HIGHWAYS, UNLESS OTHERWISE APPROVED BY THE AGENCY OF TRANSPORTATION. INTERSECTION SIGHT DISTANCE IS MEASURED FROM A POINT ON THE DRIVE AT LEAST 15 FEET FROM THE EDGE OF TRAVELED WAY OF THE ADJACENT ROADWAY AND MEASURED FROM A HEIGHT OF EYE OF 3.5 FEET ON THE DRIVE TO A HEIGHT OF 3.5 FEET ON THE ROADWAY.



SIGHT DISTANCE CHART

POSTED SPEED OR DESIGN SPEED (M.P.H.)	MINIMUM STOPPING SIGHT DISTANCE (FT)	MINIMUM INTERSECTION SIGHT DISTANCE (FT)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665
65	645	720

THE ABOVE VALUES ARE TAKEN FROM THE 2004 AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS."

NOTE: ADVANCE WARNING SIGNS WILL BE REQUIRED IF OBTAINABLE INTERSECTION SIGHT DISTANCES ARE BELOW MINIMUM STOPPING SIGHT DISTANCES.

THE CHART IS ENTERED TO SELECT DESIGN VALUES BASED ON THE POSTED SPEED LIMIT IN MPH. VALUES FOR DESIGN ARE CALCULATED BASED ON THE DESIGN SPEED IN MPH.

• ASSUMES A GAP OF 7.5 SECONDS IN THE TRAFFIC STREAM ON THE HIGHWAY MAINLINE BASED ON THE HIGHWAY DESIGN SPEED IN MPH. THIS ALLOWS A STOPPED PASSENGER VEHICLE TO ENTER THE MAINLINE FROM THE DRIVE WITHOUT UNDULY INTERFERING WITH THE HIGHWAY OPERATIONS.

REVISIONS AND CORRECTIONS

DEC. 11, 1992 - THIS STANDARD SUPERCEDES B-71(7/23/80R), B-71A (3/12/90), AND B-13 (12/14/71).

JUNE 1, 1994 - REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.

MAR. 10, 1995 - REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.

NOV. 16, 2000 - CHANGES MADE TO CONFORM WITH LANGUAGE AND DIMENSIONS IN ACCESS MANAGEMENT PROGRAM GUIDELINES.

FEB 1, 2004 - CHANGES MADE TO SIGHT DISTANCE CHART TO CONFORM WITH NEWEST AASHTO CRITERIA.

JULY 8, 2005 - CHANGE MADE TO OBJECT HEIGHT TO CONFORM WITH NEWEST AASHTO CRITERIA

APPROVED

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STANDARDS FOR RESIDENTIAL AND COMMERCIAL DRIVES