

Eaton's Sugarhouse Restuarant

Royalton - VT Route 14

Date: September 13, 2018

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


VT Route 107

VT Route 14

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

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.")

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)

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



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



6.55 ft

Google Earth


© 2015 Google

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.

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

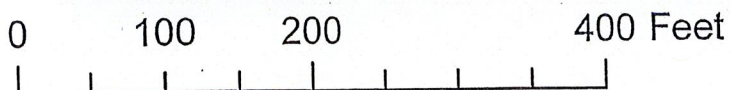
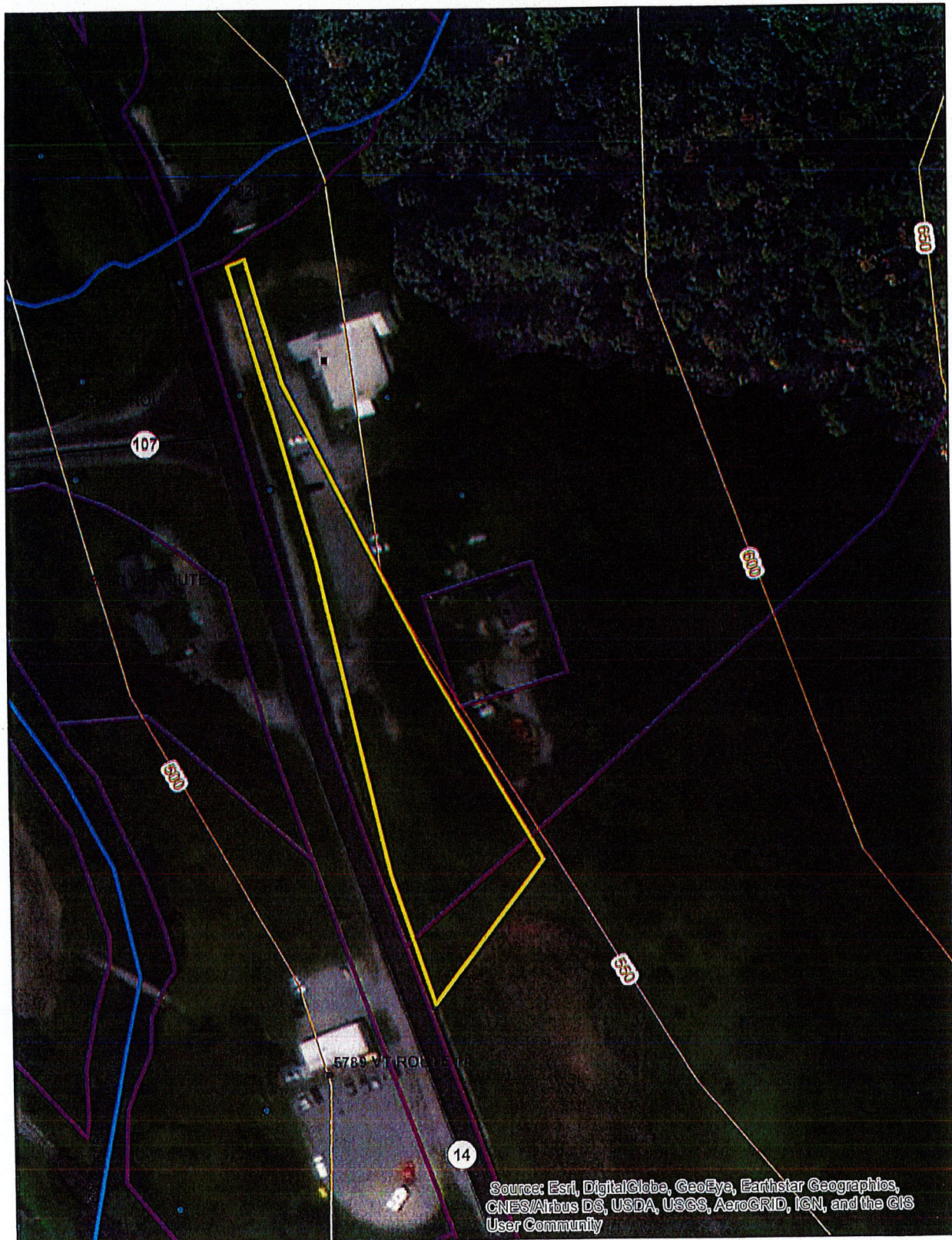
Drive to pitch towards drainage ditches to minimize runoff to VT14

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)

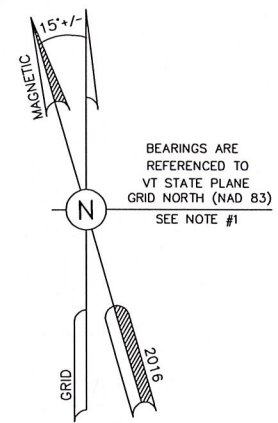
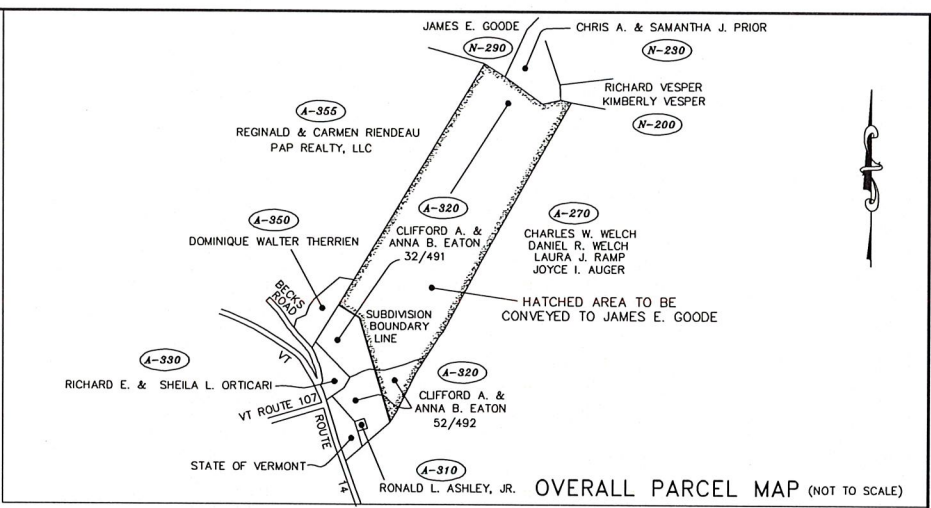
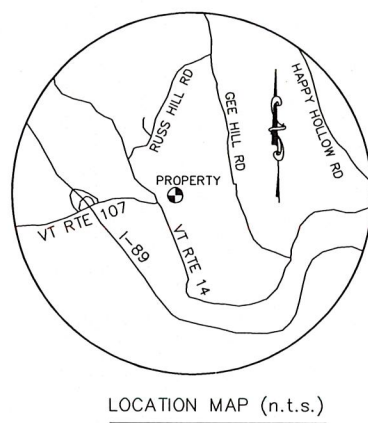
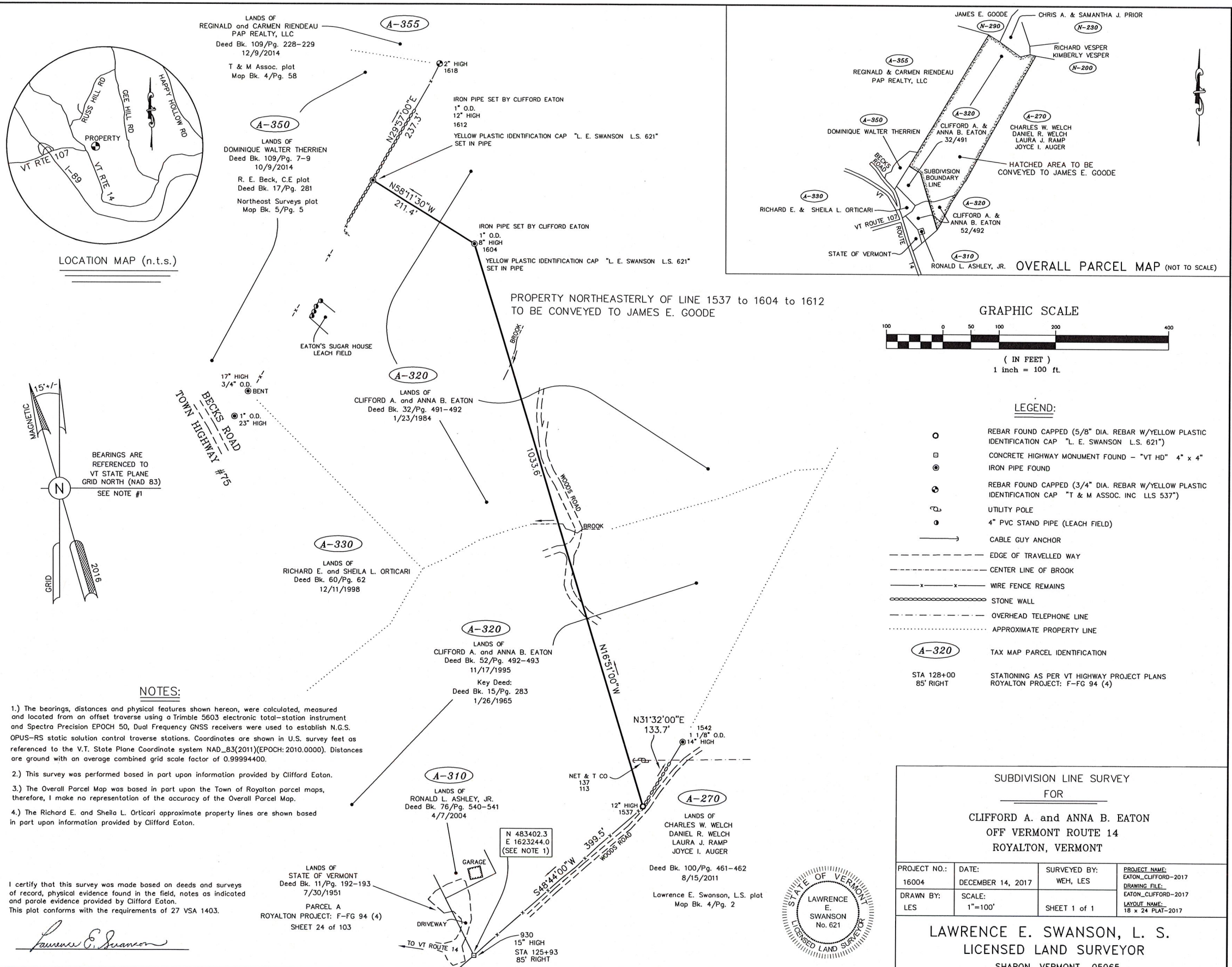


5.35 ft

1.09 Acre Surplus Property, Royalton



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



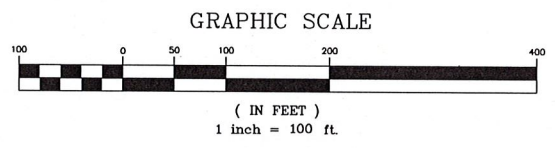
BEARINGS ARE REFERENCED TO VT STATE PLANE GRID NORTH (NAD 83) SEE NOTE #1

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 plat conforms with the requirements of 27 VSA 1403.

Lawrence E. Swanson



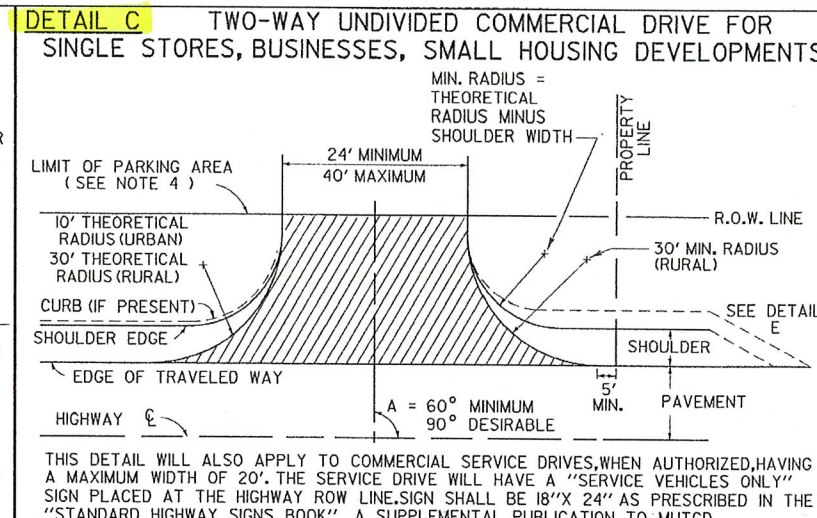
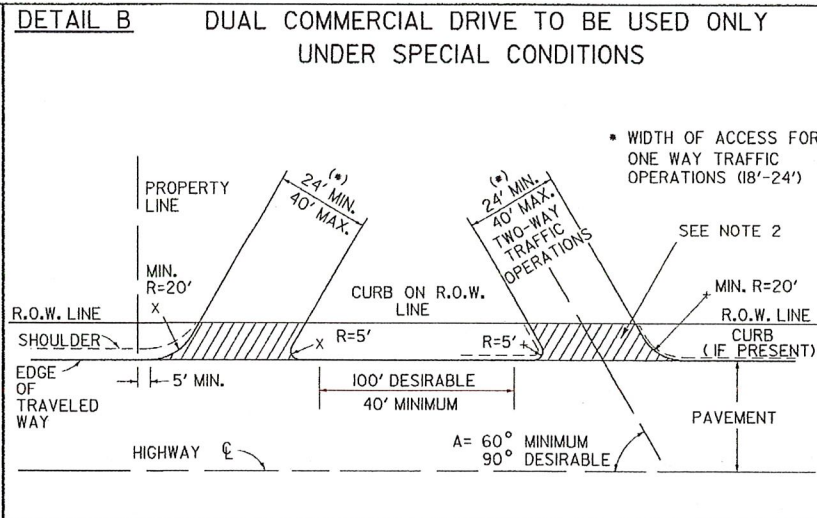
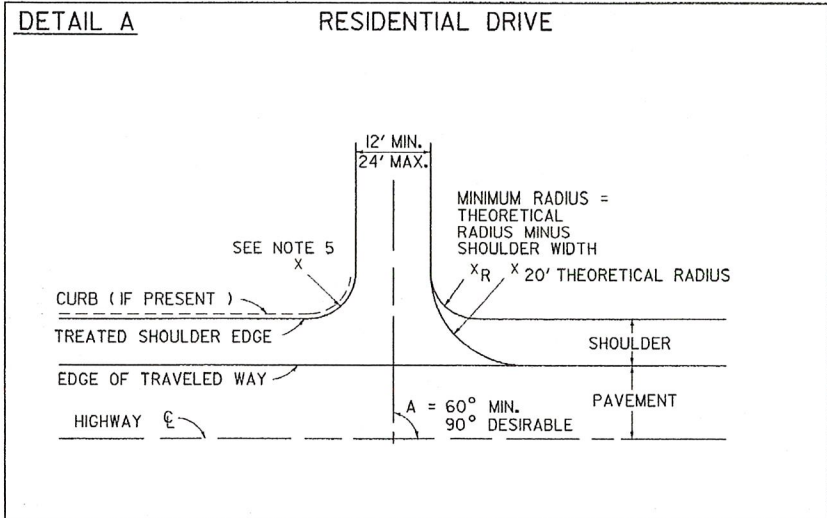
- LEGEND:**
- REBAR FOUND CAPPED (5/8" DIA. REBAR W/YELLOW PLASTIC IDENTIFICATION CAP "L. E. SWANSON L.S. 621")
 - CONCRETE HIGHWAY MONUMENT FOUND - "VT HD" 4" x 4"
 - IRON PIPE FOUND
 - ⊙ REBAR FOUND CAPPED (3/4" DIA. REBAR W/YELLOW PLASTIC IDENTIFICATION CAP "T & M ASSOC. INC LLS 537")
 - ⊕ UTILITY POLE
 - 4" PVC STAND PIPE (LEACH FIELD)
 - CABLE GUY ANCHOR
 - - - - - EDGE OF TRAVELLED WAY
 - - - - - CENTER LINE OF BROOK
 - x - x - 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

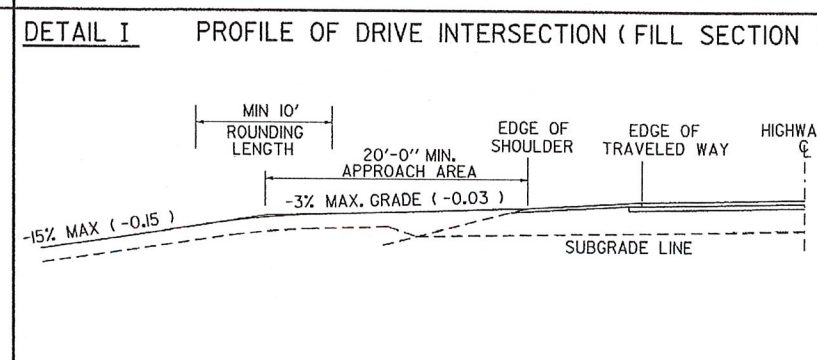
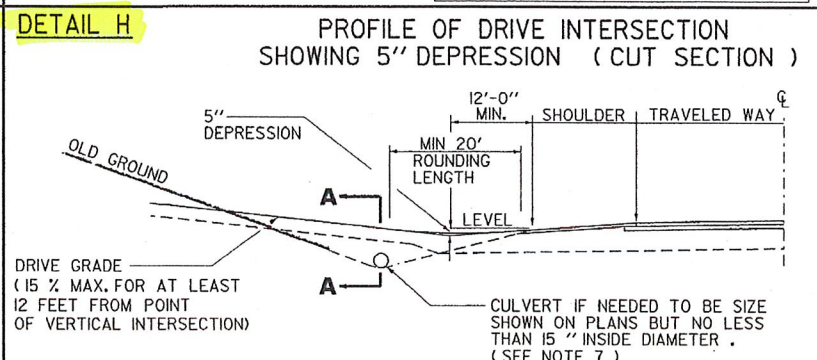
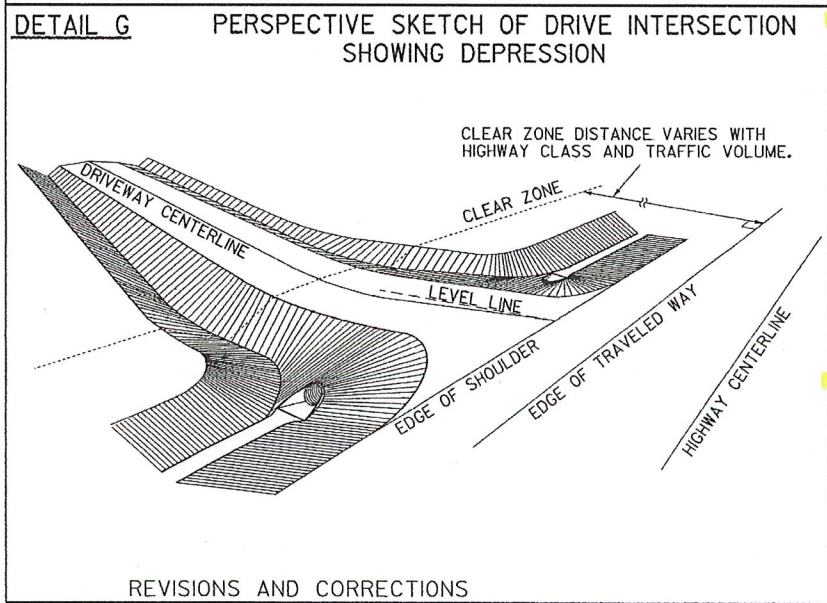
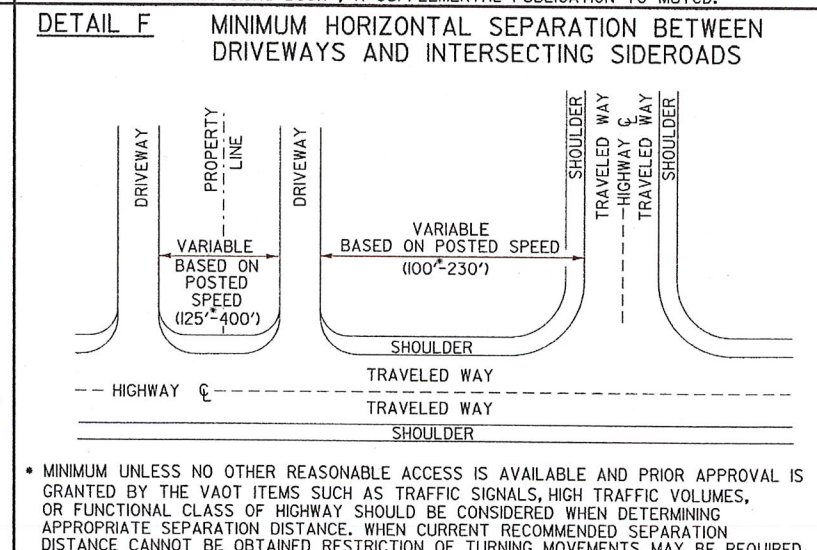
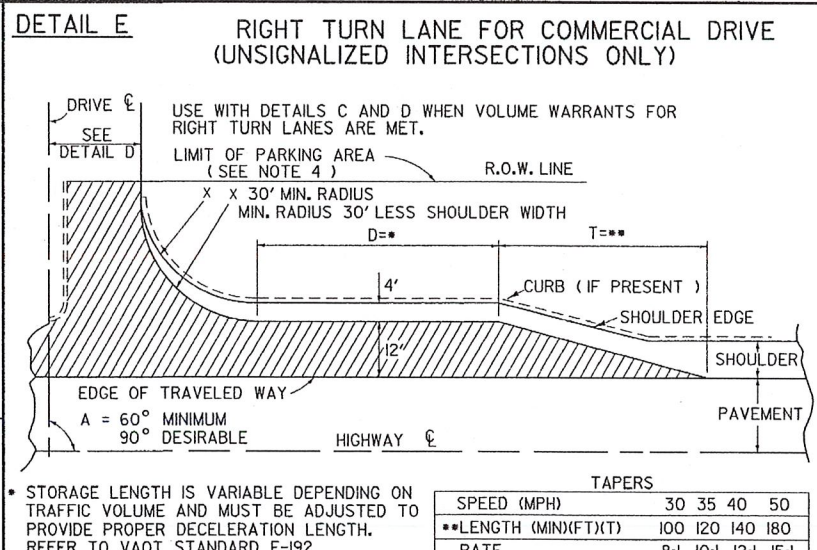
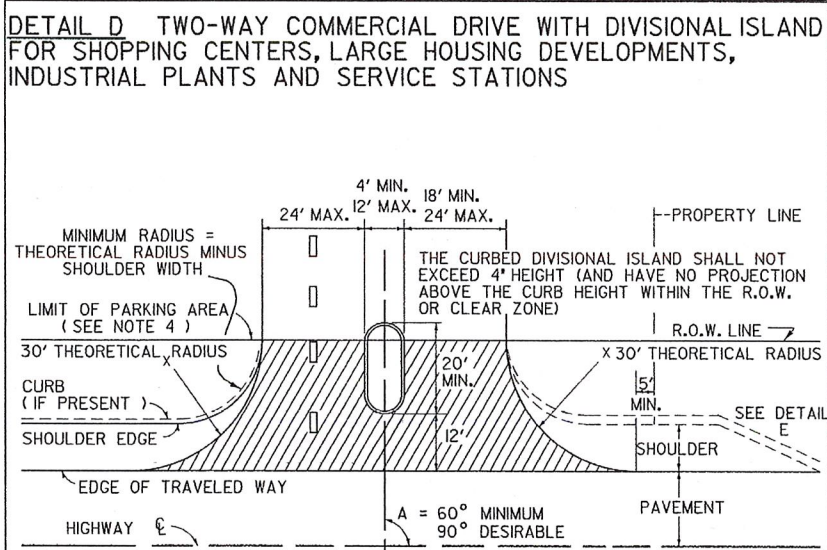
PROJECT NO.: 16004	DATE: DECEMBER 14, 2017	SURVEYED BY: WEH, LES	PROJECT NAME: EATON_CLIFFORD-2017
DRAWN BY: LES	SCALE: 1"=100'	SHEET 1 of 1	DRAWING FILE: EATON_CLIFFORD-2017
			LAYOUT NAME: 18 x 24 PLAT-2017

LAWRENCE E. SWANSON, L. S.
LICENSED LAND SURVEYOR
SHARON, VERMONT 05065





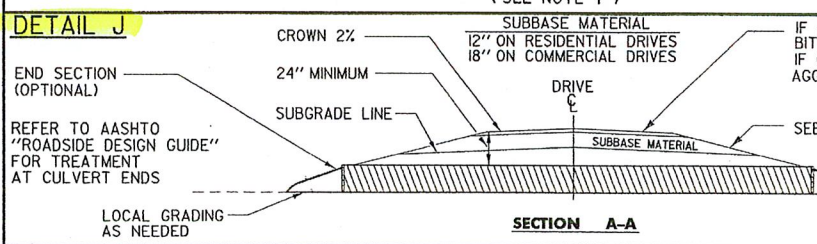
- NOTES:
- THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY (FORM TA 210). ALL CONSTRUCTION REQUIRED BY THE PERMIT AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL 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 3.50 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."



DRIVE SIDE SLOPES

LOCATION OF SLOPE	SLOPE RATE
V > 40 MPH	1:6 OR FLATTER
URBAN AREAS, OR V ≤ 40 MPH	1:4 DESIRABLE 1:2 ALLOWABLE
OUTSIDE CLEAR ZONE	1:2 OR FLATTER

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

Richard F. Stewart
DIRECTOR OF PROGRAM DEVELOPMENT

Greg S. Keller
CHIEF OF UTILITIES AND PERMITS

Michael Conroy
FEDERAL HIGHWAY ADMINISTRATION

STANDARDS FOR RESIDENTIAL AND COMMERCIAL DRIVES

