

**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

**! LETTER OF INTENT !
THIS IS NOT A PERMIT**

February 11, 2015

Villejo Ventures, LLC
David Villeneuve
PO Box 360
Underhill, VT 05489

Subject: Jericho, VT15, L.S. 183+20 LT & RT

Dear David:

Your highway permit application to modify an existing access; install an 18" culvert; and bore under VT15 for waterline connection, at the above-referenced location, has been reviewed and found to meet the requirements for work within the highway right-of-way.

Title 19 VSA § 1111 requires that we ensure compliance with all local ordinances and regulations relating to highways. **Your highway permit application will be processed after you provide us with copies of your Act 250 and/or local approvals, including all conditions.** In cases where local zoning does not exist, a letter from the legislative body of the municipality will be acceptable.

The following special conditions will need to be satisfied prior to the permit being issued:

1. The previously approved Letter of Intent, #32147, dated September 10, 2007 for the Village Mill Restaurant and Grill site (see attached) is voided. This Permit will not be issued until a 30-foot access easement across the Jericho Market lot allowing access from the Village Mill Restaurant and Grill site is recorded in the Town of Jericho Land Records. The proposed Jericho Market access onto Vermont Route 15 will be the only direct connection to the State highway system after redevelopment of the earlier Villeneuve three (3) lot subdivision.
2. A left turn lane on Vermont Route 15 into the proposed Jericho Market access shall be designed, submitted and approved by VTrans prior to this Permit being issued. All costs to design and construct the left turn lane are the responsibility of Villejo Ventures, LLC.
3. A pedestrian crosswalk on Vermont Route 15 at the proposed Jericho Market access shall be designed, submitted and approved by VTrans prior to this Permit being issued. A sidewalk connection from Vermont Route 15 to the building entrance needs to be provided.
4. No work on the turn lane shall begin until a surety in the form of a bond or irrevocable letter of credit is provided to the Agency. The surety shall be an amount equal to the estimated construction costs and

shall remain in effect for 18 months after the Agency's final inspection of the work. A copy of this letter of credit or security bond shall be provided to the Development Review & Permitting Services Section and the District Transportation Administrator prior to the project preconstruction meeting.

5. An inspection agreement between the Vermont Agency of Transportation and the owner/applicant, which covers periodic inspection of the work by an Agency representative, must be executed prior to the start of construction.

This commitment is valid for two years from the date of this letter. Should your other permits require a longer time period, please contact us relative to an extension of time.

This Letter of Intent 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.

If you have any further questions about this matter, please call me at (802) 828-2486.

Sincerely,



James Clancy
Permit Supervisor

Reviewed by: Craig S. Keller Date: 2/11/2015
Craig S. Keller, P.E., Chief of Permitting Services

Attachments

cc: Town of Jericho
District Environmental Coordinator #4
Chittenden County Regional Planning Commission
Trudell Consulting Engineers, Inc.

Villejo Ventures, LLC
Jericho, VT15, L.S. 183+20 LT & RT
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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 detail "A" and the profile and notes of standard drawing B-71 and D-20 respectively, copies attached, and the attached plan dated, received January 22, 2015.

After the applicant's contractor has been selected, the contractor is required to sign the permit application as the co-applicant. A copy of the signed permit shall be returned to the Development Review & Permitting Services Section prior to the preconstruction meeting.

The following special conditions will need to be satisfied prior to the permit being issued:

- 1. The previously approved Letter of Intent, #32147, dated September 10, 2007 for the Village Mill Restaurant and Grill site (see attached) is voided. This Permit will not be issued until a 30-foot access easement across the Jericho Market lot allowing access from the Village Mill Restaurant and Grill site is recorded in the Town of Jericho Land Records. The proposed Jericho Market access onto Vermont Route 15 will be the only direct connection to the State highway system after redevelopment of the earlier Villeneuve three (3) lot subdivision.**
- 2. A left turn lane on Vermont Route 15 into the proposed Jericho Market access shall be designed, submitted and approved by VTrans prior to this Permit being issued. All costs to design and construct the left turn lane are the responsibility of Villejo Ventures, LLC.**

3. A pedestrian crosswalk on Vermont Route 15 at the proposed Jericho Market access shall be designed, submitted and approved by VTrans prior to this Permit being issued. A sidewalk connection from Vermont Route 15 to the building entrance needs to be provided.
4. No work on the turn lane shall begin until a surety in the form of a bond or irrevocable letter of credit is provided to the Agency. The surety shall be an amount equal to the estimated construction costs and shall remain in effect for 18 months after the Agency's final inspection of the work. A copy of this letter of credit or security bond shall be provided to the Development Review & Permitting Services Section and the District Transportation Administrator prior to the project preconstruction meeting.
5. An inspection agreement between the Vermont Agency of Transportation and the owner/applicant, which covers periodic inspection of the work by an Agency representative, must be executed prior to the start of construction.

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 Steve Guyette at his office phone (802) 655-1580 or cell phone (802) 343-2188. Mr. Guyette 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.

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.

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This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the "Notice of Permit Action". Requested is the Book and Page for the three lot subdivision.

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

This access will serve as the only access to this property and to any future subdivisions of this property 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.

A new "Vermont Agency of Transportation approved" culvert shall be placed under the access. The size shall be 18" inches in diameter. The culvert shall be placed so that existing normal drainage flow is undisturbed and ponding is not created. The Permit Holder may have to excavate the roadside drainage ditch to accommodate the required culvert. Culvert location shall be staked, reviewed and approved by the District Transportation Administrator prior to installation. There shall be no headwalls allowed within the State Highway right-of-way on the ends of drive culverts.

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.

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Jericho, VT15, L.S. 183+20 LT & RT
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The Permit Holder shall pave the access (drive) from the edge of paved shoulder to the State Highway right-of-way.

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.

Should any portion of the utility facility installed within the highway right-of-way require relocation due to future highway improvements, all expenses will be borne by the Owner, its successors or assigns, and all necessary adjustments shall be completed in a timely manner.

The highway crossing shall be installed by jacking or boring in accordance with the attached standard D-20.

The Permit Holder must backfill all open trenches or pits at the end of each day. With permission from the District Transportation Administrator, trenches or pits may be left open for short periods of time if properly protected. In no case shall trenches or pits be left open over a weekend. The Permit Holder shall be responsible for ensuring that all trench or pit work in or on the State Highway right-of-way is in compliance with applicable statutes, rules, regulations or ordinances.

The Permit Holder shall install an underground utility warning tape or tracer wire system to detect, locate and identify the approved underground utility facility. As part of the final inspection the District Transportation Administrator may require a conductivity test prior to acceptance of the work. Additionally, if the utility warning system becomes unreliable or inoperable in the future the Agency may require that the Permit Holder repair or install a replacement system.

The Permit Holder shall promptly and unconditionally pay for full repair and restoration of any and all damages to existing underground utility facilities (meaning any underground pipe, conduit, wire or cable, including appurtenances) that have been brought about by the execution of the permitted work. The Permit Holder also is required to pay for any costs to repair the highway following and resulting from any repairs to existing utilities occurring as a result of the work covered by this permit. Except with the specific, written permission of the Engineer, the Permit Holder or his or her contractor shall expose all underground facilities to verify their location and depth, at each location where the authorized boring or drilling work crosses a facility; and at reasonable intervals when closely paralleling a facility. Whenever possible, existing facilities should be crossed at a perpendicular angle. The Permit Holder shall be responsible for obtaining the modification

Villejo Ventures, LLC
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of this permit, if necessary, for any additional survey work before initiating boring or drilling operations under the permit. The Agency will treat the Permit Holder's failure to fully, promptly, and conscientiously comply with all of conditions of this paragraph, including but not limited to the obligation to pay for repairs, as grounds for the Agency to refuse to grant any further requests by the Permit Holder for any other permits for subsurface work unless the Permit Holder furnishes irrevocable financial security, in a type and an amount deemed sufficient by the Agency in its sole discretion, prior to such future subsurface work.

The Permit Holder shall verify the appropriate safety measures needed, prior to construction, so proper devices and/or personnel are available when and as needed. Traffic control devices, shall be in conformance with the MUTCD (Manual on Uniform Traffic Control Devices), Agency standards and any additional traffic control deemed necessary by the District Transportation Administrator. The Permit Holder's failure to utilize proper measures shall be considered sufficient grounds for the District Transportation Administrator to order cessation of the work immediately.

The Permit Holder will perform construction in such a way as to minimize conflicts with normal highway traffic. When two-way traffic cannot be maintained, the Permit Holder shall provide a sign package that conforms to the MUTCD (Manual on Uniform Traffic Control Devices) or Agency standards, as well as trained Flaggers. The District Transportation Administrator may require a similar sign package with trained Flaggers whenever it is deemed necessary for the protection of the traveling public. In addition, the District Transportation Administrator may require the presence of Uniform Traffic Officers (UTOs); moreover, the presence of UTOs shall not excuse the Permit Holder from its obligation to provide the sign package and Flaggers.

The Permit Holder shall ensure that all workers exposed to the risks of moving highway traffic and/or construction equipment wear high-visibility safety apparel meeting the requirements of ISEA (International Safety Equipment Association) "American National Standards for High-Visibility Safety Apparel," and labeled as ANSI (American National Standards Institute) 107-2004, or latest revisions, for Performance Class 2 or 3 requirements. A competent person - one designated by the Permit Holder's Contractor to be responsible for worker safety within the activity area of the State highway right-of-way - shall select the appropriate class of garment. The Engineer may suspend this permit until compliance is obtained.

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

Villejo Ventures, LLC
Jericho, VT15, L.S. 183+20 LT & RT
February 11, 2015
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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.

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Jericho, VT15, L.S. 183+20 LT & RT
February 11, 2015
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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.

DRAFT



State of Vermont
 Utilities & Permits Unit
 One National Life Drive
 Montpelier, VT 05633-5001
 www.aot.state.vt.us

Agency of Transportation

[phone] 802-828-2653
 [fax] 802-828-5742
 [ttd] 800-253-0191

!!REVISED!!
! LETTER OF INTENT !
THIS IS NOT A PERMIT

September 10, 2007

Villejo Ventures LLC.
 Brenda Villeneuve
 Po Box 360
 Underhill, Vt 05489

Subject: Jericho, VT15 L.S. 184+25 RT.

Dear Brenda,

Your highway permit application to relocate an existing curb cut and bore an 8" water main & sleeve, at the above-referenced location, has been reviewed and found to meet the requirements for work within the highway right-of-way.

The Permit will "NOT" be issued until the 30' easement on Lot 3 allowing access from Lot 2 is recorded in the Town of Jericho Land Records. A revised set of plans showing the Book and Page where this easement has been recorded will need to be submitted to the Agency of Transportation before Permit is issued.

Title 19 VSA § 1111 requires that we ensure compliance with all local ordinances and regulations relating to highways. Your highway permit application will be processed after you provide us with copies of your Act 250 and/or local approvals, including all conditions. In cases where local zoning does not exist, a letter from the legislative body of the municipality will be acceptable.

When issued, the permit will contain, but will not be limited to, the attached Special Conditions.

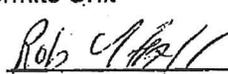
This commitment is valid for two years from the date of this letter. Should your other permits require a longer time period, please contact us relative to an extension of time.

If you have any further questions about this matter, please call me at (802) 828-2487.

Sincerely, 

Timothy B. French, Project Supervisor
 Utilities & Permits Unit

Attachment

Reviewed:  Date: 9/10/07
 Rob Hall, Utilities and Permits Supervisor

cc: Town of Jericho
 District Environmental Coordinator #4
 Chittenden County MPO
 Trudell Consulting Engineers Inc



Veillejo Ventures LLC
Jericho, VT15 L.S. 184+25 RT.
September 10, 2007
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!!REVISED!!
SPECIAL CONDITIONS

All work shall be accomplished in accordance with notes of standard drawing B-71, D-20, copy attached, and the attached plan dated August 30, 2007.

The Permit will "NOT" be issued until the 30' easement on Lot 3 allowing access from Lot 2 is recorded in the Town of Jericho Land Records. A revised set of plans showing the Book and Page where this easement has been recorded will need to be submitted to the Agency of Transportation before Permit is issued.

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.

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

All grading within the highway right-of-way associated with the proposed construction shall be subject to inspection and approval by the District Transportation Administrator or their staff.

In areas to be grass covered, the turf shall be restored 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 all damages to persons and/or property due to or resulting from any work allowed under this permit. The Permit Holder shall defend, indemnify and save harmless the State, the Agency, and all of their officers, agents, and employees from all suits, actions, or claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons or property, including all costs or expenses to defend against such suits, actions or claims.

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Jericho, VT15 L.S. 184+25 RT.
September 10, 2007
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Before starting any work within the State highway right-of-way, 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 until final inspection and acceptance of the work by the State's representative.

Workers' Compensation: With respect to all work within the State highway right-of-way by the Permit Holder or a contractor or other entity for the Permit Holder, the Permit Holder or other entity performing the work shall carry workers' compensation insurance for all workers performing the work in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all work within the State highway right-of-way, the entity performing the work 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:

\$1,000,000 Per Occurrence
\$1,000,000 General Aggregate
\$1,000,000 Products/Completed Products Aggregate
\$ 50,000 Fire Legal Liability

Automotive Liability: An entity performing work within the State highway right-of-way shall carry automotive liability insurance covering all owned, non-owned and hired vehicles used to perform work within the State highway right-of-way. Limits of coverage shall not be less than: \$1,000,000 Combined Single Limit.

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 or the entity performing the work for the entity's operations. These are solely minimums that have been set to protect the interests of the State.

The access must be constructed in such a manner as to prevent water from flowing onto the state highway. If the access is not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Owner's expense.

Veillejo Ventures LLC
Jericho, VT15 L.S. 184+25 RT.
September 10, 2007
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This access will serve as the only access to this property and to any future subdivisions of this property unless approved otherwise by the Vermont Agency of Transportation. 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, all previous permits for access to this property are revoked.

Curbing or other suitable physical barriers must be installed to control ingress and egress of vehicles to the approved access only.

Curb material is as specified on the attached plan dated March 27, 2007.

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 expense of such improvements or facilities shall be borne by the Permit Holder, his/her successors, and assigns. The Permit Holder may be required by the Agency 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 snowbanks to provide corner sight distance.

In conformance with Title 19 VSA § 1111(f), this access may be eliminated 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 expense of the frontage road or other access improvements shall be borne by the Permit Holder, his/her successors or assigns of the properties abutting said frontage road or served by the access. The Agency of Transportation shall determine the need of a frontage road or other improvements based upon and justified by standard Agency procedures.

The access drive will be paved from the edge of paved shoulder to the highway right-of-way.

Veillejo Ventures LLC
Jericho, VT15 L.S. 184+25 RT.
September 10, 2007
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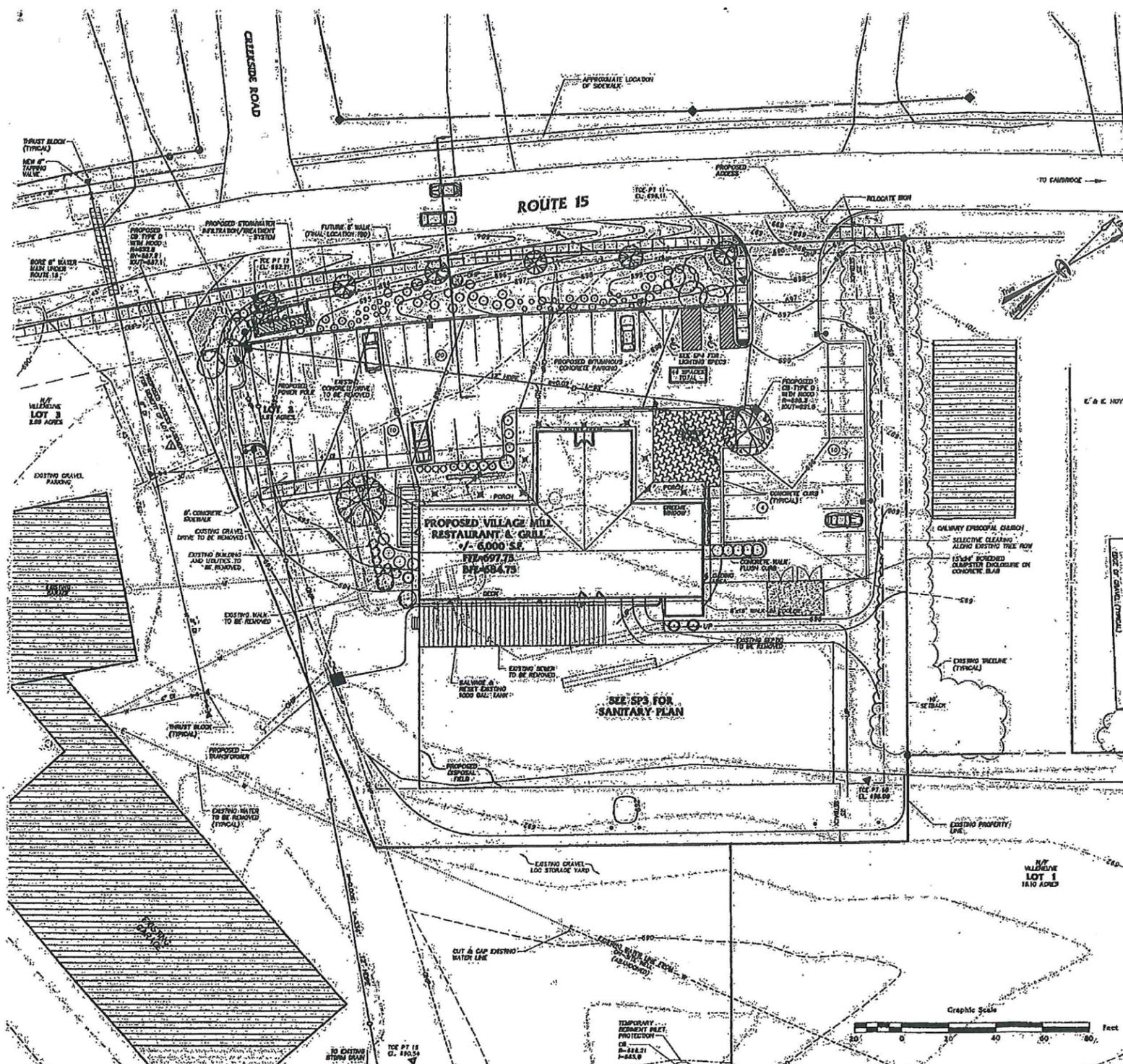
In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency of Transportation, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the agency, may physically close the driveway or access point if, in the opinion of the Agency, that safety of highways users is or may be affected.

The highway crossing shall be installed by jacking or boring in accordance with the attached standard D-20.

Open trenches or pits shall be filled at the end of each day. With permission from the District Transportation Administrator, trenches and pits may be left open for short periods of time if properly protected. In no case shall trenches or pits be left open over a weekend.

It is incumbent upon the Permit Holder to verify the appropriate safety measures needed, prior to construction, so proper devices and/or personnel are available when and as needed. Traffic control devices, shall be in conformance with the MUTCD (Manual on Uniform Traffic Control Devices), Agency of Transportation Standards and any additional traffic control deemed necessary by the District Transportation Administrator. Failure to utilize proper measures shall be considered sufficient grounds for the District Transportation Administrator to order cessation of the work immediately.

Construction will be performed in such a way as to minimize conflicts with normal highway traffic. When two-way traffic cannot be maintained, a sign package that conforms to the MUTCD or VAOT Standards, and trained Flaggers shall be provided. The District Transportation Administrator may require a similar sign package with trained Flaggers whenever it is deemed necessary for the protection of the traveling public. In addition, the District Transportation Administrator may require the presence of Uniform Traffic Officers (UTOs); moreover, the presence of UTOs shall not excuse the Permit Holder from its obligation to provide the sign package and Flaggers.



LEGEND

EXISTING	PROPOSED
SCHER MARKS AND SERVICES	
SCHER FORQUAN	
WATER MARKS AND SERVICES	
STORM DRAINAGE	
OVERHEAD POWER	
UNDERGROUND POWER	
OVERHEAD TELEPHONE	
UNDERGROUND TELEPHONE	
CONCRETE	
PAVED DRIVE OR ROAD	
GRAVEL DRIVE OR ROAD	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
EASEMENTS	
BLINDING SETBACKS	
TRICE LINE	
CATCH BASIN (CB)	
VALVE	
CLUB STOP (CS)	
FIRE HYDRANT (FH)	
WATER SUPPLY WELL	
TRUST BLOCK	
DO CAP	
UTILITY POLE	
MTO OR TRANSFORMER	
SOB	
T-BAR (TUBING)	
IRON PIPE (IP)	
MANHOLE OF STONE	
CONCRETE MANHOLE	
STEEL REBAR (STR)	
THE EXISTING POINT	
STEEL REBAR	
OBSERVATION WELL	
PERCOLATION TEST	
SOIL TEST PIT	

ZONING NOTES:

- 1) SITE ADDRESS: 380 VT AVE 15, JERICO, VT
- 2) OWNER OF RECORD: APPLICANT: VILLAGE VENTURES, LLC VILLAGE MILL RESTAURANT & GRILL P.O. BOX 300 JERICO, VT 05445
- 3) LOT SIZE: 1.57 ACRES
- 4) ZONING DISTRICT: VILLAGE CENTER DISTRICT (VCTR)
- 5) TAX MAP NUMBER: VT 364, PROJ28
- 6) DEED REFERENCE: VILLAGE 234, PAGE 280-281
- 7) USE: 6,000 SQ. FT. RESTAURANT

PLAN INTENT:
THE INTENT OF THIS PLAN IS TO ACCOMPANY AN APPLICATION FOR LOCAL CONDITIONAL USE AND SITE PLAN APPROVAL FOR A 6,000 SQ. FT. RESTAURANT.

SETBACKS

LOT AREA (AC)	REQUIRED	PROPOSED
1.0 AC	10' MIN.	15' MIN.
1.01 - 2.0 AC	15' MIN.	20' MIN.
2.01 - 5.0 AC	20' MIN.	25' MIN.
5.01 - 10.0 AC	25' MIN.	30' MIN.
10.01 - 50.0 AC	30' MIN.	35' MIN.
50.01 - 100.0 AC	35' MIN.	40' MIN.
100.01 - 500.0 AC	40' MIN.	45' MIN.
500.01 - 1000.0 AC	45' MIN.	50' MIN.

PARKING

USE	REQUIRED	PROPOSED
RESTAURANT (30 SEATS):	30 SEATS + 1 SPACE/3 SEATS	30
HANDICAP ACCESSIBLE:	1 HANDICAP ACCESSIBLE SPACE	1

TRAFFIC
AVG. WEEKDAY TRIPS: 242
PEAK HOUR TRIPS: 31
BASED ON THE TRIP GENERATION MANUAL - 7TH EDITION
LAND USE #32 - 1001 - RESTAURANT (30 SEATS)

WATER & WASTEWATER
DEMAND FLOW - DPM: 30 GPD/SEAT = 150 GPD = 4500 GPD (12 HOURS/DAY RESTAURANT)
+ (150 GPD x 15 GPD/IMP x 8 IMP) = 240,000 GPD (TOTAL) 4740 GPD (TOTAL)
WASTEWATER LESS 10% LOW FLOW FLOWERS = 2280 GPD (MUNICIPAL CONNECTION)
WASTEWATER LESS 10% LOW FLOW FLOWERS = 2280 GPD (ON SITE BY ORGANIC CONNECTION SYSTEM)

OTHER NOTES
1) ASSUMES FLOODFLOW WILL BE EQUIPPED WITH SLUMP PUMPS - DESIGNED BY OTHER.
2) SEE SP2 FOR PLUMBING DETAILS, SP3 FOR SANITARY DETAILS & SP4 FOR LIGHTING DETAILS.
3) USE ABOVEGROUND LP GAS TANK UNTIL NATURAL GAS BECOMES AVAILABLE - SCHEDULED FOR SUMMER 2007.

AUG 30 2007
ENGINEERING SERVICES

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THIS PLAN AND SEPARATE FOR THE PURPOSES OF:

- 1. CONCEPTUAL APPROVAL SUBMISSION
- 2. PRELIMINARY APPROVAL SUBMISSION
- 3. FINAL APPROVAL SUBMISSION
- 4. CONSTRUCTION DRAWINGS

THIS PLAN IS NOT VALID FOR THE PURPOSES OF:

- 1. ANY OTHER PURPOSES
- 2. ANY OTHER JURISDICTIONS
- 3. ANY OTHER REGULATORY AGENCIES
- 4. ANY OTHER LEGISLATION
- 5. ANY OTHER REGULATIONS
- 6. ANY OTHER ORDINANCES
- 7. ANY OTHER RULES
- 8. ANY OTHER REGULATIONS
- 9. ANY OTHER REGULATIONS
- 10. ANY OTHER REGULATIONS

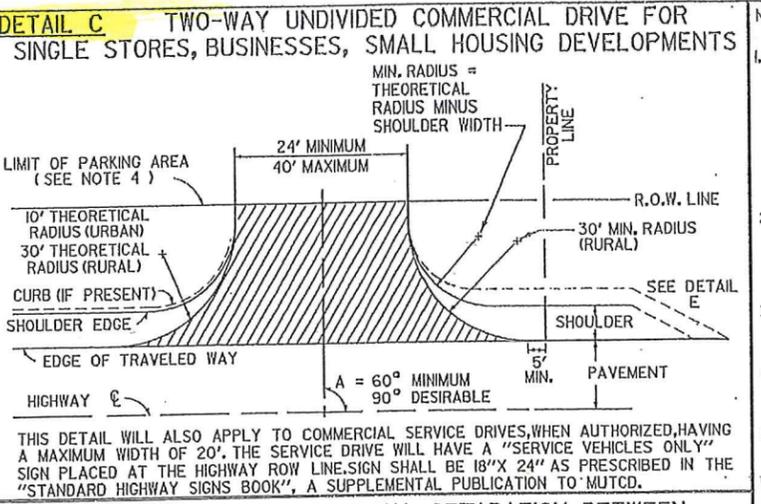
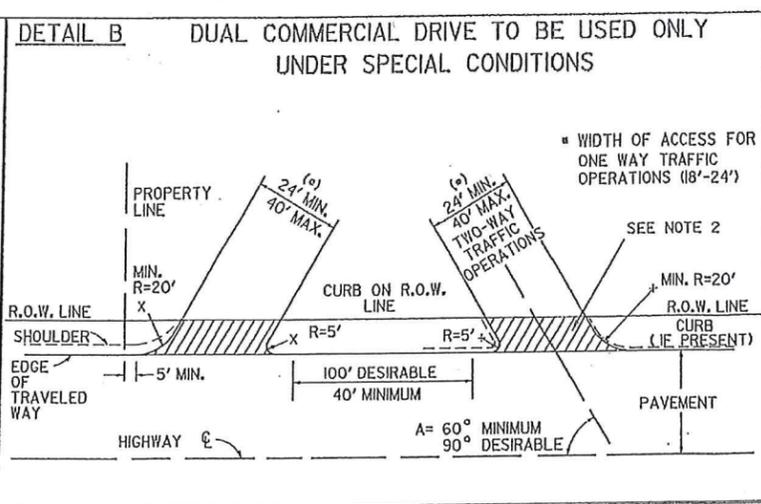
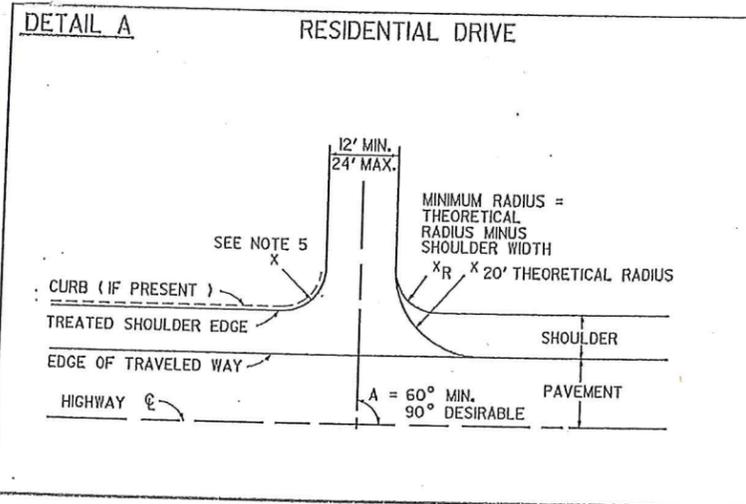
Project Location

Adjusted Commission on List 3
No. Description Date Py.

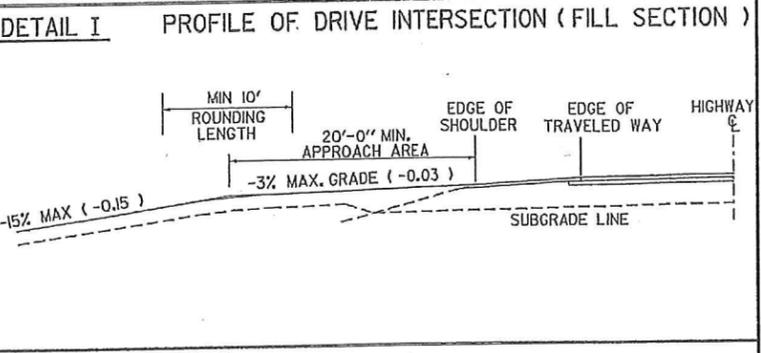
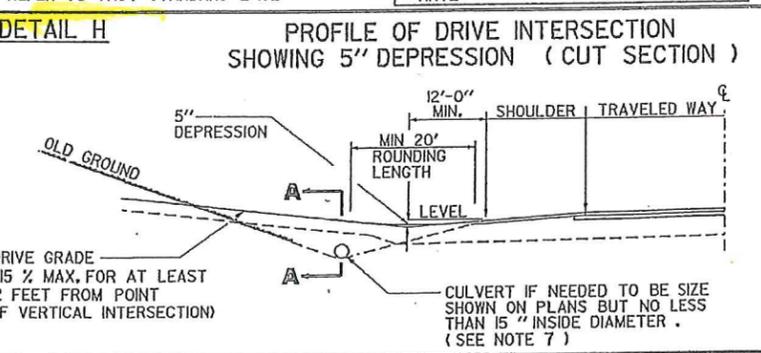
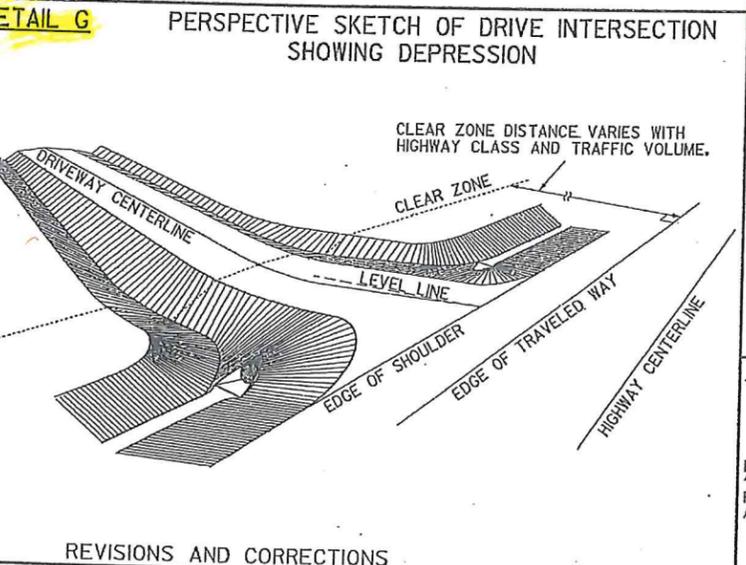
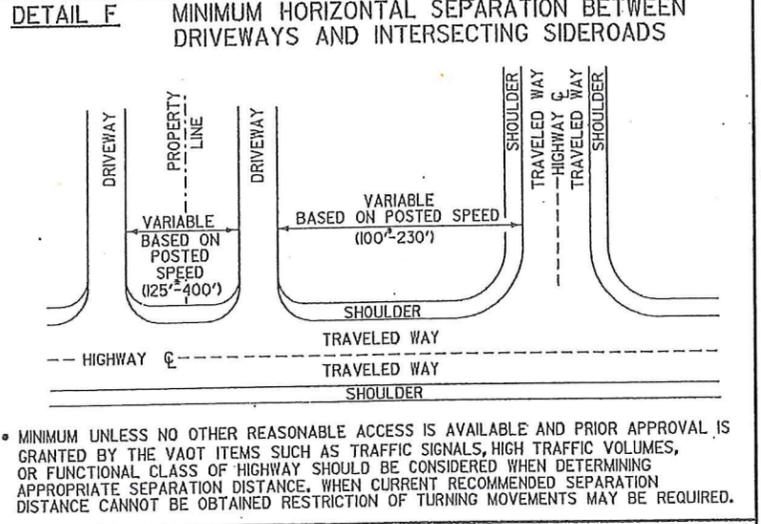
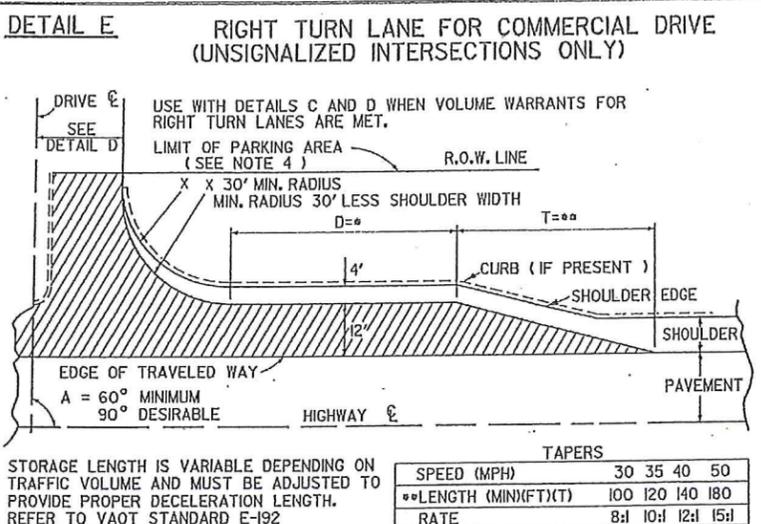
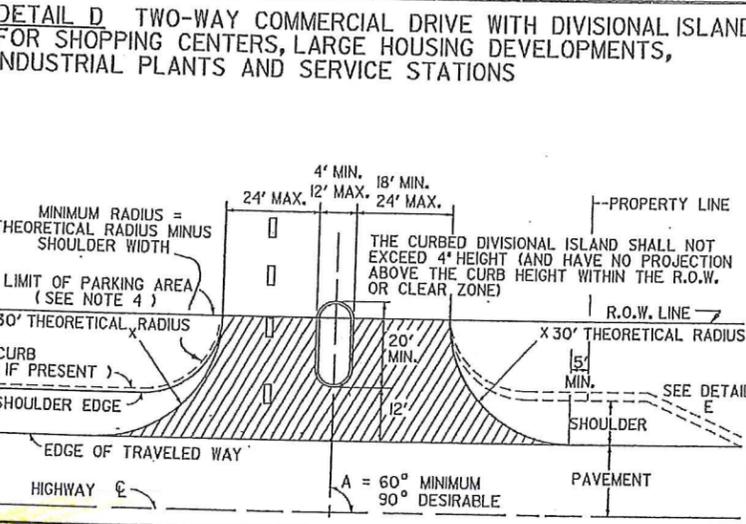
VILLAGE MILL RESTAURANT & GRILL
Route 15
Jericho, Vermont

Site Plan

Drawing Number: 2007007-21
Project manager: JMT
Date: 08/29/07
Project reference: 2007007/2007007-21
Sheet Title: SP1

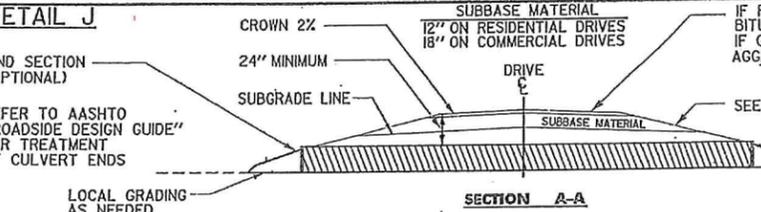


- NOTES:**
- THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY (FORM TA 210). ALL CONSTRUCTION REQUIRED BY THE PERMIT AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL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



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

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

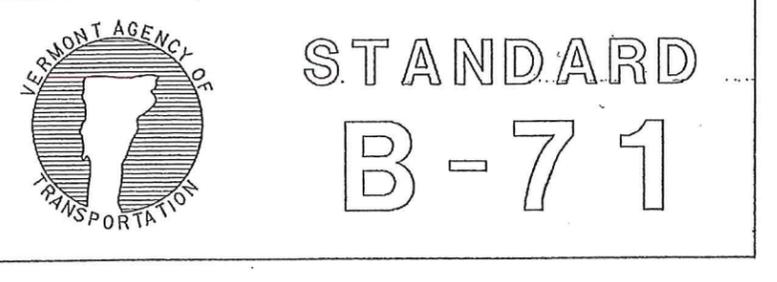
APPROVED

Richard F. Farnsworth
DIRECTOR OF PROGRAM DEVELOPMENT

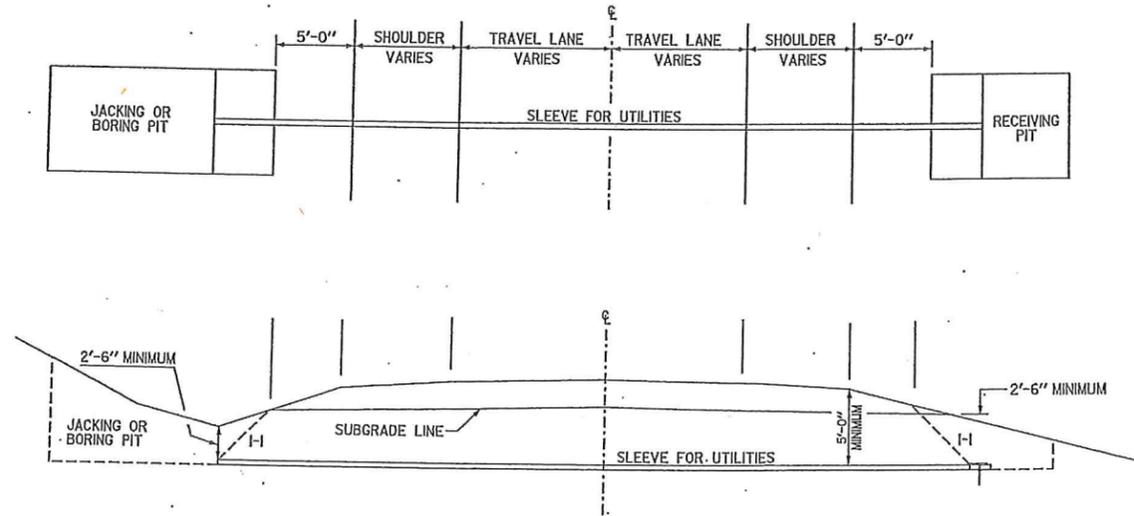
Wray S. Keller
CHIEF OF UTILITIES AND PERMITS

Michael G. ...
FEDERAL HIGHWAY ADMINISTRATION

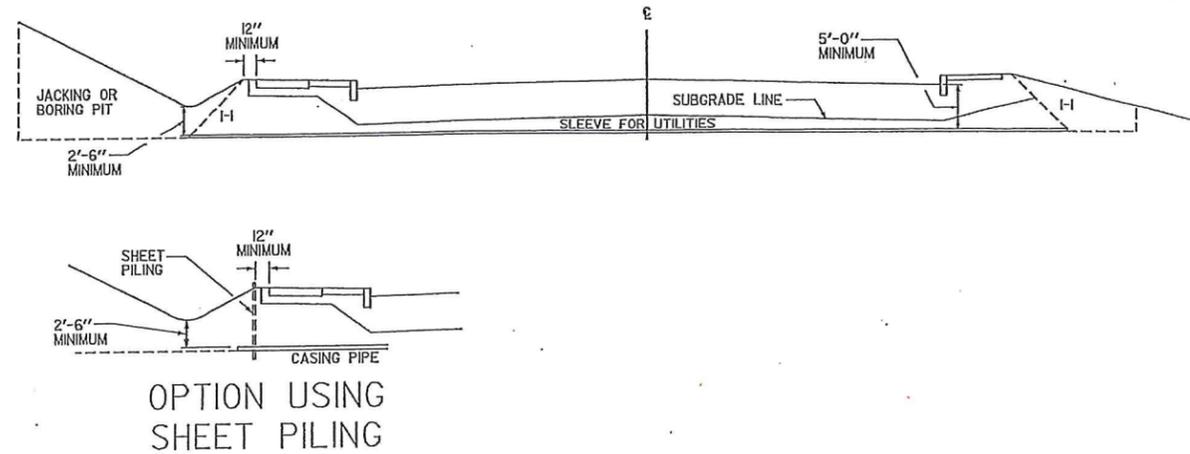
STANDARDS FOR RESIDENTIAL AND COMMERCIAL DRIVES



DETAIL "A" JACKING, BORING, AND DIRECTIONAL BORE - UNCURBED TYPICAL

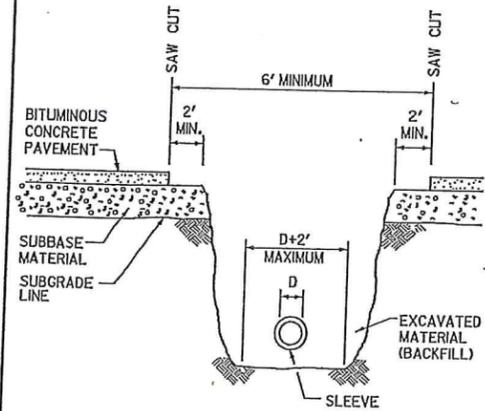


DETAIL "B" JACKING, BORING, AND DIRECTIONAL BORE - CURBED TYPICAL



OPEN CUT AND PAVEMENT REPLACEMENT
APPLICABLE ONLY WHEN SPECIFICALLY AUTHORIZED BY HIGHWAY PERMIT

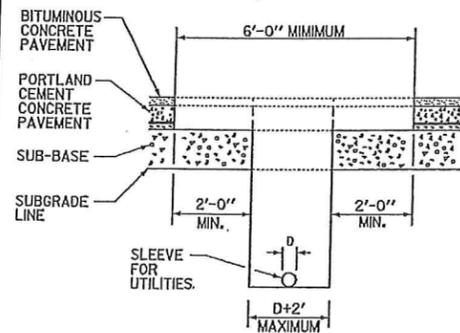
DETAIL "C" OPEN CUT EXCAVATION ACROSS BITUMINOUS CONCRETE PAVEMENT



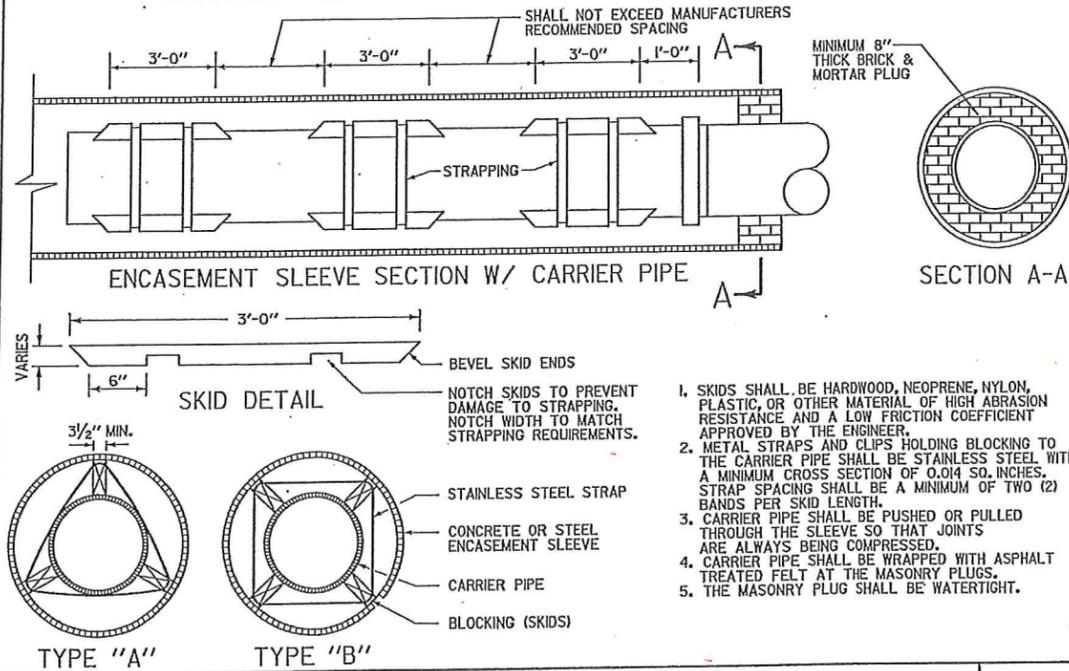
DETAIL "D" OPEN CUT W/ PORTLAND CEMENT CONC. PAVEMENT

IN THE EVENT THAT AN ADJACENT TRANSVERSE JOINT IS LESS THAN FOUR FEET FROM THE CUT, THE PAVEMENT SHALL BE REMOVED TO THAT JOINT.

DRILL & GROUT 4' LONG #5 BARS INTO 2' DEEP HOLES DRILLED EVERY 18" ALONG BOTH SIDES OF SAWN CONCRETE. TIE TOGETHER WITH #5 BARS.



DETAIL "E" CONCRETE OR STEEL SLEEVE



GENERAL NOTES

1. SHEET PILING MAY BE DRIVEN VERTICALLY FIVE (5) FEET OUTSIDE THE SHOULDER POINT, OR ONE (1) FOOT BACK OF THE SIDEWALK, TO ALLOW FOR A SHORTER SLEEVE.
2. SEE DETAIL "A" OR "B" FOR DETERMINING SLEEVE LENGTH.
3. IN THE EVENT THAT PERMISSION IS GRANTED TO CUT AN EXISTING PORTLAND CEMENT CONCRETE PAVEMENT, ALL CUTS SHALL BE MADE WITH A SAW TO FULL DEPTH.
4. PORTLAND CEMENT CONCRETE PATCHES SHALL BE PROPERLY CURED FOR SEVEN (7) DAYS BEFORE BEING SUBJECTED TO TRAFFIC LOADS. WHEN HIGH EARLY STRENGTH CEMENT IS USED, PROPER CURING FOR THREE (3) DAYS SHALL BE REQUIRED BEFORE BEING SUBJECTED TO TRAFFIC LOADS. WHEN A HIGH STRENGTH, QUICK SETTING CONCRETE PATCHING COMPOUND IS APPROVED, IT SHALL BE PROPERLY CURED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS BEFORE BEING SUBJECTED TO TRAFFIC LOADS.
5. ALL EXPOSED BITUMINOUS SURFACES SHALL BE COATED WITH EMULSIFIED ASPHALT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
6. BITUMINOUS CONCRETE PAVEMENTS SHALL BE REPLACED WITH BITUMINOUS CONCRETE PAVEMENT AT THE SAME THICKNESS OF THE PAVEMENT BEING REMOVED, AND IN ACCORDANCE WITH THE VAOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 406. PORTLAND CEMENT CONCRETE PAVEMENT AND SUBBASE ARE TO BE REPLACED IN KIND. MATERIAL BELOW SUBGRADE TO BE REPLACED WITH EXCAVATED MATERIAL, OR AS DIRECTED BY THE ENGINEER. ALL BACKFILL MATERIAL SHALL BE MADE IN SIX (6) INCH MAXIMUM LIFTS AND COMPACTED TO NOT LESS THAN 95% MAXIMUM DRY DENSITY.
7. THE DIAMETER OF THE ENCASEMENT SLEEVE SHALL BE EQUAL TO THE DIAMETER OF THE CARRIER PIPE PLUS TWELVE (12) INCHES. (SEE VAOT SPECIFICATIONS, SECTION 625, FOR EXCEPTIONS.)

REVISIONS AND CORRECTIONS
DEC. 23, 1974 - ORIGINAL APPROVAL
SEPT. 9, 1975 - CARRIER PIPE AND PORTLAND CEMENT NOTES REVISED
OCT. 30, 1985 - REVISED TO CONFORM WITH 1986 SPECIFICATIONS
JUNE 1, 1994 - REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.
MAR. 10, 1995 - REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.
MARCH 3, 2003 - REVISED TO REFLECT CURRENT DESIGN CRITERIA

APPROVED
[Signature]
DIRECTOR OF PROGRAM DEVELOPMENT
[Signature]
CHIEF OF UTILITIES
[Signature]
FEDERAL HIGHWAY ADMINISTRATION

HIGHWAY CROSSING SLEEVES FOR UNDERGROUND UTILITIES



STANDARD
D-20