



Town of Jericho  
Jericho Development Review Board

**Via Certified Mail**

October 15, 2019

Tatro 368 Route 15 Properties LLC  
P.O. Box 339  
Jeffersonville, VT 05464

RE: 368 VT Route 15 amend a previously approved subdivision

Dear Mr. Tatro:

At a meeting of the Jericho Development Review Board held on August 28<sup>th</sup> and September 11, 2019, the Board heard your request to amend a previously approved subdivision (3 additional lots, one common area lot and two developable lots) located at 368 VT Route 15 (VT368). This parcel is located in the Village Center Zoning District and the CD 4 Character Based District.

After review of the application, the Board **unanimously** voted to approve your request with conditions. Listed below are the Findings of Fact and Conditions that were approved by the Development Review Board on October 10, 2019:

**FINDINGS OF FACT**

1. The DRB finds that the proposal is to amend a previously approved three lot subdivision to re-subdivide lot 2B into two developable lots and one common area lot. The parcel is located in the Village Center Zoning District and the CD 4 Character Based District.
2. The DRB finds that there is an existing structure located on lot 2A and site improvements on Common Area 2.
3. The DRB finds that the proposed common area lots are to be shared.
4. The DRB finds that the proposed lot 2B is now in conformance with the Land Use and Development Regulations.
5. The DRB finds that the applicant had requested and was granted a temporary waiver for the proposed lot #2B as per section 10.12.4 of the Land Use and Development Regulations.
6. The DRB finds that a *Performance Guarantee* is in place to ensure future compliance to the zoning regulations as it relates to the request for the granting of a temporary waiver for lot #2B.
7. The DRB finds that the proposed lots for development 2B & 2C will receive municipal water.
8. The DRB finds that there are no proposed public roads within this submission.
9. The DRB finds that wastewater permits will be required for lots 2B & 2C.
10. The DRB finds no septic designs or location were provided.



Town of Jericho  
Jericho Development Review Board

11. The DRB finds that the applicant will be required to receive a Wastewater System & Potable Water Supply Permit from the State of Vermont Department of Environmental Conservation.
12. The DRB finds that all utilities are proposed to be underground.

**CONDITIONS**

1. That the waiver requested is only granted for a period of two years from the filing of the subdivision plat and that the filing of the new plat will terminate the temporary waiver.
2. That the applicant's *Performance Guarantee* (letter of credit, performance bond, escrow) and provided to the Town in the amount of \$30,000.00 is still effectively in place. This *Performance Guarantee* shall be in place for no more than three years from its signed date and it shall cover future development costs and landscaping as it relates to lot 2B.
3. That prior to granting of a zoning permit for the proposed lots the applicant will receive and provide a copy of the State Wastewater System & Potable Water Supply Permit from the State of Vermont Department of Environmental Conservation associated with lots 2B & 2C.
4. The applicants will develop and record deeds for the proposed lots as well as the easement, restriction and maintenance agreements associated with the lots and the proposed subdivision.
5. The applicants will obtain and abide by the conditions of all other required local and State permits.
6. The project will be constructed and subsequently operated consistent with all Findings of Fact and Conditions set forth above as well as with the plans submitted and in any other permit obtained by the applicant for this project.
7. Substantial revisions to this plan shall require the further review and approval of the Development Review Board at a publicly warned hearing.
8. By acceptance of these conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this decision shall run with the land and shall be binding and enforceable.
9. Within 180 days of approval by the Development Review Board, a Mylar copy of the Final Plat shall be submitted for recording by the applicant which will list all easements, rights of way, covenants or restrictions on it. It will be signed by the Chair of the Development Review Board and filed with the Jericho Town Clerk.
10. The reconfigured and newly formed lots shall be monumented in accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.4.10.
11. All other improvements shall adhere to the requirements of the *Town of Jericho Land Use & Development Regulations* in effect as of this date.

Motion by Jeff York to approve the request by Tatro 368 Route 15 Properties LLC to amend the previously approved subdivision. Seconded by Phyl Newbeck. Those in favor: All. Opposed: none. Abstained: None. Absent: Andrew Chardin: Motion carried 4-0.



Town of Jericho  
Jericho Development Review Board

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 32 Cherry Street, 2<sup>nd</sup> Floor, Suite 303, Burlington, Vermont 05401*. The current filing fee for an appeal is \$295.00, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802-951-1740.

Sincerely,

Barry King, Chair  
Jericho Development Review Board

cc: Interested Parties Town Clerk Selectboard Lister -Town of Jericho



Town of Jericho  
Jericho Development Review Board

**Via Certified Mail**

October 15, 2019

Tatro 368 Route 15 Properties LLC  
P.O. Box 339  
Jeffersonville, VT 05464

RE: 368 VT Route 15 site plan review for the construction of a 7,015 sq. ft multi-use building to be located on lots 2B & 2C.

Dear Mr. Tatro:

At a meeting of the Jericho Development Review Board held on August 28<sup>th</sup> and September 11, 2019, the Board heard your request for site plan review and associated site improvements located at 368 VT Route 15 (VT368). This parcel is located in the Village Center and CD 4 Character Based Districts.

After review of the application, the Board voted to deny your request. Listed below are the Findings of Fact and decision that were approved by the Development Review Board on October 10, 2019:

**FINDINGS OF FACT**

1. The DRB finds that the applicant has received an approval to amend a previous subdivision which now creates lots 2B & 2C.
2. The DRB finds that the proposal is for the construction of a 7,015 sq. ft. single-story multi-use building and associated site improvements located on approved lots 2B & 2C and Common Areas 2 & 3 in the Village Center and the CD 4 Character Based Districts.
3. The DRB finds that the proposed lots 2B & 2C are in conformance with the Land Use and Development Regulations.
4. The DRB finds that additional site improvements associated with the multi-use building are proposed on Common Area 2 & 3, contiguous affiliated property, and the State of Vermont Route 15 ROW.
5. The DRB finds that additional site improvements associated with the multi-use building include the following:
  - Proposed head in parking, vehicular circulation and access, limited pedestrian access, exterior lighting, dumpster enclosure, cooling tower, electrical charging station, catch basins, landscaping and stormwater infiltration gallery to be located on Common area 2.
  - Pedestrian access and catch basins and drainage to be located on Common Area 3.
  - Vehicular circulation and access, landscaping catch basins and drainage, force main sewer line, exterior lighting, electrical transformer and additional site infrastructure (gas, water) to be located on contiguous affiliated property.
  - Pedestrian access to be in the State of Vermont Route 15 ROW.
6. The DRB finds that multi-use building will have primary frontage along VT Route 15 and secondary frontage along the northerly access road which leads to what will be called Old Mill Green and will be consider and be established as a thoroughfare.




Town of Jericho  
Jericho Development Review Board

7. The DRB finds that with the proposed vehicular circulation and access improvement associated with the contiguous affiliated property and the building of what is to be Old Mill Green that Common Area 2 will now have primary frontage along the proposed Old Mill Green access drive which will become a thoroughfare.
8. The DRB finds that with the new proposed vehicular circulation and access associated with the multi-use building a thoroughfare is being created on Common Area 2.
9. The DRB finds that the proposed parking layout (head in parking) is not an allowable design on a thoroughfare in the CD 4 Character Based District.
10. The DRB finds that the proposed location of the cooling tower on Common Area 2 is not on compliance because it is not allowed within the first lot layer.
11. The DRB finds that §11.8.4 and §13.4.18.4 of the Land Use and Development Regulations state when abutting a public way that street trees are required.
12. The DRB finds that there are no proposed street trees.
13. The DRB finds that application does not meet the requirements of §11.8.4 and §13.4.18 of the Land Use and Development Regulations.
14. The DRB finds that the applicant does have a height encumbrance associated with a GMP easement, but it does not prevent the installation of landscaping and street trees.
15. The DRB finds that the proposed bollard (rebranded Protective Post) material is not allowed in the CD 4 Character Based District.
16. The DRB finds that finished septic designs were not provided.

Based on the findings of fact a motion by Barry King to deny the request by Tatro 368 Route 15 Properties LLC Site plan approval for the construction of a 7,015 sq.ft. multi-use building and associated site improvements was made. Seconded by Jeff York. Those in favor: King, York & Flynn. Opposed: Newbeck. Abstained: None. Absent: Chardain. Motion carried 3-1.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 32 Cherry Street, 2<sup>nd</sup> Floor, Suite 303, Burlington, Vermont 05401*. The current filing fee for an appeal is \$295.00, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802-951-1740.

Sincerely,

  
Barry King, Chair  
Jericho Development Review Board

cc: Interested Parties    Town Clerk    Selectboard    Lister –Town of Jericho

# Town of Jericho

## Development Review Board SUBDIVISION Application

Application #: \_\_\_\_\_

Parcel Code: VT 368

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- Boundary Line **Adjustment**
- Sketch Plan** Review
- Preliminary Plan Review
- Amendment** to Subdivision Approval

**Final Plan Review:**

- MINOR** Subdivision (1-3 lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).*
- MAJOR** Subdivision (4+ lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).*

Number of lots resulting from subdivision: 2

### 2. Project Information

Description: Divide Lot 2B into Lot 2B and Lot 2C and the construction of a multi-purpose commercial building

Location: Current parcel E911 address is 368 VT Route 15, Lot 2

Zoning District(s) in which property is located:    **AGR**    **COM**    **FOR**    **OS**    **RR**    **VCTR**    **VIL**

### 3. Interested Parties

Applicant Name: Tatro 368 VT Route 15 Properties, LLC

Email address: greg@gwtatro.com

Mailing Address: P.O. Box 339 Jeffersonville, VT 05464

Phone: (802) 644-8875

Applicant's relationship to parcel (check one):     Owner     Option to purchase

Landowner of Record Name (if not applicant): Tatro 368 Route 15 Properties, LLC

Address/Phone: P.O. Box 339 Jeffersonville, VT 05464

Professional advisor(s) *Give name, address, phone, title:*

Professional Engineer Richard F. Hamlin, P.E., 136 Pearl St., Essex Jct, VT 05452, (802) 878-3956

Other (specify) \_\_\_\_\_

Name(s) of current adjacent landowner(s):

364 VT Route 15 LLC

UNION BANK

OLD MILL PROPERTIES, LLC

SHERRY MCCABE

GREEN MOUNTAIN POWER CORPORATION

 7/19/14  
Landowner Signature (Date)

 7/19/14  
Applicant Signature (Date)

**FOR OFFICE USE ONLY**

Public Hearing(s): Date

DRB Action taken:

\_\_\_\_\_

\_\_\_\_\_

Fee Paid: \_\_\_\_\_

Application Date: \_\_\_\_\_

Decision Date: \_\_\_\_\_

# Town of Jericho

## Development Review Board HEARING Application

Application #: \_\_\_\_\_

Parcel Code: VT 368

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- |  |  |
|--|--|
| <input type="checkbox"/> Conditional Use Approval    | <input type="checkbox"/> Amendment to DRB Approval         |
| <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Dimensional Waiver                |
| <input type="checkbox"/> Sketch Plan Review          | <input type="checkbox"/> Appeal of Administrative Decision |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other _____                       |

Section[s] of Zoning Regulations relating to this application: 4.4, 7.8, 10.10, 10.12, 13

### 2. Project Information

Description: Applicant is proposing development of Lot 2, as shown on attached plans, to build a commercial multi-purpose building and parking. The building is proposed to contain a restaurant, physical therapy office, and office or commercial space. The building will be located on Lot 2B and Lot 2C.

Location: Current parcel E911 address is 368 VT Route 15, Lot 2

Zoning District(s) in which property is located:    **AGR**    **COM**    **FOR**    **OS**    **RR**    **VCTR**    **VIL**

### 3. Interested Parties

Applicant Name: Tatro 368 VT Route 15 Properties, LLC

Email address: greg@gwtatro.com    Mailing Address: P.O. Box 339 Jeffersonville, VT 05464

Phone: (802) 644-8875    Applicant's relationship to parcel (check one):     Owner     Option to purchase

Landowner of Record Name (if not applicant): \_\_\_\_\_

Address/Phone: \_\_\_\_\_

Professional advisor(s) Give name, address, phone, title:

Professional Engineer Richard F. Hamlin, P.E., 136 Pearl St., Essex Jct, VT 05452, (802) 878-3956

Other (specify) \_\_\_\_\_

Name(s) of current adjacent landowner(s):

364 VT Route 15, LLC


UNION BANK

OLD MILL PROPERTIES, LLC

SHERRY MCCABE

GREEN MOUNTAIN POWER CORPORATION

 7/19/19  
Landowner Signature (Date)

 7/19/19  
Applicant Signature (Date)

**FOR OFFICE USE ONLY**

Public Hearing(s): Date \_\_\_\_\_ DRB Action taken: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Application Date: \_\_\_\_\_ Decision Date: \_\_\_\_\_

DONALD L. HAMLIN  
CONSULTING ENGINEERS, INC.  
ENGINEERS AND LAND SURVEYORS

Please reply to:

P.O. Box 9  
Essex Junction  
Vermont 05453

136 Pearl Street  
Essex Junction, Vermont

Tel. (802) 878-3956  
Fax (802) 878-2679  
E-mail: HamlinEngineers@dlhce.com

July 22, 2019

Mr. Chris Flinn  
Zoning Administrator  
Town of Jericho  
PO Box 39  
Jericho, VT 05465

HAND DELIVERED

Re: Tatro 368 VT Route 15 Properties, LLC, Subdivision and Multi-Purpose Building Site Plan

Dear Mr. Flinn:

Please find enclosed, in support of the above referenced applications, the following documents:

- Signed Development Review Board Hearing Application for Site Plan Review
- Signed Development Review Board Subdivision Application for Minor Subdivision
- Two full sized plan sets
- Three reduced size plan sets
- An application fee check in the amount of \$675 to cover the \$150 site plan fee, the \$250 minor subdivision fee, \$200 for the two lots and the \$75 mailing fee for abutters' notice.
- A list of the abutting property owner's mailing addresses
- A copy of the Application for Water Allocation submitted to the Jericho-Underhill Water District
- A copy of the VTrans permit that was issued for the curb cut at the northern end of the proposed project
- A copy of the draft Cross-Easement Agreement between the parcel owners
- A copy of the draft Declaration of Planned Community
- A CD containing the application documents in pdf form

This project proposes the subdivision of the parcel known as Lot 2B and the construction of a multi-purpose building in Character District 4 within the Riverside Character-Based Zoning District that falls within the Village Center Zone. The applicant is seeking both Site Plan and Subdivision approval.

In addition, we offer the following responses to **Section 13.4.4.2:**

**13.4.4.2.1 Building Placement** – The proposed project meets the requirements of table 13.3.3.1B in that the building falls within the required minimum and maximum front (3'-20') and side yard setbacks (5'-20') and does not encroach within the rear yard setback (3').

WATER SUPPLY AND DISTRIBUTION  
WASTEWATER COLLECTION AND TREATMENT  
STREETS AND HIGHWAYS  
AIRPORTS

SUBDIVISIONS  
SKI LIFTS  
RECREATION AND INDUSTRIAL PLANNING  
SOIL BORINGS

LABORATORY ANALYSIS  
(WATER AND WASTE WATER)  
LAND SURVEYING  
SOLID WASTE MANAGEMENT



**13.4.4.2.2 Yard Type** – The yard type is Sideyard (w/Backyard)

**13.4.4.2.3 Building Form & Building Type** – the Building Form is Porch (13.4.9.1) and the Building Type is Small Commercial Building (13.4.9.9)

**13.4.4.2.4 Building and Lot Use** – The proposed Building and Lot Use(s) is 3.4.1, Restaurant/Tavern, less than 3,000 square feet, 3.5.1 Personal/Professional Services Type 1, less than 3,000 square feet, and 3.5.1 Personal/Professional Services Type 1, less than 3,000 square feet, all of which are a permitted use in CD4.

**13.4.4.2.5 Parking and Loading Locations** – The proposed parking is located in the third lot layer and is screened by the building. There will be no new curb cuts created as a part of this development. Pedestrian access from the parking area is provided to the Frontage Line in two locations.

**13.4.4.2.6 Parking Requirements** -See the site plan for the parking calculations. A minimum of 24 spaces is required and 29 are proposed. Two accessible parking spaces will be provided, one of which will be van accessible, in accordance with 11.2.2.2.

**13.4.4.2.7 Architectural Standards and Signage** – The proposed building meets the architectural standards of Section 13.4.9 and section 13.5. Signage will be in conformance with Section 13.4.14.2 and Section 7.8.2.2. See building elevations in the submitted plan set.

**13.4.4.2.8 Any applicable Special Requirements** – There are no known Special Requirements as there is no Shopfront, the building is not located at the conclusion of a thoroughfare, nor is there a Passage being created.

**13.4.4.2.9 Existing and any proposed Thoroughfares** – The existing access drive will be improved and those improvements will be made in accordance with 11.1.3. See the site plans and details.

**13.4.4.2.10 Thoroughfare Types and Standards and Thoroughfare Sections** – The existing access that will be improved falls most closely into the Neighborhood Street category.

**13.4.4.2.11 If the Development Plan area exceeds 20 gross acres, Pedestrian Sheds and their respective Common Destinations** - The Development Plan area does not exceed 20 gross acres.

**13.4.4.2.12 Existing and any required or proposed Civic Zones, Civic Spaces and Civic Buildings** – There are no existing, proposed, or required Civic Zones, Civic Spaces, or Civic Buildings proposed as a part of this project.

**13.4.4.2.13 Existing and any proposed Character Districts** - The project is located within the Character District 4 (CD4).

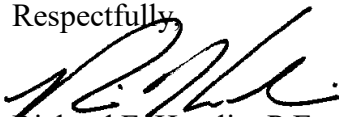
**13.4.4.2.14 If the Development Plan area exceeds 10 gross acres, Block Perimeter** – The Development Plan does not exceed 10 gross acres.

**13.4.4.2.15 If the Development Plan contains any element or use that would require Site Plan Review under the Town Development Regulations, all requirements for Site Plans thereunder** - See the submitted plan set for the remaining information regarding the proposed project.

**13.4.4.2.16 One or more maps of the Development Plan site and all Adjacent property reflecting the existing Character Districts, Civic Zones, Thoroughfares and other roadways, and Special Requirements and any proposed changes to the Character Districts, Civic Zones and Special Requirements** – Two full size and three reduced size plan sets, along with all application documents in pdf form are included in this application.

Please let me know if you have any questions, or if you need any additional information.

Respectfully,



Richard F. Hamlin, P.E.  
Chief of Engineering

enc.

c: Greg Tatro

**Preliminary Ordinance Review**

Project: Tatro Commercial Building

Date: 8/15/2019

Review comments by Kevin Trout, Scott + Partners on behalf of the Town of Jericho

This review is arranged to show the ordinance requirements in the left column and review comments in the right column. Items marked "n/a" are not applicable to this building. Items marked "in compliance" meet the requirements of the ordinance. Facts of the building are included where possible to simplify this review and review by others. Items that are not in compliance are described in the review column.

Items without review comments can be assumed to not apply, be in compliance, or be related to descriptive or directive content in the ordinance that do not necessitate associated review comments.

Question mark graphic located next to comments indicates items for review by Town of Jericho and applicant's consultant.

? Some of the questions may be able to be resolved with written response from applicant's consultant and this review will be revised prior to the 8/28/19 DRB meeting. Some of the questions require clarification from the Town of Jericho and can be resolved with written or verbal response.

Please contact me with any questions about this review.

A handwritten signature in black ink that reads "Kevin Trout". The signature is stylized with a large, sweeping initial "K" and a horizontal line extending across the top of the name.

Scott + Partners

P: 802-879-5153

C: 802-825-3689

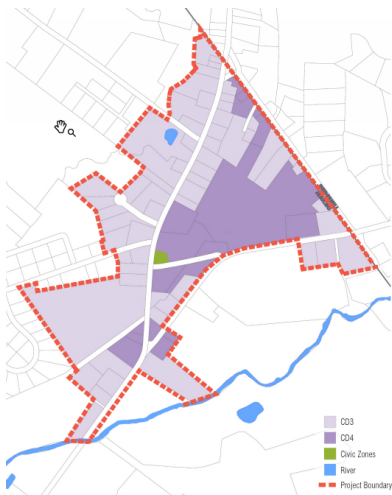
E: kevin@scottpartners.com

## Ordinance

### Section 13.1 General

Review section for applicable requirements. Note them here or indicate non-applicable

### Section 13.2 Regulating Plan



### Section 13.3 – Character Districts and Civic Zones

The CD 4 district is has shallow or no front setbacks and medium to no side setbacks. It has variable private landscaping and it has streets with curbs, sidewalks, and street trees that define small to medium blocks

## Review Comments

This application is for a property within the character based zoning district boundary map

No applicable requirements in this section. No shopfront, terminated vistas, or passages are designated on the Regulating Plan. The proposed project lies in the CD4 Neighborhood Center District.

Proposed building has no street trees indicated along the principal frontage on the landscaping plan. These would significantly improve the development of the lot and the proposed sidewalk.

The sidewalk is also not connected to the bank entrance to the south.

Building Placement – Principal Building

Principal Façade assumed to face Rt. 15 (West Façade).  
Front setback at 19' is within the 3-20-foot range  
Side setbacks at 6' are within the 5-20-foot range  
Rear setback at 26'-6" is above the 3-foot minimum.  
Frontage buildout of 124' is 89% of the 138' property frontage, in excess of the 40%-75% range

Yard Types

The proposed building is of the Edgeyard type with setbacks on all sides, which is a permitted use.

Building and Lot Use

Restaurant, Physical Therapy (Med Office or Professional Services < 6000 SF are permitted uses in the CD4.

This building type is classified as small non-residential

Lot Occupation

The 6996 SF footprint is 46% of the 15,201 SF combined area of the two lots. This is below within the 70% maximum requirement for lot coverage.

Building Form – Principal Building

The single-story building is within the 3 story limit

The proposed ground floor ceiling height of 12 feet which meets the 12-foot requirement for a shopfront.

Overall Void Area: 31%

Shopfront Void Area: 51% (Required 50% min.)

Side and rear walls are over the required 25% with a respectable placement of glazing at the food service and professional service uses at the east and north walls.

Roof Pitch: 6:12 meets the required pitch range of 4:12 to 12:12.

Building Types Allowed

Building Placement – Outbuilding

Parking

Private Frontages & Encroachments  
Section 13.4 — Development Plans & Standards

#### SECTION 13.4.8 BUILDING PLACEMENT & YARD TYPES

##### 13.4.8.1 Building Placement.

Buildings shall be disposed in relation to the boundaries of their Lots within each Character District according to Tables 13.3.3.1A-.1B (Character District Standards).

See Table 13.4.8.2 and Indicate if building is Edgeyard (w/Backyard), Sideyard (w/backyard), Rearyard (w/Backyard)

See Illustration 13.4.8.3 and 8.7 for building placement (principal/back/out) designation and setback designations

##### Table 13.4.8.2 Yard Types

##### 13.4.8.2 Yard Types.

Buildings and Lots shall conform to the Yard Type standards within each Character District, as set forth on Table 13.4.2 (Yard Types).

The proposed building falls under the “Small – Non-Residential” building type.

No outbuildings

Parking is located behind the third lot layer.  
The combined food service and professional service uses requires 6 spaces. (same for professional services. 28 are shown.

Porches, Stoops, and shopfronts are permitted.

Edge yard type

13.4.8.3 Principal Building.

Within each Character District, one Principal Building may be built on each Lot at the Frontage, as illustrated generally in Illustration 13.4.8.3 (Principal Building/Backbuilding/Outbuilding).

13.4.8.4 Backbuilding/Outbuilding.

Within each Character District one Backbuilding and one Outbuilding may be built on each Lot to the rear of the Principal Building, as illustrated generally in Illustration

13.4.8.3 (Principal Building/Backbuilding/Outbuilding). Any Outbuilding shall be subject to the limitations of §5.9.3.

13.4.8.5 Other Components.

Any Structure other than a fence or Streetscreen shall be situated in the Second Lot Layer or Third Lot Layer and shall be screened from the Frontage by a Building or Streetscreen.

13.4.8.6 Building Facades.

Within each Character District, Building Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along the minimum percentage of the Frontage Line width at the Setback, as specified as Frontage Buildout on Tables 13.3.3.1A-.1B (Character District Standards).

13.4.8.7 Building Setbacks.

13.4.8.7.1 Setbacks for Buildings shall be as shown in Tables 13.3.3.1A-1B (Character District Standards). See Illustration 13.4.8.7 (Setback Designations).

SECTION 13.4.9 BUILDING FORM & BUILDING TYPES

Complies

No outbuilding

Dumpster and A/C screen are beyond the third lot layer

Complies

Complies as described above

### 13.4.9.1 Private Frontage - General.

13.4.9.1.1 The Private Frontage within each Character District shall conform to and be allocated in accordance with Table 13.4.9.1 (Private Frontage Types) and Tables 13.3.3.1A-.1B (Character District Standards), as applicable, and any applicable Special Requirements indicated on the Regulating Plan.

See Table 13.4.9.1 for Private frontage types, and indicate which applies.

13.4.9.1.2 Building Facades that are 60 feet or greater in width shall be provided with an entrance for every 50 feet of Facade and shall be designed with projecting or recessed offsets not less than 4 feet deep, and at intervals of not greater than 50 feet.

By descriptions of Table 13.4.9.1, The private frontage of this building fits between “Common Yard” and “Officefront” types.



“Common Yard” is defined by a planted frontage that provides a buffer from higher speed Thoroughfares. This somewhat applies to the site which is minimally setback from the principal frontage along Rt. 15.

“Officefront” is defined by a façade aligned close to frontage line and an entrance at or **above** sidewalk grade. This may apply to the building because of its elevated ground floor and by the individual fenestration openings of the ground floor.

Table 13.4.9.9 requires a shopfront as part of any Small Non-Residential building where the use is retail. Shopfront frontage is required to be aligned close to the frontage line with the building entrance at sidewalk grade. It is unclear if this applies to the proposed tenant spaces.



13.5.1.xii Requires first floor retail uses to be at sidewalk grade.

The west façade of the building complies with this requirement. It has a recess 5 feet deep 47 feet from each end of the building.

The east façade does not comply. The plan shows a 4’ recess 58 feet from either end. The east façade is not the principal frontage but it faces the main parking area for the building.



The east façade is however successfully articulated into three sections by the combination of dormer and shed roofs covering the deck and ramp. (see below)



13.4.9.1.3 Principal Buildings shall have a Principal Entrance which shall face the Frontage, or if there is more than one Frontage, the Principal Frontage.

13.4.9.2 Multiple Private Frontages. Each Building shall have a Private Frontage along each of its street Frontages. If a Building has more than one street Frontage, one of its Frontages shall be designated as the Principal Frontage and the other Frontage or Frontages shall be Secondary Frontages, as illustrated generally in Illustration 13.4.9.2 (Frontage & Lot Lines)

See illustration 14.4.9.2 frontage and lot lines for definition of frontage line, lot line, facades, and elevations

13.4.9.3 Building & Ceiling Height.

13.4.9.3.1 Building heights and ceiling heights within each Character District shall conform to Tables 13.3.3.1A-.1B (Character District Standards), as applicable.

The building plan shows multiple entrances on the principle frontage (west) façade as well as the east façade facing parking.

The principal frontage is the route 15 side with secondary frontages on the parking lot and access road sides.

Building complies – see comments above for table 13.3.13.1

13.4.9.3.2 In calculating Building height, Mezzanines extending beyond 33 percent of the floor area below shall be counted as an additional Story.

n/a

13.4.9.3.3 In calculating the height of a Parking Structure or Garage, each above ground level counts as a single Story regardless of its relationship to habitable Stories.

n/a

13.4.9.3.4 In calculating Building height, none of the following shall be considered:

- a) Attics or lofts under 14 feet in height at their tallest point;
- b) Raised basements; or
- c) Masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

No comments

13.4.9.4 Floor Elevation.

Building ground finish floor elevation within each Character District shall conform to Tables 13.3.3.1A-1B (Character District Standards).

Table no longer contains ground floor requirements. 13.5.1.xii dictates first floor elevation requirements for residential and retail uses.



13.4.9.5 Roof Type & Pitch. Illustration 13.4.9.2 frontage and Lot Lines  
Building roof type and pitch within each Character District shall conform to Tables 13.3.3.1A-.1B (Character District Standards).

Building complies  
Roof Pitch: 6:12 meets the required pitch range of 4:12 to 12:12

13.4.9.6 Facade Glazing.

Window glazing of Building Facades within each Character District shall conform to Tables 13.3.3.1A-.1B (Character District Standards).

Overall Void Area: 31%  
Shopfront Void Area: 51% (Required 50% min.)  
Side and rear walls are over the required 25% with a respectable placement of glazing at the food service professional service uses at the east and north walls.

13.4.9.7 Loading Docks / Service Areas.

n/a

Loading docks and service areas shall not be permitted on Frontages or within the First Lot Layer. See Illustration 13.4.7.1 (Lot Layers).

#### 13.4.9.8 Streetscreens.

Any Streetscreen along a Frontage shall be built on the same plane as the Façade of the Principal Building and shall be between 3.5 and 4.0 feet in height. Other Streetscreens shall be between 3.5 and 6 feet in height. Streetscreens along the Frontage shall have openings no larger than necessary to allow automobile and pedestrian access.

#### 13.4.9.9 Building Type.

Buildings in each Character District shall be of one or more of the Building Types specified for such Character District in Table 13.4.9.9 (Building Types).

–

refer to table on page 39 for permitted building types in districts CD3 and CD4 and indicate if proposed use is permitted.

#### 13.4.9.10 Architectural Standards

Buildings in all Character Districts shall comply with the Architectural Standards set forth in Section 13.5 (Architectural Standards).

#### 13.4.10 ENCROACHMENTS

Encroachments of Building Elements shall be allowed within each Character District as set forth in Tables 13.3.3.1A-1B (Character District Standards).

#### 13.4.11 USES

n/a

See comments for Table 13.3.13.1B Building is of Small-Non residential type. Shopfront frontage required if unlabeled tenant space intends to be retail use.



No comments

Deck and ramp elements comply with encroachment limits in table. Decks on the principal frontage are 8 feet deep

Restaurant, Physical Therapy (Med Office or Professional Services < 6000 SF are permitted uses in the CD4.

See Table Building & Lot Principal Use for what uses are approved in CD3 and CD4 districts

Indicate if the proposed use is permitted

13.4.11.1 general.

Sections 4.4 and 4.5 are not applicable within the Riverside Flats Character-Based District.

13.4.11.2 primary uses.

The Primary Uses permitted (P), allowed (A), or allowed upon approval of a Conditional Use (C), as applicable, for Buildings and Lots in each Character District shall be those permitted (P), allowed (A), or allowed upon the granting of a Conditional Use Permit (C), as set forth in Table 13.4.11 (Character District Uses); provided, however, if there is an applicable Shopfront Special Requirement, the ground floor of any Building shall consist entirely of non-residential Primary Uses .Multiple Primary Uses may exist with a Building or Lot.

13.4.11.3 accessory uses.

Accessory Uses which are clearly subordinate and incidental to a Primary Use permitted (P), allowed (A), or allowed upon granting of a Conditional Use (C) shall also be permitted or allowed.

13.4.11.4 Compliance with other standards.

Primary Uses indicated as permitted (P), allowed (A), or allowed upon approval of a Conditional Use (C), and all Accessory Uses, must comply with all other standards of the applicable Character District.

Table 5.J.1 Building & Lot Principal Use

13.4.12 PARKING REQUIREMENTS

Food Service and Professional Service uses are permitted

n/a

Section 11.2.2 (Number of Parking Spaces Required) is not applicable in the Riverside Flats Character-Based District. Parking available to each Lot within all Character Districts shall be provided in accordance with Table 13.4.12 (Parking Requirements). For purposes of determining compliance with the number of spaces required to be for each Lot under this Article 13, parking spaces located on the Lot and parking spaces available on-street or within any Parking Lot or Parking Structure within 2 blocks of such Lot and which are available to the public or pursuant to a recorded easement or parking agreement may be included. Handicapped parking spaces shall be provided in accordance with Section 11.2.2.2 (Handicapped Spaces).

See Table 13.4.12 for Parking Requirements and indicate if proposed use meets the criteria

#### SECTION 13.4.13 PARKING, LOADING, DRIVEWAY AND DRIVE-THROUGH LOCATIONS AND STANDARDS

##### 13.4.13.1 Location.

All Parking Areas and above-ground Garages within Lots shall be located in the Second Lot Layer or Third Lot Layer. Subterranean Garages may be located in any Lot Layer. All loading locations within Lots shall be located in the Second Lot Layer or Third Lot Layer. All Drive Throughs, shall be located in the Third Lot Layer. All fuel pumps shall be located in the Third Lot Layer.

##### 13.4.13.2 Screening.

Parking Areas, Parking Lots, loading locations, Drive-Throughs and fuel pumps shall be screened from the Frontage by a Building or Streetscreen except for any access Driveway.

##### 13.4.13.3 Driveway Width.

Driveways at Frontages shall be no wider than 24 feet in the First Lot Layer.

##### 13.4.13.4 Pedestrian Exits.

Food Service requires 4 spaces per 1000 ft  
Professional Service requires 4 spaces per 1000 ft  
Total spaces required is 5.

Parking located beyond third lot layer



Parking is screened by the building

Building uses adjacent street access to access parking, not a driveway

Pedestrian exits from all Parking Lots, Garages, and Parking Structures shall be directly to a Frontage Line and not directly into a Building, except for underground parking accommodations.

n/a

#### 13.4.13.5 Liner Buildings Required.

The above-ground portions of Parking Structures shall be lined with Buildings of at least 24 feet deep throughout the entire height of the above-ground portions of Parking Structure.

n/a

#### 13.4.13.6 Drive-thrus:

Drive-thrus shall be allowed, subject to the following standards:

n/a

(a) Drive-through structures and windows shall be designed to match the architectural detail, materials, and roof pitch/design of the structure they serve.

(b) Drive-through structures, windows and stacking lanes shall be located to minimize conflicts between motor vehicles and pedestrians and to ensure safe pedestrian circulation and access to the principal structure on the site.

(c) Drive-through structures and windows shall generally be oriented to the side or rear of the building to avoid disruption of the streetscape. The DRB may approve other orientations if measures such as landscaping or architectural treatments that maintain the streetscape are provided by the applicant.

(d) Each drive-through window shall be designed to include a stacking for at least three (3) motor vehicles and a separate passthrough lane. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of (or around) the stacking lane(s).

#### SECTION 13.4.14 SIGNAGE

13.4.14.1 There shall be no Signage permitted except that specified in this Section 13.4.14. 13.4.14.2 Signage shall be permitted and regulated within the entire Riverside Flats Downtown Character-Based District in accordance with Section 7.8 (Signs) to the same extent as if the Riverside Flats Downtown Character-Based District were within the Village Center (VCTR); provided that no free-standing sign shall exceed five feet (5') in height and no monument signs shall be allowed.

#### 13.4.15 Pedestrian Sheds

Any proposed Development Plan covering, either separately or together with other Development Plans under a common development plan, program or scheme, 20 acres or more, shall be based upon one or several proposed or existing Pedestrian Sheds, located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features. See Illustration 13.4.15 (Pedestrian Shed). The Development Plan area may be smaller or larger than the Pedestrian Shed within which it is situated.

#### 13.4.16 Block Perimeter

Each Block in a Development Plan that covers more than .25 acres shall conform to the applicable Block Perimeter Standards set forth in Table 13.4.16 (Block Perimeter Standards). Without limitation to the preceding sentence, if a proposed Development Plan would create or divide a Block or would consolidate two or more Blocks, each such resulting Block shall conform to the applicable Block Perimeter Standards set forth in Table 13.4.16 (Block Perimeter Standards). For purposes of calculating Block Perimeter, a pedestrian or multi-modal Path that is at least 10 feet wide may be counted as a Thoroughfare for one side of a Block.

TABLE 13.4.16 Block Perimeter Standards  
CD3 CD4 By Right 2,500 ft max 2,500 ft max

Only building mounted signage is shown on the application.

Block perimeter is < 650 feet

Table 13.4.17 Civic Spaces

SECTION 13.4.17 CIVIC ZONES, CIVIC SPACE & CIVIC BUILDINGS AND LOTS

n/a

13.4.17.1 Civic Space Types & Design.

Civic Spaces shall be designed as generally described in Table 13.4.5.2 (Civic Spaces) as related to the Adjacent Character District, or if Adjacent to more than one, as related to the highest numbered Adjacent Character District.

See Table 13.4.17 Civic Spaces for permitted space types in the districts, and indicate compliance if applicable.

SECTION 13.4.18 THOROUGHFARES

13.4.18.1 General.

Thoroughfares are comprised of Vehicular travel lanes, any applicable vehicular parking lanes, any applicable Bicycle Accommodations and the applicable elements of the Public Frontage.

13.4.18.2 Thoroughfare Standards.

Any Thoroughfares on a Development Plan shall comply with the following standards set forth in this Section 13.4.18.2:

13.4.18.2.1 Thoroughfares shall be intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.

13.4.18.2.2 Thoroughfares shall consist generally of vehicular lanes and Public Frontages.

13.4.18.2.3 Thoroughfares shall be designed in



context with the urban form and desired design speed of the Character Districts through which they pass.

13.4.18.2.4 The Public Frontages of Thoroughfares that pass from one Character District to another shall be adjusted accordingly or, alternatively, the Character

See Illustration 13.4.18.2 “Turning Radius” for description of how radius is measured. (This illustration is scheduled to be revised for clarifications)

District may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.13.4.18.2.5 Pedestrian comfort shall be a primary consideration of the Thoroughfare, with any design conflict between vehicular and pedestrian movement generally decided in favor of the pedestrian.

13.4.18.2.6 Thoroughfares shall be designed to define Blocks not exceeding any applicable perimeter size prescribed in Table 13.4.16 (Block Perimeter Standards), measured as the sum of Lot Frontage Lines and subject to adjustment at the edge of a development tract.

13.4.18.2.7 Thoroughfares shall terminate at other Thoroughfares, forming a network, with internal Thoroughfares connecting wherever possible to those on Adjacent sites and cul-de-sacs not being allowed unless approved by Variance as being necessary to accommodate specific site conditions.

13.4.18.2.8 Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within a development tract may Enfront a Passage.

13.4.18.2.9 Thoroughfares in each Character District shall conform to the Thoroughfare Standards of Tables 13.4.18.2A - 13.4.18.2E (Thoroughfare Assemblies and Standards), as applicable to the Character District. See also Illustration 13.4.18.2 (Turning Radius).

#### 13.4.18.3 Vehicular Lanes and Bicycle Accommodations.

Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles, subject to the standards for vehicular lanes shown in Tables 13.4.18.9.A - 13.4.18.9.E (Thoroughfare Assemblies and Standards).

See pages 47 – 53 for illustrations of thoroughfares and bikeway types for compliance.

See Table 13.4.18.4 A for allowed public planting types.

The following plants are scheduled in the third lot layer. The Autumn Blaze Maple is a permitted tree shape. The Forsythia and crabapple are not a permitted tree shape.

No trees are shown in the first lot layer along the principal frontage. Table 13.4.18.2 typically includes tree spacing requirements and widths for planting zones along streets.

Compliant street trees should be considered for the Principal Frontage and Secondary frontage along the northern street.

Autumn Blaze Maple



Donald Wyan Flowering Crabapple



Northern Gold Forsythia (shrub)



Lighting types proposed comply with the “column” type which is permitted in the district

See Table 13.4.18.4B for Permitted Public Lighting types (scheduled for expansion of info)

#### 13.4.18.4 Public Frontages.

13.4.18.4.1 The Public Frontage shall include the types of Sidewalk, Curb, planter, and street trees, allocated within Character Districts and designed in accordance with Tables 13.4.18.9.A - 13.4.18.9.E (Thoroughfare Assemblies and Standards). Any Bicycle Accommodations shall comply with the applicable standards of Table 13.4.8.3 (Bikeway Types). Any Bicycle Accommodations shall comply with the applicable standards of Table 13.4.18.3 (Bikeway Types).

13.4.18.4.2 Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 13.4.18.9.A - 13.4.15.9.E (Thoroughfare Assemblies and Standards), Table 13.4.18.4A (Public Planting), and Table 13.4.18.4B (Public Lighting); provided that the spacing may be adjusted to as necessary to accommodate specific site conditions.

13.4.18.4.3 The introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance.

13.4.18.4.4 Trees included in the Public Frontage shall be planted with shade canopies of a height that, at maturity, clears at least one Story

## Section 13.5 — ARCHITECTURAL STANDARDS & GUIDELINES

Except as otherwise specifically provided, these architectural standards shall not apply to Outbuildings.

### 13.5.1 Composition

The following Architectural Standards shall be applicable to the composition of Buildings, Improvements and Structures in the Riverside Flats Character-Based District:

See comments above regarding tree shapes. Note the rear parking side is shown to have trees. This may be considered the public frontage since the parking is adjacent. The ordinance considers this building to have multiple public frontages since the main road (route 15) is on one side and the parking is on the other. Street trees/plantings need to be added to the north and west side of the building.

This requirement needs to be factored into tree selection. Two of the three proposed trees do not comply.

i. Facades of Principal Buildings having three Stories shall be designed to have a base, comprised of the first one or two stories of the Building. If the Building Façade is higher than that of a two or three story Building on an Adjacent Lot, the number of stories comprising the base shall be equal to the number of stories of the Adjacent Building.

n/a

ii. In addition to the base, Buildings having three Stories shall have a middle section, comprised of the Story or Stories above the base, and a cap, which is comprised of an articulated cornice the height of which is 1/15-1/18 of the Façade height at the roof.

n/a

iii. The middle section of a Building shall be differentiated from the Base by a transition line.

n/a

iv. A transition line may consist of a continuous, shallow balcony, a short stepback, or a slightly articulated trim course.

v. The transition may be supported by a change of window rhythm or size and a change in material or color.

vi. Facades shall be designed using simple proportions such as the rational (such as 1:1, 2:1, 3:2, 4:3, etc.) or the irrational (such as 1: the square root of 2, which is 1.41421356237), or 1: the Golden Mean, which is 1.6180339887).

A proportion system has not been indicated on the elevations.

vii. Blank walls are prohibited at Frontages.

viii. The percentage of void area (windows and other openings) in a Façade shall be between 20% and 60%, except at street-level Shopfront Frontages, where it shall not be lower than 70%.

Building complies, see notes for CD4 table.

ix. The Facades of Buildings with continuous façades of 60' or greater in width shall be articulated on a scale comparable to that of

Building complies. Some dimensions are slightly over 50 feet but are mitigated by ramp/deck roofing that mask the building elevation length.

the rest of the Buildings on the Block Face or designed with projecting or recessed offsets not less than 4' deep, and at intervals of not greater than 50'.

x. The first floor and all other floors shall have a coordinated composition, such as aligning the upper floor windows and other features with openings and features of the first floor. Entryways shall clearly be the main focus of the Façade.

xi. Principal Buildings shall have a Principal Entrance(s) facing the Principal Frontage.

xii. Residential finished floor level of the first floor shall be 2' to 6' above sidewalk level in the front, but may be on grade in the rear. The sill of Residential windows shall be 5' min. from the sidewalk. Retail first floors shall be located at sidewalk level.

### 13.5.2 Walls

The following Architectural Standards shall be applicable to walls of Buildings, Structures and other Improvements in the Riverside Flats Character-Based District:

i. Building wall materials may be combined on a Facade only horizontally and may change only along a horizontal line with the heavier below the lighter.

ii. RESERVED

iii. Building walls and gables of Principal Buildings shall be natural stone, painted or unpainted brick or painted or stained (on both sides) smooth-cut wood shingle, wood tongue and groove, wood clapboard siding, wood board-and-batten siding or smooth cementitious siding with all exposed surfaces

Building complies

Entrances are located on the street and parking sides of the building

Neither residential or retail floor heights apply to this use.

In compliance

In compliance with wood clapboard and wood shingle siding shown.

iv. Building walls and gables of Outbuildings shall be designed to harmonize with the form, and details their associated Principal Building.

v. Board-and-batten siding shall have “boards” no more than 12” in width and “battens” no more than 2” in width. Board-and-batten siding shall be installed so there are no visible joints in the underlying board material.

vi. Siding shall be installed so there are no visible butt joints.

vii. Reflective wall materials are prohibited.

viii. Smooth-face concrete block is prohibited as an exterior material. Split-face block may be used on Elevations not exposed to a street.

ix. No more than two materials may be used on a Facade in addition to the foundation, basement or undercroft. Wood and cementitious siding shall be considered the same material for the purposes of this provision.

x. RESERVED

xi. RESERVED

xii. Brick shall be “standard” or Roman sized and shall have minimal color variation.

xiii. Brick shall be laid in a horizontal running bond, common bond, English bond or Flemish bond pattern with raked mortar joints of not greater than 5/8” wide.

In compliance

n/a

xiv. Mortar color value (lightness/darkness) for natural brick or stone shall be in the tan or warm range, not white.

xv. Shingles and siding shall be 8" maximum to the weather. Shingles shall be machine cut with the bottom edges aligned.

xvi. Facades and side Elevations of any one Building shall be made of the same materials and similarly detailed.

xvii. Arches and piers shall be natural stone, brick or stucco and no less than 12"x 12". Arches shall be no less than 8" thick.

xviii. Posts shall be painted or opaque stained wood or painted synthetic or authentic wood no less than 6"x 6".

xix. Columns shall be brick, natural stone, painted synthetic wood, painted or opaque stained wood, proportioned according to the standards set forth in S. Mouzon, Traditional Construction Patterns.

xx. Intercolumniation (distance between columns) on the ground floor shall be vertically proportioned.

xxi. Foundation walls, retaining walls, piers and pilings shall be block or poured concrete.

Foundation walls taller than 18" of grade shall be finished in natural stone, any siding permitted in paragraph 13.5.2.i. or painted or unpainted brick. Foundation walls 18" or less may be left exposed.

xxii. RESERVED

xxiii. RESERVED

xxiv. RESERVED

In compliance

In compliance

n/a

In compliance

n/a

In compliance

Foundations are poured concrete

Siding is indicated to only reveal 18" of foundation



xxv. Exterior trim shall be indistinguishable from wood when painted. Wood grade or smooth surface material shall be allowed.

In compliance

xxvi. All exposed wood and synthetic wood products shall be painted or opaque stained.

In compliance

xxvii. Walls materials of a single Building shall be installed in a consistent configuration. Wood clapboard siding and shingles shall be horizontal.

In compliance

xxviii. An articulated cornice must be provided where the top Building wall meets the roof.

Flat trim at gable ends and under eaves indicated.

xxix. Any Streetscreens shall be constructed of a material matching the associated Facade.

n/a

xxx. The exterior finish material on all Facades shall be natural stone, stucco, brick, wood or cementitious siding.

In compliance

### 13.5.3 Attachments & Elements

The following Architectural Standards shall be applicable to attachments and elements of Buildings, Structures and Improvements in the Riverside Flats Character-Based District:

i. Porches should be proportional to the scale of the rest of the Building.

In compliance

ii. Balconies and porches shall be made of painted or opaque stained wood.

In compliance

iii. Reserved

iv. Porch openings shall be vertical in proportion.

In compliance

v. Porches shall be a minimum of 8' deep and 40 square feet in area.

In compliance

vi. Porch railings shall be made of wood or metal. Porches may be enclosed with glass or screens. Porch ceilings may be enclosed.

In compliance

vii. Stoops shall be finished in painted or opaque-stained wood, natural stone, stucco or brick.

n/a

viii. Stoops shall be 4' to 6' deep.

ix. Balconies shall be visibly supported by brackets or beams and shall be at least 4' deep.

n/a

x. Changes in plane are allowed as long as the change is a minimum of 4' deep.

In compliance

xi. Chimneys, chimney enclosures and fireplaces, shall be of masonry, finished with painted or natural brick, stucco, natural stone, or any siding permitted in paragraph 13.5.2.iii. in keeping with the architectural style of the Building to which it is attached.

In compliance with wood sided equipment screens appearing as chimneys

xii. RESERVED

xiii. Chimneys, including vented gas fireplaces, shall be a minimum of 32" square in plan and capped to conceal spark arresters. Flues shall be tile or metal left to age naturally or painted black and shall be no taller than required by the Building Code. Chimney pots and expressive chimney cap details are encouraged.

n/a

xiv. Railings shall have top and bottom rails centered on the balusters, boards or pickets.

In compliance

xv. Reserved

xvi. Reserved

xvii. Galleries and Arcades shall span over a pedestrian area or walkway which may or may not be part of the Public Frontage. Such pedestrian area shall be a minimum of 14' wide, with a minimum interior height of 14' to the top of the vault, or to the ceiling between visible beams or coffers.

xviii. There shall be between one and two Stories of enclosed Building space over an Arcade.

xix. Openings of Galleries and Arcade breezeways shall be vertically proportioned measured to the top of the arch or lintel.

xx. Colonnades shall be masonry finished in natural stone or natural or painted brick, painted or opaque stained wood or painted synthetic wood, and shall rest on pedestals to accommodate any grade changes.

xxi. Rooftop mechanical and telecommunication equipment shall be fully screened on all sides so as not to be visible from any street, path or walkway and to minimize the negative aesthetic impact upon the view from nearby Buildings. Screening shall be incorporated in a manner consistent with the overall architectural design of the Building and may consist of parapets, penthouse screens or other similar methods.

xxii. Decks shall be permitted only in rear yards and on rear roof tops. In rear yards, decks shall be made of painted or opaque stained wood. On roof tops, decks shall be made of stained concrete, concrete pavers, bricks or brick pavers or stone or ceramic tile.

xxiii. Reserved

n/a

Screens on roof should be slightly taller to conceal mechanical equipment above

in compliance.

xxiv. Bay Windows shall not be cantilevered and shall extend all the way to the ground or be visually supported with brackets of appropriate size.

n/a

xxv. Bay windows shall be a maximum of 4' deep and shall be three-sided.

xxvi. Bay windows shall be built of wood or other material indistinguishable from wood when painted.

xxvii. Exterior Insulation and Finishing System (EIFS) shall be limited to architectural trim pieces used 8' above grade or higher.

n/a

#### 13.5.4 Roofs

The following Architectural Standards shall be applicable to roofs of Buildings in the CharacterBased District:

i. Buildings may have green roofs. Green roofs shall be considered pervious for purposes of Lot Coverage calculation.

ii. Solar shingles and panels are encouraged provided that they are installed on and parallel to the roof.

iii. Roofs shall be clad in one of the following materials, in its natural color, wood shingles, wood shakes, 5V crimp or standing seam galvanized metal, slate or synthetic slate, or dimensional asphalt shingles.

Asphalt shingles indicated

iv. Roofs shall be a symmetrical gable, hip, gabled hip, hipped gable, flared hipped or cross gable, as allowed for the applicable Character District and Building Type and shall be pitched as allowed for the applicable Character District and Building Type.

Gable roof indicated

v. Shed roofs (roofs which pitch in one direction) shall be permitted as allowed for the applicable Character District and Building Type.

vi. Roofs shall be pitched, as allowed in the applicable Character District (Table 13.3.3.1.A and B).

vii. Reserved

viii. Reserved

ix. Roof penetrations, other than chimneys, shall be placed so as not to be visible from the Principal Frontage and shall be black or match the color of the roof except those made of metal which may be left natural. Satellite dishes and cellular equipment shall be as small as feasible and placed in the least visible location on the property allowing adequate signal reception.

x. Flashing shall be galvanized metal or copper.

xi. Overlapping or “nested” gables are prohibited unless the smaller gable is part of a change in allowable plane as described in paragraph 13.5.3.x., balcony or porch.

xii. RESERVED

xiii. Gutters, downspouts and projecting drain pipes shall be made of galvanized steel, painted aluminum to match the fascia, trim or wall material, or raw copper. Gutters shall be square, half-round or ogee in profile. Downspouts shall be arranged as an integral part of the Facade composition, and shall generally be placed at the corners of the Building least visible from Frontages. Splash blocks must be made of concrete, brick or gravel. Gutters are required where eaves extend over Adjacent private or public property line(s).

Shed roofs over porches are in compliance

In compliance

Penetrations are located in the third lot layer

In compliance

Material not indicated.



xiv. Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang that is either shallow (12"-16") or deep (32"-40"). Eaves may encroach into Adjacent private properties a maximum of 2' provided that they have gutters which empty within the Lot of the Building on which they are installed.

In compliance

xv. Rafter tails shall not exceed 6" in height at their ends and shall have a unique design not to be repeated within two Buildings in sight of each other.

n/a

xvi. Gable ends shall have historically accurate and appropriately detailed rake and fascia trim.

In compliance

xvii. Reserved

xviii. Dormers shall be roofed with a symmetrical gable, hip, or shed roof, and shall be placed flush with, or a minimum of 3' from, side Building walls.

No dormers indicated

xix. Dormers shall have at least one window.

xx. Natural roof ventilation using soffit vents, gable vents, ridge vents and/or dormer vents is required. Exposed roof vents such as turbines or power roof ventilators are not permitted.

xxi. Reserved

#### 13.5.5. Openings, Windows & Doors:

The following Architectural Standards shall be applicable to openings, windows and doors of Buildings in the Character-Based District.

i. All openings, including porches, Galleries, Arcades and windows, with the exception of Shopfronts and Officefronts, shall be square or vertical in proportion.

ii. Reserved

iii. Windows shall be made of PVC, wood, fiberglass, or aluminum-clad or vinyl-clad wood.

iv. Windows in wood or cementitious sided houses shall have a flat casing, 5/4 inch in depth. Brickmold casing shall be used in masonry walls.

v. Except for Shopfront and Officefront windows, windows shall be double hung or operable casements or awnings.

vi. RESERVED

vii. The centerline of the window sash shall align within the centerline of the wall or closer to the interior. Flush-mounted and projecting windows other than bay windows are prohibited.

viii. Windows in Facades shall be no closer than 2' from the corners of the Building.

ix. Muntins at Frontages, if any, shall be true divided lites or simulated divided lites fixed on the exterior surface with spacer bars to cast a shadow.

x. Window panes throughout the Building shall be uniform in size or proportion, provided that openings may become proportionally smaller on the upper stories.

In compliance	
Window material not indicated	?
No window details provided	
In compliance with officefront fixed windows	
No window details provided	?
In compliance	
n/a	
In compliance	

xi. Single glass panes shall be no larger than 20 square feet except for Shopfront and Officefront.

In compliance

xii. Glass in windows shall be low-e, untinted and free of color.

No window spec provided



xiii. Frosted glass and glass blocks are prohibited at Frontages.

xiv. Aluminum storm windows or doors are not allowed.

No storms indicated



xv. Window screens, if provided, shall cover the entire window area and shall not be divided.

xvi. Walls along Frontages shall have windows or doors spaced no further apart than 20 feet.

In compliance

xvii. First floor walls shall have at least one window per structural bay and exposed basement walls shall have at least one small window per structural bay as appropriate for an occupied foundation.

In compliance

xviii. Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the Building as a whole.

In compliance with band trim, cornerboards, and window casing.

xix. Transoms and sidelights are encouraged.

xx. Sidelights shall not exceed 12" in width.

Sidelights at entries are shown equal in width to door.





xxi. Lintels of stone or pre-cast concrete shall extend horizontally beyond the window opening dimension equal to the height of the lintel. Brick soldier lintels shall extend one brick beyond the opening.

xxii. Lintels and sills on Adjacent windows shall be aligned to create a harmonious facade.

xxiii. Shutters shall be louvered, planked or paneled and shall be applied to all or none of the typical windows on any given Faced or Elevation. Shutters, if provided, shall be made of painted wood or synthetic wood and shall be fully functional with all necessary hardware and shall be sized, shaped and proportioned to match the associated openings.

xxiv. Reserved

xxv. Windows shall be fully articulated with a lintel, face frame and drip mold provided that on stucco over masonry walls, the lintel may or may not be evident.

xxvi. Except on Shopfronts and Officefronts, windows shall be subdivided into lites by muntins, and the lites shall be square or vertical in proportion.

xxvii. If used, storm windows and screens shall be integral with the window. Screen frames shall not contrast greatly with surrounding window frame.

xxviii. Doors shall have a lintel, face frame and drip mold.

xxix. Doors shall have one or more windows or raised panels, excluding Shopfront doors which may be primarily glass.

n/a

No shutters indicated

Windows are cased with equal width boards on all four sides. Does top casing count as "lintel"

?

n/a as use is officefront

Doors are cased on all three sides. Does top casing qualify as lintel?

?

Doors are primarily glass. No material indicated. Use is not "shopfront"

?

xxx. Reserved

xxxi. Reserved

xxxii. Garages in the Second Lot Layer shall have carriage style doors.

xxxiii. Reserved

xxxiv. Doors, with the exception of any windows therein, shall be stained or painted wood.

xxxv. Doors, except Garage doors, shall be constructed of planks or raised panels (not flush with applied trim) which express the construction technique.

xxxvi. Reserved

xxxvii. For Buildings with a masonry ground floor, undercroft openings for drainage and ventilation shall be a maximum of 1" tall and 3" wide and occur according to grade changes.

xxxviii. Openings above the first Story shall not exceed 50% of the total Building wall area, with each Facade or Elevation being calculated independently.

xxxix. Doors and windows that operate as sliders are prohibited along Frontages.

#### 13.5.6 Shopfronts:

The following Architectural Standards shall be applicable to Shopfronts in the Riverside Flats Character-Based District.

No garage indicated

Door material not indicated



n/a

n/a

Doors not indicated as sliders

Section n/a

- i. For Principal Buildings located on a corner, the Primary Entrance shall either be oriented to the corner, or to face the Principal Frontage.
- ii. Except for the window component, Shopfronts shall be made of wood, stone, metal natural or painted brick.
- iii. Wood Shopfronts shall be painted or stained.
- iv. See Table 13.4.9.9. for minimum ground floor finished ceiling height requirements.
- v. One continuous load-bearing steel beam shall carry the entire load of the Facade to the partition walls so that the Shopfront maybe changed without any structural impediment.
- vi. Shopfronts shall have internal structural support to allow back-bolted installation of signs and awnings whether or not signs or awnings are installed at the time of initial construction.
- vii. Awnings, lights and signs may encroach into setbacks and across right of way lines but not onto private properties. A minimum of eight feet clear must be maintained above any walkway or street.
- viii. Shopfront doors, windows, awnings, signage and lighting shall be designed as a unified whole.
- ix. Shopfront windows shall sit on a 12" to 36" high kneewall.
- x. Windows and doors shall comprise a minimum of 50% of the ground floor Facade of the Shopfront on the Primary or Secondary Frontage.
- xi. Mullions are encouraged.



xii. Muntins are discouraged.

xiii. Awnings are permitted provided they do not conceal architectural features (such as cornices, columns, pilasters, or decorative details).

xiv. Awnings shall be a minimum depth of 6'.

xv. Awnings shall have no side panels or soffit

xvi. Awnings shall be rectangular in elevation and triangular in cross-section and shall have a metal structure covered with non-translucent canvas, synthetic canvas or painted metal.

xvii. Awnings of the quarter-round or domed variety are prohibited.

xviii. Awnings shall not be backlit.

xix. Awnings may be retractable.

xx. Reserved

xxi. Businesses are encouraged to place tables, chairs and temporary displays on the public sidewalk provided a minimum 5' wide clear walkway is maintained for pedestrians.

xxii. Neither reflective, tinted, colored, nor spandrel glass shall be permitted on any Shopfront or windows above.

xxiii. Any security shutters shall be designed to be visually integrated with the Façade composition.

### 13.5 7 Miscellaneous:

The following additional miscellaneous Architectural Standards shall be applicable to all Buildings, Structures and improvements in the Riverside Flats

- i. The use of recycled and/or locally-sourced materials is strongly encouraged.
- ii. Low-VOC (Volatile Organic Compound) paints, sealants, and stains are strongly encouraged on all surfaces requiring such treatment.
- iii. Reserved
- iv. The following items are prohibited at Frontages: garbage containers, synthetic fauna and flora, permanent grills, swimming pools, recreation and play equipment (except porch swings), dog houses and runs, hot tubs and spas, exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum, colored light bulbs, stamped concrete, signs on private property except as otherwise provided herein.
- v. Flagpoles less than 6' long may be mounted at an angle to porch columns or posts and Building walls.
- vi. Walls of Buildings having an actual or potential Residential Principal Function shall not be flooded or washed with light.
- vii. Reserved
- viii. Reserved
- ix. Utility boxes and gas meters shall be located at the rear of Buildings and if located Adjacent to Driveways, Parking Areas, Parking Lots, rear lanes, alleys or rear access easements, shall require (2) 48" ht. 6" x 6" wooden bollards set in concrete. The bollards must be painted a light color for visibility.

Location of utility boxes and gas meters not indicated



x. Reserved

xi. Reserved

xii. Trash collection sites shall be located in the Third Lot Layer and shall be fully enclosed on three sides and enclosed on the fourth side with a gate.

xiii. Architectural features required at a Terminated Vista shall intersect the centerline axis of the view to which they respond, and may encroach into the front setback if necessary.

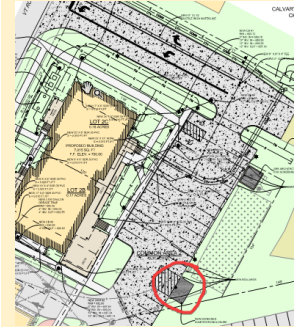
xiv. A Terminated Vista feature may be comprised of a cupola, chimney, entry feature or habitable tower.

xv. Ground level mechanical/telecommunication equipment shall be designed so it does not encroach on walkways or parking areas, and shall not be visible from any Frontage.

xvi. Buildings that are stylized in an attempt to use the Building itself as advertising shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

xvii. RESERVED

Trash collection is located on the east side of the rear parking area. This is technically part of a separate lot.



n/a

n/a

In compliance

In compliance

**xviii.** The same Facade may not be constructed more than once within a Block, or within ten surrounding Buildings, whichever is further; provided that for purposes of this provision, all units of a Rowhouse shall be considered to be a single Façade and mirror Facades may be built across the street from one another.

**xix.** In developments of Lots accommodating 24 or more Buildings, a minimum of four substantially different Facades and shall be provided per floor plan.

**xx.** Buildings should include visitability and universal design elements.

In compliance. Single building located on this block.

n/a

Visitability usually applies to residential uses. Building assumed to follow ADA requirements of building code. Additional interior universal design elements not indicated.

**Project Abutters to  
Tatro 368 VT Route 15  
368 VT Route 15  
Jericho VT  
Parcel VT 368**

364 VT Route 15 LLC  
450 WEAVER STREET SUITE #3  
WINOOSKI, VT 05404  
VT364

OLD MILL PROPERTIES, LLC  
P.O. BOX 339  
JEFFERSONVILLE, VT 05464  
VT366

SHERRY MCCABE  
371 VT ROUTE 15  
JERICHO, VT 05465  
VT371

GREEN MOUNTAIN POWER  
CORPORATION  
2154 POST ROAD  
RUTLAND, VT 05701-6200  
VT369

UNION BANK  
PO BOX 667  
MORRISVILLE, VT 05661

CALVARY EPISCOPAL CHURCH  
PO BOX 57  
UNDERHILL, VT 05489



**JERICHO-UNDERHILL WATER DISTRICT**  
**P.O. Box 174, Underhill, Vermont 05489**

(802) 899-3810

**APPLICATION FOR WATER ALLOCATION**

Date: 07/19/2019

Customer Name: Tatro 368 VT Route 15, LLC

Customer Address: P.O. Box 339, Jeffersonville, VT 05464

Tax Property Code 333-253-12186

Property Address (if different): 368 VT Route 15

Tatro 368 VT Route 15, LLC hereby requests allocation of drinking water  
(Customer)

The requested allocation is gallons per day. 3,495 gpd

The use or purpose of this allocation is A new multi-purpose building.

This allocation request is based on the following considerations and calculations:


---

Restaurant with 75 seats = 3,000 gpd, Physical Therapy Office = 300 gpd, Office = 195 gpd

---

Note: THIS IS NOT AN APPLICATION TO CONNECT TO THE WATER SYSTEM.  
PLEASE USE Application to connect found @ <http://jerichounderhillwater.org/application-forms/>

This allocation is in conformance with the design flow specified in the currently effective version of the State of Vermont, Environmental Protection Rules, Chapter 1 Wastewater System and Potable Water Supply Rules, Subchapter 1-504.

  
(Signature of customer) For 368 Tatro 369 VT Route 15, LLC

Reviewed by the District Board on \_\_\_\_\_ (Date)

Accepted

Rejected  . Reason (if rejected) \_\_\_\_\_

(Signature of Clerk) \_\_\_\_\_



**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*

January 27, 2016

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

Subject: Jericho, VT15, L.S. 183+20 ~ 186+30 LT & RT

Dear Mr. Villeneuve:

Your application for a permit to work within the State Highway right-of-way to modify existing access and construct access to serve interim Chittenden County Transit Authority (CCTA) commuter parking lot; install an 18" culvert; and bore under VT15 for waterline connection, at the location indicated, has been processed by this office and is enclosed.

Please contact the District Transportation Office #5 prior to starting work in the state highway right-of-way. The telephone number in Colchester is (802) 655-1580.

Sincerely,

A handwritten signature in cursive script that reads "James Clancy".

James Clancy  
Permit Coordinator  
Permitting Services

Enclosures

cc: District Transportation Office #5  
Trudell Consulting Engineers Inc.  
Town of Jericho  
Town of Underhill  
District Environmental Commission #4  
Chittenden County Regional Planning Commission  
Chittenden County Transportation Authority

**VERMONT AGENCY OF TRANSPORTATION**  
**NOTICE OF PERMIT ACTION**

Grantor (Owner/Applicant): VILLEJO VENTURES LLC  
Address: Street: PO BOX 360  
City/State/ZIP: UNDERHILL, VT 05489

**Location of Work:**

<u>Location Start</u>	
Town:	Jericho
Route:	VT15
Log Station/MM:	183+20 ~ 186+30 LT & RT

<u>Location End</u>	
Town:	
Route:	
Log Station/MM:	

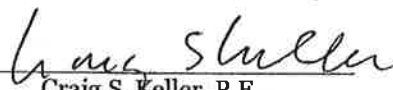
Property Deed Reference: Book: 247 Page: 365  
Additional Book: Additional Page:

Permit ID #: 39432

Description of Work: MODIFY AN EXISTING ACCESS AND CONSTRUCT ACCESS TO SERVE INTERIM CCTA COMMUTER PARKING LOT; INSTALL AN 18" CULVERT; AND BORE UNDER VT15 FOR WATERLINE CONNECTION

Issued Permit       Notice of Violation  
 Suspension of Permit       Withdrawn

Action Date: January 27, 2016

Signature:   
Craig S. Keller, P.E.,  
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

PERMIT ID# 39432

FOR AGENCY USE ONLY

Town: Jericho  
Route: VT15  
Mile Marker: 3.47 ~ 3.47 ~ 3.53  
Log Station: 187+20 ~ 186+30 ~ 187  
186+30

VERMONT AGENCY OF TRANSPORTATION  
19 V.S.A. § 1111 PERMIT APPLICATION

Owner's/Applicant's Name, Address & Phone No. Villejo Ventures, LLC c/o David Villeneuve  
P.O. Box 360, Underhill, VT  
Co-Applicant's Name, Address & Phone No. (if different from above) \_\_\_\_\_

The location of work (town, highway route, distance to nearest mile marker or intersection & which side)  
Jericho, VT 15, 0.18 mi N of River Rd, east side

Description of work to be performed in the highway right-of-way (attach sketch)  
Improve (narrow) existing curb cut, install 18" culvert under driveway, Jack + bore or  
directional drill under VT 15 for Bwater service, pave driveway apron (unnecessary)

Property Deed Reference Book: 247 Page: 365 (only required for Permit Application for access)

Is a Zoning Permit required? Yes  No  - If Yes, # in progress 4/19/2015  
Is a 30 VSA § 248 permit required? Yes  No  - If Yes, # \_\_\_\_\_  
Is an Act 250 permit required? Yes  No  - If Yes, # 400427-6 ; 12/1/2015  
Other permit(s) required? Yes  No  - If Yes, name and # of each \_\_\_\_\_

Date applicant expects work to begin Summer 20 15  
Owner/Applicant: DAVID VILLENEUVE Position Title: \_\_\_\_\_  
(Print name above)

Sign in Shaded area: David Villeneuve Date: \_\_\_\_\_

Co-Applicant: \_\_\_\_\_ Position Title: \_\_\_\_\_  
(Print name above)

Sign in Shaded area: \_\_\_\_\_ Date: \_\_\_\_\_

- INSTRUCTIONS:**
- Contact the Agency of Transportation Utilities and Permits Unit (802.828.2653) or your local area Agency Transportation Maintenance District to determine your issuing authority.
  - Contact the issuing authority to determine what plans and other documents are required to be submitted with your 19 VSA § 1111 permit application.
  - Complete this TA 210 Form (some information may not apply to you) and attach all necessary documents and submit it to the issuing authority. We require this application to be signed by the property owner or their legally authorized representative. Original signatures are required.
  - 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.
  - If you have any questions contact the issuing authority.

**PERMIT APPROVAL**

This covers only the work described below: Permission is granted to work within the state highway right-of-way to modify existing access and construct access to serve interim Chittenden County Transit Authority commuter parking lot; install culvert; and bore under VT15 for waterline connection, in accordance with the agency standard details and the attached plan, and permit 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 December 1, 2017 Date work accepted: \_\_\_\_\_  
By Lang Shiller Issued Date: January 27, 2016 By: \_\_\_\_\_  
Authorized Representative for Secretary of Transportation DTA or Designee

NOTICE: This permit covers only the Vermont Agency of Transportation's jurisdiction over this highway under Title 19 Section 1111 VSA. It does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations.

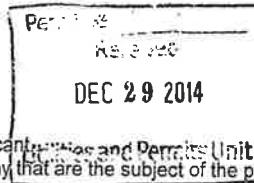
No work shall be done under this permit until the owner/applicant has contacted the District Transportation Office at:

District #5, PO Box 168, Essex Junction, VT 05453 (802) 655-1580

TA 210 January 1, 2007 (All previously dated editions are not valid)

Applicant to Complete

## RESTRICTIONS AND CONDITIONS



### DEFINITIONS:

- "Agency" means the Vermont Agency of Transportation.
- "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.
- "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 conditions and restrictions 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 prior to starting any work. No work will be authorized by the Agency, or performed under the permit, until the dispute is fully resolved.

Act No. 86 of 1987 (30 VSA Chapter 86) ("Dig Safe") requires that notice be given prior to making an excavation. It is suggested that the Permit Holder or his/her contractor telephone 1-888-344-7233 at least 48 hours before, and not more than 30 days before, beginning any excavation at any location.

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 blasting mats and bags of sand, if necessary, to prevent the stone from scattering. 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.

The Owner/Applicant shall not do any work or place any 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 variance from approved plans is to be recorded on "as-builts" with copies provided to both the Chief of Utilities and Permits 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 Title 19, Section 1111, Vermont Statutes Annotated, 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.

### 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 Title 30, Section 2506, Vermont Statutes Annotated, regarding cutting of or injury to trees.

In general, all utilities shall be located adjacent to the 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 ditches and culverts.

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

Villejo Ventures LLC  
Jericho, VT15, L.S. 183+20 ~ 186+30 LT & RT  
January 27, 2016  
Page 1 of 5

### 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 plans dated received January 22, 2015 and December 7, 2015. The interim Chittenden County Transportation Authority (CCTA) commuter parking lot access is shown on the plan received July 20, 2015 Permitting Services.

**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 (802) 343-2188 for Districts #5 & #8 and for all other districts contact Tim Sweeney at (802) 279-0585. They 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.

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.

Villejo Ventures LLC  
Jericho, VT15, L.S. 183+20 ~ 186+30 LT & RT  
January 27, 2016  
Page 2 of 5

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".**

**One year (1) and five (5) years after the Jericho Market is fully constructed and occupied, the Permit Holder shall provide an updated Traffic Impact Study (TIS) analyzing the need for construction of a left-turn lane at the entrance to the site along VT 15. The TIS will need to include crash records in the vicinity to ascertain if highway safety in the study area is negatively impacted. If, as a result of the studies, VTrans identifies congestion or safety problems, then VTrans will determine the appropriate mitigation measures to ameliorate the adverse condition and the developer will be responsible for implementing such mitigation measures.**

**One year (1) after the Jericho Market is fully constructed and occupied, the Permit Holder shall submit a roadway access plan to VTrans for the full development of the Villeneuve property as indicated in the attached Jericho Village Market Plan, date stamped "Received June 25, 2015." The plan will estimate the traffic generation for the level of development presented in the Jericho Village Market Plan, indicate where the primary access to VT 15 would be located, and evaluate the need for turning lanes and other roadway modifications at the primary access to VT 15. Recommended roadway modifications shall be coordinated with improvements anticipated at the intersection of VT 15 and Dickerson Street and include appropriate pedestrian and bicycle accommodations. The Permit Holder shall submit a document that summarizes the result of the trip generation estimate and traffic analysis and includes preliminary plans showing all proposed modifications to VT 15.**

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.

Villejo Ventures LLC  
Jericho, VT15, L.S. 183+20 ~ 186+30 LT & RT  
January 27, 2016  
Page 3 of 5

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.

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 State Highway right-of-way require relocation due to future highway improvements, the Permit Holder shall bear all expenses, 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



Villejo Ventures LLC

Jericho, VT15, L.S. 183+20 ~ 186+30 LT & RT

January 27, 2016

Page 4 of 5

possible, existing facilities should be crossed at a perpendicular angle. The Permit Holder shall be responsible for obtaining the modification 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 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.

Villejo Ventures LLC  
Jericho, VT15, L.S. 183+20 ~ 186+30 LT & RT  
January 27, 2016  
Page 5 of 5

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.



TRUCKS, EXHAUSTION MUFFLERS  
and other noise emitting sources  
shall be regulated in accordance with the  
following noise abatement measures:

1. Trucks shall be equipped with mufflers and shall be maintained in good working order.  
2. Trucks shall be operated at a minimum speed of 15 miles per hour.  
3. Trucks shall be operated at a maximum speed of 35 miles per hour.  
4. Trucks shall be operated during the hours of 7:00 a.m. to 7:00 p.m.  
5. Trucks shall be operated on a regular schedule.  
6. Trucks shall be operated on a route that is as short as possible.  
7. Trucks shall be operated on a route that is as quiet as possible.  
8. Trucks shall be operated on a route that is as safe as possible.  
9. Trucks shall be operated on a route that is as convenient as possible.  
10. Trucks shall be operated on a route that is as economical as possible.

1. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.  
2. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.  
3. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.  
4. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.  
5. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.  
6. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.  
7. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.  
8. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.  
9. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.  
10. The applicant shall provide a site plan showing the location of the proposed structure and the location of the proposed parking area.

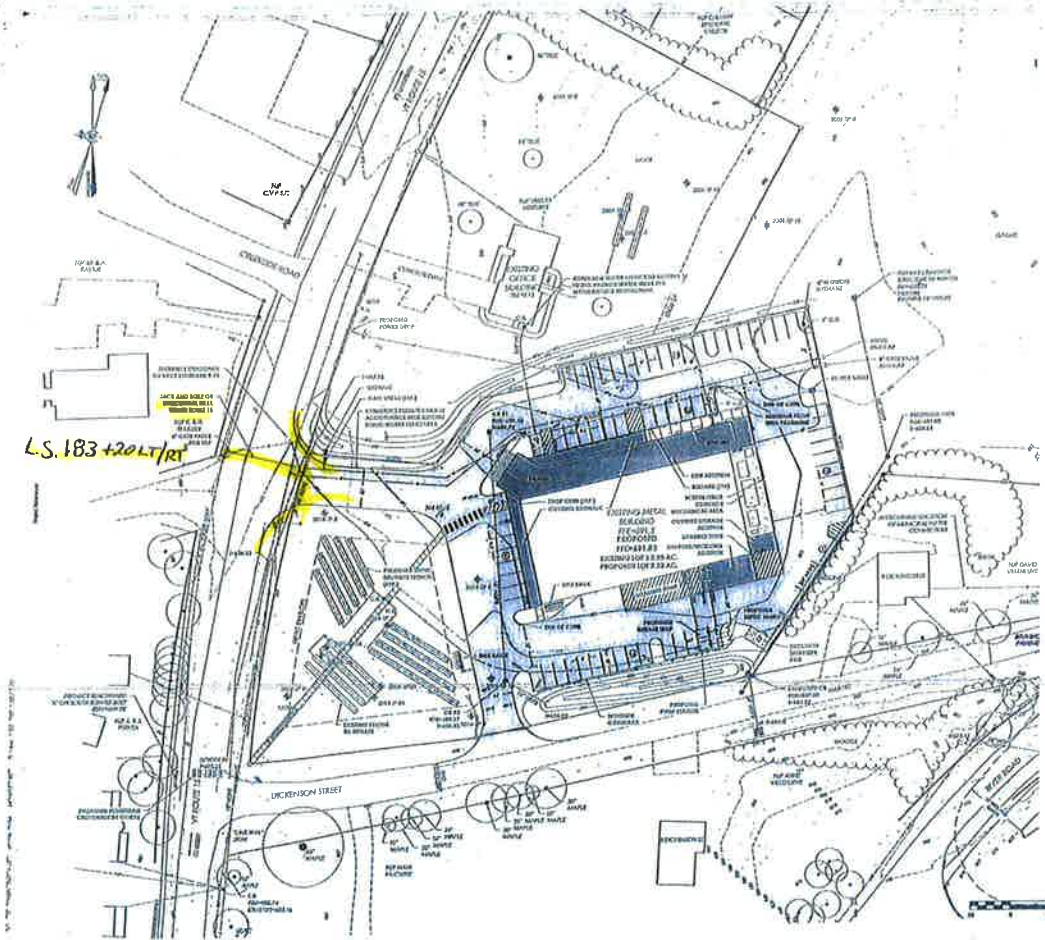


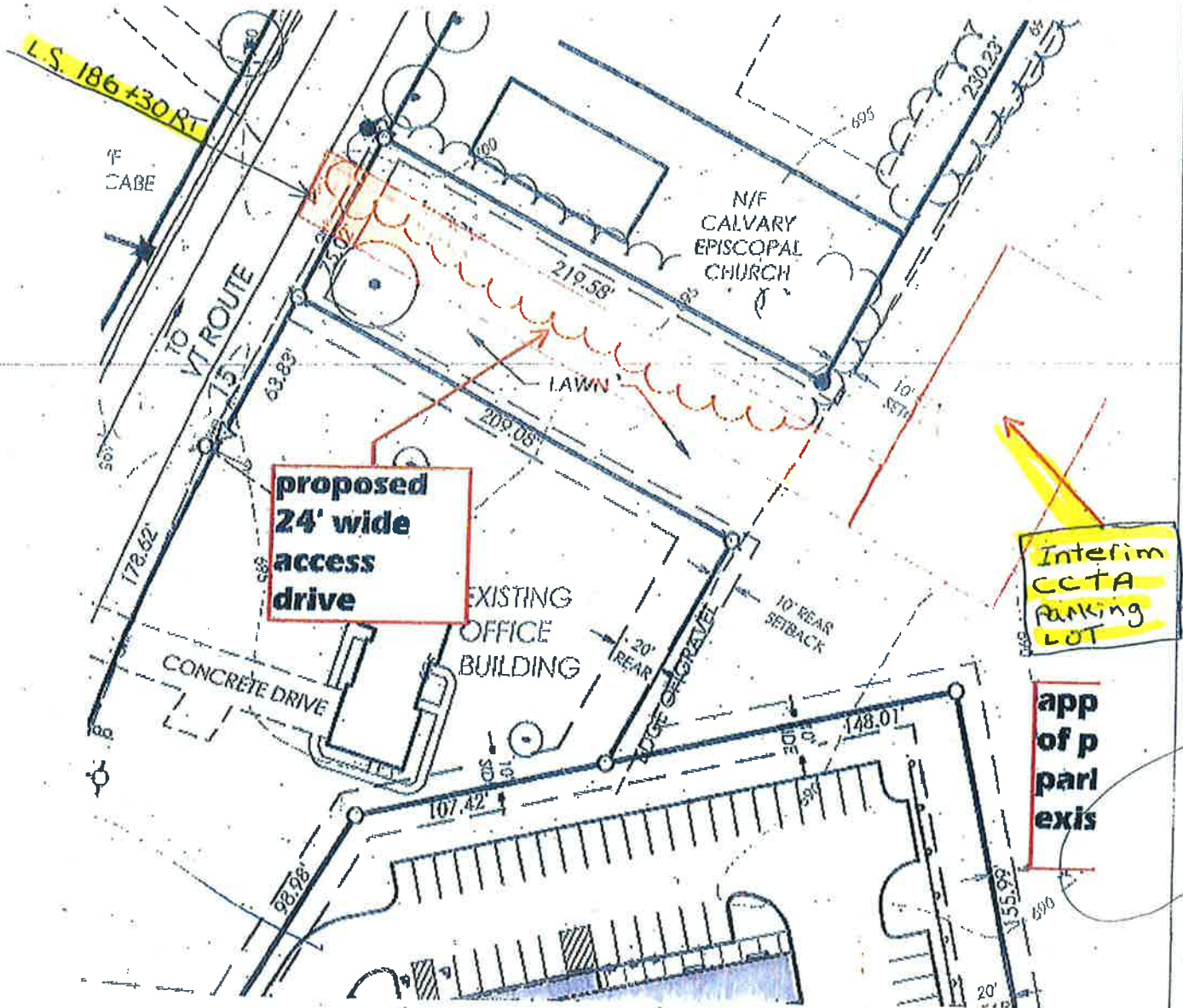
Jericho Market  
344 West South St. Jericho, VT

Site Plan

Name	_____
Title	_____
Scale	_____
Date	_____
Sheet No.	_____
Project No.	_____
Sheet Title	_____
Scale	_____

**C2-02**





**Jeremy M. Matosky, P.E.**  
 President, Senior Engineer

e. [Jeremy.Matosky@tcevt.com](mailto:Jeremy.Matosky@tcevt.com)  
 p. 802.879.6331 x102  
 d. 802.316.5076  
 c. 802.734.9629

PERMITTING SERVICES  
 JUL 20 2015  
 RECEIVED  
 PERMIT # 291432



Civil Engineering Land Surveying Landscape Architecture Environmental Services

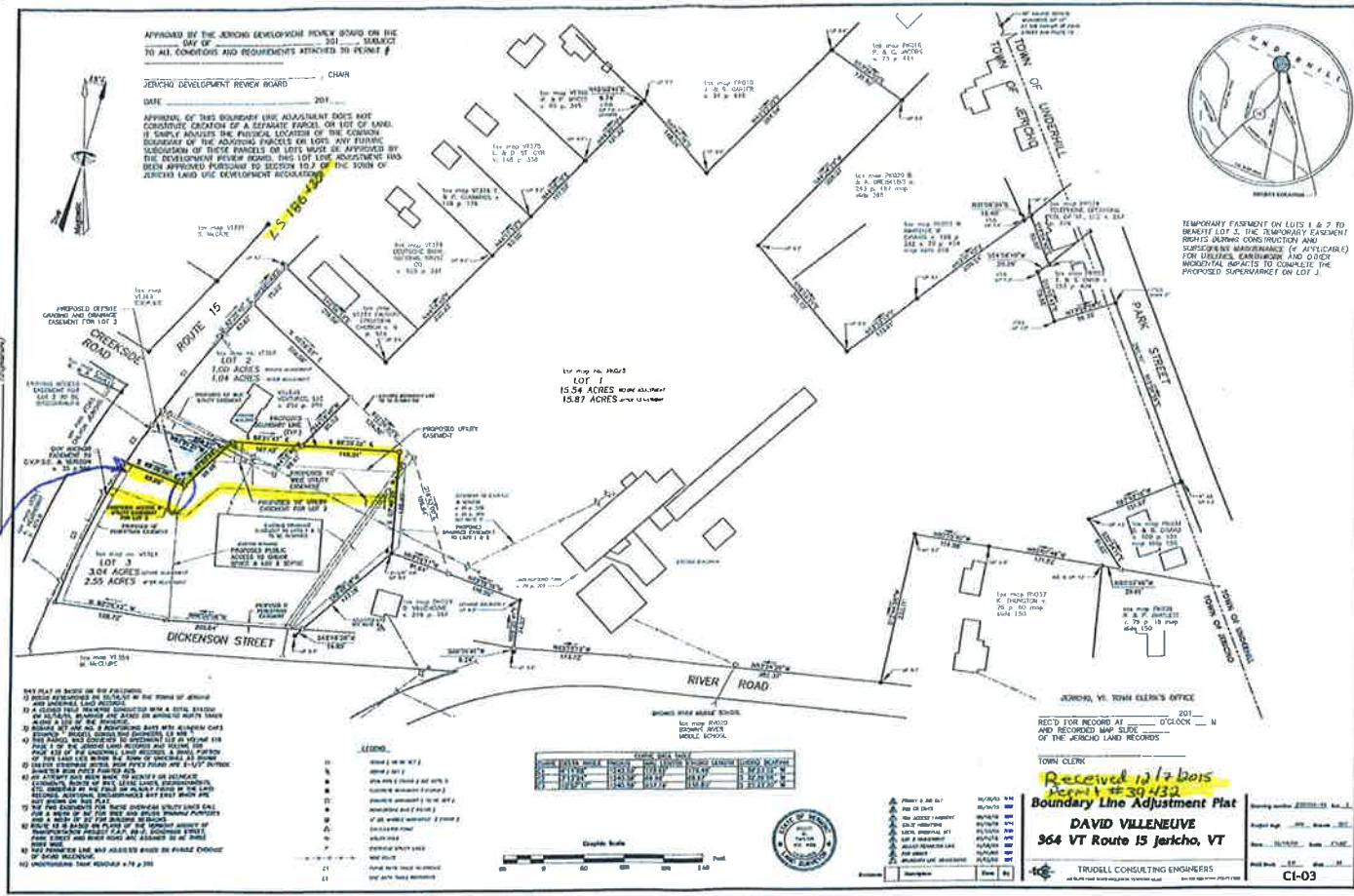
APPROVED BY THE JERICHO DEVELOPMENT REVIEW BOARD ON THE DAY OF \_\_\_\_\_ 2011 SUBJECT TO ALL CONDITIONS AND REQUIREMENTS ATTACHED TO PERMIT # \_\_\_\_\_

JERICHO DEVELOPMENT REVIEW BOARD CHAIR DATE

APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT DOES NOT CONSTITUTE OPINION OF A SURVEYOR ON LOT OR LAND. IT SIMPLY ADJUSTS THE PHYSICAL LOCATIONS OF THE CORNERS OF THE ADJACENT PARCELS ON LOT 1 AND EXISTING ADJACENT PARCELS ON LOTS 1 AND 2. THIS BOUNDARY LINE ADJUSTMENT HAS BEEN APPROVED PURSUANT TO SECTION 10.2 OF THE TOWN OF JERICHO LAND USE DEVELOPMENT REGULATIONS.



TEMPORARY EASEMENT ON LOTS 1 & 2 TO BEADLEY LOT 3, THE TEMPORARY EASEMENT RIGHTS BEING CONSTRUCTION AND SUBSEQUENT MAINTENANCE OF ACCESSIBLE FOR DRUGS, FURNITURE AND OTHER NECESSARY SUPPLIES TO COMPLETE THE PROPOSED SUPERMARKET ON LOT J.



- THIS PLAT IS BASED ON THE FOLLOWING:
- 1) RECORD DEEDS AS LOCATED IN THE TOWN OF JERICHO
  - 2) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 3) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 4) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 5) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 6) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 7) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 8) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 9) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 10) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 11) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT
  - 12) A FIELD SURVEY BY DAVID VILLENEUVE, SURVEYOR, ON THE 15th DAY OF APRIL, 2011, SHOWING THE BOUNDARY LINE ADJUSTMENT

- LEGEND:
- 1. Solid (see note 1)
  - 2. Dashed (see note 2)
  - 3. Dotted (see note 3)
  - 4. Dashed (see note 4)
  - 5. Dotted (see note 5)
  - 6. Dashed (see note 6)
  - 7. Dotted (see note 7)
  - 8. Dashed (see note 8)
  - 9. Dotted (see note 9)
  - 10. Dashed (see note 10)
  - 11. Dotted (see note 11)
  - 12. Dashed (see note 12)

NO.	AREA	AREA	AREA	AREA	AREA
1	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
2	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
3	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
4	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
5	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
6	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
7	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
8	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
9	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
10	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
11	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES
12	1.00 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES	1.04 ACRES

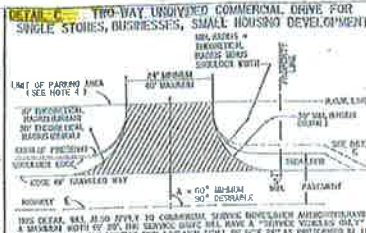
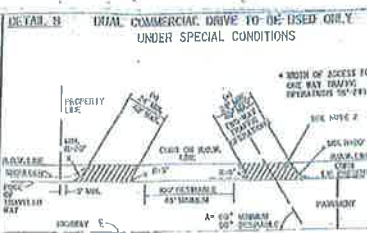
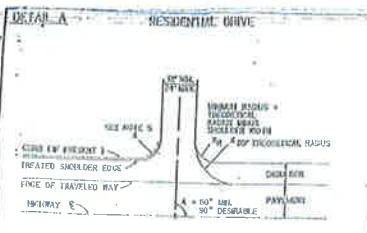


- 1. Surveyor
- 2. Surveyor
- 3. Surveyor
- 4. Surveyor
- 5. Surveyor
- 6. Surveyor
- 7. Surveyor
- 8. Surveyor
- 9. Surveyor
- 10. Surveyor
- 11. Surveyor
- 12. Surveyor

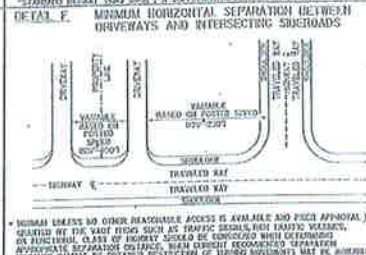
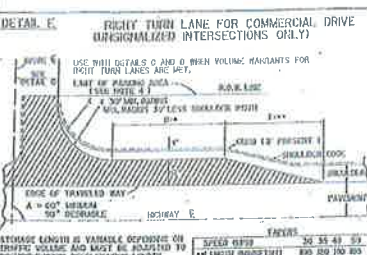
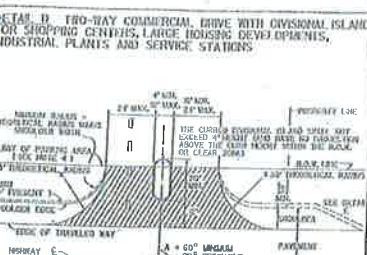
TOWN CLERK  
 Received 12/2/2011  
 Permit # 30-432  
**Boundary Line Adjustment Plat**  
**DAVID VILLENEUVE**  
 364 VT Route 15 Jericho, VT  
 TRUDELL CONSULTING ENGINEERS

CL-03

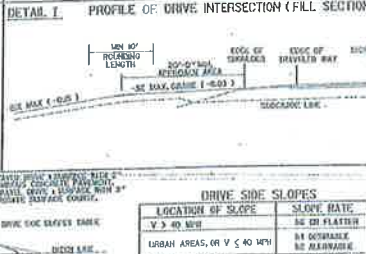
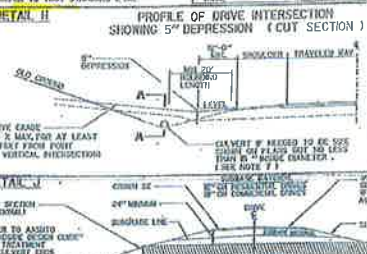
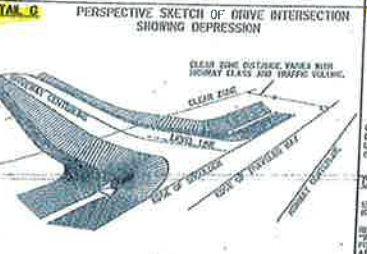
Access easement to end of line



**NOTE:**  
1. THIS SPECIFICATION IS INTENDED FOR USE BY DESIGNERS OF HIGHWAY PROJECTS AND IS CONSIDERED TO BE A GUIDE FOR THE DESIGN OF DRIVEWAYS AND DRIVEWAYS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY AND OF THE DRIVEWAY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRIVEWAY AND OF THE DRIVEWAY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRIVEWAY AND OF THE DRIVEWAY.



**NOTE:**  
1. MINIMUM HORIZONTAL SEPARATION BETWEEN DRIVEWAYS AND INTERSECTING SUBROADS SHALL BE AS SHOWN IN DETAIL F WHICH TAKES INTO ACCOUNT THE WIDTH OF THE DRIVEWAY AND THE WIDTH OF THE SUBROAD. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY AND OF THE DRIVEWAY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRIVEWAY AND OF THE DRIVEWAY.



DESIGN SPEED (MPH)	URBAN SECTION (FEET)	RURAL SECTION (FEET)
15	110	110
20	145	145
25	190	190
30	235	235
35	280	280
40	325	325
45	370	370
50	415	415
55	460	460
60	505	505
65	550	550
70	595	595
75	640	640
80	685	685

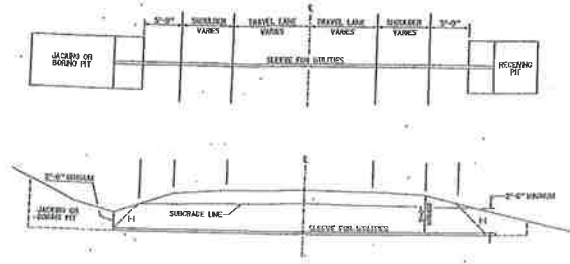
**REVISIONS AND CORRECTIONS**  
C. H. 1992 - THIS STANDARD SUPERSEDES B-71/72/73/74/75/76/77/78/79/80/81 AND B-71/72/73/74/75/76/77/78/79/80/81.  
E. I. 1994 - REVISION WITHOUT CHANGE, UNDER NEW SIGNATURES.  
I. D. 1995 - REVISION WITHOUT CHANGE, UNDER NEW SIGNATURES.  
M. 2000 - CHANGES MADE TO CONFORM WITH FEDERAL AND STATE STANDARDS IN ACCESS MANAGEMENT PROGRAM GUIDELINES.  
L. 2001 - CHANGES MADE TO SIGHT DISTANCE CHART TO CONFORM WITH FEDERAL AASHTO CRITERIA.  
B. 2005 - CHANGES MADE TO COLLECT INPUT TO CONFORM WITH FEDERAL AASHTO CRITERIA.

**APPROVED**  
*Richard J. ...*  
DIRECTOR OF PROGRAM DEVELOPMENT  
*... S. Keller*  
CHIEF OF UTILITIES AND PERMITS  
*... Administration*  
REGIONAL HIGHWAY ADMINISTRATION

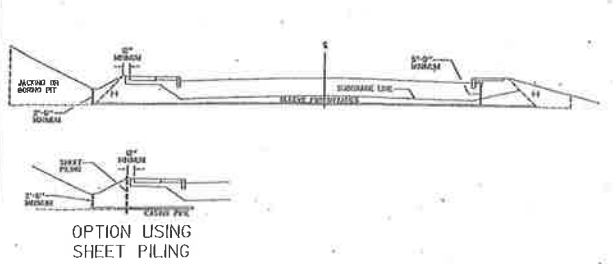
LOCATION OF SLOPE	SLOPE RATE
V > 40 MPH	AS ON FLATLAND
URBAN AREAS, OR V ≤ 40 MPH	AS OBTAINABLE
OUTSIDE CLEAR ZONE	AS ON FLATLAND

**NOTE:**  
1. THE POINT IS INTENDED TO SELECT OTHER VALUES BASED ON THE POINTS WHICH ARE IN 80% VALUES PROVIDED ARE ESTABLISHED BASED ON THE DESIGN SPEED IN MPH.  
2. SLOPES A TOP OF 7.5 PERCENT IN THE TRANSVERSE DIRECTION OF THE DRIVEWAY SHALL BE USED IN THE DESIGN OF DRIVEWAYS. THIS SHALL BE ALLOWED TO PROVIDE PROTECTION FROM THE DRIVEWAY FROM THE DRIVEWAY DRIVEWAY INTERSECTION WITH THE DRIVEWAY OPERATIONS.

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

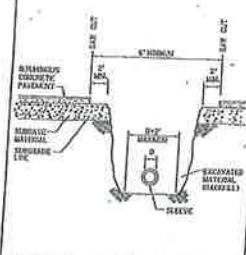


DETAIL "B" JACKING, BORING, AND DIRECTIONAL BORE -- CURBED TYPICAL

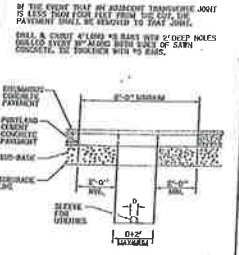


OPEN CUT AND PAVEMENT REPLACEMENT APPLICABLE ONLY WHEN SPECIFICALLY AUTHORIZED BY HIGHWAY PERMIT

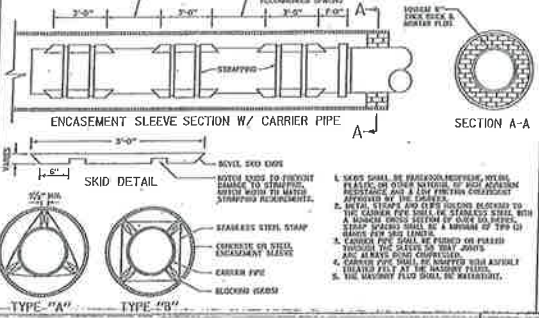
DETAIL "C" OPEN CUT EXCAVATION ACROSS BITUMINOUS CONCRETE PAVEMENT



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



DETAIL "E" CONCRETE OR STEEL SLEEVE



GENERAL NOTES

1. SLEEVE ENDS MAY BE EXPOSED VERTICALLY 1/2" TO 1" OUTSIDE THE SUBGRADE POINT OR ONE FOOT BACK OF THE SKIDWAYS, TO ALLOW FOR A SHORTER SLEEVE.
2. SEE DETAIL "A" OR "B" FOR DETERMINING SLEEVE LENGTH.
3. IN THE EVENT THAT PROVISION IS MADE 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 DAYS BEFORE BEING SUBJECT TO TRAFFIC LOADING. PATCHES SHALL BE PLACED IN ONE PROPER COURSE. JOINTS SHALL BE MADE IN 12" TO 18" INTERVALS AND LOCATED TO MINIMIZE TRAFFIC. WHEN A PATCH STRADDLES SLEEVE JOINTS, PATCHES SHALL BE MADE TO APPROXIMATELY 1/2" BEYOND SLEEVE JOINTS ACCORDING TO THE SUBMITTANT'S RECOMMENDATIONS BEFORE BEING SUBJECT TO TRAFFIC LOADING.
5. ALL EXPOSED BITUMINOUS SURFACES SHALL BE COATED WITH UNEMULSIFIED ASPHALT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
6. BITUMINOUS CONCRETE PAVEMENTS SHALL BE REPLACED WITH BITUMINOUS CONCRETE PAVEMENT AT THE JOINT LOCATIONS OF THE SLEEVES. THE PAVEMENT SHALL BE PLACED IN ONE PROPER COURSE. JOINTS SHALL BE MADE IN 12" TO 18" INTERVALS AND LOCATED TO MINIMIZE TRAFFIC. WHEN A PATCH STRADDLES SLEEVE JOINTS, PATCHES SHALL BE MADE TO APPROXIMATELY 1/2" BEYOND SLEEVE JOINTS ACCORDING TO THE SUBMITTANT'S RECOMMENDATIONS BEFORE BEING SUBJECT TO TRAFFIC LOADING.
7. THE DIAMETER OF THE ENCASUREMENT SLEEVE SHALL BE EQUAL TO THE DIAMETER OF THE CARRIER PIPE PLUS TWELVE (12) INCHES. (SEE UNIT SPECIFICATION, SECTION 602, FOR EXCEPTIONS.)

REVISIONS AND CORRECTIONS:  
 DEC. 23, 1914 - ORIGINAL APPROVAL  
 SEPT. 9, 1915 - CARRIER PIPE AND PORTLAND CEMENT NOTES REVISED  
 OCT. 30, 1925 - REVISED TO CONFORM WITH NEW SPECIFICATIONS  
 JUNE 1, 1934 - REVISED WITHOUT CHANGE, CHECKED NEW SPECIFICATIONS  
 MAR. 10, 1935 - REVISED WITHOUT CHANGE, CHECKED NEW SPECIFICATIONS  
 MARCH 3, 2003 - REVISED TO REFLECT CURRENT DESIGN CRITERIA

APPROVED  
 DIRECTOR HIGHWAY DEVELOPMENT  
 C. G. WILK  
 CHIEF OF BUREAU  
 FEDERAL HIGHWAY ADMINISTRATION

HIGHWAY CROSSING SLEEVES FOR UNDERGROUND UTILITIES



STANDARD  
 D-20



State of Vermont  
District #5  
P.O. Box 168  
Essex Junction, VT 05453-0168  
[www.autom.state.vt.us](http://www.autom.state.vt.us)

*Agency of Transportation*

[phone] 802-655-1580  
[fax] 802-655-6642  
[ttd] 800-253-0191

April 5, 2016

David Villeneuve  
PO Box 360  
Underhill, VT 05489

Subject: Jericho, VT 15, L.S. 183+20 ~ 186+30 LT & RT

Dear Mr. Villeneuve,

I am responding to your request for a letter in writing, asking that your responsibilities, as stated in **permit ID # 39432**, in the special conditions, be transferred to the new owners. You have said this lot at 364 VT 15 in Jericho VT; also known as; "The Jericho Market" has been sold to new owners.

Under Title 19 VSA § 1111 Under accesses – If traffic from this development increases to the point where traffic signals, additional turning lanes, or any other modifications become necessary, the expense of such traffic control measures is to be borne by the owner, **successors, and assigns.**

This lot/property went through ACT 250 permitting, and the permits issued apply to the land regardless of whether it was sold or not, including successors, and assigns.

Hopefully, this letter fulfills your request.

If you have any questions or comments please contact James Clancy, Permit Coordinator, with The Development Review & Permitting Services Section.

Sincerely,

A handwritten signature in cursive script that reads "Randy Snelling".

Randy Snelling  
District 5 Technician VI  
Vermont Agency of Transportation  
(802) 655-1580

Cc; Craig Keller - Development Review & Permitting Services Section  
John Dunleavy- Asst. Attorney General's Office





## CROSS-EASEMENT AGREEMENT

This Cross-Easement Agreement (the “Agreement”) is by and among **OLD MILL PROPERTIES, LLC**, a Vermont limited liability company with a place of business in Jeffersonville, Vermont (the “Lot 1 Owner”), **TATRO 368 VT ROUTE 15 PROPERTIES, LLC**, a Vermont limited liability company with a place of business in Jeffersonville, Vermont (the “Lot 2 Owner”) and **364 VT ROUTE 15, LLC**, a Vermont limited liability company with a place of business in Winooski, Vermont (the “Lot 3 Owner”).

### Background

1. The Lot 1 Owner is the owner of a parcel of land located at 366 VT Route 15 in Jericho and 30 Park Street in Underhill, Vermont (“Lot 1”), being a parcel of land depicted as “tax map no. VT366, Lot 1, 15.87 Acres” on a plat entitled: “Corrective Boundary Plat, David Villeneuve, Tatro 368 VT Route 15 Properties, LLC, 364 VT Route 15 Jericho, VT, LLC, 364 VT Route 15, Jericho, VT” prepared by Trudell Consulting Engineers, dated December 13, 2017, and recorded at Map Slide 459A of the Town of Jericho Land Records (the “2017 Plat”).

2. The Lot 2 Owner is the owner of a parcel of land located at 368 VT Route 15 in Jericho, Vermont (“Lot 2”), being a parcel of land depicted as “tax map no. VT368, Tatro 368 VT Route 15 Properties, LLC, v. 337, p. 589, Lot 2, 1.04 Acres” on the 2017 Plat.

3. The Lot 3 Owner is the owner of a parcel of land located at 364 VT Route 15 in Jericho, Vermont (“Lot 3”), being a parcel of land depicted as “tax map no. VT364, 364 VT Route 15, LLC, v. 329, p. 89, Lot 3, 2.55 Acres” on the 2017 Plat.

4. The Lot 2 Owner has obtained permits and approvals to subdivide Lot 2 into three development parcels: Lot 2A, Lot 2B, and Lot 2C, as depicted on a plat entitled: “Subdivision Plat, \_\_\_\_\_,” prepared by Donald L. Hamlin Consulting Engineers, Inc, dated \_\_\_\_\_, 2018, last revised \_\_\_\_\_, and recorded at Map Slide \_\_\_\_\_ of the Town of Jericho Land Records (the “Subdivision Plat”). The Lot 2 Owner is planning to develop a commercial project on Lot 2A, 2B and 2C (the “Commercial Development”) that will be subject to a Commercial Declaration to be recorded in the Town of Jericho Land Records (the “Declaration”) that will establish the terms and conditions of the planned community aspects of the Commercial Development. As part of the first phase of the Commercial Development, Lot 2 Owner is proposing to construct a bank building on Lot 2A (the “Bank Project”).

4. Lot 1 Owner, Lot 2 Owner and Lot 3 Owner enter into this Agreement to grant and convey cross-easements for the benefit of Lot 1, Lot 2 and Lot 3 as shown on the set of plans depicted as “Detail A” through “Detail H” on plan EA-1 to EA-3 and attached hereto as Exhibit A (the “Easement Plans”).

### N O W , T H E R E F O R E ,

In consideration of the foregoing and the mutual covenants and agreements herein set forth, and in reliance on the representations and warranties contained herein, the parties hereby agree as follows:

**Section 1. Lot 3 Parking Modification.**

- (a) To accommodate the Commercial Development, the Lot 2 Owner seeks to modify the configuration of the parking lot located on Lot 3 (the "Lot 3 Parking Lot") as shown on Detail "A" of the Easement Plans.
- (b) The Lot 3 Owner gives, grants, sells, and conveys unto the Lot 2 Owner, and its successors and assigns, including its licensees and invitees, a temporary construction easement for the purpose of facilitating, constructing and accommodating the reconfiguration of the Lot 3 Parking Lot as depicted on Detail "A" of the Easement Plans, including the elimination of one (1) parking space shown in red on Detail "A" of the Easement Plans and the addition of one (1) parking space and other impervious surfaces and relocation of a water-line blowoff as shown in purple on Detail "A" of the Easement Plans (the "Parking Revision Easement"), as more particularly set forth below. To have and to hold, all right and title in and to the Parking Revision Easement, with the appurtenances thereof, to the said Lot 2 Owner and its successors and assigns.
- (c) The Parking Revision Easement is a non-exclusive temporary easement for ingress and egress by motor vehicles, construction equipment and pedestrians as reasonably required in connection with the reconfiguration of the Lot 3 Parking Lot all as shown on Detail "A" of the Easement Plans. The Parking Revision Easement shall commence on the Effective Date and expire upon the issuance of a Certificate of Occupancy for the Bank Project.
- (d) The Lot 2 Owner, for itself and its successors and assigns, agrees that any property of the Lot 3 Owner, whether real or personal, affected by its entry and activities pursuant to this Parking Revision Easement shall be restored to its condition prior to such entry, reasonable wear and tear excepted, at its own cost and within a reasonable time. The Lot 2 Owner agrees that all use of Lot 3 and all work on or in connection with the Parking Revision Easement shall be made by or performed at the Lot 2 Owner's sole cost and expense and shall be made in a workerlike manner in accordance with the requirements of all governmental agencies having jurisdiction, in accordance with engineering and construction principals in effect at the time of construction. The Lot 2 Owner shall be responsible for obtaining and maintaining all necessary permits and/or permit amendments for the modifications to the Lot 3 Parking Lot and the Bank Project.
- (e) Subject to the rights granted herein, all parking spaces in the Lot 3 Parking Lot are and shall continue to be for the exclusive use of the Lot 3 Owner, including its, successors, assigns, invitees and licensees.

**Section 2. Shared Access Easement.**

- (a) As part of the Commercial Development, the Lot 2 Owner plans to construct, at its sole cost and expense, a shared access drive on Lot 1, Lot 2 and portions of Lot 3, depicted in blue and green on Detail "B" of Easement Plans and red (north of the existing pavement line) as shown on Detail "H" of Easement Plans (the "Shared Driveway") to connect with existing access on Lot 3 as shown in yellow and red (south of the existing pavement line) as shown on the Detail "H" of Easement Plans. In addition, the Lot 2 Owner wishes to expand the scope of an existing access easement depicted in yellow on Detail "H" of the Easement Plans (described below as the "Existing Shared Access").

- (b) Currently, Lot 2 is benefitted by sewer, water, utility, drainage and access rights reserved in the Warranty Deed from David Villeneuve and Villejo Ventures, LLC to 364 Route 15, LLC dated December 30, 2015 and recorded in Volume 329 at Page 89 of the Town of Jericho Land Records (the "Lot 3 Deed") and as shown on the 2015 Plat, including easement and right, for the benefit of Lot 2, for ingress and egress across the area depicted as "Proposed Access & Utility Easement for Lot 2" on the 2015 Plat ("Existing Shared Access"). The Lot 3 Deed, however, provides that the Existing Shared Access is subject to Condition #6 of the Final Decision of the Jericho Development Review Board dated May 19, 2015 recorded in Volume 324 at Pages 840 of the Town of Jericho Land Records, which provides: "The Route 15 access to the Jericho Country Market parking area, as approved for this application, is prohibited from providing future access to any adjacent parcel or use, unless otherwise modified and approved by the DRB pursuant to a new application. Any subsequently approved secondary access by and between adjacent parcels may require the herein approved access from Rt. 15 to be modified or discontinued" (the "Existing Shared Access Restriction").
- (c) To expand the scope of the Existing Shared Access to include Lot 1, the Lot 3 Owner hereby gives, grants, sells, and conveys unto Lot 1 Owner, and its successors and assigns, including its licensees and invitees, in common with the Lot 3 Owner and Lot 2 Owner, a permanent easement for all manner of ingress and egress over the portions of the Existing Shared Access shown in yellow as depicted on Detail "H" of the Easement Plans, subject to the Existing Shared Access Restriction, meaning and intending that the Lot 1 Owner and Lot 2 Owner shall not have access to the Existing Shared Access unless and until such access is approved by the Town of Jericho Development Review Board (the "Existing Shared Access Easement"). To have and to hold, all right and title in and to the Existing Shared Access Easement, with the appurtenances thereof, to the said Lot 1 Owner and Lot 2 Owner and their successors and assigns, to their own use and behoof forever
- (d) The Lot 1 Owner hereby gives, grants, sells, and conveys unto the Lot 2 Owner, and its successors and assigns, including its licensees and invitees, and unto the Lot 3 Owner, and its successors and assigns, including its licensees and invitees, in common with the Lot 1 Owner, a permanent easement for all manner of ingress and egress over the portions of the Shared Driveway shown in blue as depicted on Detail "B" of the Easement Plans, meaning and intending all portions of the Shared Driveway shown on Detail "B" of the Easement Plans located on Lot 1 ("Lot 1 Shared Access Easement"). To have and to hold, all right and title in and to the Lot 1 Shared Access Easement, with the appurtenances thereof, to the said Lot 2 Owner and Lot 3 Owner and their respective successors and assigns, to their own use and behoof forever.
- (e) The Lot 2 Owner hereby gives, grants, sells, and conveys unto the Lot 1 Owner, and its successors and assigns, including its licensees and invitees and unto the Lot 3 Owner, and its successors and assigns, including its licensees and invitees, in common with the Lot 2 Owner, a permanent easement for all manner of ingress and egress over the portions of the Shared Driveway shown in green as depicted on Detail "B" of Easement Plans, meaning and intending all portions of the Shared Driveway shown on Detail "B" of the Easement Plans located on Lot 2 ("Lot 2 Shared Access Easement"). To have and to hold, all right and title in and to the Lot 2 Shared Access Easement, with the appurtenances thereof, to

the said Lot 1 Owner and Lot 3 Owner and their successors and assigns, to their own use and behoof forever.

- (f) The Lot 3 Owner hereby gives, grants, sells, and conveys unto Lot 1 Owner, and its successors and assigns, including its licensees and invitees and unto the Lot 2 Owner, and its successors and assigns, including its licensees and invitees, in common with the Lot 3 Owner, a permanent easement for all manner of ingress and egress over the portions of the Shared Driveway shown in red as depicted on Detail “H” of the Easement Plans, meaning and intending all portions of the Shared Driveway shown on Detail “H” of the Easement Plans located on Lot 3 (“Lot 3 Shared Access Easement”). To have and to hold, all right and title in and to the Lot 3 Shared Access Easement, with the appurtenances thereof, to the said Lot 1 Owner and Lot 2 Owner and their successors and assigns, to their own use and behoof forever
- (g) The Lot 1 Owner gives, grants, sells, and conveys unto the Lot 2 Owner, and its successors and assigns, including its licensees and invitees, a temporary construction easement for the purpose of facilitating, constructing and accommodating a paved driveway on the portions of the Shared Driveway on Lot 1 as depicted in blue on Detail “B” of the Easement Plans (“Lot 1 Shared Access Construction Easement”), as more particularly set forth below. To have and to hold, all right and title in and to the Lot 1 Shared Access Construction Easement, with the appurtenances thereof, to the said Lot 2 Owner and its successors and assigns, to their own use and behoof forever.
- (h) The Lot 3 Owner gives, grants, sells, and conveys unto the Lot 2 Owner, and its successors and assigns, including its licensees and invitees, a temporary construction easement for the purpose of facilitating, constructing and accommodating the construction of the Shared Driveway as depicted in red (north of the existing pavement line) on Detail “H” of the Easement Plans (the “Lot 3 Shared Access Construction Easement”, and with the Lot 1 Shared Access Construction Easement, the “Shared Access Construction Easements”), as more particularly set forth below. To have and to hold, all right and title in and to the Lot 3 Shared Access Construction Easement, with the appurtenances thereof, to the said Lot 2 Owner and its successors and assigns, to their own use and behoof forever.
- (i) The Shared Access Construction Easements are non-exclusive temporary easements for ingress and egress by motor vehicles, construction equipment and pedestrians as reasonably required in connection with the construction of the Shared Driveway and Existing Shared Access all as shown on Detail “B” and Detail “H” of the Easement Plans. The Shared Access Construction Easements shall commence on the Effective Date and expire upon the issuance of a Certificate of Occupancy for the Bank Project.
- (j) The Lot 2 Owner, for itself and its successors and assigns, agrees that any property of the Lot 1 Owner or Lot 3 Owner, whether real or personal, affected by its entry and activities pursuant to the Shared Access Construction Easements shall be restored to its condition prior to such entry at its own cost and within a reasonable time. The Lot 2 Owner agrees that all use of Lot 1 and Lot 3 and all work on or in connection with the Shared Access Construction Easements shall be made by or performed at the Lot 2 Owner’s sole cost and expense and shall be made in a workerlike manner in accordance with the requirements of all governmental agencies having jurisdiction, in accordance with engineering and construction principals in effect at the time of construction. The Lot 2 Owner shall be

responsible for obtaining and maintaining all necessary permits and/or permit amendments for the construction of the Shared Driveway and the Bank Project.

- (k) Each party shall be responsible for maintaining (including snow removal), repairing and replacing and insuring the portion of the Shared Driveway on their respective properties; provided, however, that if the Town of Jericho or State of Vermont requires intersection improvements at the terminus of either end of the Shared Driveway or at the Existing Shared Access, the parties shall split the cost of such improvements on a pro rata basis based on the number of traffic trips generated by each lot owner.

Section 3. **Shared Parking Lot.**

- (a) As part of the Commercial Development, the Lot 2 Owner plans to construct, at its sole cost and expense, a shared parking lot (the “Shared Parking Lot”) on Lot 2 and a portion of Lot 3 as shown in blue and red on Detail “C” of the Easement Plans.
- (b) The Lot 3 Owner hereby gives, grants, sells, and conveys unto Lot 2 Owner, and its successors and assigns, including its licensees and invitees, a temporary construction easement for the purpose of constructing the portions of the Shared Parking Lot shown depicted in red on Detail “C” of the Easement Plans (the “Shared Parking Lot Construction Easement”), as more particularly set forth below. To have and to hold, all right and title in and to the Shared Parking Lot Construction Easement, with the appurtenances thereof, to the said Lot 2 Owner and its successors and assigns, to their own use and behoof forever.
- (c) The Shared Parking Lot Construction Easement is a non-exclusive temporary easement for ingress and egress by motor vehicles, construction equipment and pedestrians as reasonably required in connection with the Commercial Development all as shown on Detail “C” of the Easement Plans. The Shared Parking Lot Construction Easement shall commence on the Effective Date and expire upon the issuance of a Certificate of Occupancy for the Bank Project.
- (d) The Lot 2 Owner hereby gives, grants, sells, and conveys unto the Lot 1 Owner, and its successors and assigns, including its licensees and invitees and unto the Lot 3 Owner, and its successors and assigns, including its licensees and invitees, in common with the Lot 2 Owner, and its successors and assigns,, a permanent easement to use the parking spaces in the Shared Parking Lot, as shown in blue on Detail “C” of the Easement Plans, along with an easement for reasonable access, ingress and egress over Lot 2 including the parking aisles and driveways between the parking rows, so as to provide for the passage of motor vehicles and pedestrians between the Shared Access and the Shared Parking Lot (the “Lot 2 Shared Parking Lot Access Easement”). To have and to hold, all right and title in and to the Lot 2 Shared Parking Lot Access Easement, with the appurtenances thereof, to the said Lot 1 Owner and its successors and assigns and the Lot 3 Owner and its successors and assigns. to their own use and behoof forever. The use of the parking spaces in the Shared Parking Lot shall be on a first come, first served basis, and no party shall install or place signage in any parking space in the Shared Parking Lot.
- (e) The Lot 3 Owner hereby gives, grants, sells, and conveys unto Lot 1 Owner, and its successors and assigns, including its licensees and invitees and the Lot 2 Owner, and its

successors and assigns, including its licensees and invitees, in common with the Lot 3 Owner, and its successors and assigns, a permanent easement to use the parking spaces in the Shared Parking Lot, as shown in red on Detail “C” the Easement Plans, along with an easement for reasonable access, ingress and egress over Lot 1 including the parking aisles and driveways between the parking rows, so as to provide for the passage of motor vehicles and pedestrians between the Shared Access and the Shared Parking Lot (the “Lot 3 Shared Parking Lot Access Easement”). To have and to hold, all right and title in and to the Lot 3 Shared Parking Lot Access Easement, with the appurtenances thereof, to the said Lot 1 Owner and its successors and assigns and the Lot 2 Owner and its successors and assigns, to their own use and behoof forever. The use of the parking spaces in the Shared Parking Lot shall be on a first come, first served basis, and no party shall install or place signage in any parking space in the Shared Parking Lot.

- (d) The Lot 2 Owner shall be responsible for maintaining, repairing and replacing the Shared Parking Lot, including portions of the Shared Parking Lot on Lot 3, depicted in red on Detail “C” of the Easement Plans.

#### Section 4. **Shared Stormwater System**.

- (a) As part of the Commercial Development, the Lot 2 Owner plans to construct, at their sole cost and expense, a stormwater drainage and treatment system (the “Stormwater System”) on: (i) Lot 2 depicted in orange, purple and green on Detail “D” of the Easement Plans; and (ii) Lot 3 depicted in yellow on Detail “D” of the Easement Plans.
- (b) The Lot 3 Owner hereby gives, grants, sells, and conveys unto the Lot 2 Owner, and its successors and assigns, in common with the Lot 3 Owner, a permanent easement over portions of Lot 3 as shown in yellow on Detail “D” of the Easement Plans for the construction, maintenance, repair and replacement of a certain stormwater drainage culvert and erosion control improvements for stormwater drainage purposes (the “Stormwater Access Easement”). To have and to hold, all right and title in and to the Stormwater Easement, with the appurtenances thereof, to the said Lot 3 Owner and its successors and assigns, to their own use and behoof forever.
- (c) The Lot 2 Owner shall be responsible for maintaining, repairing and replacing the Stormwater System, including portions of the Stormwater System on Lot 3.

#### Section 5. **Force Main**.

- (a) Lot 1 and Lot 2 are benefitted by sewer, water, utility, drainage and access rights reserved in the Lot 3 Deed and as shown on the 2015 Plat, including an easement to construct, maintain, repair and replace an underground septic system in the southwesterly portion of Lot 3, together with an easement 10 feet in width to install, maintain, repair and replace an underground sewer pipeline and septic sleeve leading from the reserved underground septic area and proceeding northerly to Lot 2, all in the areas identified as “Access and Maintenance Easement For Lot 2” on the 2015 Plat (the “Septic Easements”).
- (b) The Lot 3 Owner hereby acknowledges and agrees that: (i) Lot 2A, and Lot 2B, and Lot 2C may be developed in the future as part of the Commercial Development; and (ii) the scope of the Septic Easements shall include the use of such easements by the Commercial

Development, including use by the current and future owners of Lot 2A, and Lot 2B, and Lot 2C.

Section 6. **Use of Easement Areas.** No party shall use the easement areas in a way that materially interferes with or otherwise unreasonably restricts or overburdens another's use of the easement areas or any other's use and enjoyment of its land and its rights hereunder. Any costs associated with repairs necessitated by the negligent act of the other party, or its tenants, agents, licensees or invitees shall be borne solely by such negligent party.

Section 7. **Insurance.** Each party to this Agreement shall maintain separate commercial general liability insurance covering property damage and personal injury in commercially reasonable amounts insuring such party's use of the easement areas by such party's tenants, agents, invitees, employees and contractors. The insurance policies shall name the other parties as an additional insured under the policy.

Section 8. **Indemnity.** To the fullest extent permitted by law, each party shall indemnify, defend and hold harmless the other party and its agents, invitees, directors, officers, members, managers, shareholders and other employees from and against any and all claims, damages, liability, expenses and attorneys' fees and costs incurred by such party which are not caused by the sole or contributory negligence of the other party and which arise out of the use of the easement areas by the other party or its tenants, agents, invitees, directors, officers, shareholders, or employees.

Section 9. **Permits and Approvals/Cooperation.** The Lot 2 Owner shall obtain, at its sole expense, all necessary local, state and federal permits, permit amendments, and approvals required for the construction, development and operation of the Commercial Development, including the improvements shown on the Easement Plans; provided, however, that the Lot 3 Owner agrees to reasonably cooperate with Buyer in connection with the Commercial Development, including cooperating with the Lot 1 Owner or Lot 2 Owner, at no monetary expense to the Lot 3 Owner, in a timely and expeditious manner to obtain permits and other approvals for the Property and the Commercial Development including, without limitation, execution of permit applications.

Section 10. **Exemption from VCIOA.** Pursuant to 27A V.S.A. § 1-211, the arrangement by the lot owners to pay their pro rata share of the expenses for the infrastructure described herein is exempt from the provisions of the Vermont Common Interest Ownership Act.

Section 11. **Scope of Easements.** The scope of the easements granted or expanded herein shall specifically contemplate the subdivision and development of Lot 2, the further subdivision and development of Lot 2A, Lot 2B and Lot 2C and the potential subdivision and development of Lot 1 and Lot 3.

Section 12. **Binding Effect.** It is the intent of the parties that this Agreement shall be binding on, and shall be for the benefit of, the parties and their respective successors and assigns, including their tenants and guests.

Section 13. **Dispute Resolution.** If a dispute arises among the parties with respect to this Agreement, the dispute shall be submitted to the following dispute resolution procedures. Upon either party's receipt of a written notice of the dispute sent by the other party, the parties shall first try to directly negotiate or mediate the dispute. If, notwithstanding the efforts of the parties, the dispute has not been resolved to their mutual satisfaction within 45 days following receipt of the notice of dispute, either party may initiate arbitration of the dispute by sending the other a new written notice of arbitration. Unless otherwise mutually agreed by the parties, any dispute under this section shall be settled by arbitration, and

judgment on the award rendered by the arbitrator(s) may be entered in Chittenden Superior Court. The parties to the arbitration shall pay the cost of the arbitrators in equal shares. In any such proceeding, the arbitrator may award reasonable attorneys' fees, witness fees and other costs of arbitration to the substantially prevailing party.

Section 14. **Notice.** All notices and other communications hereunder shall be in writing and shall be deemed to have been given when delivered or mailed by first class, registered or certified mail, postage prepaid to the last known address of the other party.

**ACKNOWLEDGMENT OF ARBITRATION. THE UNDERSIGNED UNDERSTAND THAT THIS AGREEMENT CONTAINS AN AGREEMENT TO ARBITRATE. AFTER SIGNING THIS DOCUMENT, THE UNDERSIGNED UNDERSTAND THAT THEY WILL NOT BE ABLE TO BRING A LAWSUIT CONCERNING ANY DISPUTE THAT MAY ARISE THAT IS COVERED BY THIS ARBITRATION AGREEMENT, UNLESS IT INVOLVES A QUESTION OF CONSTITUTIONAL OR CIVIL RIGHTS. INSTEAD, THE UNDERSIGNED AGREE TO SUBMIT ANY SUCH DISPUTE TO AN IMPARTIAL ARBITRATOR.**

Section 15. **Effective Date.** The effective date of this Agreement shall be the commencement of the construction of the Bank Project (the "Effective Date").

IN WITNESS WHEREOF, the parties, as evidenced by the signatures of their Duly Authorized Agents, do hereby execute this Agreement this \_\_\_\_ day of \_\_\_\_\_, 2018.

IN PRESENCE OF:

OLD MILL PROPERTIES, LLC

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF \_\_\_\_\_, SS.

On this \_\_\_\_ day of \_\_\_\_\_, 2018, personally appeared \_\_\_\_\_, Duly Authorized Agent of **OLD MILL PROPERTIES, LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **OLD MILL PROPERTIES, LLC**.

Before me, \_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

Notary commission issued in \_\_\_\_\_ County  
My commission expires: 2/10/19



TATRO 368 VT ROUTE 15 PROPERTIES,  
LLC

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF \_\_\_\_\_, SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, personally appeared \_\_\_\_\_,  
Duly Authorized Agent of **TATRO 368 VT ROUTE 15 PROPERTIES, LLC**, to me known to be the  
person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be  
his free act and deed and the free act and deed of **TATRO 368 VT ROUTE 15 PROPERTIES, LLC**.

Before me, \_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

Notary commission issued in \_\_\_\_\_ County  
My commission expires: 2/10/19

*[Additional Signature on Following Page]*

364 VT ROUTE 15, LLC

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

On this \_\_\_\_ day of \_\_\_\_\_, 2018, personally appeared \_\_\_\_\_,  
Duly Authorized Agent of **364 VT ROUTE 15, LLC**, to me known to be the person who executed the  
foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and  
the free act and deed of **364 VT ROUTE 15, LLC**.

Before me, \_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

Notary commission issued in Chittenden County  
My commission expires: 2/10/15

**Exhibit A**

**EASEMENT PLANS**

*[See Attached]*

**DECLARATION OF PLANNED COMMUNITY**

**FOR**

**368 VT ROUTE 15 COMMUNITY [NAME TBD]**

**TABLE OF CONTENTS**

	<u>Page</u>
<b>ARTICLE 1 <u>SUBMISSION; DEFINED TERMS</u></b> .....	<b>5</b>
SECTION 1.1. <u>SUBMISSION</u> .....	5
SECTION 1.2. <u>DEFINITIONS</u> .....	5
<b>ARTICLE 2 <u>PLANNED COMMUNITY PROPERTY</u></b> .....	<b>7</b>
SECTION 2.1. <u>PROPERTY</u> .....	7
SECTION 2.2. <u>DESCRIPTION OF PLANNED COMMUNITY</u> .....	7
SECTION 2.3. <u>LOT BOUNDARIES</u> .....	7
<b>ARTICLE 3 <u>COMMON ELEMENTS</u></b> .....	<b>7</b>
SECTION 3.1. <u>LIMITED COMMON ELEMENTS</u> .....	7
SECTION 3.2. <u>COMMON ELEMENTS</u> .....	8
SECTION 3.3. <u>ALLOCATED INTERESTS</u> .....	8
<b>ARTICLE 4 <u>OCCUPANCY AND USE</u></b> .....	<b>9</b>
SECTION 4.1. <u>USE OF PROJECT LOTS</u> .....	9
SECTION 4.2. <u>ALTERATION OF PROJECT LOTS</u> .....	9
SECTION 4.3. <u>STATE AND MUNICIPAL LAWS</u> .....	9
<b>ARTICLE 5 <u>EASEMENTS</u></b> .....	<b>10</b>
SECTION 5.1. <u>EASEMENT FOR ACCESS</u> .....	10
SECTION 5.2. <u>EASEMENT FOR COMPLETION; UTILITIES; PUBLIC AREAS</u> .....	10
SECTION 5.3. <u>EASEMENT FOR SUPPORT</u> .....	10
SECTION 5.4. <u>ADDITIONAL EASEMENTS</u> .....	10
SECTION 5.5. <u>ASSOCIATION EASEMENT FOR UPKEEP</u> .....	10
SECTION 5.6. <u>EASEMENTS SHOWN ON PLANS</u> .....	11
SECTION 5.7. <u>STORMWATER EASEMENTS</u> .....	11
SECTION 5.8. <u>SANITARY SEWER</u> .....	11
SECTION 5.9. <u>WATER LINE</u> .....	11
<b>ARTICLE 6 <u>DAMAGE OR DESTRUCTION</u></b> .....	<b>11</b>
SECTION 6.1. <u>DUTY TO RESTORE</u> .....	11
SECTION 6.2. <u>COST</u> .....	11
SECTION 6.3. <u>ELECTION NOT TO REBUILD</u> .....	11
<b>ARTICLE 7 <u>TERMINATION; CONDEMNATION</u></b> .....	<b>12</b>
SECTION 7.1. <u>REQUIREMENTS FOR TERMINATION</u> .....	12
SECTION 7.2. <u>CONDEMNATION</u> .....	12
<b>ARTICLE 8 <u>INSURANCE</u></b> .....	<b>12</b>
SECTION 8.1. <u>CASUALTY INSURANCE</u> .....	12
SECTION 8.2. <u>LIABILITY INSURANCE</u> .....	12
SECTION 8.3. <u>OTHER PROVISIONS</u> .....	12
SECTION 8.4. <u>FIDELITY COVERAGE</u> .....	13
SECTION 8.5. <u>PREMIUMS</u> .....	13
SECTION 8.6. <u>SEPARATE INSURANCE</u> .....	13
SECTION 8.7. <u>ADJUSTMENT; INSURANCE TRUSTEE</u> .....	13
<b>ARTICLE 9 <u>THE ASSOCIATION</u></b> .....	<b>13</b>

SECTION 9.1. <u>AUTHORITY</u> .....	13
SECTION 9.2. <u>MEMBERSHIP</u> .....	13
SECTION 9.3. <u>VOTING RIGHTS</u> .....	14
SECTION 9.4. <u>BOARD OF DIRECTORS</u> .....	14
SECTION 9.5. <u>DECLARANT CONTROL</u> .....	14
SECTION 9.6. <u>MISCELLANEOUS</u> .....	15
<b>ARTICLE 10 <u>ASSESSMENT AND COLLECTION OF COMMON EXPENSES</u></b> .....	<b>15</b>
SECTION 10.1. <u>DEFINITION OF COMMON EXPENSES</u> .....	15
SECTION 10.2. <u>ASSESSMENT AND APPORTIONMENT OF COMMON EXPENSES</u> .....	16
SECTION 10.3. <u>COMMON EXPENSES ATTRIBUTABLE TO FEWER THAN ALL PROJECT LOTS</u> .....	16
SECTION 10.4. <u>LIEN</u> .....	16
SECTION 10.5. <u>BUDGET ADOPTION AND RATIFICATION</u> .....	16
SECTION 10.6. <u>CERTIFICATE OF PAYMENT OF COMMON EXPENSE ASSESSMENTS</u> .....	16
SECTION 10.7. <u>PAYMENT OF COMMON EXPENSES</u> .....	17
<b>ARTICLE 11 <u>MAINTENANCE</u></b> .....	<b>17</b>
SECTION 11.1. <u>MAINTENANCE OF COMMON ELEMENTS</u> .....	17
SECTION 11.2. <u>MAINTENANCE OF PROJECT LOTS</u> .....	17
<b>ARTICLE 12 <u>COMPLIANCE AND DEFAULT</u></b> .....	<b>18</b>
SECTION 12.1. <u>COMPLIANCE</u> .....	18
SECTION 12.2. <u>RIGHTS OF LOT OWNERS</u> .....	19
SECTION 12.3. <u>WAIVER</u> .....	19
<b>ARTICLE 13 <u>RESERVED DEVELOPMENT RIGHTS</u></b> .....	<b>19</b>
SECTION 13.1. <u>ALTERATION OF PROJECT LOTS</u> .....	19
SECTION 13.2. <u>AMENDMENT TO ENLARGE PLANNED COMMUNITY</u> .....	19
SECTION 13.3. <u>EASEMENT FOR FURTHER DEVELOPMENT</u> .....	19
SECTION 13.4. <u>PERMITS AND APPROVALS FOR FURTHER DEVELOPMENT</u> .....	20
SECTION 13.5. <u>AMENDMENTS UNDER THIS ARTICLE</u> .....	20
SECTION 13.6. <u>TRANSFER OF DECLARANT’S DEVELOPMENT RIGHTS</u> .....	20
<b>ARTICLE 14 <u>COVENANTS AND ENVIRONMENTAL RESTRICTIONS</u></b> .....	<b>20</b>
SECTION 14.1. <u>USE OF PROPERTY SUBJECT TO PERMITS AND PROJECT PLANS</u> .....	20
SECTION 14.2. <u>PROMULGATION OF RULES AND REGULATIONS</u> .....	20
SECTION 14.3. <u>OCCUPANTS BOUND</u> .....	20
SECTION 14.4. <u>ENERGY CONSERVATION MEASURES</u> .....	21
SECTION 14.5. <u>LANDSCAPING</u> .....	21
SECTION 14.6. <u>SPECIAL COVENANTS</u> .....	21
SECTION 14.7. <u>AMENDMENTS</u> .....	21
<b>ARTICLE 15 <u>AMENDMENTS</u></b> .....	<b>21</b>
SECTION 15.1. <u>GENERAL</u> .....	22
SECTION 15.2. <u>RIGHTS RESERVED IN DECLARANT</u> .....	22
SECTION 15.3. <u>SPECIAL DECLARANT RIGHTS</u> .....	22
<b>ARTICLE 16 <u>MISCELLANEOUS</u></b> .....	<b>22</b>
SECTION 16.2. <u>INVALIDITY</u> .....	22
SECTION 16.3. <u>HEADINGS</u> .....	22
SECTION 16.4. <u>AGENT</u> .....	22
SECTION 16.5. <u>DECLARANT’S DISCLAIMER FOR ECONOMIC BENEFIT</u> .....	22
SECTION 16.6. <u>DECLARANT’S DISCLAIMER FOR SECURITY</u> .....	22
SECTION 16.7. <u>GOVERNING LAW</u> .....	22

## **DECLARATION OF PLANNED COMMUNITY FOR 368 VT ROUTE 15 COMMUNITY**

This Declaration of Planned Community for 368 VT Route 15 Community (the “Declaration”) is made by **TATRO 368 VT ROUTE 15 PROPERTIES, LLC**, a Vermont limited liability company with a place of business in Jeffersonville, Vermont (the “Declarant”).

### Background

1. The Declarant is the owner of a parcel of land located at 368 VT Route 15 in Jericho, Vermont (the “Property”), being a parcel of land depicted as “as “tax map no. VT368, Tatro 368 VT Route 15 Properties, LLC, v. 337, p. 589, Lot 2, 1.04 Acres” on a plat entitled: “Corrective Boundary Plat, David Villeneuve, Tatro 368 VT Route 15 Properties, LLC, 364 VT Route 15, LLC, 364 VT Route 15 Jericho, VT” prepared by Trudell Consulting Engineers, dated December 13, 2017, and recorded at Map Slide 459A of the Town of Jericho Land Records (the “2017 Plat”), and as further described in Exhibit A.

2. The Declarant has obtained permits and approvals to subdivide Lot 2 into three parcels: Lot 2A, Lot 2B, and Lot 2C (the “Project Lots”), as depicted on a plat entitled: “Subdivision Plat, \_\_\_\_\_,” prepared by Donald L. Hamlin Consulting Engineers, Inc, dated \_\_\_\_\_, 2018, last revised \_\_\_\_\_, and recorded at Map Slide \_\_\_\_ of the Town of Jericho Land Records (the “Subdivision Plat”). The Declarant is planning to develop a multi-lot, mixed-use development on Lot 2 (the “Project”).

3. In connection with the Project and in addition to creating the Project Lots, the Declarant has created Common Elements and facilities including parking lots, driveways and open lands shown as Lot C1 and Lot C2 on the Subdivision Plat and on a set of plans entitled: “Tatro 368 VT Route 15 Properties, LLC, P.O. Box 339, Jeffersonville, Vermont 054,” Donald L. Hamlin Consulting Engineers, Inc, dated \_\_\_\_\_, 2018, last revised \_\_\_\_\_ (the “Easement Plans”).

4. In connection with the Project, an owners association has been established known as the 368 VT Route 15 Community Association, Inc., a Vermont non-profit corporation (the “Association”), the control of which is described in further detail in this Declaration. The Association will be responsible for the ownership, maintenance, repair and replacement of the Common Elements and facilities of the Project described in this Declaration.

5. Excluded from this Declaration are Lot 1 and Lot 3 depicted on the 2017 Plat. Portions of the common infrastructure serving the Project are shared with Lot 1 and Lot 3, including roadways, parking, sewer lines, sewer pump station, water lines and stormwater systems all as further described in the Cross-Easement Agreement by and among the Lot 1, Lot 2 and Lot 3 Owners dated of or about even date herewith and to be recorded in the Town of Jericho Land Records (the “Cross-Easement Agreement”).

6. The Project Lots may be developed by the Declarant, or its successors and assigns, for one or more residential, commercial retail and/or mixed-use commercial projects (each a “Single Lot Project” and collectively, the “Single Lot Projects”). The owners of each of the Single Lot Projects will be responsible for obtaining all required permits and for performing all required construction, maintenance, repair and replacement of all of the improvements and appurtenances located within their Single Lot Project and all improvements and appurtenances outside their Project Lot which serve only their Project Lot.

7. The Declarant reserves a number of Development Rights in connection with the development of the Property, including the right to create additional common elements or limited common elements, and the right to adjust the boundaries of the Project Lots (including further subdivision and/or combination of the Project Lots) or to convert portions of the Project Lots into common elements.

N O W , T H E R E F O R E ,

The Declarant hereby makes and executes this Declaration for the purposes stated herein and upon the following terms and conditions.

## ARTICLE 1

### **Submission; Defined Terms**

Section 1.1. **Submission**. The Declarant hereby submits the Property as described in Exhibit A and on the Subdivision Plat and Easement Plans to the terms and conditions of this Declaration and to the provisions of Title 27A V.S.A. §§ 1-101 et seq., known as the Vermont Common Interest Ownership Act (the “Act”), and with respect to such Property hereby create a mixed-use planned community to be known as the 368 VT Route 15 Community to be held, sold, transferred, conveyed, used, occupied, mortgaged, or otherwise encumbered subject to the reservations, covenants, conditions, restrictions, easements, assessments, liens and development rights hereinafter set forth which are for the purpose of protecting the value and desirability of the Property, and which shall run with the title to such lands and premises, and which shall be binding on all parties having any right, title, or interest in the Property or any part thereof, and their respective heirs, legal representatives, successors, and assigns, and shall inure to the benefit of each and every owner of all or any portion of the Property.

Section 1.2. **Definitions**. Each capitalized term used herein without definition shall have the meaning specified in this Declaration or the Bylaws of the Association (the “Bylaws”), or if not otherwise defined in this Declaration or the Bylaws then as defined in the Act:

“Act” means the Vermont Common Interest Ownership Act, 27A V.S.A. §§ 1-101 et seq.

“Allocated Interests” means the Common Expense Liability and the votes in the Association.

“Assessment” means the amount assessed against the owners of each Project Lots from time to time by the Association described below in the manner provided herein.

“Association” means the 368 VT Route 15 Community Association, Inc., a Vermont non-profit corporation organized under § 3-101 of the Act.

“Board of Directors” means the board of directors of the Association charged with the management and operation of the Association, being an Executive Board as defined in the Act.

“Bylaws” means the Bylaws of the Association, as amended from time to time.

“Common Elements” means all portions of the Property that are owned or will be owned or leased by the Association, and all appurtenances thereto, including Lot C1 and C2.

“Common Expenses” means the expenditures made by or financial liabilities of the Association and any allocations to reserves.



“Common Expense Liability” means the liability for Common Expenses allocated to each Project Lot pursuant to § 2-107 of the Act.

“Cross-Easement Agreement” means an agreement by and among the Lot 1, Lot 2 and Lot 3 Owners dated of or about even date herewith and to be recorded in the Town of Jericho Land Records.

“Declarant” means Tatro 368 VT Route 15 Properties, LLC, and its successors and assigns.

“Declaration” means this Declaration of Planned Community for the 368 VT Route 15 Community, as it may be amended from time to time, and includes all of the Exhibits hereto.

“Development Rights” means any right or combination of rights reserved by the Declarant, in this Declaration to create Project Lots, Common Elements or Limited Common Elements within the Project, or to subdivide Project Lots or convert Project Lots into Common Elements. The Declarant’s Development Rights include all of the Special Declarant Rights defined in the Act.

“Limited Common Elements” means a portion of the Common Elements allocated for the exclusive use of one or more, but less than all, of the Project Lots.

“Lot Owner” means a Person who owns a Project Lot, including the Declarant for any unsold Project Lots, but does not include a person having an interest in a Project Lot solely as security for an obligation.

“Person” means an individual, corporation, limited liability company, limited liability partnership, business trust, estate, trust, partnership, association, joint venture, government, governmental subdivision or agency, or other legal or commercial entity.

“Planned Community” means 368 VT Route 15 Community, a common interest community in which portions of the real estate are designated for separate ownership by the Lot Owners and the remainder of the real estate is designated for ownership by the Association.

“Project” means the project depicted on the described in Exhibit A and depicted on the Subdivision Plat, as the same may be amended from time to time.

“Project Lots” means Lot 2A, Lot 2B and Lot 2C as shown on the Subdivision Plat, and any lot subsequently created by the subdivision, combination or adjustment of the boundaries of one or more of such lots, together with any new lot incorporated into the Property and designated for the development of a Single Lot Project. Each Project Lot is a Unit as defined in the Act, being a portion of the Property, other than the Common Elements, intended for individual ownership and use as permitted in this Declaration and as numbered and depicted on the Subdivision Plat. Each Project Lot shall be developed in accordance with the Subdivision Plat and Easement Plans, as the same may be amended from time to time. The ownership of each Project Lot shall include, and there shall pass with each Project Lot as an appurtenance thereto, a membership in the Association. Each Project Lot shall for all purposes constitute real property which may be owned in fee simple and which may be conveyed, transferred, or encumbered in the same manner as any other real property.

“Property” means the real property, together with any improvements located thereon, which is declared and subjected to this Declaration by incorporation in the description set forth in Exhibit A and shown on the Subdivision Plat, as amended from time to time.

“Single Lot Project” means a project constructed on one or more of the Project Lots including, without limitation, the projects depicted on the Easement Plans or any other retail and/or mixed-use commercial development projects.

“Rules and Regulations” means the provisions and limitations promulgated from time to time by the Board of Directors governing the use of the Common Elements and Lots.

“Subdivision Plat” means a plat entitled: “Subdivision Plat, \_\_\_\_\_,” prepared by Donald L. Hamlin Consulting Engineers, Inc, dated \_\_\_\_\_, 2018, last revised \_\_\_\_\_, and recorded at Map Slide \_\_\_\_ of the Town of Jericho Land Records.

## ARTICLE 2

### Planned Community Property

Section 2.1. **Property.** The Property consists of all and the same lands and premises, together with improvements thereon, and all easements and rights appurtenant thereto, as described in Exhibit A and on the Subdivision Plat and Easement Plans.

Section 2.2. **Description of Planned Community.** As of the date hereof, the Declarant intends to develop the Property as a mixed-use development project, substantially as depicted on the Subdivision Plat and Easement Plans, as the same may be amended from time to time.

Section 2.3. **Lot Boundaries.** The boundaries of the Project Lots shall be the lot lines depicted on the Subdivision Plat, as the same may be amended from time to time. The perimetric boundaries of the Project Lots are as depicted on the Subdivision Plat. The upper and lower horizontal boundaries of the Project Lots shall be determined and governed by common law rules for fee simple ownership of land. If any pipe, wire, conduit, bearing wall, bearing column, or any other fixture lies partially within and partially outside the designated boundaries of a Project Lot, any portion serving only that Project Lot is a Limited Common Element allocated solely to that Project Lot, and any portion of it serving more than one Project Lot or any portion of the Common Elements is a part of the Common Elements.

Each Project Lot shall have the burdens and the benefits of the easements set forth in Article 5 herein.

## ARTICLE 3

### Common Elements

Section 3.1. **Limited Common Elements.**

- (a) A “Limited Common Element” is a portion of the Common Elements allocated for the exclusive use of one or more, but fewer than all, of the Project Lots.

- (b) All fixtures or improvements designated to serve, attached to, or adjacent to only one Project Lot, but located outside the Project Lot's boundaries, are Limited Common Elements allocated exclusively to that Project Lot to which they are appurtenant.
- (c) Except as otherwise provided herein, any expense for maintenance, repair or replacement relating to a Limited Common Element allocated exclusively to one Project Lot shall be the responsibility of the Owner of the corresponding Project Lot. To the extent that any such Limited Common Elements are designed to serve more than one Project Lot (but less than all of the Project Lots), the repair and maintenance of such Limited Common Elements shall be the responsibility of the Project Lots in proportion to the corresponding benefit conferred by such Limited Common Element to such Project Lots, unless the Association has elected to assume responsibility for the maintenance and repair of such Limited Common Elements.

Section 3.2. **Common Elements.**

- (a) The "Common Elements" consist of all the Property and appurtenances thereto depicted on the Subdivision Plat and Easement Plans, including Lot C1 and Lot C2, but excluding the Project Lots. The Common Elements include, without limitation:
  - (i) All easements, restrictions, and other encumbrances included with the Property as described in Exhibit A or depicted on the Subdivision Plat or Easement Plans.
  - (ii) Utility lines, equipment and other improvements serving the Property or serving more than one Project Lot.
  - (iii) All sidewalks, driveways, parking lots, trees, shrubs, landscaping, and other site improvements located on the Common Elements or serving the Project Lots.
  - (iv) Easements and infrastructure on, over and under the common elements associated with Lot 1 and Lot 3 as described in the Cross-Easement Agreement.
- (b) Except as otherwise set forth herein as to the use of the Limited Common Elements, the Common Elements shall remain undivided and shall be devoted to the common use and enjoyment of all Lot Owners. No Lot Owner or any other person shall maintain any action for partition or division thereof, unless the Property has been removed from the provisions of this Declaration pursuant to the Act.
- (c) Each Lot Owner may use the Common Elements in accordance with the purposes for which they were intended without hindering or encroaching upon the lawful rights of other Lot Owners. Use of the Common Elements shall be subject to the limitations set forth herein and to the Rules and Regulations regarding use thereof as shall be established from time to time by the Board of Directors.

Section 3.3. **Allocated Interests.** Each Project Lot will be assigned an Allocated Interest in the Project and the Association based on the acreage of each Project Lot in relation to the total acreage of all Project Lots in the Project. The initial Allocated Interests are as follows:

Lot 2A (0.23 Acres)	=
Lot 2B (0.____ Acres)	=
Lot 2C (0.____ Acres)	=

Common Area 1 (0.\_\_\_\_ Acres) =  
Common Area 2(0.\_\_\_\_ Acres) =

Total Project Lots (1.04 Acres) = 100.00%

In the event that the Declarant subjects additional lands to this Declaration (as described below) and creates additional Project Lots, in the event one or more of the Project Lots are subdivided, or in the event one or more of the Project Lots are withdrawn from the Project, then the above-described Allocated Interests shall be reallocated among all resulting Project Lots based on the same formula set forth above.

Except as otherwise set forth herein for the redetermination of the Allocated Interest by Declarant upon the filing of an amendment to this Declaration to exercise Development Rights and/or Special Declarant Rights, the Allocated Interest shall be of a permanent character and may not be changed without the consent of all Lot Owners. Each Project Lot's Allocated Interest shall be determinative of all matters under the Act, this Declaration and the Bylaws which are properly determined by reference to the Allocated Interest, including, but not limited to each Lot Owner's vote for Association purposes and the allocation of Common Expenses.

#### ARTICLE 4

##### Occupancy and Use

Section 4.1. **Use of Project Lots.** Each Project Lot may be used for the development of a Single Lot Project in accordance with the Project Plans, as the same may be amended from time to time. The occupancy of each Project Lot is subject to and benefitted by all easements, restrictions and permits of record, and as depicted on the Subdivision Plat, Easement Plans, and described in Article 5 and Exhibit A. Each Project Lot shall have the benefit of the use of the private roadways and parking lots as provided herein or in the Cross Easement Agreement.

Section 4.2. **Alteration of Project Lots.** A Lot Owner may construct a Single Lot Project upon a Project Lot provided that the improvements associated with the Single Lot Project do not impair the Common Elements, Limited Common Elements, or infrastructure or utilities within any portion of the Planned Community.

The boundaries between adjoining Project Lots may be relocated in accordance with the terms and requirements of § 2-112 of the Act.

Section 4.3. **State and Municipal Laws.** Each Lot Owner shall comply with all applicable permits, codes, laws, ordinances, rules, and regulations, of the State of Vermont and Town of Jericho affecting the use of the Project Lots and the Common Elements.

## ARTICLE 5

### Easements

Section 5.1. **Easement for Access.** Each Lot Owner is hereby granted an easement, in common with Declarant and every other Lot Owner, in all Common Elements for ingress and egress, including all roadways, driveways, parking lots, walkways and recreation paths shown on the Subdivision Plat and Easement Plans, and for utility service, and support, maintenance and repair of each Project Lot, subject to the Rules and Regulations of the Association. Each Project Lot is hereby benefitted by an easement in common with others for ingress and egress through and over all Common Elements by Persons lawfully using or entitled to the same. Such easements and rights are subject to the limitations upon the use of the Limited Common Elements as otherwise set forth herein. In addition, each Project Lot is benefitted and burdened by the easements set forth in the Cross-Easement Agreement.

Section 5.2. **Easement for Completion; Utilities; Public Areas.** For as long as the Declarant owns any interest in the Property, the Declarant hereby reserves for itself and its successors and assigns, easements, rights of way, and licenses, and the right to grant easements, rights of ways and licenses to others, over, under, across and through all of the Property for the purpose of: (i) completing the improvements to the Property described in this Declaration and the Project Plans, including roads, driveways, sewer, water and other utility lines, stormwater drainage systems, sidewalks, fences, trees, shrubs, landscaping, equipment and improvements, and for the purpose of sales activities, such as erecting signs advertising the Planned Community, some or all of the occupants of the Planned Community or the sale of Project Lots within the Planned Community; (ii) providing utility service to the Property; and (iii) compliance with permits, laws, rules, regulations, ordinances and other governmental requirements. Until a Single Lot Project is constructed on each Project Lot, the Lot Owner of each Project Lot shall have the easements, rights of way, and licenses, together with the right to grant such easements, rights of ways and licenses to utility companies and providers of services, over, under, across and through all of the Property as shown on the Project Plans for the purpose of: (i) completing the improvements to the Property described in this Declaration, the Subdivision Plat and the Easement Plans, including roads, parking lots, driveways, sewer, water and other utility lines, stormwater drainage systems, sidewalks, fences, trees, shrubs, landscaping, equipment and improvements; (ii) providing utility service to the Lot Owner's Single Lot Project; and (iii) compliance with permits, laws, rules, regulations, ordinances and other governmental requirements.

Section 5.3. **Easement for Support.** Each Project Lot and the Common Elements shall have an easement for lateral and subadjacent support from every other Project Lot and the Common Elements.

Section 5.4. **Additional Easements.** The Board of Directors of the Association shall have the power (without submitting the same to the Lot Owners for approval) to authorize the appropriate officers of the Association to execute any and all easements as it may deem desirable for the benefit of the Planned Community over, under, above or through any of the Common Elements for such purposes and upon such terms as the Board, in its sole judgment, deems desirable; provided, however, that all such easements shall be subordinate to the liens and rights of all mortgages and deeds of trust recorded prior in time thereto unless the mortgagee or trustee shall otherwise agree by way of a subordination of such mortgage to such easement.

Section 5.5. **Association Easement for Upkeep.** Maintenance, repair and replacement of the Common Elements and of the Project Lots shall be as provided for in this Declaration, the Bylaws, and the Act. Each Lot Owner shall afford to the Association and the other Lot Owners, and to their agents or employees, access across his or her Project Lot reasonably necessary for those purposes. If damage is

inflicted on the Common Elements or any Project Lot through which access is taken, the Lot Owner responsible for the damage, or the Association, if it is responsible, shall promptly repair such damage.

Section 5.6. **Easements Shown on Plans.** The Project Lots are subject to additional easements in favor of the individual Project Lots, the Association, utility companies and the Town of Jericho as more particularly shown on the Subdivision Plat and Easement Plans.

Section 5.7. **Stormwater Easements.** Lot 2A, Lot C1 and Lot C2 are subject to a stormwater easement in favor of the Association for all stormwater infrastructure, including all pipes and lines, as shown on Detail “D” of the Easement Plans (the “Stormwater System”). The Association shall be responsible for the repair and the maintenance of the Stormwater System.

Section 5.8. **Sanitary Sewer.** Lot 2A and Lot C1 are subject to a sanitary sewer easement in favor of Lot 2B and Lot 2C for sanitary sewer infrastructure, including all pipes and lines, as shown in blue and red on Detail “F” of the Easement Plans. In addition, Common Area 1 is subject to a sanitary sewer easement in favor of Lot 2A for sanitary sewer infrastructure, including all pipes and lines, as shown in blue on Detail “F” of the Easement Plans. The Association shall be responsible for the repair and the maintenance of the sanitary sewer system shown on Detail “F” of the Easement Plans.

Section 5.9. **Water Line.** Common Area 1 is subject to a water line easement in favor of Lot 2A, Lot 2B, Lot 2C for water line infrastructure, including all pipes and lines, as shown in yellow on Detail “G” of the Easement Plans. The Association shall be responsible for the repair and the maintenance of the Stormwater System. The Association shall be responsible for the repair and the maintenance of the sanitary sewer system shown on Detail “G” of the Easement Plans.

## ARTICLE 6

### **Damage or Destruction**

Section 6.1. **Duty to Restore.** Any portion of the Property for which insurance is required under 27A V.S.A. § 3-113, or for which insurance carried by the Association is in effect, whichever is more extensive, shall be repaired or replaced promptly by the Association unless:

- (a) The Planned Community is terminated, in which case § 2-118 of the Act shall apply;
- (b) Repair or replacement would be illegal under any state or local statute or ordinance governing health or safety; or
- (c) Eighty percent (80%) of the Lot Owners vote not to rebuild as provided in Section 6.3.

Section 6.2. **Cost.** The cost of repair or replacement in excess of insurance proceeds shall be a Common Expense.

Section 6.3. **Election Not to Rebuild.** If less than the entire Planned Community is repaired, replaced, or rebuilt:

- (a) The insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Planned Community; and

- (b) Except to the extent that other persons will be distributees: (i) the insurance proceeds attributable to Limited Common Elements which are not rebuilt shall be distributed to the owners of the Project Lots to which those Limited Common Elements were allocated, or to lien holders, as their interests may appear in proportion to the Common Expense Liability of all of the Project Lots; and (ii) the remainder of the proceeds shall be distributed to all of the Lot Owners or lien holders, as their interests may appear, in proportion to the Common Expense Liability of those Project Lots.

## ARTICLE 7

### **Termination; Condemnation**

Section 7.1. **Requirements for Termination.** The Planned Community may be terminated only by the recorded agreement of the Lot Owners to which at least eighty percent (80%) of the votes in the Association are allocated and only in accordance with and subject to the provisions of § 2-118 of the Act.

Section 7.2. **Condemnation.** If all or a part of the Planned Community is taken by any power having the authority of eminent domain, all compensation and damages arising from such taking shall be payable in accordance with § 1-107 of the Act.

## ARTICLE 8

### **Insurance**

Section 8.1. **Casualty Insurance.** In order to ensure that sufficient reconstruction or repair funds, or both, will be available to the Association if and when needed, the Board of Directors shall obtain insurance for the Common Elements on the Property, in such amounts as it shall determine, to provide not less than one hundred percent (100%) of the current replacement value (exclusive of foundations, land, excavations, and other items that are normally excluded from such insurance coverage) in the event of damage or destruction from the casualty against which such insurance is obtained. Such insurance shall protect against fire and all other hazards or perils customarily covered and the proceeds of such insurance shall be used only for the repair, replacement and reconstruction of the Common Elements unless determined otherwise in accordance with Article 6. The Board of Directors may elect such endorsements and deductible provisions as are, in its judgment, consistent with good business practice and the purpose for which the insurance is bought. Any such policy shall provide that it cannot be canceled or substantially changed, except upon at least ten (10) days' written notice to the insured.

Section 8.2. **Liability Insurance.** The Board of Directors of the Association shall also purchase broad form comprehensive liability coverage in such amounts and in such forms as prudent management practice suggests. A policy shall provide that it cannot be canceled or substantially changed, except upon at least ten (10) days' written notice to the insured.

Section 8.3. **Other Provisions.** Insurance policies carried pursuant to this Section shall provide that:

- (a) Each Lot Owner is an insured person under the policy to the extent of liability, if any, arising out of his or her interest in the Common Elements or membership in the Association.
- (b) The insurer waives its rights to subrogation under the policy against any Lot Owner.

- (c) No act or omission by any Lot Owner, unless acting within the scope of his or her authority on behalf of the Association, will void the policy or be a condition to recovery under the policy.
- (d) If, at the time of a loss under the policy, there is other insurance in the name of a Lot Owner covering the same risk covered by the policy, the Association's policy provides primary insurance.

Section 8.4. **Fidelity Coverage.** The Association may obtain fidelity coverage against dishonest acts on the part of the Board of Directors, managers, employees and volunteers responsible for handling funds belonging to or administered by the Association in such amounts and in such forms as prudent management practices suggest. Any such policy shall provide that it cannot be canceled or substantially changed, except upon at least ten (10) days' written notice to the insured.

Section 8.5. **Premiums.** Premiums and expenses for all insurance and fidelity coverage purchased by the Association shall be Common Expenses. Where insurance premiums are increased as a result of increased risk attributable to a particular Project Lot, the Project Lot at issue shall be responsible for the increase, based upon the insurance carrier's appraisal of risk inherent to said Project Lot. A levy made against a Project Lot for an increase in premiums may be enforced in the same manner as Common Expenses.

Section 8.6. **Separate Insurance.** Each Lot Owner shall be responsible for obtaining, at his, her or its own expense, separate casualty and liability insurance for his or her own Project Lot and the Single Lot Project constructed thereon. No insurance purchased by the Association shall in any way prejudice the right of each Lot Owner to obtain insurance for his, her or its own Project Lot and the Single Lot Project thereon for his, her or its own benefit, nor shall the insurance purchased by the Lot Owner prejudice the Association's rights and protection under policies purchased by the Association under this Declaration. All such separate policies of insurance obtained by a Lot Owner shall contain a waiver of subrogation if available.

Section 8.7. **Adjustment; Insurance Trustee.** Any loss covered by the property policy shall be adjusted with the Association, but the proceeds for that loss are payable to any insurance trustee designated in the policy for that purpose, or otherwise to the Association, in either case to be held in trust for the Association, each Lot Owner and such Lot Owner's mortgagee, as their interests may appear.

## ARTICLE 9

### **The Association**

Section 9.1. **Authority.** The business affairs of the Planned Community shall be managed by the Association. The Association shall be governed by the Bylaws, a copy of which is incorporated as **Exhibit B**, as they may be amended from time to time.

Section 9.2. **Membership.**

- (a) Each Project Lot shall be assigned one appurtenant and indivisible membership in the Association which may not be assigned, hypothecated, pledged or transferred in any manner except as an indivisible appurtenance to the Project Lot. Multiple or joint Owners of a single Project Lot shall be treated for all purposes as jointly owning and holding the one membership appurtenant to that particular Project Lot. In the event that a Single Lot Project is developed as a common interest community, the unit owners within



such common interest community shall designate a representative to cast the vote assigned to the Project Lot in all matters in which members of the Association are entitled to vote.

- (b) A membership appurtenant to a Project Lot shall be initiated by the recording of this Declaration in the Town of Jericho Land Records as to the Declarant, and as to third party purchasers by: (i) the recording of a deed or ground lease in the Town of Jericho Land Records conveying a Project Lot to a purchaser; or (ii) the issuance of a certificate of occupancy by the Town of Jericho Land Records for a Single Lot Project constructed on a Project Lot, whichever sooner occurs. Once a membership is initiated, liability for Common Expenses shall automatically commence.
- (c) The number of memberships in the Association shall automatically increase if additional Project Lots are declared and subjected to this Declaration by the subdivision of existing Project Lots or by the annexation of additional lands (as described below in Section 13.2).
- (d) Liability for Common Expenses shall be assessed among the Lot Owners in accordance with their Allocated Interest, unless altered as hereinafter set forth in Section 9.6.

Section 9.3. **Voting Rights.** Initially, there shall be two classes of membership in the Association, voting memberships and non-voting memberships. A voting membership shall be any membership owned and held by Declarant as a Lot Owner. A non-voting membership shall be any membership owned and held by any Lot Owner other than Declarant. All memberships in the Association shall automatically become voting memberships: (i) sixty (60) days after the sale by Declarant of three-fourths ( $\frac{3}{4}$ ths) of the Project Lots in the Planned Community; (ii) two (2) years after the Declarant has ceased to offer Project Lots for sale in the ordinary course of business; (iii) two (2) years after the exercise of any Development Rights to add new Project Lots; or (iv) upon Declarant amending the Bylaws to make all memberships voting memberships, whichever is the first to occur. Thereafter only one class of voting membership shall exist. Notwithstanding the foregoing, non-voting memberships shall be entitled to vote on those matters, identified in the Act, upon which Lot Owners may vote during the period of Declarant control.

When a membership is a voting membership, each Lot Owner, or one of the Lot Owners if record title in a Project Lot is held by more than one person, shall be entitled to vote in any meeting of the membership, in accordance with their respective Allocated Interest.

Section 9.4. **Board of Directors.** The initial Board of Directors shall be three (3) in number and shall be appointed by the Declarant acting in its sole discretion and shall serve at the pleasure of the Declarant, so long as Declarant returns control of the Association. Notwithstanding the foregoing, at least twenty-five percent (25%) of the members of the Board of Directors shall be elected by Lot Owners who are not the Declarant within sixty (60) days after twenty-five percent (25%) of the Project Lots are conveyed to Lot Owners (other than the Declarant or the Association). At least thirty-three and one third percent ( $33\frac{1}{3}\%$ ) of the members of the Board of Directors shall be elected by Lot Owners who are not the Declarant within sixty (60) days after fifty percent (50%) of the Project Lots are conveyed to Lot Owners (other than the Declarant or the Association).

Section 9.5. **Declarant Control.** The Declarant will convey (or cause to be conveyed) to the Association marketable title to the Common Elements by a customary form of deed for making such a transfer for One Dollar (\$1.00), and the Association will accept said title. Said conveyance of title (and the transfer of control of the Association which may or may not be made at the same time) shall be made:

(i) sixty (60) days after the sale by Declarant of three-fourths (¾ths) of the Project Lots in the Planned Community; (ii) two (2) years after the Declarant has ceased to offer Project Lots for sale in the ordinary course of business; (iii) two (2) years after the exercise of any Development Rights to add new Project Lots; or (iv) upon Declarant amending the Bylaws to make all memberships voting memberships, whichever is the first to occur. As long as Declarant retains control of the Association, no person may record any declaration or amendment to this Declaration or similar instrument affecting any portion of the Planned Community without Declarant's written consent thereto or without the consents required under Section 13.4, and any attempted recording without compliance herewith shall result in such or similar instrument being void and of no force and effect unless subsequently approved by recorded consent signed by the Declarant.

Section 9.6. **Miscellaneous**. In addition to any other powers and authority given the Association or its Board of Directors in the Bylaws or in this Declaration:

- (a) Common Expenses of the Association shall be borne among the Project Lots in accordance with their Allocated Interest, except that the Board of Directors may allocate expenses among the Project Lots on a different basis if the basis is reasonably related to the benefits of the services provided.
- (b) The Board of Directors may enter into a management agreement to operate the affairs of the Association until such time as all memberships in the Association become voting memberships. Within two (2) years after all memberships become voting memberships, any management agreement, maintenance, operations or employment agreement entered into by Declarant may be terminated by the Association without cause upon giving ninety (90) days' notice; provided, however, that any such agreement that is unconscionable or was not bona fide may be terminated on ninety (90) days' notice before the expiration of the two year period. In the event of a conflict between the above provisions and any requirements imposed by Institutional Mortgagees, the requirements of the Institutional Mortgagees shall control.
- (c) The Association shall maintain current copies of its Declaration, Bylaws, and any Rules and Regulations concerning the Planned Community, as well as its own books, records and financial statements. These will be available for inspection by Lot Owners or First Mortgagees.
- (d) The Board of Directors shall ensure that the Town of Jericho, and specifically the Director of Public Works, Town Planner, Fire Chief, and Chief of Police, have current regular and emergency contact information for the Board and any project manager(s) retained by the Board.

## **ARTICLE 10**

### **Assessment and Collection of Common Expenses**

Section 10.1. **Definition of Common Expenses**. Common Expenses shall include:

- (a) Expenses of administration, maintenance, and repair or replacement of the Common Elements.
- (b) Expenses declared to be Common Expenses by the Board of Directors or by the Act.

- (c) Expenses agreed upon as Common Expenses by the Association.
- (d) Such reserves as may be established by the Association, whether held in trust or by the Association, for repair, replacement or addition to the Common Elements or any other real or personal property acquired or held by the Association.

Section 10.2. **Assessment and Apportionment of Common Expenses.** Except as provided in Sections 9.6 and 10.3, all Common Expenses shall be assessed against all Project Lots in accordance with their Allocated Interest in the Common Expenses as set forth in this Declaration. If the Common Expense Liability is modified due to a redetermination of the Allocated Interests, any Assessments for Common Expenses not yet due shall be recalculated in accordance with the modified Common Expense Liability.

Section 10.3. **Common Expenses Attributable to Fewer than all Project Lots.** The Common Expenses shall be assessed against each Project Lot, according to the allocation of Common Expense Liability set forth in this Declaration, except the following expenses may be assessed against less than all of the Project Lots:

- (a) Any Common Expense for services provided by the Association to an individual Project Lot at the request of the Lot Owner shall be assessed against the Project Lot which benefits from such service.
- (b) Any insurance premium increase attributable to a particular Project Lot by virtue of activities or construction of the Project Lot shall be assessed against that Project Lot.
- (c) Assessments to pay a judgment against the Association may be made only against the Project Lots in the Common Interest Community at the time the judgment was rendered, in proportion to their Common Expense Liabilities.
- (d) Any Common Expense arising from the misconduct of a Lot Owner.
- (e) Fees, charges, late charges, fines and interest charged against a Lot Owner pursuant to the Declaration, the Bylaws, the Rules and Regulation of the Association, and the Act are enforceable as Common Expense assessments.
- (f) Any expense incurred by the Board of Directors and/or the Association on behalf of a Lot Owner or as a result of a Lot Owner's failure to perform any of the obligations under Section 11.2(b) hereof is a Common Expense.
- (g) Any common expense benefiting fewer than all of the Project Lots or their Owners may be assessed exclusively against the Project Lots or Lot Owners benefited.

Section 10.4. **Lien.** The Association has a statutory lien on a Project Lot in accordance with § 3-116 of the Act for any Assessment imposed against a Lot Owner.

Section 10.5. **Budget Adoption and Ratification.** The budget for the Association shall be adopted pursuant to the procedures set forth in Article 5 of the Bylaws.

Section 10.6. **Certificate of Payment of Common Expense Assessments.** The Association on written request shall furnish to a Project Lot Owner a statement in recordable form setting forth the amount of unpaid assessments against the Project Lot and any other matters required by § 4-109 if the

Act. The statement shall be furnished within ten (10) days after receipt of the request and is binding on the Association, the Board or Directors and every Project Lot Owner.

Section 10.7. **Payment of Common Expenses.** All Common Expenses assessed under Sections 10.2 and 10.3 shall be due and payable as determined by the Board of Directors. Any past due payments shall accrue interest at the legal rate which on the date of this Declaration is twelve percent (12%) per annum.

## ARTICLE 11

### **Maintenance**

Section 11.1. **Maintenance of Common Elements.** The Association shall maintain and keep in good repair at all times the Common Elements, including, without limitation, maintenance, repair and replacement of sidewalks, parking lots, driveways, roadways, water lines, sewer lines and pump stations, landscaping, street trees and parks in the Project area, and maintenance of the stormwater treatment system serving the Project.

The Association shall also be responsible for coordinating with the Lot 1 Owner and Lot 3 Owner for the obligations set forth in the Cross Easement Agreement and for levying assessments against the Project Lots to pay for the Association's pro rata share of such expenses. In the event either the Association, Lot 1 or Lot 3 fail to perform such maintenance or fails to pay its pro rata share, the non-defaulting association shall be entitled, after notice, to all rights and remedies, including self-help or specific performance.

The maintenance shall be performed in a timely and workmanlike manner. In addition, the Association shall have the right, but not the obligation, to maintain property not owned by the Association where the Board has determined that such maintenance would benefit the Owners and the Association shall have the obligation to maintain such property not owned by the Association as required by any permit or approval of the Planned Community by any governmental agency.

### Section 11.2. **Maintenance of Project Lots.**

- (a) Each Lot Owner shall maintain, repair and replace, at its own expense, all portions of its Project Lot and with regard to Project Lots, the Single Lot Project located thereon, in good repair, including sidewalk sweeping, trash removal, cleaning and snow and ice removal, plowing, maintenance of landscaping within any portion of such Project Lot which is not designated as a Common Element. Such maintenance shall be consistent with this Declaration. Each Lot Owner shall be responsible for paying the real estate taxes assessed against the Project Lot and for insuring the Project Lot and all improvements thereon. Each Lot Owner shall also be responsible for maintaining and repairing all Limited Common Elements which serve only the Project Lot (whether located within or outside the boundaries of the Project Lot), including all electricity, telephone, cable television, gas, water, sewer, or stormwater pipes, lines, ducts, conduits, or other apparatus which serve only the Project Lot. However, the Board of Directors may, by rule, decide to maintain any portion of the Project Lots or Limited Common Elements.
- (b) In the event that a Lot Owner should fail to perform any obligation required in subsection (a) hereof as may be determined by the Board of Directors, then the Board of Directors may provide for the performance of any such neglected obligation by whatever

reasonable means it may determine in its sole discretion. In case of emergency as determined by the Board of Directors, it may act immediately; and in all other cases the Board of Directors may act hereunder following thirty (30) days written notice to the Lot Owner specifying the nature of the default and the actions required to cure the default. All expenses incurred by the Association as a result of taking action under this section shall be chargeable to the Lot Owner as provided for under Sections 9.6 and 10.3 hereof..

- (c) Failure to maintain lighting, landscaping, and other required improvements may also be a violation of the Town of Jericho's bylaws, subject to enforcement by the Town.

## **ARTICLE 12**

### **Compliance and Default**

Section 12.1. **Compliance**. Each Lot Owner shall be governed by and with, all of the provisions of this Declaration, the Bylaws, any Rules and Regulations established by the Board of Directors of the Association, as the same may be amended from time to time, and the Act. In addition to the remedies provided by the Act, the Declaration, or the Bylaws, the failure of a Lot Owner to comply with any of said requirements shall entitle the Association acting through its Board of Directors or through its agent or an aggrieved Lot Owner, to the following relief after appropriate notice to the defaulting Lot Owner:

- (a) **Liability**. A Lot Owner shall be liable for the expenses of any maintenance, repair, or replacement rendered by the Lot Owner's act, neglect, or carelessness or by that of any employees, agents, lessees, or other invitees. No Lot Owner shall conduct any activity which may result in an increase in insurance rates occasioned by use, misuse, occupancy, or abandonment of a Project Lot or its appurtenances, or of the Common Elements.
- (b) **Fines**. The Board of Directors of the Association shall have the right to impose upon a defaulting Lot Owner a reasonable fine, commensurate with the severity of the violation of any of the provisions of the above-referenced documents, which fine shall become a continuing lien against the Project Lot of the defaulting Lot Owner enforceable in the manner provided by the Act and the Bylaws.
- (c) **Injunctions**. The Board of Directors of the Association or any aggrieved Lot Owner shall have the right or remedy by appropriate legal proceedings, either at law or in equity, to abate or enjoin the continuance of any violation of the provisions of the above-referenced documents, including, without limitation, an action to recover any sums due for money damages, injunctive relief, foreclosure of the lien for payment of all assessments, any combination thereof, and any other relief afforded by a court of competent jurisdiction. Such remedies shall be deemed cumulative and shall not constitute an election of remedies. The failure of the Association or its Board of Directors to enforce any rights, covenants, or conditions of the Planned Community shall not constitute a waiver of the right to enforce such rights, covenants, or conditions in the future. There shall be and there hereby is created and declared to be, a conclusive presumption that any violation or breach, or any attempted violation or breach, of any of the covenants and restrictions of the Declaration or Bylaws shall so damage the Planned Community and its property values that it cannot be adequately remedied by action at law or exclusively by recovery of damages.
- (d) **Costs and Attorneys' Fees**. In any proceeding of an alleged failure of a Lot Owner to comply with the terms of this Declaration, the Bylaws, or the Rules and Regulations of

the Association, the prevailing party shall be entitled to recover the costs of the proceeding and reasonable attorneys' fees.

Section 12.2. **Rights of Lot Owners.** Each Lot Owner shall have a right of action against the Association (after written notice and an opportunity to cure) for failure of the Association to comply with the provisions of this Declaration, the Bylaws, the Rules and Regulations of the Association.

Section 12.3. **Waiver.** No provision of this Declaration shall be deemed to have been waived by reason of any failure to enforce regardless of the occurrence of violations or breaches from time to time.

## ARTICLE 13

### **Reserved Development Rights**

Section 13.1. **Alteration of Project Lots.** Declarant reserves the right to alter the layout and arrangement of the Project Lots (except for Project Lots that have been sold by Declarant to Lot Owners), said right to last as long as the Declarant controls the Association or owns any of the Project Lots so altered. If Declarant shall make any such alterations, they shall be reflected in an amendment to this Declaration. The Declarant may make any structural alterations within or affecting any Project Lot, so long as Declarant owns said Project Lot, without the prior written consent of the Board of Directors.

Section 13.2. **Amendment to Enlarge Planned Community.** For so long as the Declarant owns any interest in the Property, the Declarant reserves for itself and its successors and assigns, the absolute right, which may be exercised at any time or from time to time in the Declarant's sole discretion, to develop and improve all of the Property. The location and configuration of the Project Lots proposed for the Property on the Subdivision Plat and Easement Plans may be modified by the Declarant in its sole discretion (except for Project Lots which have been sold by Declarant to Lot Owners). Declarant also reserves the right, in its sole discretion, at any time or from time to time to amend this Declaration to complete the Planned Community.

Section 13.3. **Easement for Further Development.** For so long as the Declarant owns any interest in the Property, the Declarant hereby reserves for itself and its successors and assigns, without restriction or limitation, perpetual non-exclusive easements, rights of way, and licenses, and the right to grant easements, rights of way and licenses, over, under, across and through all of the Property (except for Project Lots which have been sold by Declarant to Lot Owners) for the purpose of storing building materials and supplies and equipment used in improving the Property; construction, maintenance, repair, replacement of Single Lot Projects, roads, driveways, sidewalks, pedestrian trails, fences, trees, shrubs, landscaping, utility lines, equipment and other improvements included as part or necessary to serve the portion of the Property being developed by Declarant and any Single Lot Projects located thereon; making future connections, hookups, and tie-ins to utility lines, equipment, and other improvements constructed to serve the Property, the Single Lot Projects or other improvements located thereon. In addition, Declarant reserves the Development Rights to add additional Project Lots to the Planned Community including, without limitation, all or a part of Lot 1 depicted on the 2017 Plat. The Development Rights, easements, rights of way and licenses reserved hereunder shall be sufficient in scope to permit development, use and occupancy on the Property of as much development as the Declarant in its sole discretion shall determine; provided, however, that the Declarant will not create more than \_\_\_\_\_ Project Lots on the Property. In addition, the Declarant, and its successors and assigns, reserves the right to construct additional residential and/or commercial buildings on other nearby land, including, without limitation, Lot 1 to the maximum extent permitted under the Town of Jericho Land Use and Development Regulations.

Section 13.4. **Permits and Approvals for Further Development.** Each Lot Owner acknowledges, by acceptance of an instrument of conveyance for an interest in a Project Lot, that the Declarant has the right to develop the Project as depicted on the Project Plans, and that the Declarant may also, in the future, seek to develop the Property in a different manner, subject to the specific limitations set forth in this Declaration. In such event, neither the Association nor any Lot Owner may take any action or adopt any rule that will interfere with or diminish any Special Declarant Rights without the prior written consent of the Declarant.

Section 13.5. **Amendments Under this Article.** Any amendment to this Declaration permitted by this Article need be signed and acknowledged only by the Declarant, and it shall be deemed that the Association, Lot Owners, lien holders or mortgage holders have voted for such amendment or amendments.

Section 13.6. **Transfer of Declarant's Development Rights.** Declarant's reserved Development Rights may be transferred in accordance with § 3-104 of the Act.

## ARTICLE 14

### **Covenants and Environmental Restrictions**

Section 14.1. **Use of Property Subject to Permits and Project Plans.** The Property may be used and conveyed only in accordance with the conditions of Vermont Land Use Permit No. 4C0427, as amended, Final Plat and Site Plan Approval of the Town of Jericho Development Review Board, and the permits and approvals referenced therein, which have been issued for the development of the Property (the "Project Permits"), and all protective covenants and easements and rights of way for utilities of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §601-611, both inclusive; and as all of the foregoing may be amended from time to time and as set forth on Exhibit A, and all Easement Plans.

Each original Project Lot, and any parcels resulting from a subdivision of an original Project Lot, or a reconfiguration of more than one original Project Lot, shall be served by its own infrastructure, except as is otherwise depicted on the Project Plans or as is otherwise approved in the Project Permits. No Lot Owner will have the right to use any other Project Lot or any improvements thereon to satisfy coverage, density, open space, access, parking, landscape or other requirements for development of the Project Lot, except as provided in the Project Permits or as otherwise agreed by the affected Lot Owner(s) or as described in the Cross Easement Agreement

Section 14.2. **Promulgation of Rules and Regulations.** The Board of Directors may, from time to time, without consent of the members, upon a unanimous vote in favor of the proposed Rules and Regulations, promulgate, modify, or delete use restrictions and Rules and Regulations applicable to the Project Lots and the Common Elements. Such Rules and Regulations and use restrictions shall be binding upon all Lot Owners and occupants until and unless overruled, canceled, or modified in a regular or special meeting by the vote of the members holding a majority of the total votes in the Association. Such Rules and Regulations and use restrictions may impose stricter standards than those contained in this Section. The Association, acting through its Board of Directors, shall have standing and the power to enforce such standards.

Section 14.3. **Occupants Bound.** All provisions of the Declaration and any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Lot Owners and which provide for sanctions against Lot Owners shall also apply to all occupants of the Property.

Section 14.4. **Energy Conservation Measures.**

- (a) Without the prior written consent of the Vermont District Environmental Commission, or its successor, no alteration may be made to any structure which would reduce the effect of the insulation, water-conserving plumbing fixtures, including low-flush toilets, low-flow showerheads, and aerator or flow-restricted faucets. All leases shall require maintenance of same and prohibit replacement with non-water conserving fixtures.
- (b) All heated structures shall be constructed to meet Energy Conservation Recommendations of the Vermont Department of Public Service. The installation and/or use of electric resistance space heating are specifically prohibited.

Section 14.5. **Landscaping.** The Association shall continually maintain all Common Elements, and all facilities, recreational amenities, and landscaping situated thereon substantially as approved by the Town of Jericho Development Review Board and District Environmental Commission. All dead or diseased landscape plantings shall be replaced as soon as seasonably possible. Failure to maintain landscaping may be a violation of the Town of Jericho's bylaws, subject to enforcement by the Town.

Section 14.6. **Special Covenants.** The following special covenants shall apply to the following Project Lots:

- (a) Other than identification signs to be installed by Declarant, no exterior signs shall be installed without first obtaining approval from Declarant, the Town of Jericho and District #4 Environmental Commission.
- (b) All exterior lighting shall be installed or shielded in such a manner as to conceal light sources and reflector surfaces from view beyond the perimeter of the area to be illuminated.
- (c) No further subdivision, alteration and/or development of a Project Lot (except as otherwise shown on the Project Plans) may be permitted without the prior written approval of the Declarant, Town of Jericho and District #4 Environmental Commission.
- (d) The Declarant will construct the stormwater treatment system on the Property in accordance with the approved plans and permit conditions. After construction, the stormwater treatment system shall be maintained, repaired and replaced by the Association, and by accepting a Deed for a Project Lot, each Project Lot Owner shall consent to the Association's responsibility for such obligations. After construction, the Declarant shall have no further obligations for the maintenance, repair or replacement of the stormwater systems, except for construction defects occurring prior to the delivery of the systems to the Association.

Section 14.7. **Amendments.** No amendment of Section 14.4 or 14.5 or 14.6 of this Article shall be effective without the prior written consent of the Vermont District Environmental Commission.

**ARTICLE 15**

**Amendments**



Section 15.1. **General.** Except for amendments which may be made by the Declarant hereunder and in § 2-109(f) or § 2-110 of the Act, amendments by the Association under §§ 2-106(d), 2-108(c), or 2-112(a) of the Act, or by Lot Owners under §§ 2-108(b), 2-112(a) or 2-118(b) of the Act, and except for the limitations set forth in § 2-117(d) of the Act, this Declaration may be amended by vote or agreement of Lot Owners of Project Lots to which at least seventy-five percent (75%) of the votes in the Association is allocated. All amendments to this Declaration shall be made in accordance with § 2-117 of the Act.

Section 15.2. **Rights Reserved in Declarant.** Notwithstanding the amendment provisions set forth above in Section 15.1 and subject to the consent rights set forth in Sections 9.5 and 13.4, the Declarant may unilaterally amend this Declaration in accordance with the provisions of Article 13, and may also unilaterally amend this Declaration at any time to satisfy and meet any requirement of Declarant's lender, the State of Vermont, the Town of Jericho, or a title insurance company insuring or offering to insure all or a portion of the Property.

Section 15.3. **Special Declarant Rights.** The Provisions in this Declaration creating Special Declarant Rights may not be amended without the consent of the Declarant.

## ARTICLE 16

### Miscellaneous

Section 16.1. **Invalidity.** If any provision of this Declaration is held invalid, the invalidity thereof shall not affect other provisions of this Declaration which can be given effect without the invalid provisions and to this end the provisions of this Declaration are severable.

Section 16.2. **Headings.** The headings in this Declaration are for purposes of reference only and shall not limit or otherwise affect the meaning thereof.

Section 16.3. **Agent.** The person who shall receive service of process for the Association during the period of Declarant control is Robert H. Rushford, Esq., Gravel & Shea PC, 76 St. Paul Street, P.O. Box 369, Burlington, VT 05402-0369.

Section 16.4. **Declarant's Disclaimer for Economic Benefit.** Declarant has made no representations, and Declarant hereby disclaims any representations made by anyone claiming to act as Declarant's authorized agent, as to the feasibility of renting a Project Lot in the Planned Community or otherwise generating income or deriving any other economic benefit from a Project Lot.

Section 16.5. **Declarant's Disclaimer for Security.** Neither the Association nor the Declarant shall be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. All Lot Owners, tenants, guests, and invitees of any Lot Owner, as applicable, acknowledge that the Declarant and the Association are not insurers and that each Lot Owner, tenant, guest, and invitee assumes all risk of loss or damage to persons, or to Single Lot Projects, and further acknowledge that neither the Declarant nor the Association has made any representation or warranty, nor has any Lot Owner, tenant, guest, or invitee relied upon any representation or warranty, express or implied, including any warranty of merchantability or fitness for any particular purpose relative to any security measures recommended or undertaken.

Section 16.6. **Governing Law.** This Declaration shall be governed by and construed in accordance with the laws of the State of Vermont, without giving effect to such jurisdiction's principles of conflicts of laws.

IN WITNESS WHEREOF, the parties to this Declaration have executed or caused this Declaration to be executed as of the \_\_\_\_ day of \_\_\_\_\_, 2018.

TATRO 368 VT ROUTE 15 PROPERTIES,  
LLC

By: \_\_\_\_\_  
Duly Authorized Agent

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

On this \_\_\_\_ day of \_\_\_\_\_, 2018, personally appeared \_\_\_\_\_, Duly Authorized Agent of **TATRO 368 VT ROUTE 15 PROPERTIES, LLC**, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **TATRO 368 VT ROUTE 15 PROPERTIES, LLC**.

Before me, \_\_\_\_\_  
Notary Public

Notary commission issued in Chittenden County  
My commission expires: 2/10/19

**Exhibit A**

**PROPERTY DESCRIPTION**

Being all of **Lots 2A, 2B, 2C, C1 and C2** and all roadways and improvements depicted on a plat entitled: "Subdivision Plat, \_\_\_\_\_," prepared by Donald L. Hamlin Consulting Engineers, Inc, dated \_\_\_\_\_, 2018, last revised \_\_\_\_\_, and recorded at Map Slide \_\_\_\_ of the Town of Jericho Land Records

The Property consists of all and the same lands and premises conveyed Tatro 368 VT Route 15 Properties, LLC by Warranty Deed of Villejo Ventures, LLC and David L. Villeneuve dated November 9, 2017 and recorded in Volume 337 at Page 589 of the Town Jericho Land Records.

***[INSERT PERMIT INFORMATION]***

Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all in further aid of this description.

**Exhibit B**

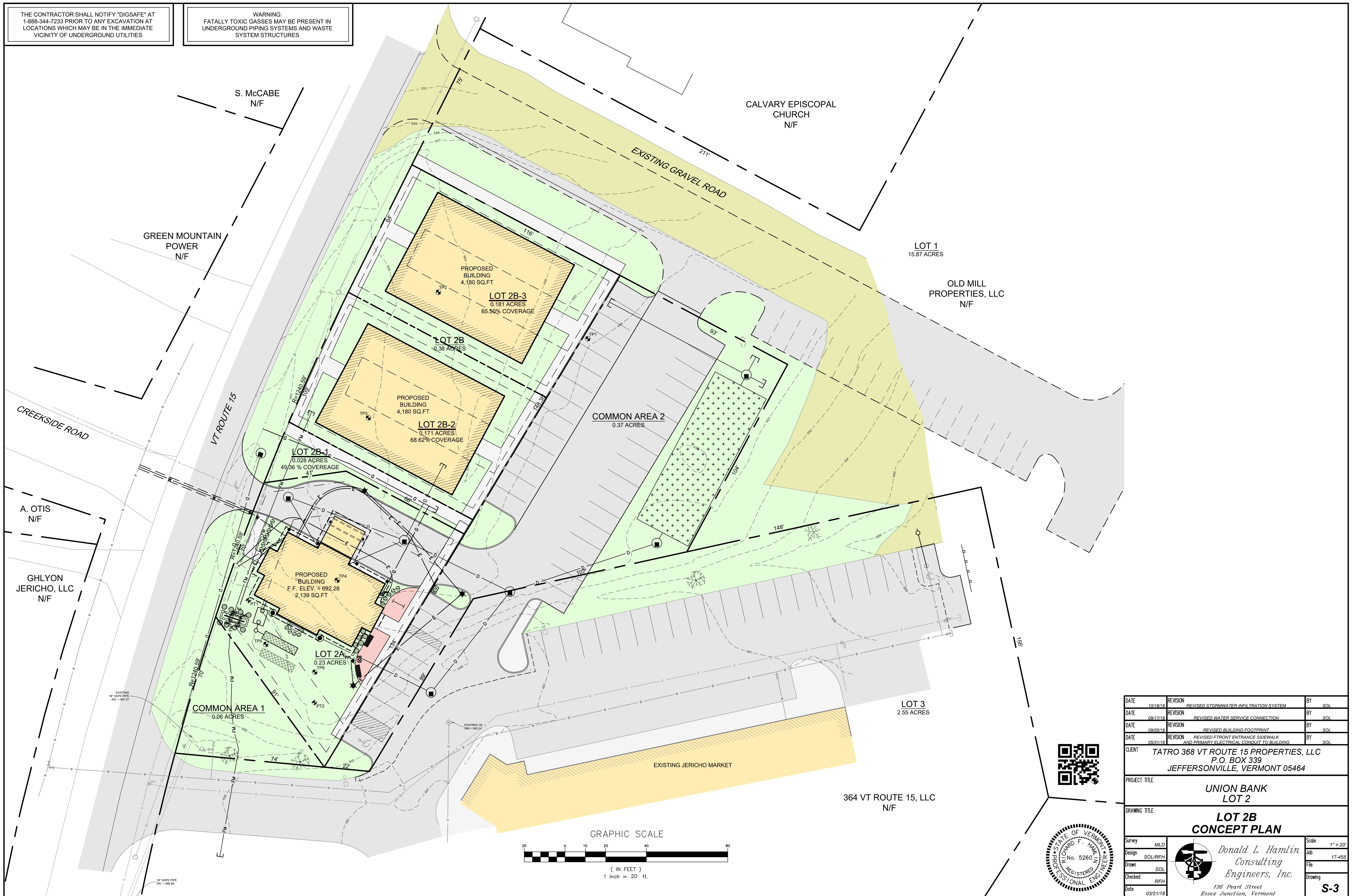
**BYLAWS OF ASSOCIATION**

*[See Attached]*

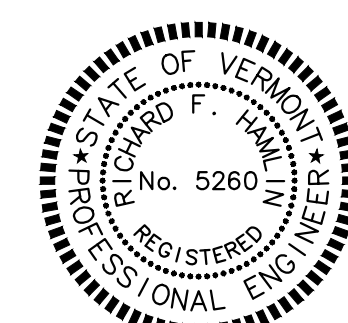


THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 PRIOR TO ANY EXCAVATION AT LOCATIONS WHICH MAY BE IN THE IMMEDIATE VICINITY OF UNDERGROUND UTILITIES

WARNING: FATALLY TOXIC GASSES MAY BE PRESENT IN UNDERGROUND PIPING SYSTEMS AND WASTE SYSTEM STRUCTURES



DATE	10/18/18	REVISION	REVISED STORMWATER INFILTRATION SYSTEM	BY	SOL
DATE	08/17/18	REVISION	REVISED WATER SERVICE CONNECTION	BY	SOL
DATE	09/05/18	REVISION	REVISED BUILDING FOOTPRINT	BY	SOL
DATE	05/31/18	REVISION	REVISED FRONT ENTRANCE SIDEWALK AND PRIMARY ELECTRICAL CONDUIT TO BUILDING	BY	SOL
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	UNION BANK LOT 2				
DRAWING TITLE	LOT 2B CONCEPT PLAN				
Survey	MLD	Design	SOL/RFH	Drawn	SOL
Checked	RFH	Date	03/21/18	Scale	1" = 20'
				Job	17-455
				File	
				Drawing	S-3



Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

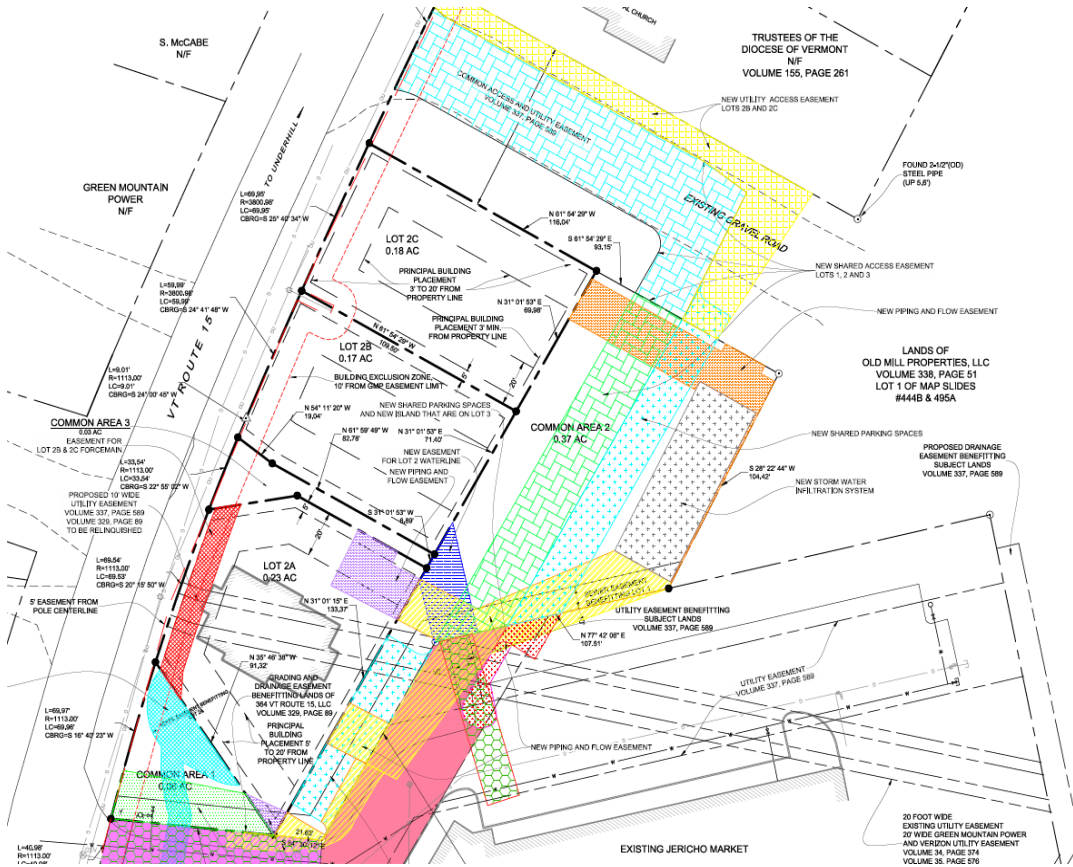
**REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD**

**SECTION 13.4 DEVELOPMENT PANS & STANDARDS**

**DEVELOPMENT REVIEW BOARD HEARING DATE:** August 28, 20190

**APPLICANT/OWNER:** Tatro 368 Route 15 Properties, LLC

**LOCATION MAP:**



**SURVEY NOTE**

1. THE SURVEY PROPERTY: VILLENEUVI 2017 AND R JERICHO LA: DEED DATE: 338, PAGE 4
2. THE SURVEY DISTRICT (C) ZONING DIS: SEE ARTICLE DEVELOPMI
3. BEARINGS & COORDINATE NETWORK (

**REFERENCED I**

1. "BOUNDARY ROUTE 15 JI ENGINEERS SEPTEMBER JERICHO LAI
2. "CORRECTIVE ROUTE 15 P 15 JERICHO, DATED DECI OF THE JERI
3. "UNION BAN HAMLIN CO 2018, REVIS JERICHO LAI

Below are incorporated staff notes dealing with section 13.4 of the Character Based Zoning District.

Also under separate copy are comments from an evaluation from Scott & Partners

# Section 13.4 — DEVELOPMENT PLANS and STANDARDS

## SECTION 13.4.1

### GENERAL

This Section 13.4 applies to all land, Development, re-development, improvements, structures, Buildings, Lots and parcels of land located or proposed within the Riverside Flats Character-Based District, except as otherwise provided in herein.

## SECTION 13.4.2

### DEVELOPMENT PLANS

#### 13.4.2.1 Plan Required.

13.4.2.1.1 Construction, modification or existence any Building;

13.4.2.1.2 Development, improvement, subdivision, re-subdivision or existence of any Lot or other land;

13.4.2.1.3 Construction of any new street, or extension or change of the design or alignment of any existing street;

13.4.2.1.4 Assignment or re-assignment of the Character District or Civic Zone of any Lot or other land; or

13.4.2.1.5 Any Regulating Plan amendment.

#### 13.4.2.2 Preparation and Requirements.

Each Development Plan shall be prepared in accordance with Section 13.4.3 (Preparation) and shall comply with the regulations of



Section 13.4.4 (Plan Requirements) and the standards and regulations of this Section 13.4.

13.4.2.3. Plan Submission.

Each Development Plan shall be submitted pursuant to Section 13.1.9.1 for review and action in accordance with Section 13.1.10.1.

13.4.2.4 Plan Approval.

Action shall be taken on an application for approval of a Development Plan in accordance with Section 13.1.10 hereof.

SECTION 13.4.3

PREPARATION

Unless prepared by the Planning Department in connection with a proposed amendment of the Regulating Plan initiated by the Town, each Development Plan required under this Article 13 shall be prepared and submitted by or on behalf of the Owner of the applicable property.

SECTION 13.4.4

PLAN REQUIREMENTS

13.4.4.1

Each Development Plan submitted under this Article 13 shall include for the Development Plan area and each proposed Block, Lot and Building therein, as applicable, the standards and requirements for each of the items listed in Section 13.4.4.2 below, which shall comply with the standards and requirements of this Article 13 and the applicable Character District or Civic Zone in which the land covered by such Development Plan is situated, as determined by: ***The proposed application is in the CD 4 district***

13.4.4.1.1 The Regulating Plan then in effect if such Development Plan is not being submitted as part of an application for Regulating Plan Amendment; or

13.4.4.1.2 The proposed Regulating Plan Amendment if such Development Plan is being submitted as part of an application for a Regulating Plan Amendment.

13.4.4.2

Each Development Plan submitted under this Article 13 shall show for the Development Plan area and each proposed Block, Lot and Building therein, as applicable, the following and shall demonstrate compliance with the applicable standards and requirements applicable to the Development Plan area and the applicable Character District or Civic Zone: ***The applicant has provided a narrative addressing the sections of the required Development Plan under separate copy.***

13.4.4.2.1 Building Placement, including without limitation Setbacks and Lot Layers (See Section 13.4.8);

*See applicant's narrative. As proposed the proposed building placement is compliant.*

13.4.4.2.2 Yard Type (See Section 13.4.8);

*See applicant's narrative. As proposed the proposed building placement is compliant.*

13.4.4.2.3 Building Form & Building Type (See Section 13.4.9);

*See applicant's narrative. As proposed the proposed building placement is compliant.*

13.4.4.2.4 Building and Lot Use (See Section 13.4.11);

*See applicant's narrative. As proposed the proposed building placement is compliant with site plan review required.*

13.4.4.2.5 Parking and Loading Locations (See Section 13.4.13);

*See applicant's narrative. The applicant's parking is proposed for "Common Area Lot 2" and is being amended as shown on the proposed site plan. This proposed layout appears to possibly conflict with the allowed regulations as it relates to allowed parking configuration on acceptable vehicular access way. Head in parking is not allowed on or along what could be considered a thoroughfare and seeing that there are now two vehicular access points or travel ways onto Common Area #2 that these vehicular lanes act as a thoroughfare which require parallel parking and do not allow head in parking. The possible layout and design to be consider would be that of "Park Street- Mixed Use" thoroughfare which can be reviewed oat Table 13.4.18.2D. If found to be a thoroughfare the site plan and parking layout will need to be redesigned. The proposed uses within the building would require 4 parking space per 1,000 sq.ft.. It is anticipated there will be shared parking between all the uses and the applicant should overview how this will function and provide adequate parking for the intended uses. There is no shown designated loading area, but it is anticipated the proposed restaurant will require deliveries and how these will be accommodated should be provided. Vehicular circulation for the site will be located on Common Area #2- and two-way access will be provided onto the Jericho Market property and a new three-way access will be provided on what will be known as Old Mill Green which access VT Route 15.*

13.4.4.2.6 Parking Requirements (See Section 13.4.12);

*See applicant's narrative. Parking is incorporated onto Common Area 2. The proposed uses have a parking requirement of 4 spaces per 1,000 sq.ft. for a total of approximately 24 spaces. The current site plan shows a possible total of 29 spaces proposed. The DRB should note the question raised above and the possible non allowance of head in parking and the requirement for parallel parking along thoroughfares.*

13.4.4.2.7 Architectural Standards (See Section 13.4.9 and Section 13.5) and Signage (See Section 7.8); and

*Architectural Standards have been covered in separate Staff notes. The applicant has shown possible flush mount signs on the front and back of the building which will not conform with the above regulation. Staff recommends the DRB find that any proposed signs be applied for separately via the zoning office. As a condition of approval, the DRB should find that the sign cannot be illuminated when the business is closed as per section 7.8.5.9 of the Land Use and Development Regulation.*

13.4.4.2.8 Any applicable Special Requirements (See Section 13.2.6).

26 | Riverside Flats Character-Based Development Regulations

13.4.4.2.9 Existing and any proposed Thoroughfares and other roadways including without limitation, if the Development Plan area exceeds 20 gross acres or if the Development Plan requires or includes any new Thoroughfares and other roadways or extension or change to any existing streets, the proposed new Thoroughfares and other roadways or extension or change to any existing Thoroughfares and other roadways in compliance with applicable Town standards; ***There is proposed access- travel way through Common Area 2 between the access for the Jericho Market and what will be called Old Mill Green. . The applicant has provided written testimony that the existing access will be improved and fall most closely into the Neighborhood Street category which is shown in table 13.4.18.2B. The DRB can condition any approval to mirror this. The 20 gross acres mentioned is not the governing factor here to exempt it.***

13.4.4.2.10 Thoroughfare Types and Standards and Thoroughfare Sections; ***See above***

13.4.4.2.11 If the Development Plan area exceeds 20 gross acres, Pedestrian Sheds and their respective Common Destinations (See Section 13.4.15); ***The proposal is less than 20 acers***

13.4.4.2.12 Existing and any required or proposed Civic Zones, Civic Spaces and Civic Buildings (See Section 13.4.17); ***N/A***

13.4.4.2.13 Existing and any proposed Character Districts (See Section 13.3.1-.3);

13.4.4.2.14 If the Development Plan area exceeds 10 gross acres, Block Perimeter (See Section 13.4.16); ***The project is within the CD 4 District.***

13.4.4.2.15 If the Development Plan contains any element or use that would require Site Plan Review under the Town Development Regulations, all requirements for Site Plans thereunder; ***The application requires Site Plan review and approval.***

13.4.4.2.16 One or more maps of the Development Plan site and all Adjacent property reflecting the existing Character Districts, Civic Zones, Thoroughfares and other roadways, and Special Requirements and any proposed changes to the Character Districts, Civic Zones and Special Requirements; and ***See submission and staff comments above.***

13.4.4.2.17 Letters from the Chittendon East School District, Underhill-Jericho Fire Department and Jericho-Underhill Water District, stating their ability to serve the proposed Development. SECTION 13.4.5 ***The applicant has provided a letter from the Jericho-Underhill Water District for their allocation. Contact from the school district is not application and the Underhill-Jericho Fire Department has provided not comment to date***

Reserved

SECTION 13.4.6

## Special Requirements

A Development Plan may designate any of the types of Special Requirements described in Section 13.2.6.

## SECTION 13.4.7

### Lots

#### 13.4.7.1 Lot Layers.

Lots are composed of three Lot Layers, the First Lot Layer, the Second Lot Layer and the Third Lot Layer, as shown in Illustration 13.4.7.1 (Lot Layers) and as defined in Section 13.6 (Definitions).

#### 13.4.7.2 Lot Dimensions

Newly platted Lots within each Character District shall be dimensioned according to Tables 13.3.3.1A-1B (Character District Standards). ***As proposed the lots are in conformance with the district. Common Lot 3 oddness has been brought up under separate staff notes and the applicant can address those concerns.***

#### 13.4.7.3 Lot Coverage.

Lot Coverage by Building within each Character District shall not exceed that recorded in Tables 13.3.3.1A-.1B (Character District Standards). ***As proposed it is in conformance with the district.***

## SECTION 13.4.8 BUILDING PLACEMENT &. YARD TYPES

### 13.4.8.1 BUILDING PLACEMENT.

Buildings shall be disposed in relation to the boundaries of their Lots within each Character District according to Tables 13.3.3.1A-.1B ***As proposed it is in conformance with the district.***

### 13.4.8.2 YARD TYPES.

Buildings and Lots shall conform to the Yard Type standards within each Character District as set forth on Table 13.4.2 (Yard Types).built on each Lot to the rear of the Principal Building, as illustrated generally in Illustration

***As proposed it is in conformance with the district.***

### 13.4.8.3 PRINCIPAL BUILDING.

Within each Character District, one Principal Building may be built on each Lot at the Frontage, as illustrated generally in Illustration 13.4.8.3 (Principal Building/ Backbuilding/Outbuilding). ***See above***

(Character District Standards). 13.4.8.4 BACKBUILDING/OUTBUILDING. ***None contemplated.***

Within each Character District one Back building and one Outbuilding may be

13.4.8.3 (Principal Building/Backbuilding/ Outbuilding). Any Outbuilding shall be subject to the limitations of §5.9.3. **See above**

13.4.8.5 Other Components.

Any Structure other than a fence or Streetscreen shall be situated in the Second Lot Layer or Third Lot Layer and shall be screened from the Frontage by a Building or Streetscreen. **The applicant has proposed two structures (cooling tower, dumpster enclosure) which are located on Common Area 2. It is unclear what lot layer the proposed cooling tower is situated in because of its proximity to the proposed Old Mill Green access and if it is in the first lot layer of Common Area 2 then the proposed location is not allowed. As previously mentioned, the proposed screens of these structures do not match in design and they should with the cooling tower design preferred.**

13.4.8.6 Building Facades.

Within each Character District, Building Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along the minimum percentage of the Frontage Line width at the Setback, as specified as **As proposed it is in conformance with the district.**

Frontage Buildout on Tables 13.3.3.1A-.1B (Character District Standards).

13.4.8.7 Building Setbacks.

13.4.8.7.1 Setbacks for Buildings shall be as shown in Tables 13.3.3.1A-1B (Character District Standards). See Illustration **The proposed building is compliant with the required setbacks.**

13.4.8.7 (Setback Designations).

SECTION 13.4.9

BUILDING FORM & BUILDING TYPES

13.4.9.1 Private Frontage - General.

13.4.9.1.1 The Private Frontage within each Character District shall conform to and be allocated in accordance with Table ***The proposed building is compliant***

13.4.9.1 (Private Frontage Types) and Tables 13.3.3.1A-.1B (Character District Standards), as applicable, and any applicable Special Requirements indicated on the Regulating Plan.

13.4.9.1.2 Building Facades that are 60 feet or greater in width shall be provided with an entrance for every 50 feet of Facade and shall be designed with projecting or recessed offsets not less than 4 feet deep, and at intervals of not greater than 50 feet.

13.4.9.1.3 Principal Buildings shall have a Principal Entrance which shall face the Frontage, or if there is more than one Frontage, the Principal Frontage. ***The primary frontage for the proposed building is along VT Route 15.***

13.4.9.2 Multiple Private Frontages.

Each Building shall have a Private Frontage along each of its street Frontages. If a Building has more than one street Frontage, one of its Frontages shall be designated as the Principal Frontage and the other Frontage or Frontages shall be Secondary Frontages, as illustrated generally in Illustration 13.4.9.2 (Frontage

& Lot Lines). ***N/A***

Prescriptions for the Second Lot Layer and Third Lot Layer of Corner Lots and Through Lots pertain only to the Principal Frontage. Prescriptions for the First Lot Layer of Lots with more than one Frontage pertain to both Frontages. See Illustration 13.4.7.1 (Lot Layers)

13.4.9.6 FACADE GLAZING.

Window glazing of Building Facades within each Character District shall conform to Tables 13.3.3.1A-.1B (Character District Standards). ***The applicant shall confirm this.***

13.4.9.4 FLOOR ELEVATION.

Building ground finish floor elevation within each Character District shall conform to Tables 13.3.3.1A-1B (Character District Standards). **N/A**

13.4.9.5 ROOF TYPE & PITCH.

Building roof type and pitch within each Character District shall conform to Tables 13.3.3.1A-1B (Character District Standards). **The proposed building is compliant**

Lot Layer. See Illustration 13.4.7.1 (LotLayers).

13.4.9.8 STREETSCREENS.

Any Streetscreen along a Frontage shall be built on the same plane as the Fagade of the Principal Building and shall be between 3.5 and 4.0 feet in height. Other Streetscreens shall be between 3.5 and 6 feet in height. Streetscreens along the Frontage shall have openings no larger than necessary to allow automobile and pedestrian access. **As previously stated the DRB may be able to base findings and conditions which would satisfy this criteria.**

13.4.9.9 Building Type.

Buildings in each Character District shall be of one or more of the Building Types specified for such Character District in Table 13.4.9.9 (Building Types).

13.4.9.10 Architectural Standards

Buildings in all Character Districts shall comply with the Architectural Standards set forth in Section 13.5 (Architectural Standards). **See staff notes covering section 13.5**

13.4.10

ENCROACHMENTS

Encroachments of Building Elements shall be allowed within each Character District as set forth in Tables 13.3.3.1A-1B (Character District Standards). **N/A for this submission**



#### 13.4.13.6 Drive-thrus:

Drive-thrus shall be allowed, subject to the following standards: **N/A**

- (a) Drive-through structures and windows shall be designed to match the architectural detail, materials, and roof pitch/design of the structure they serve.
- (b) Drive-through structures, windows and stacking lanes shall be located to minimize conflicts between motor vehicles and pedestrians and to ensure safe pedestrian circulation and access to the principal structure on the site.
- (c) Drive-through structures and windows shall generally be oriented to the side or rear of the building to avoid disruption of the streetscape. The DRB may approve other orientations if measures such as landscaping or architectural treatments that maintain the streetscape are provided by the applicant.
- (d) Each drive-through window shall be designed to include a stacking for at least three (3) motor vehicles and a separate pass-through lane. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of (or around) the stacking lane(s).

#### SECTION 13.4.14

##### SIGNAGE

13.4.14.1 There shall be no Signage permitted except that specified in this Section 13.4.14.

13.4.14.2 Signage shall be permitted and regulated within the entire Riverside Flats Downtown Character-Based District in accordance with Section 7.8 (Signs) to the same extent as if the Riverside Flats Downtown Character-Based District were within the Village Center (VCTR); provided that no free-standing sign shall exceed five feet (5') in height and no monument signs shall be allowed. ***The proposal appears compliant. See comments under separate staff notes.***

## SECTION 13.4.18 THOROUGHFARES

### 13.4.18.1 GENERAL.

Thoroughfares are comprised of Vehicular travel lanes, any applicable vehicular parking lanes, any applicable Bicycle Accommodations and the applicable elements of the Public Frontage. *See comments above within these staff notes and elsewhere concerning this.*

### 13.4.18.2 THOROUGHFARE STANDARDS.

Any Thoroughfares on a Development Plan shall comply with the following standards set forth in this Section 13.4.18.2:

#### ILLUSTRATION 13.4.18.2 TURNING RADIUS

13.4.18.2.1 Thoroughfares shall be intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces. *See above.*

13.4.18.2.2 Thoroughfares shall consist generally of vehicular lanes and Public Frontages. *See above.*

13.4.18.2.3 Thoroughfares shall be designed in context with the urban form and desired design speed of the Character Districts through which they pass. *See above.*

13.4.18.2.4 The Public Frontages of Thoroughfares that pass from one Character District to another shall be adjusted accordingly or, alternatively, the Character *See above.*

District may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory. *See above.*

13.4.18.2.5 Pedestrian comfort shall be a primary consideration of the Thoroughfare, with any design conflict between vehicular and pedestrian movement generally decided in favor of the pedestrian. *See above.*

13.4.18.2.6 Thoroughfares shall be designed to define Blocks not exceeding any applicable perimeter size prescribed in Table 13.4.16 (Block Perimeter Standards), measured as the sum of Lot Frontage Lines and

subject to adjustment at the edge of a development tract. *See above.*

13.4.18.2.7 Thoroughfares shall terminate at other Thoroughfares, forming a network, with internal Thoroughfares connecting wherever possible to those on Adjacent sites and cul-

de-sacs not being allowed unless approved by Variance as being necessary to accommodate specific site conditions. *See above.*

13.4.18.2.8 Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within a development tract may Enfront a Passage. *N/A*

13.4.18.2.9 Thoroughfares in each Character District shall conform to the Thoroughfare Standards of Tables 13.4.18.2A -

13.4.18.2E (Thoroughfare Assemblies and Standards), as applicable to the Character District. See also Illustration 13.4.18.2 (Turning Radius). *N/A*

13.4.18.3 Vehicular Lanes and Bicycle Accommodations.

Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles, subject to the standards for vehicular lanes shown in Tables *N/A*

13.4.18.4 Public Frontages.

13.4.18.4.1 The Public Frontage shall include the types of Sidewalk, Curb, planter, and street trees, allocated within Character Districts and designed in accordance with Tables *The area contemplated within this criteria is along VT Route 15 which the applicant will need to address and it has been discussed separately. Sidewalks have been incorporated within the application and staff has commented. Street Trees have not been proposed and should be incorporated with in this application.*

13.4.18.9.A - 13.4.18.9.E (Thoroughfare Assemblies and Standards). Any Bicycle Accommodations shall comply with the applicable standards of Table *The applicant has previously provided for bicycle parking adjacent to the Bank it is unknown if this existing bicycle parking is to be used by this proposal or not. If not, then the applicant should provide for bicycle accommodation on this site.*

13.4.8.3 (Bikeway Types). Any Bicycle Accommodations shall comply with the applicable standards of Table 13.4.18.3 (Bikeway Types). *See above.*

13.4.18.4.2 Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table *The area contemplated within this criteria is along VT Route 15 which the applicant will need to address and it has been discussed separately*

13.4.18.9.A - 13.4.15.9.E (Thoroughfare Assemblies and Standards), Table

13.4.18.4A (Public Planting), and Table

13.4.18.4B (Public Lighting); provided that the spacing may be adjusted to as necessary to accommodate specific site conditions. ***The area contemplated within this criteria is along VT Route 15 which the applicant will need to address and it has been discussed separately***

13.4.18.4.3 The introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance. ***The area contemplated within this criteria is along VT Route 15 which the applicant will need to address and it has been discussed separately***

13.4.18.4.4 Trees included in the Public Frontage shall be planted with shade canopies of a height that, at maturity, clears at least one Story. ***The area contemplated within this criteria is along VT Route 15 which the applicant will need to address and it has been discussed separately***

**REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD**

**DEVELOPMENT REVIEW BOARD HEARING DATE:** August 28, 2019

**REPORT PREPARATION DATE:** August 21, 2019

**APPLICATION TYPE:** Preliminary/Final Plat Review

**APPLICANT/OWNER:** Tatro 368 Route 15 Properties, LLC

**DESCRIPTION:** The proposal is to amend the previous approved 3 lot subdivision and subdivision lot #2 B into 3 additional lots (2 building lots, 1 common area lot) at 368 VT Route 15 located within the Village Center Zoning District

**IDENTIFYING INFORMATION:**

**LOCATION:** 368 VT Route 15

**PARCEL NO:** VT368

**TOTAL ACREAGE:** .38 Acres

**ZONING DISTRICT(S):** Village Center Zoning District

**EXISTING USE:** undeveloped

**PROPOSED USE:** Subdivide for future development.

**NOTICE OF PUBLIC WARNING/ ABUTTERS:**

Notice of Public Warning published in the Mountain Gazette on: 8/1/19

Notice of Public Warning posted on: 8/14/19

Notice of Public Warning sent to abutters on: 8/19/19

Notice of Public Warning sent to the applicants on: 8/19/19

**LOCATION MAP:**



---

## PROJECT OVERVIEW

*The applicant is proposing to amend a previous approved 3 lot subdivision and subdivided the approved lot #2 B into three additional lots. The proposed amended subdivision consists of 2 buildable lots and one common area lot. The property is located within the VCTR Zoning District.*

## PREVIOUS ACTIVITY

*A previous approved 3 lot subdivision.*

## DEPARTMENTAL REVIEW AND COMMENTS

*The application has requested their application be reviewed for preliminary and Final Plat review for a major subdivision, thus subject to §10.12. (Subdivision Review) and §11.0 (General Development Standards) as well as §13 Riverside Character Based Zoning District.*

### **10.12. Subdivision Review**

*10.12.1. Purpose: Subdivision review is intended to ensure orderly growth and coordinated development in the Town of Jericho, to guide community settlement patterns, to ensure the efficient extension of services, utilities, and facilities as land is developed, to promote the health, safety, and general welfare of the Town's inhabitants, and to implement the Jericho Comprehensive Town Plan as most recently amended.*

*10.12.2. Applicability: In accordance with the ACT [§4418], Subdivision Review by the DRB is required whenever any subdivision of land is proposed for the purpose of sale, lease or development.*

*10.12.3.1 Minor subdivisions shall include any subdivision of land, or the re-subdivision of a previously subdivided parcel within a period of 120 months, that results in the creation of three [3] or fewer lots (not including open land in a PUD) and which does not require the construction of any new public or private roads. Minor subdivisions shall also include an amendment to an approved subdivision which does not result in a major subdivision. Minor subdivisions shall require final review approval pursuant to Section 10.12.9. **This proposal is a major subdivision.***

*10.12.3.2. Major subdivisions shall include any subdivision of land, or the resubdivision of a previously subdivided parcel within a period of 120 months, that results in the creation of four [4] or more lots (not including open land in a PUD) or which requires the construction of any new public or private streets. Major subdivisions shall require preliminary and final review approval pursuant to Section 10.12.8 and 10.12.9. **N.A.***

*10.12.4. Waiver Authority: **No waiver is being requested.***

*10.12.5. **Review Standards:** The Development Review Board may consider and impose appropriate safeguards, modifications, and conditions relative to the following standards:*

*10.12.5.1. All subdivisions shall comply with the following General Development Standards found in Section 11 of these regulations. Upon review of the application, the*

---

Development Review Board or Zoning Administrator may determine that additional General Development Standards are applicable to a given application, such as:

*10.12.5.1.1. Roads/Access This is addressed below*

*10.12.5.1.2. Pedestrian Facilities This is addressed below*

*10.12.5.1.3. Lot Layout As proposed the application is compliant*

*10.12.5.1.4. Grading/Slope/Ridgeline This is addressed below*

*10.12.5.1.5. Recreation/Open Space/Common Land This is addressed below*

*10.12.5.1.6. Water Supply and Sewage Disposal This is addressed below*

*10.12.5.1.7. Landscaping This is addressed below*

*10.12.5.1.8. Outdoor Lighting This is addressed below*

*10.12.5.1.9. Utilities This is addressed below*

*10.12.5.1.10. Stormwater This is addressed below*

**10.12.5.2.** All subdivisions shall comply with any and all applicable Specific Use Standards in Section 4.4 and General Provisions in Section 7.

**10.12.5.3.** As a condition of approval of the preliminary plan and/or final plan, the Development Review Board may require that the applicant obtain all applicable approvals from municipal officials and State and Federal agencies having jurisdiction over the project.

*The applicant has received water allocation from the Jericho-Underhill Water District*

## GENERAL DEVELOPMENT STANDARDS (10.12.5, 11.1-11.14)

### **11.1 Access - Public/Private Roads and Driveways**

#### **11.1.1. Conformity with Public Works Specifications:**

*All streets/roads and driveways shall be designed to meet the requirements of the Public Works Specifications of the Town of Jericho, unless waived by the Selectboard, and shall be depicted on the Plat for review by the Development Review Board prior to final plat approval. If a conflict exists between these regulations and the Public Works Specifications, the more conservative shall apply.*

*The provided subdivision will need to meet the public works specification. There are no roads, streets or drive access proposed within this application. The proposed sidewalks will need to meet the public works spec. It should be noted that the application has proposed sidewalks*

---

*within the State of Vermont Route 15 ROW and could be subject an 11-11 permit from the State. In addition this sidewalk should connect to the sidewalk on the adjacent property (Union Bank) as well as continue on to the current sidewalk in front of the Jericho Market*

### **11.1.3. Public/Private Roads:**

*All accesses serving four [4] or more lots shall be considered roads. All roads shall be private unless otherwise approved as public roads by the Selectboard. The interest of the owner of each lot served by a private road shall be protected by an easement recorded in the deed of each lot involved. Private roads shall be developed to the same standards as public roads, in accordance with the most recent version of the Town of Jericho Public Works Specifications.*

*As mentioned above there are no proposed roadways.*

## **11.2 Parking**

*11.2.3.3. Front Yard Parking: In order to enhance and maintain village character, parking to serve non-residential uses shall not be permitted between the front building line and the street in the Village and Village Center Districts*

*There is no parking contemplated within this proposed subdivision. This will be addressed in detail within the site plan review application.*

## **11.3 Pedestrian Facilities**

All public and private roads and access ways shall be designed and constructed to facilitate the safe and convenient movement of motor vehicle and pedestrian traffic. To the extent feasible, pedestrian and vehicular circulation shall be separated by curbing, plantings or reserve strips, and should cross or intersect in controlled locations and manners. *It should be noted that the application has proposed sidewalks within the State of Vermont Route 15 ROW and could be subject an 11-11 permit from the State. In addition, this sidewalk should connect to the sidewalk on the adjacent property (Union Bank) as well as continue to the current sidewalk in front of the Jericho Market*

11.3.1 The Development Review Board may require the applicant to submit, at his or her expense, a study of vehicular and pedestrian circulation, subject to independent technical review under Section 10.8.6. This study shall provide vehicular and pedestrian access to the site, circulation on the site, and circulation between neighboring parcels and buildings. This study shall be required if the site is located in areas of desired connections listed in the Town Plan, as referenced in the 2015 Bicycle and Pedestrian Master Plan.

11.3.1.1. For sites shown to contain a desired connection as referenced in the Town Plan and as referenced in the 2015 Bicycle and Pedestrian Master Plan, the Development Review Board shall require permanent bike/pedestrian easements up to twenty-five [25] feet in width in order to facilitate pedestrian connections between parcels. *A proposed sidewalk on the eastern side of Route 15 is shown in the Town of Jericho's Bicycle and*



---

*Pedestrian Master Plan as well as the interest in pedestrian access covered in the Town's Master Plan*

- 11.3.2. The Development Review Board may require that curbs and sidewalks be installed along both sides of major and collector streets and along one side of minor streets. Designs shall meet the Public Works Specifications and approval of the Selectboard prior to final plat approval.
- 11.3.3. In addition to sidewalks required by 11.3.1, the Development Review Board may require permanent pedestrian easements up to twenty-five [25] feet in width in order to facilitate pedestrian circulation within a development, between adjoining neighborhoods, or to provide access to parks, schools, shopping centers, centers of employment and community facilities. Pedestrian easement locations may include, but are not limited to the following areas:
  - 11.3.3.1. through blocks 600 feet or more in length,
  - 11.3.3.2. as a continuation of cul-de-sacs,
  - 11.3.3.3. in conjunction with utility easements, or
  - 11.3.3.4. along existing Rights-Of-Way that lack sufficient width to contain bicycle/pedestrian facilities.
- 11.3.4. *Handicapped Access:* Where construction of parking or access facilities results in curbs or other barriers, handicapped access shall be provided in accordance with generally accepted standards for handicapped access. *This required accommodation shall be incorporated within the design and can be a condition of any DRB approval. This will also be covered in the site plan review application.*

#### **11.4 Lot Layout**

*11.4.1. Each lot shall have the minimum area and frontage required by these regulations, unless modified through the Planned Unit Development provisions in Section 10.13 of these regulations.*

*The following proposed new lots do have the required frontage along the primary road (Route 15). There are two lots proposed for development within this application (Lot 2B & Lot 2C) and a Common Area lot #3 which is a very odd proposed lot and should be explained to the DRB as to why it is being proposed and how and why the DRB should approve as proposed.*

*11.4.2. Lots shall be of sufficient size to provide an adequate building site with suitable areas and adequate isolation distances for sewage disposal and water supply both on site and neighboring properties. The Development Review Board may require larger lots than required by these regulations where deemed necessary because of conditions affecting drainage, sanitary sewage disposal, or water supply.*

*See the comments above. The applicant should address how they have designed and are compliant with regards to the proposed common area 3..*

---

*11.4.5. Each lot shall be provided with satisfactory access to a road meeting the requirements of Section 11.1 of these regulations.*

*The applicant proposal appears compliant. This will receive further review within the site plan application to be reviewed.*

*11.4.8. The Development Review Board shall encourage lot layout that will preserve open space areas and significant natural resources. N/A*

*11.4.8.1. Building Envelopes: All lots shall have designated building envelopes that shall not include areas within the Wetlands Overlay District, the River Overlay District, the WHPA-1 of the Wellhead Protection Area Overlay District, and the Natural Resources Protection Overlay District (except as provided by Section 6.7.5.1).*

*See the comments above. The applicant should address how they have designed and are compliant with regards to the proposed common area 3.*

## **11.5. Grading/Slope/Ridgeline**

*11.5.1. All land development and subdivision shall be planned to retain, as much as possible, the natural contours and to conserve the natural cover and soil. The landscape shall be preserved in its natural state, as much as practical, by minimizing tree and soil removal and nonessential grading. Any grade changes shall be in keeping with the general appearance of the neighboring developed areas.*

*The applicant should address this criteria to the DRB as it relates to the proposed subdivision (proposed easements). This criteria will be covered in the applicant site plan review application in greater detail.*

## **11.7. Water Supply and Sewage Disposal**

*11.7.1. No zoning permit shall be issued for any structure requiring facilities for water supply or sewage disposal, including a mobile home, in any district, unless applicable approvals have been obtained from the Vermont Agency of Natural Resources and/or the appropriate Water District.*

*The applicant will be served by the municipal water district, they have also received water allocation for this proposal from the Jericho-Underhill Water District.. The DRB can condition the approval that no zoning permit be issues for the lots until a letter of approval from the water district is received.*

### **11.7.3. Water Supply:**

*11.7.3.3 If the development will not be served by a public water system, a community system, a system consisting of individual wells, or other means of providing water to the proposed development shall be designed and installed in accordance with all applicable*

---

*State regulations and standards. Community water systems shall be designed in such a way that they may eventually be connected to the municipal water supply system.*

*See above.*

*11.7.3.4. Evidence of the location and availability of potable water inadequate quantities shall be provided. The DRB may require the applicant to submit well yield information or provide other evidence that sufficient groundwater to serve the development is available. Due consideration in the location of community or individual water systems shall be given with respect to building sites, roadways, septic systems, floodwater levels, aquifer protection areas, and other factors affecting the potability of water supplies.*

*See above.*

#### **11.7.4. Sewage Disposal:**

*11.7.4.1. All wastewater disposal systems shall conform with the Environmental Protection Rules, Chapter 1, Waste Water and Potable Water Supply Rules published by the Agency of Natural Resources, as most recently amended.*

*The applicant will need to receive a State Wastewater permit. The applicant should address this criteria to the DRB.*

*11.7.4.2. The DRB may defer sewage disposal requirements for a new lot if said lot is greater in size than twenty-five [25] acres, or if the DRB determines that the lot is suitable for agricultural or open space purposes. Language indicating the deferral status for any such lot shall appear on the final plat and in any transfer deed.*

#### **11.8. Landscaping:**

*11.8.4. Street and Shade Trees: In addition to plantings that may be required above for screening and/or buffering, all uses abutting a public way shall provide plantings of street trees.*

*Very minimal site landscaping is contemplated within the application and this will be covered under the site plan review.*

#### **11.9. Site Layout and Design**

*The siting and architectural design of the project shall be compatible with existing and planned improvements and the character of the area in which it is to be located, as defined by the purpose of the zoning district, the Jericho Comprehensive Town Plan, and the standards listed below. The Development Review Board should encourage the use of a combination of common materials and architectural characteristics, landscaping, buffers, screens and visual interruptions to create attractive transitions between buildings of different architectural styles*

*This will be covered under the site plan review application.*

*11.9.2. Rural Residential, Village, and Agriculture and Forestry Districts: Site layout and design shall reinforce the rural landscapes of these districts. Development shall be sited to minimize, to the extent feasible, encroachments on natural resources and environmentally sensitive areas*

---

including steep slopes, open fields and prominent ridgelines and hillsides. Commercial uses shall be sited so as to blend with the predominately rural/residential character of these areas.

N/A.

**11.10. Outdoor Storage:** *This will be covered under the site plan review application*

**11.11. Outdoor Lighting:** *This will be covered under the site plan review application.*

**11.12. Utilities**

**11.12.1.** All existing and proposed utilities and utility Rights-Of-Way/easements, including but not limited to electric, telephone, gas, fiber optic and cable television, shall be shown on the final plat. *This will be covered under the site plan review application*

**11.12.2.** All new utilities shall be placed underground from the nearest available port, unless the Development Review Board determines that burial of utilities would result in an undue adverse impact to natural resources or would be prohibitively expensive. Prior to approving overhead utilities, the DRB shall require independent technical review in accordance with Section 10.8.6 to determine if the above conditions are met.

*This will be covered under the site plan review application. This can be a condition of approval as well.*

**11.12.3.** The applicant shall coordinate development design with utility companies to ensure that suitable areas are available for underground installation within and adjacent to the proposed development. Utility easements of sufficient width shall be provided to serve both the proposed development, and future service extensions to adjoining properties.

**11.13. Storm Water**

**11.13.1.3.** Applicants are encouraged to incorporate Low Impact Development techniques and practices into the stormwater management system. *This will be covered under the site plan review application*

**11.13.2. Erosion and Sediment Control During Construction:**

**11.13.2.1.** At minimum, all construction shall comply with the erosion control practices detailed in the most recent version of the Vermont Agency of Natural Resources Low Risk Site Handbook for Erosion and Sediment Control.

*. This will be covered under the site plan review application*

**11.14. Performance Standards 11.14.1.** No land or structure in any zoning district shall be used or occupied in any manner that creates dangerous, injurious, noxious or otherwise objectionable conditions which adversely affect the reasonable use of adjoining or nearby properties). In accordance with the ACT [§§4414(5)], the following performance standards, as measured at the property line, must be met and maintained in all districts for all uses, except for agriculture and forestry.

**10.12.9.4. Legal Documents.**

The final plat application for a minor or major subdivision shall be accompanied by the following legal documents. Should the Development Review Board determine it necessary to employ an attorney to review any legal documents, the costs of such attorney shall be paid by the applicant. Issues that may be reviewed include but are not limited to:

---

*To date the legal documents are incomplete. The applicant has developed easement language for the submission and a version of a “Declaration of Planned Community” which needs revision and finalization. No deeds for the proposed lots have been provided nor has a proposed plat of the subdivision been provided.*

*10.12.9.4.1. Information on all proposed publicly-owned land, Rights-Of-Way, or easements, including certificate of title, offer of irrevocable dedication, and warranty deed, free and clear of all encumbrances, to be recorded after final acceptance of all streets, easements, parks, or other open space by the Town.*

*See comments above as well as comments in section 11.1.1 and the proposed sidewalk within the Route 15 ROW. The applicant should address if there are any proposed publicly owned ROW’s or easements within this application to address and comply with this section.*

*10.12.9.4.2. Copies of agreements or other documents showing the manner in which common property and/or space is to be maintained, including any conservation easements. Any common property and/or open space shall be defined and consistent with the approved site plan. Open space restrictions and reservations shall be permanent. All lots/units shall receive perpetual right for use of common properties and facilities, unless exempt from this requirement by specific action of the Development Review Board.*

*To date the legal documents are incomplete. The applicant has developed easement language for the submission and a version of a “Declaration of Planned Community” which needs revision and finalization. No deeds for the proposed lots have been provided nor has a proposed plat of the subdivision been provided.*

*10.12.9.4.3. Bylaws, Articles of Incorporation, or Covenants of any homeowners association, declaration of condominium, or other applicable legal agreements. Homeowners association responsibility, mandatory membership, and lienable assessment power shall be provided for by the homeowners association documents and individual lot deeds. The association shall have the duty to obtain liability, property, and casualty insurance, and responsibility for expenses relating to management and maintenance of association-owned structures. A provision shall be included for Town takeover in the event of failure of essential services, including the power of the Town to appoint a receiver to assess the property for funds to cure defects in facilities.*

*See comments above.*

*10.12.9.4.4. All restrictions and covenants to be included in individual deeds. Any associated ROW’s should be included and mentioned within developed deeds as well as the maintenance agreement if applicable.*

*10.12.9.4.5. Any other data, such as contracts, certificates, affidavits, endorsements, receipts, or other materials or agreements which have been required by the Development Review Board or the Selectboard. Any associated information that is applicable to this section should be included and provided for DRB review and the file.*

**STAFF RECOMMENDATION:**

*None at this time.*

**REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD**

**DEVELOPMENT REVIEW BOARD HEARING DATE:** August 28, 2019

**REPORT PREPARATION DATE:** August 21, 2019

**APPLICATION TYPE:** Site Plan review

**APPLICANT/OWNER:** Tatro 368 Route 15 Properties, LLC

**DESCRIPTION:** Site plan review for the construction of a 7,015 sq.ft multi-use building with other associated site improvements. The property is located at 368 VT Route 15 located within the Village Center Zoning District

**IDENTIFYING INFORMATION:**

**LOCATION:** 368 VT Route 15

**PARCEL NO:** VT368

**TOTAL ACREAGE:** .38 Acres

**ZONING DISTRICT(S):** Village Center Zoning District

**EXISTING USE:** Vacant

**PROPOSED USE:** 7,015 sq.ft. multi-use building development.

**NOTICE OF PUBLIC WARNING/ ABUTTERS:**

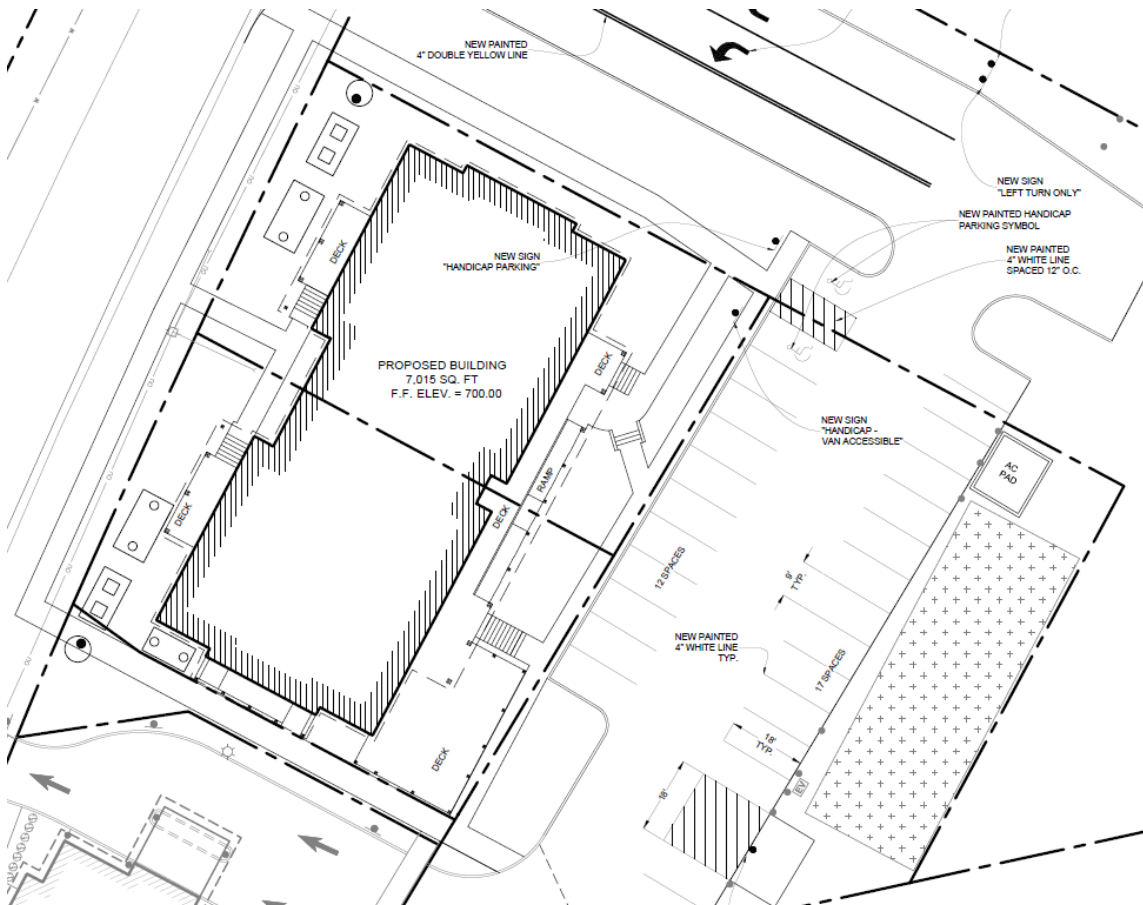
Notice of Public Warning published in the Mountain Gazette on: 8/1/19

Notice of Public Warning posted on: 8/14/19

Notice of Public Warning sent to abutters on: 8/19/19

Notice of Public Warning sent to the applicants on: 8/19/19

**LOCATION MAP:**



---

## PROJECT OVERVIEW

*The applicant is proposing to construct a 7,015 sq.ft. multi-use building with adjacent associated parking and additional site improvements to serve the undeveloped lot. The property is located within the VCTR Zoning District.*

## PREVIOUS ACTIVITY

*Proposed 3 Lot minor subdivision. Miscellaneous application has been applied for over the years.*

## DEPARTMENTAL REVIEW AND COMMENTS

*This application is for Site Plan review, thus subject to §7.8 (Signage) §10.4 (Access Permit – Roads and Driveway), §10.10. (Site Plan Review), §11.0 (General Development Standards) and §13 (Character Based Zoning Ordinance) under separate copy*

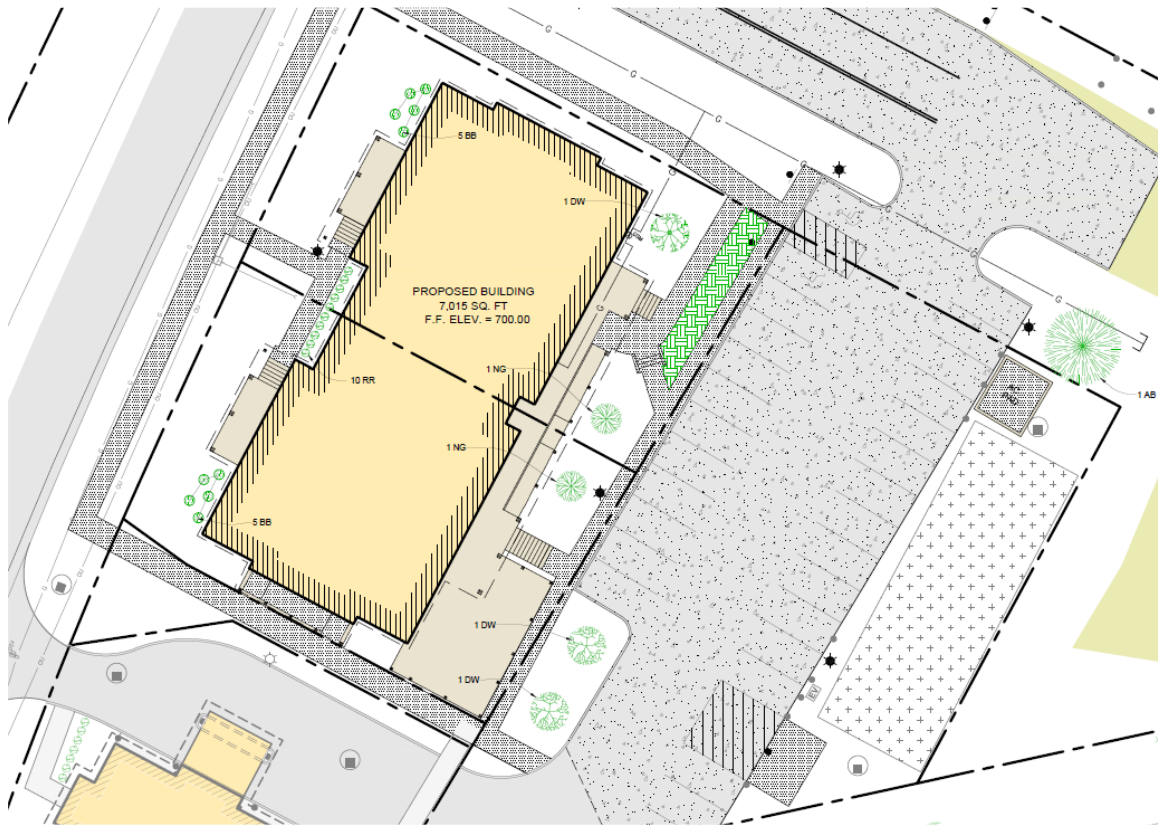
## **COMMENTS FOR THE CONTINUATION OF THE HEARING**

*The applicant was asked to supply additional information (this information request is under separate copy) for the continuation of the Site Plan review hearing some of which has been provided, those submission will or have been proved for review under separate copy and contact.*

*Information that have been provided and appears compliant are as follows: A location to provide bike parking is now shown and the proposed dumpster enclosure details are provided. Staff is still of the opinion that the proposed dumpster enclosure and the screening of the proposed cooling tower should match in design/materials and appearance. The proposed access Old Mill Green will be a Neighborhood Street and the proposed location of the cooling tower would place it in the 1<sup>st</sup> lot layer for Lot Common Area 2 which is not allowed. Either a new location should be proposed, or the applicant should address this need in an alternative fashion.*

*The proposed building has received some proposed changes in material and façade design. The applicant is proposing a new window layout and design and has provided a window schedule now with the windows being proposed as a vinyl material which is allowed. It appears that he proposed exterior materials proposed to be used will be a composite wood shingle and a composite wood clapboard. The applicant should confirm these materials as being the chosen types. The proposed exterior deck to be served by the restaurant is a synthetic wood material which is not an allowed material. The applicant should provide an alternative material to be used for the proposed porch. The soffit material is still proposed a fibrous cement board which is an allowed material. Proposed gutters and downspouts appear to be compliant.*

*From a site plan design and layout staff feels there are still deficiencies in the application and submission.*



*The issues remaining are parking (proposed layout), pedestrian circulation, landscaping, possible front access, bollards, EV charging station, design access on the proposed Old Mill Green neighborhood street, Legal Documents.*

*The proposed amended parking for Common Area 2 is not allowed on a thorough fare and the amended parking should be parallel not head in as shown. The applicant has provided testimony that it is not a thorough fare but a parking lot; which staff disagrees with and has asked the Town Attorney for their comments. Again, the applicant has provided written testimony that the existing access will be improved and fall most closely into the Neighborhood Street category which is shown in table 13.4.18.2B. The applicant is required to have 24 parking spaces for the corresponding uses. If this was a parking lot, it would not be compliant because Common Area 2 is its own standalone lot which is located on Old Mill Green which will be a Neighborhood Street and parking is not allowed within the 1<sup>st</sup> lot layer. The proposed loading and service area is proposed to be in and along the vehicle circulation and parking area. If the DRB has concerns on this location it should make sure they are discussed and covered.*



---

*The applicant has proposed pedestrian access and it has been recommended that the pedestrian sidewalk be extended along VT Route 15 in a southerly direction and connect to the pedestrian sidewalk in front of the Jericho Market. The amended plans do not incorporate this recommendation and the applicant should address if this is acceptable or not. Also, the applicant is proposing sidewalks within the VT Route 15 ROW and they will be required to apply for a 11-11 permit from the State of Vermont. Staff would recommend that this approval from the State be received before any issuance of a Zoning Permit for this submission.*

*Landscaping as proposed is non-compliant and where it falls short is in the requirement for street trees and proper screening. The applicant held out that they can not plant any street trees because of a restrictive easement to GMP (provided under separate copy) that prevents plantings. The easement has been provided and the only limitation is a twelve-foot height limitation to structures, signs and plantings. So, the front of the proposed building can easily accommodate street trees and plantings. Also, the DRB may require the applicant to provide a landscape plan/budget that is up to 3% of the total construction and improvement costs to the site. Staff recommends that this information be provided, and the applicant provide an amended landscape plan that meets that requirement prior to any approval. The applicant testified that the landscaping was being met through section 11.8.5 of the regulations which does not apply because there is no internal parking lot being contemplated within this application is staff's opinion.*

*It had been recommended to the applicant to change the front orientation access to the building by providing stairs to the entrance of the building as opposed to on the side access of the porch landing. The applicant testified that was not allowable due to the easement with GMP. For reasons mentioned above that is not the case and it is recommended that the front access to the proposed building be amended.*

*The proposed BOLLARDS within this application are not compliant with the regulations for a material choice (metal concrete filled) and should be amended in the material choice for the DRB to be able to approve them. What is allowable is a 48" high 6"x 6" wooden bollard set in concrete as per section 13.5.7 ix.*

*An EV charging station is proposed for Common Area 2 adjacent to the dumpster enclosure. This information should be reviewed prior to any DRB decision.*

*The proposed access off of VT Route 15 which is to become a neighborhood street known as Old Mill Drive can not have a green belt as shown on the site plan. As shown the green belt (area between the sidewalk and Old Mill Green) is shown to be 20' feet in width and it may be between 2 feet and 8 feet in width. This should be redesigned to reflect what is allowed, it should be noted that this area could accommodate on street parallel parking.*

*The site plans show an area along Old Mill Green which calls out a new electric transformer, cable television box and a communication box, there have been no details provided for these items. The proposed location is believed to not be allowed. The applicant should make clear if this infrastructure is to be contemplated within this application or not.*

*The plans do show only one gas meter and it is assumed there will be at least one electric meter placed on the building as well. If there are to be multiple meters for the individual business, then those meters should be shown on the site plan and elevations.*

---

*Legal Documents are being reviewed and it is expected that there will be comments and recommendations provided to the applicant to address.*

**STAFF RECOMMENDATION:**

Staff would recommend that the applicant amend the application where not compliant and allow for further review by the DRB.

**REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD**

**DEVELOPMENT REVIEW BOARD HEARING DATE:** August 28, 2019

**REPORT PREPARATION DATE:** August 21, 2019

**APPLICATION TYPE:** Site Plan review

**APPLICANT/OWNER:** Tatro 368 Route 15 Properties, LLC

**DESCRIPTION:** Site plan review for the construction of a 7,015 sq.ft multi-use building with other associated site improvements. The property is located at 368 VT Route 15 located within the Village Center Zoning District

**IDENTIFYING INFORMATION:**

**LOCATION:** 368 VT Route 15

**PARCEL NO:** VT368

**TOTAL ACREAGE:** .38 Acres

**ZONING DISTRICT(S):** Village Center Zoning District

**EXISTING USE:** Vacant

**PROPOSED USE:** 7,015 sq.ft. multi-use building development.

**NOTICE OF PUBLIC WARNING/ ABUTTERS:**

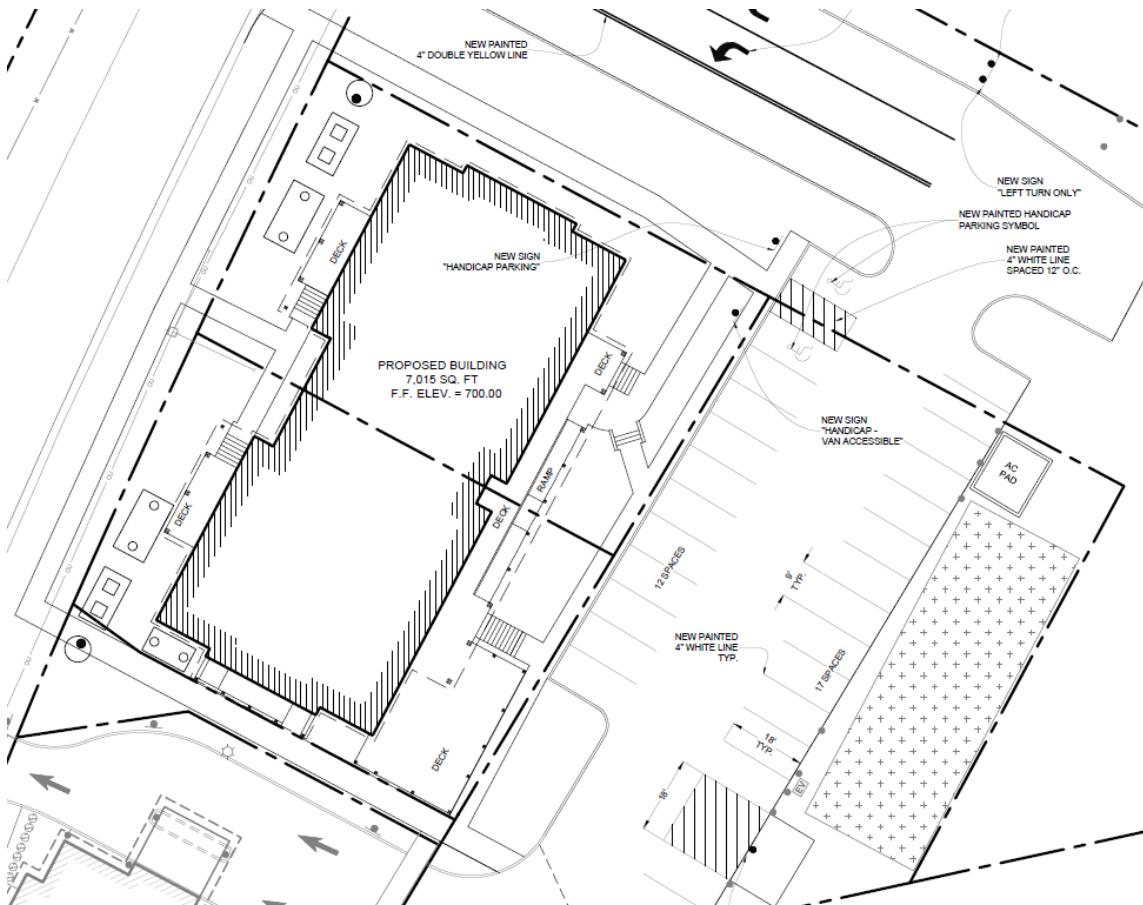
Notice of Public Warning published in the Mountain Gazette on: 8/1/19

Notice of Public Warning posted on: 8/14/19

Notice of Public Warning sent to abutters on: 8/19/19

Notice of Public Warning sent to the applicants on: 8/19/19

**LOCATION MAP:**



---

## PROJECT OVERVIEW

*The applicant is proposing to construct a 7,015 sq.ft. multi-use building with adjacent associated parking and additional site improvements to serve the undeveloped lot. The property is located within the VCTR Zoning District.*

## PREVIOUS ACTIVITY

*Proposed 3 Lot minor subdivision. Miscellaneous application has been applied for over the years.*

## DEPARTMENTAL REVIEW AND COMMENTS

*This application is for Site Plan review, thus subject to §7.8 (Signage) §10.4 (Access Permit – Roads and Driveway), §10.10. (Site Plan Review), §11.0 (General Development Standards) and §13 (Character Based Zoning Ordinance) under separate copy*

### 7.8. Signs

*The use of signs shall be limited to those purposes that serve the public interest and convenience. This section is enabled under 24 VSA Section 2291(7) in addition to the zoning authority referred to in Section 1.1 of these regulations.*

*7.8.1. Permit Required: A permit issued by the Zoning Administrator shall be required for installation of any new, or substantial modification of any existing sign except as stated in Section 7.8.7 of these regulations. Approval of a sign by any other municipal, state or governmental agency shall not constitute approval for purposes of these regulations.*

### 7.8.2. Permanent Signs:

#### 7.8.2.2. Village Center District

*One [1] sign shall be allowed for each of up to two [2] businesses on a single lot, such sign to have an area of not more than sixteen [16] square feet.*

*In the case of a lot containing more than two [2] businesses, each establishment shall be allowed one [1] sign on its own premises, not to exceed eight [8] square feet in area. In addition, one [1] common sign shall be allowed per lot, not to exceed sixteen [16] square feet in area. **The applicant has shown possible flush mount signs on the front and back of the building which will not conform with the above regulation. Staff recommends the DRB find that any proposed signs be applied for separately via the zoning office. As a condition of approval, the DRB should find that the sign cannot be illuminated when the business is closed as per section 7.8.5.9 of the Land Use and Development Regulation.***

### 10.4. Access Permits - Roads and Driveways

*All private roads, private drives and Rights-Of-Way proposed to intersect a town-owned road shall conform with Access Standards adopted by the Selectboard, as most recently amended. An access permit shall be obtained for any new curbcut onto a Town road. The access permit shall be obtained directly from the Highway Superintendent, and documentation of final approval shall*

---

be provided to the Zoning Administrator prior to issuance of a building permit. Access permits are valid for one [1] year from the date of issue. All new access points onto a State highway or within a State Right-Of-Way are subject to approval by the Vermont Agency of Transportation.

*The applicant's access to the site is from privately owned access ways Old Mill Green. There is a new access being proposed to a State controlled Route 15 which has been reviewed and received an approval*

#### 10.10. Site Plan Review

*10.10.1.Applicability: Before the Zoning Administrator may issue a zoning permit for any structure or use of land for which site plan approval is required, approval must be granted by the Development Review Board according to the procedures of Section 10.8. Site plan approval is required for all uses and structures other than those exempted under Section 10.10.2.*

*10.10.3.Review Standards: The Development Review Board may consider and impose appropriate safeguards, modifications, and conditions relative to the following standards:*

*10.10.3.1. All site plans shall comply with the following General Development Standards found in Section 11 of these regulations. Upon review of the application, the Development Review Board/Zoning Administrator may determine that additional General Development Standards are applicable to a given application, such as:*

*10.10.3.1.1. Roads/Access: Road access is discussed above. The applicant can overview the proposed site access as designed. As proposed, there are 2 main access points to the site one off the existing drive to the Jericho Market and an approved curbed access off VT Route 15 along the northern boundary of the parcel on what will be known as Old Mill Green. The applicant now has a connecting thoroughfare between these two access points which provide access from the proposed parking area on what is known as Common Area #2.*

*10.10.3.1.2. Parking/Loading/Circulation: The applicant's parking is proposed for "Common Area Lot 2" and is being amended as shown on the proposed site plan. This proposed layout appears to possibly conflict with the allowed regulations as it relates to allowed parking configuration on acceptable vehicular access way. Head in parking is not allowed on or along what could be considered a thoroughfare and seeing that there are now two vehicular access points or travel ways onto Common Area #2 that these vehicular lanes act as a thoroughfare which require parallel parking and do not allow head in parking. The possible layout and design to be consider would be that of "Park Street- Mixed Use" thoroughfare which can be reviewed oat Table 13.4.18.2D. If found to be a thoroughfare the site plan and parking layout will need to be redesigned. The proposed uses within the building would require 4 parking space per 1,000 sq.ft.. It is anticipated there will be shared parking between all the uses and the applicant should overview how this will function and provide adequate parking for the intended uses. There is no shown designated loading area, but it is anticipated the proposed restaurant will require deliveries and how these will be accommodated should be provided. Vehicular circulation for the site will be located on Common Area #2- and two-way access will be provided onto the Jericho Market property and a new three way access will be provided on what will be known as Old Mill Green which access VT Route 15.*

*10.10.3.1.3. Pedestrian Facilities: The applicant has proposed sidewalks to serve the proposed project. It should be noted that the application has proposed sidewalks within the State of Vermont Route 15 ROW and could be subject an 11-11 permit from the State. In addition, this*

---

*sidewalk should connect to the sidewalk on the adjacent property (Union Bank) as well as continue and connect to the current sidewalk in front of the Jericho Market. There is also a proposed pedestrian access point to Vt Route 15 on the norther portion of the plan which possibly acts as a crossing point of Vt Route 15 with supporting pedestrian amenities on the other side.*

*10.10.3.1.4. Grading/Slope/Ridgeline: The applicant has provided a grading plan G1 which they can overview for the DRB as to how it is designed and functions as it relates to the proposed grade changes within the site..*

*10.10.3.1.5. Water Supply and Sewage Disposal: The applicant will receive municipal water from the district and they will have on-site septic which they will need to receive a wastewater permit from the State. The DRB can condition any approval on receipt of that permit prior to issuing Zoning Permit.*

*10.10.3.1.6. Landscaping: The applicant has provided a minimal landscape plan LD with no incorporation of street/shade trees. There will be further discussion on the proposed landscaping §11.8 as well as §13.*

*10.10.3.1.7. Site Layout and Design: This will be covered later within the staff notes.*

*10.10.3.1.8. Outdoor Storage: There is proposed outdoor storage (dumpster area) within this application which will be covered below.*

*10.10.3.1.9. Outdoor Lighting: The applicant has provided a light plan for the proposed site L1. Further comments will be provided within the staff notes.*

*10.10.3.1.10. Utilities: All utilities will be underground and the DRB can condition any approval. It appears that the application contemplates the addition of new communication box, new television box and new electric transformer. These additions are located on a different property owned by the applicant and shown on this site plan along the north eastern area of Old Mill Green. The applicant has provided no details on these structures to date so possible evaluation is not possible and this appropriate information should be provided for review and possible approval.*

*10.10.3.1.11. Stormwater: The applicant can address their design and the function of their stormwater plan previously reviewed by the DRB and any potential design or function changes.*

*10.10.3.1.12. Performance standards: This option will be discussed within the staff notes.*

*10.10.3.2. Site plans shall comply with any and all applicable Specific Use Standards in Section 4.4 and the General Provisions in Section 7.*

*10.10.3.3. The Development Review Board may require that the applicant submit information regarding hours of operation and may impose conditions limiting hours of operation. The DRB should inquire about the hours of operation and how it addresses outdoor lighting of the building/site and the sign.*

*10.10.4. Performance Guarantee: All landscaping and plantings shall be guaranteed for three [3] years from the date of planting. The Development Review Board may require a letter of credit, performance bond, escrow, or other surety in an amount sufficient to provide for planting and*

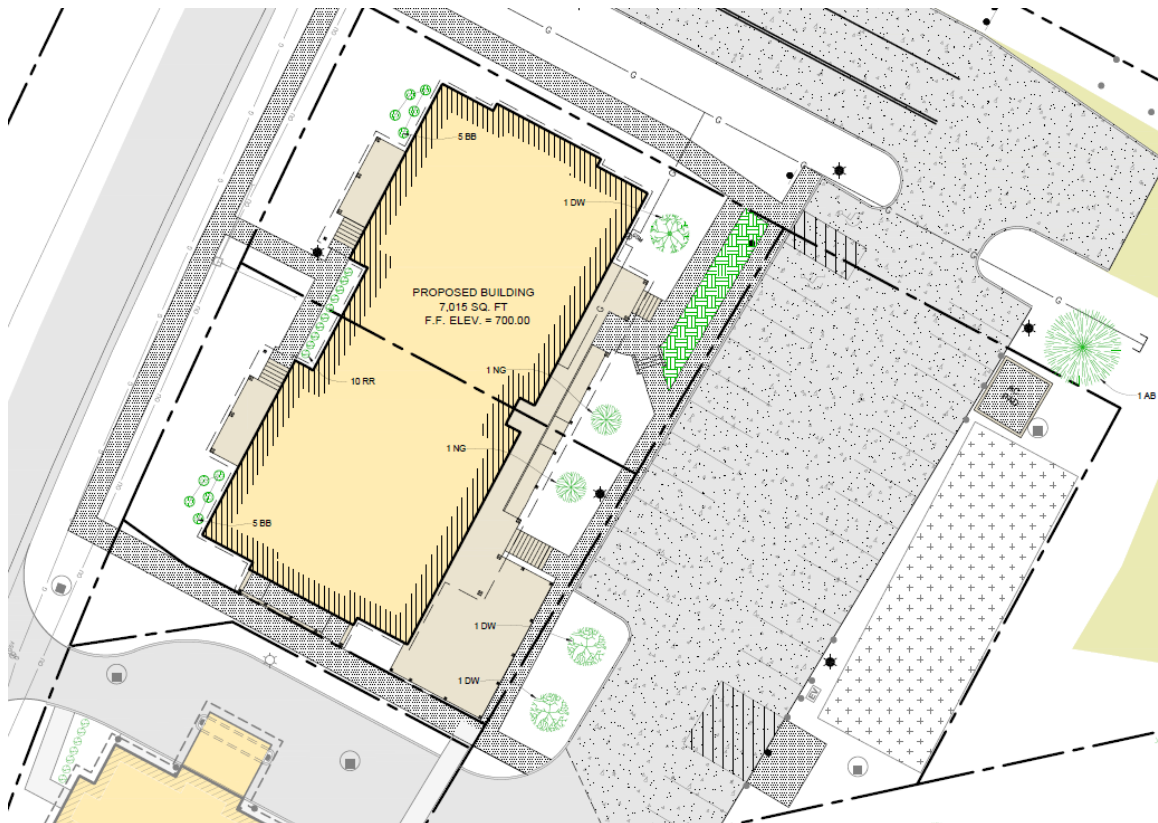
landscaping and to ensure that the planting and landscaping remains in satisfactory condition for a period of three [3] years after completion.

Where surety is required, the Development Review Board may specify a schedule for planting and landscaping and for release of any reserved funds. If the applicant fails to install planting and landscaping within the specified time period, the letter of credit or other security may be forfeited after thirty [30] days written notice. Upon receipt of the proceeds, the Town may install or maintain planting and landscaping, and in the event the proceeds are insufficient, the applicant shall reimburse the Town for the balance. Any balance remaining in escrow at the end of the three [3] year maintenance period shall be refunded to the applicant. *The DRB did require the applicant to post a performance bond in the previous approval and this bond was tied to landscaping and other possible site improvements. This bond Staff believes runs till 2021*

.10.5. Expiration of Approval:

10.10.5.1. Site plan approval shall expire if a zoning permit is not obtained within 180 calendar days of approval unless the Development Review Board grants an extension. *Condition of approval.*

10.10.5.2. The Development Review Board may grant an extension of site plan approval for reasonable and substantial cause.



---

GENERAL DEVELOPMENT STANDARDS (10.12.5, 11.1-11.14)

**11.1 Access - Public/Private Roads and Driveways**

**11.1.1. Conformity with Public Works Specifications:**

*All streets/roads and driveways shall be designed to meet the requirements of the Public Works Specifications of the Town of Jericho, unless waived by the Selectboard, and shall be depicted on the Plat for review by the Development Review Board prior to final plat approval. If a conflict exists between these regulations and the Public Works Specifications, the more conservative shall apply.*

*The roadway system will need to meet the Town of Jericho's road spec as well as it will remain private. The DRB can condition any approval so the Town standard is met.*

**11.1.3. Public/Private Roads:**

*All accesses serving four [4] or more lots shall be considered roads. All roads shall be private unless otherwise approved as public roads by the Selectboard. The interest of the owner of each lot served by a private road shall be protected by an easement recorded in the deed of each lot involved. Private roads shall be developed to the same standards as public roads, in accordance with the most recent version of the Town of Jericho Public Works Specifications.*

*As mentioned above the roadway will be private and developed to meet the Town of Jericho's Public Work Spec. The applicant has provided written testimony that the existing access will be improved and fall most closely into the Neighborhood Street category which is shown in table 13.4.18.2B. The DRB can condition any approval to mirror this.*

**11.2 Parking**

*11.2.3.3. Front Yard Parking: In order to enhance and maintain village character, parking to serve non-residential uses shall not be permitted between the front building line and the street in the Village and Village Center Districts. The Development Review Board may consider exceptions to this requirement when strict conformity cannot be achieved due to site specific constraints and where the overall site layout otherwise conforms with the purpose of the district. Such exceptions shall only be granted when additional measures are taken to ensure safe pedestrian circulation and access to the building, around the site, and to/and from adjoining properties.*

*There is no front yard parking proposed. Staff has provided additional comments above in section 10.10.3.1.2. Also see comments above in as it relates to possible design of proposed parking.*



---

**11.2.3.4. Landscaping:**

All parking areas shall be landscaped in accordance with Section 11.8 of these regulations. *See comments below in §11.8*

**11.2.4. Bicycle Parking:**

A minimum of one [1] bicycle parking space shall be provided for every five [5] parking spaces required by Section 11.2.2.1 of these regulations. Required bicycle parking spaces shall be of sufficient size to accommodate a full sized bicycle, including space for access and maneuvering, and shall allow the bicycle wheel and frame to be locked to the facility. *The applicant has previously provided for bicycle parking adjacent to the Bank it is unknown if this existing bicycle parking is to be used by this proposal or not. If not, then the applicant should provide for this within their proposal.*

**11.2.5. Alternative Parking Arrangements:**

In order to prevent creating excess parking spaces, and to reduce impervious surfaces and encourage pedestrian friendly development, the following alternative parking arrangements shall be authorized and encouraged in all districts.

**11.2.5.1. Shared Parking:**

When any land or building is used for two [2] or more distinguishable purposes, such that the hours of peak usage do not coincide, the minimum total number of parking spaces required to serve the combination of all uses may be reduced at the discretion of the Development Review Board. *It is anticipated that there will be shared parking amongst the uses and the applicant should address if and how this is to functions.*

**11.2.5.2. Off-site Parking:**

The Development Review Board may authorize locating required parking off-site on (an)other premise(s) in accordance with the following requirements:

- (a) Provisions for safe movement of pedestrians from the parking area to the principal access of the proposed use have been made;
- (b) Provisions for handicapped parking meeting the requirements of the Americans With Disabilities Act have been made;
- (c) In the Village Center and Open Space Districts, one-hundred percent (100%) of required parking may be located off-site. In all other districts, up to seventy five percent (75%) of the required parking may be located off-site, unless located in a PUD;
- (d) PUDs in all districts may designate one or more central off-site parking areas containing up to one hundred percent (100%) of all parking required for individual uses within the PUD. Such parking areas may be within or outside the limits of the PUD. If central off-site parking is provided, separate on-site parking areas need not be designated for each individual use within the PUD;

---

(e) *The proposed off-site parking area shall be within 2,500 feet of the principal access of the proposed improvement. The DRB may approve off-site parking farther from the proposed improvement, provided the applicant has provided adequate pedestrian infrastructure or transportation management to connect the parking area and proposed use;*

(f) *The proposed off-site parking area shall not be counted toward satisfying the parking requirements of any other use except in accordance with the provisions for shared parking;*

(g) *The proposed off-site parking area otherwise satisfies all standards of this ordinance; and*

(h) *A deeded easement granting parking rights to the subject property shall be recorded in the Jericho land records.*

*Parking is incorporated onto Common Area 2. The proposed uses have a parking requirement of 4 spaces per 1,000 sq.ft. for a total of approximately 24 spaces. The current site plan shows a possible total of 29 spaces proposed. The DRB should note the question raised in section 10.10.3.1.2 and the possible non allowance of head in parking and the requirement for parallel parking along thoroughfares.*

#### **11.2.5.3. On Street Parking:**

*The Development Review Board may approve on-street parking if approved by the Selectboard or Vermont Agency of Transportation. On street parking may be shared as provided in Section 11.2.5.1 and may be counted towards the parking requirements in Section 11.2.2. On street parking shall not be considered “front yard parking”, and shall be permitted in the Village Center and Village Districts, provided pedestrian infrastructure or sufficient Right-Of-Way and/or easements to accommodate such infrastructure are in place.*

*There is no on street parking contemplated.*

#### **11.2.6. Loading and Service Areas:**

11.2.6.1. *Where a proposed development will require the frequent or regular loading or unloading of goods or passengers, sufficient on-site service areas shall be provided. Service areas may also be required for emergency vehicles, waste disposal and collection, transit service, or other purposes as necessitated by the proposed use. All loading and service areas shall be clearly marked and located in such a manner that parked vehicles will not block or obstruct sight visibility at intersections or from any internal road or access. With the exception of passenger pick-up or drop-off areas, loading and service areas shall be located behind the front building line, or to the side or rear of the structure they serve. **There is no loading or service area contemplated, but it is anticipated that the proposed restaurant will receive deliveries and services from off-site vendors and how this will be addressed should be provided to the DRB for review..***

11.2.6.2. *All vehicle movements for loading, unloading, and deliveries shall be made off the public Right-Of-Way.*

---

### **11.3. Pedestrian Facilities**

All public and private roads and access ways shall be designed and constructed to facilitate the safe and convenient movement of motor vehicle and pedestrian traffic. To the extent feasible, pedestrian and vehicular circulation shall be separated by curbing, plantings or reserve strips, and should cross or intersect in controlled locations and manners.

*The applicant has proposed sidewalks to serve the proposed project. It should be noted that the application has proposed sidewalks within the State of Vermont Route 15 ROW and could be subject an 11-11 permit from the State. In addition, this sidewalk should connect to the sidewalk on the adjacent property (Union Bank) as well as continue and connect to the current sidewalk in front of the Jericho Market. There is also a proposed pedestrian access point to Vt Route 15 on the norther portion of the plan which possibly acts as a crossing point of Vt Route 15 with supporting pedestrian amenities on the other side.*

**11.3.1.** The Development Review Board may require the applicant to submit, at his or her expense, a study of vehicular and pedestrian circulation, subject to independent technical review under Section 10.8.6. This study shall address vehicular and pedestrian access to the site, circulation on the site, and circulation between neighboring parcels and buildings.

**11.3.2.** The Development Review Board may require that curbs and sidewalks be installed along both sides of major and collector streets and along one side of minor streets. Designs shall meet the Public Works Specifications and approval of the Selectboard prior to final plat approval. *See comments above.*

**11.3.3.** In addition to sidewalks required by 11.3.1, the Development Review Board may require permanent pedestrian easements up to twenty-five [25] feet but not less than ten [10] feet in width in order to facilitate pedestrian circulation within a development, between adjoining neighborhoods, or to provide access to parks, schools, shopping centers, centers of employment and community facilities. Pedestrian easement locations may include, but are not limited to the following areas:

**11.3.3.1.** through blocks 600 feet or more in length,

**11.3.3.2.** as a continuation of cul-de-sacs,

**11.3.3.3.** in conjunction with utility easements, or

**11.3.3.4.** along existing Rights-Of-Way that lack sufficient width to contain pedestrian facilities.

**11.3.4.** *Handicapped Access: Where construction of parking or access facilities results in curbs or other barriers, handicapped access shall be provided in accordance with generally accepted standards for handicapped access. This has been addressed.*

---

## 11.4 Lot Layout

*11.4.1. Each lot shall have the minimum area and frontage required by these regulations, unless modified through the Planned Unit Development provisions in Section 10.13 of these regulations.*

*The following proposed new lots do have the required frontage along the primary road (Route 15) Common Area Lot #3 is a very odd shape to it and the applicant should explain the reason and the functions of this proposed lot.*

*11.4.2. Lots shall be of sufficient size to provide an adequate building site with suitable areas and adequate isolation distances for sewage disposal and water supply both on site and neighboring properties. The Development Review Board may require larger lots than required by these regulations where deemed necessary because of conditions affecting drainage, sanitary sewage disposal, or water supply.*

*See the comments above. The applicant should address how they have designed and are compliant with the required isolations distances and area.*

*11.4.5. Each lot shall be provided with satisfactory access to a road meeting the requirements of Section 11.1 of these regulations.*

*The applicant proposal appears compliant.*

*11.4.8. The Development Review Board shall encourage lot layout that will preserve open space areas and significant natural resources.*

*11.4.8.1. Building Envelopes: All lots shall have designated building envelopes that shall not include areas within the Wetlands Overlay District, the River Overlay District, the WHPA-1 of the Wellhead Protection Area Overlay District, and the Natural Resources Protection Overlay District (except as provided by Section 6.7.5.1).*

*The applicant proposal appears compliant.*

## 11.5. Grading/Slope/Ridgeline

*11.5.1. All land development and subdivision shall be planned to retain, as much as possible, the natural contours and to conserve the natural cover and soil. The landscape shall be preserved in its natural state, as much as practical, by minimizing tree and soil removal and nonessential grading. Any grade changes shall be in keeping with the general appearance of the neighboring developed areas.*

*The applicant should address this criteria to the DRB as it relates to the proposed site plan and the proposed re-engineering of the proposed development site and the amount of new site grading proposed.*

## 11.6. Recreation/Open Space/Common Land

*11.6.1. As a condition to the approval of any plan relating to a residential subdivision or residential development, the Development Review Board may require that up to fifteen percent [15%] of the areas on the plat be dedicated for the purpose of a public park,*

---

playground or other outdoor recreation purpose. The Development Review Board may require dedication of recreation land to the Town, land trust or other non-profit association, establishment of a homeowners association, or other means to ensure the long term ownership and maintenance of the recreation land. The Development Review Board shall consider the following in determining whether such recreation area is appropriate: *This is a commercial development so this criteria is not applicable. It is assumed that the proposed common area lots will be shared in ownership between Lots 2A, 2B & 2C and the appropriate legal document will be provided dealing with the common area lots proposed.*

**11.6.1.1.** *The size of the proposed subdivision and the resulting area proposed for outdoor recreation purposes,*

**11.6.1.2.** *The physical suitability of the site for recreational use,*

**11.6.1.3.** *Whether use of the applicant's land for such purposes would conform with the Jericho Comprehensive Town Plan and the Chittenden County Open Space Plan, and*

**11.6.1.4.** *The site's proximity to other recreation land.*

**11.6.2.** *Upon approval from the Selectboard, if a suitable park, playground, or outdoor recreation site is provided under Section 11.6.1 above, the Development Review Board may exempt the applicant from payment of municipal impact fees relating to recreation and open space.*

**11.6.3.** *All developments approved as Planned Unit Developments shall provide open space/common land in accordance with Section 10.10.4. Recreation land required by Section 11.6.1 above shall be in addition to any provision of open space/common land in conformity with the provisions of Section 10.10.4.*

## **11.7. Water Supply and Sewage Disposal**

**11.7.1.** *No zoning permit shall be issued for any structure requiring facilities for water supply or sewage disposal, including a mobile home, in any district, unless applicable approvals have been obtained from the Vermont Agency of Natural Resources and/or the appropriate Water District.*

*The applicant will be served by the municipal water district. A wastewater permit will be required from the State to serve the proposed building and uses. The DRB can condition the approval that no zoning permit be issued for the lots until a letter of approval from the water district and the State is received.*

### **11.7.3. Water Supply:**

**11.7.3.3** *If the development will not be served by a public water system, a community system, a system consisting of individual wells, or other means of providing water to the proposed development shall be designed and installed in accordance with all applicable State regulations and standards. Community water systems shall be designed in such a way that they may eventually be connected to the municipal water supply system.*

*See above.*

---

11.7.3.4. Evidence of the location and availability of potable water inadequate quantities shall be provided. The DRB may require the applicant to submit well yield information or provide other evidence that sufficient groundwater to serve the development is available. Due consideration in the location of community or individual water systems shall be given with respect to building sites, roadways, septic systems, floodwater levels, aquifer protection areas, and other factors affecting the potability of water supplies.

*See above.*

#### **11.7.4. Sewage Disposal:**

**11.7.4.1.** All wastewater disposal systems shall conform with the Environmental Protection Rules, Chapter 1, Waste Water and Potable Water Supply Rules published by the Agency of Natural Resources, as most recently amended.

*The applicant will need to receive a State Wastewater permit. The applicant should address this criteria to the DRB and any approval can be conditioned. See above.*

**11.7.4.2.** The DRB may defer sewage disposal requirements for a new lot if said lot is greater in size than twenty-five [25] acres, or if the DRB determines that the lot is suitable for agricultural or open space purposes. Language indicating the deferral status for any such lot shall appear on the final plat and in any transfer deed. *N/A*

#### **11.8. Landscaping:**

**11.8.1. Preservation of Landscape:** Finished site contours shall depart only minimally from the character of the natural site and the surrounding properties. Removal of vegetation shall be limited to the minimum necessary for safe construction. Areas disturbed through construction shall be revegetated by the applicant. Where development occurs in a forested or partially forested area, the applicant may be required to submit recommendations from a professional forester regarding placement of improvements and removal of trees. Where tree coverage does not exist or has been removed, new plantings may be required. *The DRB should review the proposed landscape plan and apply this criteria if appropriate.*

**11.8.2. Landscaping Budget Requirement:** For all site plans, the Development Review Board may require minimum planting costs of up to three percent [3%] of total construction/improvement costs. *The DRB should review the proposed landscape plan and apply this criteria if appropriate. The proposed landscaping is very minimal, and it is most likely well less than 3% of the proposed construction improvements. The DRB may consider requesting the landscape budget and construction improvements to gauge if additional landscaping is needed.*

**11.8.3. Screening and Buffering Requirements:** All parking areas for five [5] or more cars, all outdoor sales display areas, all business uses and industrial uses, all contractor's yards, open storage and loading service yards and all commercial outdoor recreation shall be screened from any adjacent residential use and or the Low Density Residential, Rural/Agriculture Residential or Forestry district. Screening shall include a mixture of vegetation that creates a visual buffer (not necessarily an impervious "wall"). The introduction of attractive fencing, integrated with the vegetation, can also be used to define the buffer. The amount and type of plantings required will be determined by the Development Review Board based on

(a) the location and context of the site,

- 
- (b) the type of use,
  - (c) proximity to neighbors, and
  - (d) the pattern and extent of existing vegetation (on-site and in the immediate area).

In all developments, to the extent practicable, existing trees shall be retained and used to satisfy the provisions of the minimum landscaping requirement. *As proposed there is no landscape screening for the proposed parking areas. There are not many residences adjacent to the parcel. See above comments as they relate to an overall landscape site plan to include Lot 2A,2B & 2C as well as Common Area 1, 2 & 3.*

11.8.4. *Street and Shade Trees: In addition to plantings that may be required above for screening and/or buffering, all uses abutting a public way shall provide plantings of street trees. Street tree plantings shall also be required for all streets in a subdivision or Planned Unit Development. New trees shall be along both sides of streets in areas where no trees presently exist or where existing trees would suffer life-shortening construction damage. The trees shall be planted outside the Right-Of-Way, unless written approval is gained from the Selectboard. Street trees shall be located so as to minimize conflicts with necessary utilities. Such trees shall be deciduous canopy-forming trees of similar species and growth habit, and may be either massed or planted at intervals. There are no street or shade trees proposed which are desired. The applicant should address this. The DRB has the ability to condition any approval to meet this criteria. See comments above.*

Where such trees are planted at intervals, they shall conform with the following schedule of maximum spacing based on mature height:

SIZE (mature height)    MAXIMUM SPACING (trunk-to-trunk distance)

Large (40 feet or greater)    50-70 feet

Medium (30-40 feet)    40-50 feet

Small (30 feet or less)    30-40 feet

Where such trees are massed, planting shall consist of the same number and size of trees as would be required based on planting at intervals.

11.8.5. *Internal Parking Lot Landscaping: All off-street parking lots containing twenty [20] or more spaces shall be landscaped with trees, shrubs, and other plants. At least one deciduous tree per ten [10] spaces shall be planted in a bed of not less than forty [40] square feet. The Development Review Board may require fewer trees if the required landscaping results in an undue loss of parking. In lieu of this requirement, the Development Review Board may approve uncurbed planting areas in order to provide for stormwater run-off into vegetated areas for treatment. This criteria is not addressed. There are 29 proposed parking spaces which should receive some sort of landscaping. See comments above.*

11.8.6. *In lieu of other landscaping requirements above, the Development Review Board may approve landscaping of equivalent value for the purpose of improving or restoring wildlife habitat, wetlands restoration and protection, stream bank stabilization and restoration, or similar improvement. Plans for such improvements shall be developed by an appropriate professional. The applicant has not proposed this criteria as an option to address the landscaping requirement.*

11.8.7. *Planting Specifications: Plants shall be hardy for the climatic and other conditions in which they will be used (salt, air pollution, etc.). Trees shall preferably be of a type indigenous to the neighborhood. At its discretion, the Development Review Board may refer to "Recommended*

---

*Trees for Vermont Communities: A guide to Selecting and Purchasing Street, Park, and Landscape Trees”, published by the Vermont Urban and Community Forestry program. Trees shall be nursery grown or otherwise of healthy stock. Trees of similar species and function shall be of substantially uniform size and shape. At the time of planting, canopy-forming deciduous trees shall be at least two [2] inches in diameter, measured at a point four [4] feet above finished grade, and evergreen species shall be at least four [4] feet in height.*

*All plantings required by this section shall be planted in accordance with accepted horticultural practice and shall be guaranteed by the developer or successor in interest for a period of three [3] years from the date of planting. To the extent practical, existing trees shall be retained and used to satisfy this section. Final choice of tree species and exact planting locations are subject to recommendations of the Jericho Tree Warden. **The applicant shall follow this criteria as it related to landscaping and the DRB could condition any approval as well.***

### **11.9. Site Layout and Design**

*The siting and architectural design of the project shall be compatible with existing and planned improvements and the character of the area in which it is to be located, as defined by the purpose of the zoning district, the Jericho Comprehensive Town Plan, and the standards listed below. The Development Review Board should encourage the use of a combination of common materials and architectural characteristics, landscaping, buffers, screens and visual interruptions to create attractive transitions between buildings of different architectural styles*

***This will be covered under the Character Based Zoning Ordinance §13. There are also comments incorporated within the information provided by Scott & Partners under separate copy. Staff notes have addressed some associated issue related to this criteria.***

**11.9.2. Rural Residential, Village, and Agriculture and Forestry Districts:** *Site layout and design shall reinforce the rural landscapes of these districts. Development shall be sited to minimize, to the extent feasible, encroachments on natural resources and environmentally sensitive areas including steep slopes, open fields and prominent ridgelines and hillsides. Commercial uses shall be sited so as to blend with the predominately rural/residential character of these areas.*

*N/A.*

**11.10. Outdoor Storage:** *There is outdoor storage proposed with this application which include a dumpster area as well as screening for the proposed cooling tower. Details have been provided for the cooling tower which appears in compliance and there is a lack of details for the proposed dumpster enclosure at this point. Also, both enclosures are of different designs and staff feels if the proposed enclosures are to be approved, they should reflect each other in design and construction. The cooling tower design is preferred. In addition, that applicant is proposing EV Charging Stations to be located adjacent to the dumpster enclosure and no details have been provided for this proposed installation. It appears that the application contemplates the addition of new communication box, new television box and new electric transformer. These additions are located on a different property owned by the applicant and shown on this site plan along the north eastern area of Old Mill Green. The applicant has provided no details on these structures to date so possible evaluation is not possible and this appropriate information should be provided for review and possible approval. The proposed BOLLARDS within this application are not compliant with the regulations for a material choice (metal concrete filled) and should be amended in the material choice for the DRB to be able to approve them.*



---

**11.11. Outdoor Lighting:** *A lighting plan has been provided and it is compliant. As mentioned, the DRB should inquiry as to what exterior lights will remain illuminated outside of normal business hours for the associated business proposed and the site.*

### **11.12. Utilities**

**11.12.1.** *All existing and proposed utilities and utility Rights-Of-Way/easements, including but not limited to electric, telephone, gas, fiber optic and cable television, shall be shown on the final plat. This can be conditioned on approval.*

**11.12.2.** *All new utilities shall be placed underground from the nearest available port, unless the Development Review Board determines that burial of utilities would result in an undue adverse impact to natural resources or would be prohibitively expensive. Prior to approving overhead utilities, the DRB shall require independent technical review in accordance with Section 10.8.6 to determine if the above conditions are met.*

*It appears that all utilities are proposed to be underground. What is unclear is the proposed electric service to the new proposed transformer, television and communication box along Old Mill Green if it is underground or proposed to be overhead off an existing pole along Vt Route 15. The new service should be underground, and this can be a condition of approval as well.*

**11.12.3.** *The applicant shall coordinate development design with utility companies to ensure that suitable areas are available for underground installation within and adjacent to the proposed development. Utility easements of sufficient width shall be provided to serve both the proposed development, and future service extensions to adjoining properties.*

### **11.13. Storm Water**

**11.13.1. Post-Construction Stormwater Management:** *The applicant shall install a storm water management system along all new streets and at other required locations. This system shall meet the following standards: The applicant should address how they have met this criteria.*

**11.13.1.1.** *Development shall minimize stormwater runoff and utilize pervious areas for stormwater infiltration and treatment. Existing natural drainage ways shall be incorporated into the design of the management system to the fullest extent possible. The applicant should address how they have met this criteria*

**11.13.1.2.** *The stormwater management system shall be designed, installed and maintained in accordance with the requirements of the latest version of the Vermont Stormwater Management Manual and the Jericho Public Works Specifications. In the event of conflicting design criteria within these standards, the stricter shall apply. The applicant should address how they have met this criteria. It is assumed that there will be a shared maintenance agreement between Lots 2A, 2B & 2C as it relates to the shared stormwater management system. Please confirm.*

**11.13.1.3.** *Applicants are encouraged to incorporate Low Impact Development techniques and practices into the stormwater management system. The applicant should address how they have met this criteria*

**11.13.1.4.** *All development requiring Development Review Board approval resulting in more than one-half [0.5] acres of new impervious surface and all major subdivisions shall at*

---

minimum meet the Recharge (Rev) criteria and the Water Quality Volume (WQv) criteria, as defined in the Vermont Stormwater Management Manual. Applicants are strongly encouraged to utilize non-structural practices such as the Voluntary Stormwater Management Credits provided for in the most recent version of the Vermont Stormwater Management Manual in order to satisfy this requirement. *The applicant should address how they have met this criteria*

**11.13.1.5.** The interest of the owner of each lot served by the stormwater management system shall be protected by an easement recorded in the deed of each lot involved. *The applicant should address how they have met this criteria and if there are easement in place.*

**11.13.1.6.** Uses defined as “stormwater hotspots” in the Vermont Stormwater Management Manual, including those creating less than one acre of impervious surface, shall comply with all applicable requirements of the Vermont Agency of Natural Resources. Stormwater runoff from a stormwater hotspot shall not infiltrate into groundwater unless an individual stormwater permit from the Vermont Agency of Natural Resources is obtained. *The applicant should address how they have met this criteria*

**11.13.1.7.** Culverts or other drainage facilities shall, in each case, be large enough to accommodate potential run-off from the entire upstream drainage area, whether inside or outside the Development. The Development Review Board shall approve the design and size of facilities based on anticipated run-off under conditions of total potential development and a twenty-five [25] year storm. The applicant's engineer shall provide such information as the Development Review Board deems necessary to make the determination of the adequacy of the facilities. *The applicant should address how they have met this criteria as well as sizing for storms.*

**11.13.1.8.** The applicant's engineer shall provide such information as the Development Review Board deems necessary to determine the effect of the development on existing downstream drainage facilities outside of the area of development. Where anticipated discharge from the proposed development during a twenty-five [25] year storm will overload existing downstream drainage facilities, the Development Review Board may condition final approval upon improvement of the downstream facilities to prevent such an overload. Any construction required to prevent such overload and subsequent damage may be located on or off the applicant's site. *The applicant should address how they have met this criteria*

**11.13.2. Erosion and Sediment Control during Construction:**

**11.13.2.1.** At minimum, all construction shall comply with the erosion control practices detailed in the most recent version of the Vermont Agency of Natural Resources Low Risk Site Handbook for Erosion and Sediment Control. *The applicant should address how they have met this criteria*

**11.13.2.2.** Plans meeting the guidelines of the latest edition of the Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites, shall be submitted for all major subdivisions or when otherwise required by the Vermont Department of Environmental Conservation. The Development Review Board may also require erosion plans when development is proposed to occur on slopes greater than fifteen percent [15%], unvegetated areas or other areas with fragile soil conditions. In order to determine whether or not an erosion control plan is needed, the Development Review Board may require the applicant to provide a Risk Evaluation Checklist from the Vermont Department of Environmental Conservation *The applicant has provided an erosion plan and they should address how they have met this criteria. This can also be conditioned if approved.*

---

**11.13.2.3.** *Where necessary, temporary vegetation and/or mulching and structural measures may be required by the Development Review Board to protect areas exposed during the development. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained during development to remove sediment from run-off water from land undergoing development. At minimum, these measures shall comply with the practices described in the Vermont Agency of Natural Resources Low Risk Site Handbook for Erosion and Sediment Control. **The applicant has provided an erosion plan and they should address how they have met this criteria. This can be conditioned if approved.***

**11.13.2.4.** *Erosion prevention and sediment control practices for construction that occurs from October 15th to May 15th shall conform with Section 3.2 Winter Construction Limitations of the Vermont Standards and Specifications for Erosion Prevention and Sediment Control, or the most recent Vermont Agency of Natural Resources standards for winter construction. **The applicant has provided an erosion plan and they should address how they have met this criteria. This can be conditioned if approved.***

**11.13.3. Protection of Natural Water Courses:**

*N/A*

**11.14. Performance Standards**

**11.14.1.** *No land or structure in any zoning district shall be used or occupied in any manner that creates dangerous, injurious, noxious or otherwise objectionable conditions which adversely affect the reasonable use of adjoining or nearby properties). In accordance with the ACT [§§4414(5)], the following performance standards, as measured at the property line, must be met and maintained in all districts for all uses, except for agriculture and forestry. **The application is compliant with this section.***

**10.12.9.4. Legal Documents.**

*The final plat application for a minor or major subdivision shall be accompanied by the following legal documents. Should the Development Review Board determine it necessary to employ an attorney to review any legal documents, the costs of such attorney shall be paid by the applicant. Issues that may be reviewed include but are not limited to: **To date the legal documents are incomplete. The applicant has developed easement language for the submission and a version of a "Declaration of Planned Community" which needs revision and finalization. No deeds for the proposed lots have been provided nor has a proposed plat of the subdivision been provided.***

**10.12.9.4.1.** *Information on all proposed publicly-owned land, Rights-Of-Way, or easements, including certificate of title, offer of irrevocable dedication, and warranty deed, free and clear of all encumbrances, to be recorded after final acceptance of all streets, easements, parks, or other open space by the Town.*

*The applicant should address if there are any proposed publicly owned ROW's or easements within this application to address and comply with this section.*

---

**10.12.9.4.2.** *Copies of agreements or other documents showing the manner in which common property and/or space is to be maintained, including any conservation easements. Any common property and/or open space shall be defined and consistent with the approved site plan. Open space restrictions and reservations shall be permanent. All lots/units shall receive perpetual right for use of common properties and facilities, unless exempt from this requirement by specific action of the Development Review Board.*

*To date the legal documents are incomplete. The applicant has developed easement language for the submission and a version of a “Declaration of Planned Community” which needs revision and finalization. No deeds for the proposed lots have been provided nor has a proposed plat of the subdivision been provided.*

**10.12.9.4.3.** *Bylaws, Articles of Incorporation, or Covenants of any homeowners association, declaration of condominium, or other applicable legal agreements. Homeowners association responsibility, mandatory membership, and lienable assessment power shall be provided for by the homeowners association documents and individual lot deeds. The association shall have the duty to obtain liability, property, and casualty insurance, and responsibility for expenses relating to management and maintenance of association-owned structures. A provision shall be included for Town takeover in the event of failure of essential services, including the power of the Town to appoint a receiver to assess the property for funds to cure defects in facilities.*

*. The applicant has developed easement language for the submission and a version of a “Declaration of Planned Community” which needs revision and finalization*

**10.12.9.4.4.** *All restrictions and covenants to be included in individual deeds. Any associated ROW’s should be included and mentioned within developed deeds as well as the maintenance agreement if applicable.*

**10.12.9.4.5.** *Any other data, such as contracts, certificates, affidavits, endorsements, receipts, or other materials or agreements which have been required by the Development Review Board or the Selectboard. Any associated information that is applicable to this section should be included like the GMP easement on the property and it restrictive encumbrances mentioned. .*

**STAFF RECOMMENDATION:**

*None at this time.*

# CT4000 Level 2 Commercial Charging Station

## Specifications and Ordering Information

### Ordering Information

Specify model number followed by the applicable code(s).  
The order code sequence is: **Model-Options. Software, Services**  
and **Misc** are ordered as separate line items.

### Hardware

Description	Order Code
Model	1830 mm (6') Single Port Bollard Mount CT4011
	1830 mm (6') Dual Port Bollard Mount CT4021
	1830 mm (6') Single Port Wall Mount CT4013
	1830 mm (6') Dual Port Wall Mount CT4023
	2440 mm (8') Dual Port Bollard Mount CT4025
	2440 mm (8') Dual Port Wall Mount CT4027
Options	Integral Gateway Modem - USA -GW1
	Integral Gateway Modem - Canada -GW2
Misc	Power Management Kit CT4000-PMGMT
	Bollard Concrete Mounting Kit CT4001-CCM

### Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CTSW-SAS-COMM- <i>n</i> <sup>1</sup>
ChargePoint Service Provider Plan	CTSW-SAS-SP- <i>n</i> <sup>1</sup>
ChargePoint Assure	CT4000-ASSURE <i>n</i> <sup>2</sup>
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations require a network service plan.

<sup>1</sup> Substitute *n* for desired years of service (1, 2, 3, 4, or 5 years).

<sup>2</sup> Substitute *n* for the duration of the coverage (1, 2, 3, 4, or 5 years).

### Order Code Examples

If ordering this	the order code is
1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CTSW-SAS-COMM-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
2 Years of Assure Coverage	CT4000-ASSURE2
1830 mm (6') Single Port Wall Mount Station	CT4013
ChargePoint Commercial Service Plan, 5 Year Subscription	CTSW-SAS-COMM-5
4 Years of Assure Coverage	CT4000-ASSURE4
Station Activation and Configuration	CPSUPPORT-ACTIVE

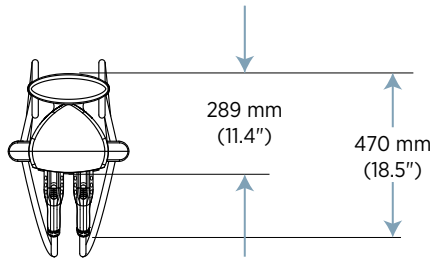


CT4021

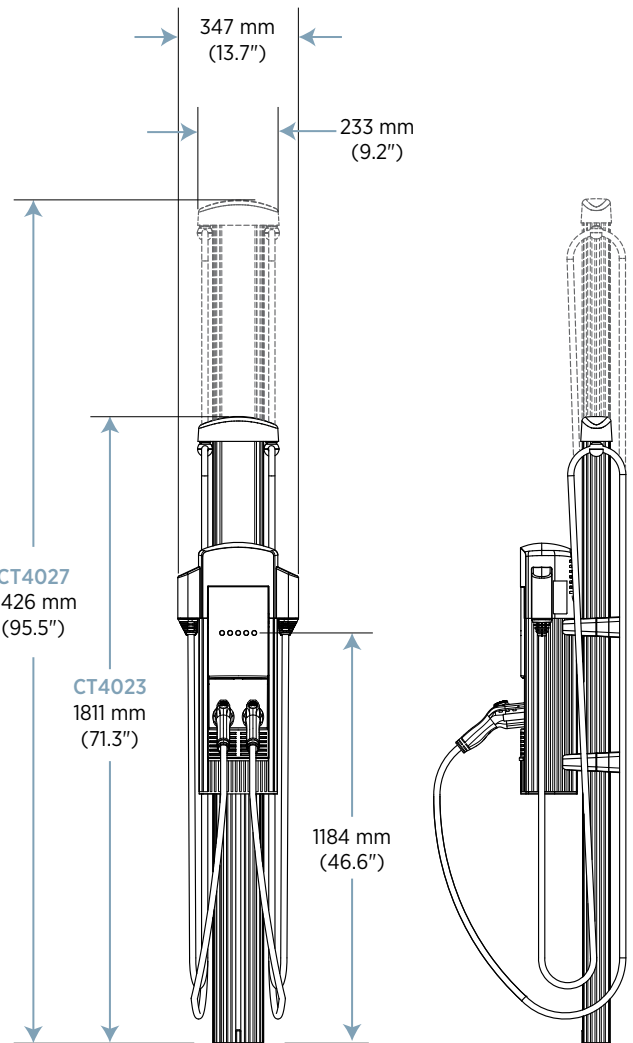
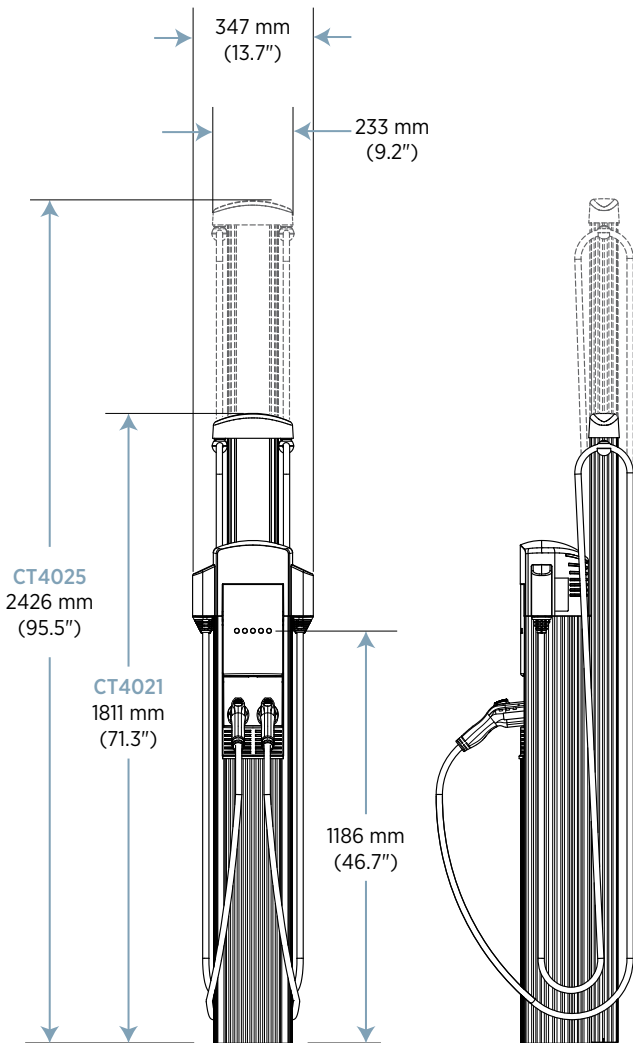
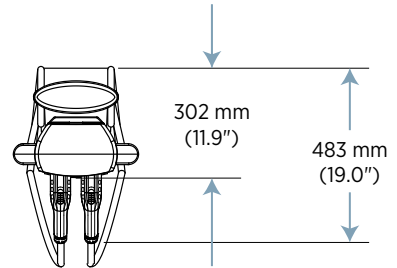


The First  
**ENERGY STAR**<sup>®</sup>  
Certified EV Charger

**CT4021** 1830 mm (6')  
**CT4025** 2440 mm (8')  
**Bollard**



**CT4023** 1830 mm (6')  
**CT4027** 2440 mm (8')  
**Wall Mount**



## CT4000 Family Specifications

Electrical Input	Single Port (AC Voltage 208/240V AC)			Dual Port (AC Voltage 208/240V AC)		
	Input Current	Input Power Connection	Required Service Panel Breaker	input Current	Input Power Connection	Required Service Panel Breaker
Standard	30A	One 40A branch circuit	40A dual pole (non-GFCI type)	30A x 2	Two independent 40A branch circuits	40A dual pole (non-GFCI type) x 2
Standard Power Share	n/a	n/a	n/a	32A	One 40A branch circuit	40A dual pole (non-GFCI type)
Power Select 24A	24A	One 30A branch circuit	30A dual pole (non-GFCI type)	24A x 2	Two independent 30A branch circuits	30A dual pole (non-GFCI type) x 2
Power Select 24A Power Share	n/a	n/a	n/a	24A	One 30A branch circuit	30A dual pole (non-GFCI type)
Power Select 16A	16A	One 20A branch circuit	20A dual pole (non-GFCI type)	16A x 2	Two independent 20A branch circuits	20A dual pole (non-GFCI type) x 2
Power Select 16A Power Share	n/a	n/a	n/a	16A	One 20A branch circuit	20A dual pole (non-GFCI type)
Service Panel GFCI	Do not provide external GFCI as it may conflict with internal GFCI (CCID)					
Wiring - Standard	3-wire (L1, L2, Earth)			5-wire (L1, L1, L2, L2, Earth)		
Wiring - Power Share	n/a			3-wire (L1, L2, Earth)		
Station Power	8W typical (standby), 15W maximum (operation)					

## Electrical Output

Standard	7.2kW (240V AC @ 30A)	7.2kW (240V AC@30A) x 2
Standard Power Share	n/a	7.2kW (240V AC@30A) x 1 or 3.8kW (240V AC@16A) x 2
Power Select 24A	5.8kW (240V AC@24A)	5.8kW (240V AC@24A) x 2
Power Select 24A Power Share	n/a	5.8kW (240V AC@24A) x 1 or 2.9kW (240V AC@12A) x 2
Power Select 16A	3.8kW (240V AC@16A)	3.8kW (240V AC@16A) x 2
Power Select 24A Power Share	n/a	3.8kW (240V AC@16A) x 1 or 1.9kW (240V AC@8A) x 2

## Functional Interfaces

Connector(s) Type	SAE J1772™	SAE J1772™ x 2
Cable Length - 1830 mm (6') Cable Management	5.5 m (18')	5.5 m (18') x 2
Cable Length - 2440 mm (8') Cable Management	n/a	7 m (23')
Overhead Cable Management System	Yes	
LCD Display	145 mm (5.7") full color, 640x480, 30fps full motion video, active matrix, UV protected	
Card Reader	ISO 15693, ISO 14443, NFC	
Locking Holster	Yes	Yes x 2

### Safety and Connectivity Features




Ground Fault Detection	20mA CCID with auto retry
Open Safety Ground Detection	Continuously monitors presence of safety (green wire) ground connection
Plug-Out Detection	Power terminated per SAE J1772™ specifications
Power Measurement Accuracy	+/- 2% from 2% to full scale (30A)
Power Report/Store Interval	15 minute, aligned to hour
Local Area Network	2.4 GHz Wi-Fi (802.11 b/g/n)
Wide Area Network	3G GSM, 3G CDMA

### Safety and Operational Ratings

Enclosure Rating	Type 3R per UL 50E
Safety Compliance	UL listed for USA and cUL certified for Canada; complies with UL 2594, UL 2231-1, UL 2231-2, and NEC Article 625
Surge Protection	6kV @ 3000A. In geographic areas subject to frequent thunder storms, supplemental surge protection at the service panel is recommended.
EMC Compliance	FCC Part 15 Class A
Operating Temperature	-30°C to +50°C (-22°F to 122°F)
Storage Temperature	-30°C to +60°C (-22°F to 140°F)
Non-Operating Temperature	-40°C to +60°C (-40°F to 140°F)
Operating Humidity	Up to 85% @ +50°C (122°F) non-condensing
Non-Operating Humidity	Up to 95% @ +50°C (122°F) non-condensing
Terminal Block Temperature Rating	105°C (221°F)
Charging Stations per 802.11 Radio Group	Maximum of 10. Each station must be located within 45m (150') "line of sight" of a gateway station.

ChargePoint, Inc. reserves the right to alter product offerings and specifications at any time without notice, and is not responsible for typographical or graphical errors that may appear in this document.

### Contact Us

-  Visit [chargepoint.com](http://chargepoint.com)
-  Call +1.408.705.1992
-  Email [sales@chargepoint.com](mailto:sales@chargepoint.com)



ChargePoint, Inc.  
240 East Hacienda Avenue  
Campbell, CA 95008-6617 USA

+1.408.841.4500 or  
+1.877.370.3802 US and Canada toll-free

[chargepoint.com](http://chargepoint.com)

Copyright © 2018 ChargePoint, Inc. All rights reserved. CHARGEPOINT is a U.S. registered trademark/service mark, and an EU registered logo mark of ChargePoint, Inc. All other products or services mentioned are the trademarks, service marks, registered trademarks or registered service marks of their respective owners. DS-CT4000-05. April 2018. PN 73-001020-01-11.





# ChargePoint Assure

Industry-leading support, maintenance and warranty deliver peace of mind.

ChargePoint® Assure is the most comprehensive EV station maintenance and management program. Assure covers everything needed to keep ChargePoint electric vehicle (EV) charging stations up and running. With Assure, ChargePoint takes responsibility for fixing hardware issues by providing parts, labor and orchestration of repairs by expert support specialists. Proactive monitoring, regular reports and unlimited changes to station policies are included with Assure, as well as one business day response to requests and a 98% annual uptime guarantee. You can also get professional guidance when configuring your stations to make the most of EV charging.

ChargePoint EV charging stations are the most advanced and reliable in the world, but site conditions can change, wear and tear occurs, and accidents or equipment failures can happen. High-quality service and support start with high-quality products, site preparation and installation, but these elements alone aren't enough. Assure is so much more than a warranty. It is the most comprehensive EV station maintenance and management program. With Assure, you don't have to spend time figuring out how to fix or maintain your station. It's always ready to charge so you get a good return on your investment.

## What Does Assure Include?

### Stay on Top of Operations with Proactive Monitoring

- + Find out about problems before your drivers do with remote monitoring
- + Get 98% annual station uptime with a non-performance penalty for outages caused by station hardware or software failures
- + Keep your stations up and running with proactive troubleshooting and dispatch services
- + Fix problems with on-site labor that ChargePoint dispatches and manages
- + Call us during business hours (5 AM – 6 PM Pacific) for expert support

### Count On a Fast Fix with One-Business-Day Response Time

- + We respond to all issues within one business day
- + ChargePoint certified technicians will be onsite to repair your station within one business day of receiving any required parts
- + U.S.-based support specialists coordinate all repairs

### Rest Easy with the Industry's Leading Parts and Labor Warranty

- + We offer the EV charging industry's first and most comprehensive warranty for parts and on-site labor
- + We cover labor to repair issues that often aren't covered under warranty, such as vandalism, auto accidents and excessive wear and tear

### Optimize with Expert Advice and Unlimited Changes

- + U.S.-based EV charging experts advise you on best practices for station configuration and management in your region and industry
- + Our team makes unlimited station configuration and policy changes for you, so you can control access to your station, set charging rates and make adjustments based on driver behavior

### Get a Glimpse into Driver Behavior with Robust Reporting

- + See how your stations are being used in an easy-to-read format with monthly summaries
- + Prove success and make improvements with quarterly reports on station utilization, performance, energy usage and environmental impact
- + Compare your station use with organizations like yours

## What Does Assure Require?

Because installation quality affects the long-term reliability and availability of EV charging stations, ChargePoint requires that all stations covered by Assure are validated to ensure they meet installation specifications. Validation is performed on-site and includes inspection of power availability, panel, breaker and wiring; confirmation of cellular and local network coverage (through WiFi) and verification that all ChargePoint installation requirements are met. Choose one of the following ways to validate stations and activate Assure:

1. Authorized ChargePoint operations & maintenance (O&M) partners who perform site preparation and station installation will automatically validate the stations and enable Assure.
2. Authorized ChargePoint reseller partners certified to perform self-validation may validate station installations and enable Assure.
3. When independent or in-house installers are used, validation may be purchased from either of the partners above. After the partner successfully validates site preparation and station installation, Assure is enabled.

## Station Maintenance Options

Maintenance Option	Parts Only Warranty	Assure
Availability	One year included for free on all stations installed by a ChargePoint certified installer*	Available for purchase for up to five years. Stations must be installed and validated by a ChargePoint certified installer.
Parts Covered	Defective parts are exchanged	Included and coordinated by a ChargePoint support specialist
Certified On-Site Labor	Not included: station owner must find a ChargePoint certified installer to perform any repairs	Included and coordinated by a ChargePoint support specialist
Monthly Station Summary Report		Included
Detailed Quarterly Reports		Included
Uptime Guarantee		98% with non-performance penalty
Proactive Monitoring		Included
Service Level Agreement		1 business day response time 1 business day from parts arrival for on-site labor
Labor Coverage		Included for damage caused by accidents, vandalism and excessive wear and tear
Unlimited Station Configuration		Included

\* Installations not performed by a ChargePoint certified installer are not covered under warranty.

## Ordering Information

Description	Order Code
Assure for CT4000 Family	CT4000-ASSURE <sup>n</sup>
Assure for CPF25	CPF25-ASSURE <sup>n</sup>
Assure for Express 100	CPE100-ASSURE <sup>n</sup>
Assure for Express 200	CPE200-ASSURE <sup>n</sup>
Assure for Express 250	EXPRESS-ASSURE <sup>n</sup>
Assure for Express Plus	EXPRESS-ASSURE <sup>n</sup>




<sup>1</sup> Substitute *n* for desired years of service (1, 2, 3, 4 or 5 years).

<sup>2</sup> Substitute *n* for years of service desired (1, 2 or 3 years).

## Companion Services

Description	Order Code
Station Activation and Configuration	CPSUPPORT-ACTIVE
Station Installation and Validation	CT4000-INSTALLVALID
Validation	CPSUPPORT-SITEVALID

## Contact Us

-  Visit [chargepoint.com](https://chargepoint.com)
-  Call +1.408.705.1992
-  Email [sales@chargepoint.com](mailto:sales@chargepoint.com)



ChargePoint, Inc.  
240 East Hacienda Avenue  
Campbell, CA 95008-6617 USA

+1.408.841.4500 or  
+1.877.370.3802 US and Canada toll-free

[chargepoint.com](https://chargepoint.com)

Copyright © 2018 ChargePoint, Inc. All rights reserved. CHARGEPOINT is a U.S. registered trademark/service mark, and an EU registered logo mark of ChargePoint, Inc. All other products or services mentioned are the trademarks, service marks, registered trademarks or registered service marks of their respective owners. DS-Assure-03. April 2018. PN 73-001094-01-4.

**EASEMENT DEED - GMP-Fairpoint HWY. 61**

KNOW ALL PERSONS BY THE PRESENTS THAT VILLEJO VENTURES, LLC, a Vermont limited liability company with a place of business in Jericho, County of Chittenden, and State of Vermont, (hereinafter called "Grantor"), for and in consideration of the sum of One Dollar and other valuable consideration paid by GREEN MOUNTAIN POWER CORPORATION, a Vermont corporation with its principal place of business in Colchester, County of Chittenden, and State of Vermont, and TELEPHONE OPERATING COMPANY OF VERMONT, LLC, a limited liability company duly organized under the laws of the State of Delaware, (hereinafter together called "Grantees"), receipt of which is hereby acknowledged, does hereby grant unto the said Grantees as tenants in common, the perpetual right and easement to construct, inspect, operate, maintain, reconstruct and remove a line or lines for the transmission of electricity and the transmission of video, voice, data and information services, consisting of poles, wires, cables, guy wires and other fixtures and appurtenances used or adopted for the purpose (hereinafter "utility easement"), upon, over and across the surface of lands owned by the Grantor along and adjacent to the state, town and public roads/highways below indicated, and located in the Town of Jericho, County of Chittenden, and State of Vermont, being over a part and portion of all and the same land and premises conveyed by David L. Villeneuve to Villejo Ventures, LLC, dated February 13, 2007, and of record in Book 259, Pages 280-281 of the Town of Jericho Land Records.

Said line shall enter from the existing power line proceeding southerly from Pole 37 located on lands now or formerly of Calvary Episcopal Church, and thence proceed in a straight line to Pole 38 of GMP Line 3, thence the line shall run in a southerly direction from Pole 38 in a straight line from Pole 38 to Pole 39 and shall continue in a southerly direction in a straight line from Pole 39 to the southerly boundary of lands of Villejo Ventures, LLC, to Pole 40 on the lands of David Villeneuve. The width of the easement shall be five (5) feet east of the centerline of the power poles and whatever distance exists between the center of the power poles westerly to the easterly edge of the Vermont Route 15 right of way. (As used herein, it is assumed that Vermont Route 15 and the utility easement conveyed herein run in a north-south direction.) Any portion of the utility easement conveyed herein located within the right of way of any public highway is conveyed by quitclaim only.

Also conveyed herein is an easement to construct, maintain, repair and replace a guy anchor for Pole 38. The guy anchor shall be installed easterly of Pole 38 perpendicular to the mainline. The easement shall be twenty-one (21) feet in length and five (5) feet in width.

Grantor for itself and its successors and assigns covenants and agrees that no structure shall be erected within the right of way or within ten (10) feet of either side of the right of way conveyed herein. Notwithstanding the foregoing, Grantor and its successors and assigns may erect signs within such area providing they do not exceed twelve (12) feet in height or violate the nation electric safety code.

The path of the line shall be located as shown on a survey plat entitled, "Boundary Plat, VILLEJO VENTURES, LLC and DAVID VILLENEUVE, Route 15, Jericho, Vermont", Drawing Number 2005148-42, prepared by Trudell Consulting Engineers, dated 30 August 2007, and of record in the plat cabinet in the Jericho Town Clerk's Office as Slide 363A. The easement shall be ten (10) feet in width centered on the powerline as installed.

No additional power poles shall be placed within the utility easement, except for poles used to replace existing poles in their present location or in a location within five (5) feet north or south of the existing poles (directly under the centerline of the existing poles which mark the center of the easement conveyed herein).

Together with the right to cut down, keep trimmed or eliminated by such means as Grantees deem desirable, all trees and underbrush as the Grantees may from time to time desire within a width of five (5) feet on each side of the said powerline above described on the lands of the Grantor herein, provided, however, that no vegetation, plants, shrubs and the like shall be trimmed or eliminated which do not exceed twelve (12) feet in height. Also granted herein is the right to enter premises adjacent to this right of way and remove any tree or trees that due to deteriorated condition or as a result of any other circumstance endanger the operation of said line(s) in the reasonable judgment of the Grantees. Except in cases of emergency, Grantor and its successors and assigns shall be notified in writing of any and all trimming/cutting which Grantees and their agents propose at least ten (10) days in advance thereof.

RESERVED AND EXCEPTED from the easement conveyed herein is the right of the Grantor herein and its successors and assigns to make full use of the lands and premises within the easement area, providing such use does not unreasonably interfere with the utility easement conveyed herein. Such retained rights reserved by the Grantor herein include, but are not limited to, the right to install curb cuts, driveways, sidewalks and plant vegetation not exceeding twelve (12) feet in height.

By the acceptance and recording of this Easement Deed, Grantees covenant and agree that the easement conveyed herein supercedes and replaces any and all prior utility easements conveyed to and/or enjoyed by Grantees herein over the premises of the Grantor adjoining

Route 15 in Jericho, Vermont, with the exception of the utility easement conveyed by Richard Villeneuve and Ardelle Villeneuve to Central Vermont Public Service Corporation and New England Telephone and Telegraph Company dated August 13, 1965, and of record in Book 35, Page 576 of the Jericho Land Records.

The foregoing shall be binding upon and shall enure to the benefit of the respective heirs, administrators, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor caused its name to be subscribed this 28 day of March A.D. 2013.

VILLEJO VENTURES, LLC

By: Brenda Villeneuve  
Brenda Villeneuve, Manager and Duly  
Authorized Agent

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At JERICHO in said County, this 28 day of MARCH, 2013, personally appeared BRENDA VILLENEUVE, MANAGER AND DULY AUTHORIZED AGENT OF VILLEJO VENTURES, LLC, who acknowledged the foregoing instrument, by her sealed and subscribed, to be her free act and deed, and the free act and deed of VILLEJO VENTURES, LLC.

Before me: David M. [Signature]  
NOTARY PUBLIC

My commission expires: 2/10/2015

EASEMENT DEED - GMP-Fairpoint HWY. 61

KNOW ALL PERSONS BY THE PRESENTS THAT I, DAVID VILLENEUVE, of Jericho, County of Chittenden, and State of Vermont, (hereinafter called "Grantor"), for and in consideration of the sum of One Dollar and other valuable consideration paid by GREEN MOUNTAIN POWER CORPORATION, a Vermont corporation with its principal place of business in Colchester, County of Chittenden, and State of Vermont, and TELEPHONE OPERATING COMPANY OF VERMONT, LLC, a limited liability company duly organized under the laws of the State of Delaware, (hereinafter together called "Grantees"), receipt of which is hereby acknowledged, do hereby grant unto the said Grantees as tenants in common, the perpetual right and easement to construct, inspect, operate, maintain, reconstruct and remove a line or lines for the transmission of electricity and the transmission of video, voice, data and information services, consisting of poles, wires, cables, guy wires and other fixtures and appurtenances used or adopted for the purpose (hereinafter "utility easement"), upon, over and across the surface of lands owned by the Grantor along and adjacent to the state, town and public roads/highways below indicated, and located in the Town of Jericho, County of Chittenden, and State of Vermont, being over a part and portion of all and the same land and premises conveyed by Green Crow Corporation to David L. Villeneuve dated August 29, 2005, and of record in Book 247, Pages 365-366 of the Town of Jericho Land Records.

Said line shall enter from the existing power line proceeding from Pole 39 on lands now or formerly of Villejo Ventures, LLC, and run across the Grantor's land in a general southerly direction in a straight line along and adjacent to Vermont Route 15 to Pole 40 and then proceed southerly in a straight line to Pole 41 of GMP Line 3, thence the line shall continue in a general southwesterly direction in a straight line to Pole 42 on the southerly side of Dickenson Street, so-called. The width of the easement shall be five (5) feet east of the centerline of the power poles and whatever distance exists between the center of the power poles westerly to the easterly edge of the Vermont Route 15 right of way. (As used herein, it is assumed that Vermont Route 15 and the utility easement conveyed herein run in a north-south direction.) Any portion of the utility easement conveyed herein located within the right of way of any public highway is conveyed by quitclaim only.

Also conveyed herein is an easement to construct, maintain, repair and replace a guy anchor for Pole 40. The guy anchor shall be installed easterly of Pole 40 perpendicular to the mainline. The easement shall be sixteen (16) feet in length and five (5) feet in width.

Grantor for itself and its successors and assigns covenants and agrees that no structure shall be erected within the right of way or within ten (10) feet of either side of the right of way conveyed herein. Notwithstanding the foregoing, Grantor and its successors and assigns may erect signs within such area providing they do not exceed twelve (12) feet in height or violate the nation electric safety code.

The path of the line shall be located as shown on a survey plat entitled, "Boundary Plat, VILLEJO VENTURES, LLC and DAVID VILLENEUVE, Route 15, Jericho, Vermont", Drawing Number 2005148-42, prepared by Trudell Consulting Engineers, dated 30 August 2007, and of record in the plat cabinet in the Jericho Town Clerk's Office as Slide 363A. The easement shall be ten (10) feet in width centered on the powerline as installed.

No additional power poles shall be placed within the utility easement, except for poles used to replace existing poles in their present location or in a location within five (5) feet north or south of the existing poles (directly under the centerline of the existing poles which mark the center of the easement conveyed herein).

Together with the right to cut down, keep trimmed or eliminated by such means as Grantees deem desirable, all trees and underbrush as the Grantees may from time to time desire within a width of five (5) feet on each side of the said powerline above described on the lands of the Grantor herein, provided, however, that no vegetation, plants, shrubs and the like shall be trimmed or eliminated which do not exceed twelve (12) feet in height. Also granted herein is the right to enter premises adjacent to this right of way and remove any tree or trees that due to deteriorated condition or as a result of any other circumstance endanger the operation of said line(s) in the reasonable judgment of the Grantees. Except in cases of emergency, Grantor and its successors and assigns shall be notified in writing of any and all trimming/cutting which Grantees and their agents propose at least ten (10) days in advance thereof.

RESERVED AND EXCEPTED from the easement conveyed herein is the right of the Grantor herein and his heirs and assigns to make full use of the lands and premises within the easement area, providing such use does not unreasonably interfere with the utility easement conveyed herein. Such retained rights reserved by the Grantor herein include, but are not limited to, the right to install curb cuts, driveways, sidewalks and plant vegetation not exceeding twelve (12) feet in height.

By the acceptance and recording of this Easement Deed, Grantees covenant and agree that the easement conveyed herein supercedes and replaces any and all prior utility easements conveyed to and/or enjoyed by Grantees herein over the premises of the Grantor adjoining

Route 15 in Jericho, Vermont, with the exception of the utility easement conveyed by Richard Villeneuve and Ardelle Villeneuve to Central Vermont Public Service Corporation and New England Telephone and Telegraph Company dated August 13, 1965, and of record in Book 35, Page 576 of the Jericho Land Records.

The foregoing shall be binding upon and shall enure to the benefit of the respective heirs, administrators, executors, successors and assigns of the parties hereto.


IN WITNESS WHEREOF, the Grantor caused its name to be subscribed this 14 day of May A.D. 2013.

  
DAVID VILLENEUVE

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At JERICHO in said County, this 14 day of MAY, 2013, personally appeared DAVID VILLENEUVE, who acknowledged the foregoing instrument, by him sealed and subscribed, to be his free act and deed.

Before me:

  
NOTARY PUBLIC

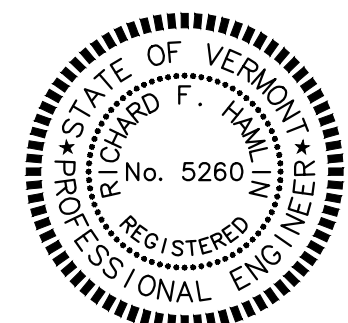
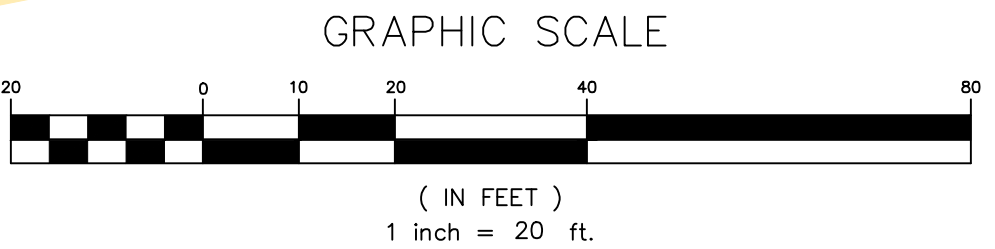
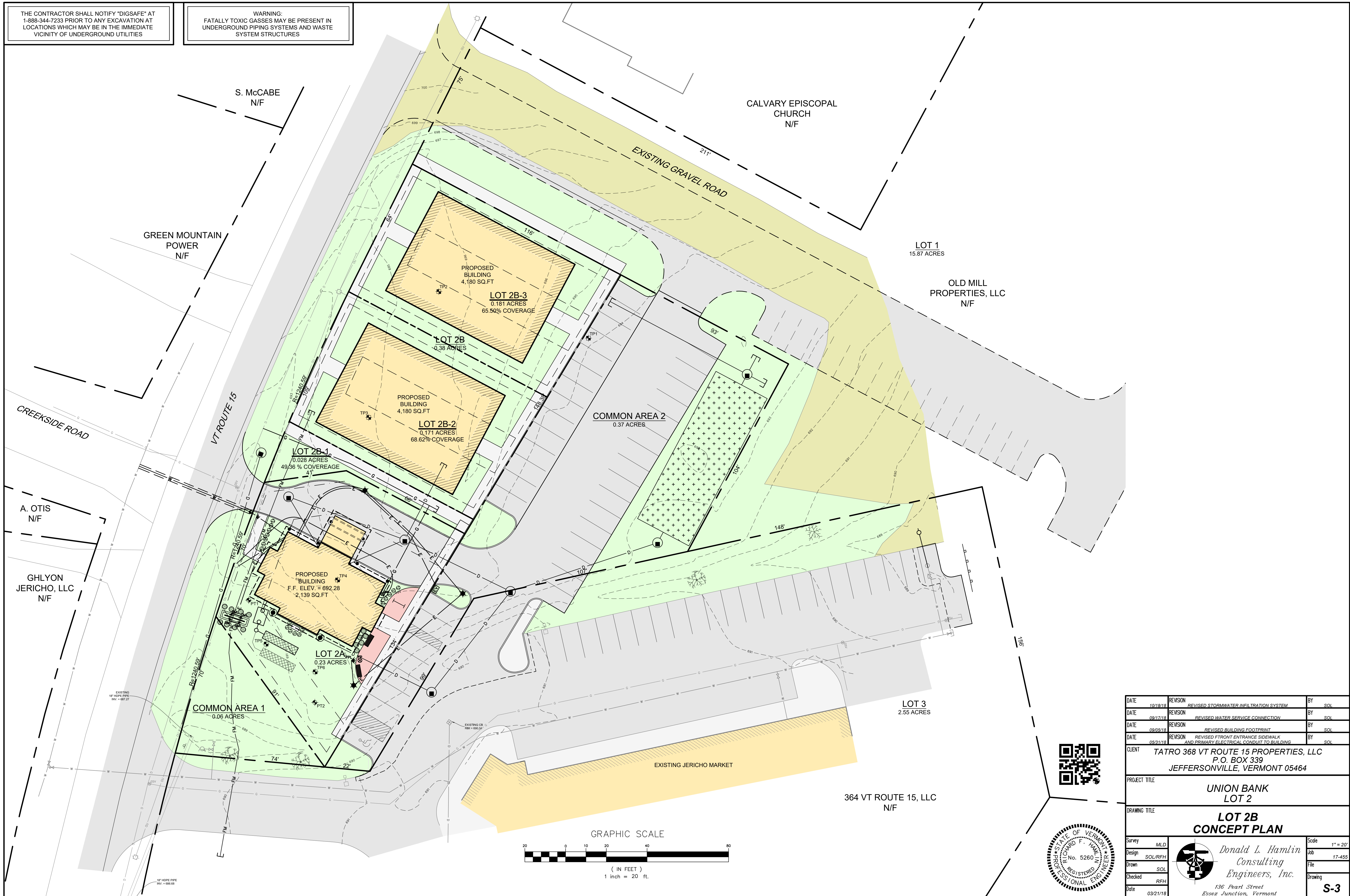
My commission expires: 2/10/2015





THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 PRIOR TO ANY EXCAVATION AT LOCATIONS WHICH MAY BE IN THE IMMEDIATE VICINITY OF UNDERGROUND UTILITIES

WARNING: FATALLY TOXIC GASSES MAY BE PRESENT IN UNDERGROUND PIPING SYSTEMS AND WASTE SYSTEM STRUCTURES



DATE	10/18/18	REVISION	REVISED STORMWATER INFILTRATION SYSTEM	BY	SOL
DATE	08/17/18	REVISION	REVISED WATER SERVICE CONNECTION	BY	SOL
DATE	09/05/18	REVISION	REVISED BUILDING FOOTPRINT	BY	SOL
DATE	05/31/18	REVISION	REVISED FRONT ENTRANCE SIDEWALK AND PRIMARY ELECTRICAL CONDUIT TO BUILDING	BY	SOL
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	UNION BANK LOT 2				
DRAWING TITLE	LOT 2B CONCEPT PLAN				
Survey	MLD	Design	SOL/RFH	Drawn	SOL
Checked	RFH	Date	03/21/18	Scale	1" = 20'
				Job	17-455
				File	
				Drawing	S-3

Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

DONALD L. HAMLIN  
CONSULTING ENGINEERS, INC.  
ENGINEERS AND LAND SURVEYORS

Please reply to:

P.O. Box 9  
Essex Junction  
Vermont 05453

136 Pearl Street  
Essex Junction, Vermont

Tel. (802) 878-3956  
Fax (802) 878-2679  
E-mail: HamlinEngineers@dlhce.com

September 4, 2019

Mr. Chris Flinn  
Zoning Administrator  
Town of Jericho  
PO Box 39  
Jericho, VT 05465

Re: Tatro 368 VT Route 15 Properties, LLC, Subdivision and Multi-Purpose Building Site Plan

Dear Mr. Flinn:


Please find the attached electronic files, based upon your comments and the input from our first hearing:

- One full sized plan set of the updated site and architectural drawings (hand delivered)
- One reduced size plan set of the updated site and architectural drawings (hand delivered)
- Digital files with the above referenced plan sets. These plans contain the information requested in your email of 8-29-19, unless referred to below.
- EV Charging Station information
- Green Mountain Power Easement Deed for overhead power, poles, and guy anchors
- The Jericho Village Concept Rendering, for a helpful reference at the hearing
- Lot 2 Concept Plan from Union Bank application, for a helpful reference at the hearing

I will hand deliver the paper plan copies to your office first thing in the morning

Please let me know if you have any questions, or if you need any additional information. We look forward to your comments.

Respectfully,



Richard F. Hamlin, P.E.  
Chief of Engineering

enc.

c: Greg Tatro

# ABBREVIATIONS

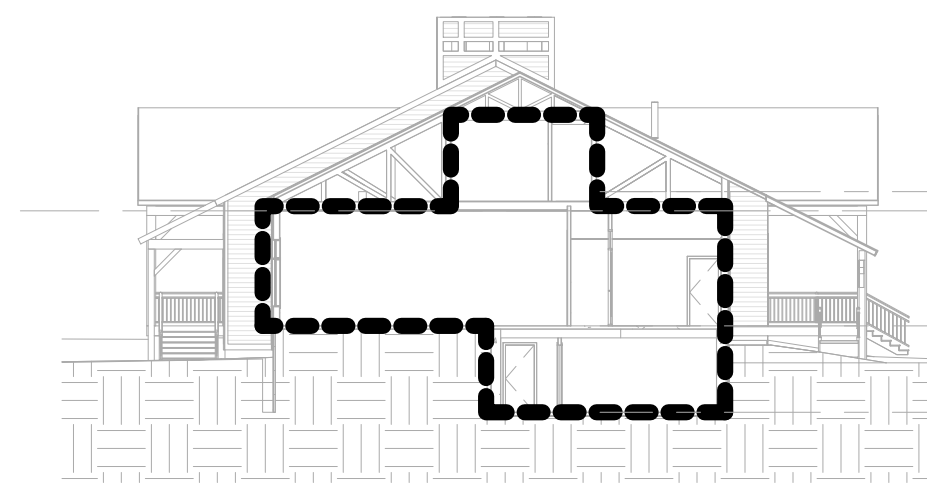
4	AND	JAN.	JANITOR
6	AT	JT.	JOINT
AB.	ANCHOR BOLT	LB.	FOUND
ABV	ABOVE	LP.	LOW POINT
ADA	AMERICANS WITH DISABILITIES ACT	MATL.	MATERIAL
ADJ	ADJUST / ADJUSTABLE	MAX.	MAXIMUM
AFP	ABOVE FINISHED FLOOR	MDF	MEDIUM DENSITY FIBERBOARD
ALT.	ALTERNATE	MDO	MEDIUM DENSITY OVERLAY
ALUM	ALUMINUM	MFR.	MANUFACTURER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MIN.	MINIMUM
APPROX	APPROXIMATE, APPROXIMATELY	M.O.	MASONRY OPENING
ASPH	ASPHALT	MOD.	MODIFIED
B.O.	BOTTOM OF	MTD.	MOUNTED
B.O.	BOARD	MTL.	METAL
BLDG.	BUILDING	NO.	NUMBER
BRG.	BEARING	N/A	NOT APPLICABLE
C	CENTERLINE	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OPF.	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OPNG.	OPENING
COL.	COLUMN	FLAM.	PLASTIC LAMINATE
COLS.	COLUMNS	PART.	PARTITION, PARTIAL
CONC.	CONCRETE	PLYND.	PLYWOOD
CONT.	CONTINUOUS	PTD.	PAINTED
CPT	CARPET	PVR.	PAVER
CTR	CENTER	PL	PLATE
DBL	DOUBLE	RCP	REFLECTED CEILING PLAN
D.S.	DOWNSPOUT	RD	ROOF DRAIN
DIA.	DIAMETER	RL	RAIN LEADER
DISP.	DISPLAY OR DISPENSER	RECEP.	RECEPTACLE
DTL.	DETAIL	REF.	REFER, REFERENCE
EXG	EXISTING	REQ'D	REQUIRED
E.J.	EXPANSION JOINT	R.O.	ROUGH OPENING
E.M.C.	ELECTRICAL WATER COOLER	SCHEd.	SCHEDULE
EL.	ELEVATION	SQ.FT.	SQUARE FEET
ELEC.	ELECTRIC, ELECTRICAL	SQ.IN.	SQUARE INCHES
ELEV.	ELEVATOR	SCM.	SOLID CORE WOOD
EQ.	EQUAL	S.S.	STAINLESS STEEL
EXTG	EXISTING	SHT.	SHEET
EXT	EXTERIOR	SHTS.	SHEETS
F.E.	FIRE EXTINGUISHER	SIM.	SIMILAR
F.E.C.	FIRE EXTINGUISHER CABINET	SPECS.	SPECIFICATIONS
FF	FACTORY FINISH	STL.	STEEL
F.G.	FIBER GLASS	STRUCT.	STRUCTURAL
FIN.	FINISHED	T&G	TONGUE & GROOVE
F.O.	FACE OF	TEL	TELEPHONE
F.T.	FIRE TREATED	THICK.	THICKNESS
GA.	GAUGE	THRESH.	THRESHOLD
G.C.	GENERAL CONTRACTOR	T.O.	TOP OF
GWB	GYP SUM WALLBOARD	TYP	TYPICAL
GYP	GYP SUM	U.N.O.	UNLESS NOTED OTHERWISE
H	HIGH	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VIF	VERIFY IN FIELD
HB.	HOSE BIB	W	WIDE
HDM.	HARDWARE	W/	WITH
HM	HOLLOW METAL	WD	WOOD
H.P.	HIGH POINT	WVF	WELDED WIRE FABRIC
HT.	HEIGHT		
LD.	INSIDE DIAMETER		
INFO	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		

# TATRO COMMERCIAL BUILDING

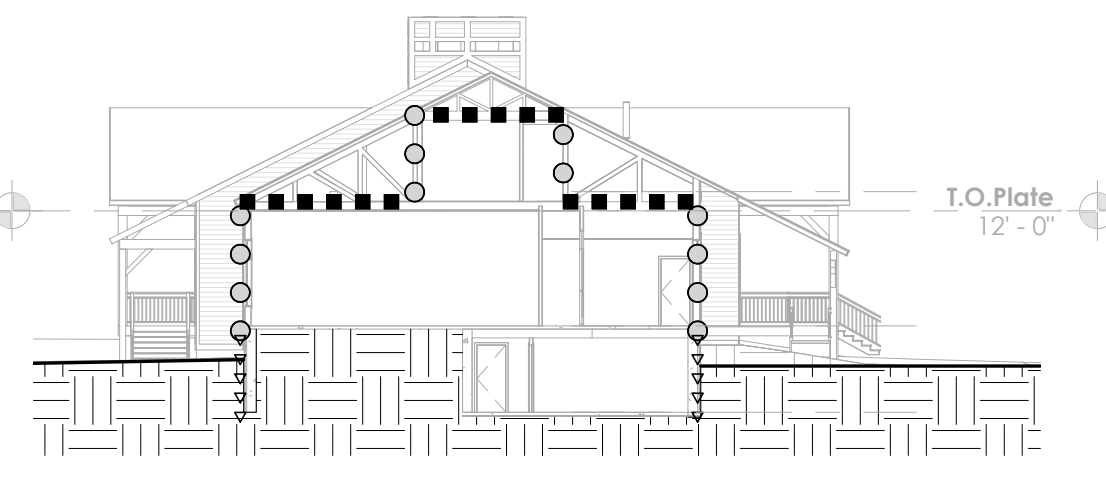


ELEVATION VIEW FROM ROUTE 15

1" = 20'-0"



6 Section Diagram - Air Barrier  
1" = 20'-0"



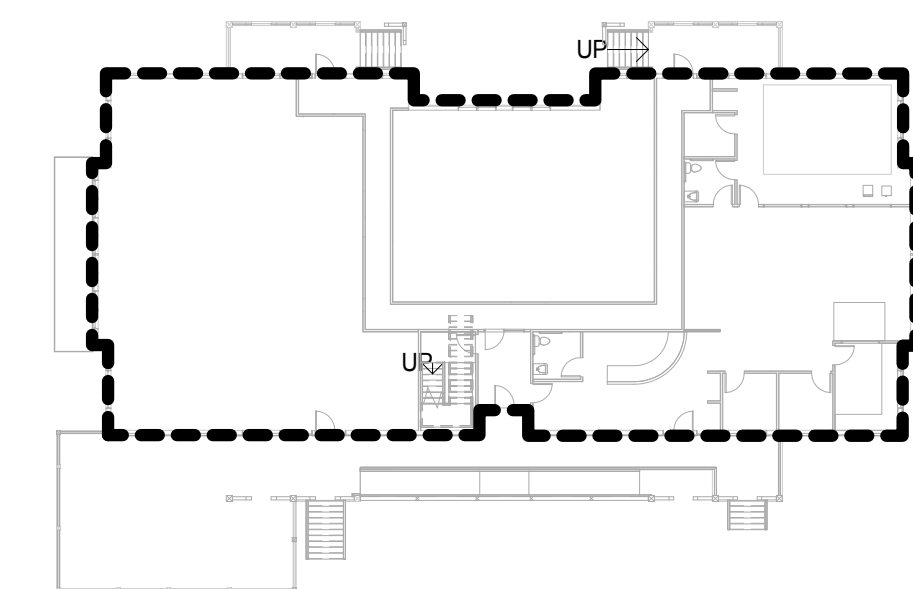
7 Section Diagram - Insulation  
1" = 20'-0"

## ENVELOPE DIAGRAM LEGEND:

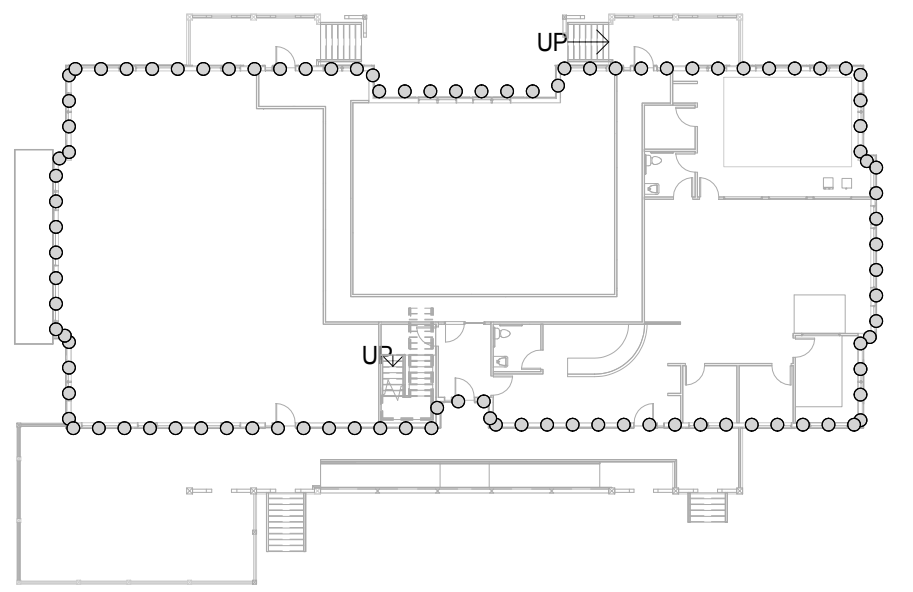
- AIR BARRIER (EXTENTS OF THERMAL ENVELOPE / CONDITIONED SPACE)
- R-10 FOUNDATION INSUL FOR 48"
- OOOOOO R-23 CAVITY INSULATION
- R-49 ATTIC INSULATION

## DRAWING LIST

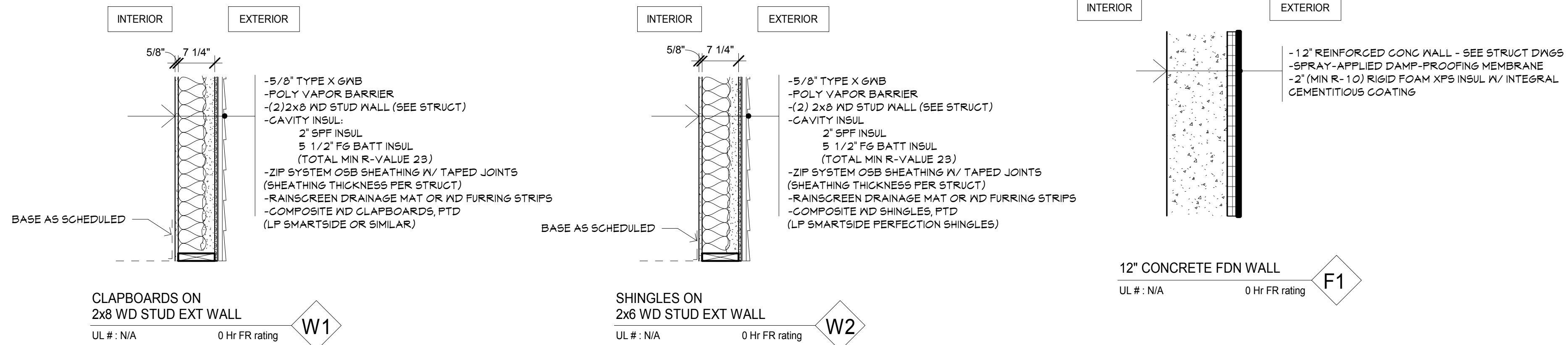
- ARCHITECTURAL
- A0.0 COVER SHEET
  - A1.0 BASEMENT PLAN
  - A1.1 FIRST FLOOR PLAN
  - A1.3 ROOF PLAN & 3D VIEWS
  - A3.1 ELEVATIONS
  - A5.1 DETAILS



1 Plan Diagram - Air Barrier  
1" = 30'-0"

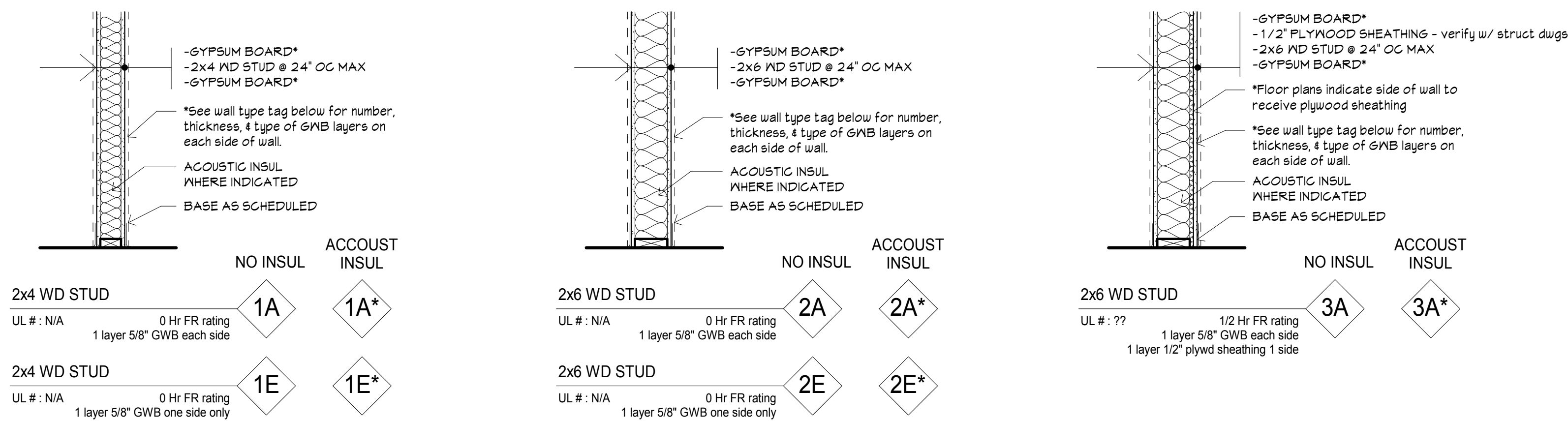


5 Plan Diagram - Insulation  
1" = 30'-0"



## EXTERIOR WALL ASSEMBLY TYPES

## FOUNDATION WALL ASSEMBLY TYPES



## INTERIOR PARTITION ASSEMBLY TYPES



GARDNER  
KILCOYNE  
architects

147 Allen Brook Lane  
Suite 103  
Williston, VT 05495  
Phone 802 655 0145  
www.gk-architects.com

NOT FOR  
CONSTRUCTION

Project:

TATRO  
COMMERCIAL  
BUILDING  
Jericho, VT

Project no:  
18-28

Drawing title:

Cover  
Sheet

Scale:

As indicated

Date:

09-04-19

Rev.

Drawn by: DW

Sheet no.

A0.0



GARDNER  
KILCOYNE  
architects

147 Allen Brook Lane  
Suite 103  
Williston, VT 05495  
Phone 802 655 0145  
www.gk-architects.com

**NOT FOR  
CONSTRUCTION**

Project:  
**TATRO  
COMMERCIAL  
BUILDING**  
Jericho, VT

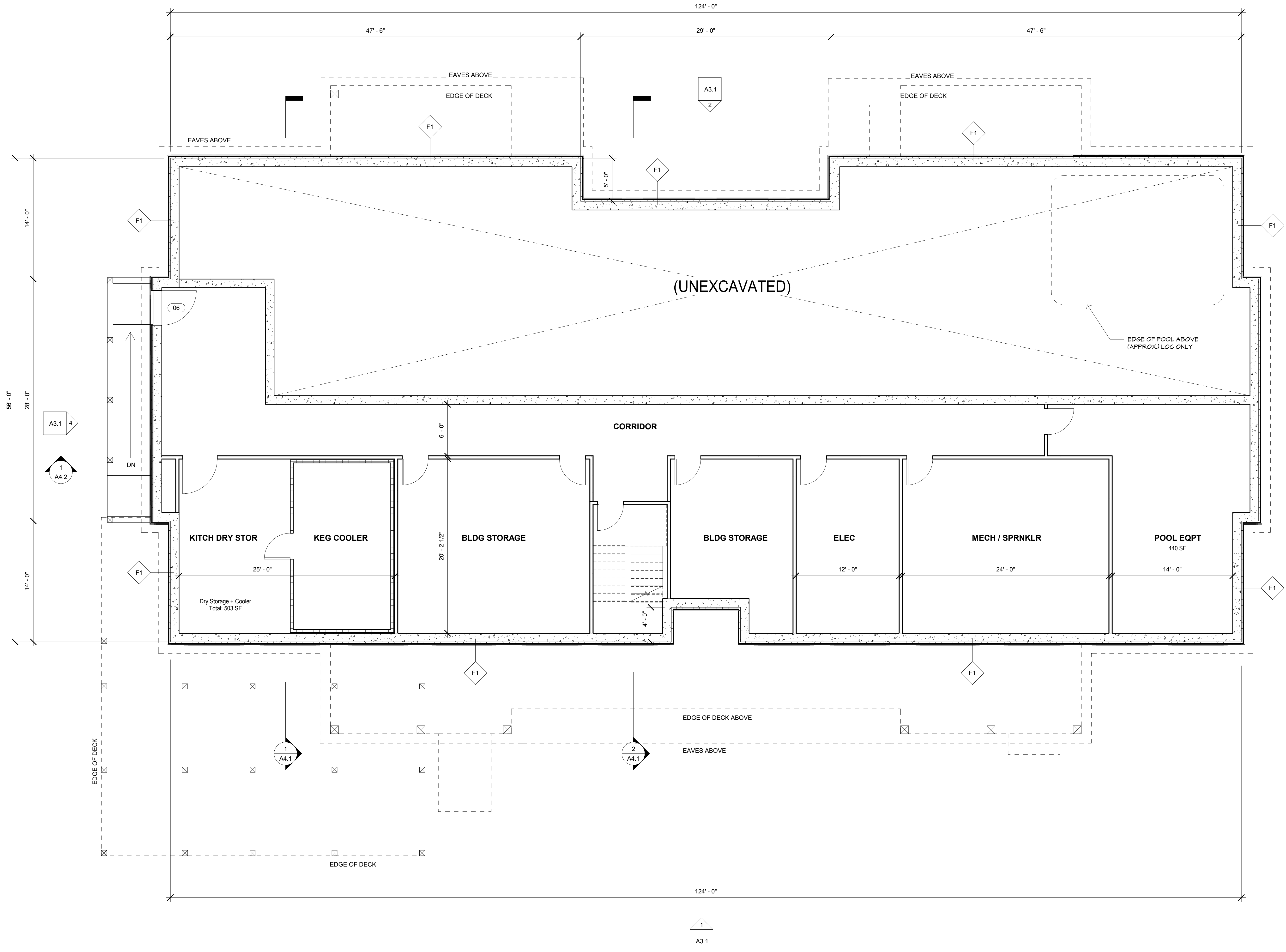
Project no:  
**18-28**

Drawing title:  
**Basement  
Plan**

Scale:  
**3/16" = 1'-0"**  
Date:  
**09-04-19**  
Rev.

Drawn by: **DN**

Sheet no.  
**A1.0**





GARDNER  
KILCOYNE  
architects

147 Allen Brook Lane  
Suite 103  
Williston, VT 05495  
Phone 802 655 0145  
www.gk-architects.com

NOT FOR  
CONSTRUCTION

Project:  
**TATRO  
COMMERCIAL  
BUILDING**  
Jericho, VT

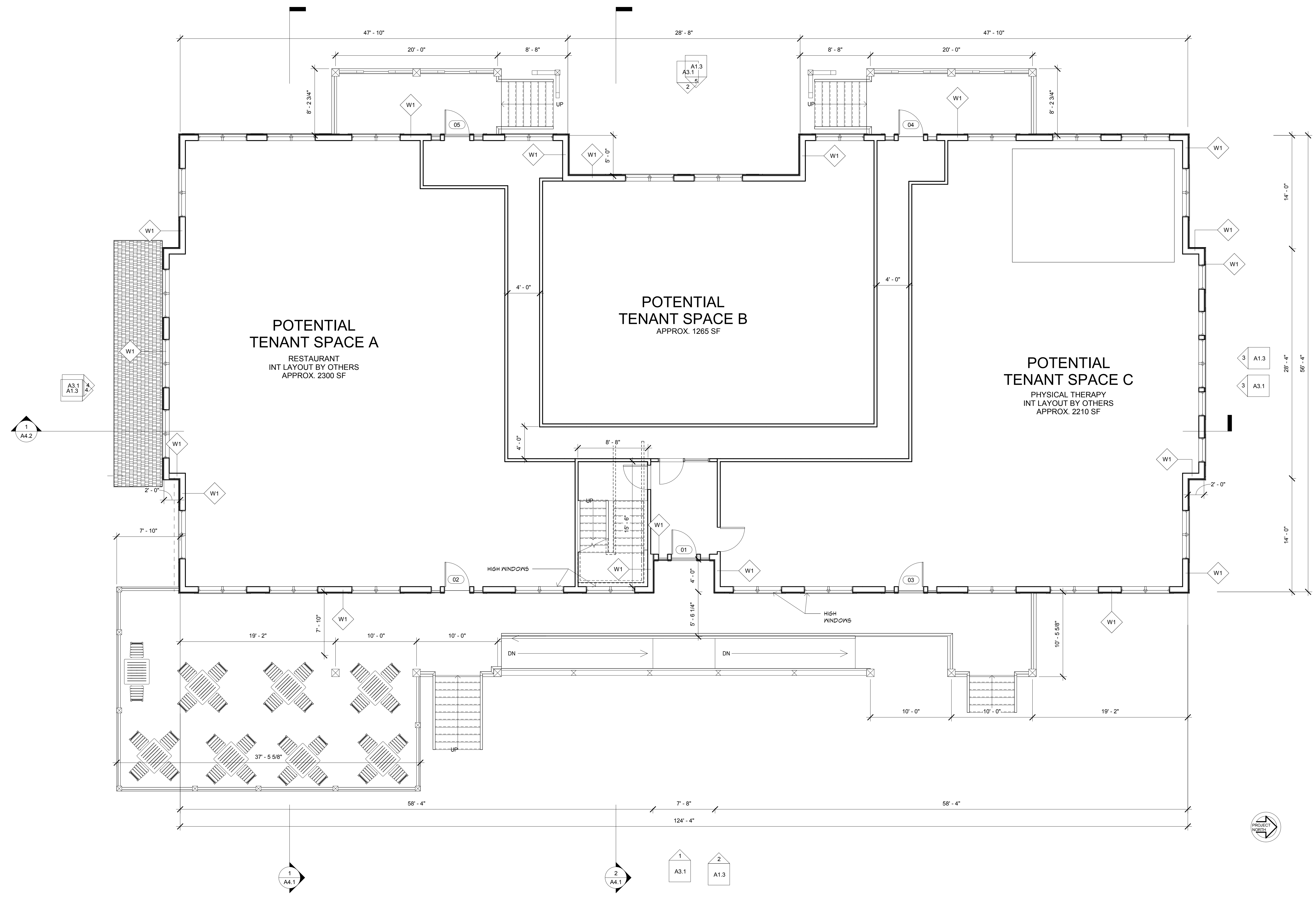
Project no:  
**18-28**

Drawing title:  
**First Floor  
Plan**

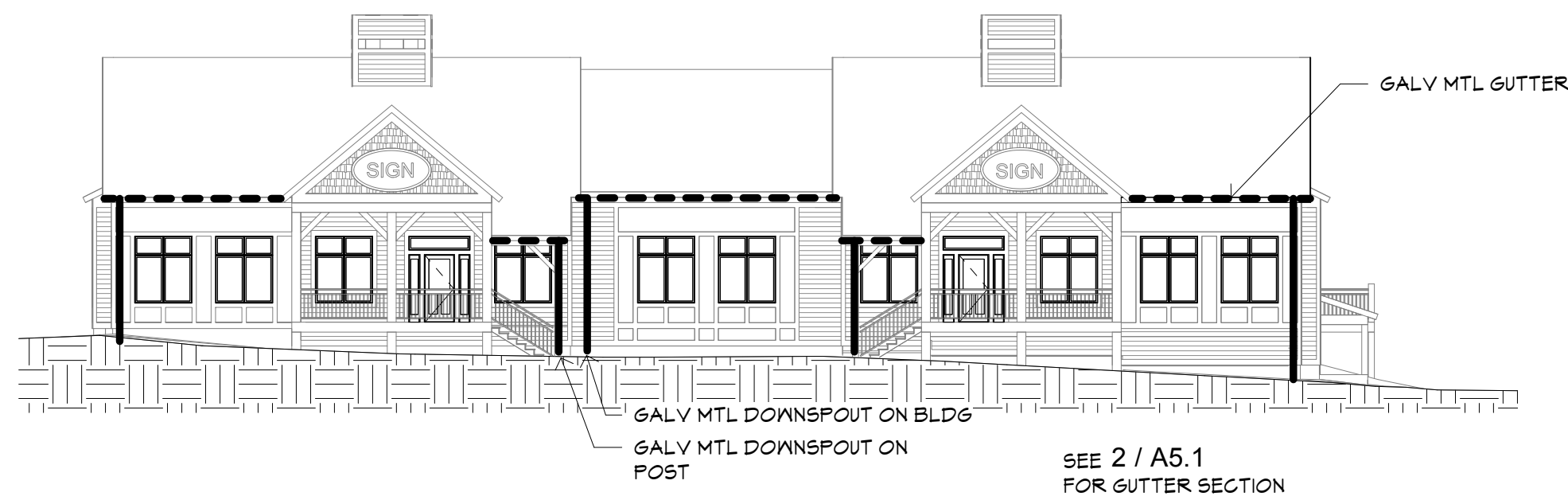
Scale:  
**3/16" = 1'-0"**  
Date:  
**09-04-19**  
Rev.

Drawn by: **DN**

Sheet no.  
**A1.1**



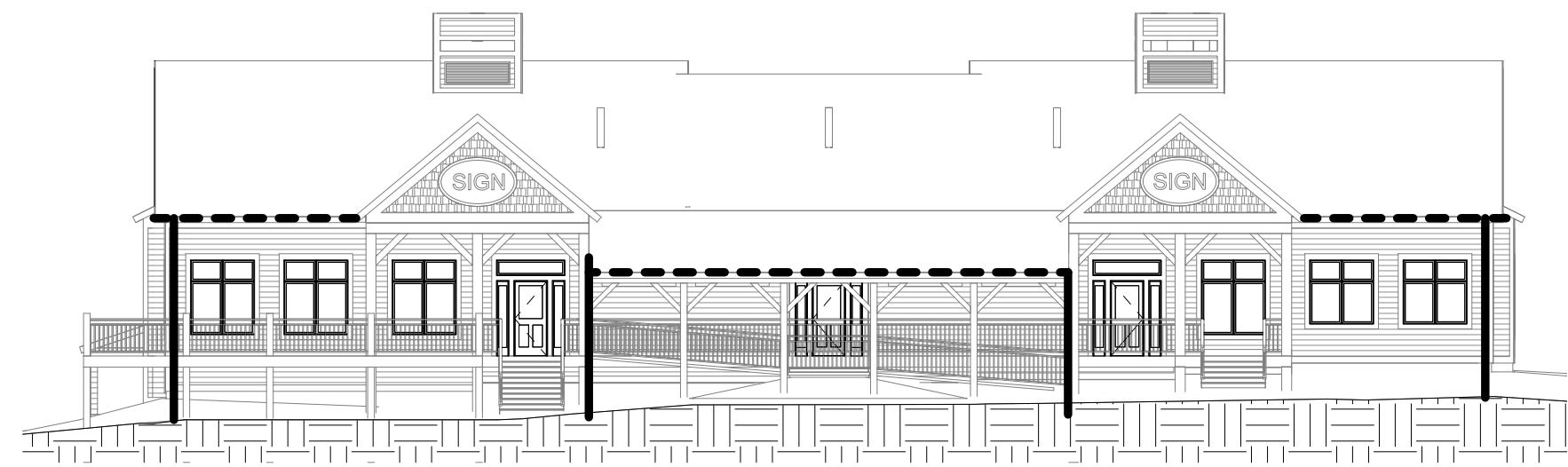
PLOT DATE & TIME: 9/4/2019 1:25:51 PM



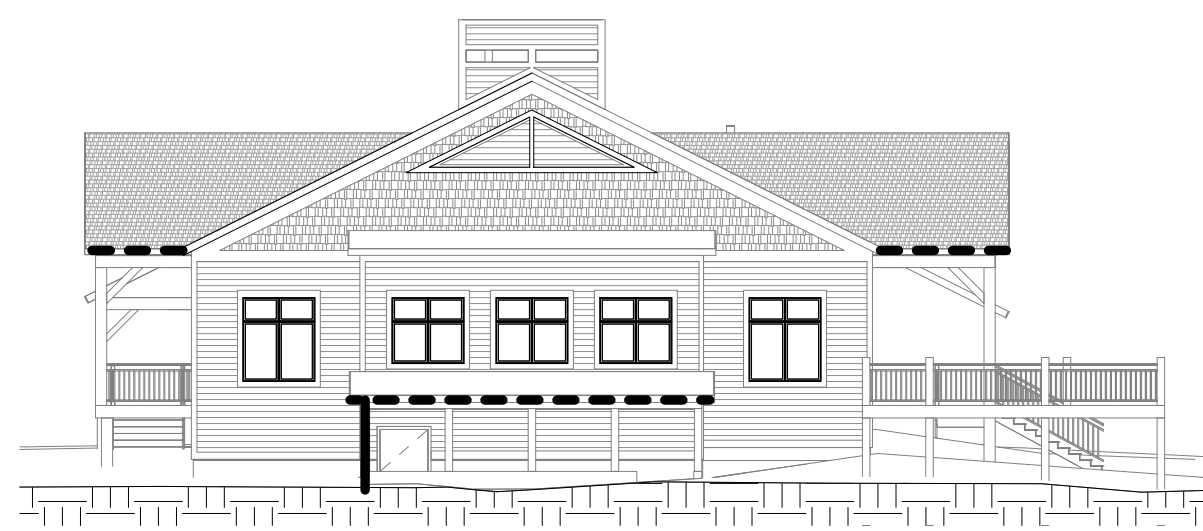
5 West Elevation - Gutter Diagram  
1/16" = 1'-0"



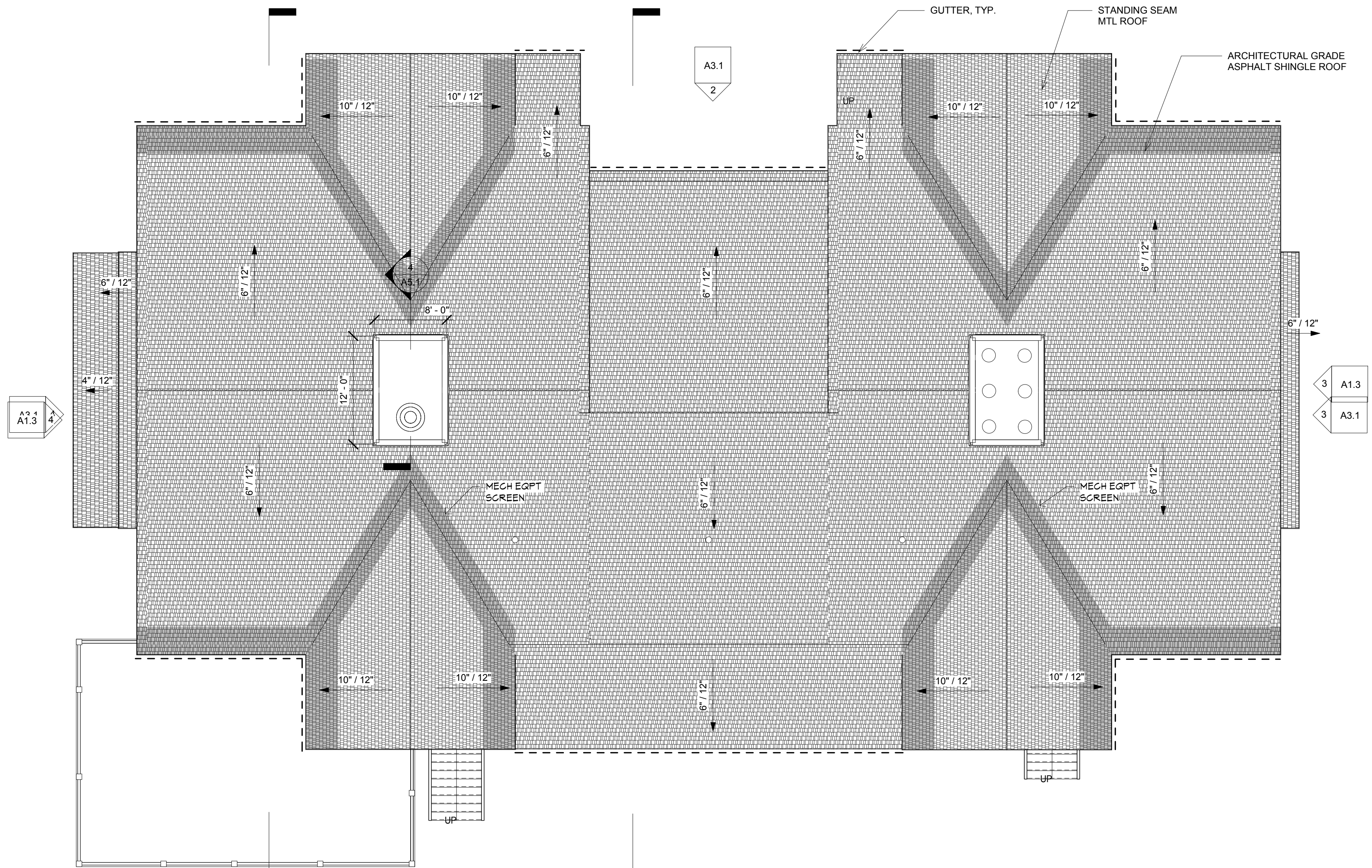
3 North Elevation - Gutter Diagram  
1/16" = 1'-0"



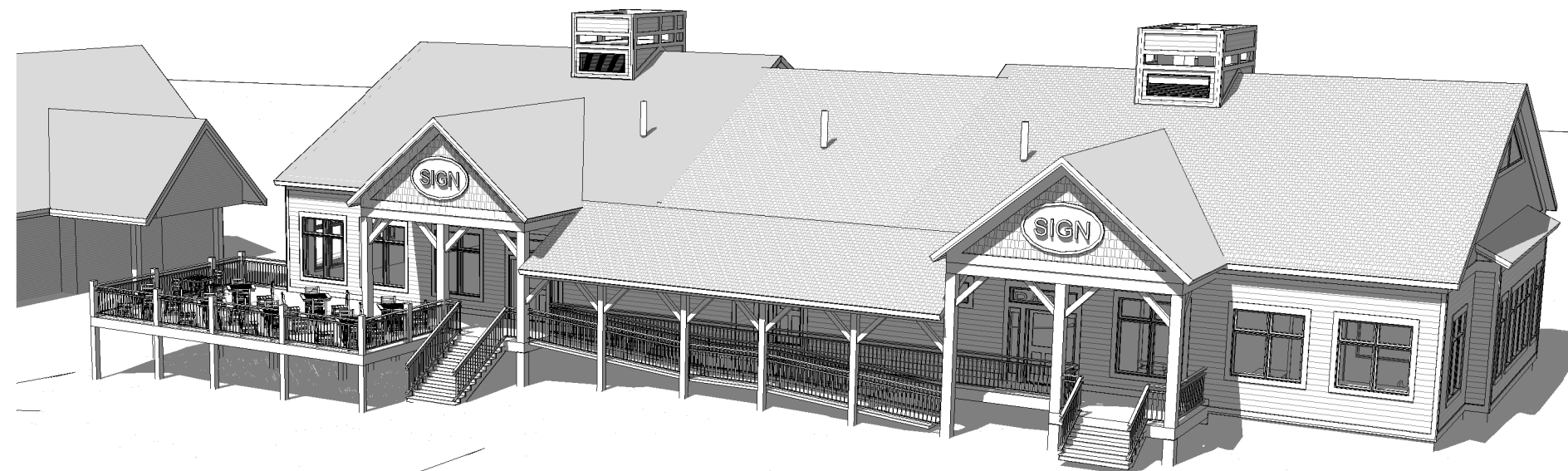
2 East Elevation - Gutter Diagram  
1/16" = 1'-0"



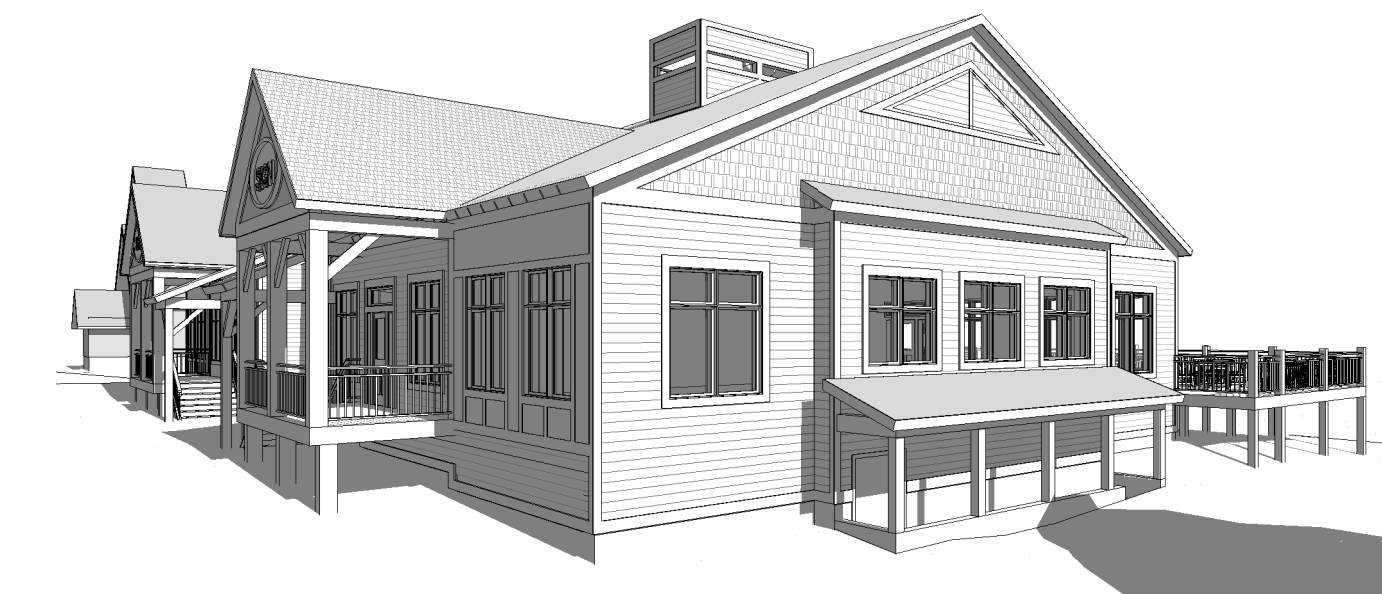
4 South Elevation - Gutter Diagram  
1/16" = 1'-0"



1 Roof Plan  
1/8" = 1'-0"



6 Perspective View - Northeast



8 Perspective View - Southwest



7 Perspective View - Northwest



GARDNER  
KILCOYNE  
architects

147 Allen Brook Lane  
Suite 103  
Williston, VT 05495  
Phone 802 655 0145  
www.gk-architects.com

NOT FOR  
CONSTRUCTION

Project:  
TATRO  
COMMERCIAL  
BUILDING  
Jericho, VT

Project no:  
18-28

Drawing title:  
Roof Plan  
& 3D Views

Scale:  
As indicated  
Date:  
09-04-19  
Rev.

Drawn by: DW

Sheet no.  
A 1.3

NOT FOR CONSTRUCTION

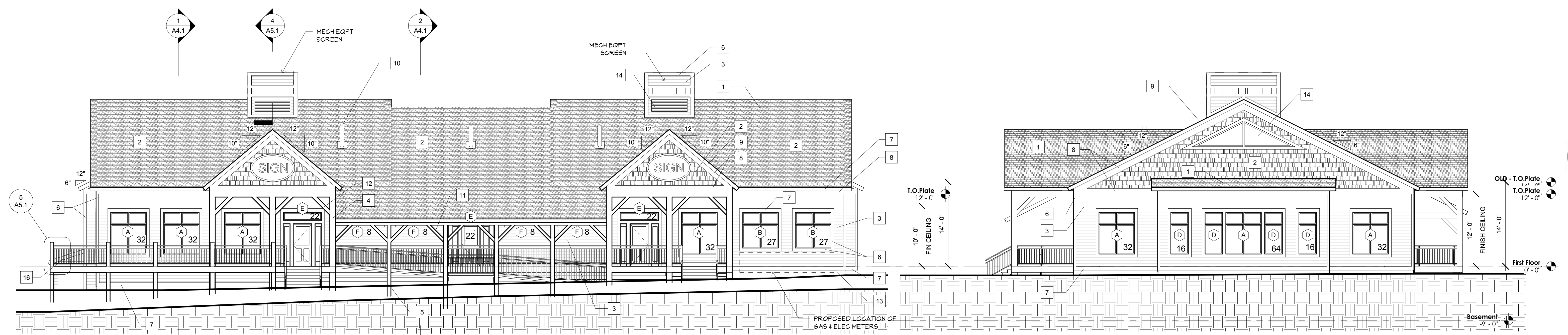
Project:  
 TATRO COMMERCIAL BUILDING  
 Jericho, VT  
 Project no:  
 18-28

Drawing title:  
 Elevations

Scale:  
 As indicated  
 Date:  
 09-04-19  
 Rev.

Drawn by: DW

Sheet no.  
**A3.1**

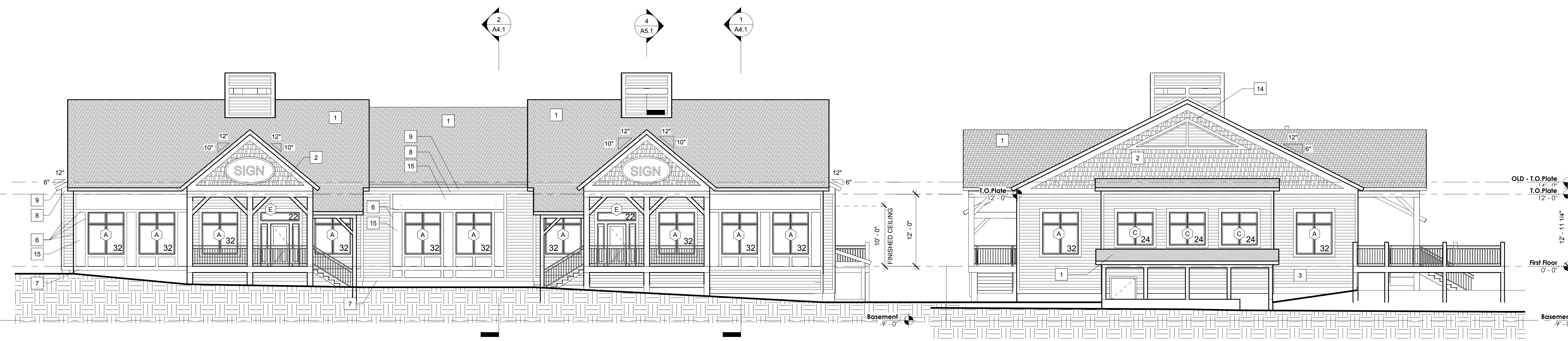


1 East Elevation  
 1/8" = 1'-0"

VOID AREA PERCENTAGE: 22%  
 window & glass door area: 280 sf  
 wall area: 1250 sf

3 North Elevation  
 1/8" = 1'-0"

VOID AREA PERCENTAGE: 29%  
 window & glass door area: 160 sf  
 wall area: 560 sf



2 West Elevation  
 1/8" = 1'-0"

VOID AREA PERCENTAGE: 24%  
 window & glass door area: 300 sf  
 wall area: 1240 sf

4 South Elevation  
 1/8" = 1'-0"

VOID AREA PERCENTAGE: 23%  
 window & glass door area: 136 sf  
 wall area: 580 sf

**SHEET NOTES: ELEVATIONS**

- Step cladding as shown on elevations to keep exposed portion of foundation under 18" from finished grade. Concrete foundation walls less than 18" above grade shall be left exposed.
- Shingles and clapboard siding shall be max 8" exposure. Shingles shall be machine cut w/ bottom edges aligned.

**KEYED NOTES - ELEVATIONS**

1	Asphalt asphalt shingles
2	Composite wood shingles, ptd (LP SmartSide Perfection Shingles, or similar)
3	Composite wood clapboards, ptd (LP SmartSide, or similar)
4	12 x 12 wood post, ptd
5	8x8 wood post, ptd
6	5/4 x 6 wood trim, ptd (LP SmartSide trim, or similar)
7	5/4 x 8 wood trim, ptd (LP SmartSide trim, or similar)
8	5/4 x 12 wood trim, ptd (LP SmartSide trim, or similar)
9	1x8 wood fascia, painted (LP SmartSide trim, or similar)
10	Plumbing vent stack, ptd black
11	4x6 wood brace, ptd
12	6x8 wood brace, ptd
13	Concrete foundation wall
14	Metal exhaust louvers, painted
15	1/2" composite wood panel, painted (LP SmartSide panel, or similar)
16	Metal and wood railing





GARDNER KILCOYNE architects

147 Allen Brook Lane  
Suite 103  
Williston, VT 05495  
Phone 802 655 0145  
www.gk-architects.com

NOT FOR CONSTRUCTION

Project:  
TATRO COMMERCIAL BUILDING  
Jericho, VT

Project no:  
18-28

Drawing title:

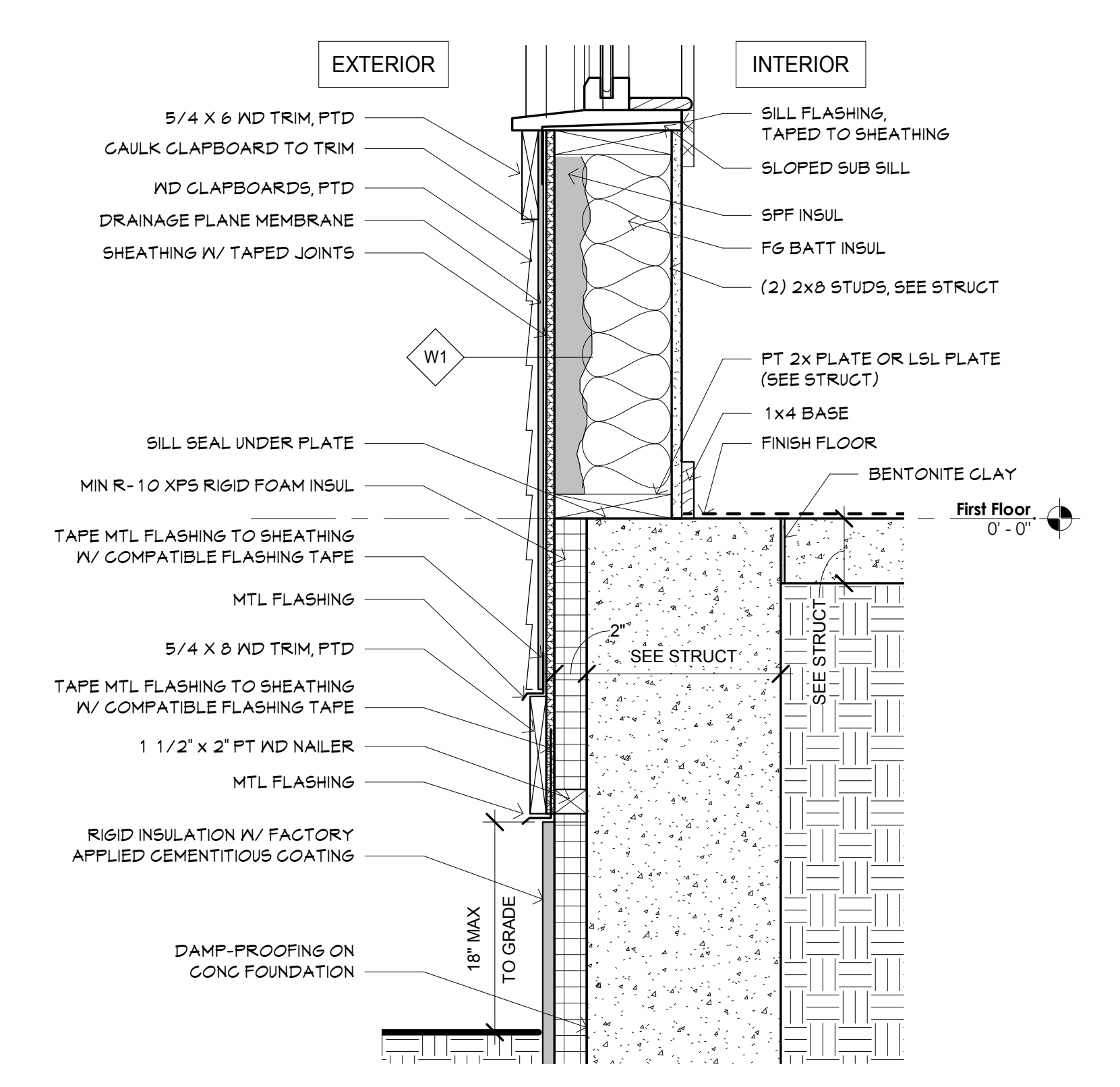
Details

Scale:  
As indicated  
Date:  
09-04-19  
Rev.

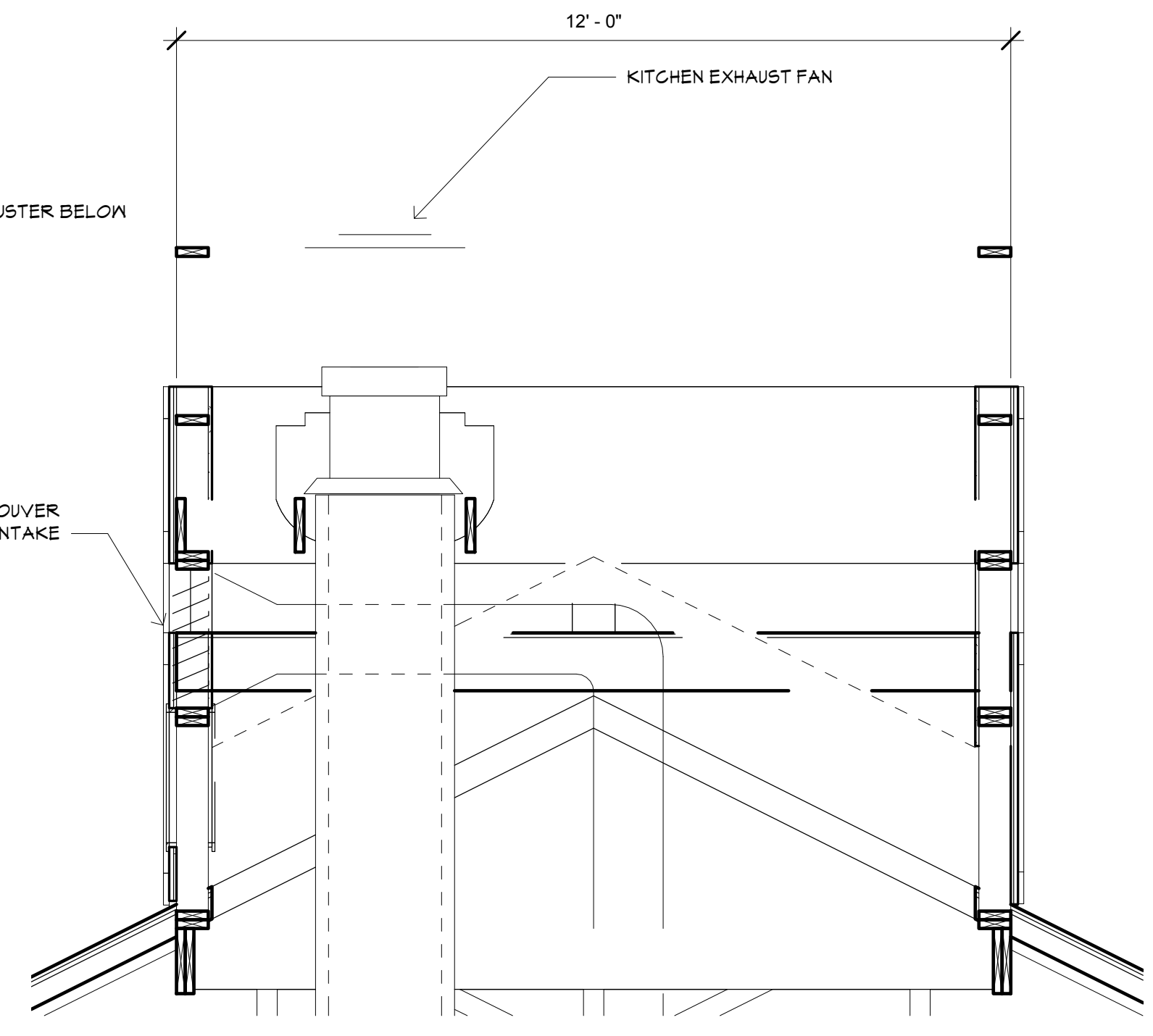
Drawn by: DW

Sheet no.

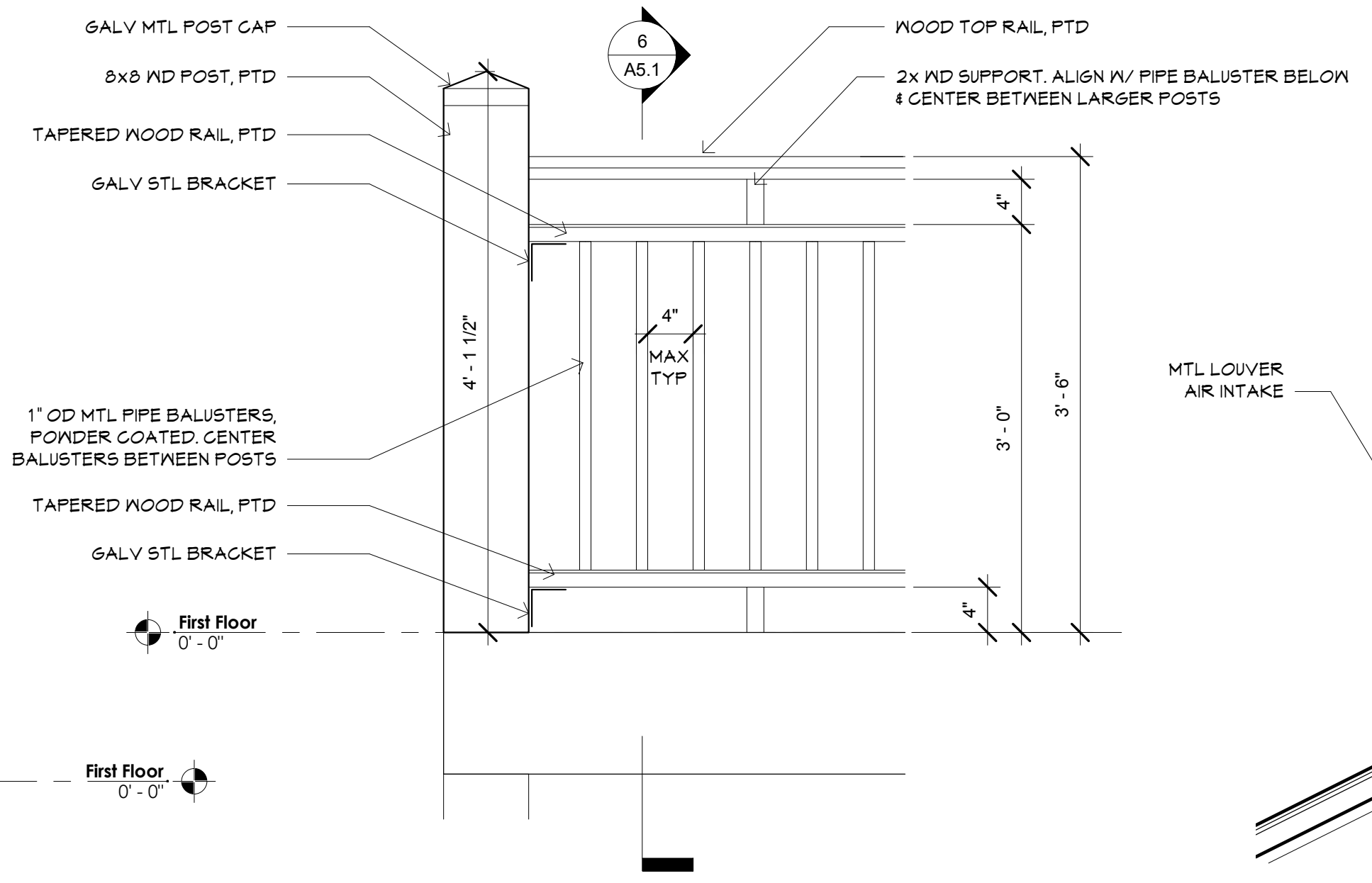
A5.1



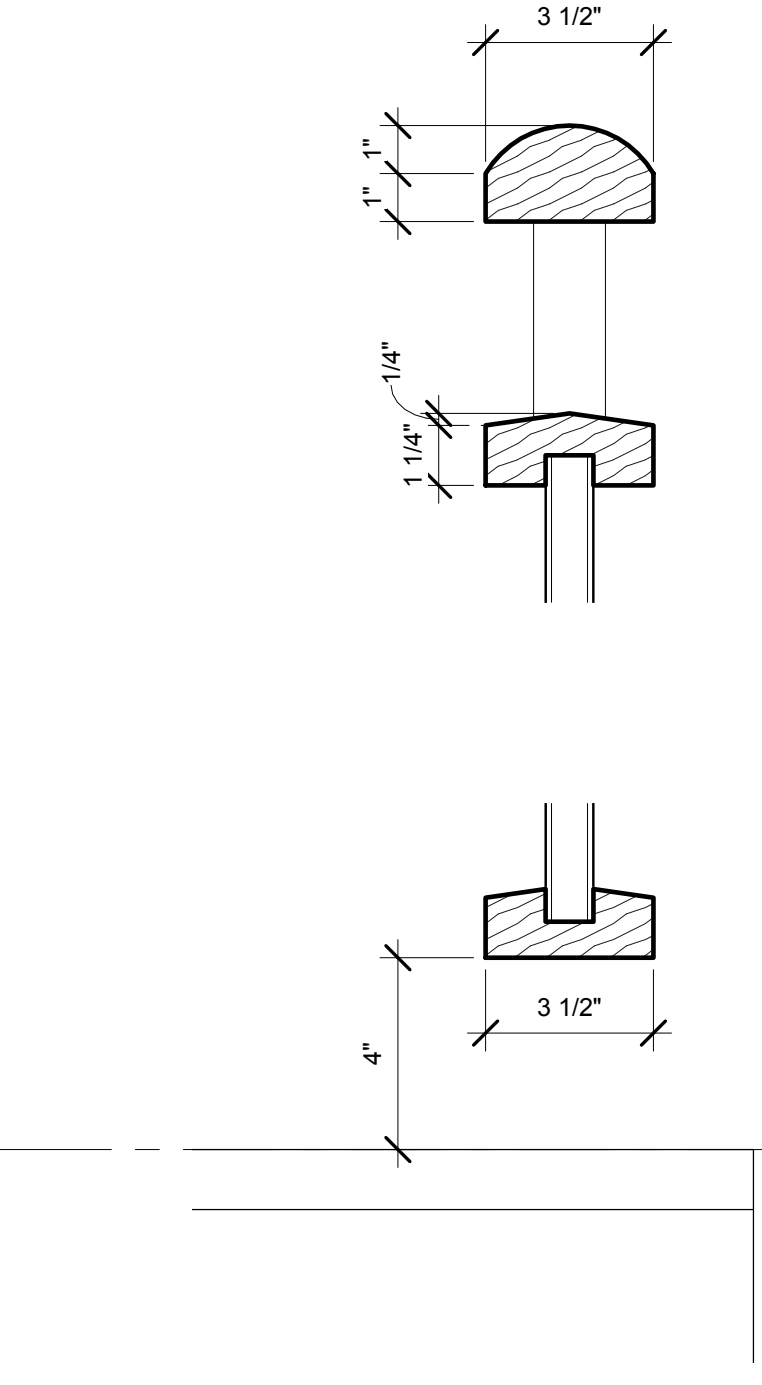
1 SECTION @ SILL  
1 1/2" = 1'-0"



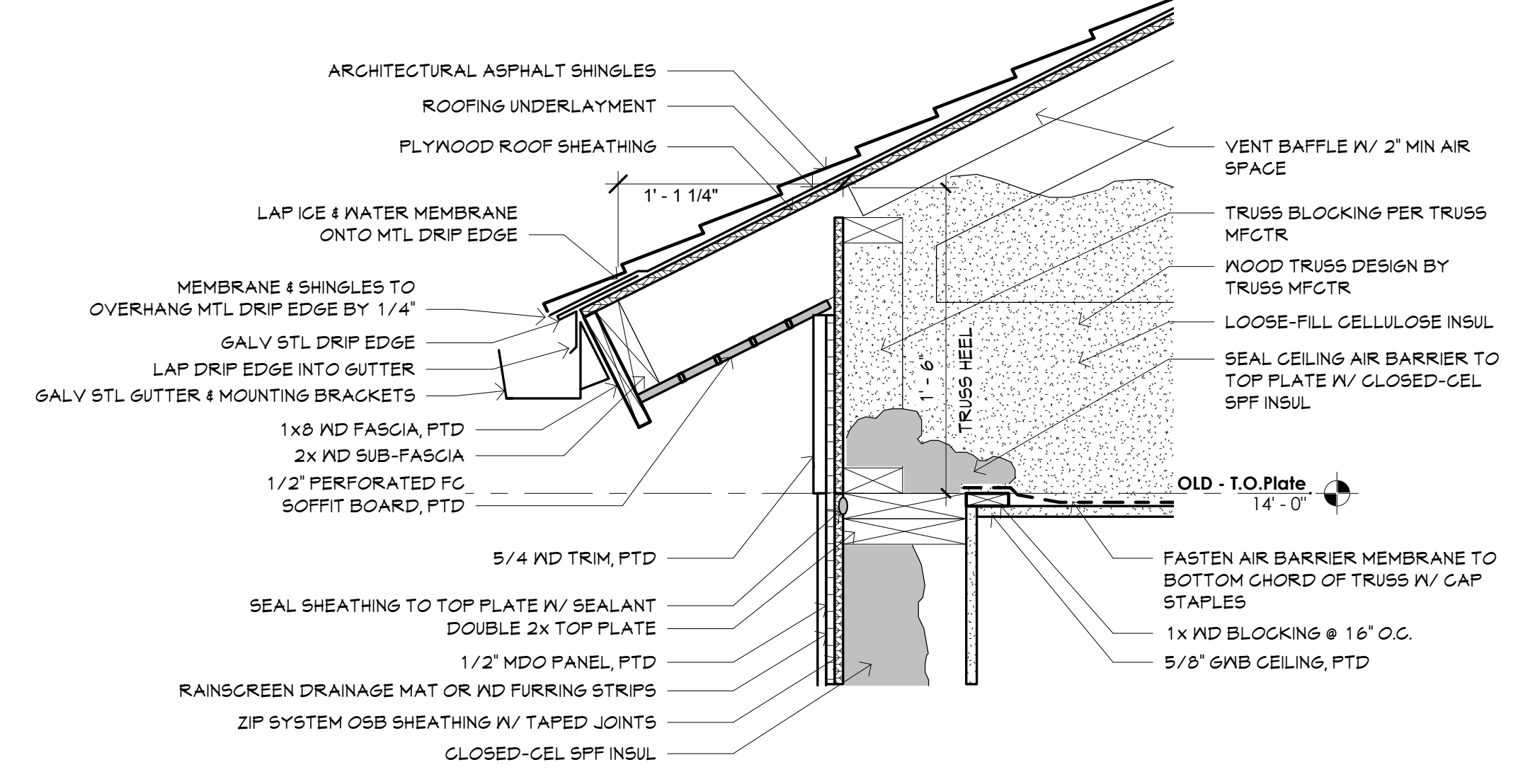
4 SECTION @ "CHIMNEY"  
1/2" = 1'-0"



5 ELEVATION @ RAILING  
1" = 1'-0"

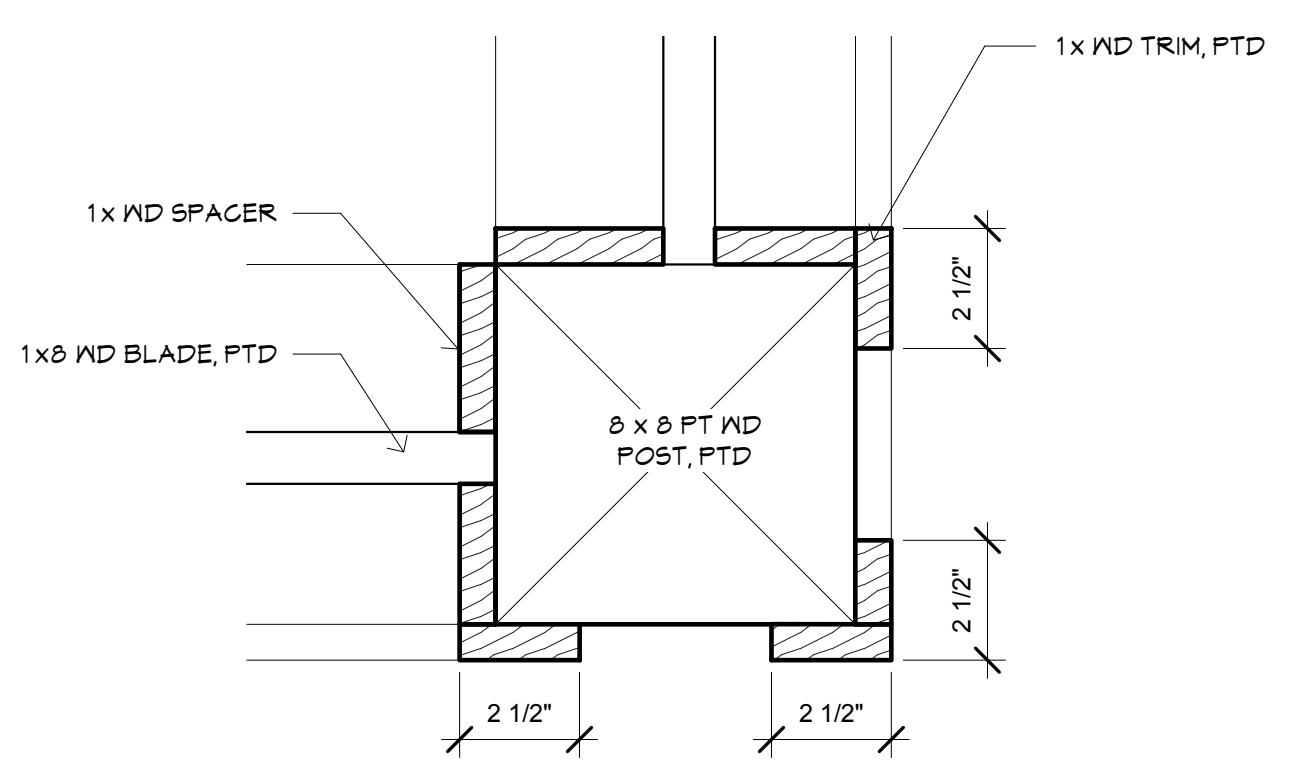


6 SECTION @ RAILING  
3" = 1'-0"

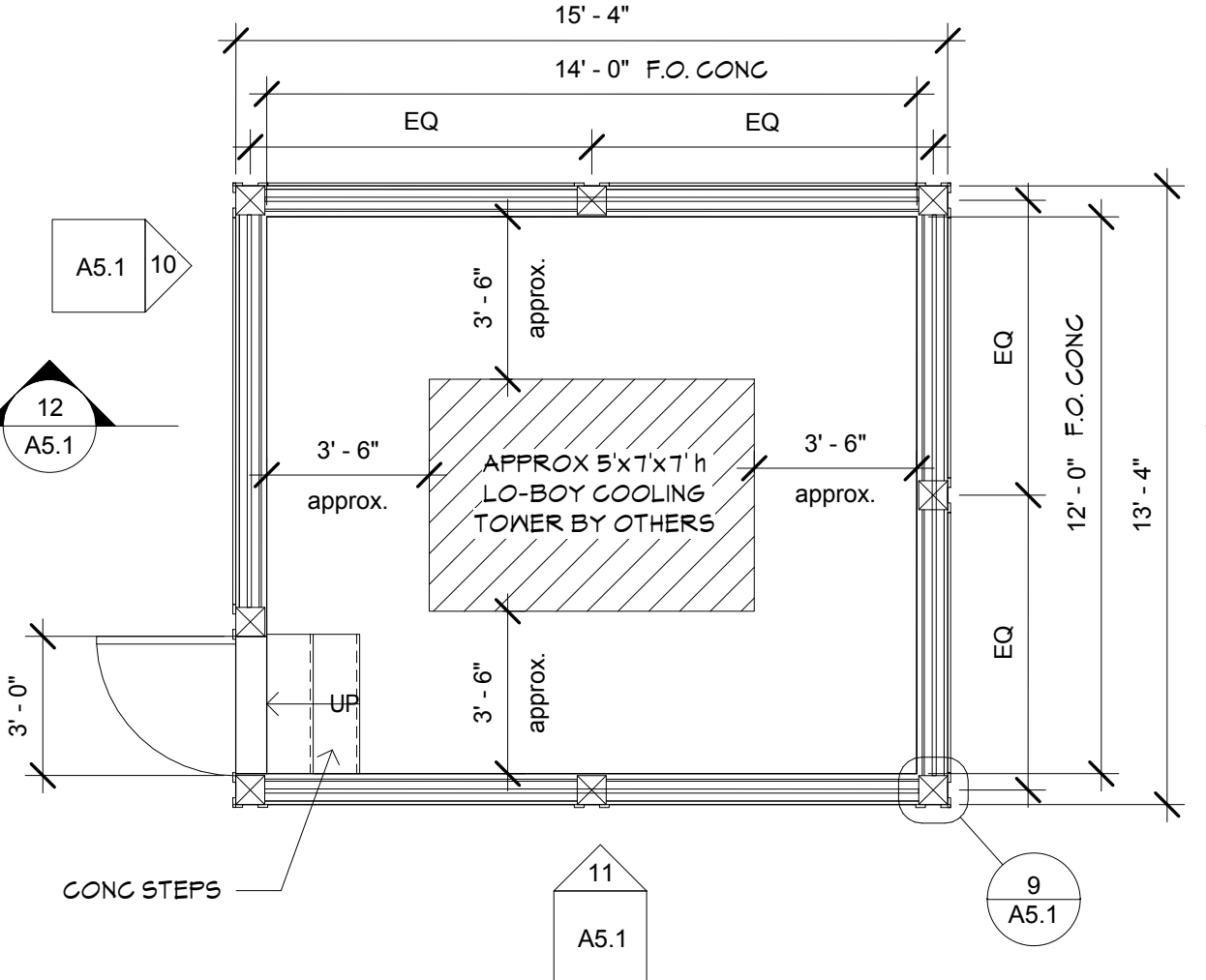


2 SECTION @ EAVES  
1 1/2" = 1'-0"

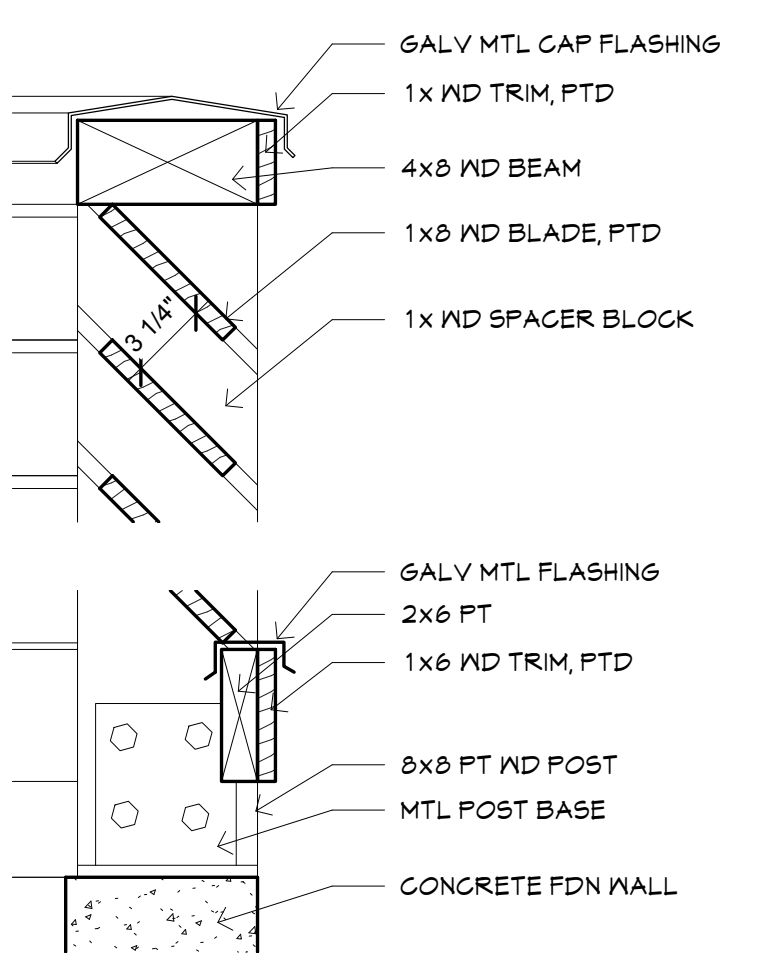
SEE SHEET A6.1 FOR WINDOW DETAILS



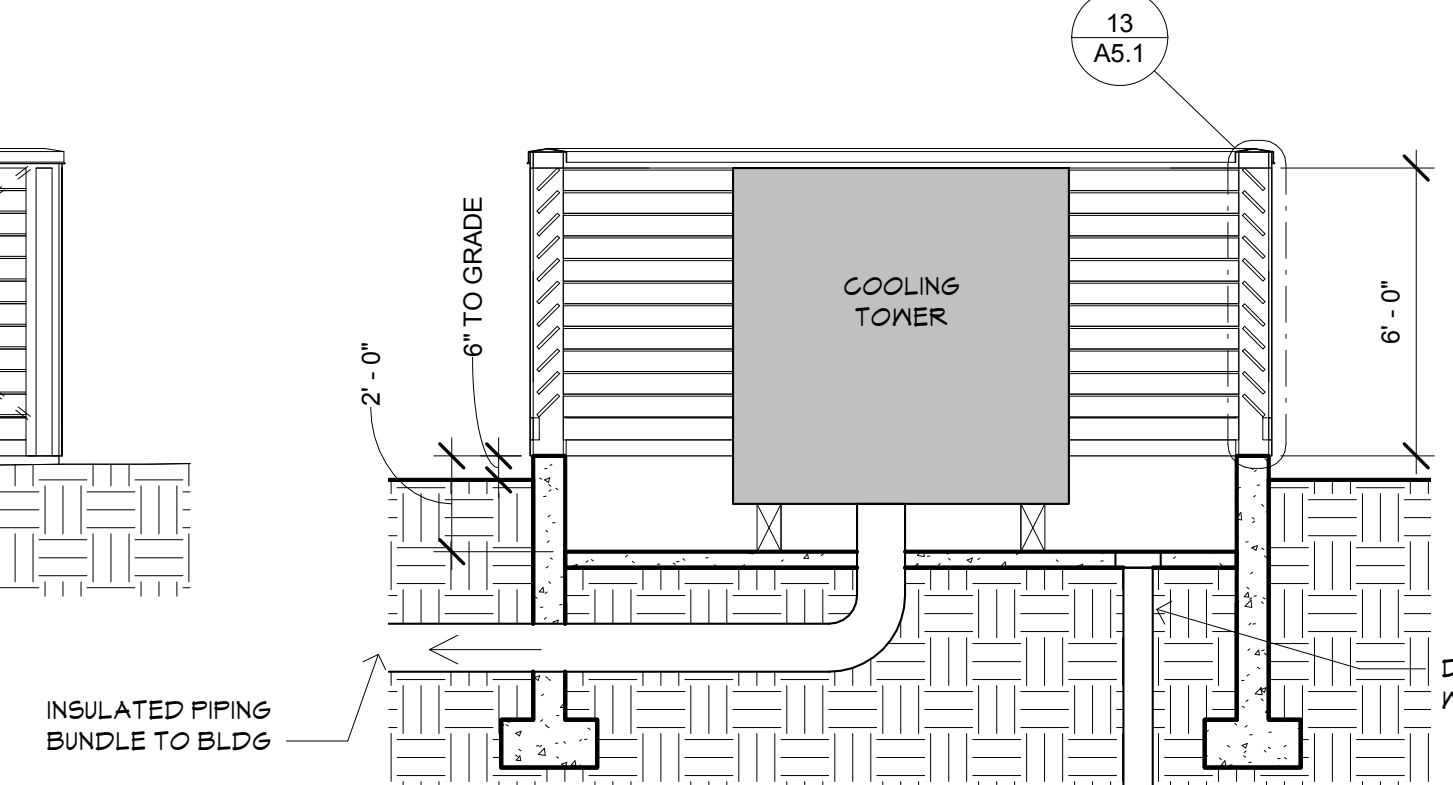
9 Plan Detail @ Enclosure Post  
3" = 1'-0"



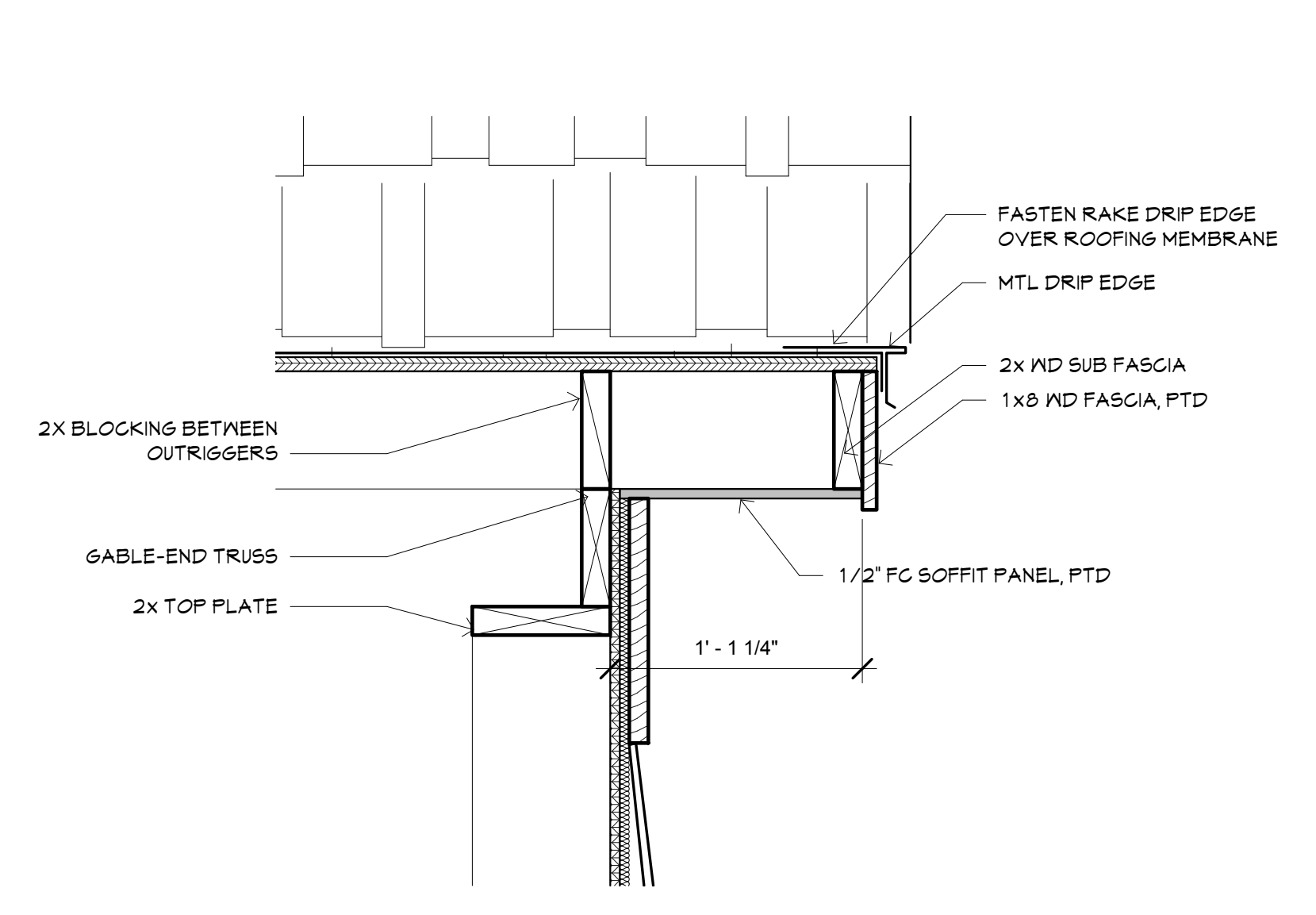
3 Cooling Tower Enclosure - Plan  
1/4" = 1'-0"



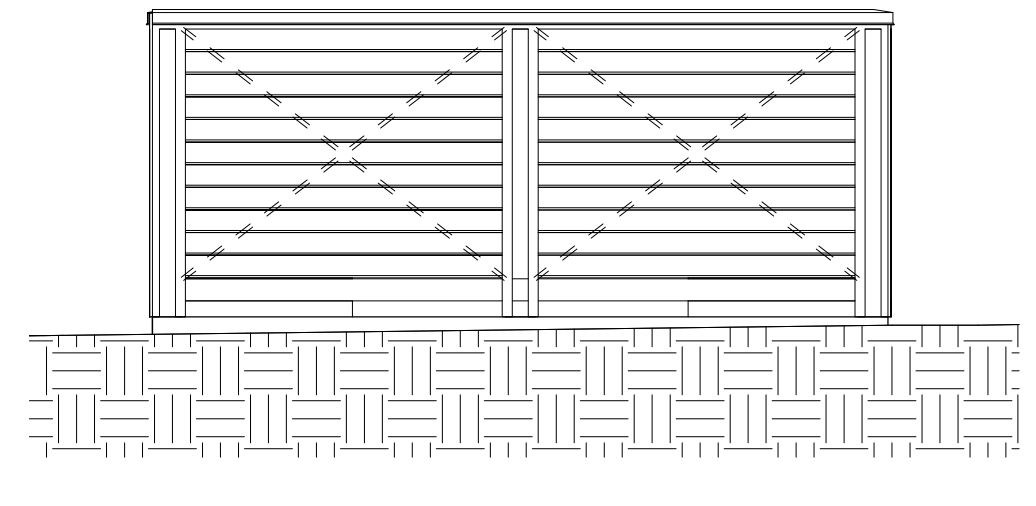
13 Section Detail @ Enclosure  
1 1/2" = 1'-0"



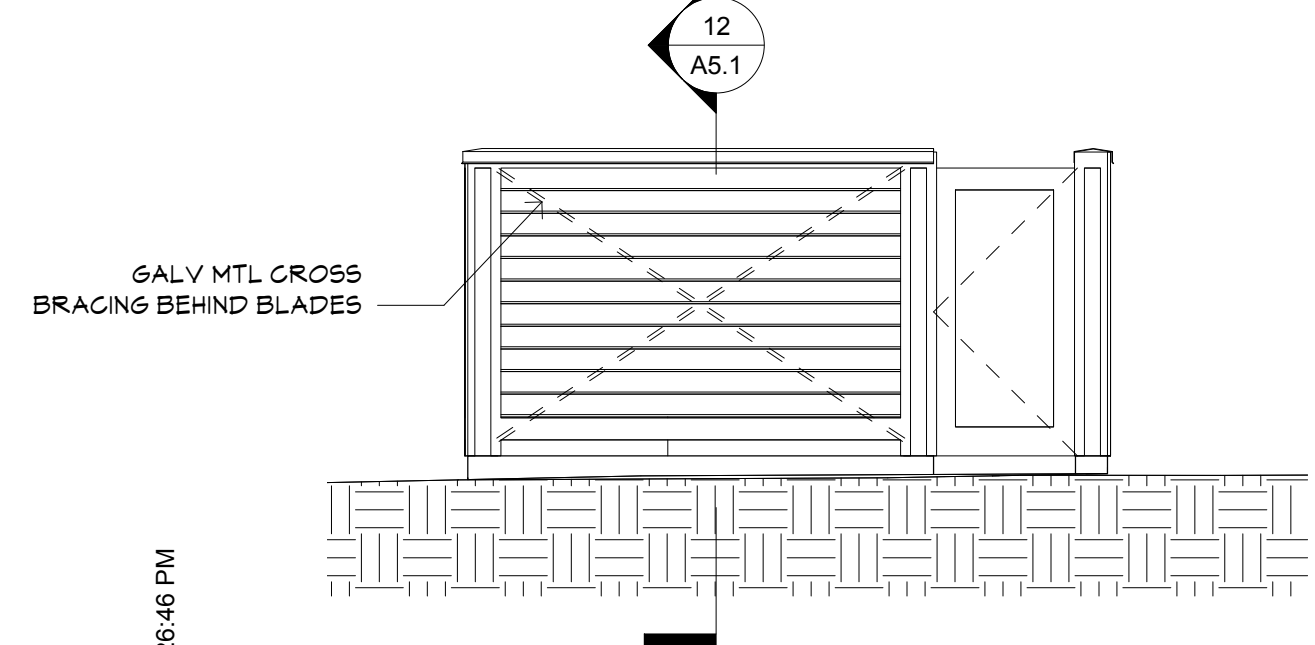
12 Section @ Enclosure  
1/4" = 1'-0"



7 SECTION @ RAKE  
1 1/2" = 1'-0"



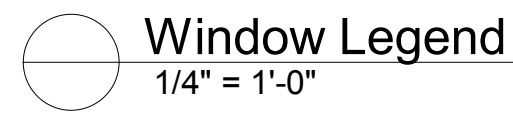
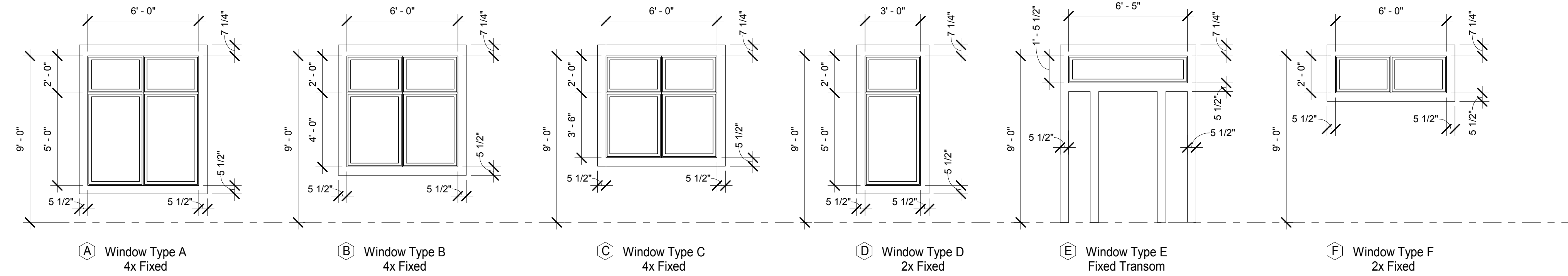
11 Enclosure Elevation  
1/4" = 1'-0"



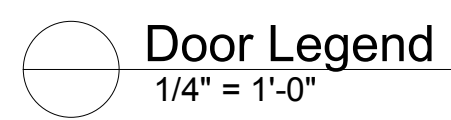
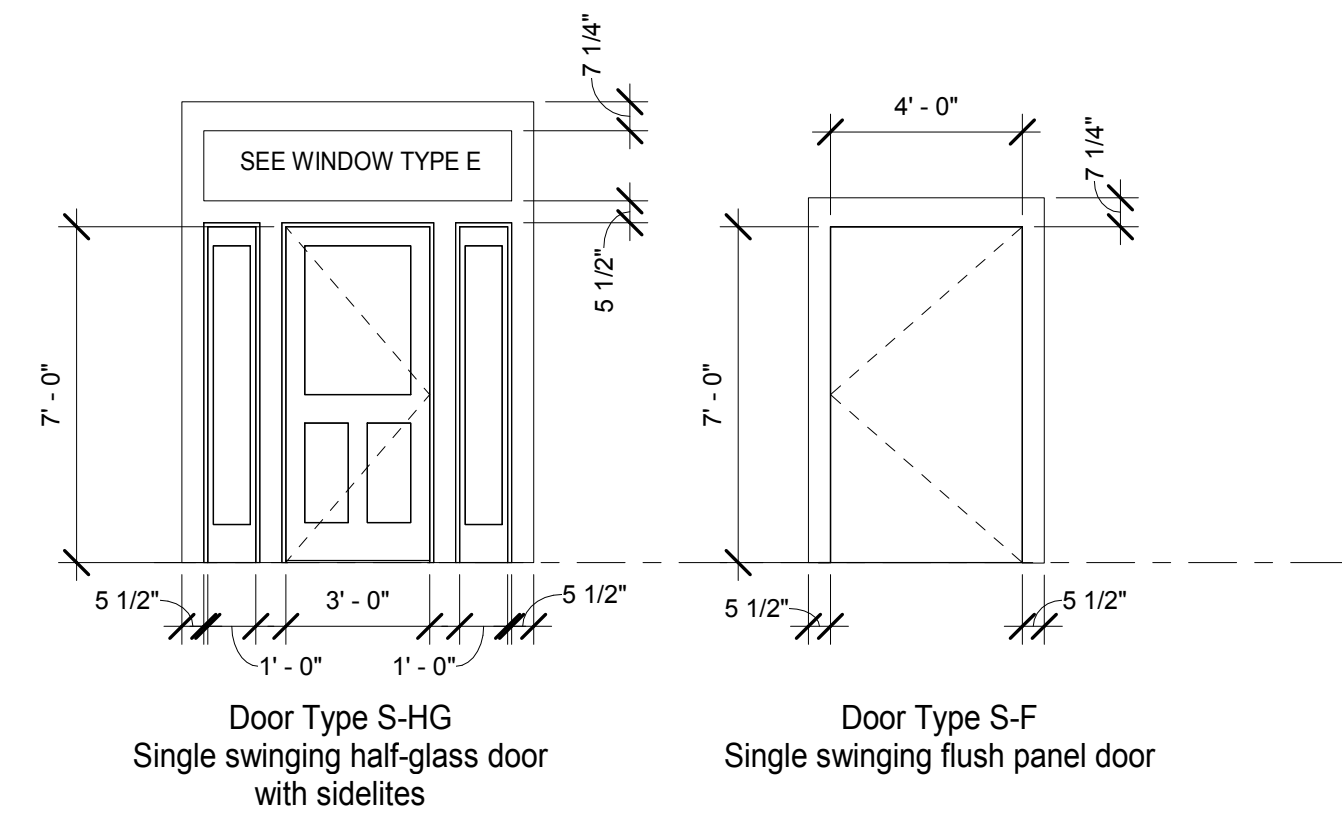
10 Enclosure - Elevation  
1/4" = 1'-0"

PLOT DATE & TIME: 9/4/2019 1:26:46 PM

Type Mark	Description	Manufacturer	Material	Finish	Detail			Glazing Type	Comments
					Head	Jamb	Sill		
A	Fixed	Farley, or similar	PVC	PTD	3/A6.1	2/A6.1	1/A6.1	low-e, untinted, clear glass	
B	Fixed	Farley, or similar	PVC	PTD	3/A6.1	2/A6.1	1/A6.1	low-e, untinted, clear glass	
C	Fixed	Farley, or similar	PVC	PTD	3/A6.1	2/A6.1	1/A6.1	low-e, untinted, clear glass	
D	Fixed	Farley, or similar	PVC	PTD	3/A6.1	2/A6.1	1/A6.1	low-e, untinted, clear glass	
E	Fixed	Farley, or similar	PVC	PTD	3/A6.1	2/A6.1	1/A6.1	low-e, untinted, clear glass	
F	Fixed	Farley, or similar	PVC	PTD	3/A6.1	2/A6.1	1/A6.1	low-e, untinted, clear glass	



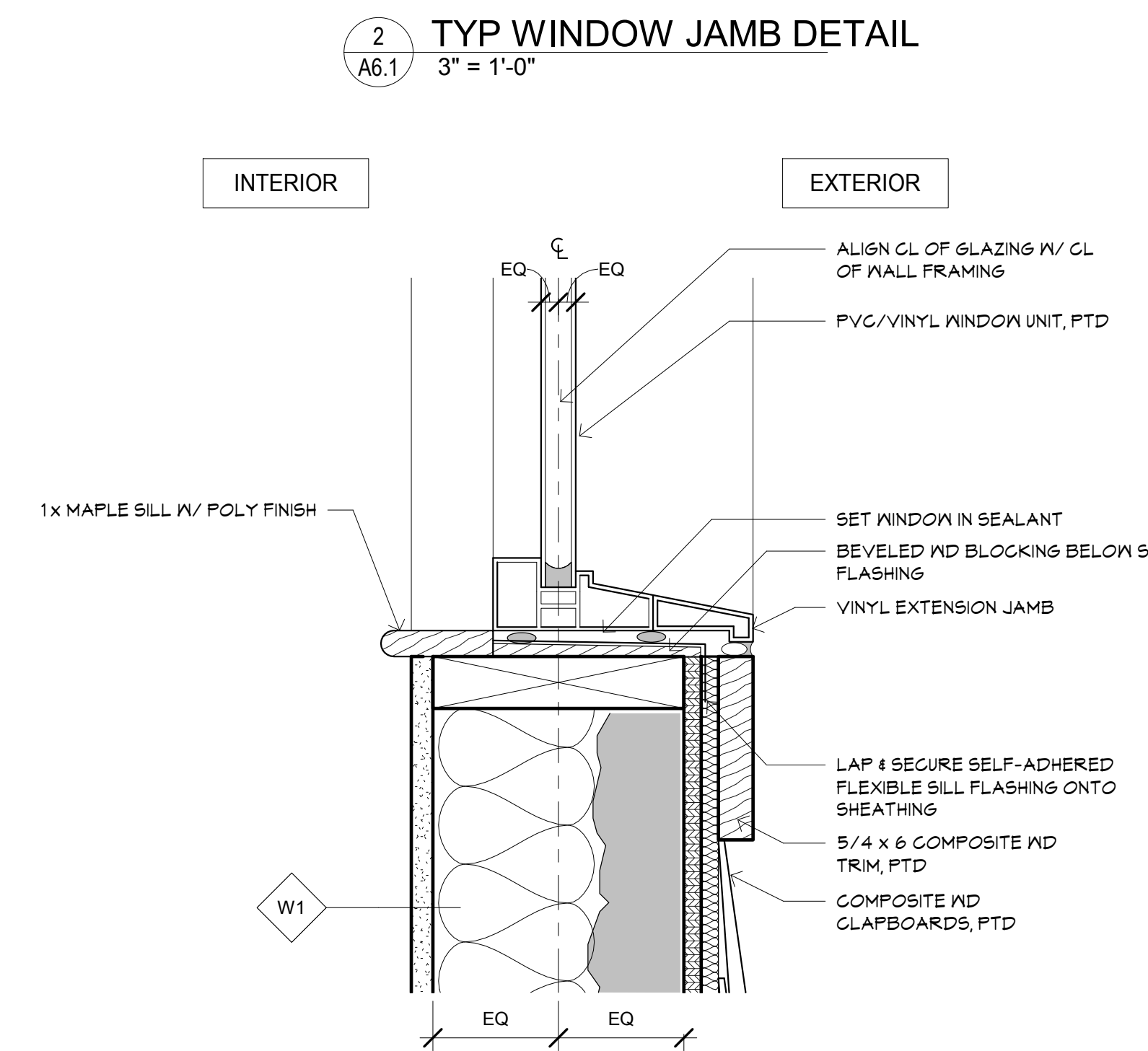
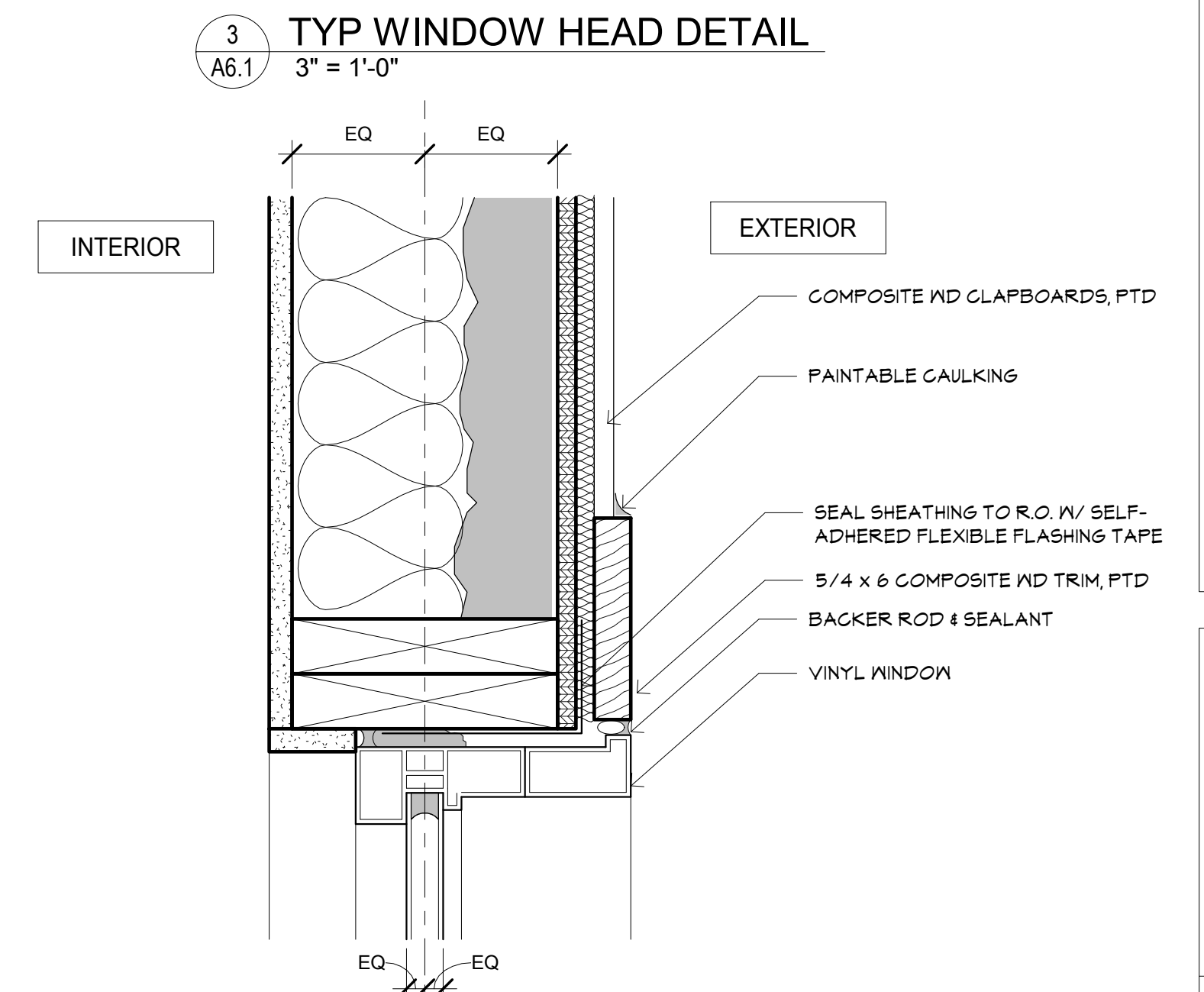
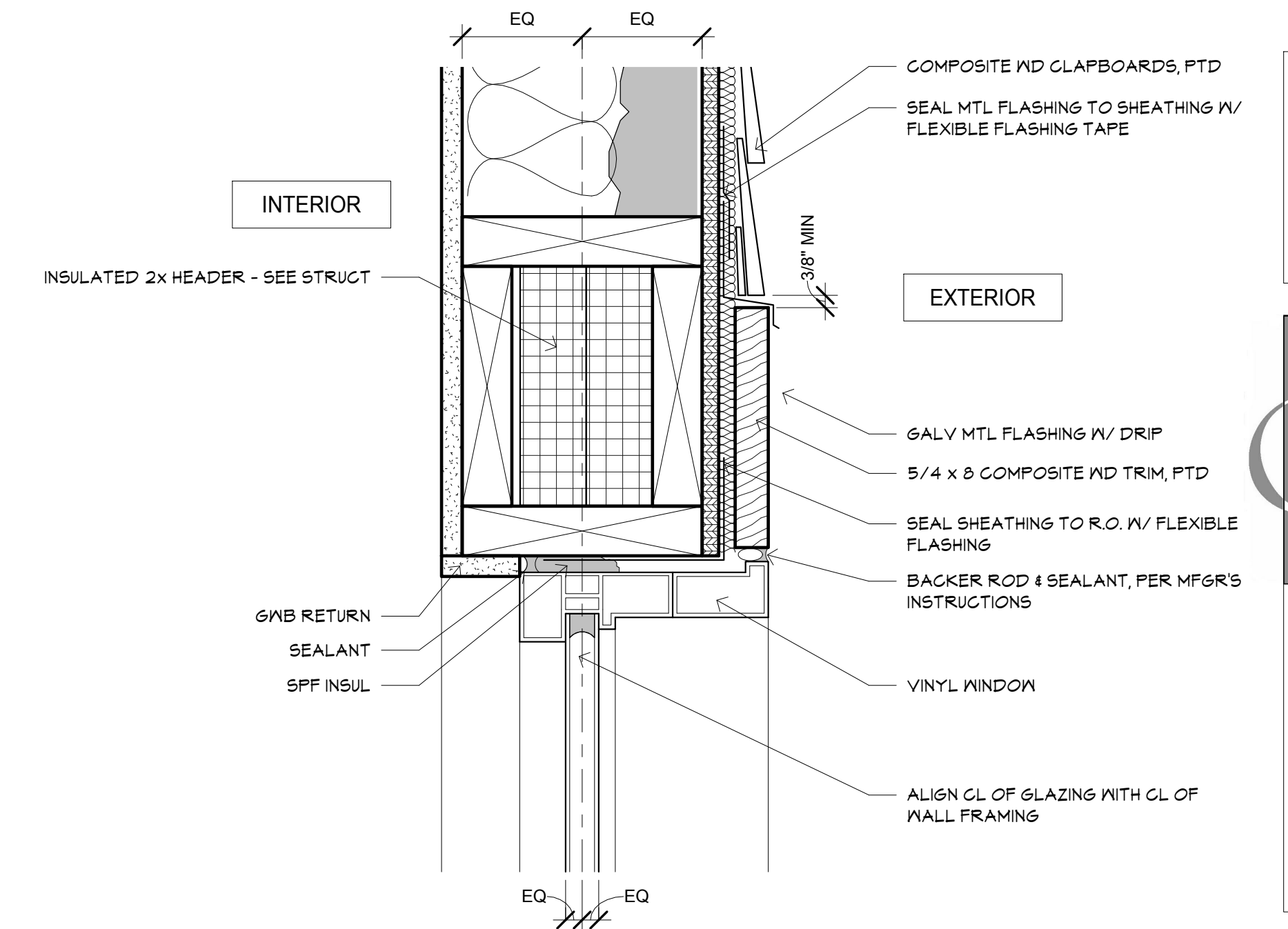
DOOR SCHEDULE - EXTERIOR DOORS ONLY								
Door Number	Door Type	Unit Size		Door		Frame		Comments
		Width	Height	Material	Finish	Frame	Frame Finish	
01	S-HG	3' - 0"	7' - 0"	WD	PTD	WD	PTD	Exterior unit with sidelights; weatherstripping; closer
02	S-HG	3' - 0"	7' - 0"	WD	PTD	WD	PTD	Exterior unit with sidelights; weatherstripping; closer
03	S-HG	3' - 0"	7' - 0"	WD	PTD	WD	PTD	Exterior unit with sidelights; weatherstripping; closer
04	S-HG	3' - 0"	7' - 0"	WD	PTD	WD	PTD	Exterior unit with sidelights; weatherstripping; closer
05	S-HG	3' - 0"	7' - 0"	WD	PTD	WD	PTD	Exterior unit with sidelights; weatherstripping; closer
06	S-F	4' - 0"	7' - 0"	INS HM	PTD	WD	PTD	Exterior unit; weatherstripping



**SHEET NOTES: DOOR & WINDOW SCHEDULES**

1. -  
**ABBREVIATIONS:**

- HG HALF-GLASS
- HM HOLLOW METAL
- INS INSULATED
- PTD PAINTED
- PVC POLYVINYL CHLORIDE / VINYL
- WD WOOD



**GK architects**  
**GARDNER KILCOYNE architects**  
 147 Allen Brook Lane  
 Suite 103  
 Williston, VT 05495  
 Phone 802 655 0145  
 www.gk-architects.com

**NOT FOR CONSTRUCTION**

Project:  
**TATRO COMMERCIAL BUILDING**  
 Jericho, VT  
 Project no:  
**18-28**

Drawing title:  
**DOOR & WINDOW SCHEDULES**

Scale:  
 As indicated  
 Date:  
 09-04-19  
 Rev.

Drawn by: **DW**

Sheet no.  
**A6.1**



ARCHITECTURAL ASPHALT SHINGLES

METAL LOUVER, PAINTED TO MATCH SHINGLES

WOOD COMPOSITE SHINGLES, PAINTED

MAIN COLOR TRIM (SOFFITS, FASCIA, CORNERBOARDS)

WOOD COMPOSITE CLAPBOARDS, PAINTED

ACCENT COLOR TRIM

FIXED VINYL WINDOWS

SYNTHETIC WOOD DECKING

HEAVY TIMBER POSTS, PAINTED OR OPAQUE STAINED

EXPOSED CONCRETE FOUNDATION



GARDNER KILCOYNE architects

147 Allen Brook Lane  
Suite 103  
Williston, VT 05495  
Phone 802 655 0145  
www.gk-architects.com

NOT FOR CONSTRUCTION

Project:  
TATRO COMMERCIAL BUILDING  
Jericho, VT

Project no:  
18-28

Drawing title:  
COLOR BOARD

Scale:  
Date:  
08/28/19  
Rev.

Drawn by: DW

Sheet no.  
CB 1



GARDNER  
KILCOYNE  
architects

147 Allen Brook Lane  
Suite 103  
Williston, VT 05495  
Phone 802 655 0145  
www.gk-architects.com

NOT FOR  
CONSTRUCTION

Project:

TATRO  
COMMERCIAL  
BUILDING  
Jericho, VT

Project no:  
18-28

Drawing title:

COLOR  
BOARD

Scale:

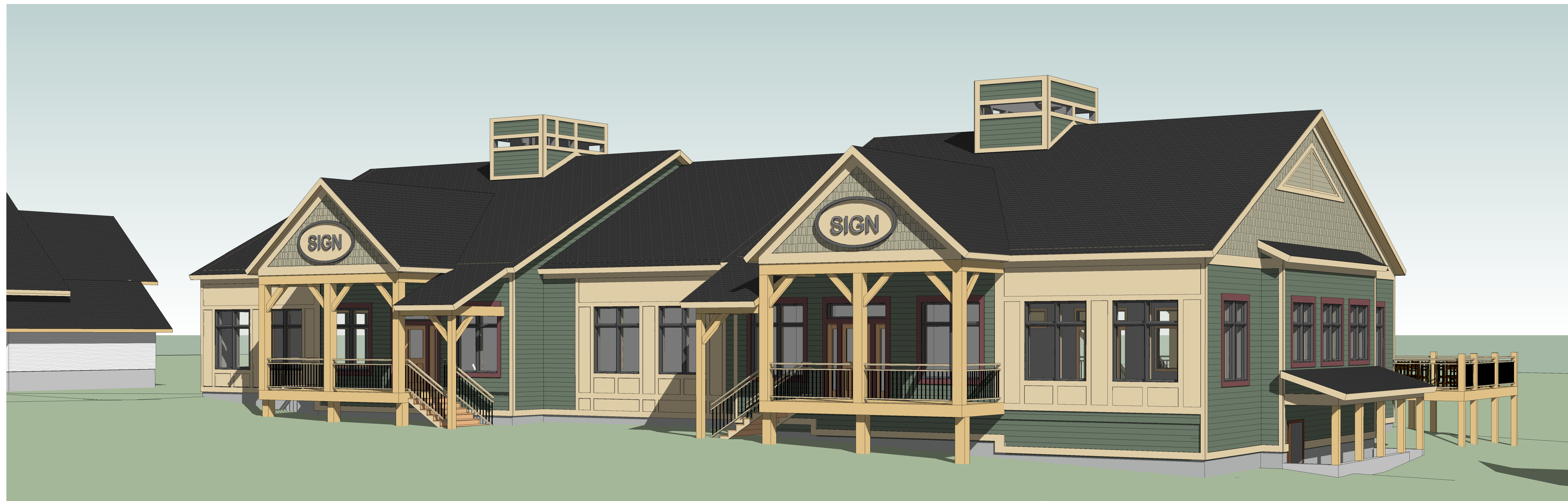
Date:  
08/28/19

Rev.

Drawn by: Author

Sheet no.

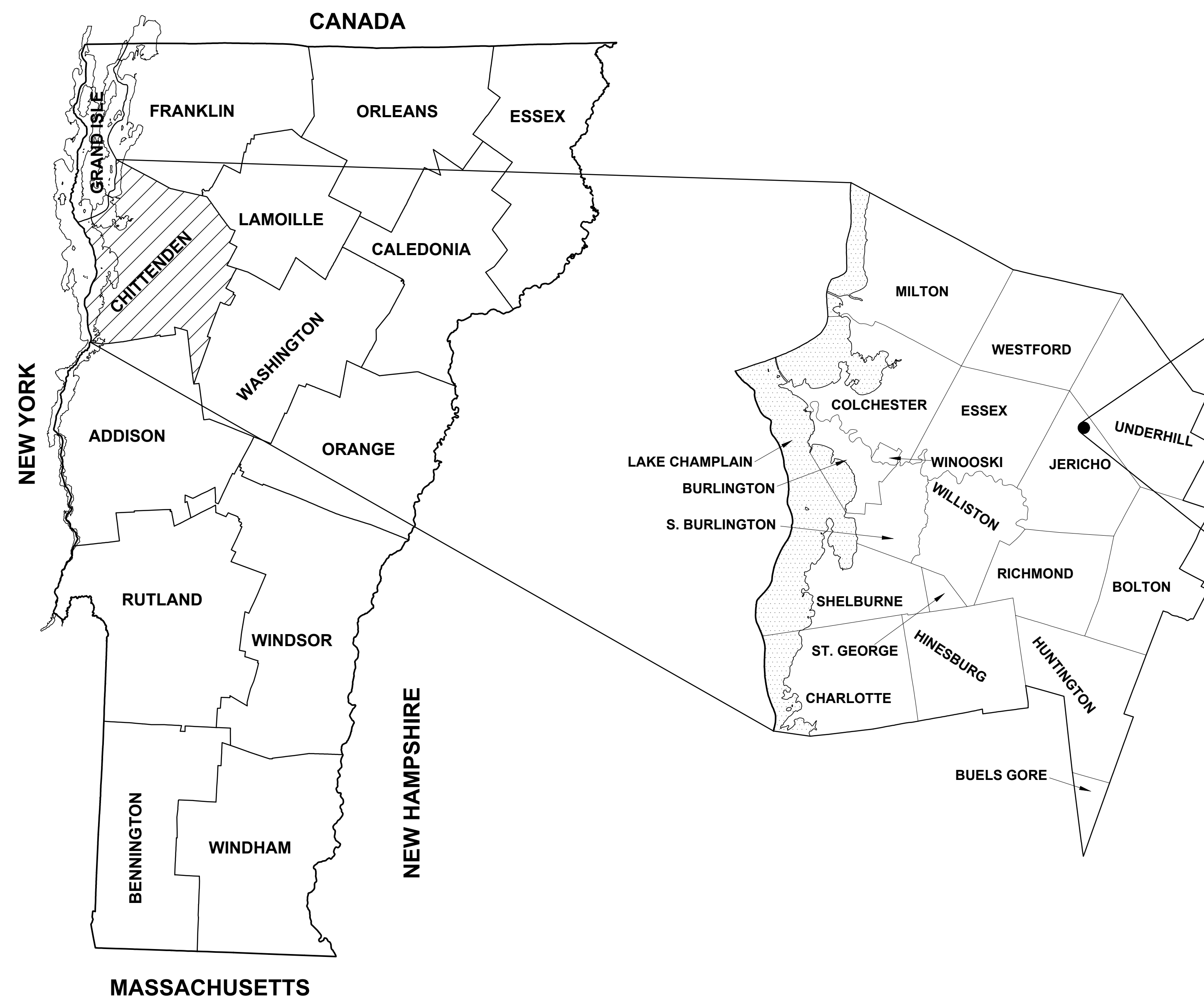
CB2



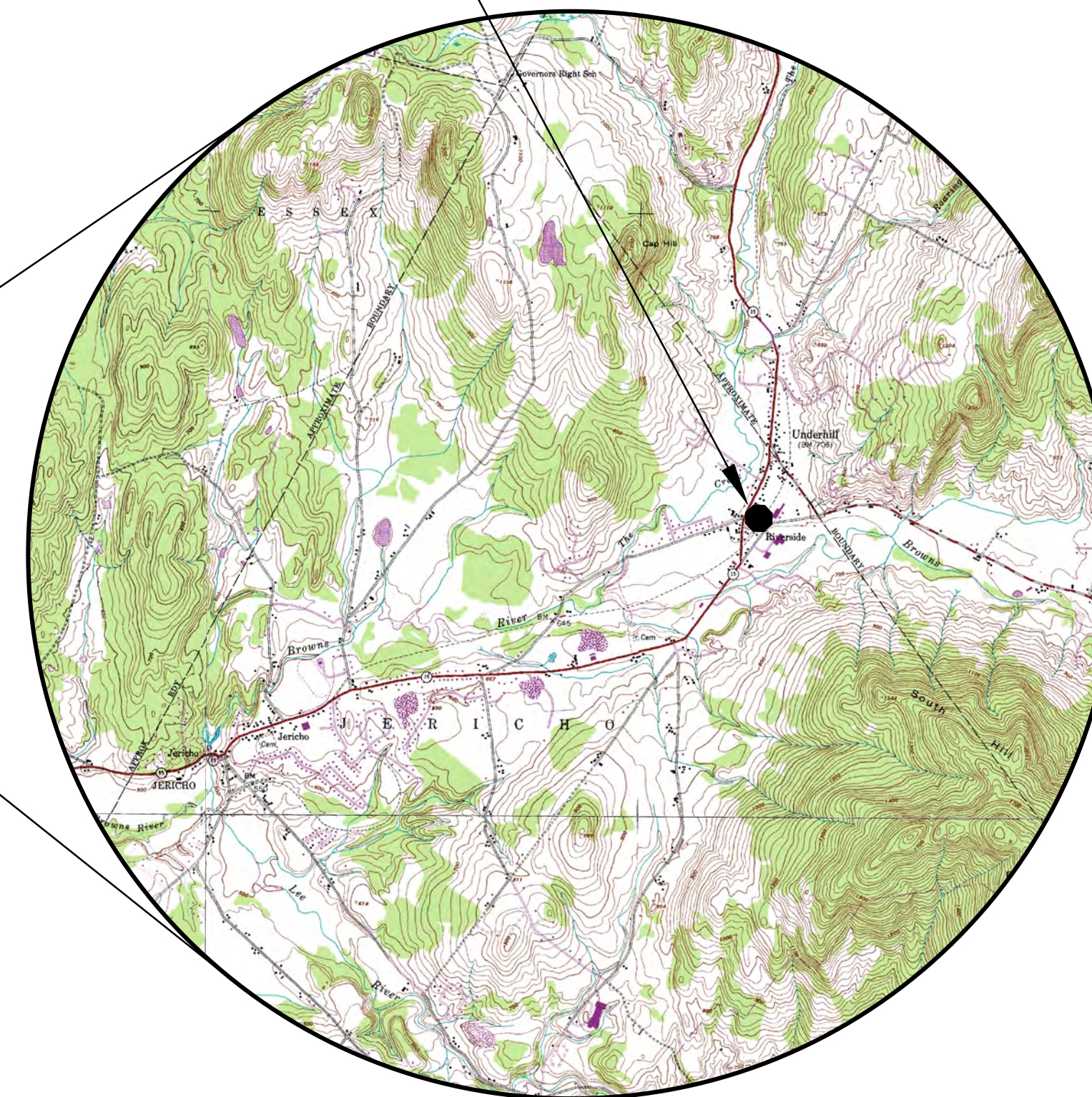
# TATRO 368 VT ROUTE 15 PROPERTIES, LLC MULTI-PURPOSE BUILDING, LOT 2B JERICHO, VERMONT

## SHEET INDEX

S-1	SITE PLAN
G-1	GRADING PLAN
ST-1	SIGNAGE AND STRIPING PLAN
P-1	SUBDIVISION PLAN
EA-1	EASEMENT PLAN
EA-2	EASEMENT PLAN
LD-1	LANDSCAPING PLAN
EC-1	EROSION PREVENTION AND SEDIMENT CONTROL PLAN
L-1	LIGHTING PLAN
L-2	LIGHTING DETAILS
DT-1	TYPICAL DETAILS
DT-2	TYPICAL DETAILS
SP-1	TECHNICAL SPECIFICATIONS
SP-2	TECHNICAL SPECIFICATIONS
SP-3	TECHNICAL SPECIFICATIONS
SP-4	TECHNICAL SPECIFICATIONS



## PROJECT LOCATION



## VICINITY MAP

## LEGEND

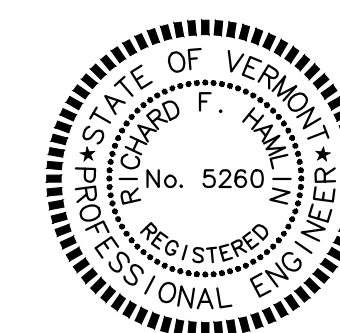
□	COMBINATION POLE	△	BOUNDARY POINT
□	POWER POLE	▣	CATCH BASIN
○	TELEPHONE POLE	⊙	EXISTING HYDRANT
□	LIGHT	▶	NEW GATE VALVE
○	SUPPORT POLE	◀	EXISTING GATE VALVE
⊙	DECIDUOUS TREE	⊙ <sup>GSV</sup>	NATURAL GAS VALVE
⊙	NEW CATCH BASIN	⊙ <sup>GSM</sup>	NATURAL GAS METER
⊙	TEST PIT	⊙	SIGN
⊙	NEW POLE MOUNTED LIGHT	⊙	MAIL BOX
⊙	CURB STOP	— W —	NEW WATER LINE
⊙	BOLLARD	— W —	EXISTING WATER LINE
⊙	FLAG POLE	— S —	NEW SANITARY SEWER LINE
⊙	PERCOLATION TEST	— D —	NEW STORM SEWER LINE
⊙	EXISTING STORM WATER INFILTRATION GALLERY	— D —	EXISTING STORM SEWER LINE
⊙	NEW BITUMINOUS CONCRETE PAVEMENT	— G —	NEW NATURAL GAS LINE
⊙	NEW CEMENT CONCRETE SIDEWALK/PAD	— G —	EXISTING NATURAL GAS LINE
		— COUM —	NEW UNDERGROUND COMMUNICATION LINE
		— CTV —	NEW UNDERGROUND CABLE TELEVISION LINE
		— E —	NEW UNDERGROUND ELECTRICAL LINE
		— OU —	EXISTING OVERHEAD UTILITY LINE
		— — — — —	BOUNDARY AND RIGHT OF WAY LINE
		— · · · · ·	EXISTING CONTOUR LINE

APPROVED BY THE JERICHO DEVELOPMENT REVIEW BOARD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS ATTACHED TO PERMIT # \_\_\_\_\_.

\_\_\_\_\_  
CHAIR, JERICHO DEVELOPMENT REVIEW BOARD

DATE \_\_\_\_\_

**DONALD L. HAMLIN CONSULTING ENGINEERS, INC.**  
136 Pearl Street, Essex Junction Vermont 05452



REVISED: 09/04/19  
JULY 2019

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 PRIOR TO ANY EXCAVATION AT LOCATIONS WHICH MAY BE IN THE IMMEDIATE VICINITY OF UNDERGROUND UTILITIES

WARNING: FATALLY TOXIC GASSES MAY BE PRESENT IN UNDERGROUND PIPING SYSTEMS AND WASTE SYSTEM STRUCTURES

### COVERAGE CALCULATIONS

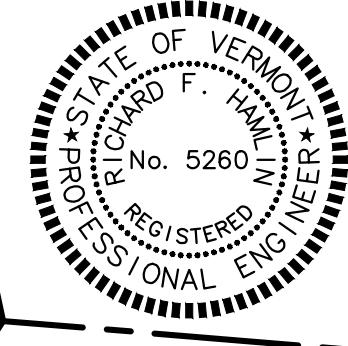
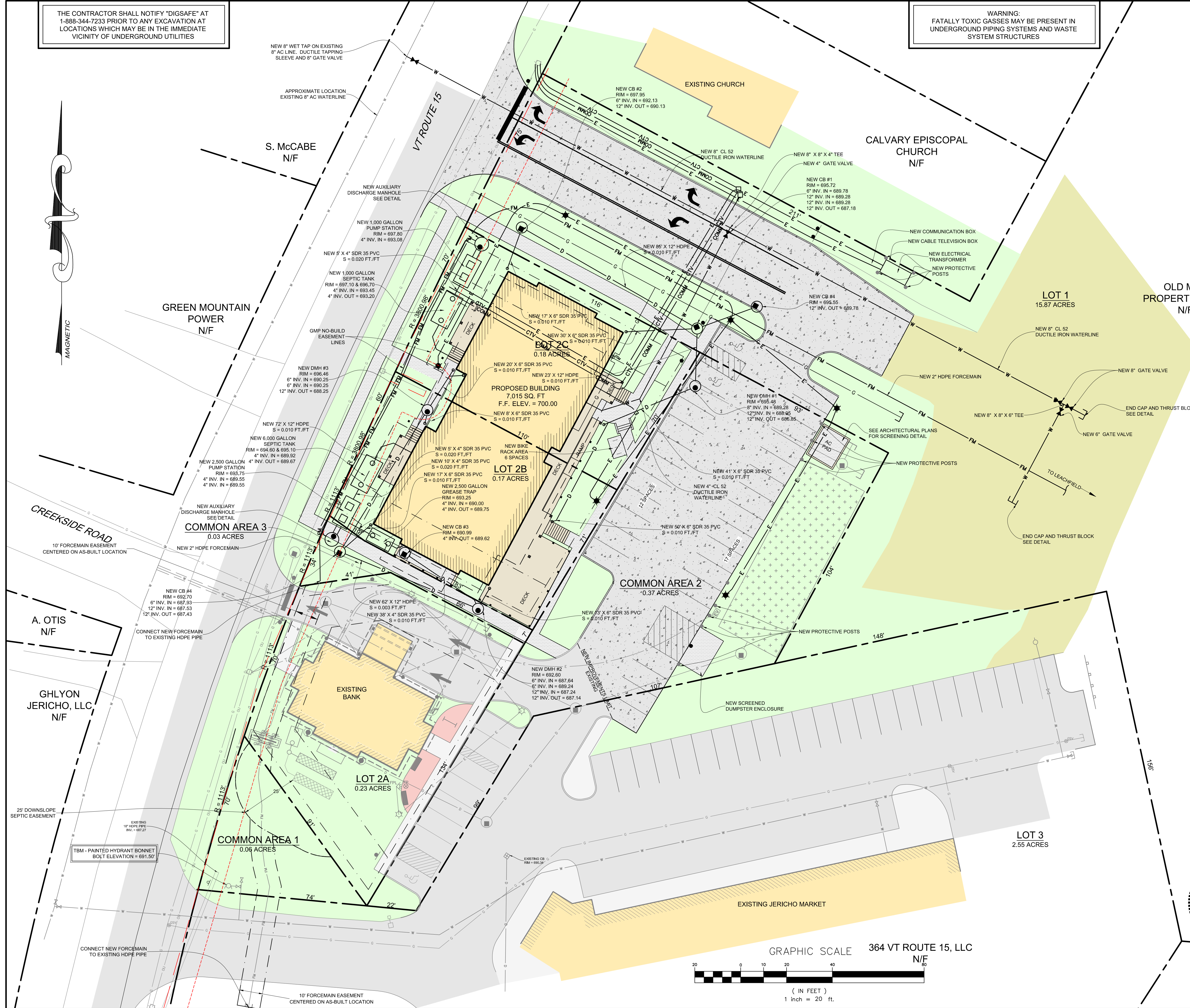
COVERAGE CALCULATIONS	TOTAL AREA (ACRES)	% OF TOTAL	% ALLOWABLE
ZONING DISTRICT - CHARACTER DISTRICT 4, RIVERSIDE CHARACTER BASED ZONING, VILLAGE CENTER			
LOT 2B	0.173		
LOT 2C	0.181		
TOTAL LOT SIZE	0.354	100.00	
BUILDING COVERAGE	0.181	45.48	
PARKING AND DRIVE COVERAGE	0.000	0.00	
SIDEWALK, DECK AND RAMP COVERAGE	0.090	22.60	
TOTAL COVERAGE	0.241	68.08	70

### PARKING DATA

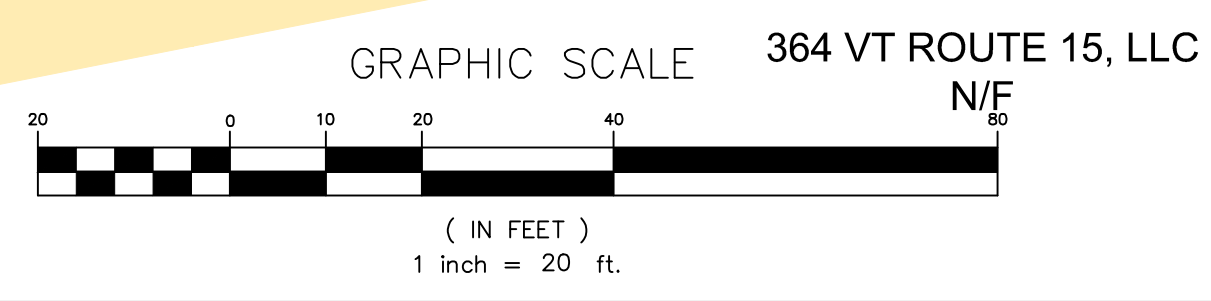
**PARKING REQUIREMENTS:**  
 RESTAURANT, RETAIL/COMMERCIAL AND PHYSICAL THERAPY:  
 4 SPACE PER 1,000 SQ. FT.  
 GROSS LEASABLE AREA = 5,800 SQ. FT.  
 (5,775/1,000) X 4.0 = 23.1, ROUND TO 24 SPACES REQUIRED  
 TOTAL NUMBER PROPOSED SPACES = 29  
 BICYCLE PARKING 1 PER 5 PARKING SPACES = 6 REQUIRED  
 TOTAL NUMBER PROPOSED SPACES = 6

### KEY

- EXISTING STORM WATER INFILTRATION GALLERY
- EXISTING BITUMINOUS CONCRETE PAVEMENT
- NEW BITUMINOUS CONCRETE PAVEMENT
- NEW WOODEN DECK
- NEW CEMENT CONCRETE SIDEWALK/PAD
- BUILDING WITH ROOF LIMITS
- LAWN
- SEPTIC FIELD
- EXISTING GRAVEL

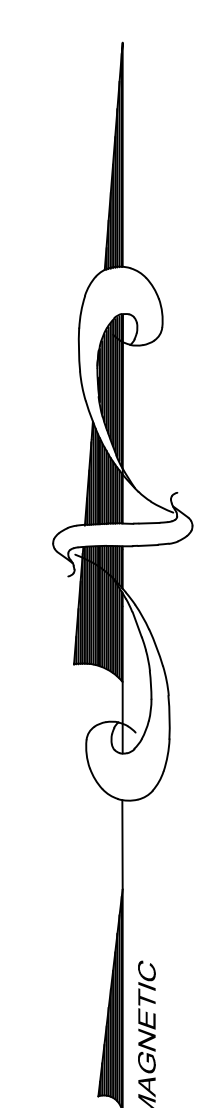


DATE	09/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
CLIENT	TATTO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE	SITE PLAN				
Survey	MLD	Design	SOL	Drawn	SOL
Checked	RFH	Date	07/22/19	Scale	1" = 20'
				Job	18-235
136 Pearl Street Essex Junction, Vermont				File	
				Drawing	<b>S-1</b>



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 PRIOR TO ANY EXCAVATION AT LOCATIONS WHICH MAY BE IN THE IMMEDIATE VICINITY OF UNDERGROUND UTILITIES

WARNING:  
FATALLY TOXIC GASES MAY BE PRESENT IN UNDERGROUND PIPING SYSTEMS AND WASTE SYSTEM STRUCTURES



CREEKSIDE ROAD

VT ROUTE 15

EXISTING CHURCH

PROPOSED BUILDING  
7,015 SQ. FT  
F.F. ELEV. = 700.00

NEW GRADING SPOT SHOT  
LEGEND

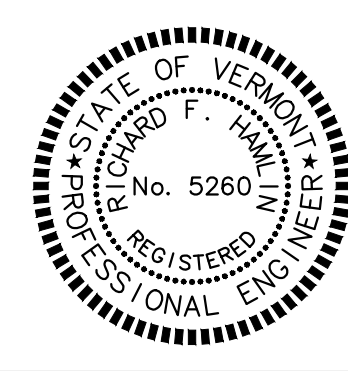
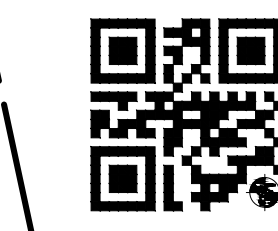
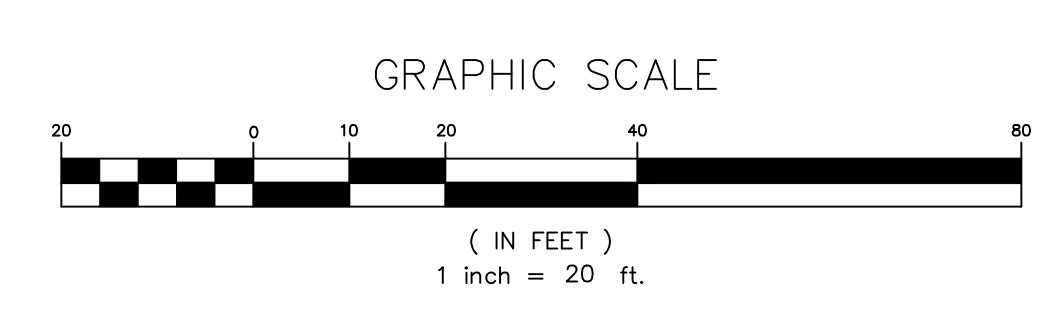
- 690.00 EOP EDGE OF PAVEMENT
- 690.00 EOC EDGE OF CONCRETE
- 690.00 GS GROUND ELEVATION
- 690.00 CB CATCH BASIN
- 690.00 FOC FACE OF CURB/PAVEMENT GRADE
- 690.00 EOW EDGE OF WALK
- 690.00 TOC TOP OF CURB
- 690.00 BLDG AT FACE OF BUILDING

EXISTING 18" HDPE PIPE INV. = 697.27

TBM - PAINTED HYDRANT BONNET BOLT ELEVATION = 691.50

18" HDPE PIPE INV. = 698.66

NOTE:  
CURB REVEAL IS 0.58" TYPICAL EXCEPT AT SIDEWALK CROSSING DRIVE, AT END OF CURB AT ROUTE 15 AND HANDICAP RAMPS. SEE TOP OF CURB (TOC) ELEVATIONS IN THESE AREA FOR CURB REVEAL AMOUNTS.

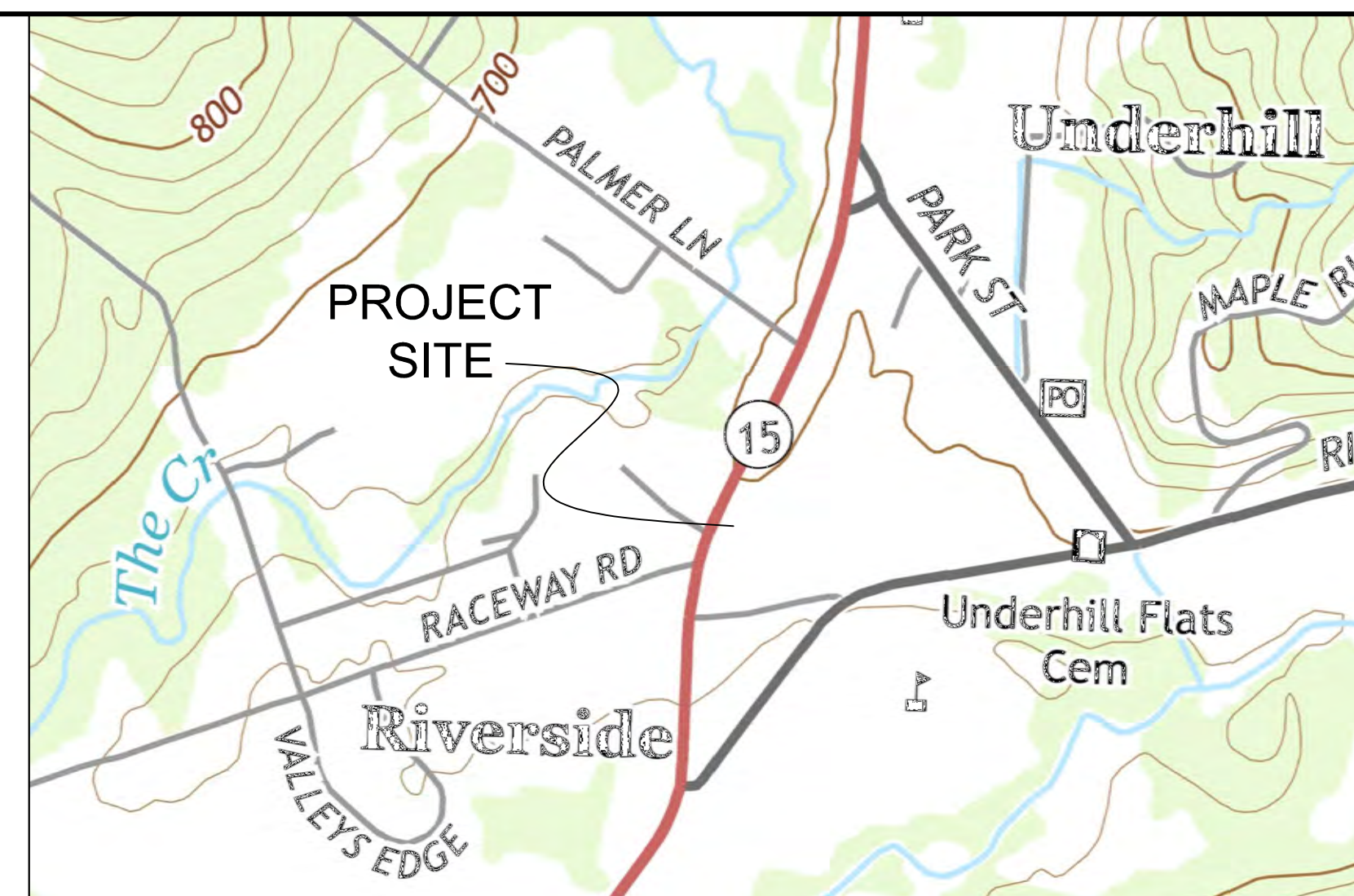
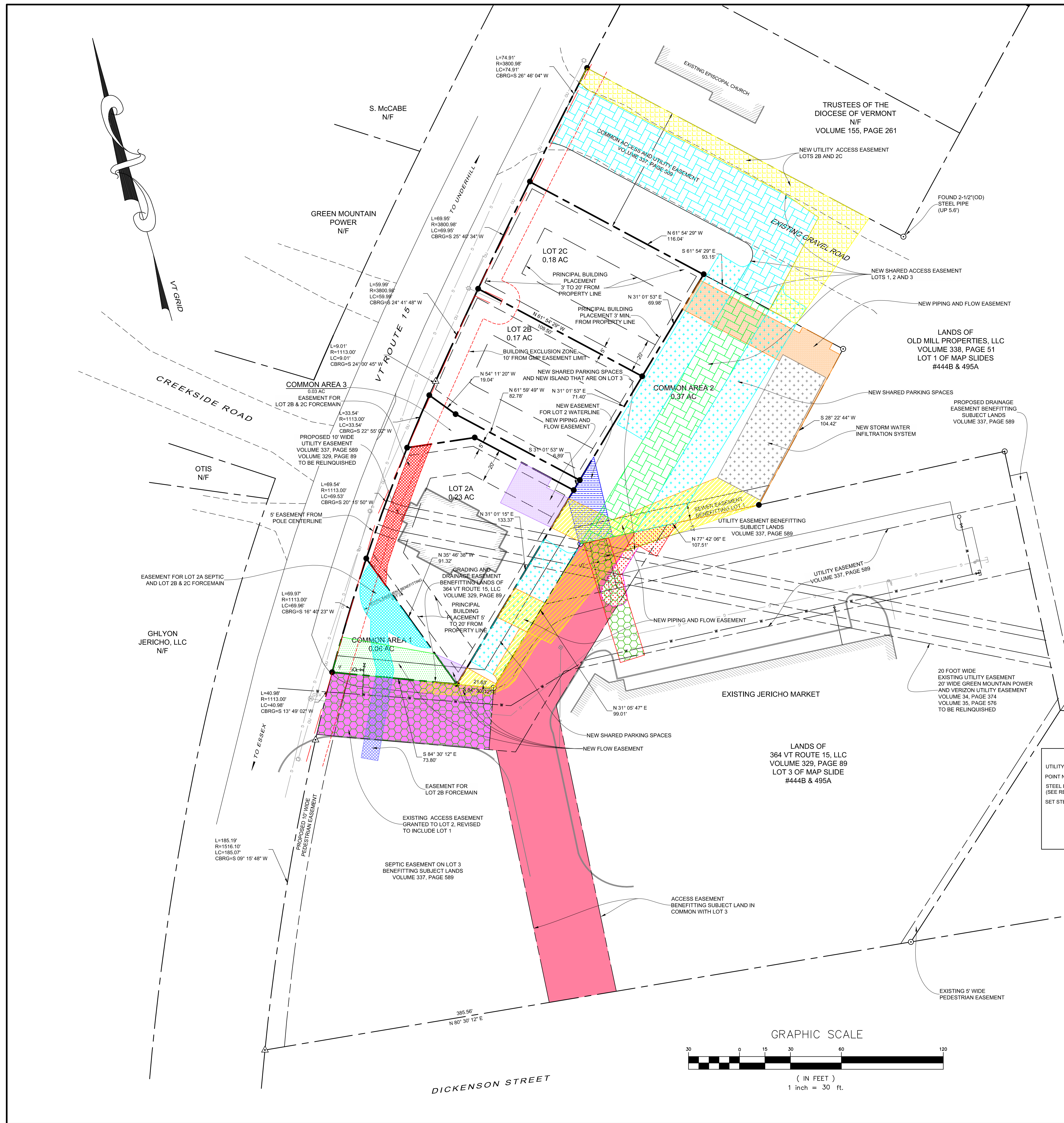


DATE	09/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE	GRADING PLAN				
Survey	---	Design	SOL	Drawn	SOL
Checked	RFH	Date	07/22/19	Scale	1" = 20'
				Job	18-235
				File	
				Drawing	G-1

Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont







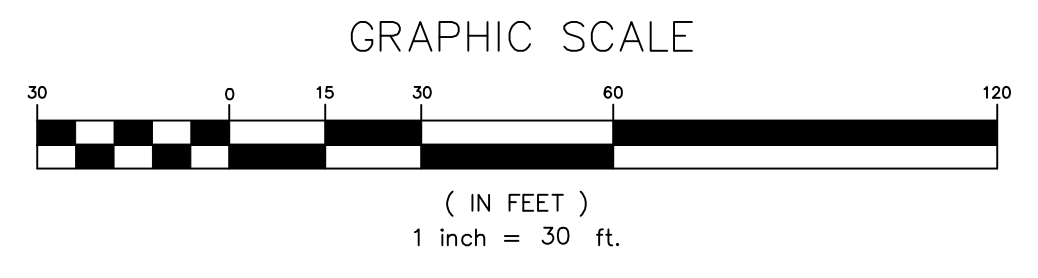
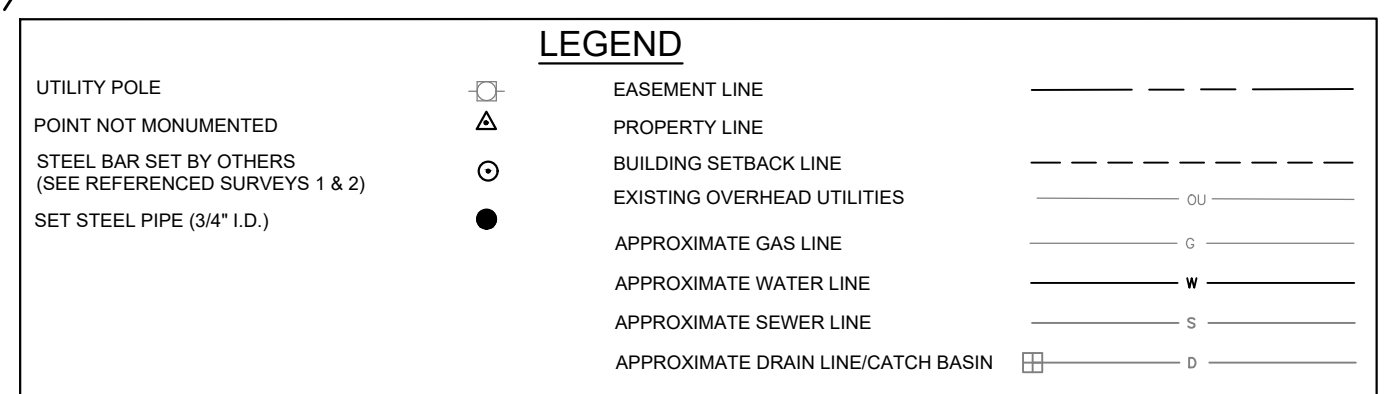
**LOCATION PLAN**  
NTS

**SURVEY NOTES**

1. THE SURVEYED PARCEL CONVEYED TO TATRO 368 VT ROUTE 15 PROPERTIES, LLC BY VILLEJO VENTURES, LLC AND DAVID L. VILLENEUVE BY THEIR WARRANTY DEED DATED NOVEMBER 9, 2017 AND RECORDED IN VOLUME 337, PAGE 589, OF THE JERICO LAND RECORDS AND THEIR CORRECTIVE WARRANTY DEED DATED DECEMBER 22, 2017 AND RECORDED IN VOLUME 338, PAGE 43, OF THE JERICO LAND RECORDS.
2. THE SURVEYED LANDS LIE WITHIN THE NEIGHBORHOOD CENTER DISTRICT (CD4) OF THE RIVERSIDE FLATS CHARACTER-BASED ZONING DISTRICT. FOR SPECIFIC DEVELOPMENT REGULATIONS SEE ARTICLE 13 OF THE TOWN OF JERICO LAND USE AND DEVELOPMENT REGULATIONS EFFECTIVE MAY 9, 2019
3. BEARINGS ARE REFERENCED TO THE VERMONT STATE PLANE COORDINATE SYSTEM (NAD83) VIA THE VTRANS REAL TIME GNSS NETWORK (VECTOR)

**REFERENCED PLANS**

1. "BOUNDARY LINE ADJUSTMENT PLAT DAVID VILLENEUVE 364 VT ROUTE 15 JERICO, VT" PREPARED BY TRUDELL CONSULTING ENGINEERS DATED OCTOBER 10, 2002, REVISED THROUGH SEPTEMBER 10, 2015, AND FILED IN MAP SLIDE NO. 444B OF THE JERICO LAND RECORDS
2. "CORRECTIVE BOUNDARY PLAT DAVID VILLENEUVE TATRO 368 VT ROUTE 15 JERICO, VT" PREPARED BY TRUDELL CONSULTING ENGINEERS DATED DECEMBER 13, 2017 AND FILED IN MAP SLIDE NO. 459A OF THE JERICO LAND RECORDS
3. "UNION BANK LOT 2 SUBDIVISION PLAT" PREPARED BY DONALD L. HAMLIN CONSULTING ENGINEERS, INC. DATED FEBRUARY 16, 2018, REVISED THROUGH AUGUST 6, 2018 AND FILED IN THE JERICO LAND RECORDS



APPROVED BY THE JERICO DEVELOPMENT REVIEW BOARD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS ATTACHED TO PERMIT # \_\_\_\_\_, CHAIR \_\_\_\_\_, JERICO DEVELOPMENT REVIEW BOARD

JERICO VT. TOWN CLERK'S OFFICE \_\_\_\_\_, 2019

REC'D FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_M AND RECORDED IN MAP SLIDE \_\_\_\_\_ OF THE JERICO LAND RECORDS.

MUNICIPAL CLERK \_\_\_\_\_

DATE	REVISION	REVISION	BY	SO
08/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
8/22/19	REVISION	EASEMENT AREAS, LOT 2 DIVIDED	BY	BFD
10/18/18	REVISION	REVISED STORMWATER INFILTRATION SYSTEM	BY	SOL
8/6/18	REVISION	MONUMENTATION & FINAL LOT LINE DIMENSIONS	BY	BFD
04/09/18	REVISION	SUBDIVISION APPLICATION	BY	SOL/RFH

CLIENT  
TATRO 368 VT ROUTE 15 PROPERTIES, LLC  
P.O. BOX 339  
JEFFERSONVILLE, VERMONT 05464

PROJECT TITLE  
**UNION BANK LOT 2**

DRAWING TITLE  
**SUBDIVISION PLAT**

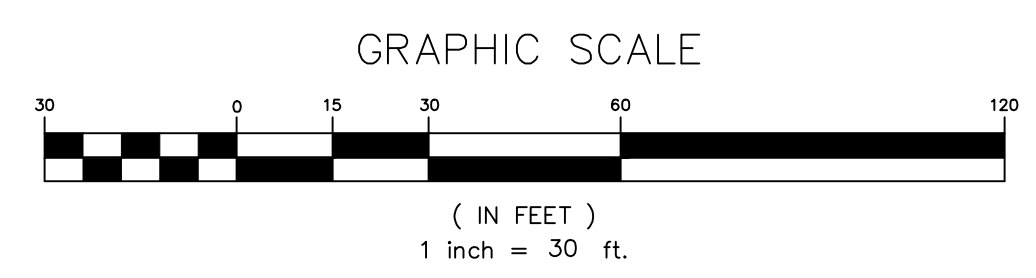
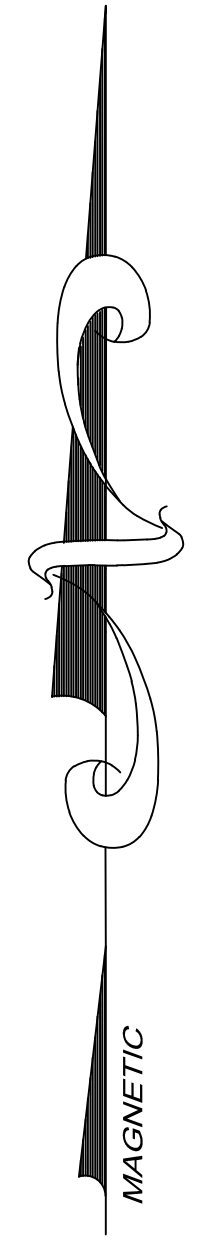
Scale 1" = 30'  
Job 18-235  
File  
Drawing  
**P-1**

Survey MLD  
Design SOL  
Drawn BFD  
Checked MPM  
Date 02/16/18

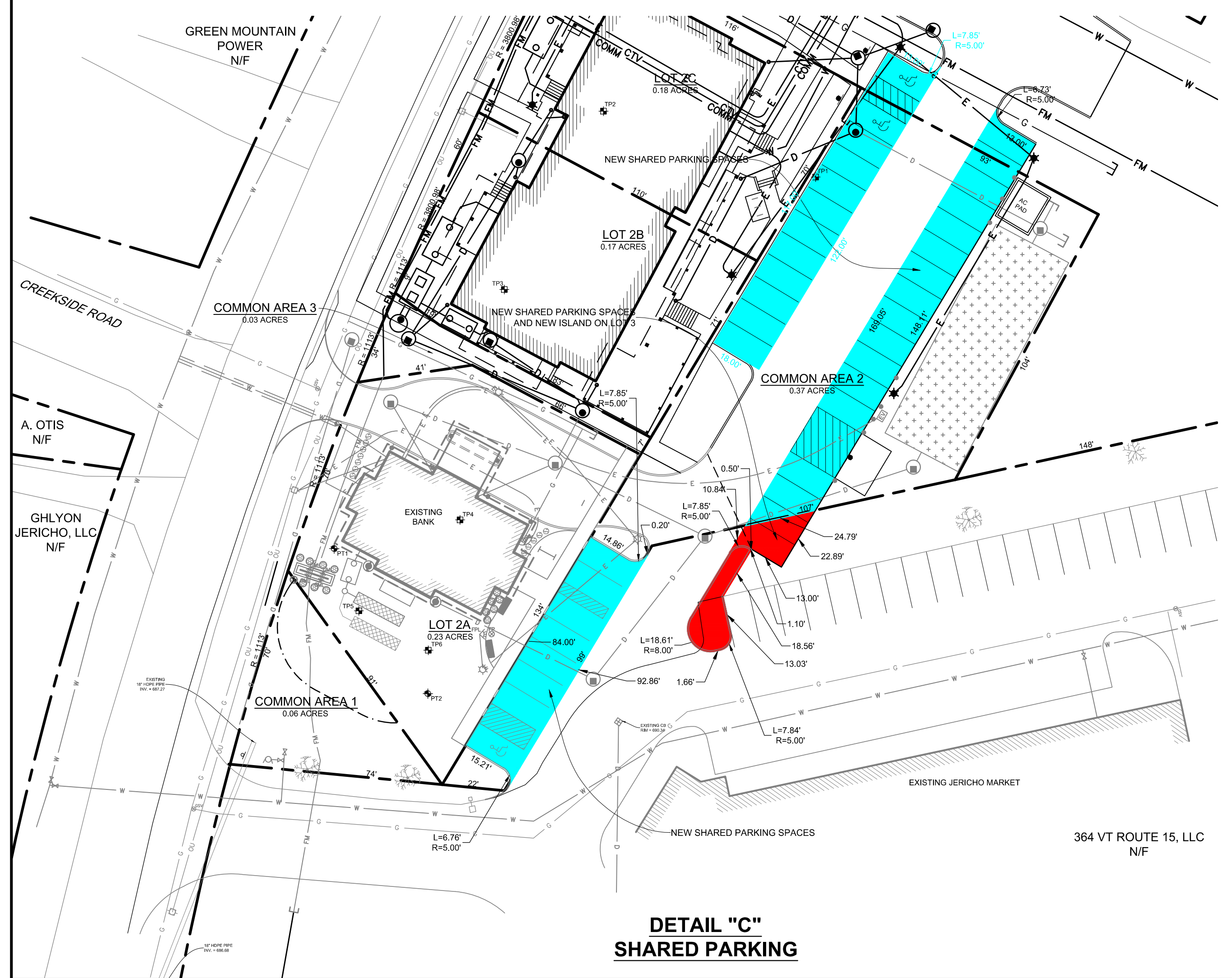
Donald L. Hamlin  
Consulting Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

STATE OF VERMONT  
MICHAEL R. MAGOON  
No. 611  
LICENSED LAND SURVEYOR

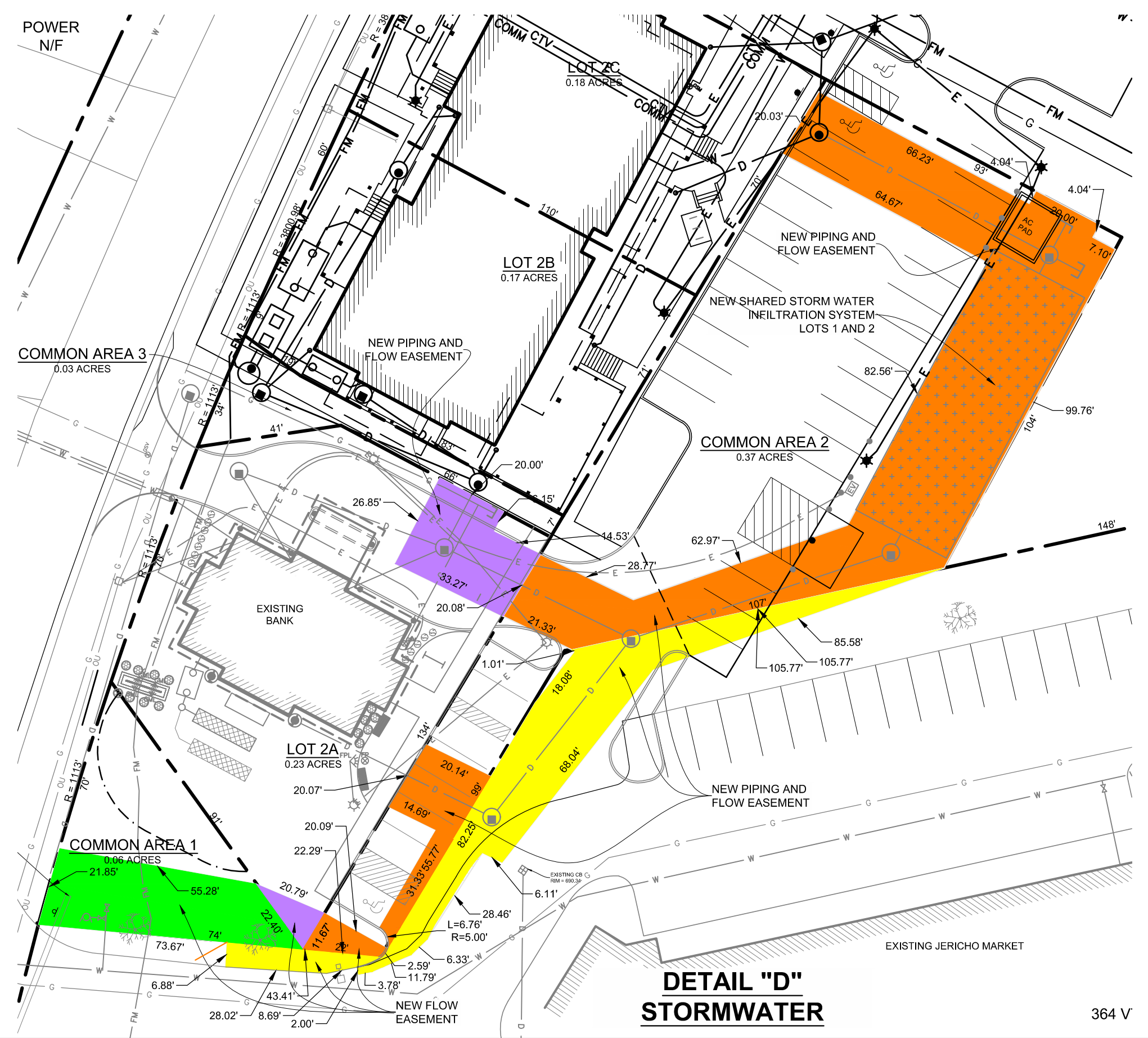
THIS SURVEY WAS BASED ON RECORD RESEARCH OF PERTINENT DEEDS, OTHER OFFICIAL RECORDS, AND EVIDENCE RECOVERED ON AND NEAR THE PROPERTY. THIS PLAT COMPLES WITH 27 V.S.A. 1403(B)(2)(8). DATED THIS 10th DAY OF August, 2018. MICHAEL R. MAGOON, Vt. L.S. # 611



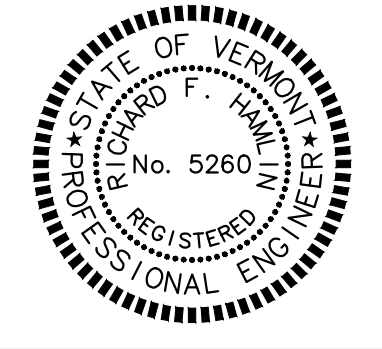
**DETAIL "B"  
SHARED ACCESS**



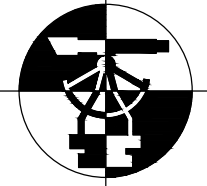
**DETAIL "C"  
SHARED PARKING**



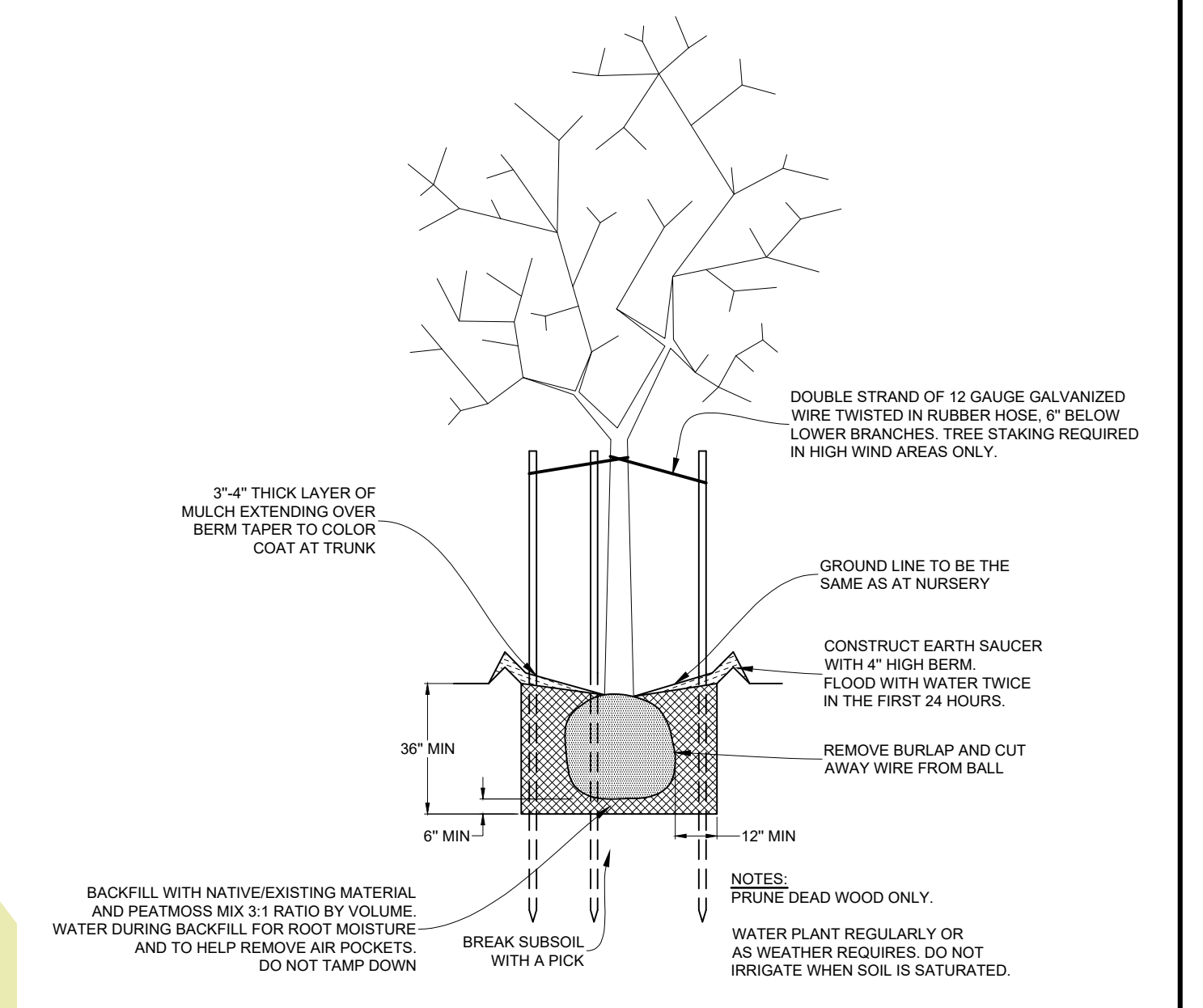
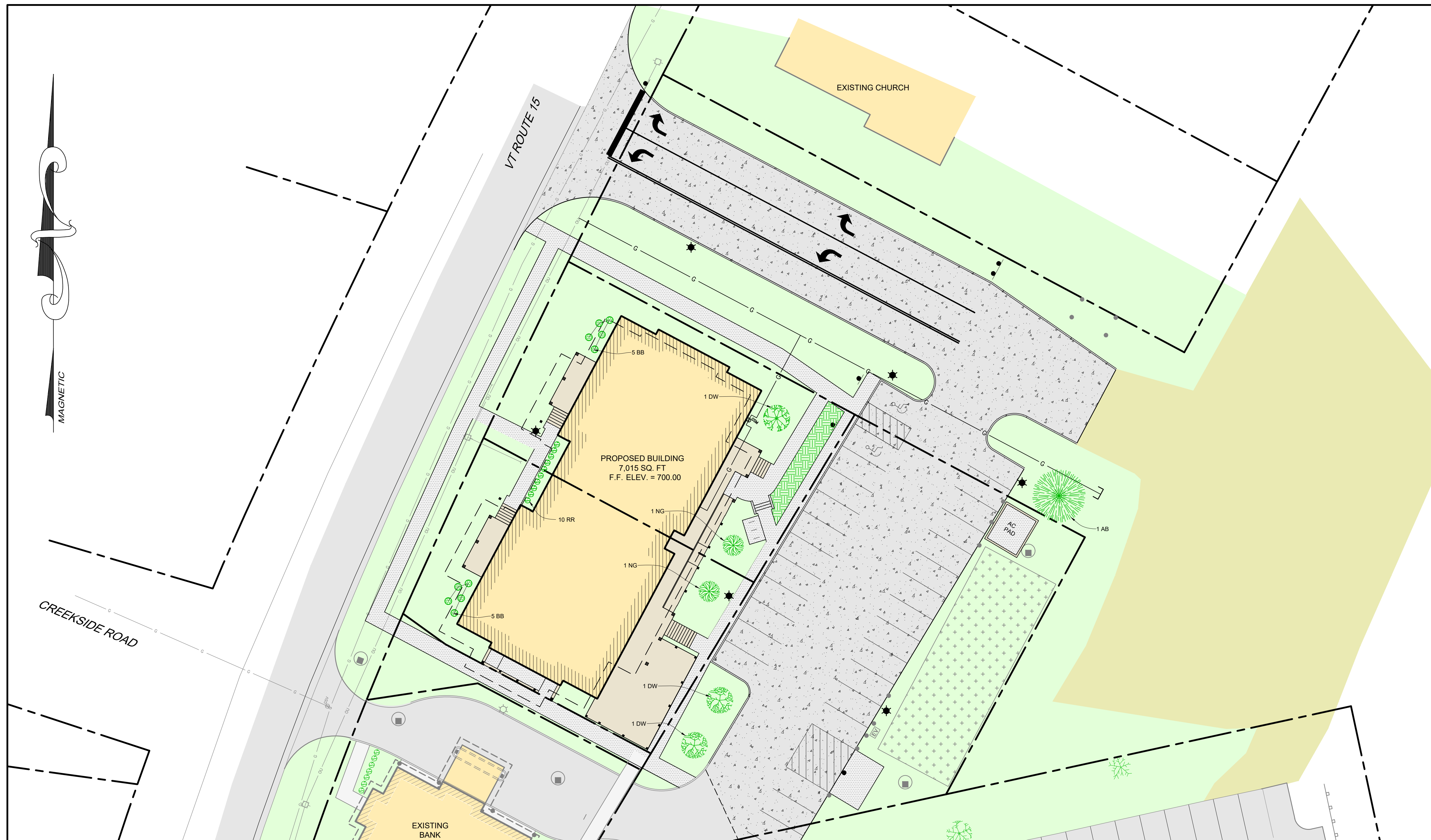
**DETAIL "D"  
STORMWATER**



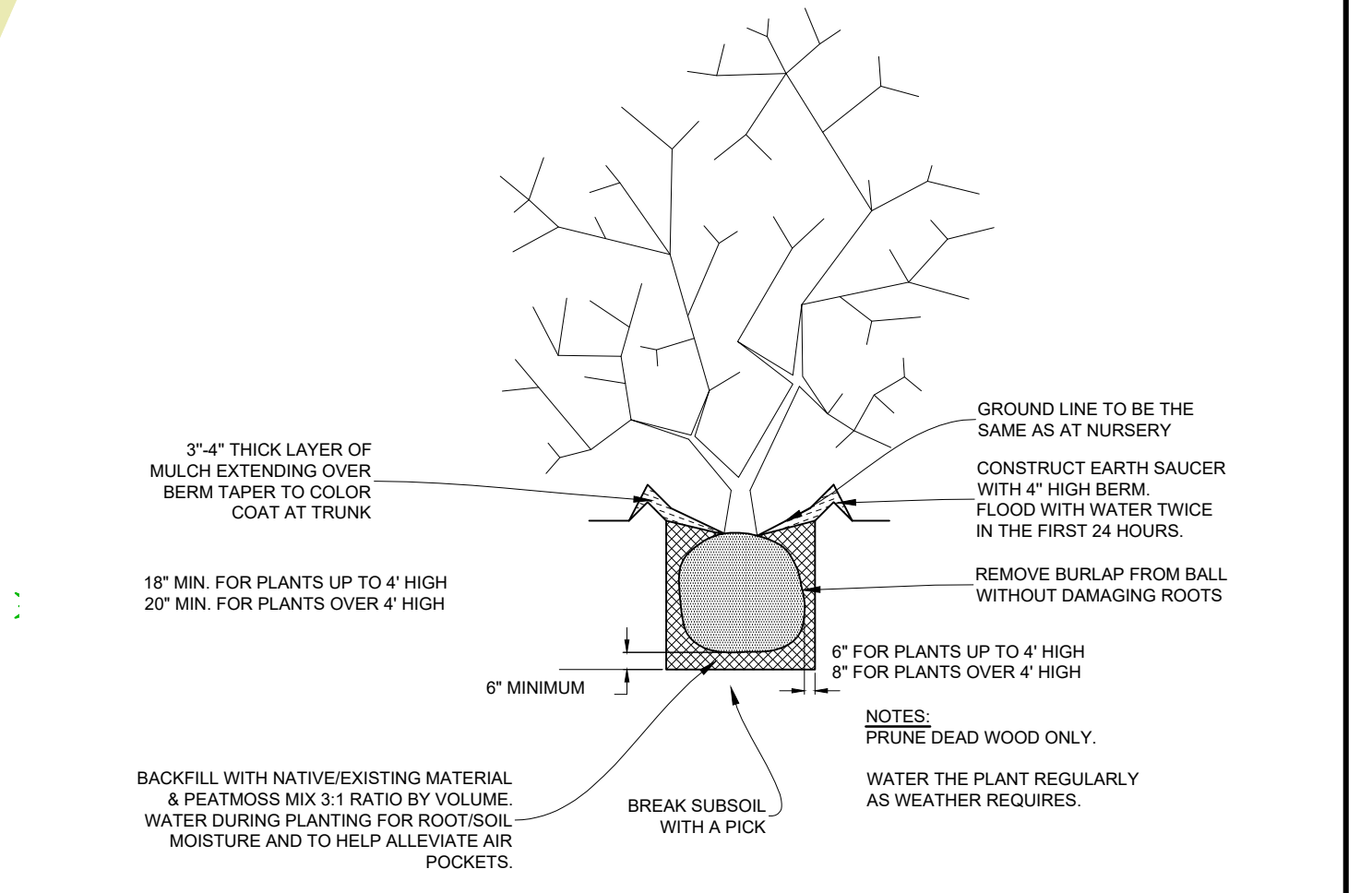
DATE	09/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE	EASEMENT PLAN				
Survey	MLD	Design	SOL	Drawn	SOL
Checked	RFH	Date	07/22/19	Scale	1" = 20'
				Job	18-235
				File	
				Drawing	EA-1


**Donald L. Hamlin**  
 Consulting  
 Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont



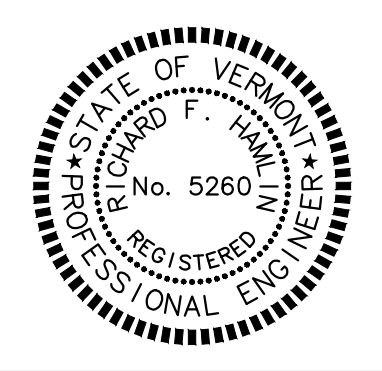
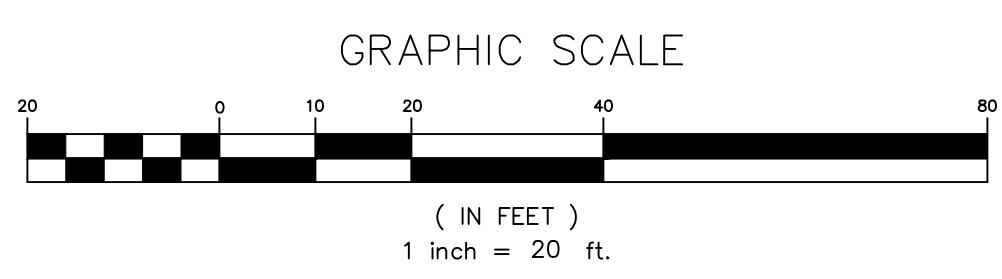


TYPICAL TREE PLANTING & STAKING DETAIL  
NTS

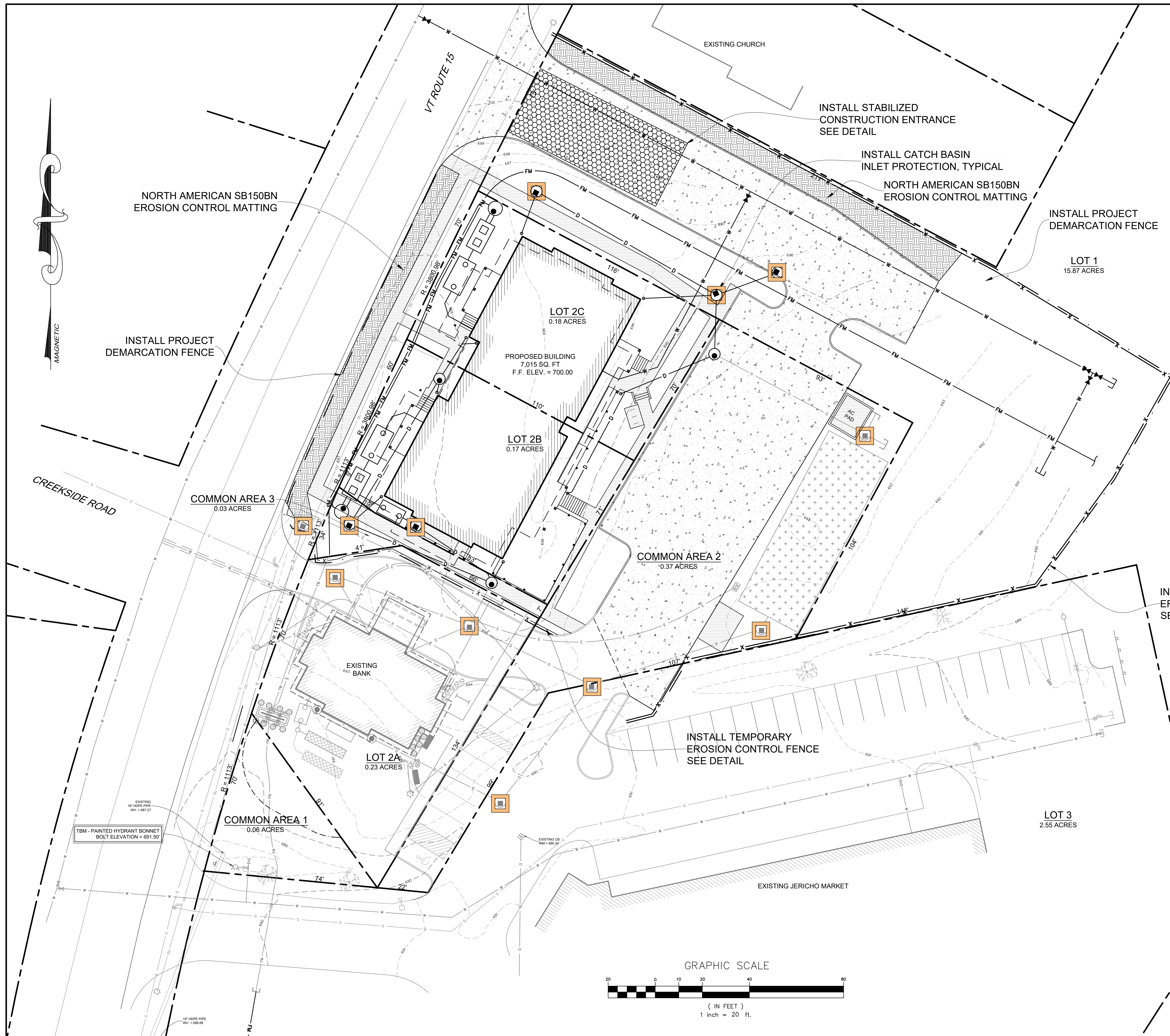


TYPICAL PLANTING DETAIL  
NTS

PLANTING SCHEDULE				
SYMBOL	QUANTITY	PLANT TYPE	LABEL	PLANT SIZE
	10	ARCOSTAPHYLOS UVA-URSI BEARBERRY	BB	1 GALLON
	10	'PINK' ROSA RUGOSA RUGOSA ROSE	RR	3 GALLON
	1	'AUTUMN BLAZE' ACER X FREEMANII AUTUMN BLAZE MAPLE	AB	2 TO 2-1/2 CALIPER
	3	'DONALD WYMAN' MALUS FLOWERING CRABAPPLE	DW	2 TO 2-1/2 CALIPER
	2	'NORTHERN GOLD' FORSYTHIA NORTHERN GOLD FORSYTHIA	NG	3 GALLON
	40	'VARIOUS COLORS' HEMEROCALLIS SPECIES DAYLILY	DL	1 GALLON
	10	'KROSSA REGAL' HOSTA	KRH	3' X 2' TALL
	10	'ELEGANS' HOSTA	EH	3' X 2' TALL



DATE	09/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE	LANDSCAPING PLAN				
Survey	---	Design	SOL	Drawn	SOL
Checked	RFH	Date	07/22/19	Scale	1" = 20'
				Job	18-235
136 Pearl Street Essex Junction, Vermont				File	
				Drawing	<b>LD-1</b>



**EROSION CONTROL NOTES:**  
 THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES IN ACCORDANCE WITH THIS PLAN AND THE "2006 VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL".

THE CONTRACTOR SHALL MINIMIZE THE LIMITS AND DURATION OF DISTURBED AREAS. THE MAXIMUM AREA OF DISTURBANCE AT ANY ONE TIME SHALL BE 5 ACRES. ALL DISTURBED AREAS SHALL BE PROTECTED AND PROMPTLY STABILIZED AS SOON AS POSSIBLE, GENERALLY WITHIN 48 HOURS. SLOPES SHALL BE TRACKED WITH CONSTRUCTION EQUIPMENT SUCH THAT THE TRACKS CREATE GRIBES IN THE DIRECTION OF THE SLOPE DIRECTION. ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 DAYS OF THE INITIAL DISTURBANCE. AFTER THIS TIME, ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:

- STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS.
- STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES).

ALL DISTURBED AREAS ON THE SITE SHALL BE STABILIZED PRIOR TO OCTOBER 15. SEEDING AND MULCHING OPERATIONS SHALL BE COMPLETED BY SEPTEMBER 15 TO ENSURE VEGETATIVE COVER PRIOR TO OCTOBER 15. ANY SOIL DISTURBED BETWEEN OCTOBER 15 AND APRIL 15 MUST BE STABILIZED IN ACCORDANCE WITH THE APPROVED WINTER CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL PLAN.

THE OWNER OR AUTHORIZED REPRESENTATIVE SHALL INSPECT EROSION CONTROL DEVICES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS OR WITHIN 24 HOURS AFTER ANY RAIN EVENT WHICH RESULTS IN THE DISCHARGE OF STORMWATER RUNOFF FROM THE SITE. IF THERE IS RUNOFF OF VISIBLY DISCOLORED WATER FROM THE SITE, ON-SITE PLAN COORDINATOR SHALL AS SOON AS PRACTICABLE INSPECT AND MAINTAIN EROSION CONTROL DEVICES. A WRITTEN REPORT OF ALL INSPECTIONS SHALL BE MAINTAINED AND KEPT ON-SITE AT ALL TIMES. ANY REQUIRED MAINTENANCE AND/OR REPAIR OF EROSION CONTROL MEASURES SHALL BE PERFORMED WITHIN 24 HOURS.

ALL TEMPORARY EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED ON THE SITE IN THE APPLICABLE AREA.

THE SEQUENCING OF EROSION CONTROL SHALL BE AS FOLLOWS:

- ERECT EROSION CONTROL FENCING AND INSTALL APPROVED CONSTRUCTION FENCE AT THE LIMITS OF DISTURBANCE.
- CONSTRUCT AND MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE.
- CONSTRUCT AND MAINTAIN CONSTRUCTION STAGING AREA AND TEMPORARY HALL ROADS.
- CONSTRUCT DIVERSION AND DRAINAGE DITCHES WITH CHECK DAMS AS APPROPRIATE.
- BEGIN STRIPPING AND STOCKPILING OF TOPSOIL ON THE SITE. INSTALL EROSION CONTROL FENCING AROUND DOWNHILL SIDE OF PILE. SEED AND MULCH PILE IF NOT TO BE ACTIVE FOR MORE THAN 7 DAYS.
- INSTALL STORM DRAINAGE UTILITIES. INSTALL INLET AND OUTLET PROTECTION AS APPROPRIATE.
- COMPLETE GRADING OF SITE. TOPSOIL, SEED, AND MULCH ALL AREAS TO BE SEED AS SOON AS CONSTRUCTION PERMITS FINISH GRADING OF THE AREAS.
- RESEED ALL SEEDED AREAS WHICH HAVE NOT GERMINATED WITHIN TWO WEEKS.

**WINTER CONSTRUCTION (OCTOBER 15 - APRIL 15):**  
 THE CONTRACTOR SHALL CONFORM TO WINTER CONSTRUCTION REQUIREMENTS OUTLINED IN THE "VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION & SEDIMENT CONTROL".

**PRIOR TO OCTOBER 15:**

- INSTALL ALL STRUCTURAL EROSION CONTROL MEASURES (SILT FENCE, BERMS, SWALES, DITCHES, SEDIMENTATION BASINS, GEOTEXTILES, STONE PADS, ETC.).
- STABILIZE ALL DISTURBED AREAS THAT WILL NOT BE DISTURBED BETWEEN OCTOBER 15 AND APRIL 15.
- INSTALL STONE PADS IN ALL CONSTRUCTION STAGING AREAS. INSTALL CONSTRUCTION FENCE AROUND LIMITS OF STAGING AREAS.
- SWALES, DITCHES, OR OTHER EPSC MEASURES WITHOUT WELL-ESTABLISHED VEGETATIVE COVER BY OCTOBER 15 SHALL BE STABILIZED WITH STONE, GEOTEXTILES, OR A DOUBLE APPLICATION OF MULCH. IF MULCH IS UTILIZED, IT SHALL BE TRACKED IN OR SECURED WITH NETTING IN OPEN AREAS SUBJECT TO WIND DISRUPTION.

**BETWEEN OCTOBER 15 AND APRIL 15:**

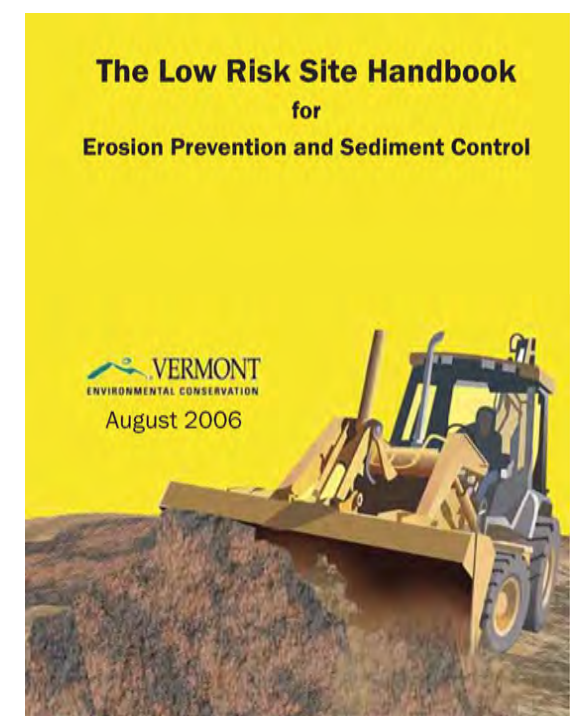
- ALL DISTURBED AREAS MUST BE STABILIZED USING TEMPORARY EPSC MEASURES AT THE END OF EACH WORKDAY, WITH THE FOLLOWING EXCEPTIONS:
  - IF NO PRECIPITATION WITHIN 24 HOURS IS FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
  - DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES, REQUIRE STABILIZATION AT THE END OF EACH WORK WEEK.
  - DAILY INSPECTIONS SHALL BE PERFORMED FOR ALL ACTIVE CONSTRUCTION AREAS (I.E. DISTURBED AREAS). A WRITTEN RECORD OF EACH INSPECTION SHALL BE MAINTAINED AND BE AVAILABLE UPON REQUEST.
  - WEEKLY INSPECTIONS SHALL BE PERFORMED FOR ALL AREAS WHICH HAVE BEEN TEMPORARILY STABILIZED, BUT ARE NO LONGER CONSIDERED AS ACTIVE SOIL DISTURBANCE AREAS. A WRITTEN RECORD OF EACH INSPECTION MUST BE MAINTAINED AND BE AVAILABLE UPON REQUEST.
  - ADDITIONAL INSPECTIONS OF ALL EPSC MEASURES SHALL BE PERFORMED PRIOR TO FORECASTED RAIN, THAWS, OR SPRING MELTING. A WRITTEN RECORD OF EACH INSPECTION SHALL BE MAINTAINED AND BE AVAILABLE UPON REQUEST.
  - SNOW SHOULD BE PILED DOWN GRADIENT OF DISTURBED AREAS. NO SNOW SHALL BE DISPOSED OF IN SEDIMENTATION OR STORMWATER BASINS. AFTER EACH SNOWFALL, SNOW SHOULD BE REMOVED FROM STRUCTURAL EPSC MEASURES TO ALLOW FOR REGULAR INSPECTION AND MAINTENANCE.
  - TEMPORARY STABILIZATION MEASURES:
    - APPLY MULCH AT TWO TIMES THE REGULAR RATE.
    - SECURE MULCH WITH NETTING, TRACKING, OR OTHER APPROVED METHOD IN AREAS WHERE FINISHED GRADES HAVE BEEN REACHED OR IN ADVANCE OF FORECASTED RAIN, THAWS, OR SPRING MELTING.
    - DO NOT APPLY MULCH OVER MORE THAN ONE INCH OF SNOW OR ICE. EXCESS SNOW OR ICE MUST BE REMOVED PRIOR TO THE INSTALLATION OF MULCH.
    - INSTALL STONE STABILIZATION, 10-20 FEET WIDE, IN AREAS WHERE CONSTRUCTION VEHICLE TRAFFIC IS ANTICIPATED, SUCH AS AROUND BUILDINGS UNDER CONSTRUCTION.
- REPAIR ALL EPSC MEASURES, AS NECESSARY.
- ESTABLISH VEGETATION AND INSTALL PERMANENT EPSC MEASURES AS SOON AS POSSIBLE.

**PERMANENT EROSION CONTROL MEASURES & MAINTENANCE:**

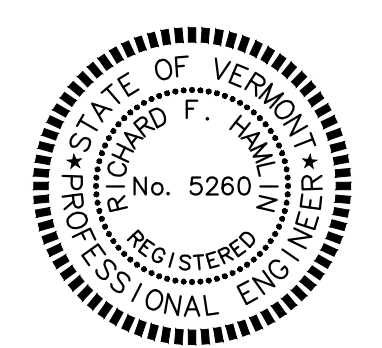
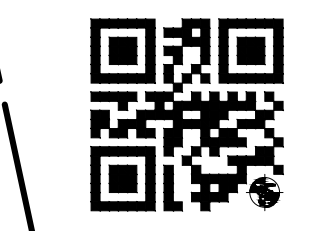
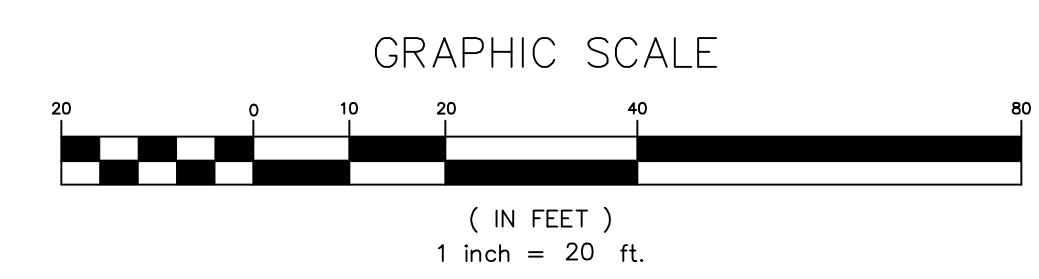
ALL DISTURBED AREAS WITHIN THE CONSTRUCTION ZONE WILL BE PERMANENTLY STABILIZED AS PART OF THIS WORK. PERMANENT STABILIZATION WILL BE ACHIEVED BY ONE OF THE FOLLOWING FOUR METHODS:

- THE NEW PARKING AREA WILL BE BITUMINOUS CONCRETE PAVEMENT. THE PAVEMENT WILL BE SWEEP PERIODICALLY TO REMOVE DIRT AND DEBRIS FROM THE SURFACE.
- THE NEW SIDEWALKS WILL BE CEMENT CONCRETE. THE SIDEWALKS WILL BE SWEEP PERIODICALLY TO REMOVE DIRT AND DEBRIS FROM THE SURFACE.
- THE NEW PLANTING BEDS WILL HAVE LOW GROWTH PLANTS AND BARK MULCH. THE BARK MULCH AREAS WILL BE INSPECTED IN THE SPRING FOR EROSION. ANY ERODED AREAS WILL BE MULCHED AGAIN.
- ALL OTHER AREAS WILL BE TOPSOILED, SEEDED, LIMED, FERTILIZED AND MULCH. THESE AREAS WILL BE WATERED UNTIL A SUBSTANTIAL ROOT BASE HAS BEEN DEVELOPED FOR THE NEW GRASS. THE GRASS SHALL BE MOVED AS REQUIRED. EACH SPRING ALL LAWN AREAS WILL BE INSPECTED FOR EROSION. IN THE EVENT EROSION IS FOUND THESE AREAS WILL BE PERMANENTLY REPAIRED.

THERE ARE NEW DRAINAGE STRUCTURES WHICH ARE BEING INSTALLED AS PART OF THIS PROJECT. THE STRUCTURES WILL HAVE INLET PROTECTION DURING CONSTRUCTION AND UNTIL PERMANENT SITE STABILIZATION AND VEGETATIVE COVER HAS BEEN ESTABLISHED. THE CATCH BASINS WILL BE INSPECTED ANNUALLY AND REPAIRS AND SUMP CLEANING WILL BE COMPLETED AS REQUIRED.



INSTALL TEMPORARY EROSION CONTROL FENCE SEE DETAIL



DATE	09/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE	EROSION PREVENTION AND SEDIMENT CONTROL PLAN				
Survey	MLD	Design	SOL	Drawn	SOL
Checked	RFH	Date	07/22/19	Scale	1" = 20'
				Job	18-235
				File	
				Drawing	EC-1

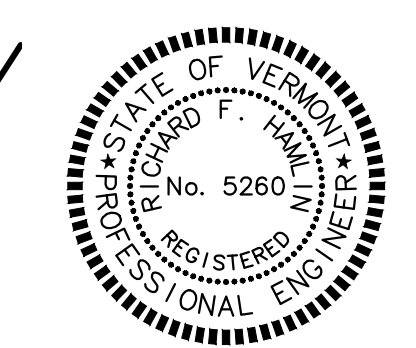
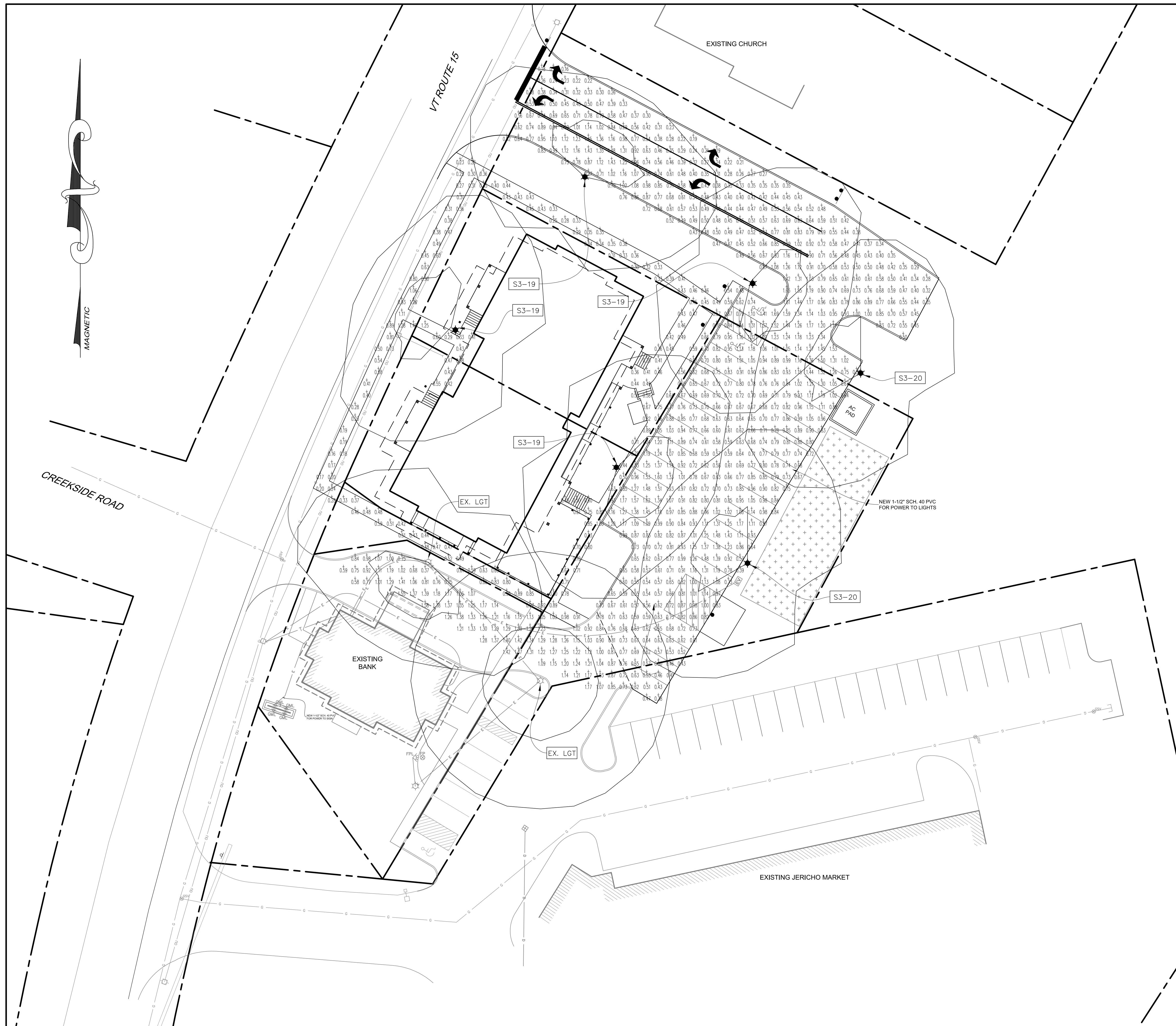
Donald L. Hamlin  
 Consulting  
 Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont

**LIGHT INFORMATION**

- S3-19 = STERNBERG LIGHTING LIGHT, MODEL PT-MS805BLED-3-4ARC45T3  
-MDL03-CTA/BK, MOUNT ON A STERNBERG POLE  
3900 RICHMOND SERIES MODEL 39-16-T5-BCC-FH-BK
- S3-20 = STERNBERG LIGHTING LIGHT, MODEL PT-MS805BLED-3-4ARC45T3  
-MDL03-CTA/BK, MOUNT ON A STERNBERG POLE  
3900 RICHMOND SERIES MODEL 39-16-T5-BCC-FH-BK

**LIGHT STATISTICS**

MAXIMUM = 1.69 FOOT CANDLES  
MINIMUM = 0.16 FOOT CANDLES  
AVERAGE = 0.77 FOOT CANDLES  
UNIFORMITY RATIO = 4.81:1



DATE	09/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE	LIGHTING PLAN				
Survey	---	Design	SOL	Drawn	SOL
Checked	RFH	Date	07/22/19	Scale	1" = 20'
				Job	18-235
				File	
				Drawing	L-1

Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

Submitted by: **VISIBLELIGHT** Job Name: \_\_\_\_\_ Catalog Number: \_\_\_\_\_ Type: \_\_\_\_\_

### MS805LED MAIN STREET SERIES

**LED**

**Fixture Examples**

**Options**

**Filters**

**Specifications**

Mounting Configuration: ...

LED: ...

Options Available: ...

**Performance**

Model #	Height	Beam Angle	Efficiency (lm/w)	Power (W)	Output (lm)	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'	Beam Diameter @ 400'	Beam Diameter @ 500'
MS805-001	8'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-002	10'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-003	12'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-004	14'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-005	16'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-006	18'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-007	20'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-008	22'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-009	24'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-010	26'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-011	28'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-012	30'0"	40°	100	100	10000	10'	20'	30'	40'	50'

**SternbergLighting** 800-621-3378  
555 Lawrence Ave., Roselle, IL 60172  
www.sternberglighting.com

Submitted by: **VISIBLELIGHT** Job Name: \_\_\_\_\_ Catalog Number: \_\_\_\_\_ Type: \_\_\_\_\_

### MS805LED MAIN STREET SERIES

**LED**

**Specifications**

Mounting Configuration: ...

LED: ...

Options Available: ...

**Performance**

Model #	Height	Beam Angle	Efficiency (lm/w)	Power (W)	Output (lm)	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'	Beam Diameter @ 400'	Beam Diameter @ 500'
MS805-001	8'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-002	10'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-003	12'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-004	14'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-005	16'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-006	18'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-007	20'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-008	22'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-009	24'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-010	26'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-011	28'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-012	30'0"	40°	100	100	10000	10'	20'	30'	40'	50'

**SternbergLighting** 800-621-3378  
555 Lawrence Ave., Roselle, IL 60172  
www.sternberglighting.com

Submitted by: **VISIBLELIGHT** Job Name: \_\_\_\_\_ Catalog Number: \_\_\_\_\_ Type: \_\_\_\_\_

### MS805LED MAIN STREET SERIES

**LED**

**Specifications**

Mounting Configuration: ...

LED: ...

Options Available: ...

**Performance**

Model #	Height	Beam Angle	Efficiency (lm/w)	Power (W)	Output (lm)	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'	Beam Diameter @ 400'	Beam Diameter @ 500'
MS805-001	8'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-002	10'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-003	12'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-004	14'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-005	16'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-006	18'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-007	20'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-008	22'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-009	24'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-010	26'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-011	28'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-012	30'0"	40°	100	100	10000	10'	20'	30'	40'	50'

**SternbergLighting** 800-621-3378  
555 Lawrence Ave., Roselle, IL 60172  
www.sternberglighting.com

Submitted by: **VISIBLELIGHT** Job Name: \_\_\_\_\_ Catalog Number: \_\_\_\_\_ Type: \_\_\_\_\_

### MS805LED MAIN STREET SERIES

**LED**

**Specifications**

Mounting Configuration: ...

LED: ...

Options Available: ...

**Performance**

Model #	Height	Beam Angle	Efficiency (lm/w)	Power (W)	Output (lm)	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'	Beam Diameter @ 400'	Beam Diameter @ 500'
MS805-001	8'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-002	10'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-003	12'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-004	14'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-005	16'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-006	18'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-007	20'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-008	22'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-009	24'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-010	26'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-011	28'0"	40°	100	100	10000	10'	20'	30'	40'	50'
MS805-012	30'0"	40°	100	100	10000	10'	20'	30'	40'	50'

**SternbergLighting** 800-621-3378  
555 Lawrence Ave., Roselle, IL 60172  
www.sternberglighting.com

Submitted by: **VISIBLELIGHT** Job Name: \_\_\_\_\_ Catalog Number: \_\_\_\_\_ Type: \_\_\_\_\_

### 3900 RICHMOND SERIES

**Ornamental Poles**

**Specifications**

GENERAL: ...

CONSTRUCTION: ...

INSTALLATION: ...

**Cast Aluminum - Extruded Poles**

11 1/2" Diameter Base x 41" High

**SternbergLighting** 800-621-3378  
555 Lawrence Ave., Roselle, IL 60172  
www.sternberglighting.com

Submitted by: **VISIBLELIGHT** Job Name: \_\_\_\_\_ Catalog Number: \_\_\_\_\_ Type: \_\_\_\_\_

### 3900 RICHMOND SERIES

**POSTS / OPTIONS / POST CAPS**

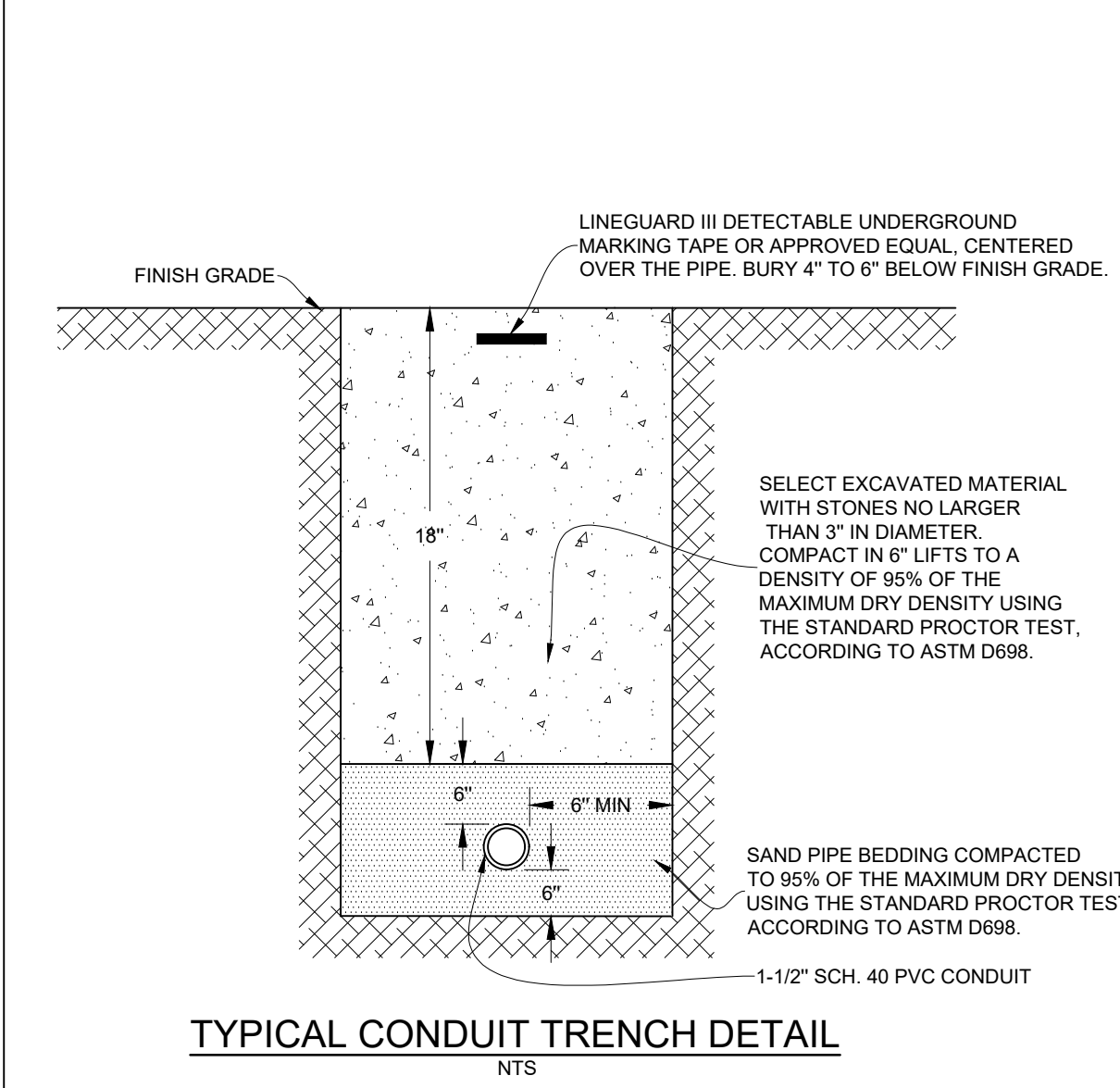
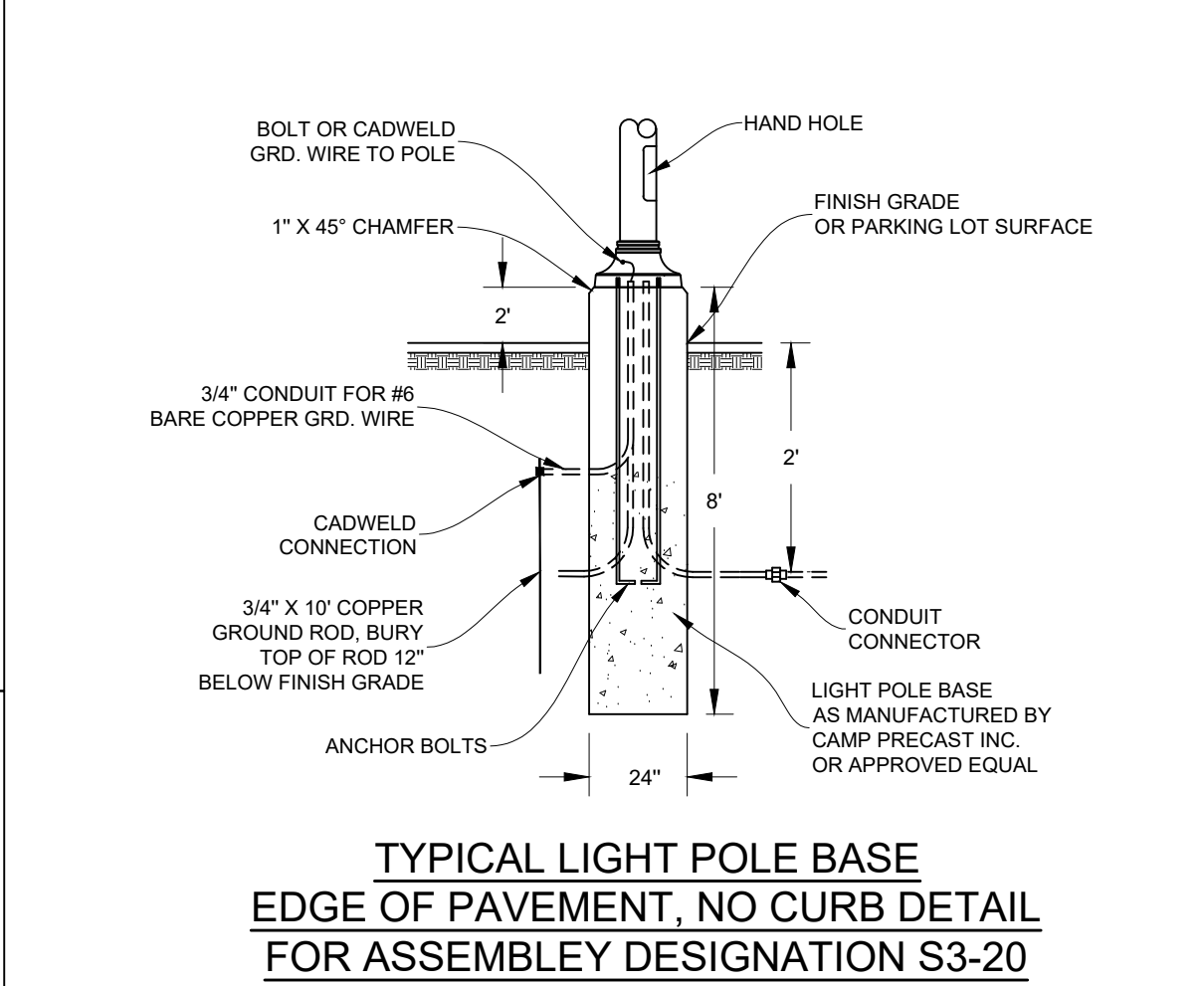
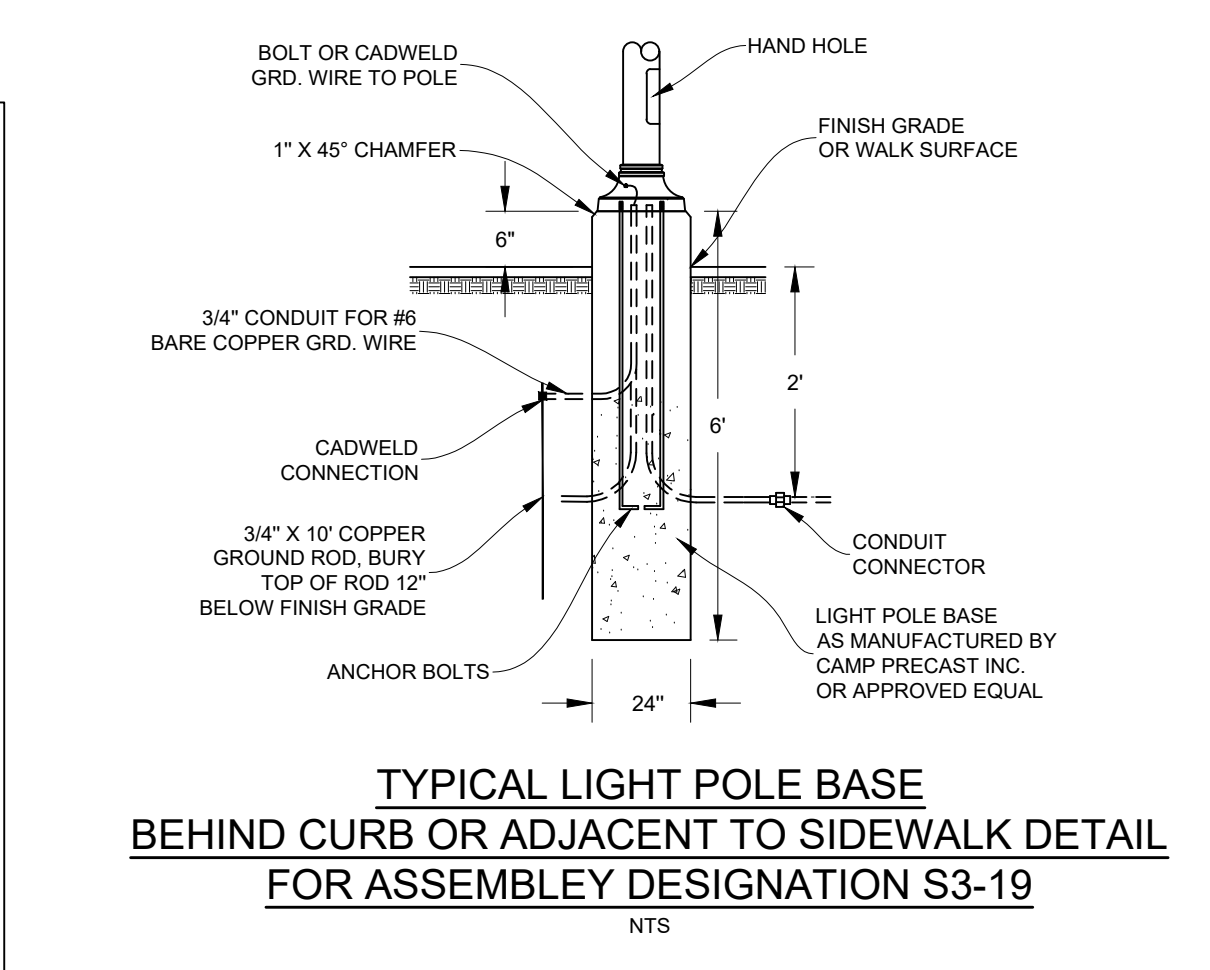
**Building a Part Number**

Part Number Selections: ...

Options Available: ...

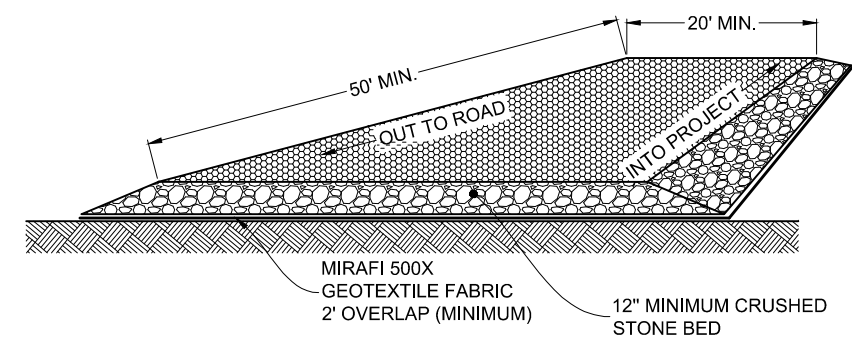
Post Center Caps (if Required): ...

**SternbergLighting** 800-621-3378  
555 Lawrence Ave., Roselle, IL 60172  
www.sternberglighting.com



DATE	09/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE	LIGHTING DETAILS				
Survey	---	Design	SOL	Scale	SHOWN
Drawn	SOL	Checked	RFH	Job	18-235
Date	07/22/19	File		Drawing	L-2

**Donald L. Hamlin**  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

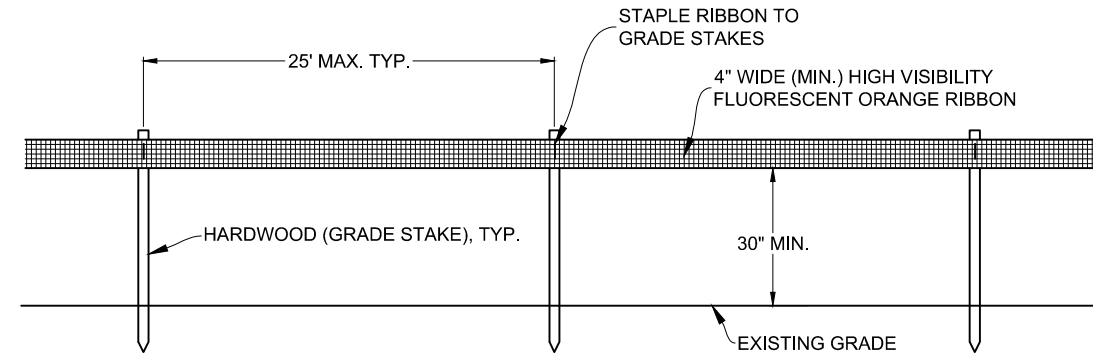


NOTES:  
 STABILIZED ENTRANCE TO BE CONSTRUCTED AT LOCATIONS SHOWN ON PLANS.  
 MINIMUM LENGTH OF ENTRANCE SHALL BE 50', MINIMUM WIDTH SHALL BE 20'.  
 CRUSHED STONE SIZE TO BE 1" TO 4".

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC ROADWAYS. PERIODIC TOP DRESSING WITH ADDITIONAL STONE MAY BE REQUIRED TO ACCEPTABLY MAINTAIN THE ENTRANCE ROAD. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ON PUBLIC ROADS MUST BE REMOVED IMMEDIATELY.

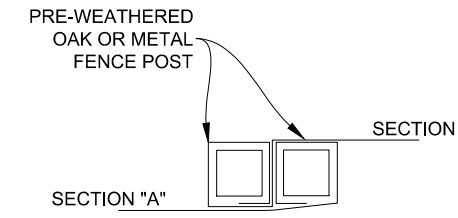
WHEN NECESSARY, THE WHEELS OF VEHICLES EXITING THE SITE SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN OR WATERCOURSE.

**TYPICAL STABILIZED CONSTRUCTION ENTRANCE**  
 NTS

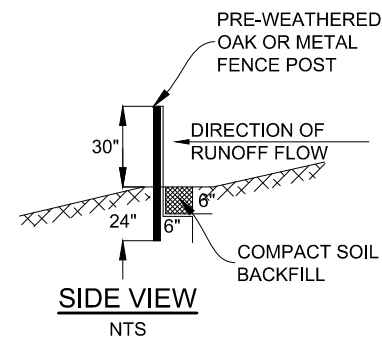


NOTE: LIMIT FENCE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION

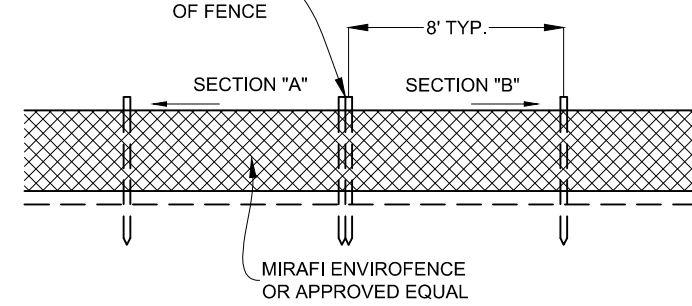
**CONSTRUCTION LIMIT FENCE DETAIL**  
 NTS



**TOP VIEW OF JOINING FENCE SECTIONS**  
 NTS

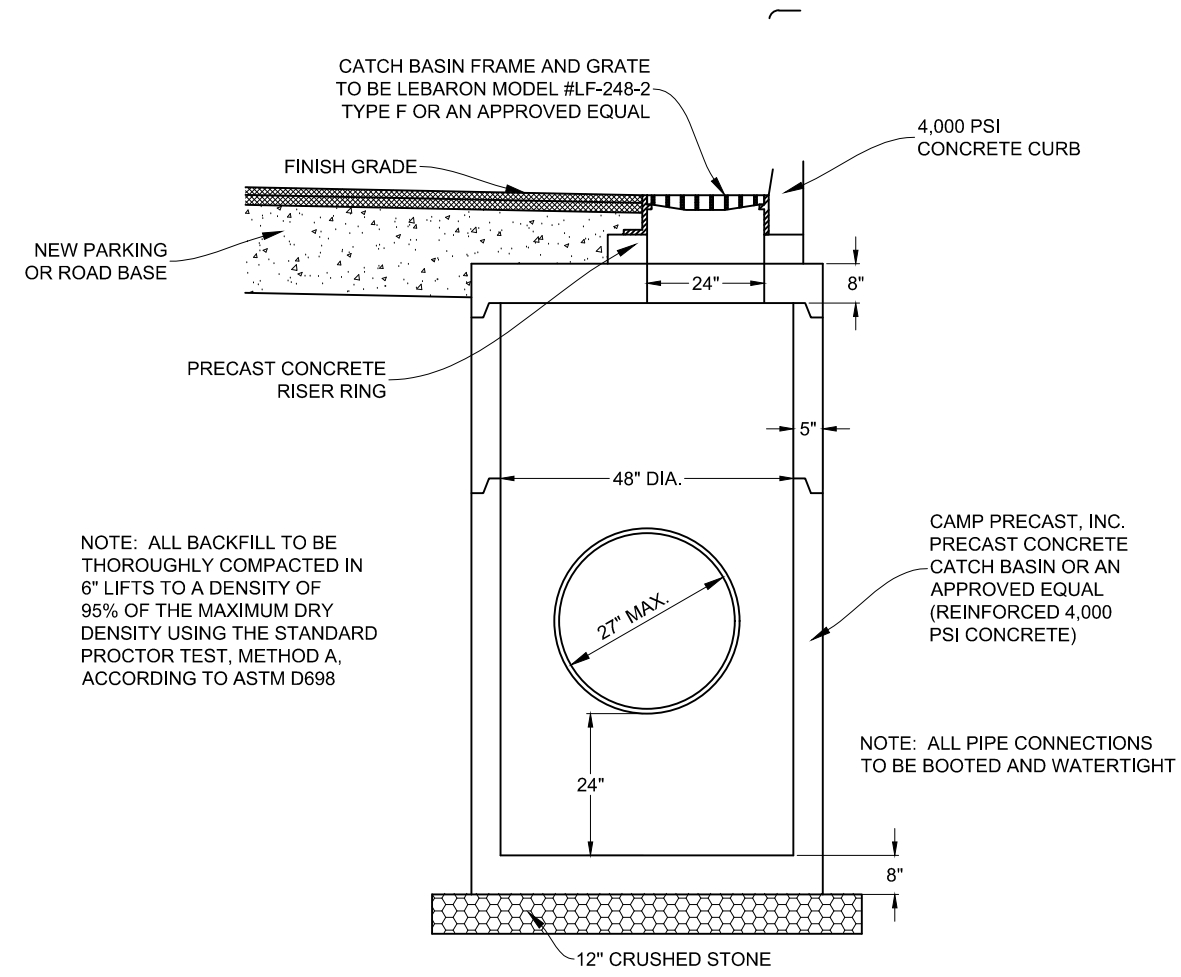


NTS



NTS

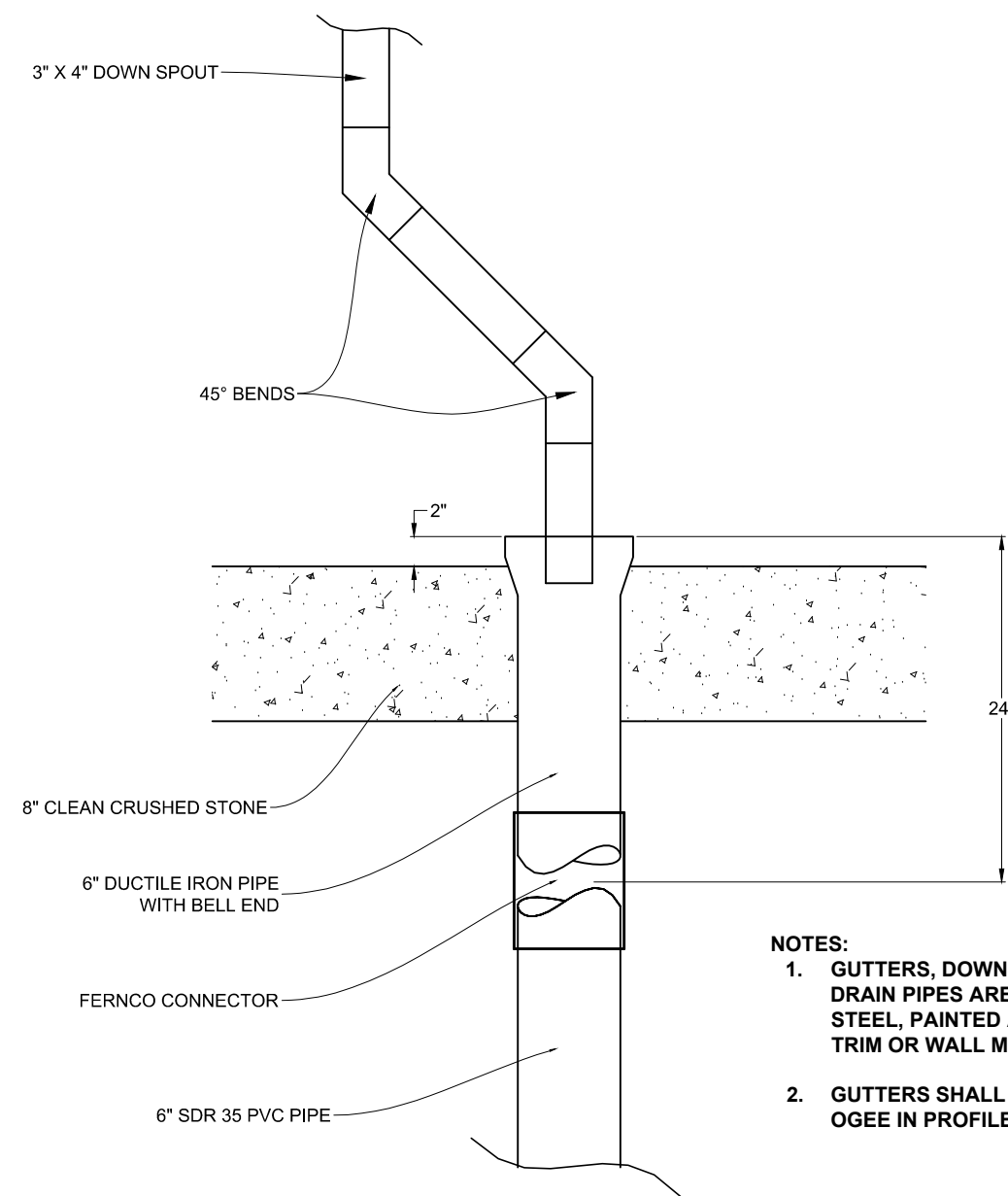
**TYPICAL TEMPORARY EROSION CONTROL FENCE**  
 NTS



NOTE: ALL BACKFILL TO BE THOROUGHLY COMPACTED IN 6" LIFTS TO A DENSITY OF 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, METHOD A, ACCORDING TO ASTM D698

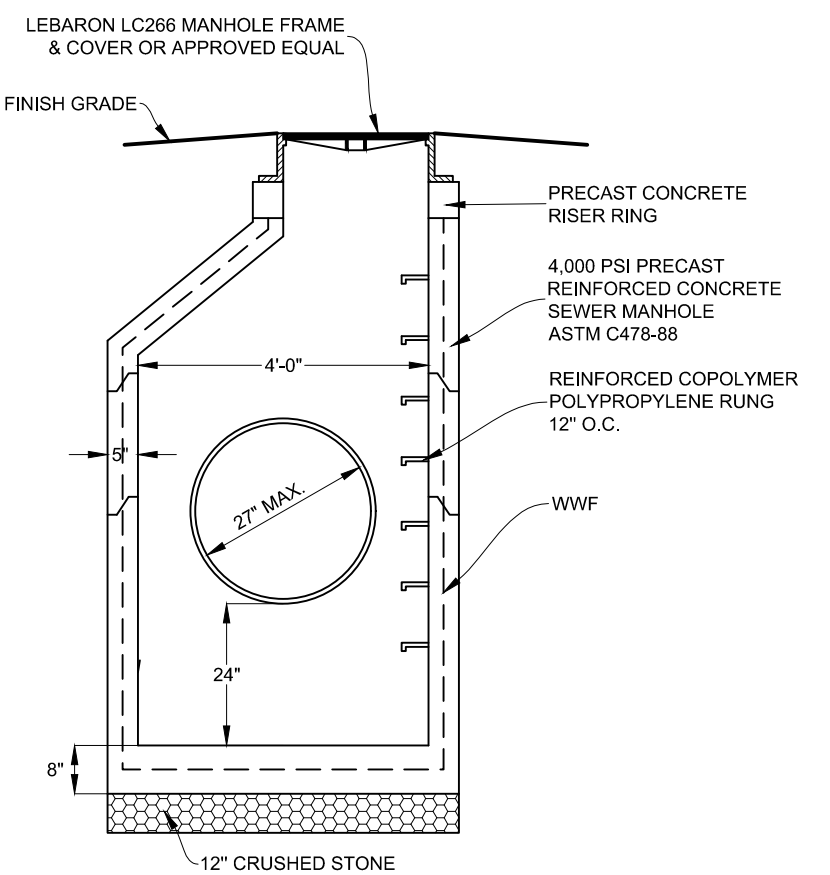
NOTE: ALL PIPE CONNECTIONS TO BE BOOTED AND WATERTIGHT

**TYPICAL 48" DIA. CATCH BASIN DETAIL**  
 NTS

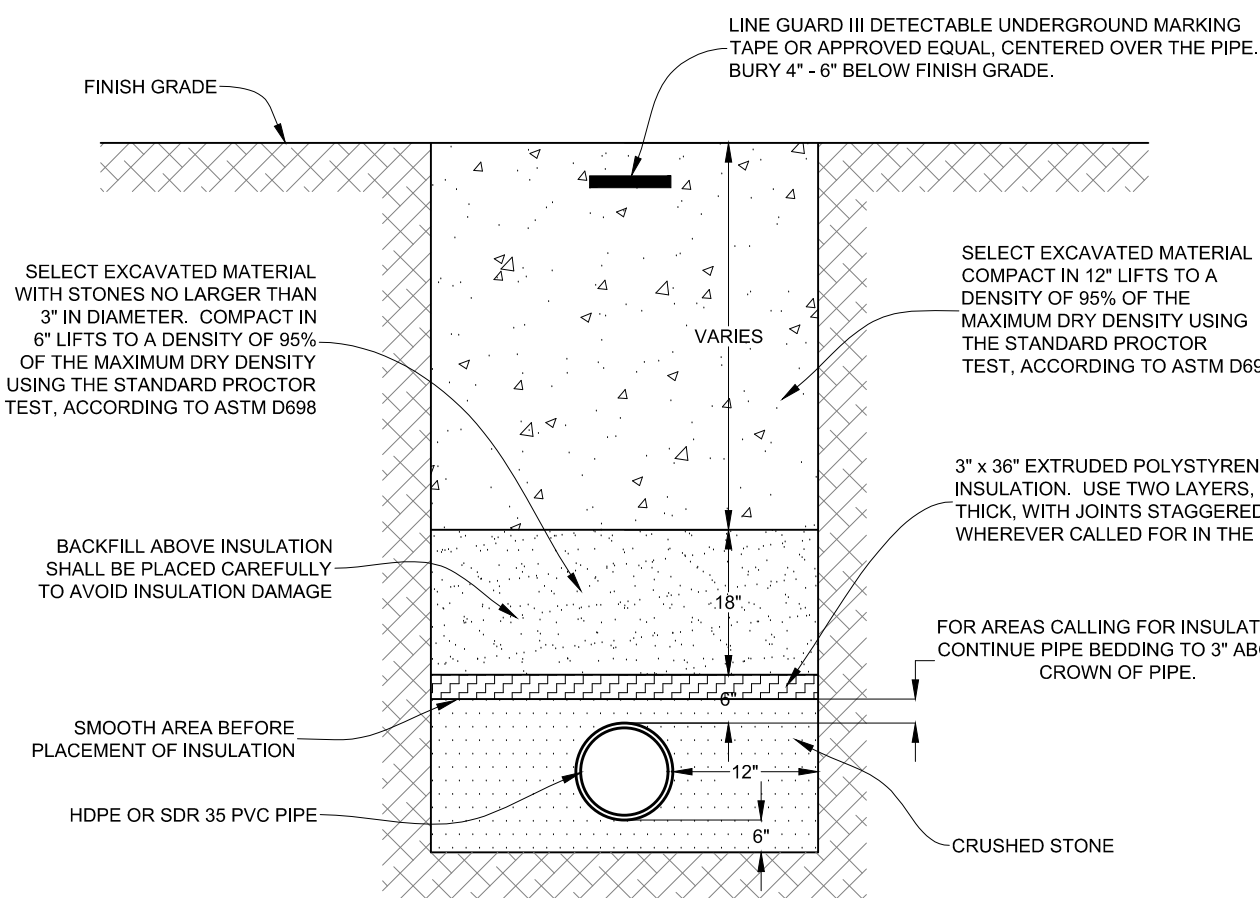


NOTES:  
 1. GUTTERS, DOWNSPOUTS AND PROJECTING DRAIN PIPES ARE TO BE MADE OF GALVANIZED STEEL, PAINTED ALUMINUM TO MATCH FASCIA, TRIM OR WALL MATERIAL, OR RAW COPPER.  
 2. GUTTERS SHALL BE SQUARE, HALF-ROUND OR OGEE IN PROFILE.

**TYPICAL DOWN SPOUT CONNECTION DETAIL**  
 NTS



**STORM SEWER MANHOLE DETAIL**  
 NTS



**TYPICAL TRENCH DETAIL, HDPE AND SDR 35 PVC STORM SEWER**  
 NTS

**Inlet Filter Specifications:**

Item #	Dimensions	Pieces per Carton	Pieces Per Pallet
IF1527X30C	1.5' x 27' x 30'	10 pads	120 pads
IF1527X21FTB	1.5' x 27' x 21'	1 roll	12 rolls
IF1527X75FTB	1.5' x 27' x 75'	N/A	3 rolls

Other pad and roll sizes are available upon request. Cartons sized to ship by UPS.



**Inlet Filter Installation Instructions:**

1. Remove sediment, debris, ice and snow from the inlet grate surface and surrounding area.
2. Verify fit by placing filter over inlet grate to ensure that Inlet Filter extends at least one inch beyond the front and both curb ends. The overlap slows water flow and starts filtering sediment and debris before water drops into the inlet.

3. Position the mat. Place Inlet Filter on grate with the net side down, flush to the back edge and extending beyond the grate opening on the front and both sides. The zip ties attach Inlet Filter to the inlet grate cover WITHOUT LIFTING THE GRATE COVER.

4. Insert zip ties. Lift Inlet Filter slightly to enable you to see the first grate bar from the edge of the grate cover. Push the zip tie down through the Inlet Filter and loop under the grate bar. Insert the pointed end of the zip tie about 2" away from the first zip tie penetration and push back up through the filter.

5. Tighten zip ties. After attaching all of the zip ties, re-position Inlet Filter to completely cover and overlap the grate. Pull free end of zip-ties hand tight to anchor Inlet Filter to the grate. Cut off free end of zip ties to leave a 1" tail.

**Inlet Filter Maintenance Instructions:**

1. Remove sediment from the sides of the filter by sweeping away from Inlet Filter.
2. Remove sediment from the top of the filter by sweeping off of Inlet Filter.

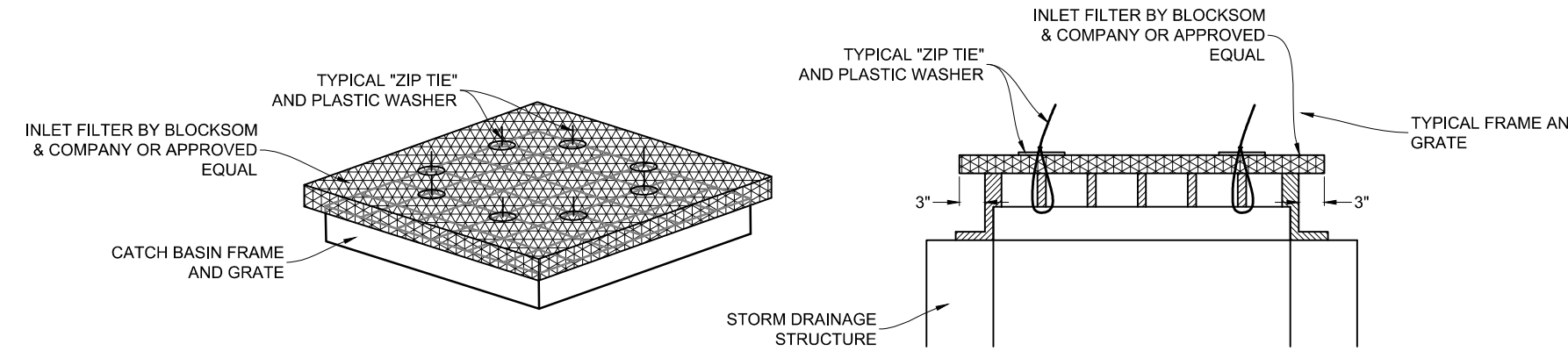
3. Remove sediment from the top of the filter by sweeping off of Inlet Filter.

4. Remove sediment from the top of the filter by sweeping off of Inlet Filter.

5. Remove sediment from the top of the filter by sweeping off of Inlet Filter.

Inlet Filter will collect a lot of sediment. Clean Inlet Filter while mounted on the grate, even if ponded water surrounds the inlet. This unique feature ensures all water entering the grate is filtered. Sweep sides and top of Inlet Filter to remove sediment and debris after each rain event.

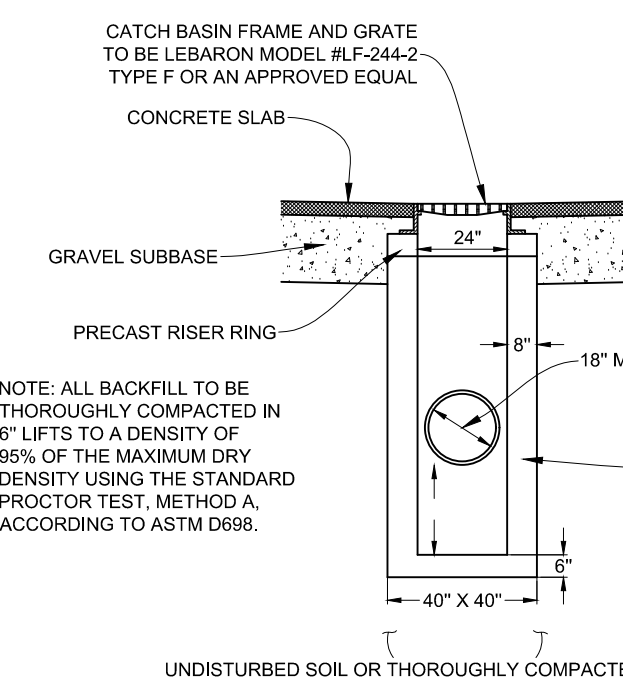
**Blockson & Co.**  
 P.O. Box 2007, Michigan City, IN 46361-8007  
 Toll free: (800) 745-1408 Fax: (219) 874-3752



NTS

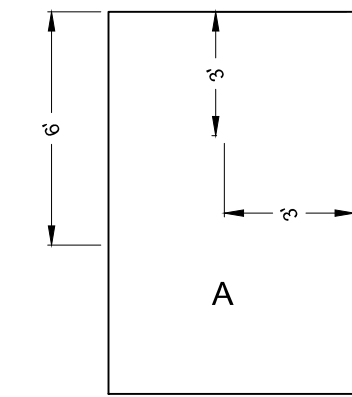
NOTES:  
 1. INLET PROTECTION SHALL BE INSTALLED MAINTAINED PER MANUFACTURER'S SPECIFICATIONS.  
 2. INLET PROTECTION SHALL BE EVALUATED DURING THE FIRST RAIN EVENT TO DETERMINE EFFECTIVENESS.  
 3. INLET PROTECTION SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS OR WITHIN 24 HOURS AFTER ANY RAIN EVENT WHICH RESULTS IN A DISCHARGE FROM THE SITE.  
 4. REPLACE INLET FILTER AS NECESSARY TO ALLOW PROPER DRAINAGE AND INLET PROTECTION.

**TYPICAL CATCH BASIN INLET PROTECTION**  
 NTS



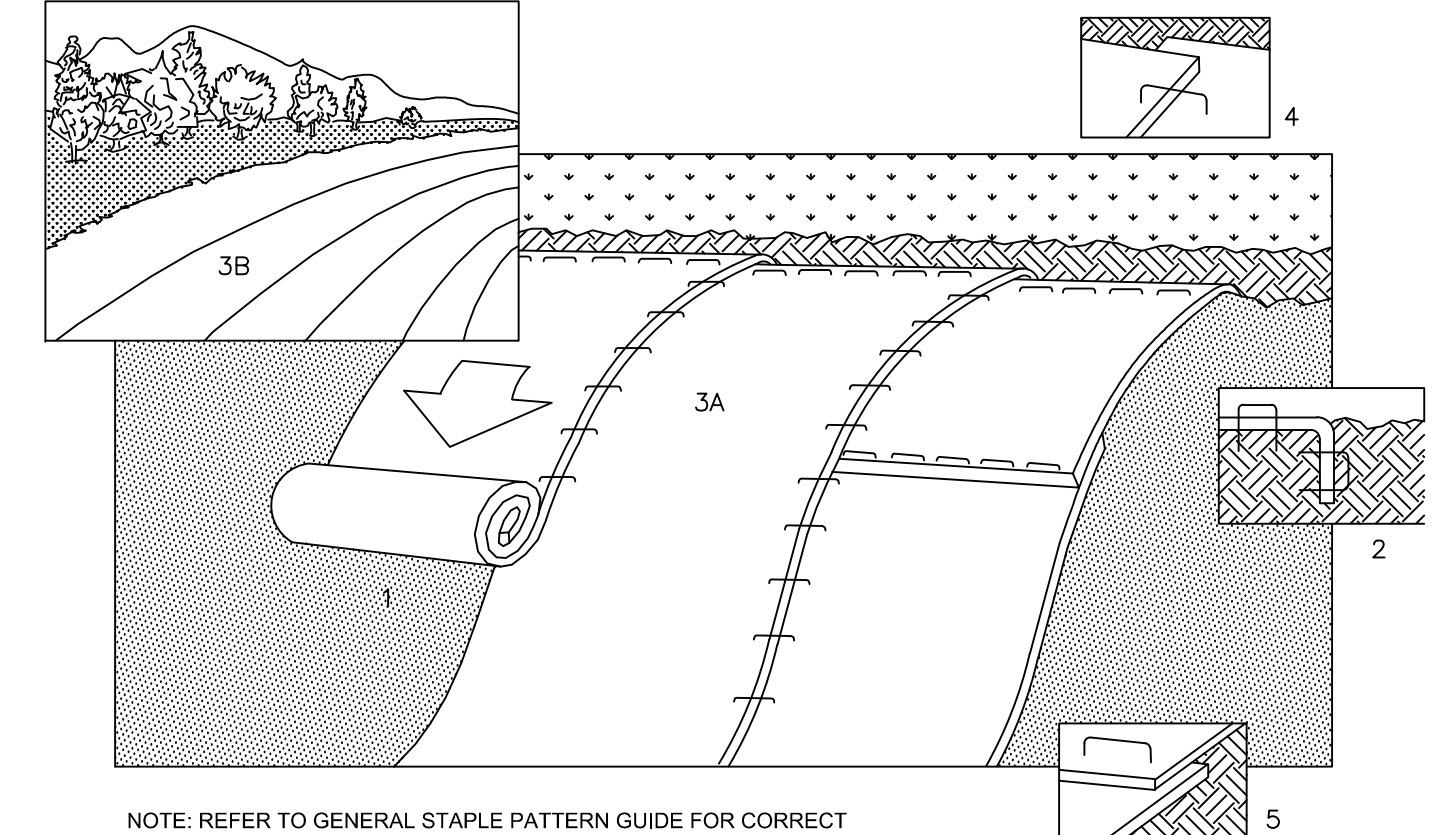
**PRECAST CONCRETE CATCH BASIN TO BE INSTALLED AT BOTTOM OF BASEMENT ACCESS RAMP**  
 NTS

**STAPLE PATTERN GUIDE**



7 STAPLES PER SQ. YD.

**SLOPE INSTALLATION**



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

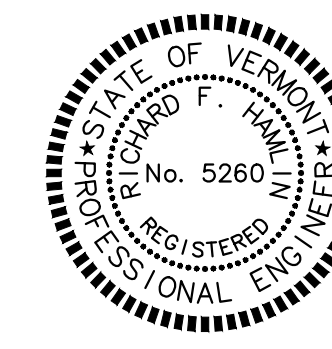
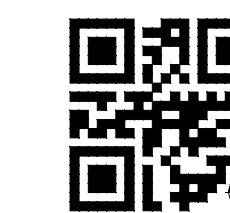
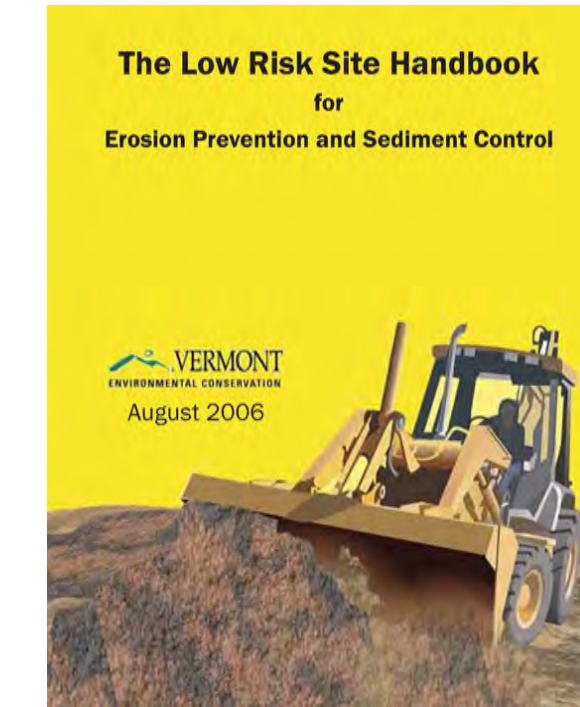


**NORTH AMERICAN GREEN**

NOTE: CONTRACTOR SHALL INSTALL S150BN MATTING.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711  
 USA 1-800-772-2040 CANADA 1-800-448-2040

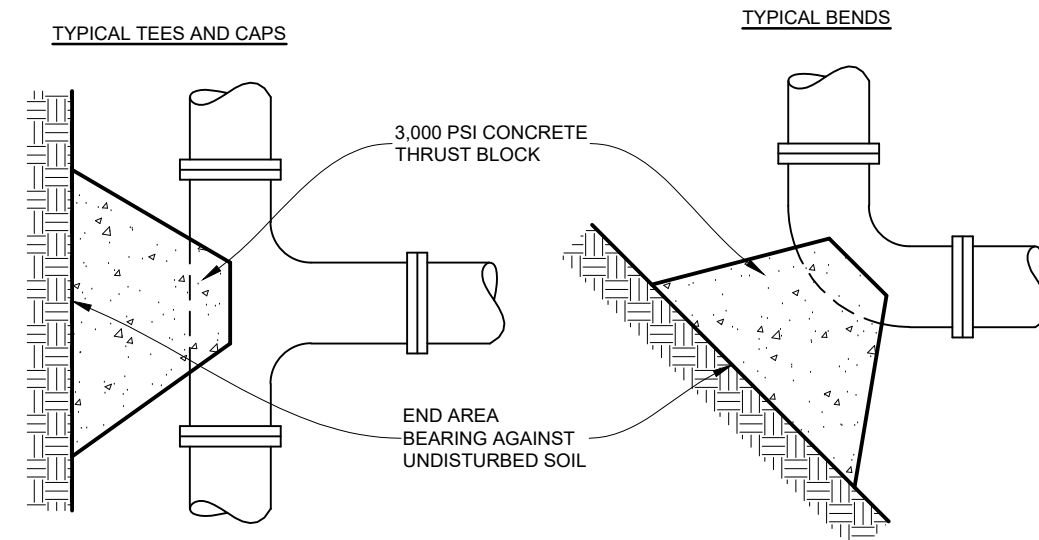
**NORTH AMERICAN GREEN S150BN MATTING DETAIL**  
 NTS



DATE	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
09/04/19				
CLIENT TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE TYPICAL DETAILS				
Survey				Scale SHOWN
Design	SOL			Job 18-235
Drawn	SOL			File
Checked	RFH			Drawing
Date	07/22/19			<b>DT-1</b>

**Donald L. Hamlin**  
 Consulting Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont

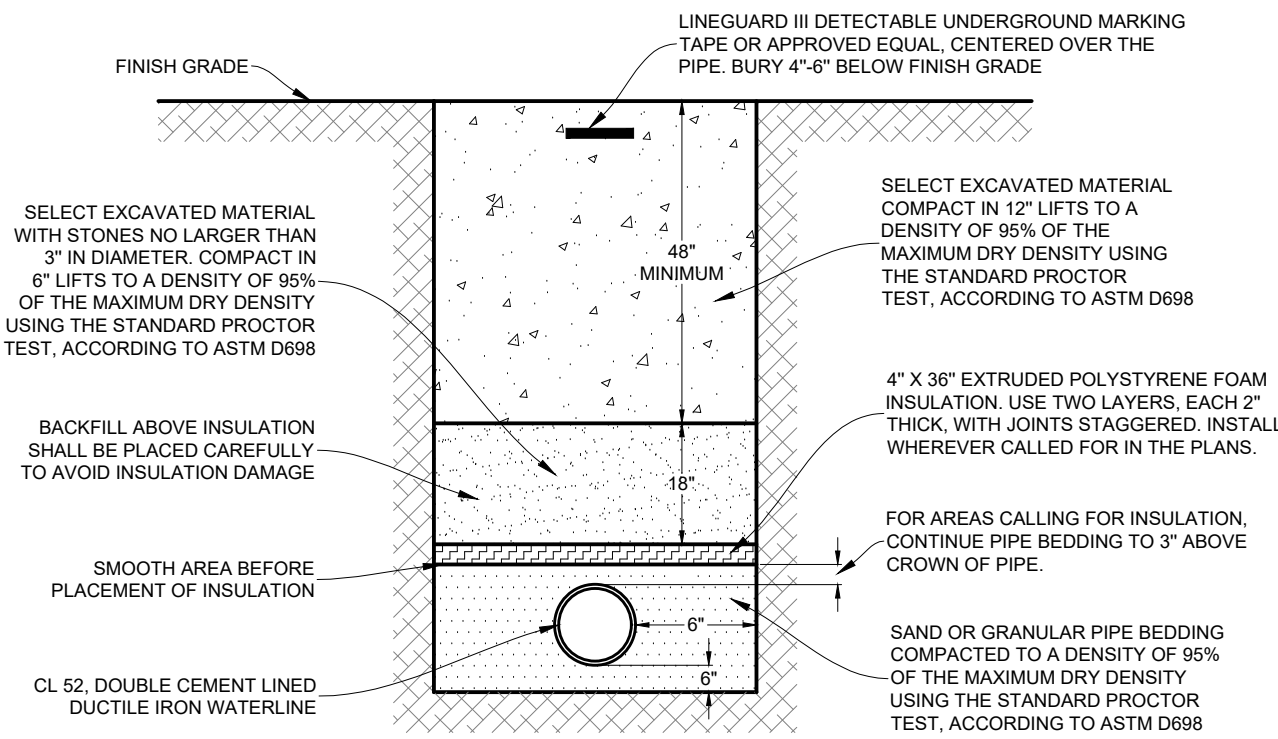




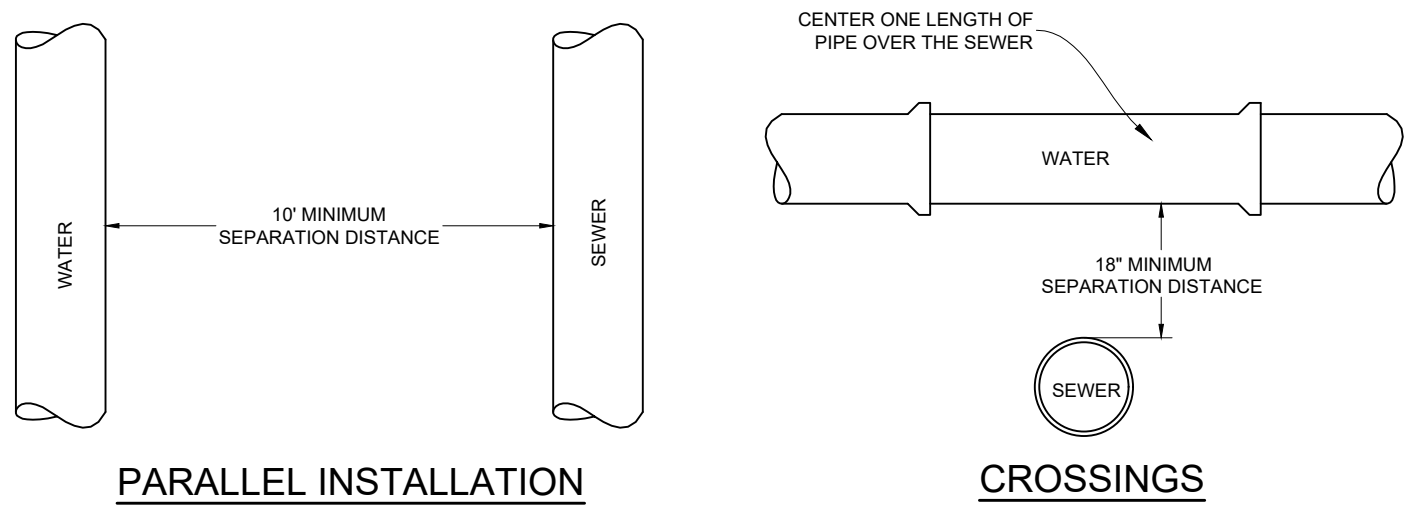
**NOTES:**  
 ALL BOLTS AND NUTS TO REMAIN ACCESSIBLE AND ARE TO BE COVERED WITH PLASTIC TO PREVENT CONCRETE FROM ADHERING TO THEM.  
 ALL FITTINGS SHALL BE RETAINED WITH "GRIP-RING" INSERTS.  
 BASED ON TESTING PRESSURE OF 200 PSI AND BEARING CAPACITY OF SAND OF 2000 LBS/SQ. FT.

FITTINGS	6"	8"	10"	12"
11-1/4" OR 22-1/2"	3.0	3.0	4.0	6.0
45°	3.0	5.0	8.0	11.0
90°	6.0	10.0	14.0	20.0
TEES OR END CAPS	4.0	7.0	10.0	14.0
VALVES	2.0	2.0	2.0	2.0

**THRUST BLOCK END AREA (SQ. FT. BEARING AREA)**  
 NTS



**TYPICAL TRENCH DETAIL, DUCTILE IRON WATERLINE**  
 NTS



**PARALLEL INSTALLATION CROSSINGS**

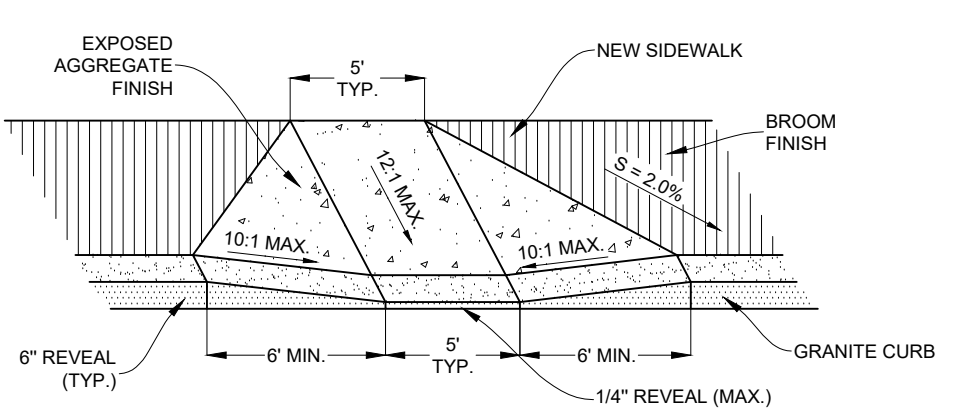
**SEWER - WATER SEPARATION NOTES**

**HORIZONTAL SEPARATION**  
 SEWERS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. WHERE IMPRACTICAL DUE TO LEDGE, BOULDERS OR OTHER UNUSUAL CONDITIONS, TO MAINTAIN TEN FOOT HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES, THE WATER LINE MAY BE IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE IN THE SEWER TRENCH PROVIDED THAT THE BOTTOM OF THE WATER LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER, WHEREVER POSSIBLE OR IMPRACTICAL TO MAINTAIN 18" VERTICAL SEPARATION, THE SEWER LINE SHALL BE CONSTRUCTED TO NORMAL WATERLINE STANDARDS AND PRESSURE TESTED TO 50 PSI FOR 15 MINUTES PRIOR TO BACKFILLING. NO LEAKAGE SHALL BE ALLOWED FOR THIS TEST.

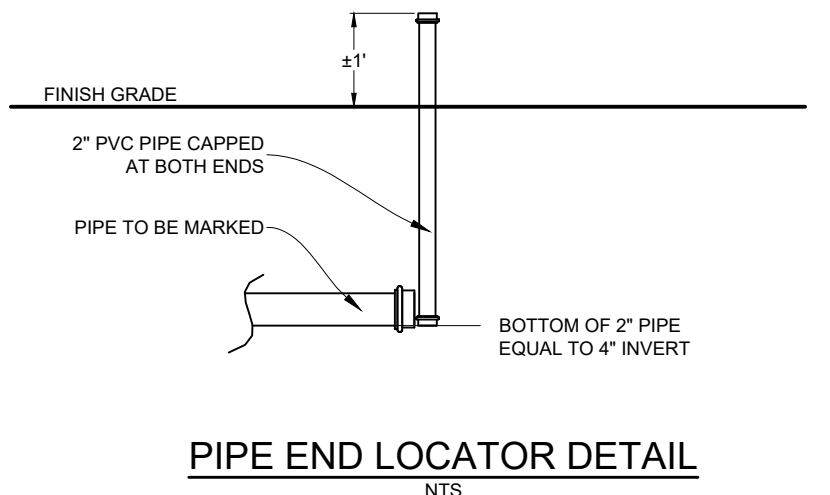
**CROSSING**  
 SEWER CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18" VERTICAL CLEARANCE BETWEEN THE TOP OF THE SEWER AND THE BOTTOM OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN:

- 1) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.
- 2) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER.
- 3) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS; AND
- 4) WHERE WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

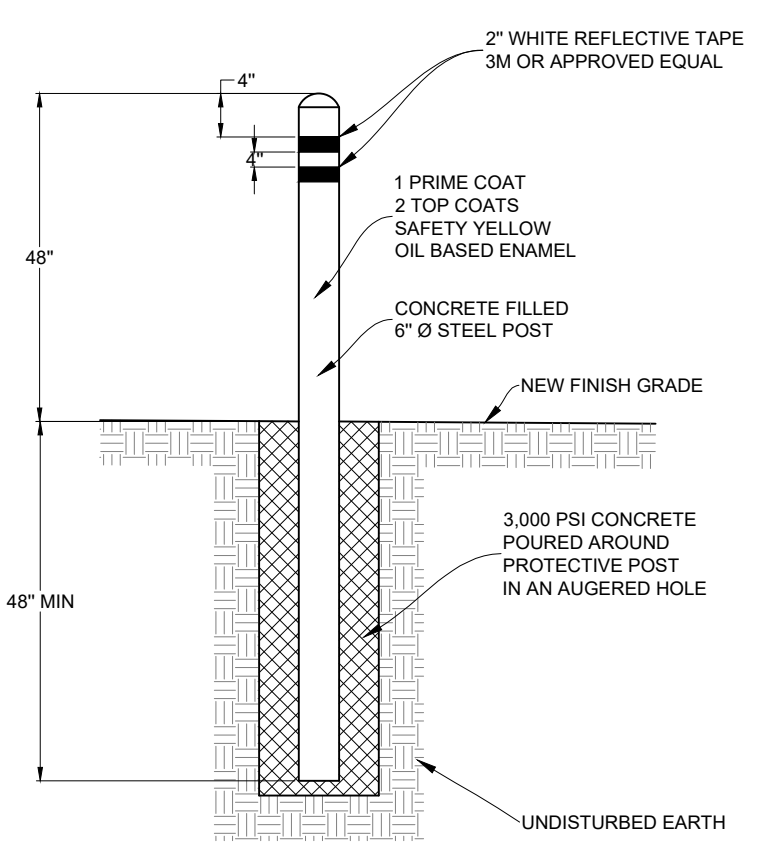
**TYPICAL SEWER - WATER SEPARATION REQUIREMENTS**  
 NTS



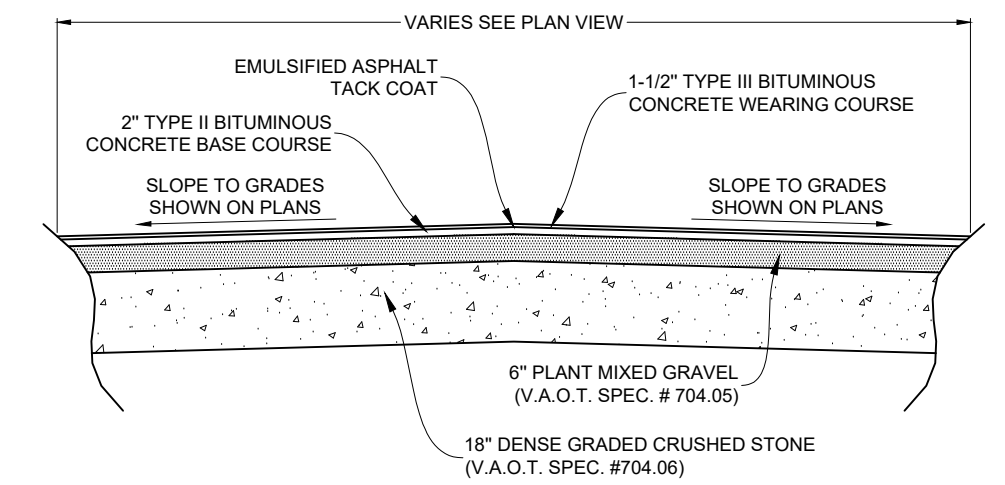
**TYPICAL HANDICAP SIDEWALK ACCESS**  
 NTS



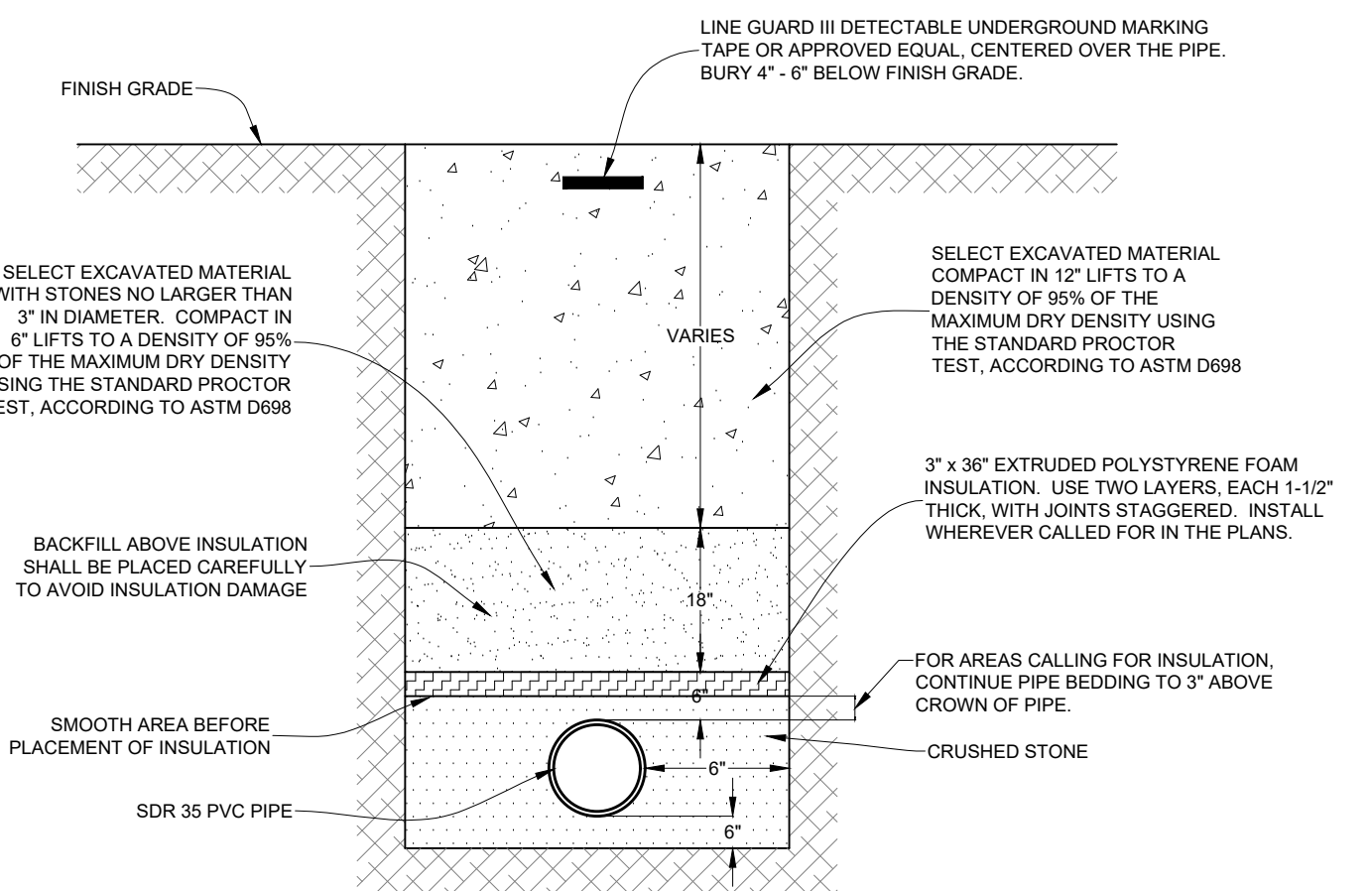
**PIPE END LOCATOR DETAIL**  
 NTS



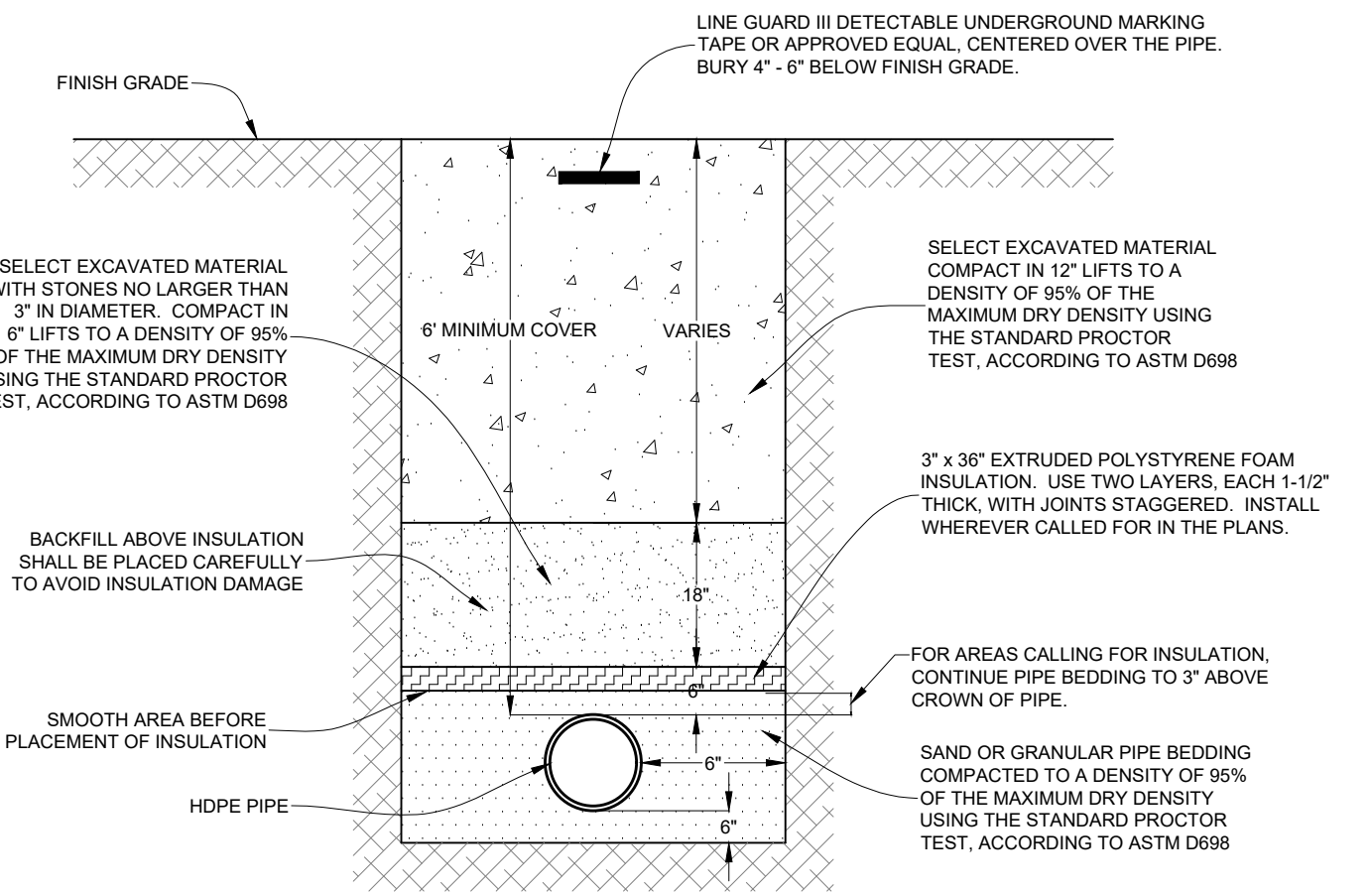
**TYPICAL PROTECTIVE POST DETAIL**  
 NTS



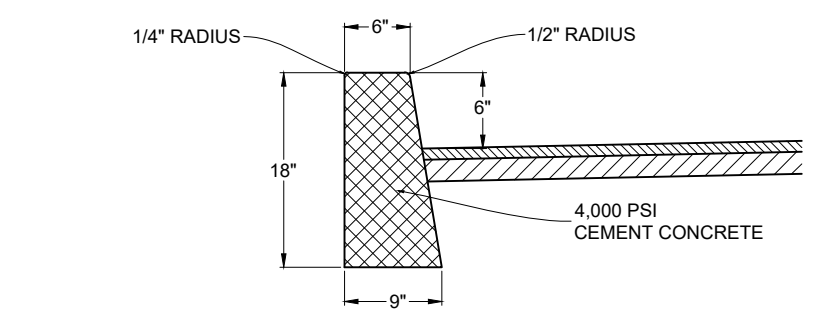
**TYPICAL BITUMINOUS CONCRETE PAVEMENT CROSS SECTION**  
 NTS



**TYPICAL TRENCH DETAIL, SDR 35 PVC SANITARY SEWER**  
 NTS

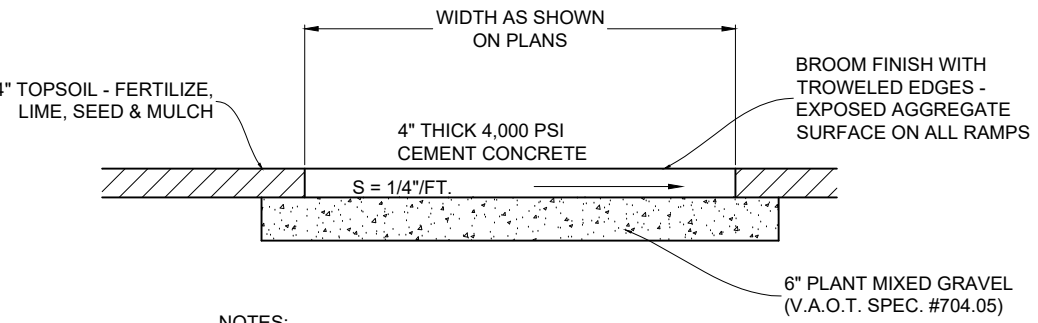


**TYPICAL TRENCH DETAIL, HDPE FORCEMAIN**  
 NTS



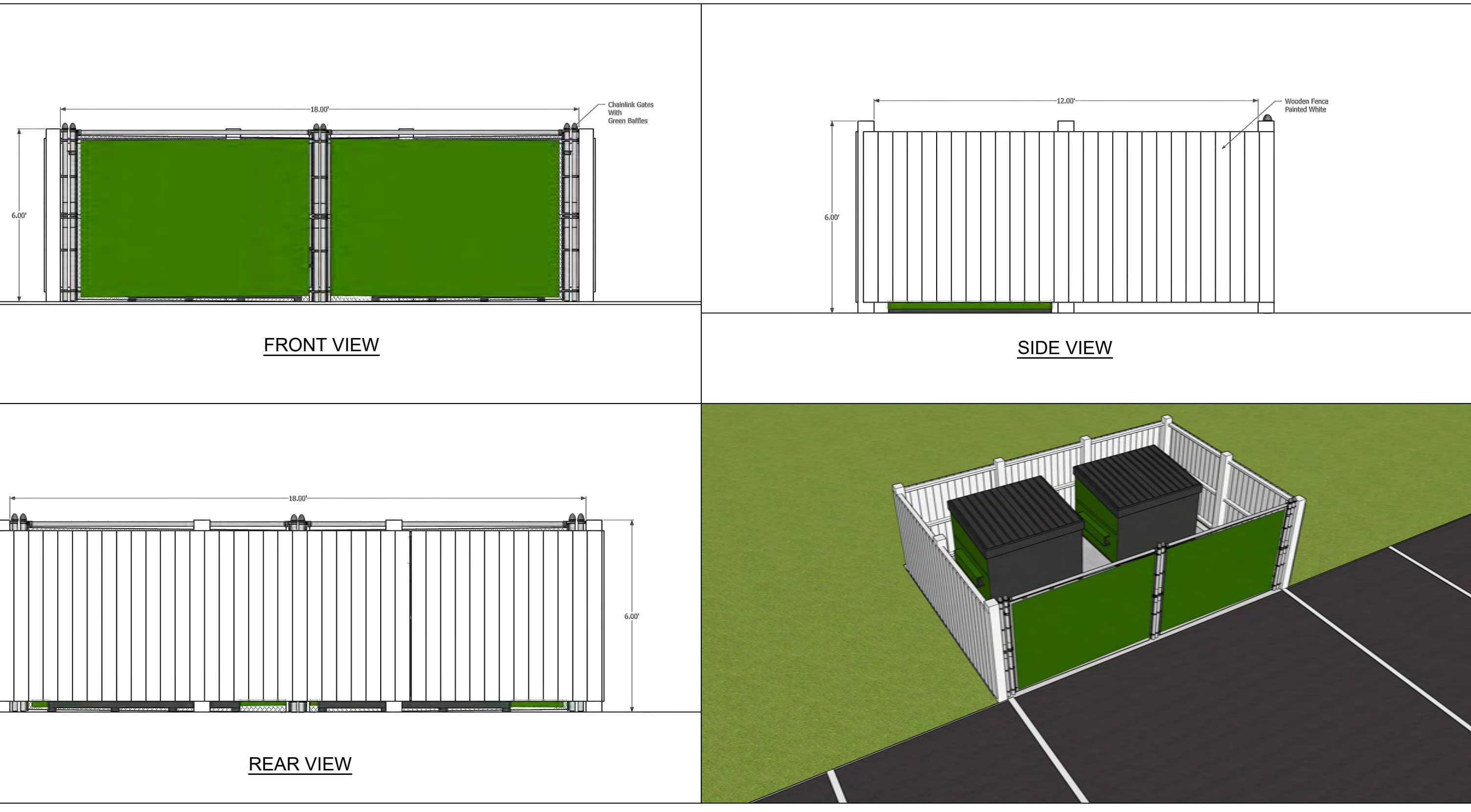
**NOTES:**  
 1. CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/8" JOINTS BETWEEN SECTIONS.  
 2. EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' WITH 1/4" THICK PREFORMED EXPANSION JOINT FILLER MATERIAL CONFORMING TO AASHTO DESIGNATION M-1533.  
 3. CURB REVEAL AT DRIVEWAYS SHALL BE 1-1/2" MAXIMUM.  
 4. CURB REVEAL AT ALL HANDICAP ACCESSES SHALL BE A MAXIMUM OF 1/4".  
 5. ALL RADI LESS THAN 20' SHALL BE FORMED USING FLEXIBLE FORMS.  
 6. THE PLANT MIXED GRAVEL SHALL BE COMPACTED TO A DENSITY OF 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.  
 7. ALL CURB SHALL BE TREATED WITH CERTI-VEX AC 1315, PER THE MANUFACTURER'S INSTRUCTIONS.

**TYPICAL CONCRETE CURB DETAIL**  
 NTS

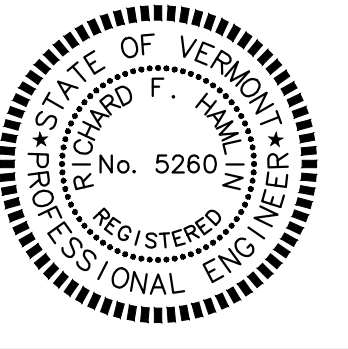
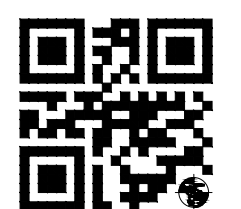


**NOTES:**  
 1. WALK SHALL BE CAST IN 100 FOOT SECTIONS. THERE WILL BE NO EXPANSION JOINTS. CONNECTION TO EXISTING WALK AND BETWEEN 100 FOOT SECTIONS SHALL BE ACCOMPLISHED UTILIZING THE SPEED DOWEL SYSTEM. PRODUCTS PSD09#5TX AND PSD09#5X, AS SUPPLIED BY GREENSTRAK, INC. OR AN APPROVED EQUAL, #1 FOOT ON CENTER. WALK SHALL BE SAWCUT WITH A FALSE JOINT EVERY 5 FEET.  
 2. PLANT MIXED GRAVEL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.  
 3. ALL SIDEWALK SHALL BE TREATED WITH CERTI-VEX AC 1315, PER THE MANUFACTURER'S INSTRUCTIONS.

**TYPICAL CEMENT CONCRETE SIDEWALK DETAIL**  
 NTS



**DUMPSTER ENCLOSURE DETAIL**  
 NTS



DATE	09/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
CLIENT	TATTO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE	TYPICAL DETAILS				
Survey	---	Design	SOL	Drawn	SOL
Checked	RFH	Date	07/22/19	Scale	SHOWN
				Job	18-235
				File	
				Drawing	DT-2

Donald L. Hamlin  
 Consulting Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont

01010  
**SUMMARY OF WORK AND SPECIAL CONSTRUCTION NOTES**

Seed mix for lawn areas shall be Green Mountain Special as described in section 02820. .

**SHOP DRAWINGS:** The contractor shall submit shop drawings to the Engineer for approval for the following items: Seed mix, erosion control matting, mortar mix, bituminous concrete mixes, cement concrete mixes, precast concrete riser rings, inlet protection, precast concrete structures, catch basin frames and grates, manhole frames and covers, light poles, fixtures and bases, all conduit, all pipe, pumps, hatches, rail system, floats, controls, tapping sleeve, all valves and valve boxes, tanks, and geotextile fabrics. The contractor shall also submit gradation curves for sand, plant mixed gravel, dense graded crushed stone.

**PERMITS:** The contractor shall insure that all permits and licenses have been obtained and all required fees have been paid prior to the commencement of work.

**Soils:** The contractor shall submit proctor test results for native materials, bedding, backfill and subbase materials to be used. The contractor shall be responsible for providing compaction test results. Compaction tests shall be performed at a rate of 1 per 100 ft of pipe in trench per lift, and 1 per 5,000 sq. ft. of fill area per lift. The contractor shall be responsible for soil testing of existing subsoil and testing by an accredited soils laboratory to analyze the soil texture, organic and chemical qualities, and recommend soil amendments as necessary.

01011  
**GENERAL PROJECT MANAGEMENT**

**WORK INCLUDED:** This section pertains to the general contract requirements which must be met by the Contractor and the project management and control standards which must be utilized by the Contractor.

**MANAGEMENT OF PROJECT SITE:** The Contractor shall ensure that at the end of each working day the job site shall be left in a condition satisfactory to the Engineer. All excess and unnecessary construction equipment and debris shall be removed from the job site as work progresses.

The Contractor shall be responsible for protecting all existing structures and work completed under this Project at his own expense. The Contractor shall take all precautions and institute such procedures as are necessary to protect both life and property. All work, which during its progress or before the final acceptance of the work as established by the Engineer's Certificate of Completion, that may have become damaged from any cause shall be removed and replaced at the Contractor's expense for both labor and materials.

Care shall be exercised on the part of the Contractor to ensure that property damage does not occur on private property and that as little damage as possible is done within construction easements. Protection will be afforded cultivated trees and shrubbery, fences and walls, and similar features where adjacent to the construction. The Contractor is responsible for ensuring that the condition of private property or easement lands is restored to the condition which existed prior to the construction. The Contractor shall be held responsible for all damages resulting from a failure to comply with the provisions of this section.

**SURVEY CONTROL PROVIDED:** The Engineer shall provide the Contractor with control points and temporary benchmarks. Such control and temporary benchmarks shall be set one time only. Thereafter, the Contractor shall be responsible for protecting control points and temporary benchmarks from damage and dislocation. Should additional work be required by the Engineer to reestablish control points or temporary benchmarks, he shall be reimbursed by the Contractor.

**MEASUREMENT OF QUANTITIES OF WORK:** Unless otherwise provided for in the payment clauses of the Specifications, the method of measurement of the work shall be that determined by the Engineer or Construction Manager. In the case of earth excavation and rock excavation, unless otherwise provided for, the method of measurement of quantities will consist of cross sections measured in the field at intervals determined by the Engineer and computations of volume by the method of average end areas.

In the case of quantities paid for on an area basis, unless otherwise provided for, the area to be paid for shall be within established pay limits, calculated using field measurements along final grade line.

**PROTECTION AND REPAIR OF EXISTING UTILITIES:** Wherever culverts, sewers, drains, manholes, catch basin connections, water mains, valve chambers, electrical conduits, telephone conduits, utility poles, overhead lines, or other facilities are encountered, they shall be protected and supported by the Contractor, at his own expense, by methods approved by the Engineer until the excavation is backfilled and the existing facilities are made secure. Injury to any such facilities caused by or resulting from the Contractor's operations shall be repaired at the Contractor's expense within a time period that will not place an unreasonable burden on the users. The Owner, Engineer and the Authority having charge shall be notified promptly of any damage to utilities.

Whenever the Engineer may require, pipes or other underground structures encountered in excavating or trenching shall be permanently supported with wooden supports across excavation or trench, or by other methods acceptable to the Engineer.

**RECONSTRUCTION OF EXISTING UTILITIES:** In case it shall become necessary, in the opinion of the Engineer, to move or reconstruct any water main, electrical conduit, telephone conduit, any connections thereto or any appurtenant structures, work will be done by the Contractor. The Contractor shall be responsible for providing notice to users before interrupting service. Unless specifically provided for in this contract, reconstruction of the utilities shall be at the Contractor's expense. In no case shall the Contractor alter any water main, electric conduit, telephone conduit or any underground cables, conduits or structures, without written permission of the Engineer or until the Engineer is satisfied that adequate warning to the users has been provided.

**PROTECTION OF WATER SUPPLIES:** Wherever sewers and water mains cross, construction shall be done in accordance with the "Sewer-Water Separation Details for Crossings" shown in the Appendix or on the plans. Where sewers and water mains will be parallel to each other, there shall be a minimum separation distance of 10 feet, measured edge to edge of pipe. If such distance cannot be maintained, as determined by the Engineer, the distance can be reduced, providing the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18 inches above the top of the sewer.

**WORK OUTSIDE RIGHTS-OF-WAY AND EASEMENTS:** The Contractor shall not, without written consent from the Owner, enter or occupy with men, tools, materials or equipment, any land outside the rights-of-way or easement limits. A copy of the written consent shall be provided to the Engineer.

**PROJECT PROGRESS SCHEDULES:** Before starting the work and from time to time during its progress, as the Engineer may request, the Contractor shall submit to the Engineer a written description of the methods he plans to use in doing the work and the various steps he intends to take.

Within 15 days after the date of starting work, the Contractor shall prepare and submit to the Engineer: (a) a written schedule fixing the dates at which additional drawings, if any, will be required and; (b) a written schedule fixing the respective dates for the start and completion of various parts of the work. Each such schedule shall be subject to review and change from time to time during the progress of the work. Included with this schedule shall be a breakdown of monthly estimated construction costs and materials on-site.

**WORK TO CONFORM:** During its progress and on its completion, all work shall conform truly to the lines, levels, and grades indicated on the drawings or given by the Engineer and shall be built in a thoroughly substantial and workmanlike manner in accordance with the drawings and specifications and the directions given from time to time by the Engineer. In no case shall any work in excess of the requirements of the drawings and specifications be paid for unless ordered in writing by the Engineer.

**PERMITS:** It shall be the Contractor's responsibility to insure all federal, state, regional, or local permits necessary for the construction of the project are in place prior to the commencement of the work. The Contractor is also responsible for maintaining these permits in force during the length of the contract and for taking all required actions to comply with the content of these permits and permits previously obtained for the project.

**SUBSURFACE INFORMATION PROVIDED:** Subsurface information provided as part of the Contract Documents is not guaranteed to be representative and bidders are encouraged to take additional borings prior to bidding.

**COMPACTION:** At the preconstruction conference, the Contractor shall be required to submit, in writing, to the Engineer for approval the method(s) to be utilized to meet the compaction requirements contained in these Specifications. The Contractor will be required to have specialized compaction equipment on the job site as may be needed to properly compact material specifically for this project. Pieces of equipment such as vibrating plate compactors, tampers, rammers, vibratory rollers, sheepfoot rollers, wobbly wheeled rollers, rubber tired rollers, steel wheeled rollers and the like shall be considered suitable equipment for compaction.

Such pieces of equipment as backhoe buckets, bulldozers and the like shall not be considered for use as compaction equipment unless specifically approved by the Engineer for special cases.

**SUPERVISORS ON THE JOB SITE:** The Contractor shall be responsible for ensuring that there is a Supervisor under his direct employ on the job site at all times that construction is underway, whether or not the construction is being accomplished by the Prime Contractor or Subcontractors hired by the Prime Contractor.

**SITE RESTORATION:** Preconstruction photographs shall be taken by the owner or his representative of all areas to be affected by this contract. These photographs will be utilized upon completion of construction to establish satisfactory compliance with restoration of site to preconstruction condition. All previously vegetated areas which have been disturbed as a result of this construction shall be graded, topsoiled, seeded and mulched as per Section 02820 prior to September 15.

01030  
**UNDERGROUND UTILITY DAMAGE PREVENTION - "DIGSAFE"**

Before the Contractor removes soil or rock to create an open space in the earth greater than 1 foot in depth by means of any powered or mechanized equipment within an underground utility easement or in the area of a public right-of-way in which an underground utility may be located, the Contractor shall notify "Digsafe" by calling their toll-free number 1-888-344-7233. Digsafe will then notify all utility companies having underground utilities in that area so that they can mark the location of these facilities. The utility companies should mark their lines within 48 hours from the time Digsafe was notified (excluding Saturdays, Sundays, and legal holidays). Sewer and water facilities shall not be classified as a "utility" under this Specification. Emergency excavations are exempt from this requirement.

Effective January 1, 1988, the mandatory notification of Digsafe in the above mentioned situations became Vermont State Law. A fine of \$1,000 may be levied for failure to telephone Digsafe before an excavation is made.

01080  
**APPLICABLE CODES**

**MATERIAL SPECIFICATIONS:** All materials, unless specified otherwise, utilized on this contract shall be subject to the approval of the Engineer and shall meet the applicable requirements of the latest published specifications and standards of the following institutions, associations or departments.

- American Concrete Institute
- American Society of Testing and Materials
- American Institute of Steel Construction
- American Water Works Association
- Vermont Agency of Transportation - "Standard Specifications for Highway and Bridge Construction"
- American Welding Society
- National Electrical Code
- National Plumbing Code
- All Applicable State and Local Codes and Permits

**ABBREVIATIONS AND REFERENCES:** Where reference is made to a specification of one of the below mentioned or other associations or societies, it is understood that the serial designation of specification in effect at the date of receipt of bids shall take precedence over those listed below.

- ASTM American Society for Testing and Materials
- ASA American Standards Association
- AWWA American Water Works Association
- AASHO American Association of State Highway Officials
- AASHTO American Association of State Highway and Transportation Officials
- ACI American Concrete Institute
- AGMA American Gear Manufacturers Association
- ANSI American National Standards Institute
- AISC American Institute of Steel Construction
- ASCE American Society of Civil Engineers
- ASME American Society of Mechanical Engineers
- ASHRAE American Society of Heating, Refrigerating and Air Conditioning Engineers
- AIA American Institute of Architects
- ASSE American Society of Sanitary Engineers
- AGC American General Contractors of America
- CEC Consulting Engineers Council
- EPA Environmental Protection Agency
- IEEE Institute of Electrical and Electronics Engineers
- NBFU National Board of Fire Underwriters
- NBS National Bureau of Standards
- NSPE National Society of Professional Engineers
- NEWWA New England Water Works Association
- NCC National Electric Code
- NEMA National Electrical Manufacturers Association
- PCA Portland Cement Association
- UL Underwriters' Laboratories
- WPCF Water Pollution Control Federation

01500  
**TEMPORARY FACILITIES**

**WORK INCLUDED:** This section pertains to the Contractor's responsibility of providing temporary facilities

The Contractor shall be responsible for and shall bear at his own expense all temporary facilities necessary for the proper fulfillment of the Contract, including but not limited to: all temporary electricity, lighting, heating and ventilation, telephone service, water, sanitary facilities, safety and first aid facilities. The Contractor shall make all arrangements for temporary facilities well in advance of need so as to not delay construction. All temporary facilities shall be adequate to perform the function for which

they are intended without risk of personal or property damage to any individual.

01560  
**SPECIAL CONTROLS**

**WORK INCLUDED:** Work included in this section pertains to the special controls which the Contractor must institute and maintain during the length of the Contract.

**DUST CONTROL:** The Contractor shall be responsible at his own expense for ensuring that the dust created as a result of construction activities does not create a nuisance or a safety hazard. Where and when deemed necessary, the Contractor will be required to wet sections of the construction area with water or apply calcium chloride or sweep the roadway with a power broom as dust control measures. Dust control measures shall be provided at all times, including evenings and weekends.

**WATER CONTROL:** The Contractor shall take all necessary measures to handle all water in excavations, shall furnish all materials and equipment, and shall do all incidental work to keep the excavation entirely clear of water while pipelines, ponds, structures, and their foundations are being built. The Contractor shall be responsible for choosing the method for control of water and shall assume all responsibility for the adequacy of the methods chosen. No construction shall be undertaken if, in the opinion of the Engineer, adequate control of water is not assured.

**WATERTIGHTNESS:** It is the responsibility of the Contractor to ensure that all new structures, pipes, and equipment built under this contract for the purpose of containing water or other fluids or for conveying such liquids are watertight under all operating conditions for which they are intended. Any pipe or structures where leakage is determined to be excessive by the Engineer shall be subject to correction or replacement by the Contractor at his own expense.

**POLLUTION CONTROL:** During the construction period, the Contractor shall exercise every reasonable precaution to prevent pollution of the waters of the State. Pollutants such as chemicals, paints, fuels, lubricants, bitumens, raw sewage, sediment, and other harmful waste shall not be discharged into or alongside these waters or into natural or man-made channels leading thereto. Applicable statutes and regulations of the State of Vermont relating to the prevention and abatement of pollution shall be compiled.

01569  
**PROTECTION OF THE PUBLIC**

**WORK INCLUDED:** Work included in this section pertains to the Contractor's responsibility to protect the public and workmen.

The public shall be protected by the Contractor from any and all hazards connected with the work. Open trenches, materials, or other equipment within the working limits are to be guarded by the use of adequate barricades, snow fence, or flagmen. All barricades left in position overnight are to be properly lighted.

The Contractor shall be held responsible for the safety of all workmen and the general public and all damages to property occurring from or upon the work occasioned by negligence or otherwise growing out of a failure on the part of the Contractor to protect persons or property from hazard of open trenches, materials, or equipment at any time of the day or night within the working area. All work shall be in conformance with OSHA regulations, Title 19, Parts 1926.651 and applicable VOSHA regulations.

01570  
**MAINTENANCE AND PROTECTION OF TRAFFIC**

**WORK INCLUDED:** This section includes the methods the Contractor shall employ to maintain and protect traffic.

The Contractor shall provide uniformed traffic police or flagmen as deemed necessary by the Engineer and/or governmental agencies.

The Contractor shall, as conditions warrant, employ flagmen at any location on the project where his equipment or construction operations are such that they will in any manner interfere with the movement or safety of the traveling public.

The Contractor shall erect warning signs in advance of any place on the project where operations may interfere with the use of the road by traffic and at all intermediate points where the project crosses or coincides with an existing road. Such warning signs shall be constructed and erected in accordance with the latest edition of the Manual on Uniform Traffic Control Devices, published by the Federal Highway Administration.

The cost of traffic police services occasioned by the Contract shall be paid for by the Contractor. The cost of uniformed traffic police will not be paid separately but shall be included in the prices stated in the several items of work in the Schedule of Prices in the Proposal. Two-way traffic shall be maintained unless otherwise authorized by the Engineer.

The Contractor shall notify the Engineer, local police, and fire departments as well as municipal officials at least 72 hours in advance of any intent to close streets. The Contractor shall work with the local government to establish a suitable alternate route and shall, at his own expense, provide and maintain suitably marked and well-lighted detour signs.

The employment or presence of traffic flagmen or uniformed police does not relieve the Contractor of any responsibility or liability under this contract.

01575  
**WORK WITHIN STATE HIGHWAY RIGHT-OF-WAY**

**WORK INCLUDED:** Included in this section are the requirements that the Contractor must meet while working within the State highway right-of-way.

**GENERAL:** The Contractor shall insure that Highway Permits have been obtained prior to the commencement of any construction within a public highway right-of-way. Permits for work within a State highway right-of-way shall be obtained from the Utilities Engineer, Vermont Agency of Transportation, Montpelier, Vermont.

A preconstruction meeting will be held prior to the Contractor beginning work. The Agency of Transportation's District Transportation Administrator and/or Utilities Engineer, the Construction Manager, the Contractor's superintendent, and the Engineer assigned to the project will be present at this meeting.

Upon completion of the work, a final inspection will be held with the same parties present as at the preconstruction meeting. The Contractor will be required to restore the highway right-of-way to as good a condition as it was prior to doing the work and to the satisfaction of the Agency of Transportation's District Transportation Administrator.

Ten days written notice shall be given to the District Transportation Administrator before any work is done within a State Highway right-of-way. A copy of such notice shall be furnished to the Engineer. Inspection by the Agency of Transportation shall be permitted as construction progresses.

The Contractor's work shall be performed in such a manner that the roadway, appurtenances, and highway traffic will be safeguarded.

The Contractor shall suspend all work within the State Highway right-of-way during the period from November 15 to April 15, unless otherwise permitted by the Agency of Transportation. Prior to suspension of work, the Contractor shall hold a conference with the Engineer, District Transportation Administrator, and the Owner. Any work required as a result of this conference shall be accomplished prior to November 15, unless otherwise permitted by the Agency of Transportation. All bituminous paved travel ways, shoulders, and parking areas disturbed under this Contract shall be

restored prior to suspension of work. Gravel surfaces in travel ways and parking areas shall be restored to a condition equal to that which existed prior to start of construction. All bituminous paved and gravel surfaced travel ways and parking areas shall be maintained by the Contractor throughout the suspension of work period.

Traffic shall be protected at all times by suitable barricades, warning, and advance warning signs as required to protect the public during the construction period. All construction operations will be conducted so as to cause minimum interference with traffic. At least one-way traffic shall be maintained at all times. Two-way traffic shall be maintained at all times when construction operations are not in progress. Uniformed officers shall be provided for the control of traffic when two-way traffic cannot be maintained and at such other times as may be required by the District Transportation Administrator for the protection of the public.

**APPROVAL:** Before any construction operations are started, the Contractor shall submit to the Engineer in triplicate: a detailed written description of the equipment and methods he proposes to use and acceptable sketches showing details of the proposed operation. If a sub-contractor is to be used for the work, the name and address of the sub-contractor shall be indicated in the written description. No work shall proceed until the Contractor's plans and schedules have been approved in writing by the Owner, the Engineer, and the District Transportation Administrator.

**JACKING, DRILLING AND TUNNELING:** The Contractor shall construct the casing pipe under the highway as indicated on the Drawings in such a manner that there shall be no interruption to traffic or disturbance of the roadway. Jacking, drilling, or tunneling operations shall be confined to areas outside the traveled portion of the highway, as indicated on Vermont Agency of Transportation Standard Drawing D-20.

Jacking, drilling, or tunneling operations, including installation of the casing and carrier pipe, shall be carried out in accordance with the approved plans, specifications, and working drawings.

When excavating from within the jacking or drilling pipe, the Contractor shall use extreme care to avoid the loss of material from outside the limits of the pipe in its final position. Excavation shall be carried ahead of the casing pipe only to that extent possible without the loss of material.

When sheet piling is used to form the highway side of the boring pit, the piling shall be cut off 2 feet below grade and the remaining length shall be left undisturbed following completion of construction operations.

No material shall be placed on the paved portion of the highway at any time unless authorized by the District Transportation Administrator.

Open cut excavation for highway crossings is not the option of the Contractor, and may be utilized only where attempted jacking, drilling, or tunneling methods fail or otherwise prove impractical. Where such methods fail or prove to be impractical, the Contractor, with the written approval of the Engineer, shall obtain an appropriate modification of the Highway Permit from the District Transportation Administrator prior to the utilization of open cut methods. Prior to approval of each instance, evidence will be required that no practical alternative to open cutting exists.

**EXCAVATION, BACKFILL AND SURFACE RESTORATION:** Maximum dimensions of excavation within the highway right-of-way shall conform in general to details shown on Vermont Agency of Transportation Standard Drawing D-20. When excavating through portland cement concrete pavements, existing reinforcements shall be cut in the center of trench and carefully bent out of the way of excavation operations.

Immediately following installation of the casing and/or pipe, the trench shall be backfilled with approved material in 6 inch layers to the subgrade line. Each layer shall be compacted to not less than 95 percent of the maximum dry density as it is placed. Sub-base of gravel or crushed rock shall be placed on the properly compacted subgrade in 6 inch compacted layers and shall be a minimum depth of 18 inches or as directed by the Engineer. Each layer shall be thoroughly and solidly compacted.

At least a temporary pavement shall be provided within 36 hours of the completion of backfilling and prior to weekend shutdown at all locations where an open cut has been made through a roadway subject to vehicular traffic. The temporary pavement shall consist of at least 1 inch of thoroughly compacted bituminous concrete. Temporary pavements shall be properly maintained and shall be replaced with permanent pavement prior to completion of the project or suspension of work for the winter season.

Cement concrete pavements shall be replaced with concrete having a minimum thickness equal to the thickness of the existing pavement, but in no case shall measure less than 8 inches thick. The top surface shall be shaped to smoothly match adjoining pavement. An overlap (structural tie) shall be maintained between existing and new rebar or wire mesh. Reinforcing shall be placed with a minimum concrete cover of 2 inches. Concrete shall be thoroughly compacted, struck off to the desired grade and cured for 7 days with an approved curing membrane before being subjected to traffic.

Bituminous pavements shall be replaced with 3 inches of bituminous plant mixed concrete or the thickness of the existing bituminous pavement, whichever is more, in accordance with Vermont Agency of Transportation Standard Drawing D-20.

Sidewalk and curbs shall be replaced in kind or in accordance with details shown on the plans. Existing granite curbs may be salvaged and reset.

In areas presently grass covered, turf shall be re-established in accordance with Section 651, Vermont Agency of Transportation Standard Specifications for Highway and Bridge Construction, to the satisfaction of the District Transportation Administrator. The Contractor shall be responsible for the turf and grade of the ground surface for one year following the completion of the work, or as specified by the District Transportation Administrator.

02100  
**CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL**

**WORK INCLUDED:** The Contractor shall do all clearing, grubbing, and stripping necessary to permit construction of the work within the limits of the property or easements indicated in the drawings.

**CLEARING AND GRUBBING:** The Contractor shall do all necessary work of clearing and shall dispose of all material, including trees and brush, as may be approved by the Engineer. Disposal shall comply with local ordinances. All areas cleared shall be left clean and presentable. Except within actual lines of trenches, manholes, roadways or sidewalks to be built, where trees must be removed, no live trees with trunks over 4 inches in diameter shall be removed unless otherwise required or approved by the Engineer. Clearing shall be done in such a manner that present growth will merge with the construction limits to give a natural appearance. The Contractor shall remove all stumps and roots within permanent rights-of-way.

**STRIPPING TOPSOIL:** In general, where construction is not in roadways, it is carried across private and public rights-of-way presently covered with topsoil. After trenching and pipe laying operation or construction of structures is completed, excess material shall be removed and area graded, provided with topsoil, and seeded as specified in Section 02820. Ground surface shall be left in a condition equal to that which existed before construction.

02212  
**EMBANCKMENTS**

**WORK INCLUDED:** Embankments shall be constructed, as shown on the Contract Drawings, by the Contractor with either approved surplus excavated material or with approved material obtained elsewhere.

**SURFACE PREPARATION:** When the embankment to be constructed is less than 5 feet in depth above the existing grade, the area within the construction limits shall be prepared by clearing all trees, down timber, brush, bushes, and shrubs. The area shall be grubbed to remove all stumps, roots, duff, grass turf, debris or other objectionable material. When the embankments are 5 feet and over, all stumps shall be cut off as close to the ground as practicable, but not to exceed 6 inches above the existing ground as measured at the base of the stump. The area shall not be grubbed, but all objectionable material shall be removed.

All material resulting from clearing and grubbing shall be satisfactorily disposed of in a manner approved by the Engineer and in compliance with local ordinance.

When embankments are to be made on a hillside, the slope of the original ground on which the embankments are to be constructed shall be stepped and properly drained so the fill is constructed in accordance with the plans, or as directed by the Engineer so that adverse movement of the slopes does not occur.

**MATERIALS CONTROL:** The excavated rock, ledge, boulders and stone, except where required in the construction of other items or otherwise directed, shall be used in the construction of embankments to the extent of the project requirements and generally shall be placed so as to form the base of an embankment.

Frozen material shall not be used in the construction of embankments, nor shall the embankments or successive layers of the embankments be placed upon frozen material. Placement of material than rock shall stop when the sustained air temperature, below 32°F, prohibits the obtaining of the required compaction. If the material is otherwise acceptable, it shall be stockpiled and reserved for future use when its condition is acceptable to the Engineer for use in embankments.

**EMBANCKMENTS OVER UNSTABLE SOILS:** When embankment is to be constructed across swamp, muck or areas of unstable soils, the unsuitable material shall be excavated to reach soils of adequate bearing capacity, after which the embankment construction may begin. Alternative methods such as use of a filter fabric in place of excavation and backfill may be utilized only after approval of same by the Engineer.

Material from excavation on the project shall be used to the extent available and when not available shall be obtained from other sources when authorized in writing by the Engineer.

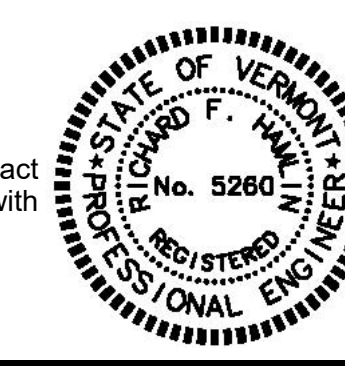
**METHOD OF CONSTRUCTION:** Material being placed in embankments shall be placed in horizontal layers of uniform thickness across the full width of the embankment; except when it is impractical to construct full width of the embankment, partial width layers may be authorized by the Engineer. Stumps, trees, rubbish, and other unsuitable material shall not be placed in embankments, except as designated on the plans or as ordered by the Engineer. The layers shall begin at the deepest part of the fill. Embankments shall be placed and compacted as in Section 02265 of these Specifications using 6 inch lifts to obtain 95 percent maximum dry density by the AASHTO T99 (Standard Proctor) or the ASTM D698 test. Field density testing shall be done in conformance with the Sand Cone Method, ASTM D1556 or the Nuclear Method described by ASTM D292 or AASHTO T238. Effective spreading equipment shall be used on each layer to obtain uniform thickness prior to compaction. Each layer shall be kept crowned to shed water to the outside edge of embankment and continuous leveling and manipulating will be required to assure uniform density. The entire area of each layer shall be uniformly compacted to at least the minimum required density by use of compaction equipment consisting of rollers, compactors, or a combination thereof. Earth moving and other equipment not specifically manufactured for compaction purposes will not be considered as compaction equipment.

All fill material shall be compacted at a moisture content determined by the Engineer to be suitable for obtaining the required density. In no case shall the moisture content in each layer under construction be more than 3 percent above the optimum moisture content, nor shall it be less than that quantity that will cause the embankment to become unstable during compaction. Spogginess, shoving, or other displacement under heavy equipment shall be considered prima facie evidence for an engineering determination of lack of stability under this requirement and further placement of material in the area affected shall be stopped or retarded to allow the material to stabilize.

When the moisture content of the material in the layer under construction is less than the amount necessary to obtain satisfactory compaction by mechanical compaction methods, water shall be added by pressure distributors or other approved equipment; water may also be added in excavation or borrow pits. The water shall be uniformly and thoroughly incorporated into the soil by disc, harrowing, blading, or by other approved methods. This manipulation may be omitted for sands and gravel. When the moisture content of the material is in excess of 3 percent above the optimum moisture content, dry material shall be thoroughly incorporated into the wet material or the wet material shall be aerated by disk, harrowing, blading, rotary mixing, or by other approved methods; or compaction of the layer of wet material shall be deferred until the layer has dried to the required moisture content by evaporation.

**PIPELINES IN EMBANCKMENTS:** Pipelines and structures placed in embankments or fills shall conform to these specifications with respect to excavation, bedding, laying, and backfilling.

Excavation for pipelines to be laid in embankments shall be made after the embankment has been completed to a height of 3 feet above the crown of the pipe. The pipe shall be laid, properly bedded, and backfilled to the top of the trench excavation. Construction of the embankment shall then continue according to this section. Embankment material adjacent to pipelines shall meet the requirements for backfill. No payment for substitute backfill will be authorized for backfill trenches excavated in embankments.



DATE	REVISION	BY	
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464		
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B		
DRAWING TITLE	TECHNICAL SPECIFICATIONS		
Scale	----	Scale	----
Drawn	SOL	Job	18-235
Checked	SOL	File	
Date	RFH	Drawing	
	07/22/19		

*Donald L. Hamlin*  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

SP-1

**COVER:** Embankments shall be topsoiled and seeded in accordance with Section 02820 of these specifications unless specified otherwise in the plans. In embankment areas where erosion control plantings are to be made, the area shall be graded or bermed to provide cross-drainage and topsoiled prior to the planting.

**02213  
EXCAVATIONS FOR ROADWAYS AND PARKING**

**WORK INCLUDED:** The following section describes the work to be done by the Contractor in making parking or road excavations.

**GENERAL:** Prior to the beginning of excavation, grading, and embankment operations in any area, all necessary clearing and grubbing in that area shall have been completed.

**SLOPES:** All slopes in cut and embankment sections, ditches, and waterways, whether old or newly constructed, shall be satisfactorily cleaned and cleared of obstructions and left in a neat and trim condition. Excavation shall be made in reasonably close conformity with the lines, grades, and requirements indicated in the Contract or as ordered by the Engineer.

**CONSTRUCTION:** During the construction, the roadways and parking shall be maintained so that they will be drained at all times. Where traffic is maintained, care shall be exercised to keep the portion open to traffic in a satisfactory condition.

**REMOVAL OF MATERIAL:** All suitable material removed from excavation shall be used in the formation of embankments as indicated on the plans or as directed by the Engineer. The extra or waste material excavated during construction of the roadways and parking will be used to the extent possible to uniformly flatten slopes or be deposited in such places within the right-of-way as may be indicated on the plans or as directed by the Owner or Engineer. None of the extra or waste material will be removed from the project site, unless permitted by the Owner or Engineer. Any material not used in the right-of-way or to flatten slopes shall be used to fill gullies or other low areas within the project lands as directed by the Owner or Engineer. All of the areas that are filled with this extra or waste material shall be graded to drain, topsoiled, seeded, and mulched in accordance with the landscaping specifications.

The Contractor shall be responsible for the stability of all constructed embankments and shall replace at his own expense any portions which have become displaced and which are not attributable to the unavoidable movement of the natural ground upon which the embankment is made or to an Act of God.

**BORROW MATERIAL:** Unless authorized by the Engineer, borrow material shall not be placed until all suitable material has been excavated and placed in the embankments, except when Sand Borrow or Granular Borrow is called for on the plans, or when Granular Borrow is required by the Engineer for use under embankments, or used with material from roadway excavations in making embankments.

**02221  
PIPELINE TRENCHES AND EXCAVATIONS FOR STRUCTURES**

**WORK INCLUDED:** The Contractor shall excavate to normal depth in earth for structures and trenches, backfill such excavations, and grade and topsoil as necessary, as shown on the Contract Drawings or as directed by the Engineer.

**GENERAL:** The trenches and other excavations shall be of sufficient width and depth at all points to allow all pipes to be laid, joints to be formed, and structures and appurtenant construction to be built in the most thorough and workmanlike manner and to allow for sheeting and shoring, pumping and draining, and for removing and replacing unsuitable material. Trenches and excavations shall be at least 12 inches wider than the outside dimensions of the structure they are to contain; trenches must not be unnecessarily wide so as to materially increase load on the pipe resulting from backfill. Bottoms of trenches and other excavations shall be carried to lines and shapes satisfactory to the Engineer. Bottoms of trenches for pipe shall be carried to a depth 6 inches greater than grade of pipeline, refilled to grade and bedded in the specified bedding method as detailed on the Contract Drawings. No tunneling will be permitted in place of open trench construction unless specifically authorized by the Engineer or required as specified under Section 01575, Work Within State Highway Rights-of-Way. Excavations adjacent to existing underground structures shall be done by hand so that foundations of structures shall not be disturbed.

Wherever boulders or ledge rock are encountered in excavations for pipelines or structures, such boulders or ledge rock shall be removed to a depth of 6 inches below grade and space occupied by them shall be refilled to grade with the specified bedding material. Trenches shall be opened at such times and to such extent only as may be permitted by the Engineer. All driveways, crosswalks, sod, shrubs, trees, and any other surface material affected by the work shall be carefully taken up and kept separate from the other excavated material. If suitable, excavated material shall be used for embankments, backfill, and fill. Side slopes of excavations shall be less than the angle of repose of material excavated and shall be flat enough to prevent slides or cave-ins. Any excavation required as a result of slides or cave-ins shall be done by the Contractor at his own expense.

Placement of bedding material shall not be done until the ground has been thoroughly dewatered and the Contractor is ready to install pipe or to construct foundations of various structures.

**LENGTH OF TRENCH ALLOWED TO BE OPEN:** Length of trench allowed to be open shall be determined by the Engineer. The total running length of all work in each section shall be kept as short as is practical. Only that length of trench which can be protected by means of barricades, fences, and the like shall be allowed to remain open overnight. Unless specifically permitted by the Engineer, all trench excavations shall be backfilled prior to work shut-down for each weekend.

**MISCELLANEOUS EARTH EXCAVATION:** Wherever required by the Engineer, the Contractor shall do earth excavation and backfilling in addition to the excavation and backfilling needed to construct the work required by the Contract Documents. Miscellaneous earth excavation and backfilling may be required by the Engineer for test pits or for other unforeseen purposes. It may be necessary to do some of this work by hand. Excavation for deepening or widening of permanent drainage ditches shall be included in this item. Temporary or permanent relocation of streams shall not be considered under miscellaneous earth excavation.

**EARTH EXCAVATION BELOW GRADE:** Wherever, in the opinion of the Engineer, material at or below grade line of pipe or structure plus depth of bedding material is unsuitable for foundations, it shall either be excavated to such additional depths as directed by the Engineer and then refilled with well-compacted, crushed stone.

**UNAUTHORIZED EXCAVATION:** If the bottom of any excavation has been removed below grade shown on the Contract Drawings, or that prescribed by the Engineer, it shall be brought to grade at the Contractor's expense by refilling with well-compacted bedding material.

**EARTH EXCAVATION:** Earth excavation includes all materials not classified as rock excavation and includes, but is not limited to: curbs, sidewalks, pavement, peat, clay, silt, sand, muck, gravel, hardpan, loose shale, loose stone in masses, and boulders measuring less than 1 cubic yard in volume.

**02265  
BEDDING FOR PIPE AND BACKFILL**

**WORK INCLUDED:** Work of this section pertains to the backfill requirements and definitions of materials utilized in backfill operations with which the Contractor must comply.

**GENERAL:** Each structure or portion of pipeline shall be inspected and approved for bedding and backfill before it is covered. Approval for bedding and backfill will not constitute final acceptance of the structure or pipeline. Any pipeline found to be out of line, deformed, or damaged shall be re-laid or replaced without additional compensation. No backfilling will be allowed around manholes or other masonry structures until concrete or masonry has set sufficiently, as determined by the Engineer. All excess fill shall be removed from the construction site by the Contractor, unless directed otherwise by the Engineer, and disposed of in an acceptable manner. The Contractor is responsible for the location of a disposal site and obtaining any necessary permits associated with transportation to or disposal at the site. No excess fill may be stockpiled at the construction site.

**PIPE BEDDING:** Pipe bedding shall be that material in the trench directly adjacent to the pipe. For all plastic piping used for gravity sewer, storm drain, water main, or force main, it shall extend from the bottom of the trench, 6 inches below the invert of the pipe, to a point 6 inches above the crown of the pipe and shall consist of crushed stone, sand, or granular pipe bedding as detailed in the Contract Drawings. For ductile iron gravity sewer, water main, or force main and for reinforced concrete or asphalt-coated corrugated metal storm drain, the bedding shall extend from the bottom of the trench, 6 inches below the invert of the pipe, to the spring line of the pipe and shall consist of crushed stone, sand, or granular pipe bedding as detailed in the Contract Drawings. The pipe bedding shall be compacted to the minimum density specified on the plans in order to provide uniform support around the pipe. Specific information relative to the pipe bedding to be utilized on this project shall be found on the Contract Drawings and under the sections covering specific types of pipe materials, Sections 02520, 02555, 02556, and 02560 as appropriate.

**PIPE BACKFILL:** Pipe backfill for this Project shall include all material placed above the pipe bedding to within 4 inches of finished grade or to road subgrade as shown on the Contract Drawings for pipes under roads and shall be selected compactable soil material from the excavation. Materials used for backfill shall be subject to the inspection and approval of the Engineer. If, in the opinion of the Engineer, the excavated material is unsuitable for backfill, the Contractor shall dispose of the material and substitute approved sand, gravel, or other material in the amounts and proportions specified by the Engineer. Frozen material shall not be placed in backfills and backfills shall not be placed on frozen material. No stones in excess of 3 inches in diameter shall be placed within 2 feet of the pipe. Larger stones may be used in the backfill provided care is taken that stones do not become nested and that all voids between stones are completely filled with material. The size and quantity of stone used in backfill will be subject to approval by the Engineer. No backfill shall be dropped from a height of more than 3 feet from the top of the pipe.

The backfill shall consist of two separate zones. The first zone shall extend from the top of the bedding material to a height of 24 inches above the crown of the pipe. Select excavated material with stones no larger than 3 inches in diameter shall be placed in 6 inch lifts and compacted to a density of 95 percent of the maximum dry density using the Standard Proctor Test, according to ASTM D698 or AASHTO T99 (latest version). The materials shall be placed carefully so as not to disturb the pipe or cause it to break or misalign.

The second zone shall extend from the top of the first zone to within 4 inches of finished grade or to road subgrade. Material in this zone shall be select excavated material, placed in 6 inch lifts, and compacted to a density of 95 percent of maximum dry density using the Standard Proctor Test, according to ASTM D698 or AASHTO T99 (latest version). Suitable cohesive soil can be backfilled in this zone and compacted using impact type equipment, pneumatic tampers (engine or self-propelled), sheepfoot rollers on wide trenches or other suitable equipment, providing the 95 percent compaction requirement is met. In cohesionless soils, vibratory plates in confined areas and vibratory rollers in unconfined areas can be utilized, providing the specified degree of compaction is met. Granular cohesionless material may, in some cases and upon approval of the Engineer, be compacted using water jetting or immersion type vibrators with flooding and pooling.

The entire trench width shall be uniformly compacted and brought to grade. On areas to be seeded or sodded, the remaining 4 inches of trench between the top of the backfill and the final surface shall be backfilled with topsoil, compacted and finished in accordance with Section 02820, Final Grading, Topsoiling and Seeding of these Specifications. If the area is to be paved, the upper zone must be constructed in accordance with Sections 02649 and 02650 or 02651.

**FIELD DENSITY TESTING:** Unless specified elsewhere, the Contractor shall provide field density tests to verify that the compaction requirements of this section have been met. Material having a gradation with more than 30 percent retained on the 3/4 inch sieve will generally be considered too coarse for satisfactory density testing and therefore shall be replaced with finer material and recompacted before retesting. Additional field tests necessary because of failure of the first test to comply with stated density requirements shall be provided by the Contractor at no additional cost to the Owner. The field density determination will be made in accordance with Standard Method of Testing for Density of Soil In-Place by the Sand Cone Method, ASTM D1556 (AASHTO T191) or using Nuclear Methods in accordance with ASTM D2922 or AASHTO T238.

**MATERIAL SPECIFICATIONS:** This section pertains to the specifications with which the Contractor must comply regarding the quality and type of material to be utilized for fill, backfill and embankment operations.

**GRANULAR PIPE BEDDING AND BACKFILL:** Where reference is made to this material either on the plans or within these specifications, it shall mean a well-graded material free from debris, stumps, branches, vegetation, pavement, and similar objectionable material. It shall meet the gradation requirements for granular backfill defined as follows:

Sieve Designation	Percentage by Weight Passing Total Sample	Square Mesh Sieves
3"	100%	---
2-1/2"	90% - 100%	---
No. 4	50% - 100%	100%
No. 100	---	0% - 18%
No. 200	---	0% - 8%

**GRAVEL BORROW:** Where reference is made to this material either on the plans or within the specifications, it shall mean a material reasonably free from silt, loam, clay, or organic matter containing no more than 8 percent by weight passing the #200 sieve. It shall be uniformly graded and the largest stone shall not exceed 6 inches in any dimension.

**SAND:** Sand shall consist of clean, hard durable grains, uniformly graded from dense to fine and shall be free from injurious amounts of silt, loam, clay, organic matter, or other harmful substances. It shall meet the gradation requirements for sand defined as follows:

Sieve Designation	Percentage by Weight Passing Total Sample
1/2"	100%
No. 4	90% - 100%
No. 10	60% - 90%
No. 40	20% - 40%
No. 200	0% - 12%

**CRUSHED STONE:** Crushed stone or screened gravel, uniformly graded from 3/4 inches to 1 1/4 inches and of satisfactory quality shall be furnished to replace unsuitable material excavated below grade, to bed pipe, to replace unauthorized excavation, and to be used elsewhere as shown on the Contract Drawings or as required by the

Engineer. It shall be clean, hard, durable and free from dust, loam, clay or organic matter and shall be well-compacted in place.

**STONE FILL:** The Contractor shall line specified drainage ditches following excavation with stone fill in reasonably close conformity with the dimensions shown on the plan or as ordered by the Engineer.

Stone fill may also be used in the stabilization of embankment and shall be placed in one course thickness as shown on the Plans in a manner that will result in a reasonably well-graded surface. Care shall be taken in the placing to avoid displacing the underlying material.

The stones shall be so placed and distributed that there will be no accumulations of either the larger or smaller sizes of stone.

Rearrangement of the stone fill by hand labor or mechanical equipment may be required to obtain the specified results.

When stone fill and filter blanket are to be placed as part of an embankment, the protective materials shall be placed concurrently with the construction of the embankment unless otherwise authorized by the Engineer.

Where stone fill and filter blanket is to be placed under water, methods shall be used that will minimize segregation and insure that the required thickness of protective material will be obtained.

Stone for stone fill shall be approved hard blasted rock. The stone shall be angular in shape and shall not have a smallest dimension less than 1/3 of its longest dimension. The stone fill shall be reasonably well-graded from the minimum to the maximum size stone specified so as to form a compact mass when in place.

- a) Type 1: The longest dimension of the stone shall vary from 1 inch to 12 inches and at least 50 percent of the volume of the stone in place shall have a least dimension of 4 inches.
- b) Type 2: The longest dimension of the stone shall vary from 2 inches to 36 inches and at least 50 percent of the volume of the stone in place shall have a least dimension of 12 inches.
- c) Type 3: The longest dimension of the stone shall vary from 3 inches to 48 inches and at least 50 percent of the volume of the stone in place shall have a least dimension of 16 inches.
- d) Type 4: The longest dimension of the stone shall vary from 3 inches to 60 inches and at least 50 percent of the volume of the stone in place shall have a least dimension of 20 inches.

**RIPRAP:** The Contractor shall furnish and place riprap in reasonably close conformity to the dimensions, elevations, and at the locations indicated on the plans in accordance with these specifications or as ordered by the Engineer.

The slopes to be protected shall be graded and shaped to the lines indicated on the plans or as directed by the Engineer, and if in a fill area, shall be compacted as per this section. All slopes shall be maintained and protected to the neat lines indicated on the plans prior to the placing of riprap.

Stone for riprap shall be approved, rough, unhard quarry stone, as nearly rectangular in section as practical. The stones shall be hard, sound, resistant to the action of water and weathering, and suitable in every respect for the purpose intended. The individual stones shall have a depth equal to the thickness of the course of riprap. The riprap, complete in place, shall consist of stones that have a minimum volume of 8 cubic feet, unless otherwise noted.

The voids between the stones shall be chinked with smaller stones to produce a relatively smooth and uniform surface. Rip rap shall generally be placed from an elevation 1 foot below the river bottom elevation to the elevation or height specified on the Contract Drawings.

**02520  
STORM DRAIN LINES, CULVERTS, and RELATED CONSTRUCTION**

**WORK INCLUDED:** Work in this section pertains to the installation of all storm drain pipe lines, manholes, catch basins, culverts, and appurtenances. Work shall be as shown and noted on the Contract Drawings or as directed by the Engineer.

**TYPES OF PIPE:** The type of pipe which may be used for storm drain lines is Smooth Interior and Annular Exterior Corrugated High Density Polyethylene Pipe (HDPE) or an approved equal.

The manhole water stop gasket and stainless steel clamp assembly must be approved by the Engineer prior to the installation of any pipe.

**SMOOTH INTERIOR AND ANNULAR CORRUGATED HIGH DENSITY POLYETHYLENE PIPE:** This specification describes 4- to 60-inch (100 to 1500 mm) Smooth Interior and Annular Exterior Corrugated High Density Polyethylene (HDPE) Pipe with a Silt Tight and Leak Resistant Joint for use in nonpressure gravity flow drainage applications.

- \* AASHTO M252: Standard Specification for Corrugated Polyethylene Pipe, 4" to 107" (100 to 2500mm), Type S.
- \* AASHTO M294: Standard Specification for Corrugated Polyethylene Pipe, 12" to 48" (300 to 1200 mm), Type S.
- \* AASHTO MP7-97: Standard Specification for Corrugated Polyethylene Pipe, 54" to 60" (1350 and 1500 mm), Type S.
- \* ASTM D2321: Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications.
- \* ASTM D3350: Standard Specification for Polyethylene Plastic Pipe and Fittings Materials.
- \* ASTM F477: Standard Specification for Elastomeric Seals (Gaskets) for Joining Plastic Pipe.

\* Pipe and fitting material shall be high-density polyethylene meeting ASTM D3350 minimum cell classification 324420C for 4- through 10-inch diameters or 335420C for 12- through 60-inch diameters.

- \* Pipe manufactured for this specification shall comply with the requirements for test methods, dimensions, and markings found in AASHTO M252, AASHTO M294 and/or AASHTO MP7-97. The prescribed sizes of pipe are nominal inside diameters. Pipe sizes shall be no less than 99% of nominal inside diameter and have a minimum of 20.0 feet laying length.
- \* For 4- to 10-inch (100 to 250 mm) diameters, the pipe supplied shall be smooth Interior and Annular Exterior Corrugated High Density Polyethylene (HDPE) Pipe meeting the requirements of AASHTO M252, Type S.
- \* For 12- to 48- inch (300 to 1200mm) diameters, the pipe supplied shall be smooth Interior and Annular Exterior Corrugated High Density Polyethylene (HDPE) Pipe meeting the requirements of AASHTO M294-97, Type S.
- \* For 54- to 60- inch (1350 to 1500mm) diameters, the pipe supplied shall be smooth Interior and Annular Exterior Corrugated High Density Polyethylene (HDPE) Pipe meeting the requirements of AASHTO MP7-97, Type S.
- \* Manning's "n" value for use in design shall not be less than 0.010.

**FITTINGS:** Fittings shall conform to AASHTO M252, M294 or MP7-97. Fabricated fittings shall be welded on the interior and exterior at all junctions.

**JOINTS:** Pipe shall be joined with bell-and-spigot joints meeting AASHTO M252, M294, or MP7-97. Joints shall provide silt tight and leak resistant joints. Pipe joints shall incorporate a gasket meeting the requirements of ASTM F477 to form silt tight and

leak resistant connections. Joints shall exceed the soil tight joint performance criteria of AASHTO Standard Specifications for Highway Bridges, Division II, Section 26.

- \* Gaskets shall be installed by the pipe manufacturer and covered with a removable wrap to ensure the gasket is free from debris.
- \* A joint lubricant supplied by the manufacturer shall be used on the gasket and bell during assembly.
- \* Smooth Interior and Annular Exterior Corrugated HDPE Pipe shall be Sure-Lok F477 as manufactured by Hancor, Inc. or a pre-approved equal. All alternate products must be submitted to the Engineer two weeks before bid date for Contractor approval.

- Installation**
- \* Installation shall be in accordance with ASTM D2321 with the exception that minimum cover in trafficked areas shall be 1 foot (0.3 m) for 4 inch - 48 inch pipe and 18 inches (0.5 m) for 54 inch and 60 inch pipe.
  - \* Backfill the pipe with material meeting the requirements of ASTM D2321 Class I, II or III subject to the approval of the Engineer. Backfill shall be placed in 6 to 12 inch lifts compacted to a minimum 95 percent standard proctor or as designated by the Engineer.
  - \* Trench width should be wide enough to place and compact backfill around the entire pipe. The trench width shall be outside diameter + 24 inches for pipe sizes 12 inches to 30 inches and outside diameter + 36 inches for pipe sizes 36 inches to 60 inches.

**LAYING PIPE:** Storm drains and culverts shall be constructed on a trench bottom prepared and bedded as shown on the Contract Drawings. Each pipe shall be checked just prior to laying to ensure that it is clear of all dirt and debris and shall be laid true to line and grade as indicated on the Contract Drawings. All joints shall be tight and inverts shall be continuous. When pipe is to be laid within the State Highway Right-of-Way it shall also be installed in accordance with requirements of Section 601 of the Vermont Highway Department Specifications.

Care shall be exercised when unloading pipe from delivery trucks and moving pipe to its final position. When damaged pipe is rejected by the Engineer, new pipe shall be furnished by the Contractor at the Contractor's expense.

Where existing pipe is to be retained or re-laid, and it becomes damaged due to the fault of the Contractor, it shall be replaced with new pipe at the Contractor's expense.

**PIPE BEDDING:** Pipe bedding shall be as specified in Section 02265 of these Specifications. Reinforced concrete and asphalt-coated corrugated metal pipe shall be bedded from the trench bottom, 6 inches below the invert of the pipe, to the spring line of the pipe with sand or granular pipe bedding as detailed in the Contract Drawings. Plastic pipe shall be bedded from the trench bottom, 6 inches below the invert of the pipe, to 6 inches above the crown of the pipe with sand or granular pipe bedding as detailed in the Contract Drawings. Backfill above the pipe bedding shall be suitable excavated material free of stones larger than 3 inches and shall be placed according to Section 02265 of these specifications.

**MANHOLES, CATCH BASINS AND OTHER APPURTENANCES:** Where indicated on the plans, the Contractor shall furnish and install manholes which meet the requirements of Section 03401 of these Specifications. The Contractor shall also furnish and install catch basins where indicated on the plans, which meet the requirements of Section 03402 of these Specifications. All manhole or catch basin steps, covers, grates, and other miscellaneous metal shall be furnished and installed in accordance with Section 05550 of these Specifications.

**HEADWALLS:** The Contractor shall construct pipe headwalls at the locations shown and in reasonably close conformity with the lines, grades, and dimensions shown on the Contract Drawings or as ordered by the Engineer. Headwalls shall be either specifically designed asphalt-coated, corrugated, galvanized metal end sections or shall be of concrete construction, as shown on the Contract Drawings.

If constructed of concrete, all concrete utilized shall meet the requirements for Class B concrete as per Section 03300 of these Specifications.

**02530  
DEWATERING**

**WORK INCLUDED:** The work includes all work necessary to provide a stable work area for installation of piping and structures and protecting the work from damage caused by water.

The Contractor shall at his expense remove by pumping, draining, bailing, or otherwise, any water which may accumulate or be found in trenches and other excavations made under this contract and shall form all pump wells, sumps, dams, flumes, or other works necessary to keep trenches and other excavations entirely clear of water while pipe lines and structures and their foundations are being built. Newly made masonry shall be protected from damage resulting from dewatering work by use of canvas, tar paper, or by such other sufficient methods as may be approved by the Engineer. The Contractor shall at all times have sufficient pumping machinery so that structures will be built in the dry.

Excavation and trenches shall be dewatered where necessary by use of stone drains, pipe underdrains, or by use of well points.

Pipe used for underdrains shall be of ample size to dewater trench for proper drainage during construction work. Pipe shall be corrugated metal, HDPE, or PVC, as hereinafter specified. Areas to be excavated and trenches shall be excavated to such additional depth as required to lay underdrain in a bed of clean gravel or broken stone.

If a well point system is used for dewatering excavation, well points shall be spaced and driven to a depth to thoroughly dewater the construction area.

All dewatering, regardless of method, shall be accomplished so that adequate bearing capacity of the soil is reached to allow stable support of pipe lines, structures, and foundations. Removal of visual running water in the trench without provision of stable trench bottom support for piping or structures does not constitute adequate dewatering.

The Contractor shall furnish, install, and maintain all drainage systems and pumping equipment necessary to keep ground water level at an elevation low enough so that no structures to be built under this Contract shall move. The Contractor shall construct noise abatement structures around all pumps or machinery that must run after working hours. These structures must provide adequate sound absorption to prevent disturbance of the public.

Water from trenches and excavations shall be disposed of in such a manner as will not cause injury to public health nor to public or private property, nor to work completed or in progress, nor to surface of highways, nor cause any interference with use of same by the public. No silty, brackish, or turbid water from trenches and excavations shall be allowed to discharge directly to a stream or natural drainage course leading to a stream. The turbid water can be discharged onto the ground providing the subsequent runoff does not create a turbid situation in the stream. Where ground application creates, or is likely to create, turbid stream conditions, the Contractor will be required to detain the trench excavation water in a temporary sedimentation pond or a similar method acceptable to the Engineer. Upon completion of construction, all temporary sedimentation ponds will be filled with native material and the site restored to its original condition.

**02540  
EROSION CONTROL**

**WORK INCLUDED:** The Contractor shall carry out his operations in such a manner as to give adequate protection to water courses and minimize surface erosion.

Within 7 calendar days after Notice to Proceed on the Project, the Contractor shall submit to the Engineer for acceptance the Contractor's proposed methods of erosion control and stream protection. No work shall be started on areas which are highly susceptible to erosion as indicated by the Engineer, or within existing drainage channels until the methods of erosion control to be employed on the project have been approved by the Engineer.

The Engineer has the authority to limit the surface area of erodible earth material exposed by excavation, borrow, and fill operations and to direct the Contractor to provide immediate erosion control measures to prevent contamination of adjacent streams or other water courses and areas of water impoundment. These measures shall include but not be limited to: stone check dams, hay bales for mulch, and matting. As the excavation proceeds, cut slopes shall be seeded and mulched to the extent considered desirable and practical by the Engineer. The exposure of uncompleted cut slopes and embankments to the elements shall be as short as practical. Seeding, mulching, installation of erosion control shrubbery, or other designed treatment should be initiated promptly and concurrently with the other work.

The Contractor will be required to incorporate all permanent erosion control features into the Project at the earliest practical time as outlined in his accepted schedule.

If and when conditions develop that will suspend construction operations for any appreciable length of time, the excavation and embankment areas shall be shaped in such a manner that the runoff of water may be intercepted and diverted to points where least erosion shall result. Slope drains shall be installed as soon as possible to assist in carrying this runoff. If these preventative measures should fail and an appreciable amount of material begins to erode into a river, stream, or impoundment, the Contractor shall act immediately to correct and prevent further erosion.

Erosion control measures shall be continued until the permanent drainage facilities have been constructed and until grass on seeded slopes or specially installed shrubbery is established sufficiently to be an effective deterrent against erosion.

Unless otherwise approved in writing, mechanized equipment shall not be operated in live streams except as may be required to construct changes in channel and permanent or temporary structures. Rivers, streams, and impoundments shall, as soon as construction will allow, be cleared of all false work, piling, and debris caused by the construction operations.

The Contractor shall perform all of the storm water and erosion control specifications and details shown on the Contract Drawings including installation, maintenance, and removal of temporary dams and inlet protection.

**02555  
DUCTILE IRON WATERLINES AND RELATED CONSTRUCTION**

**WORK INCLUDED:** The Contractor shall furnish, install, and test all water mains and appurtenances as indicated in the Contract Drawings and Specifications.

**MATERIALS:** Pipes for all waterlines shall be ductile iron pipe of the thickness class designated on the plans. The minimum acceptable thickness pipe shall be the thickness Class designated on the plans. All ductile iron pipe shall be centrifugally cast in molds and shall conform to the latest revision of ANSI Standard A21.51, (AWWA C151) and ANSI Standard A21.11 (AWWA C111), Rubber Gasket Joints for Cast Iron and Ductile Iron Pressure Pipe Fittings and ANSI Standard A21.10 (AWWA C110) Gray-Iron and Ductile Iron Fittings 3 inch through 48 inch of Water and Other Liquids. All ductile iron pipe shall be double cement lined and shall conform to ANSI Standard A21.4 (AWWA C104), Cement-Mortar Lining for Ductile Iron Pipe and Gray Iron Pipe and Fittings for Water.

All pipe joints shall be the push-on type, except for joints at fittings and valves which shall be mechanical joint, unless noted otherwise on the plans. All fittings shall have body thickness and radii of curvature conforming to ANSI Standard A21.10 and push-on joints shall conform to Sections 11-2 through 11-5 and 11-7 through 11-8 of ANSI A21.11.

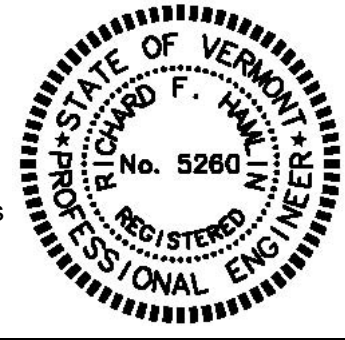
The electrical conductivity of the pipeline and attached services shall be maintained at all points through the use of three brass wedges at each joint or with conduction straps. The electrical conductivity of the pipeline across all couplings, valves, and fittings shall be maintained through the use of conduction straps. No couplings shall be made at any point on the pipeline or attached services without incorporating provisions to maintain electrical conductivity.

Mechanical joint, ductile iron pipe shall be the thickness Class designated on the plans and shall be installed where specified on the plans. Mechanical joint ductile iron pipe shall conform to the Specifications for ductile iron pipe, except for fittings which shall be mechanical joint with body thickness and radius of curvature conforming to ANSI A21.10 and mechanical joints which shall be in accord with Sections 11-2 through 11-6 of ANSI A21.11.

All pipe and fittings shall be manufactured by U.S. Pipe and Foundry, Co., Clow or an approved equal.

**INSPECTION AND TESTING OF MATERIALS:** All cast iron pipe and fittings shall be inspected and tested in accordance with the manufacturer's specifications and the aforementioned AWWA Specifications. The Contractor shall furnish for approval certification from the pipe manufacturer that all tests have been performed with satisfactory results. Pipe shall not be installed without the Engineer's approval.

**HANDLING:** Pipe, fittings, and accessories shall be carefully handled to avoid damage.



DATE	REVISION	BY	
CUE/IT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464		
PROJECT TITLE	MULTI-PROPOSE BUILDING LOT 2B		
DRAWING TITLE	TECHNICAL SPECIFICATIONS		
Scale	---	Scale	---
Design	SOL	Date	18-235
Draft	SOL	File	
Checked	RFH	Drawing	
Date	07/22/19		

Donald L. Hamlin  
Consulting  
Engineers, Inc.  
136 Pearl Street  
Essex Junction, Vermont

SP-2

Prior to the date of acceptance of the project work by the Owner, the Contractor shall replace any pipe or accessory found to be defective at any time, including after it has been installed, at no expense to the Owner. The Contractor's attention is called to the fact that the cement lining of the pipe is quite brittle and special care should be taken in handling.

All cutting shall be done with a machine having wheel cutters or knives adapted to the purpose except as otherwise approved. All cut ends shall be examined for possible cracks caused by cutting.

All pipe showing cracks shall be rejected. If cracks occur in the pipe, the Contractor may, at his expense and with the approval of the Engineer, cut off the cracked portions at a point at least 12 inches from the visible limits of the crack and use the sound portion of the pipe.

All pipe and fittings shall be cleared of all foreign matter and debris prior to installation and shall be kept clean until the time of acceptance by the Owner.

LAYING PIPE: Pipe shall be laid upon a trench bottom and bed prepared as indicated on the Contract Drawings as specified in this section. Each pipe shall be laid true to line and grade and so laid as to form a tight joint with next adjoining pipe. All installation of pipe shall be done in accordance with AWWA Standard C600.

At all times when pipe laying is not actually in progress, the open ends of the pipe shall be closed by temporary watertight plugs or by other approved means. If water is in the trench when work is resumed, the plug shall not be removed until all danger of water entering the pipe has passed.

There shall be a minimum of 6 feet of cover on all pipes and fittings. The pipe shall be installed in trenches and at the line and grade shown on the Contract Drawings. Any deflection at joints shall be within the limits specified by the manufacturer. All piping and appurtenances connected to equipment shall be supported so that no strain will be imposed on the equipment. (If the equipment manufacturer's specifications indicate that pipe loads are not to be transferred, the Contractor shall submit certification of compliance).

Thrust blocks or properly installed tie rods shall be installed on all plugs, tees, and bends deflecting 1 1/4" or more. Care shall be taken to ensure that concrete will not come in contact with flanges, joints, or bolts. The required area of thrust blocks are indicated on the Contract Drawings, or shall be approved by the Engineer.

In instances where the use of different types of pipes requires joining, the Contractor shall furnish and install all necessary adapters.

All trenching safety standards shall be in conformance with any applicable State and Federal guidelines.

No walking on or working over pipes after they are laid except as may be necessary in making joints, in placing cradles, and in tamping backfill material will be permitted until pipes are backfilled as specified to a depth of 12 inches.

PIPE BEDDING AND BACKFILL: Pipe bedding and backfill for all waterlines shall be as indicated in Section 02265. Pipeline shall be laid on a prepared bed of 6 inches of sand or gravel and adjusted for proper alignment and grade. Sand or gravel, as indicated on the Contract Drawings, shall then be placed and compacted to the springline of the pipe (centerline). Backfill with excavated material containing stones no larger than 3 inches shall then be placed and compacted in 6 inch lifts to 24 inches over the pipe crown. Where sub-surface "in-place" conditions warrant reduced bedding or compactive effort, the Engineer shall make a field determination as to whether the bedding requirements can be reduced. All projects shall use the standard outlined in this section and Section 02265 for pricing and any savings resulting from reduced bedding shall accrue to the Owner.

FIELD TESTING: Except as otherwise directed, all pipe lines shall be tested. Pipe lines laid in excavation or bedded in concrete and any exposed piping shall be tested prior to field piping.

The Contractor shall furnish all gauges, testing plugs, caps, and all other necessary equipment and labor to perform leakage and pressure tests in sections of an approved length. Each valved section or a maximum of one thousand feet of pipe shall be tested. All water required for testing shall be potable. All testing shall be conducted in the presence of the Engineer.

The Contractor shall make the necessary provisions to tap the pipe at the high point to release all air and shall plug the same pipe after completing the test. Hydrants or blowoffs located at high points may be used for air release in lieu of taps if approved by the Engineer.

The pressure and leakage tests shall be performed as a combined test which shall be for a duration of two hours at 150 percent of normal operating pressure or 200 psi, whichever is more, in the line at the lowest elevation. Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe to maintain the leakage test pressure after the pipe has been filled and the air has been expelled. No installation will be accepted if the leakage is greater than that determined by the formula:

$$L = \frac{SD(P)^{.5}}{148,000}$$

Where L is allowable leakage in gallons per hour, S is the length of pipe being tested, D is the nominal diameter of the pipe in inches, and P is the average test pressure in pounds per square inch gauge.

Should any section of pipe fail after the pressure or leakage tests, the Contractor shall do everything necessary to locate and repair or replace the defective pipe, fittings, or joints at no expense to the Owner.

If for any reason the Engineer should alter the foregoing procedures, the Contractor shall remain responsible for the tightness of the line within the above requirements.

DISINFECTION: Chlorination of the water main shall be conducted only after the main has been satisfactorily tested and flushed and a clean stream is obtained as determined by the Engineer.

The Contractor shall furnish all labor, equipment, materials, and tools necessary to disinfect the pipe and appurtenances in accordance with AWWA Standard for Disinfecting Water Mains C651 latest revision. The continuous feed method shall be performed under the supervision of the Engineer. The disinfection process shall be deemed acceptable only after two samples of water from the flushed, disinfected main, taken 24 hours apart, show no evidence of bacteriological contamination based on Health Department testing or testing by another approved lab.

VALVES: All valves for waterlines shall meet the requirements of Section 15100.

02556  
**FORCEMAIN AND RELATED CONSTRUCTION**

WORK INCLUDED: The Contractor shall furnish, install, and test all water mains and appurtenances as indicated in the Contract Drawings and Specifications.

MATERIALS: Pipe for all force mains shall be SDR 9 HDPE 3408 of the Pressure Class 200. All pipe shall meet the requirements of ASTM F-714 standard specifications for Polyethylene (PE) Plastic Pipe (SDR-PR), and AWWA Standard C901. The pipe shall be manufactured from polyethylene resin compound with a minimum cell classification of PE 345464C for PE 3408 materials in accordance with ASTM D-3350, with a Long Term Hydrostatic Strength of 1,600 psi when tested and analyzed by ASTM D-2837 compound specifications.

All pipe and fittings shall be joined by the method of thermal butt fusion as described in ASTM D-2657, Heat Joining Polyolefin Pipe and Fittings. The heater plate should not exceed +425°F, ±25°F. The joining interfacial pressure shall not exceed 75 psi of project end area.

INSPECTION AND TESTING OF MATERIALS: All pipe and fittings shall be inspected and tested in accordance with the manufacturer's specifications and the aforementioned AWWA Specifications. The Contractor shall furnish for approval, certification from the pipe manufacturer that all tests have been performed with satisfactory results. Pipe shall not be installed without the Engineer's approval.

HANDLING: The Contractor shall be responsible for all material furnished by him and shall replace at his own expense all such material found damaged or defective in manufacture. This shall include the furnishing of all material and labor required for the replacement of installed material discovered prior to the final acceptance of work.

The Contractor shall be responsible for the safe storage of material until it has been incorporated in the completed project.

All pipe and fittings shall be cleared of all foreign matter and debris prior to installation and shall be kept clean until the time of acceptance by the Owner.

LAYING PIPE: Pipe shall be laid upon a trench bottom and bed prepared as indicated on the Contract Drawings and as specified in this section. Each pipe shall be laid true to line and grade and so laid as to form a tight joint with next adjoining pipe. All installation of pipe shall be done in accordance with UNI-B-3-77.

At all times when pipe laying is not actually in progress, the open ends of the pipe shall be closed by temporary watertight plugs or by other approved means. If water is in the trench when work is resumed, the plug shall not be removed until all danger of water entering the pipe has passed.

There shall be a minimum of 6 feet of cover on all pipes and fittings. The pipe shall be installed in trenches and at the line and grade shown on the Contract Drawings. Any deflection at joints shall be within the limits specified by the manufacturer. All piping and appurtenances connected to equipment shall be supported so that no strain will be imposed on the equipment. (If the equipment manufacturer's specifications indicate that pipe loads are not to be transferred, the Contractor shall submit certification of compliance).

Thrust blocks shall be installed on all plugs, tees, and bends deflecting 11-1/4" or more. Care shall be taken to ensure that concrete will not come in contact with flanges, joints, or bolts. The required area of thrust blocks are indicated on the Contract Drawings or shall be approved by the Engineer.

In instances where the use of different types of pipe requires joining, the Contractor shall furnish and install all necessary adapters.

All trenching safety standards shall be in conformance with any applicable State and Federal guidelines.

PIPE BEDDING AND BACKFILL: Pipe bedding and backfill for all force mains shall be as indicated in Section 02265. Pipeline shall be laid on a prepared bed of 6 inches of sand or granular pipe bedding and adjusted for proper alignment and grade. Sand or granular pipe bedding, as indicated on the Contract Drawings, shall then be placed or compacted to 6 inches above the crown of the pipe. Backfill with excavated material containing stones no larger than 3 inches shall then be placed and compacted in 6 inch lifts to 24 inches over the pipe crown. Where sub-surface, in-place conditions warrant reduced bedding or compactive effort, the Engineer shall make a field determination as to whether the bedding requirements can be reduced. All projects shall use the standard outline in this section and Section 02265 for pricing and any savings resulting from reduced bedding shall accrue to the Owner.

FIELD TESTING: Except as otherwise directed, all pipelines shall be tested. Pipelines laid in excavation or bedded in concrete shall be tested prior to backfilling or the placing of concrete, and any exposed piping shall be tested prior to field piping.

The Contractor shall furnish all gauges, testing plugs, caps, and all other necessary equipment and labor to perform leakage and pressure tests in sections of an approved length. Each valves section or a maximum of one thousand feet of pipe shall be tested. All water required for testing shall be potable. All testing shall be conducted in the presence of the Engineer.

The pressure and leakage tests shall be performed as a combined test, which shall be for a duration of 2 hours at 150 percent of highest working pressure in the section being tested. Test pressures shall not be less than 50 psi at the highest point in the test section, shall not exceed pipe or thrust restraint design pressures, shall not vary by more than 5 psi, and shall not exceed twice the rated pressure of the valves when the pressure boundary of the test section includes closed gate valves.

Each valved section of pipe shall be filled with water slowly, and the specified test pressure based on the elevation of the lowest point of the line or section under test and corrected to test gauge shall be applied by means of a pump connected to the pipe.

Before applying the specified test pressure, air shall be expelled completely from the pipe and valves.

All exposed pipe, fittings, valves, and joints shall be examined carefully during the test. Any damaged or defective pipe, fittings, or valves that are discovered following the pressure test shall be repaired or replaced with sound material and the test shall be repeated.

Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe, or any valved section thereof, to maintain pressure within 5 psi of the specified test pressure after the air in the pipeline has been expelled and the pipe has been filled. No pipe installation will be accepted if the leakage is greater than that determined by the following formula:

$$L = \frac{N(D)^2(P)^{.5}}{7,400}$$

Where L is the allowable leakage in gallons per hour, N is the number of joints in the length of pipeline tested, D is the nominal diameter of the pipe in inches, and P is the average test pressure during the leakage test in pounds per square inch gauge.

Should any section of pipe fail the leakage test, the Contractor shall do everything necessary to locate and repair or replace the defective pipe, fittings, or joints at no expense to the Owner.

If for any reason the Engineer should alter the foregoing procedures, the Contractor shall remain responsible for the tightness of the line within the above requirements.

VALVES: All valves for force mains shall meet the requirements of Section 15100.

PIPE INSULATION: In areas where there is insufficient cover (i.e. less than 6 feet) the pipe shall be insulated. The insulation shall be of extruded polystyrene and have a minimum thickness of 2 inches and shall be installed in strict compliance with the manufacturer's directions. The insulation shall be Styrofoam SM, shall meet the compressive strength requirements of ASTM D1621, and shall be as manufactured by Dow Chemical Company, Midland, Michigan.

02560  
**SEWER PIPE LINES AND RELATED CONSTRUCTION**

WORK INCLUDED: The Contractor shall furnish and install all pipes, fittings, and other materials necessary for the installation of gravity sewers, force mains, and all appurtenant construction related thereto including chimneys, service connections, thrust blocks, and other related items as indicated on the Contract Drawings and as specified herein. The work shall also include testing and placing the system into satisfactory operation.

TYPES OF PIPE: Types of pipe which shall be used for the various parts of work are as follows:

a) Gravity Sewers shall be PVC solid wall pipe meeting ASTM Specifications D3034 or F679, or restrained joint PVC pipe meeting AWWA C900, or an approved equal.

PVC SEWER PIPE: PVC sewer pipe shall conform in all respects to the latest revision of ASTM Specification D3034, or F679, Type PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR 35. Wall thickness of all PVC pipe shall meet ASTM Specifications for SDR 35 pipe. All pipe and fittings shall be clearly marked as follows:

Manufacturer's Name and Trademark.  
Nominal Pipe Size  
Material Designation 12454C PVC  
Legend "Type PSM SDR 35 PVC Sewer Pipe" or "PS 41 PVC Sewer Pipe"  
Designation ASTM D3034 or F679

Joints shall be push-on type using elastomeric gaskets and shall conform to ASTM D3212. The gaskets shall be factory installed.

The pipe shall be furnished in nominal 13 foot lengths. Sufficient numbers of short lengths and fully machined fittings shall be provided for use at manholes, chimneys, and connections. All connections will require the use of manufactured fittings; field fabricated, saddle type connections will not be considered acceptable.

Any pipe or fitting having a crack, or other defect, or which has received a severe blow shall be marked rejected and removed at once from the work site.

All field cuts are to be made at 90° to the pipe centerline. The contractor shall bevel the cut end to the same angle as the factory bevel, remove all interior burrs, measure, and place a homing mark on the pipe before assembling.

The pipe installed under this specification shall be installed so that the initial deflection, measured as described below, shall be less than 5 percent.

Deflection tests shall be performed on all flexible pipe after the final backfill has been in place for at least 30 days. The deflection test shall be run using a rigid ball or mandrel having a diameter equal to 95 percent of the inside diameter of the pipe. No mechanical pulling devices shall be used during the deflection tests. All pipe not meeting the deflection test shall be re-excavated and replaced at the Contractor's expense.

The manhole water stop gasket and stainless steel clamp assembly must be approved by the Engineer prior to the installation of any pipe.

The Contractor will submit certification that the materials of construction have been sampled, tested, inspected, and meet all the requirements including wall thickness in accordance with ASTM D3034 or ASTM F679 or AWWA C900, as applicable, for all pipe and fittings to be included in the project work.

All pipe shall be installed in strict accordance with manufacturer's installation instructions. PVC pipe shall not be installed when the temperature drops below 32°F or goes above 100°F. During cold weather, the flexibility and impact resistance of PVC pipe is reduced. Extra care is required when handling PVC pipe during cold weather.

LAYING PIPE: Pipe shall be laid upon a trench bottom and bed prepared as indicated on the Contract Drawings, as specified in this section. All pipe shall be carefully cleaned just before laying. Each pipe shall be laid true to line and grade so as to form a tight joint with next adjoining pipe and to bring vents continuity.

Where the plans require service connections, Y-branches with 6 inch spurs shall be installed in the sewer main. Flexible pipe gaskets are required as per this section.

No walking on or working over pipes after they are laid except as may be necessary in making joints, in placing cradles, and in tamping backfill material will be permitted until pipes are backfilled as specified to a depth of 12 inches. During construction all openings to pipe lines shall be protected from entrance of earth or other material. Open ends of branches and pipes when completed shall be sealed with stoppers or by equally effective methods. Where new pipes are to join existing ones, the Contractor shall do such work as is necessary to make connections.

FROST PROTECTION FOR SHALLOW SEWERS: Sewers with less than 6 feet of cover over the crown or where indicated on the plans shall be protected against freezing by installation of 2 inch thick Styrofoam SM insulating sheets with a width of 3 feet or twice the pipe diameter, which ever is greater. The sheets shall be placed 6 inches above the crown of the sewer after compaction of the 6 inch lift immediately above the crown has been made. Care shall be exercised by the Contractor during backfill and compaction over the Styrofoam sheets to prevent damage to the sheets. Styrofoam SM sheets shall meet the compressive strength requirements of ASTM D1621 and shall be as manufactured by Dow Chemical Company, Midland, Michigan.

LEAKAGE TESTS AND ALLOWANCES FOR GRAVITY SEWERS: The low pressure air test will be used to simulate infiltration or exfiltration rates into or out of all gravity sewers.

Acceptance of the sewer shall depend upon the satisfactory performance of the sewer under test conditions. The test shall be performed on pipe between adjacent manholes after backfilling has been completed and compacted.

All wyes, tees, laterals, or end of side sewer stubs shall be plugged with flexible-joint caps, or acceptable alternate, securely fastened to withstand the internal test pressure. Such plugs or caps shall be readily removable, and their removal shall provide a joint suitable for making a flexible-jointed lateral connection or extension.

Prior to testing for acceptance, the pipe should be cleaned by passing through the pipe a full gauge squeegee. It shall be the responsibility of the Contractor to have the pipe clean.

Immediately following the pipe cleaning, the pipe installation shall be tested with low-pressure air. Air shall be slowly supplied to the plugged pipe section until the internal air pressure reaches 4.0 pounds per square inch greater than the average back pressure of any ground water that may submerge the pipe. At least 2 minutes shall be allowed for temperature stabilization before proceeding further.

The pipe line shall be considered acceptable when tested at an average pressure of 3.0 pounds per square inch greater than the average back pressure of any ground water that may submerge the pipe, if: (1) the total rate of air loss from any section tested in its entirety between manhole and cleanout structures does not exceed 2.0 cubic feet per minute; or (2) the section under test does not lose air at a rate greater than 0.0030

cubic feet per minute per square foot of internal pipe surface. The requirements of this specification shall be considered satisfied if the time required in seconds for the pressure to decrease from 3.5 to 2.5 pounds per square inch greater than the average back pressure of any ground water that may submerge the pipe is not less than that computed according to ASTM C828.

Minimum Test Time for Various Pipe Sizes			
Nominal Pipe Size	Time min./100 ft	Nominal Pipe Size	Time min./100 ft
3"	0.2	21"	3.0
4"	0.3	24"	3.6
6"	0.7	27"	4.2
8"	1.2	30"	4.8
10"	1.5	33"	5.4
12"	1.8	36"	6.0
15"	2.1	39"	6.6
18"	2.4	42"	7.3

If the pipe installation fails to meet these requirements, the Contractor shall determine, at his own expense, the source or sources of leakage and shall repair (if the extent and type of repairs proposed by the Contractor appear reasonable to the Engineer) or replace all defective materials or workmanship. The completed pipe installation shall meet the requirements of this test before being considered acceptable.

Since this test does not determine the tightness of manholes, they shall be tested separately. The exfiltration leakage allowance out of manholes shall be no greater than 1 gallon per day per vertical foot to depth. The manhole shall be filled with water to a point 1 foot above the highest joint between manhole sections. In areas of high ground water, there shall be no visible leakage due to infiltration.

Vacuum testing of manholes shall also be considered acceptable using the following guidelines: The test shall be done after assembly of the manhole. The manhole to pipe connection shall be flexible. A 60 inch/lb. torque wrench shall be used to tighten the external clamps. All lift holes shall be plugged with a non-shrink mortar, as approved by the Engineer. The seal between manhole sections shall be approved, preformed flexible mastic per ASTM C923. The completed manhole shall not be backfilled prior to testing. Manholes which have been backfilled shall be excavated to expose the entire exterior prior to vacuum testing or the manhole shall be tested for leakage by means of a hydrostatic test. Interior piping and plugs shall be adequately braced to prevent movement. A vacuum of 10 inches of Hg shall be drawn within the manhole. The manhole shall pass the test if the vacuum remains between 10 inches Hg and 9 inches Hg for at least 2 minutes.

Where applicable, all existing sanitary sewers shall be kept operational until new work has been tested and approved by this Engineer. At such time existing sewers and sewer services shall be connected to the new sewers.

CLEANING OF PIPELINES AND APPURTENANCES: Upon completion of construction, all dirt and other foreign material shall be removed from pipe lines and their appurtenant construction. No materials shall be left in the pipe lines to impede normal flow through them.

SEWER SERVICE CONNECTIONS: Where required on the plans, sewer service connections shall be constructed of 6 inch pipe unless otherwise noted on the plans of the type material specified under this section. The pipe shall be laid and its joints made as required for sewer construction in these specifications. Open ends of pipe shall be properly sealed to prevent damage and intrusion of foreign matter where hookup to the building sewer is not coincident with sewer main construction. Additionally, the Contractor will provide a stable temporary marker approved by the Engineer, such as a 2 inch PVC pipe, from the sewer service invert up to and protruding no more than 1' above finished grade, and sealed securely into the ground for ease in relocating the end of sewer service connection for hooking up the building sewer.

In the case of reconnection of existing services, such reconstructions will be made only after the new sewer main has been completed, tested and accepted.

02620  
**CAST-IN-PLACE CONCRETE CURB**

This work shall consist of the construction or resetting of curb and the construction of gutters or combinations of curb and gutters in accordance with these specifications and in reasonably close conformity with the lines, grades, and dimensions shown on the plans or as ordered by the Engineer.

Excavation shall be made to the required depth and the base material upon which the curb is to be set shall be compacted to a firm, even surface. All soft and unsuitable material shall be removed and replaced with suitable material, which shall be thoroughly compacted.

Curbs shall be constructed of 4,000 psi. concrete and all work shall conform to Section 03300, Cast-In-Place Concrete.

Approved forms shall be of metal (straight or curved as required), free from warp, and of such construction that there will be no interference to the inspection of grade or alignment. All forms shall extend for the entire depth of the curb and shall be braced and secured sufficiently so that no deflection from alignment or grade will occur during the placing of the concrete.

All curb to be installed on a radius of two hundred feet or less shall be formed and cast so that the face of curb is constructed true to the radius indicated on the Contract Drawings unless otherwise approved by the Engineer. Curbing to be installed on a radius greater than two hundred feet may be formed and cast in straight sections having a length of 10 feet unless otherwise specified by the Engineer.

Compaction of concrete placed in the forms shall be by spading or other approved methods. Forms shall be left in place for 24 hours or until the concrete has set sufficiently so that they can be removed without injury to the curbing. Upon removal of the forms, the exposed curbing face shall be given a rubbed finish.

Curbing shall be constructed in sections having a uniform length of 10 feet, unless otherwise ordered. Sections shall be separated by open joints 1/8 inch wide except at expansion joints.

Expansion joints shall be formed using a preformed expansion joint filler having a thickness of 1/4 inch. They shall be constructed at 20 foot intervals, or as directed by the Engineer. When the curb is constructed adjacent to or on concrete pavement, expansion joints shall be located opposite or at expansion joints on the pavement.

Immediately upon completion of the rubbing, or the curbing shall be cured by using a liquid membrane-forming compound.

After the concrete has set sufficiently, the spaces in front and back of the curb shall be filled to the required elevation with layers of not more than 6 inches of the same material as the bedding and thoroughly compacted.

Curing and Sealing Compound: Upon placement of the concrete the Contractor shall apply a concrete curing and sealing compound. The compound shall be CERTI-VEX AC 1315 as manufactured by Vexon Chemicals, Inc. and meets ASTM C-1315 Type I, Class A acrylic concrete curing and sealing compound non-yellowing, slip resistant gloss. The compound shall be applied per manufacturer's specifications.

02630  
**CEMENT CONCRETE, BITUMINOUS CONCRETE WALKS**

WORK INCLUDED: The Contractor shall be responsible for construction or repair of all new or existing Portland Cement concrete, bituminous concrete, or gravel walks as shown on the Contract Drawings or as directed by the Engineer.

**PORTLAND CEMENT CONCRETE WALKS**

MATERIALS: Gravel for walk base shall be the thickness as shown on the Contract Drawings and shall conform to the following gradation:

Grading	Sieve Designation	Percentage by Weight Passing Square Mesh Sieves
FINE	2"	100%
	1-1/2"	90% - 100%
	No. 4	30% - 60%
	No. 100	0% - 12%
	No. 200	0% - 6%

The percent of wear of the crushed gravel shall be not more than 40 when tested in accordance with AASHTO T96 or ASTM C131.

At least 30 percent, by weight, of the material coarser than the No. 4 sieve shall have at least one fractured face.

Concrete shall be 4,000 psi strength.

CONSTRUCTION: Excavation shall be made to the required depth and width to allow placing of base material and installation and bracing of form work.

Base material shall be placed to the depth and section shown on the Contract Drawings. When the layer exceeds 6 inches in thickness, layers of equal depth, not to exceed 6 inches, shall be placed and compacted individually. Wetting of the gravel may be necessary to obtain adequate compaction.

Forms shall be metal or wood and shall extend the full depth of the concrete. Forms shall be either straight or curved as required and shall be adequately braced to prevent movement.

Concrete shall be placed over the compacted gravel base, shall be thoroughly worked to remove air voids and shall be floated smooth. After initial set, the edges shall be rounded to a 1/4 inch radius and the surface shall be broom finished across the width of the walk.

Dowelled construction joints shall be placed every 100 feet. Expansion joints shall be placed adjacent to all appurtenances such as manhole frames or valve boxes. Preformed joint filler, 1/4 inches thick, shall be cast in the expansion joints.

Every 5 feet between dowelled joints, control joints shall be sawed. These control joints shall be 1/8 inches wide and 1/3 the depth of the slab.

Where the walk is adjacent to curbing, 4 mil polyethylene shall be placed between the curb and sidewalk.

The walk shall be cured as described below. During the curing period, barricades may be required to prevent damage. Any damage incurred shall be repaired at the Contractor's expense.

After the walk has properly cured, the spaces on each side of the walk shall be backfilled, compacted, and graded.

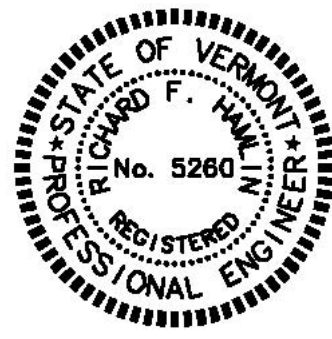
Curing and Sealing Compound: Upon placement of the concrete the Contractor shall apply a concrete curing and sealing compound. The compound shall be CERTI-VEX AC 1315 as manufactured by Vexon Chemicals, Inc. and meets ASTM C-1315 Type I, Class A acrylic concrete curing and sealing compound non-yellowing, slip resistant gloss. The compound shall be applied per manufacturer's specifications.

CONSTRUCTION: After the base gravel has been placed, compacted, and graded, the Sur-Pack shall be spread, smoothed, and compacted to form a hard, even walking surface. The finished surface condition will be subject to approval by the Engineer.

02649  
**PREPARATION OF SUBBASE**

WORK INCLUDED: This work shall consist of furnishing and placing one or more courses of approved gravel, crushed gravel, or dense graded crushed stone, or otherwise proportioned material on a prepared surface, or at other locations, in accordance with these specifications as shown on the plans or as ordered by the Engineer.

CONSTRUCTION: The subbase material shall be placed on a prepared surface with an approved spreader box or by use of other approved mechanical spreading equipment. Dumping directly on the subgrade will not be permitted. A bulldozer may be used in lieu of a spreader box, providing the subbase material is first placed on the previously laid subbase and then completely removed from the area where it was first



DATE	REVISION	BY
CIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464	
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B	
DRAWING TITLE	TECHNICAL SPECIFICATIONS	
Scale	---	Scale
Design	SOL	Date
DRAWN	SOL	18-235
CHECKED	RFH	File
DATE	07/22/19	DRAWING
		Donald L. Hamlin Consulting Engineers, Inc. 136 Pearl Street Essex Junction, Vermont SP-3

deposited. Should segregation occur during the placing of the subbase, the Contractor shall be required to remove and replace the material or manipulate it until uniform grading is obtained.

If material below subgrade becomes intermixed with the subbase resulting in an unacceptable product, the mixture shall be removed and replaced with new subbase material.

The maximum lift thickness for all subbase materials is 12 inches. Where the finished depth of the subbase is to be greater than 12 inches, it shall be placed and compacted in two or more lifts of approximately equal thickness. In the placement of lifts all joints shall be staggered at least 6 inches.

After each lift of subbase material is placed, it shall be thoroughly compacted by rolling with an approved power roller weighing not less than 10 tons or by other methods approved by the Engineer. A power grader shall be used to obtain a true and even surface during compaction. All holes or depressions found during the compacting shall be filled with additional subbase material, reworked, and compacted in close conformity to the lines, grades, and cross-sections shown on the Contract Drawings. If required, water shall be uniformly applied over the subbase materials during compaction in the amount necessary for proper consolidation.

When it is necessary to maintain traffic over the subbase, one half of the width shall be constructed at a time. The half under construction shall have the subbase material placed and compacted before opening to traffic. Subsequent traffic damage to the material shall be entirely the Contractor's responsibility. If the subbase loses its shape, the Contractor shall loosen, regrade, and compact as necessary. The end of each section of a different depth of subbase shall be tapered for a distance of approximately 25 feet.

In the event the project shoulders are to remain unpaved, subbase or other designated material shall be placed in the shoulder area after final roadway paving is placed.

Gradation Requirements:

Sand for subbase shall meet the following requirements:

Sieve Designation	Percentage by Weight Passing Total Sample
1/2"	100%
No. 4	90% - 100%
No. 10	60% - 90%
No. 40	20% - 40%
No. 200	0% - 8%

Dense Graded Crushed Stone subbase shall meet the following gradation requirements:

Sieve Designation	Percentage by Weight Passing Total Sample
3-1/2"	100%
3"	90% - 100%
2"	75% - 100%
1"	50% - 80%
1/2"	30% - 60%
No. 4	15% - 40%
No. 200	0% - 6%

Plant Mixed Gravel for subbase shall meet the following requirements:

Sieve Designation	Percentage by Weight Passing Total Sample
2"	100%
1-1/2"	90% - 100%
No. 4	30% - 60%
No. 100	0% - 12%
No. 200	0% - 6%

Aggregate for plant mixed gravel and dense graded crushed stone shall consist of clean, hard, crushed stone or crushed gravel. The blending of crushed stone and crushed gravel may be permitted if, in the opinion of the Engineer, the materials to be blended are equal in quality and are compatible. The several aggregate fractions shall be sized, uniformly graded, and combined in such proportions that the resulting gradation is as shown above. The aggregate shall be reasonably free from dirt, deleterious material, and pieces which are structurally weak and shall meet the following requirements:

#### 02650 BIMINOUOUS CONCRETE PAVEMENT

GENERAL: All road work and paving shall conform to the latest edition of the Vermont Agency of Transportation's Standard Specifications for construction.

#### 02820 FINAL GRADING, TOPSOILING, AND SURFACE PREPARATION

WORK INCLUDED: The Contractor shall be responsible for final grading, topsoiling, and surface preparation within the contract limits or as directed by the Engineer prior to seeding or turfgrass sod application. Restoration shall occur within 7 days of the time the soil is ready to receive topsoil.

SOIL TESTING: The Contractor shall be responsible for soil testing of existing subsoil and topsoil by an accredited soils laboratory to analyze the soil texture, organic and chemical qualities, and recommend soil amendments as necessary.

SUBSOIL PREPARATION: Areas to be topsoiled shall be cleared of large stones, roots or other debris that might interfere with the placement of topsoil or subsequent maintenance of the area and shall be brought reasonably close to grade, as indicated on the plans or ordered by the Engineer, making allowance for thickness of the topsoil and turfgrass sod, as applicable. All breaks in grade shall be well rounded.

The Contractor shall be responsible for the performance of soil testing of the subsoil by an accredited soils laboratory, at the Contractor's cost. When the soil testing shows that the subsoil is highly acid or composed of heavy clays, ground limestone shall be spread at the rate recommended by the testing service to correct the soil pH to a range of 6.0 to 7.0. Liming material shall contain at least 50% total oxides (Calcium oxide plus magnesium oxide) and 50% of material must pass through a 100-mesh sieve with 98% passing through a 20-mesh sieve. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tilling of the soil.

After the area(s) to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, the subgrade shall be loosened by diskling or rototilling to a depth of at least 3 to 4 inches to permit bonding of the topsoil to the subsoil.

Soil amendments, such as fertilizer and lime, shall be uniformly incorporated into the topsoil by diskling, harrowing, or other approved methods.

GRADING AND TOPSOILING: After areas have been brought to proper subgrade and approved by the Engineer, topsoil shall be spread to a depth of 4", due allowance being made for settlement. Topsoil shall not be hauled over, tramped over or packed in, in any way, and shall be left in a loose and friable condition. All topsoil shall be free from subsoil, gravel, roots and stones.

Topsoil shall be a loamy sand, sandy loam, loam, or other soil approved by the Engineer. It shall not have a mixture of subsoil and shall contain no slag, cinders, stones, lumps of soil, sticks, roots, trash or other extraneous materials larger than 1.5 inches in diameter. Topsoil must be free of viable plants or plant parts of common bermudagrass, quackgrass johnsongrass, nutsedge, poison ivy, Canada thistle, or others as may be specified.

If needed, pH correction material shall be applied at a rate sufficient to correct the pH to a range of 6.0 to 7.0. Soluble salts shall not be higher than 500 parts per million. Organic matter content shall range from 1.5% to 4%.

All fertilizers (either granular or liquid) shall be uniform in composition, free-flowing, and suitable for application with approved equipment. Fertilizers shall be delivered to the site fully labeled, according to applicable fertilizer laws, and shall bear the name, trade name or trademark, and warranty of the producer or manufacturer. Fertilizer applications shall be determined by soil tests and shall be distributed uniformly over the entire area(s) where seed or turfgrass sod is to be installed.

Lime material shall be ground limestone and shall comply with existing State and Federal regulations. Limestone shall contain at least 50% total oxides (Calcium oxide plus magnesium oxide). Ground limestone shall be ground to such fineness that at least 50% of material must pass through a 100-mesh sieve with 98% to 100% passing through a 20-mesh sieve. Application rates for liming materials shall be determined by soil tests. Lime shall be distributed uniformly over the entire area(s) to be seeded or sodded.

Topsoil shall be uniformly distributed on the designated area(s) and it shall be a minimum of 4 inches deep after firming. Spreading shall be performed in such a manner that seed or sod installation can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed for seed or sod installation.

After the topsoil has been spread and the final grade approved, it shall be cleared of all grade stakes, surface trash, or other objects that would hinder installation and/or maintenance of seed, sod, or other plantings. Paved areas over which hauling operations are conducted shall be kept clean and any soil which may be brought upon the surface shall be promptly removed. The wheels of all vehicles shall be kept clean to avoid tracking soil on the surface of roads, walks, or other paved areas.

Topsoil shall receive a uniform application of fertilizer, lime, grass seed, and mulch or turfgrass sod as specified. Any mechanical operation may be used which will place the limestone, fertilizer, seed and mulch, or any combination of these in direct contact with the soil and which meets the approval of the Engineer.

#### 02821 SEEDING

WORK INCLUDED: The Contractor shall be responsible for application of soil amendments, seeding operations, and placement of mulch or matting related to establishing a healthy grass within the contract limits or as directed by the Engineer. Restoration shall occur within 7 days of the time the work is ready to receive topsoil.

APPLICATION OF SEED: Topsoil shall receive a uniform application of fertilizer, lime, grass seed, and mulch. Any mechanical operation may be used which will place the limestone, fertilizer, seed and mulch, or any combination of these in direct contact with the soil and which meets the approval of the Engineer.

Any undulations or irregularities in the topsoil surface, resulting from fertilizing, liming, tilling, or other causes, shall be smoothed prior to seed installation. Flooded, washed out area, damaged or otherwise, shall be reconstructed and all grades re-established by the Contractor in accordance with the drawings and/or other application specifications.

Equipment for equipment used for the installation of the seed, care should be taken to keep equipment off prepared areas. Particular care should be taken to avoid compaction during the grading process.

Prior to seed installation, the surface shall be free of stones, cleared of all trash, debris, roots, brush, wire, grade stakes, and other objects that would interfere with planting or maintenance operations.

SEED MIXES: The specific seed mixes to be utilized on this project are indicated in Section 01010 of these specifications. All mixes for this project are available from L.D. Oliver Seed Co., through local distributors.

Green Mountain Special Mix	
Application Rate (pure live seed lbs. per acre) = 175	
% by weight	Name
40	Creeping Red Fescue
40	Perennial Ryegrass
20	Kentucky Bluegrass
100	

All seed shall not exceed 1% in weed content. A guaranteed statement of composition from the dealer must be submitted to the Engineer for approval and be approved prior to commencing with seeding operations. After the seed has been applied, lawn areas shall be lightly raked to mix seed with the soil and rolled with a light-weight roller to the satisfaction of the Engineer.

MULCHING: Immediately after the application of fertilizer, lime and seed, the surface shall be mulched with hay mulch at a rate of 2 tons per acre. Mulch shall consist of mowed hay properly free from swamp grass, weeds, twigs, debris or other deleterious material. It shall be free from rot or mold and shall be acceptable to the Engineer. Spreading by mechanical spreading devices may be used if approved by the Engineer. The application of mulch shall be made in such a manner that lumps and thick spots are avoided. When deemed necessary, mulch shall be anchored by a light coating of brush or tree branches, use of stakes, twine, netting or other methods approved by the Engineer. Where specified in the contract documents, the Contractor shall utilize stitched straw matting for protection of the seeded surface. At their discretion, the Contractor may elect to utilize stitched straw matting for protection of the seeded surface in lieu of mulch.

MAINTENANCE: All seeded areas shall be watered and maintained to the satisfaction of the Engineer. Within two weeks after the grass has come up, any areas where grass seed has not germinated properly or where the surface has been washed or damaged in any way, shall be re-seeded as before.

The first mowing shall not be attempted until turfgrass sod is firmly rooted and securely in place. Not more than 30 percent of the grass leaf shall be removed by the initial or subsequent mowings. Care shall be taken to assure cutting blades are maintained in a

sharp condition. Bluegrass and other cool season grasses shall be maintained between 1.5 and 2.5 inches, unless otherwise specified.

The duration of the Contractor's maintenance responsibilities shall be for 30 days from the final seeding unless otherwise specified.

The grass cover shall be inspected again by the Engineer and Contractor during the month of May following completion of the work. Any areas where grass seed has not germinated properly or where the surface has been washed or damaged in any way shall be topsoiled and re-seeded as before.

#### 03300 CAST-IN-PLACE CONCRETE

WORK INCLUDED: Work of this section includes the furnishing and placing of plain or reinforced concrete and reinforcing steel for all work indicated on the Contract Drawings, required by these Specifications or hereinafter specified by the Engineer.

MATERIALS: The Contractor will submit within 10 days of signing of the Contract a list of all materials that he is planning to use along with names of manufacturers and the name of the concrete supplier. Where an asterisk precedes the listed material in these specifications, the Contractor will be required to furnish necessary samples, shop drawings, lists, or reports to the Engineer.

\*Cement: Portland cement Type II shall conform to ASTM Specification C150 or AASHTO M85. Where utilized on exposed structures, approved cement shall be obtained from only one source and shall be used exclusively for all concrete to assure a uniform color.

Fine Aggregate: Sand for concrete work shall conform to ASTM Specification C33 and shall be composed of clean, hard, durable, uncoated, natural grains, free from silt, loam and clay.

Coarse Aggregate: Coarse aggregate shall be clean gravel or crushed stone conforming to ASTM Specification C33. Maximum size aggregate for walls, structural slabs, slabs-on-grade, beams and columns shall be 3/4 inches maximum size aggregate for other sections 6 inches thick and thinner shall be 1/2 inches. Largest permissible aggregate, according to the above, shall be used except as directed by the Engineer.

CONCRETE TESTS & DESIGN OF MIXES: Testing of Concrete: The Contractor, at his own expense, shall furnish to the Engineer any samples of concrete and/or of the ingredients in the concrete upon request or as specified below. All tests made at the direction of the Engineer shall be performed at the Contractors expense.

Three weeks or more in advance of the time when the placing of the concrete is expected to begin, the Contractor shall inform the Engineer as to the source of the concrete ingredients. If directed by the Engineer, the Contractor shall deliver samples to such laboratory as the Engineer may designate to permit the making of necessary tests.

During the progress of work, field test cylinders shall be made and cured by the Contractor in accordance with ASTM Standard C31 or AASHTO T23 and in the number of four from every pour or part thereof. The four cylinders shall be taken at least at two different times during the pour. The Contractor shall deliver the cylinders promptly to such testing laboratory as the Engineer may so designate. Testing of cylinders in the laboratory shall be done in accordance with ASTM Standard C39 or AASHTO T22.

Slump tests shall be made by the Contractor as directed by the Engineer in accordance with ASTM Standard C143 or AASHTO T119. Slump shall be between a 1 inch minimum and 4 inches maximum. The Contractor will be required to furnish a standard slump cone and rod to be kept on the job at all times. Slumps shall be taken by the Contractor and witnessed by the Engineer in accordance with "Standard Method of Slump Test for Consistency of Portland Cement Concrete," ASTM designated C143 or AASHTO T119.

Slump tests shall be made on each batch tested. Air content of air entrained concrete shall also be determined when specimens are taken in accordance with ASTM Specification C231 or AASHTO T 52. Duplicate reports on all tests shall be submitted promptly to the Engineer with another copy going directly to the Contractor.

The Contractor, in conjunction with the Engineer, shall notify the independent testing laboratory at least 24 hours in advance as to approximate times (within 2 or 3 hours) of concrete placement for each area where a test is directed.

The Contractor shall submit weekly reports to the Engineer and independent laboratory on total amount of concrete placed during preceding week, also indicating locations.

When there is any question as to the quality of the concrete in the structure, the Engineer may require the Contractor, at his expense, to have tests made by an approved independent testing and inspection laboratory. Such testing shall be in accordance with the "Standard Methods of Securing, Preparing the Testing Specimens of Hardened Concrete for Compressive and Flexural Strengths" (ASTM Designation C42 or AASHTO T24) or Chapter 20 of the current ACI Building Code for Reinforced Concrete ACI 318, as may be required. The criteria for acceptability of the concrete under the latter shall be that given therein, and final acceptance shall be required from the Engineer. Concrete failing to meet requirements of the Contract documents will have to be replaced at the Contractor's expense.

Design mixes will be prepared for each type of concrete, and an independent testing facility acceptable to the Engineer will be utilized to prepare and report proposed design mixes. Mixes will be proportioned by either laboratory trial batch or field experience methods using materials to be employed on the project for each class of concrete required. The Contractor will ensure that the requirements of ACI 211.1 are complied with and reports of mix designs will be submitted to the Engineer for approval.

Class A concrete shall be designed as a watertight concrete mix in conformance with normally accepted standards. All materials used shall be so proportioned as to produce a well-graded mixture of high density and maximum workability with as specified 28-day compressive strength of 4,000 psi. Minimum cement content shall be 564 lbs. per cubic yard with a maximum water-cement ratio of 0.48. Air content shall be 6 percent ( $\pm 1$  percent). Class B concrete shall be structural concrete with a minimum 28-day compressive strength at 3,500 psi.

MIXING, PLACING, CURING AND PROTECTION: Mixing, placing, curing, and protection shall conform to requirements of standards as listed under "General", this Specification, and to stipulations of this section. Before placing concrete, all debris, water, snow, and ice are to be removed from the space to be occupied by concrete. Do not place concrete on frozen ground.

Concrete shall be thoroughly compacted during placing operation and shall be thoroughly worked into corners and angles of forms and around reinforcement by use of spades. Vibrators shall be used to compact all concrete, but not until concrete is in final place. Extreme care shall be exercised to ensure that concrete will be carefully and thoroughly worked into position around all waterstops so that waterstop will end up being perpendicular to joint surface through which it extends. Vibrators shall not be used to move concrete.

Concrete shall be cured as follows: Horizontal surfaces shall have curing and sealing compound applied. Holding forms in place will constitute curing. If permitted by the Engineer to strip forms sooner than as specified, concrete shall be immediately cured for balance of period as directed.

It shall be the Contractor's responsibility to protect fresh concrete from freezing. Details of covering, insulation, and housing newly placed concrete in cold weather shall be reviewed with the Engineer and shall be subject to his approval.

Use of admixtures, addition of extra cement, heating of materials, subgrade

preparation, protective covering, heated enclosures, curing, and form removal for winter concreting shall be as outlined in Recommended Practice for Cold Weather Concreting ACI 306. If minimum temperatures as specified in Table 1.4.1 of this reference are not maintained, formwork and shoring for structural concrete shall not be stripped until the Contractor can satisfy the Engineer that concrete has attained 65 percent of the required 28-day strength.

The Contractor shall record temperature daily as outlined in Proposed Recommended Practice for Cold Weather Concreting ACI 306.

In hot weather, temperature of freshly placed concrete shall not be allowed to exceed 85°F, conforming to ACI 305.

#### 03402 PRECAST CONCRETE CATCH BASINS

WORK INCLUDED: This section shall include all work necessary to supply and place concrete catch basins as shown on the Contract Drawings. This is to include excavation, backfill, and all other required operations to properly install the catch basins.

Catch basins shall be constructed of reinforced concrete and shall be provided with cast iron frames and grates as indicated on the Contract Drawings and as specified in Section 05550. Precast risers and base sections shall conform to ASTM C913, latest edition. Frames shall be brought to grade with precast concrete riser rings and shall be set in a full bed of mortar. Joints between pipes and catch basin base sections shall be sealed with boots for pipes 36 inches in diameter or smaller and with cement mortar for pipes larger than 36 inches in diameter, smoothed on the inside, and built up with a heavy bead of excess mortar on the outside.

The grating frames shall be set to final grade only after the base course paving has been completed.

#### 04110 CEMENT AND LIME MORTAR

WORK INCLUDED: This section pertains to the material and method requirements for use of mortar on block or brick masonry units under this contract. All masonry units shall be laid in mortar as described in this section, unless specified otherwise.

MATERIALS: Mortar used in masonry construction shall be highly plastic with high water retentivity and shall consist of, by volume, 1 part Portland Cement, 1/2 part to 1/4 part hydrated lime putty, and 2-1/4 to 3 times the sum of the volumes of cement and lime putty for sand. Mixture may be adjusted slightly for workability.

Cement: Shall be a Portland Cement of American manufacturer, conforming to the latest revision of the ASTM Specification C150 or AASHTO M85, Type II, and to be of a color approved by the Engineer.

Lime: Shall be a double hydrated, high calcium lime, conforming to the latest revision of the ASTM Specification C207-SS, Type S. Lime putty shall be a stiff mixture of lime and water.

#### 05550 MISCELLANEOUS METALS FOR MANHOLES AND CATCH BASINS

WORK INCLUDED: The Contractor shall install manhole frames and covers as outlined and at locations indicated on the plans, or as directed by the Engineer. MANHOLE FRAMES AND COVERS: Manhole frames and covers shall conform to standards as designated on the Contract Drawings. Frames and covers shall be of tough, gray cast iron. Casting shall be true pattern and free from flaws. Bearing surfaces of manhole frames and covers against each other shall be machined to give continuous contact throughout their entire circumference. All iron castings shall be thoroughly cleaned and then coated with hot tar before being delivered. Frames and covers shall be Neenah, LeBaron, or an approved equal with model numbers as designated on the Contract Drawings. Manhole cover shall be marked "Sewer" or "Storm Drain" or "Water" as required. The Contractor shall provide water-proof type manhole covers as noted on the plans, or as required by the Engineer.

CATCH BASIN GRATES: Catch basin grates shall be as designated on the Contract Drawings.

CLEANOUT FRAMES AND COVERS: Cleanout frames and covers shall be of tough, gray cast iron. Casting shall be true to pattern and free from flaws. The bearing surface of cleanout frames and covers against each other shall be machined to give continuous contact throughout their circumference. All iron castings shall be thoroughly cleaned and then coated with hot coal tar before being delivered.

#### 07201 INSULATION

WORK INCLUDED: The Contractor shall be responsible for installing all insulation of the types, thickness and in the locations shown on the contract drawing or as required by the engineer.

RIGID INSULATION: Rigid panels of extruded polystyrene insulation shall be installed, in the thickness and in the location as shown on the contract drawings. Care should be taken during all phases of handling to ensure that panels are isolated from sources of fire or high heat because the insulation is flammable.

Insulation shall be Owens Corning Rigid Foam Insulation: Foamular 400. Insulation shall be supplied in 2'x 8' or 4'x 8' pieces with square edges. Compressive strength shall be a minimum of 40 pounds per square inch.

INSULATION INSTALLATION: The Contractor must prepare the sand bed so that all projections that interfere with placement of insulation boards are to be removed, formed to fit around or as specified by the engineer. The joints shall be staggered between the first and second layers of the insulation. The contractor may not move equipment onto foam until the first 12" minimum, of gravel has been placed.

ADHESIVE: If insulation boards are to be adhered together, any one of the following may be used:

1. ChemRex, Inc. "Contech Brands PL300 Foam Board Adhesive."
2. ChemRex, Inc. "Contech Brands Premium Foam Board Adhesive."
3. Dacar Products, Inc. "Foamgrab PS"

ADHERE FOAM: The Contractor shall make sure that daubs of adhesive are spaced approximately 12" o.c. in both between the layers of insulation panels.

#### 15100 VALVES AND VALVE BOXES

WORK INCLUDED: Work of this section pertains to the valves and valve boxes to be utilized on all new or reconstructed waterlines at the locations shown on the Contract Drawings, or as directed by the Engineer.

VALVES: Valves 3 inches to 12 inches in diameter shall be resilient-seated gate valves meeting all applicable requirements of AWWA C509, as manufactured by the Clow Corporation or an approved equal. The resilient wedge shall be permanently bonded to meet ASTM D429 testing for rubber metal bond.

Valves greater than 12 inches in diameter shall be double disc gate valves meeting all

applicable requirements of AWWA C500, as manufactured by Clow Corporation or an approved equal.

All valves shall have non-rising stems and open left. All valves shall have mechanical joints in accordance with AWWA C110. A 2 inch, AWWA operating nut shall be provided on all valves.

A T-handled wrench extending a minimum of 24 inches and a maximum of 48 inches above the ground shall be supplied to the Owner to open all valves.

The minimum working pressure shall be 200 psi. The Contractor shall provide manufacturer's certification of satisfactory hydrostatic testing of 400 psi with shut-off test of 200 psi. There shall be zero (0) leakage (bubble tight) at the 200 psi test.

Valves to be used in wet tap process and the installer must be approved by the Engineer prior to installation.

VALVE BOXES: Valve boxes are to be installed on all buried valves. The boxes shall be cast iron with a minimum 5-1/4 inch diameter and long enough to extend from the valve to finished grade. The boxes shall enclose the operating nut and the stuffing box of the valve. Valve boxes shall not transfer loads into the valve.

Covers shall be close fitting and dirt tight with the top of the cover flush with the top of the box rim. Covers shall be marked "water" with an arrow indicating the direction of the opening.

Valve boxes shall be manufactured by the Mueller Co. or an approved equal.

#### TAPPING SLEEVES AND TAPPING VALVES

All materials used when tapping a water transmission or distribution pipelines shall be as specified below (these specifications meet the current Champlain Water District requirements):

##### A. Tapping Sleeves

- A1. For use on existing asbestos cement, gray cast iron, or ductile iron pipe.

A1.1 Tapping sleeves shall be of the split sleeve design constructed with two solid half-sleeves bolted together. The sleeves shall be constructed of cast iron or ductile iron, shall have a working pressure of at least 150 psi, and shall have mechanical joint ends with end and side gasket seals.

A1.2 All iron body tapping sleeves shall be provided with a 3/4 inch NPT test plug, or other provisions must be made for air testing the valve and sleeve at maximum working pressure prior to tapping.

A1.3 All bolts and nuts for mechanical joints of tapping sleeves shall be of high-strength cast iron or high-strength, low-alloy steel conforming to ANSI/AWWA C111/A21.11-90.

A1.4 All bolts and nuts for flanged joints of tapping sleeves shall be of high-strength, low-carbon steel conforming to ANSI/AWWA C110/A21.10-87, Appendix A.

A1.5 All bolts and nuts shall be sound, clean, and coated with a rust-resistant lubricant; their surfaces shall be free of objectionable protrusions that would interfere with their fit in the made-up mechanical or flanged joint.

A1.6 All bolts and nuts used with all pipe sleeves shall, upon final tightening and testing, be brush coated heavily with bitumastic cold-applied material to thoroughly cover all exposed surfaces of the bolts and nuts.

##### B. Tapping Valves

B1. Tapping valves shall conform to ANSI/AWWA C509-87 Standard for Resilient-Seated Gate Valves for Water and Sewage Systems, except as modified herein. Valves shall open counterclockwise and shall have a minimum working pressure of 150 psi. Inlet flanges shall be Class 125 conforming to ANSI Specification B16.1 or ANSI/AWWA C110/A21.10, and outlet connection shall be Standardized Mechanical Joint unless specified otherwise on the Contract Drawings for the type of pipe required for the branch or lateral pipeline.

B1.1 Tapping valves 14 inches in diameter and larger shall be installed with their stems horizontal, shall be equipped with rollers, tracks and scrapers, and shall be provided with bypass valves unless otherwise specified.

B1.2 Buried tapping valves shall be provided with a 2 inch square wrench nut and shall be installed with a cast iron valve box as required to allow positive access to the valve operating nut at all times. In installations where the depth from grade to top of valve operating nut is greater than 6 feet-0 inches, a valve stem riser shall be provided and installed such that the depth from valve stem riser nut to grade is from 4 feet-0 inches to 6 feet-0 inches (minimum length of valve stem riser is 2 feet-0 inches). Valve stem riser shall be of high strength steel and of welded construction.



DATE	REVISION	BY	
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464		
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B		
DRAWING TITLE	TECHNICAL SPECIFICATIONS		
Scale	---	Scale	---
Drawn	SOL	Date	18-235
Checked	SOL	File	
Date	RFH	Drawing	
Date	07/22/19		

*Donald L. Hamlin*  
Consulting  
*Engineers, Inc.*  
136 Pearl Street  
Essex Junction, Vermont

**SP-4**

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 PRIOR TO ANY EXCAVATION AT LOCATIONS WHICH MAY BE IN THE IMMEDIATE VICINITY OF UNDERGROUND UTILITIES

WARNING: FATALLY TOXIC GASSES MAY BE PRESENT IN UNDERGROUND PIPING SYSTEMS AND WASTE SYSTEM STRUCTURES

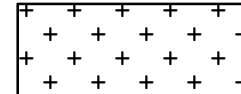

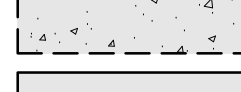
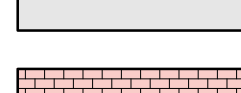
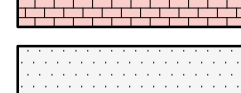
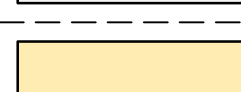
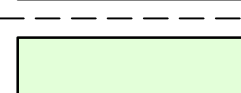

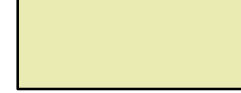

### COVERAGE CALCULATIONS

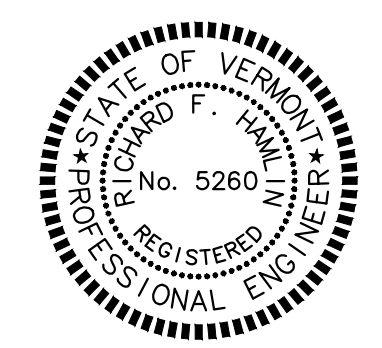
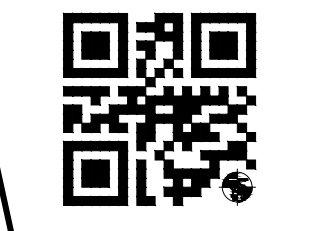
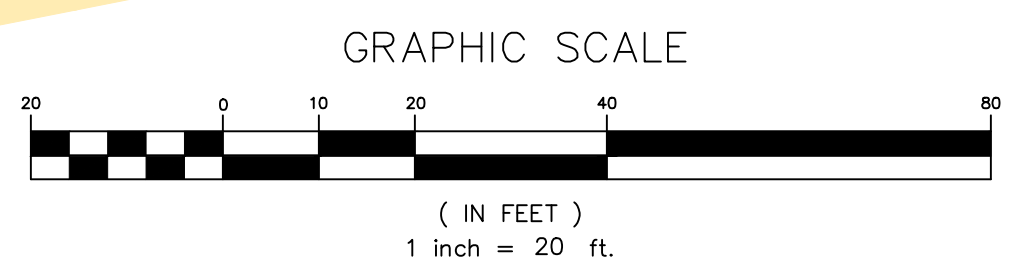
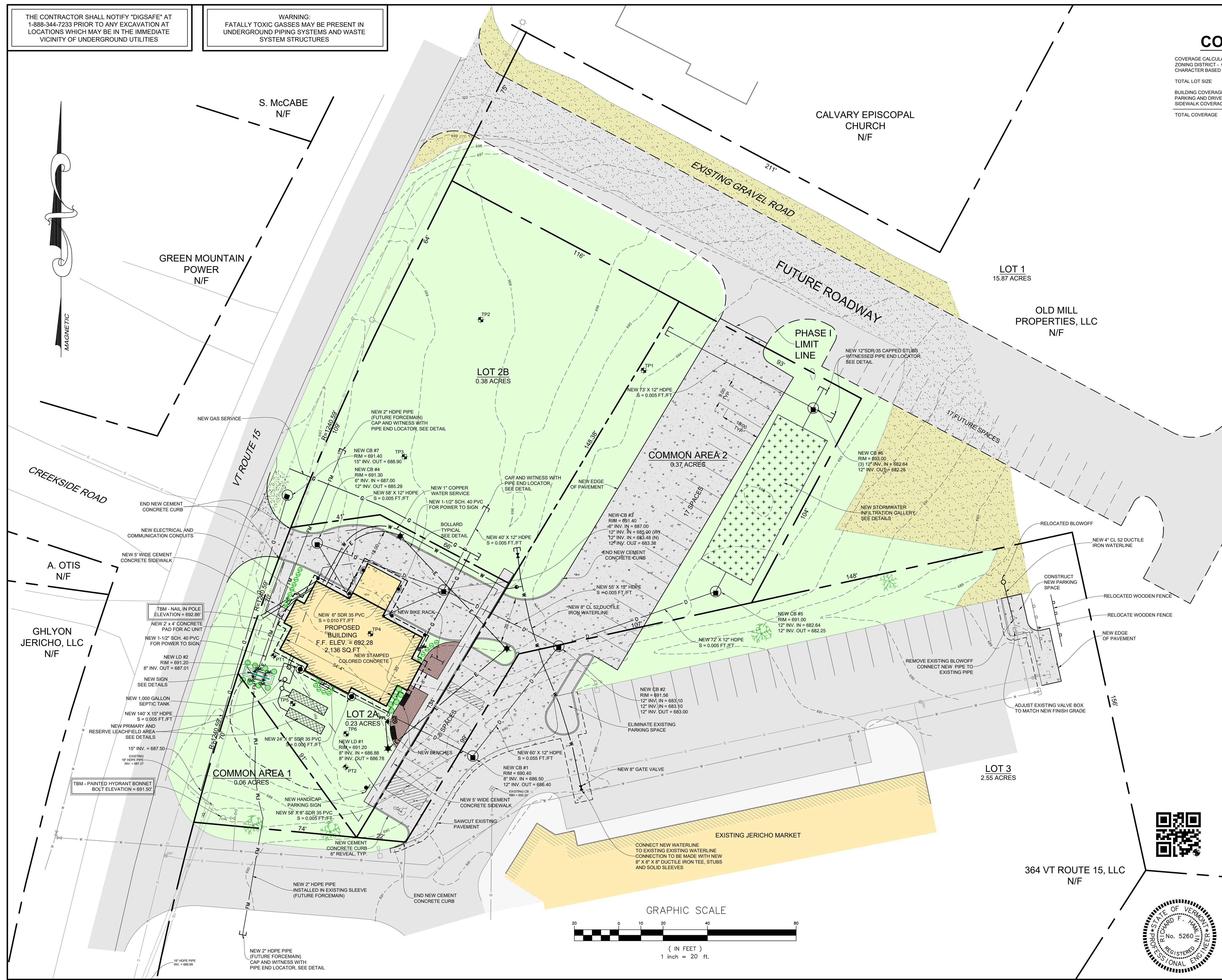
COVERAGE CALCULATIONS ZONING DISTRICT - CHARACTER DISTRICT 4, RIVERSIDE CHARACTER BASED ZONING, VILLAGE CENTER	TOTAL AREA (ACRES)	% OF TOTAL	% ALLOWABLE
TOTAL LOT SIZE	0.229	100.00	
BUILDING COVERAGE	0.049	21.40	
PARKING AND DRIVE COVERAGE	0.057	24.89	
SIDEWALK COVERAGE	0.029	12.66	
TOTAL COVERAGE	0.135	58.95	70

### PARKING DATA

FINANCIAL INSTITUTION USE PARKING REQUIREMENTS:  
 4.0 SPACES REQUIRED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA  
 2,136 SQUARE FEET OF GROSS OFFICE SPACE FLOOR AREA ON PARCEL  
 REQUIRED PARKING - (2,136/1,000) X 4.0 = 8.5, ROUND TO 9 SPACES MINIMUM  
 25 PROPOSED, INCLUDING SHARED SPACES

### KEY

-  STORM WATER INFILTRATION GALLERY
-  NEW BITUMINOUS CONCRETE PAVEMENT
-  FUTURE BITUMINOUS CONCRETE PAVEMENT
-  EXISTING BITUMINOUS CONCRETE PAVEMENT
-  NEW STAMPED AND COLORED CEMENT CONCRETE SIDEWALK
-  NEW CEMENT CONCRETE SIDEWALK/PAD
-  BUILDING WITH ROOF LIMITS
-  LAWN
-  SEPTIC FIELD
-  EXISTING GRAVEL



DATE	04/09/18	REVISION	REVISED STORM DRAINAGE AND GAS LINE SITE PLAN APPLICATION	BY	SOL
DATE	02/19/18	REVISION	SITE PLAN APPLICATION	BY	SOL
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	UNION BANK LOT 2				
DRAWING TITLE	OVERALL SITE PLAN				
Survey	MLD	Design	SOL/RFH	Drawn	SOL
Checked	RFH	Date	02/08/18	Scale	1" = 20'
				Job	17-455
				File	
				Drawing	S-1

Donald L. Hamlin  
 Consulting Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont



DATE	04/08/18	REVISION	SUBDIVISION APPLICATION	BY	SOL	
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464					
PROJECT TITLE	JERICO VILLAGE					
DRAWING TITLE	LOT 2 CONCEPT PLAN					
Survey	MLD	Design	SOL/RFH	Drawn	SOL	
Checked	RFH	Date	03/21/18	Scale	1" = 20'	
				Job	17-455	
Donald L. Hamlin Consulting Engineers, Inc. 136 Pearl Street Essez Junction, Vermont				File		
					Drawing	S-3

the lowest point of its cornice or eave; habitable space within an Attic, a pitched roof or raised basement is not a Story. See **Tables 13.3.3.1A-1B (Character District Standards)**.

**Structure:** any vertical Improvement that is not intended for habitation, including without limitation a park shed, bicycle storage facility, transit stop, ticket booth, utility facilities, and bathhouses. Not synonymous with Building.

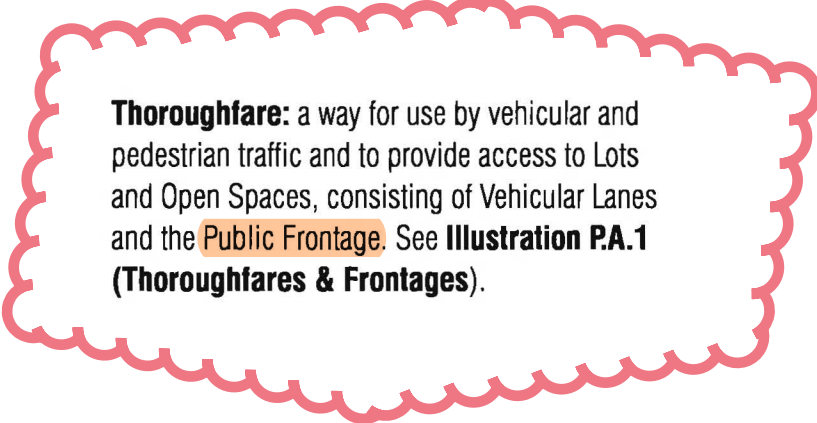
**Streetscreen:** a hedge or freestanding wall or fence built along the Frontage Line, on the same plane as a Facade, or at or along any Lot or boundary line, which masks a Parking Lot from the street, provides privacy to a side yard, and/or strengthens the spatial definition of the public realm.

**Swale:** a low or slightly depressed natural area for drainage.

**Terminated Vista:** a location at the axial conclusion of a Thoroughfare. A Building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

**Third Lot Layer:** that portion of a Lot bounded by (a) the Side Lot Lines, (b) the Rear Lot Line and (c) the line of the Second Lot Layer that is parallel to and furthest from the Frontage Line. See **Illustration 13.4.7.1 (Lot Layers)**.

**Variance:** "Variance, Zoning", as defined in Section 2 (General Definitions).



**Thoroughfare:** a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the **Public Frontage**. See **Illustration P.A.1 (Thoroughfares & Frontages)**.



## SECTION 13.4.18 THOROUGHFARES

### 13.4.18.1 GENERAL.

Thoroughfares are comprised of Vehicular travel lanes, any applicable vehicular parking lanes, any applicable Bicycle Accommodations and the applicable elements of the Public Frontage.

### 13.4.18.2 THOROUGHFARE STANDARDS.

Any Thoroughfares on a Development Plan shall comply with the following standards set forth in this Section 13.4.18.2:

13.4.18.2.1 Thoroughfares shall be intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.

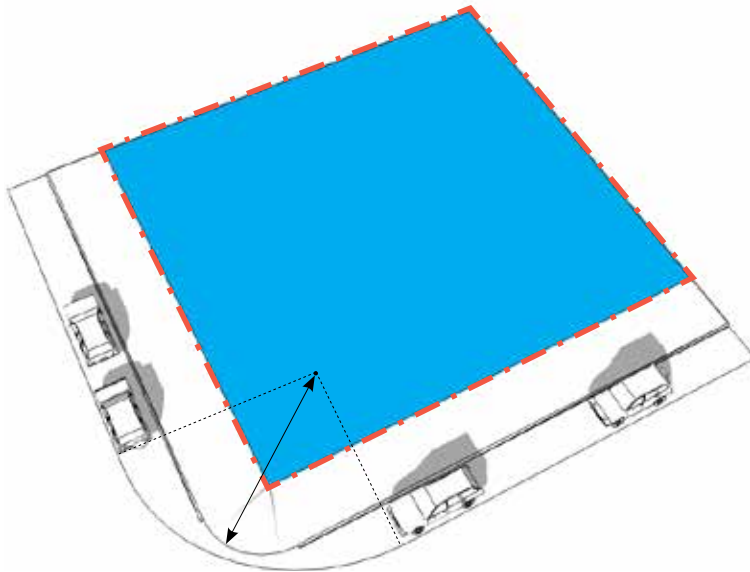
13.4.18.2.2 Thoroughfares shall consist generally of vehicular lanes and Public Frontages.

13.4.18.2.3 Thoroughfares shall be designed in context with the urban form and desired design speed of the Character Districts through which they pass.

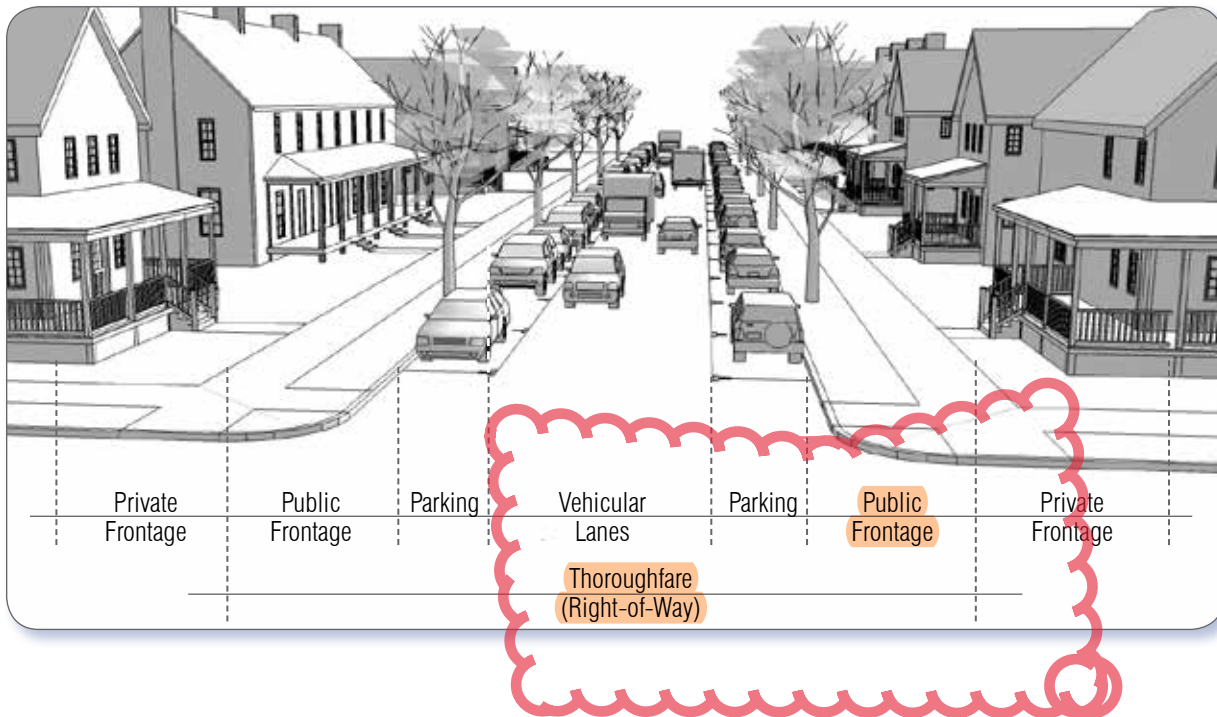
13.4.18.2.4 The Public Frontages of Thoroughfares that pass from one Character District to another shall be adjusted accordingly or, alternatively, the Character

### ILLUSTRATION 13.4.18.2 TURNING RADIUS

- 1 Radius at Curb
- 2 Effective Turning Radius (+/- 8 ft)



## ILLUSTRATION P.A.1 THOROUGHFARE AND FRONTAGES



7.3 of the Town of Jericho Development Regulations.

Article 13 provides for two (2) Character Districts, as follows:

1. CD3 Rural Neighborhood. This District consists of a low density area that has a mix residential house types; there are shallow to medium front Setbacks and shallow to medium to side Setbacks; it has variable private landscaping; and it has Streets with or without curbs and/or sidewalks; and

2. CD4 Neighborhood Center District. This District consists of a medium density area that has a mix of building types and residential, retail, office and other commercial uses; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has streets with curbs, sidewalks, and street trees that define small to medium blocks.

## SECTION B. OVERVIEW

Article 13 is organized as follows:

Section 13.1, "General" includes provisions concerning purpose, applicability, administration, definitions, adoption of the Regulating Plan and the Riverside Flats Character-Based District standards, and Development Plan submission, review and approval.

Section 13.2, "Regulating Plan" includes requirements for the Regulating Plan and amendment of the Regulating Plan, which is the zoning map for the Riverside Flats Character-Based District.

Section 13.3, "Character Districts and Civic Zones" includes provisions regarding the Character Districts and Civic Zones and their elements and standards, as well as provisions

### 13.4.8.2 YARD TYPES.

Buildings and Lots shall conform to the Yard Type standards within each Character District, as set forth on **Table 13.4.2 (Yard Types)**.

### 13.4.8.3 PRINCIPAL BUILDING.

Within each Character District, one Principal Building may be built on each Lot at the Frontage, as illustrated generally in **Illustration 13.4.8.3 (Principal Building/Backbuilding/Outbuilding)**.

### 13.4.8.4 BACKBUILDING/OUTBUILDING.

Within each Character District one Backbuilding and one Outbuilding may be built on each Lot to the rear of the Principal Building, as illustrated generally in **Illustration 13.4.8.3 (Principal Building/Backbuilding/Outbuilding)**. Any Outbuilding shall be subject to the limitations of §5.9.3.

### 13.4.8.5 OTHER COMPONENTS.

Any Structure other than a fence or Streetscreen shall be situated in the Second Lot Layer or Third Lot Layer and shall be screened from the Frontage by a Building or Streetscreen.

### 13.4.8.6 BUILDING FACADES.

Within each Character District, Building Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along the minimum percentage of the Frontage Line width at the Setback, as specified as Frontage Buildout on **Tables 13.3.3.1A-1B**

### (Character District Standards).

### 13.4.8.7 BUILDING SETBACKS.

13.4.8.7.1 Setbacks for Buildings shall be as shown in **Tables 13.3.3.1A-1B (Character District Standards)**. See **Illustration 13.4.8.7 (Setback Designations)**.

## SECTION 13.4.9 BUILDING FORM & BUILDING TYPES

### 13.4.9.1 PRIVATE FRONTAGE - GENERAL.

13.4.9.1.1 The Private Frontage within each Character District shall conform to and be allocated in accordance with **Table 13.4.9.1 (Private Frontage Types)** and **Tables 13.3.3.1A-1B (Character District Standards)**, as applicable, and any applicable Special Requirements indicated on the Regulating Plan.

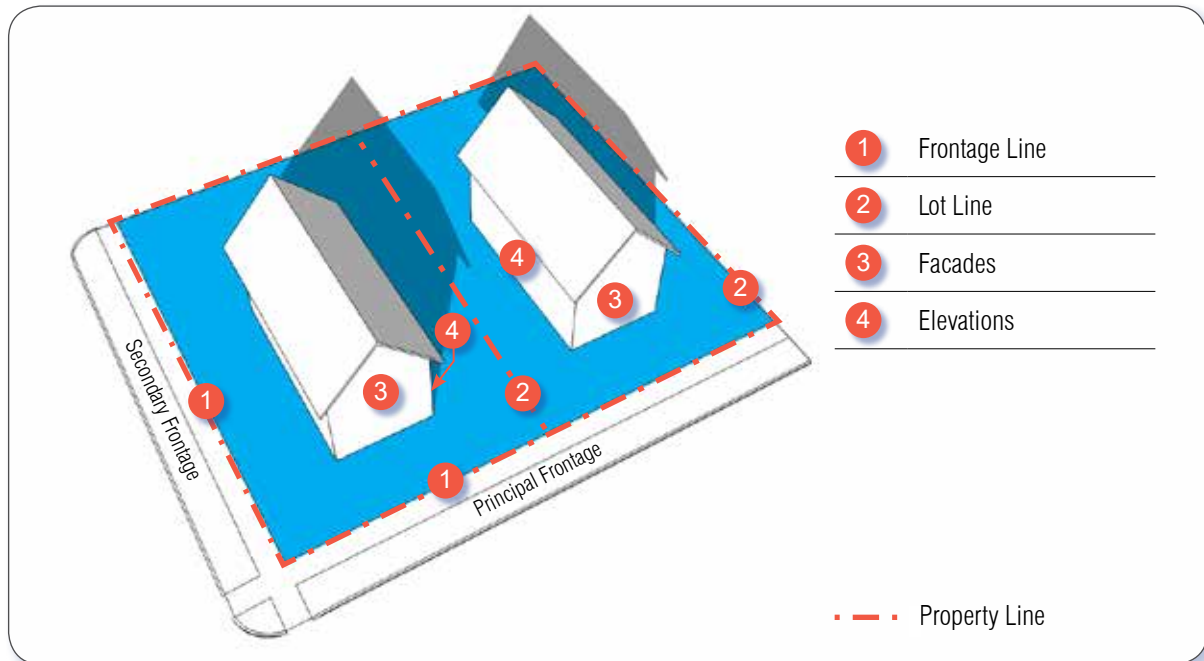
13.4.9.1.2 Building Facades that are 60 feet or greater in width shall be provided with an entrance for every 50 feet of Facade and shall be designed with projecting or recessed offsets not less than 4 feet deep, and at intervals of not greater than 50 feet.

13.4.9.1.3 Principal Buildings shall have a Principal Entrance which shall face the Frontage, or if there is more than one Frontage, the Principal Frontage.

### 13.4.9.2 MULTIPLE PRIVATE FRONTAGES.

Each Building shall have a Private Frontage along each of its street Frontages. If a Building has more than one street Frontage, one of its Frontages shall be designated as the Principal Frontage and the other Frontage or Frontages shall be Secondary Frontages, as illustrated generally in **Illustration 13.4.9.2 (Frontage**

## ILLUSTRATION 13.4.9.2 FRONTAGE AND LOT LINES



### & Lot Lines)

Prescriptions for the **Second Lot Layer** and **Third Lot Layer of Corner Lots** and **Through Lots** pertain only to the **Principal Frontage**. Prescriptions for the **First Lot Layer** of Lots with more than one Frontage pertain to both Frontages. See **Illustration 13.4.7.1 (Lot Layers)**.

#### 13.4.9.3 BUILDING & CEILING HEIGHT.

13.4.9.3.1 Building heights and ceiling heights within each Character District shall conform to **Tables 13.3.3.1A-1B (Character District Standards)**, as applicable.

13.4.9.3.2 In calculating Building height, Mezzanines extending beyond 33 percent of the floor area below shall be counted as an additional Story.

13.4.9.3.3 In calculating the height of a Parking Structure or Garage, each above-

ground level counts as a single Story regardless of its relationship to habitable Stories.

13.4.9.3.4 In calculating Building height, none of the following shall be considered:

- a) Attics or lofts under 14 feet in height at their tallest point;
- b) Raised basements; or
- c) Masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

#### 13.4.9.4 FLOOR ELEVATION.

Building ground finish floor elevation within each Character District shall conform to **Tables 13.3.3.1A-1B (Character District Standards)**.

#### 13.4.9.5 ROOF TYPE & PITCH.

**TABLE 13.4.11 BUILDING & LOT PRINCIPAL USE**

Permitted Districts:	CD3	CD4
<b>1.0 AGRICULTURE AND RELATED USES</b>		
1.1 Agriculture		
1.1.1 Slaughterhouse		
1.1.2 Grain Storage		
1.1.3 Livestock		
1.1.4 Greenhouse	C	C
1.2 Silviculture/Forestry		
1.3 Veterinary facility	C	P
1.4 Veterinary Facility with accessory kennel		C
1.5 Stable – boarding/riding		
1.6 Kennel		C
1.7 Garden Center accessory to farm		
1.8 Wildlife Management		
1.9 Community Garden	P	P
<b>2.0 RESIDENTIAL USES</b>		
2.1 Single Family 1		
2.1.1 SF-1 dwelling unit/lot	P	P
2.1.2 Accessory apartment	P	P
2.1.3 Dwelling, accessory to farm		
2.1.4 Guest house	P	P
2.2 Multi-family 1		
2.2.1 Multi-family dwelling, 2 units	P	P
2.2.2 Multi-family dwelling more than 2 units	C	P
2.2.3 Multi-family dwelling / SF Attached Dwelling		P
2.2.4 Senior Housing Development	C	C
2.2.5 Rooming house	C	C
<b>3.0 COMMERCIAL USES</b>		
3.1 Lodging		
3.1.1 Hotels and motels		C
3.1.2 Inns	P	P
3.1.3 Bed & Breakfast	P	P
3.2 Retail Uses		
3.2.1 Lumber, building supply yard		
3.2.2 Retail, General merchandise ≤ 6000 sq.ft.	C	P
3.2.3 Retail, General merchandise > 6000 sq.ft.		C
3.2.4 Retail, Specialty Store ≤ 6000 sq.ft.	C	P
3.2.5 Retail, Specialty Store > 6000 sq.ft.		C
3.2.6 Farmers markets/ Open Markets		P
3.2.7 Garden center ≤ 3000 sq.ft.	C	
3.2.8 Garden center > 3000 sq.ft.		
3.2.9 Mobile Home sales		
3.2.10 Motor Vehicle sales		
3.2.11 Small Gallery/Studio/Museum ≤ 3000 sq.ft.	P	P
3.2.12 Gallery/Studio/Museum > 3000 sq.ft.		P
3.2.13 Fuel sales		C
3.2.14 Office		P

Permitted Districts:	CD3	CD4
3.2.15 Theater		P
3.2.16 Parking Lot/ Parking Structure		P
<b>3.3 Financial Institutions</b>		
3.3.1 Financial Institution ≤ 6000 sq.ft.		P
3.3.2 Financial Institution > 6000 sq.ft.		
3.4 Food Service		
3.4.1 Restaurant/Tavern ≤ 6000 sq.ft.		P
3.4.2 Restaurant/Tavern > 6000 sq.ft.		
3.4.3 Caterer (with on-site retail)	P	P
3.4.4 Caterer (no on-site retail)	P	P
3.5 Personal/Professional Services		
3.5.1 Personal/Professional services, Type 1 ≤ 6000 sq.ft	C	P
3.5.2 Personal/Professional services, Type 1 > 6000 sq.ft		C
3.5.3 Personal/Professional services, Type 2 ≤ 6000 sq.ft	C	P
3.5.4 Personal/Professional services, Type 2 > 6000 sq.ft		P
3.5.5 Motor Vehicle Repair		C
3.5.6 Car Wash		C
3.6 Recreation: Commercial & Municipal		
3.6.1 Indoor		
3.6.1.1 General		P
3.6.2 Outdoor		*
3.6.2.1 Passive		P*
3.6.2.2 General		P
3.6.3 Gymnasium		P
<b>4.0 INDUSTRIAL USES</b>		
4.1 Manufacturing		
4.1.1 Heavy Manufacturing		
4.1.2 Light Manufacturing		
4.1.3 Research & Development		C
4.1.4 Artisan Manufacturing		P
4.2 Wholesale or warehousing		P
4.3 Contractor Yard		
4.4 Junk Yard		
<b>5.0 INSTITUTIONAL USES</b>		
5.1 Schools and Child care		
5.1.1 Day-care	P	P
5.1.2 Preschool	P	P
5.1.3 Elementary	P	P
5.1.4 Secondary	P	P
5.1.5 Vocational school		C
5.2 Place of Worship	P	P
5.3 Library		P
5.4 Hospice facility		P
5.5 Hospital facility		P
5.6 Club ≤ 3000 sq.ft		P
5.7 Club > 3000 sq.ft		P

## **SECTION 13.4.13 PARKING, LOADING, DRIVEWAY AND DRIVE-THROUGH LOCATIONS AND STANDARDS**

### **13.4.13.1 LOCATION.**

All Parking Areas and above-ground Garages within Lots shall be located in the Second Lot Layer or Third Lot Layer. Subterranean Garages may be located in any Lot Layer. All loading locations within Lots shall be located in the Second Lot Layer or Third Lot Layer. All Drive-Throughs, shall be located in the Third Lot Layer. All fuel pumps shall be located in the Third Lot Layer.

### **13.4.13.2 SCREENING.**

Parking Areas, Parking Lots, loading locations, Drive-Throughs and fuel pumps shall be screened from the Frontage by a Building or Streetscreen except for any access Driveway.

### **13.4.13.3 DRIVEWAY WIDTH.**

Driveways at Frontages shall be no wider than 24 feet in the First Lot Layer.

### **13.4.13.4 PEDESTRIAN EXITS.**

Pedestrian exits from all Parking Lots, Garages, and Parking Structures shall be directly to a Frontage Line and not directly into a Building, except for underground parking accommodations.

### **13.4.13.5 LINER BUILDINGS REQUIRED.**

The above-ground portions of Parking Structures shall be lined with Buildings of at least 24 feet deep throughout the entire height of the above-ground portions of Parking Structure.

### **13.4.13.6 DRIVE-THRUS:**

Drive-thrus shall be allowed, subject to the following standards:

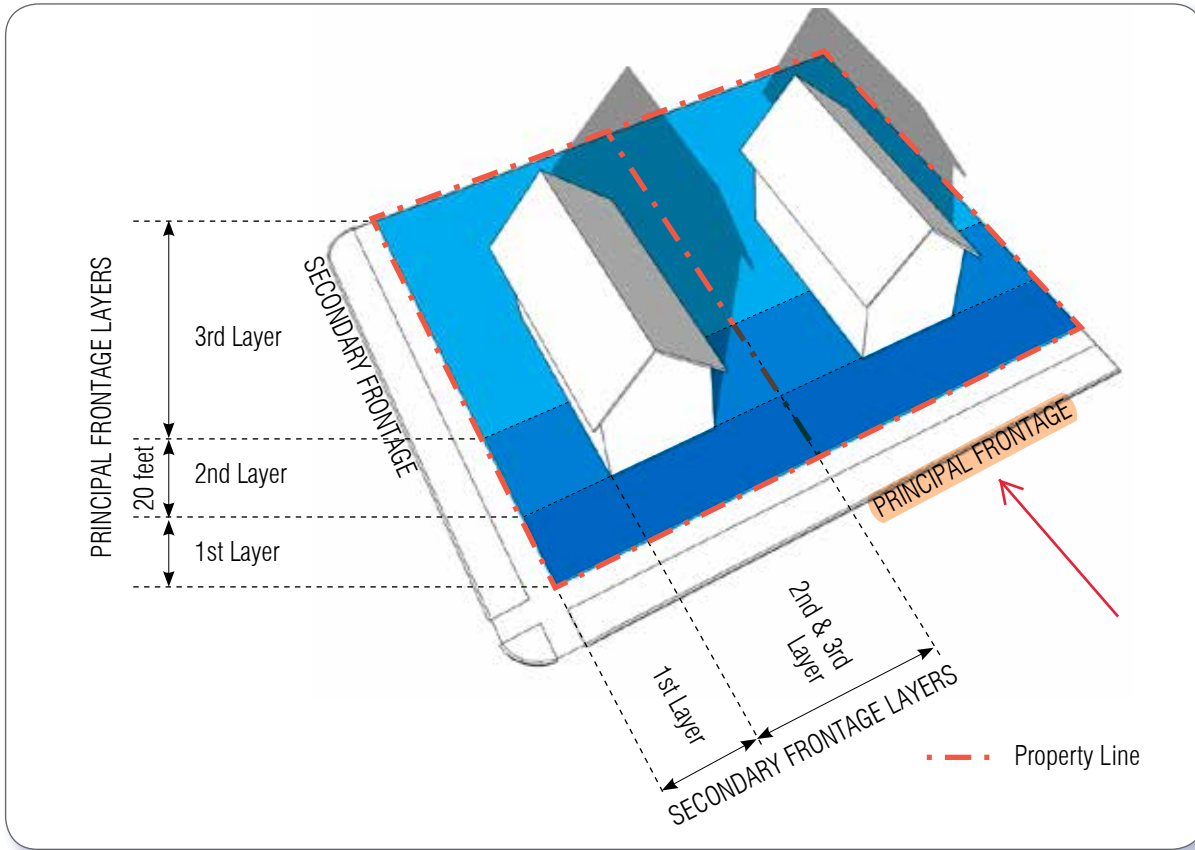
- (a) Drive-through structures and windows shall be designed to match the architectural detail, materials, and roof pitch/design of the structure they serve.
- (b) Drive-through structures, windows and stacking lanes shall be located to minimize conflicts between motor vehicles and pedestrians and to ensure safe pedestrian circulation and access to the principal structure on the site.
- (c) Drive-through structures and windows shall generally be oriented to the side or rear of the building to avoid disruption of the streetscape. The DRB may approve other orientations if measures such as landscaping or architectural treatments that maintain the streetscape are provided by the applicant.
- (d) Each drive-through window shall be designed to include a stacking for at least three (3) motor vehicles and a separate pass-through lane. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of (or around) the stacking lane(s).

## **SECTION 13.4.14 SIGNAGE**

13.4.14.1 There shall be no Signage permitted except that specified in this Section 13.4.14.

13.4.14.2 Signage shall be permitted and regulated within the entire Riverside Flats Downtown Character-Based District in accordance with Section 7.8 (Signs) to the

**ILLUSTRATION 13.4.7.1 LOT LAYERS**



Section 13.2.6.

**Standards).**

**SECTION 13.4.7  
LOTS**

**13.4.7.1 LOT LAYERS.**

Lots are composed of three Lot Layers, the First Lot Layer, the Second Lot Layer and the Third Lot Layer, as shown in **Illustration 13.4.7.1 (Lot Layers)** and as defined in Section 13.6 (Definitions).

**13.4.7.2 LOT DIMENSIONS.**

Newly platted Lots within each Character District shall be dimensioned according to **Tables 13.3.3.1A-1B (Character District**

**13.4.7.3 LOT COVERAGE.**

Lot Coverage by Building within each Character District shall not exceed that recorded in **Tables 13.3.3.1A-1B (Character District Standards).**

**SECTION 13.4.8  
BUILDING PLACEMENT & YARD TYPES**

**13.4.8.1 BUILDING PLACEMENT.**

Buildings shall be disposed in relation to the boundaries of their Lots within each Character District according to **Tables 13.3.3.1A-1B (Character District Standards).**

recommendations from a professional forester regarding placement of improvements and removal of trees. Where tree coverage does not exist or has been removed, new plantings may be required.

- 11.8.2. *Landscaping Budget Requirement:* For all site plans, the Development Review Board may require minimum planting costs of up to three percent [3%] of total construction/improvement costs.
- 11.8.3. *Screening and Buffering Requirements:* All parking areas for five [5] or more cars, all outdoor sales display areas, all business uses and industrial uses, all contractor’s yards, open storage and loading service yards and all commercial outdoor recreation shall be screened from any adjacent residential use and or the Low Density Residential, Rural/Agriculture Residential or Forestry district. Screening shall include a mixture of vegetation that creates a visual buffer (not necessarily an impervious “wall”). The introduction of attractive fencing, integrated with the vegetation, can also be used to define the buffer. The amount and type of plantings required will be determined by the Development Review Board based on
  - (a) the location and context of the site,
  - (b) the type of use,
  - (c) proximity to neighbors, and
  - (d) the pattern and extent of existing vegetation (on-site and in the immediate area).

In all developments, to the extent practicable, existing trees shall be retained and used to satisfy the provisions of the minimum landscaping requirement.

- 11.8.4. *Street and Shade Trees:* In addition to plantings that may be required above for screening and/or buffering, all uses abutting a public way shall provide plantings of street trees. Street tree plantings shall also be required for all streets in a subdivision or Planned Unit Development. New trees shall be along both sides of streets in areas where no trees presently exist or where existing trees would suffer life-shortening construction damage. **The trees shall be planted outside the Right-Of-Way, unless written approval is gained from the Selectboard. Street trees shall be located so as to minimize conflicts with necessary utilities.** Such trees shall be deciduous canopy-forming trees of similar species and growth habit, and may be either massed or planted at intervals.

Where such trees are planted at intervals, they shall conform with the following schedule of maximum spacing based on mature height:

<b>SIZE (mature height)</b>	<b>MAXIMUM SPACING (trunk-to-trunk distance)</b>
Large (40 feet or greater)	50-70 feet
Medium (30-40 feet)	40-50 feet
Small (30 feet or less)	30-40 feet

Where such trees are massed, planting shall consist of the same number and size of trees as would be required based on planting at intervals.



District may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.

13.4.18.2.5 Pedestrian comfort shall be a primary consideration of the Thoroughfare, with any design conflict between vehicular and pedestrian movement generally decided in favor of the pedestrian.

13.4.18.2.6 Thoroughfares shall be designed to define Blocks not exceeding any applicable perimeter size prescribed in **Table 13.4.16 (Block Perimeter Standards)**, measured as the sum of Lot Frontage Lines and subject to adjustment at the edge of a development tract.

13.4.18.2.7 Thoroughfares shall terminate at other Thoroughfares, forming a network, with internal Thoroughfares connecting wherever possible to those on Adjacent sites and cul-de-sacs not being allowed unless approved by Variance as being necessary to accommodate specific site conditions.

13.4.18.2.8 Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within a development tract may Enfront a Passage.

13.4.18.2.9 Thoroughfares in each Character District shall conform to the Thoroughfare Standards of **Tables 13.4.18.2A - 13.4.18.2E (Thoroughfare Assemblies and Standards)**, as applicable to the Character District. See also **Illustration 13.4.18.2 (Turning Radius)**.

#### **13.4.18.3 VEHICULAR LANES AND BICYCLE ACCOMMODATIONS.**

Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles, subject to the standards for vehicular lanes shown in **Tables 13.4.18.9.A - 13.4.18.9.E (Thoroughfare Assemblies and Standards)**.

#### **13.4.18.4 PUBLIC FRONTAGES.**

13.4.18.4.1 The Public Frontage shall include the types of Sidewalk, Curb, planter, and street trees, allocated within Character Districts and designed in accordance with **Tables 13.4.18.9.A - 13.4.18.9.E (Thoroughfare Assemblies and Standards)**.

Any Bicycle Accommodations shall comply with the applicable standards of **Table 13.4.8.3 (Bikeway Types)**. Any Bicycle Accommodations shall comply with the applicable standards of **Table 13.4.18.3 (Bikeway Types)**.


13.4.18.4.2 Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in **Table 13.4.18.9.A - 13.4.15.9.E (Thoroughfare Assemblies and Standards)**, **Table 13.4.18.4A (Public Planting)**, and **Table 13.4.18.4B (Public Lighting)**; provided that the spacing may be adjusted to as necessary to accommodate specific site conditions.

13.4.18.4.3 The introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance.

13.4.18.4.4 Trees included in the Public Frontage shall be planted with shade canopies of a height that, at maturity, clears at least one Story


**TABLE 13.4.9.9 BUILDING TYPES (CONTINUED)**

**Mixed Use Building** Permitted Districts: **CD4**




Mixed Use: a building designed to accommodate different uses within the same building. Generally provides for more public uses on the lower floor such as retail shops, restaurants or other Commercial uses. However, any Industrial or Institutional uses permitted in Table 11.4.11 may be allowed. Provides for more private uses on the upper floors such as Residential units, Industrial or Institutional uses. This building type requires a 10 foot minimum ground floor finished ceiling height, unless designed for a Shopfront, where a 12 foot minimum ground floor finished ceiling height is required.

**Small Non-Residential Building** Permitted Districts: **CD4**



Small Non-Residential Building: a single or multi-story Building that may be used for any non-residential use permitted in Table 13.4.11. If the ground floor use is retail, a Shopfront is required. Walls facing a Secondary Frontage shall have the same requirements for Shopfronts, glazing and entrances. This building type requires a 10 foot minimum ground floor finished ceiling height, unless designed for a Shopfront, where a 12 foot minimum ground floor finished ceiling height is required.

**Apartment House** Permitted Districts: **CD4**



Apartment: a Building with an Edgeyard yard type, initially intended for a Residential Principal Use, including multiple attached single-family Dwelling Units. This building type may be designed from the exterior to complement detached single-family houses in certain Character Districts while containing actually several flats on the interior; may be for rent, or for sale as a condominium. This building type requires a 10 foot minimum ground floor finished ceiling height.

Character-Based District.

i. The use of recycled and/or locally-sourced materials is strongly encouraged.

ii. Low-VOC (Volatile Organic Compound) paints, sealants, and stains are strongly encouraged on all surfaces requiring such treatment.

iii. Reserved

iv. The following items are prohibited at Frontages: garbage containers, synthetic fauna and flora, permanent grills, swimming pools, recreation and play equipment (except porch swings), dog houses and runs, hot tubs and spas, exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum, colored light bulbs, stamped concrete, signs on private property except as otherwise provided herein.

v. Flagpoles less than 6' long may be mounted at an angle to porch columns or posts and Building walls.

vi. Walls of Buildings having an actual or potential Residential Principal Function shall not be flooded or washed with light.

vii. Reserved

viii. Reserved

ix. Utility boxes and gas meters shall be located at the rear of Buildings and if located Adjacent to Driveways, Parking Areas, Parking Lots, rear lanes, alleys or rear access easements, shall require (2) 48" ht. 6" x 6" wooden bollards set in concrete. The bollards must be painted a light color for visibility.

x. Reserved

xi. Reserved

xii. Trash collection sites shall be located in the Third Lot Layer and shall be fully enclosed on three sides and enclosed on the fourth side with a gate.

xiii. Architectural features required at a Terminated Vista shall intersect the centerline axis of the view to which they respond, and may encroach into the front setback if necessary.

xiv. A Terminated Vista feature may be comprised of a cupola, chimney, entry feature or habitable tower.

xv. Ground level mechanical/telecommunication equipment shall be designed so it does not encroach on walkways or parking areas, and shall not be visible from any Frontage.

xvi. Buildings that are stylized in an attempt to use the Building itself as advertising shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

xvii. RESERVED

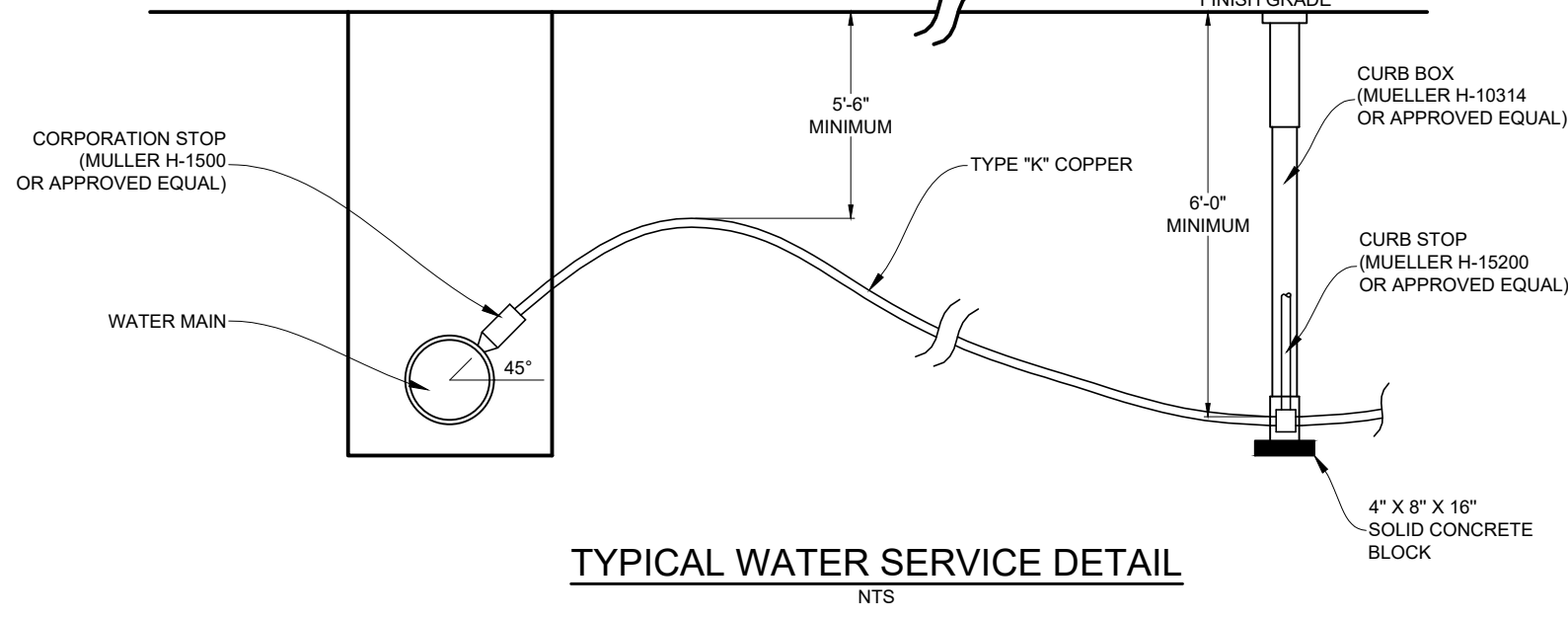
xviii. The same Façade may not be constructed more than once within a Block, or within ten surrounding Buildings, whichever is further; provided that for purposes of this provision, all units of a Rowhouse shall be considered to be a single Façade and mirror Facades may be built across the street from one another.

xix. In developments of Lots accommodating 24 or more Buildings, a minimum of four substantially different Facades and shall be provided per floor plan.

xx. Buildings should include visitability and universal design elements.

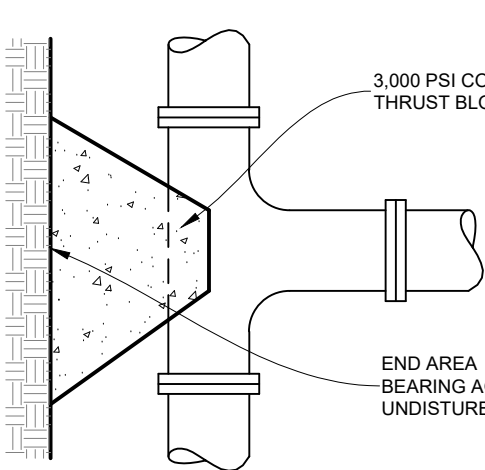
**NOTES:**

BEDDING FOR THE COPPER SERVICE LINE TO BE SELECT GRANULAR MATERIAL WITH STONES NO LARGER THAN 2", FOR A DISTANCE OF 6' AROUND PIPE.  
 WHERE CURB BOX LID IS SET IN CEMENT OR BITUMINOUS CONCRETE, A CURB BOX SLEEVE WILL ALSO BE INSTALLED (MUELLER H-10342 OR APPROVED EQUAL).  
 BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO A DENSITY OF 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.

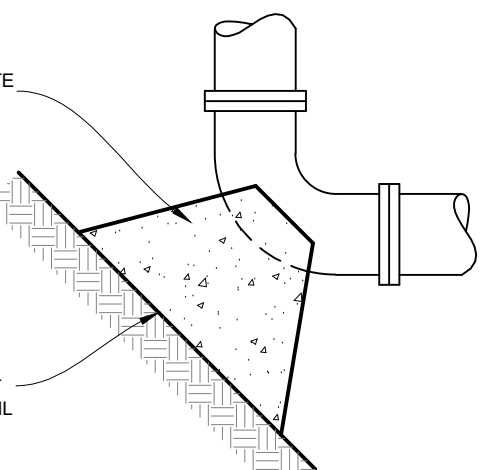


**TYPICAL WATER SERVICE DETAIL**  
NTS

**TYPICAL TEES AND CAPS**



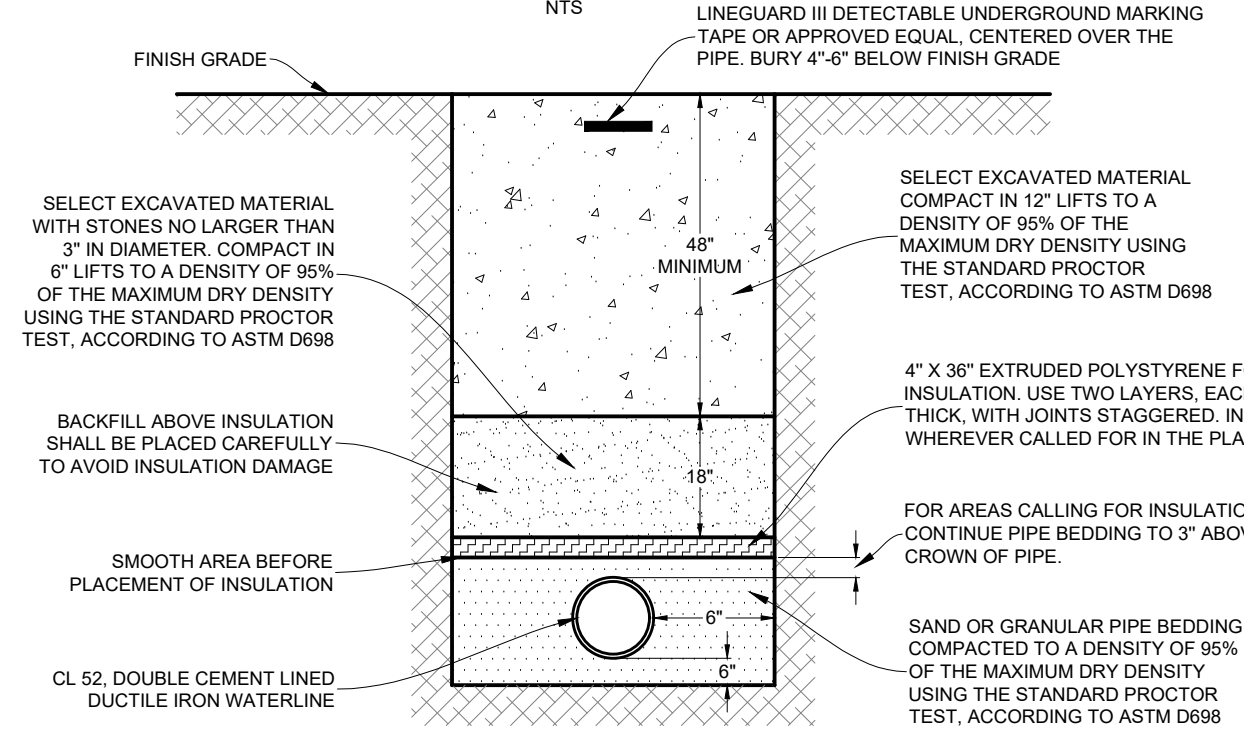
**TYPICAL BENDS**



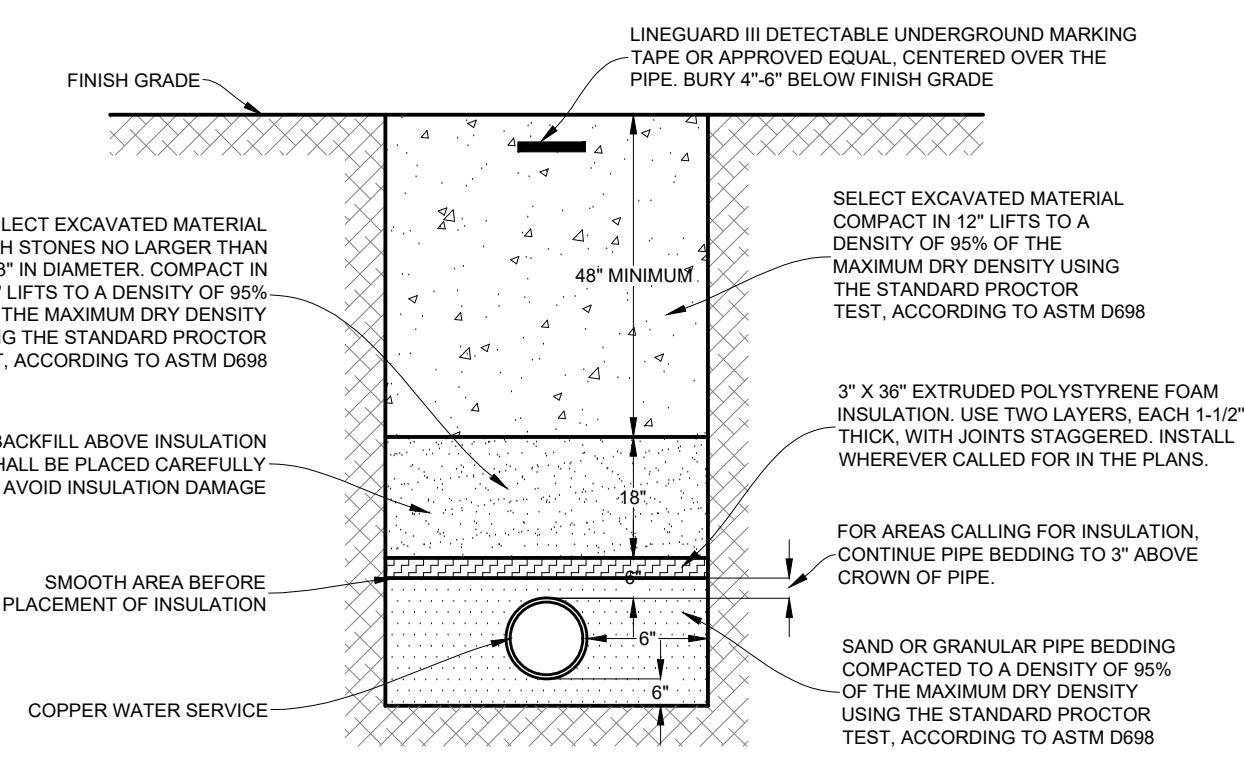
**NOTES:**  
 ALL BOLTS AND NUTS TO REMAIN ACCESSIBLE AND ARE TO BE COVERED WITH PLASTIC TO PREVENT CONCRETE FROM ADHERING TO THEM.  
 BASED ON TESTING PRESSURE OF 200 PSI AND BEARING CAPACITY OF SAND OF 2000 LBS/SQ. FOOT.

FITTINGS	SIZE	6'	8'	10'	12'
11-1/4" OR 22-1/2"		3.0	3.0	4.0	6.0
45°		3.0	5.0	8.0	11.0
90°		6.0	10.0	14.0	20.0
TEES OR END CAPS		4.0	7.0	10.0	14.0
VALVES		2.0	2.0	2.0	2.0

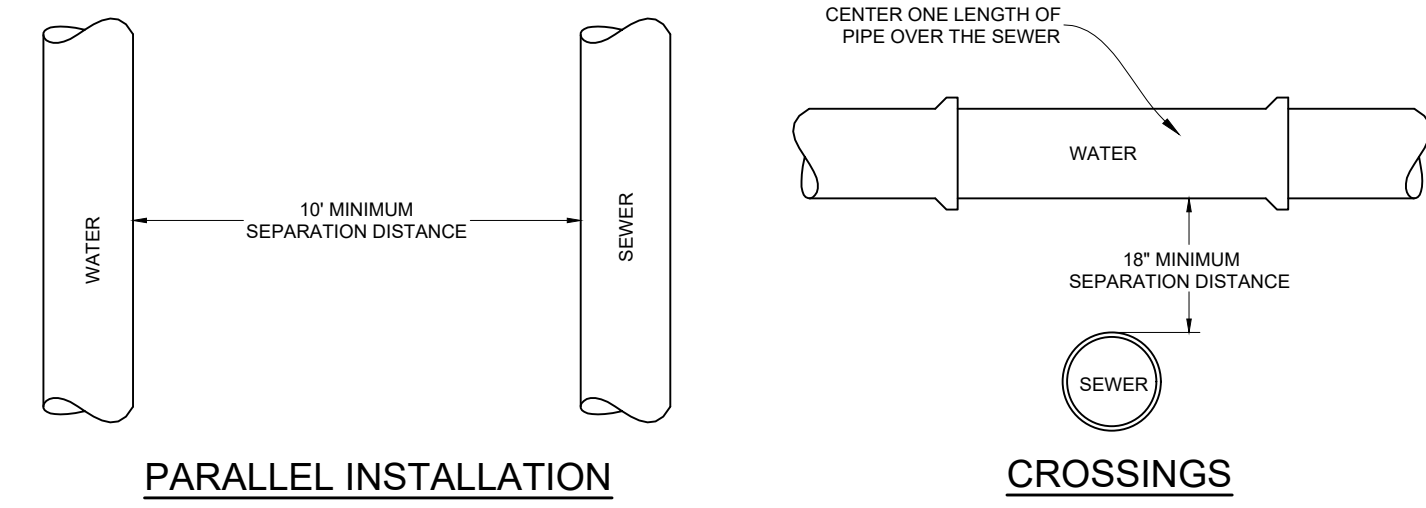
**THRUST BLOCK END AREA (SQ. FT. BEARING AREA)**  
NTS



**TYPICAL TRENCH DETAIL, DUCTILE IRON WATERLINE**  
NTS



**TYPICAL TRENCH DETAIL, COPPER WATER SERVICE**  
NTS



**PARALLEL INSTALLATION** and **CROSSINGS**

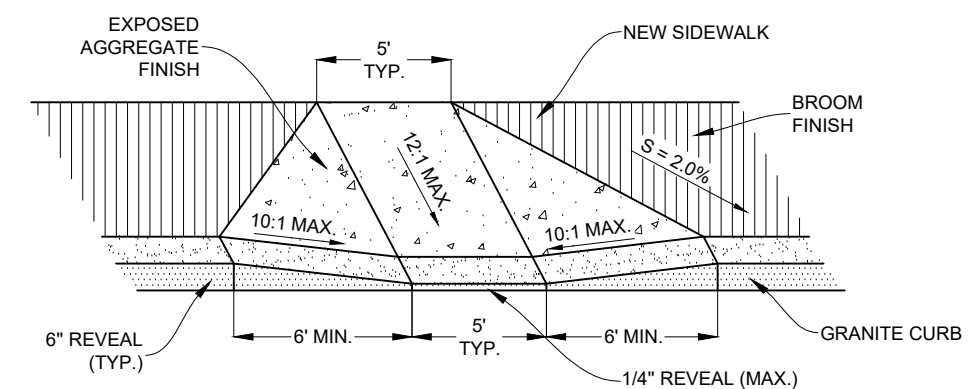
**SEWER - WATER SEPARATION NOTES**

**HORIZONTAL SEPARATION**  
 SEWERS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. WHERE IMPRACTICAL DUE TO LEDGE, BOLLERS OR OTHER UNSUAL CONDITIONS, TO MAINTAIN TEN FOOT HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES, THE WATER LINE MAY BE IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF IN THE SEWER TRENCH PROVIDED THAT THE BOTTOM OF THE WATER LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER. WHEREVER IMPOSSIBLE OR IMPRACTICAL TO MAINTAIN 18" VERTICAL SEPARATION, THE SEWER LINE SHALL BE CONSTRUCTED TO NORMAL WATERLINE STANDARDS AND PRESSURE TESTED TO 50 PSI FOR 15 MINUTES PRIOR TO BACKFILLING. NO LEAKAGE SHALL BE ALLOWED FOR THIS TEST.

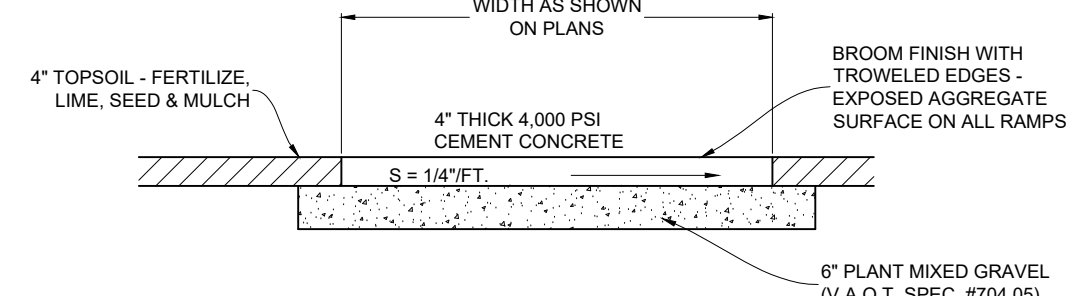
**CROSSING**  
 SEWER CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18" VERTICAL CLEARANCE BETWEEN THE TOP OF THE SEWER AND THE BOTTOM OF THE WATERMAIN. WHEN IT IS POSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN:

- 1) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.
- 2) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER.
- 3) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS, AND
- 4) WHERE WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

**TYPICAL SEWER - WATER SEPARATION REQUIREMENTS**  
NTS



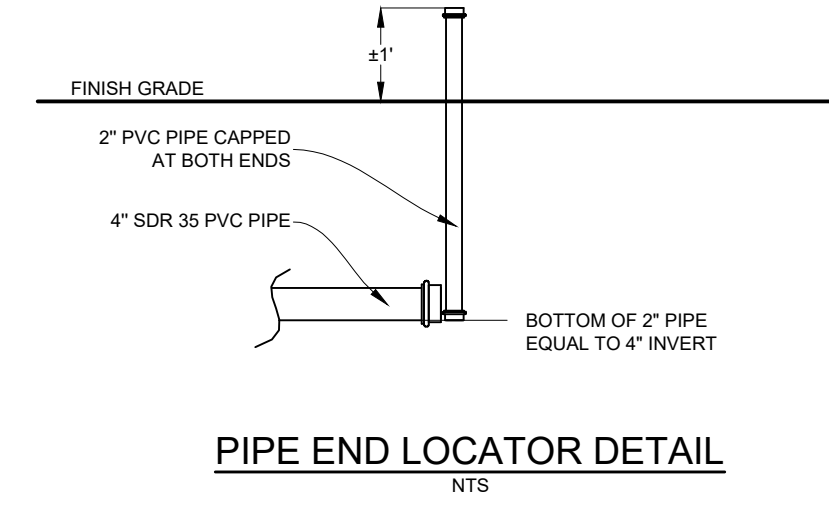
**TYPICAL HANDICAP SIDEWALK ACCESS**  
NTS



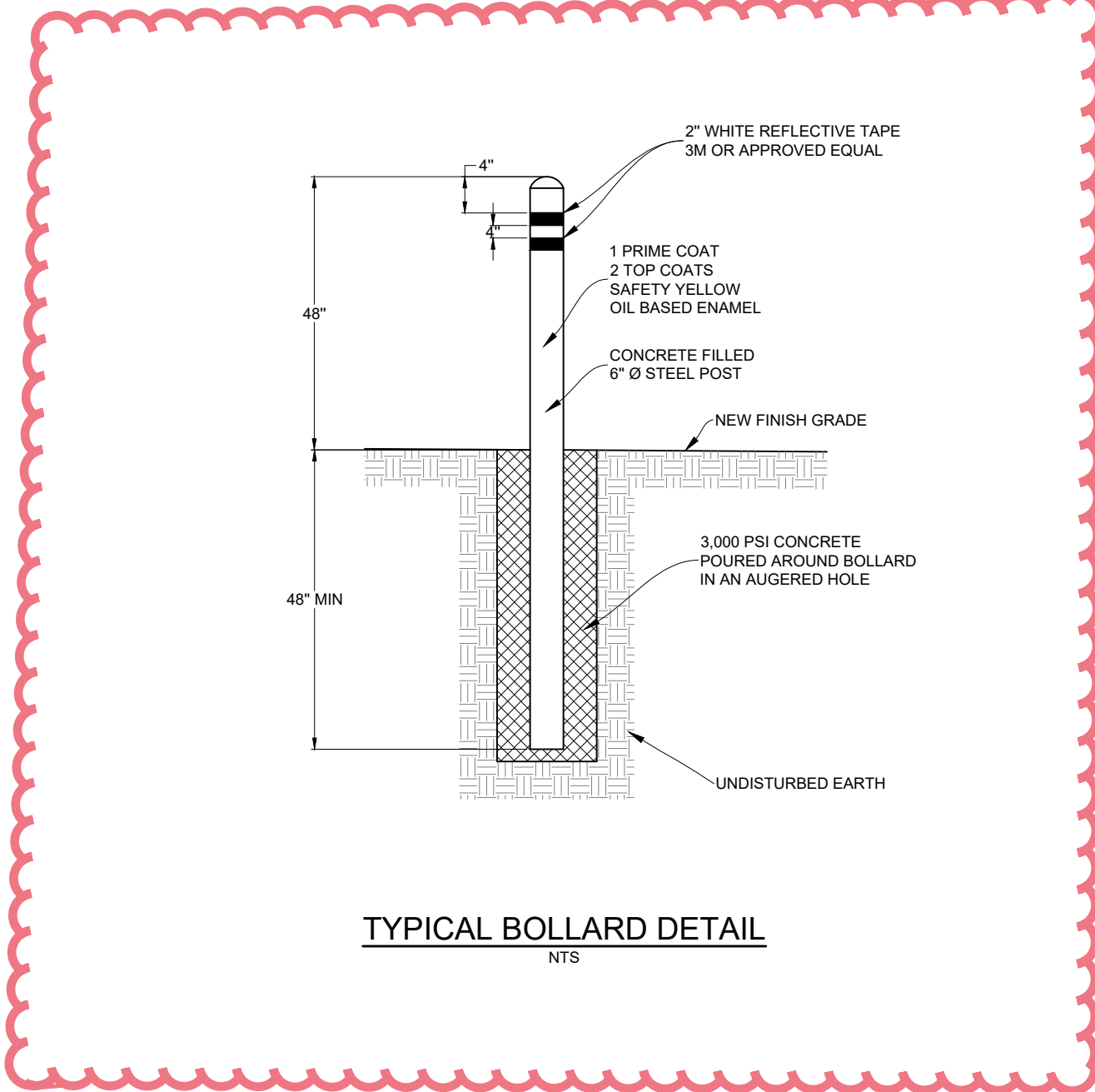
**NOTES:**

1. WALK SHALL BE CAST IN 100 FOOT SECTIONS. THERE WILL BE NO EXPANSION JOINTS. CONNECTION TO EXISTING WALK AND BETWEEN 100 FOOT SECTIONS SHALL BE ACCOMPLISHED UTILIZING THE SPEED DOWEL SYSTEM, PRODUCTS PSD09#1X AND PSD19#1X, AS SUPPLIED BY GREENTREK, INC. OR AN APPROVED EQUAL, 11 FOOT ON CENTER. WALK SHALL BE SAWCUT WITH A FALSE JOINT EVERY 5 FEET.
2. PLANT MIXED GRAVEL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.
3. ALL SIDEWALK SHALL BE TREATED WITH CERTI-VEK AC 1315, PER THE MANUFACTURER'S INSTRUCTIONS.

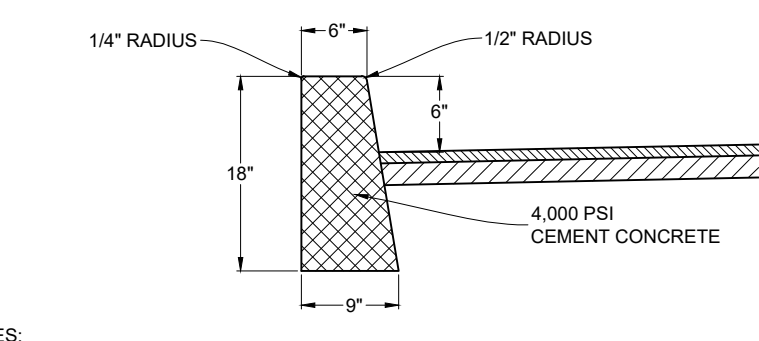
**TYPICAL CEMENT CONCRETE SIDEWALK DETAIL**  
NTS



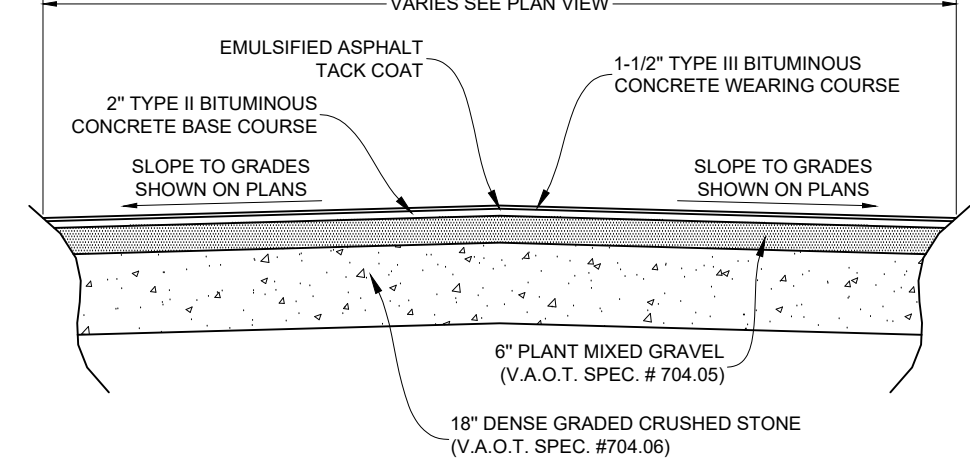
**PIPE END LOCATOR DETAIL**  
NTS



**TYPICAL BOLLARD DETAIL**  
NTS

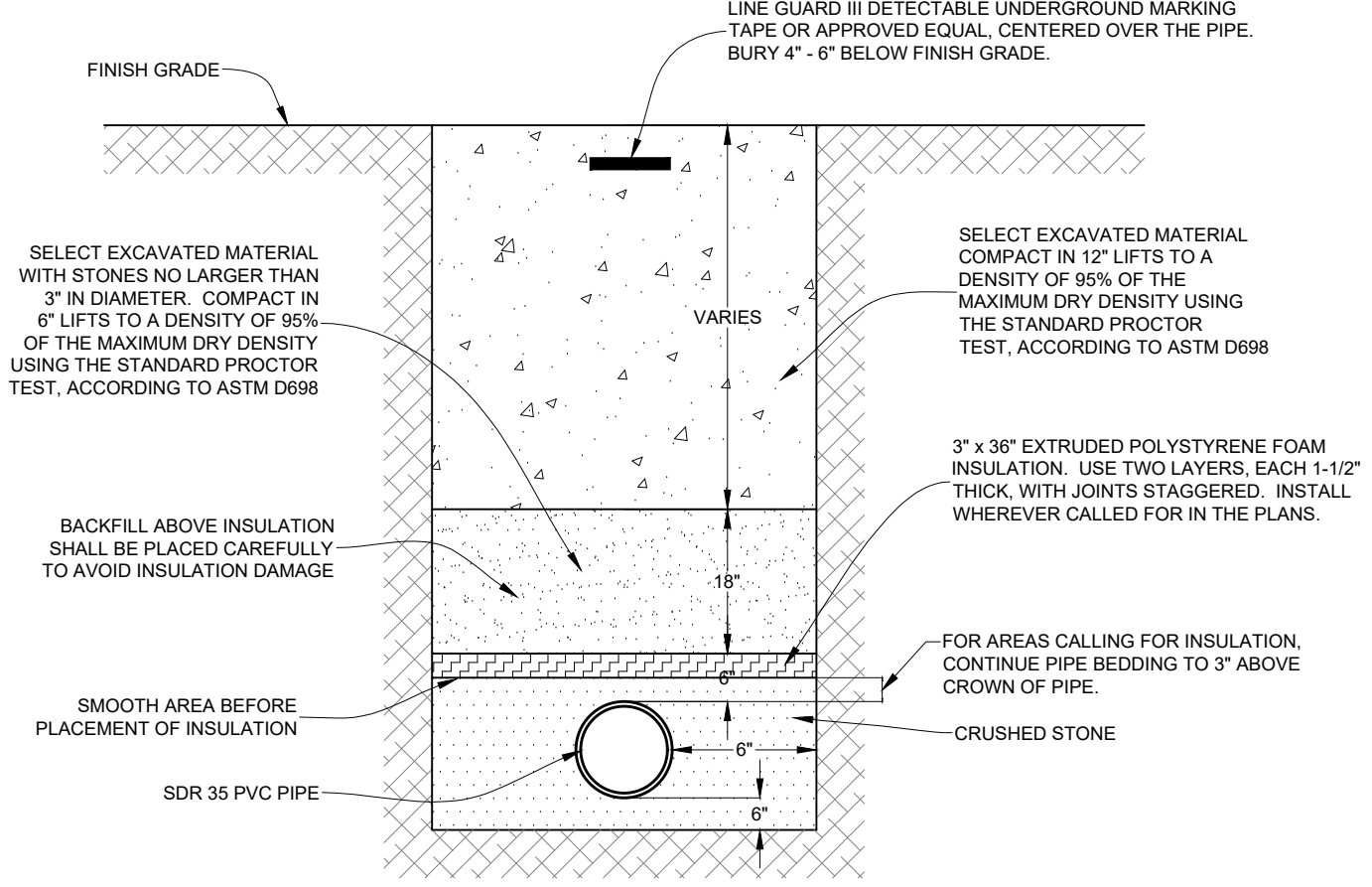


**TYPICAL CONCRETE CURB DETAIL**  
NTS

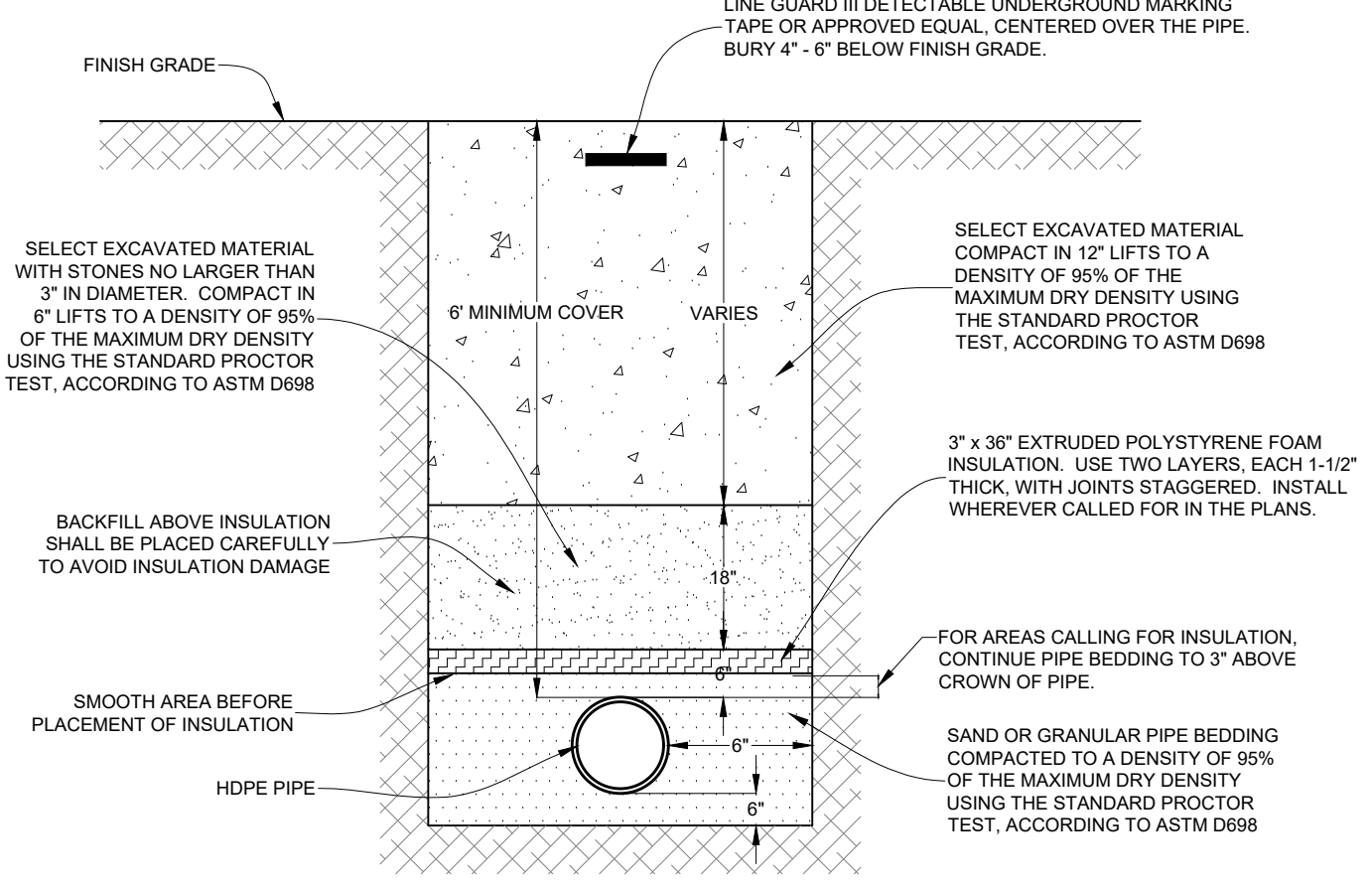


**NOTE:**  
 SUBBASE MATERIALS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.

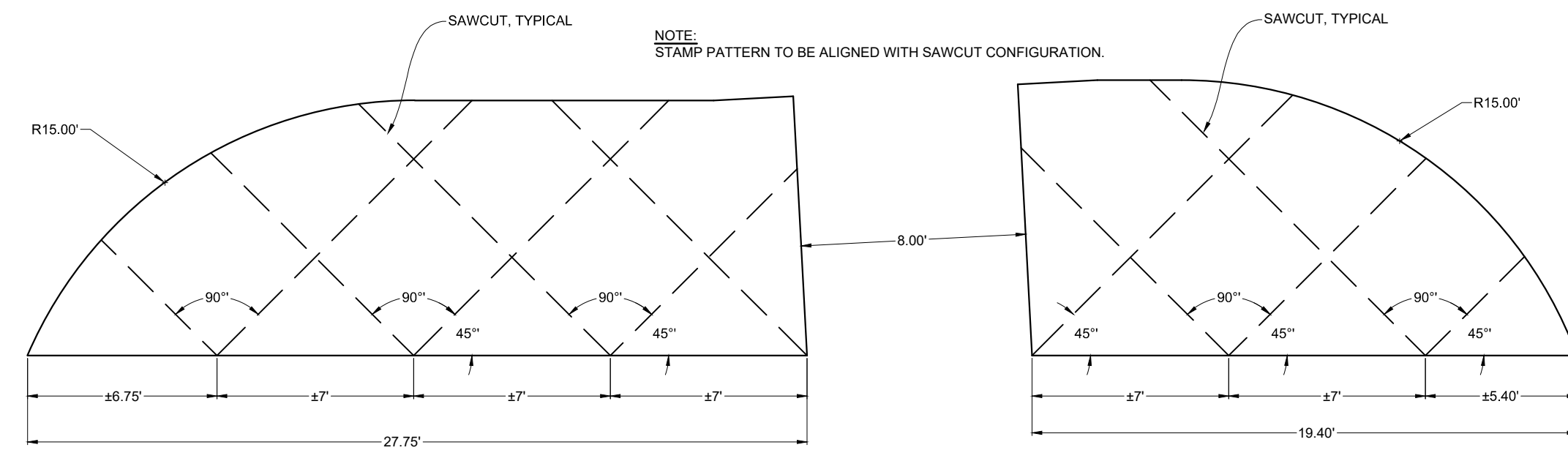
**TYPICAL BITUMINOUS CONCRETE PAVEMENT CROSS SECTION**  
NTS



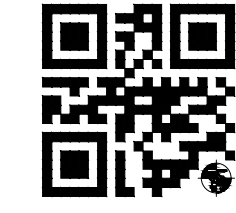
**TYPICAL TRENCH DETAIL, SDR 35 PVC SANITARY SEWER**  
NTS



**TYPICAL TRENCH DETAIL, HDPE FORCEMAIN**  
NTS



**NEW BENCH AND BIKE RACK AREA SAWCUT DETAIL**  
NTS



DATE	REVISION	SITE PLAN APPLICATION	BY	SCALE
04/09/18			SOL	
02/19/18			SOL	
<b>CLIENT</b> TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
<b>PROJECT TITLE</b> UNION BANK LOT 2				
<b>DRAWING TITLE</b> TYPICAL DETAILS				
Survey	---			Scale
Design	SOL			Job
Drawn	SOL			File
Checked	RFH			Drawing
Date	02/08/18			<b>DT-2</b>

**Donald L. Hamlin**  
 Consulting  
 Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont

Character-Based District.

i. The use of recycled and/or locally-sourced materials is strongly encouraged.

ii. Low-VOC (Volatile Organic Compound) paints, sealants, and stains are strongly encouraged on all surfaces requiring such treatment.

iii. Reserved

iv. The following items are prohibited at Frontages: garbage containers, synthetic fauna and flora, permanent grills, swimming pools, recreation and play equipment (except porch swings), dog houses and runs, hot tubs and spas, exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum, colored light bulbs, stamped concrete, signs on private property except as otherwise provided herein.

v. Flagpoles less than 6' long may be mounted at an angle to porch columns or posts and Building walls.

vi. Walls of Buildings having an actual or potential Residential Principal Function shall not be flooded or washed with light.

vii. Reserved

viii. Reserved

ix. Utility boxes and gas meters shall be located at the rear of Buildings and if located Adjacent to Driveways, Parking Areas, Parking Lots, rear lanes, alleys or rear access easements, shall require (2) 48" ht. 6" x 6" wooden bollards set in concrete. The bollards must be painted a light color for visibility.

x. Reserved

xi. Reserved

xii. Trash collection sites shall be located in the Third Lot Layer and shall be fully enclosed on three sides and enclosed on the fourth side with a gate.

xiii. Architectural features required at a Terminated Vista shall intersect the centerline axis of the view to which they respond, and may encroach into the front setback if necessary.

xiv. A Terminated Vista feature may be comprised of a cupola, chimney, entry feature or habitable tower.

xv. Ground level mechanical/telecommunication equipment shall be designed so it does not encroach on walkways or parking areas, and shall not be visible from any Frontage.

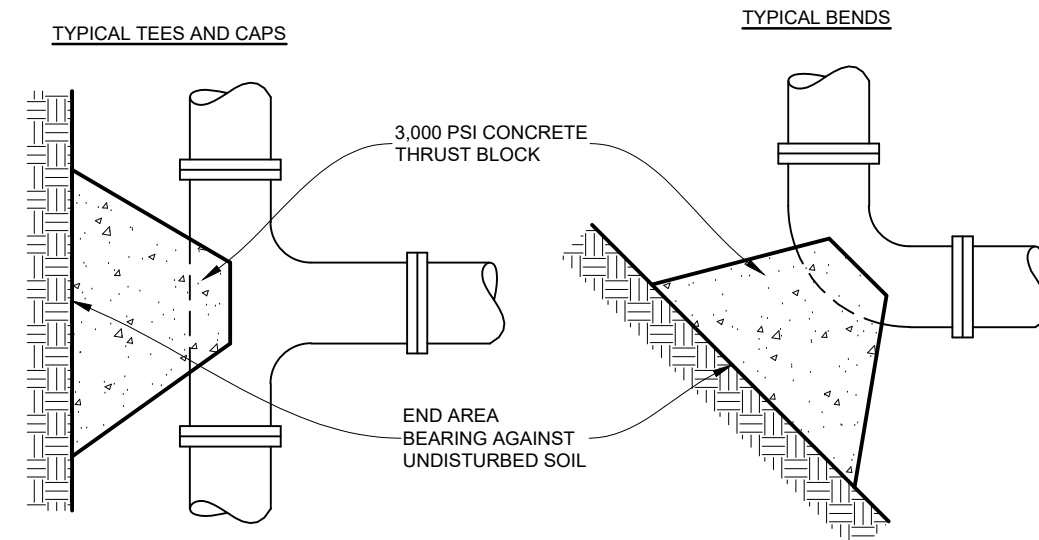
xvi. Buildings that are stylized in an attempt to use the Building itself as advertising shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

xvii. RESERVED

xviii. The same Facade may not be constructed more than once within a Block, or within ten surrounding Buildings, whichever is further; provided that for purposes of this provision, all units of a Rowhouse shall be considered to be a single Façade and mirror Facades may be built across the street from one another.

xix. In developments of Lots accommodating 24 or more Buildings, a minimum of four substantially different Facades and shall be provided per floor plan.

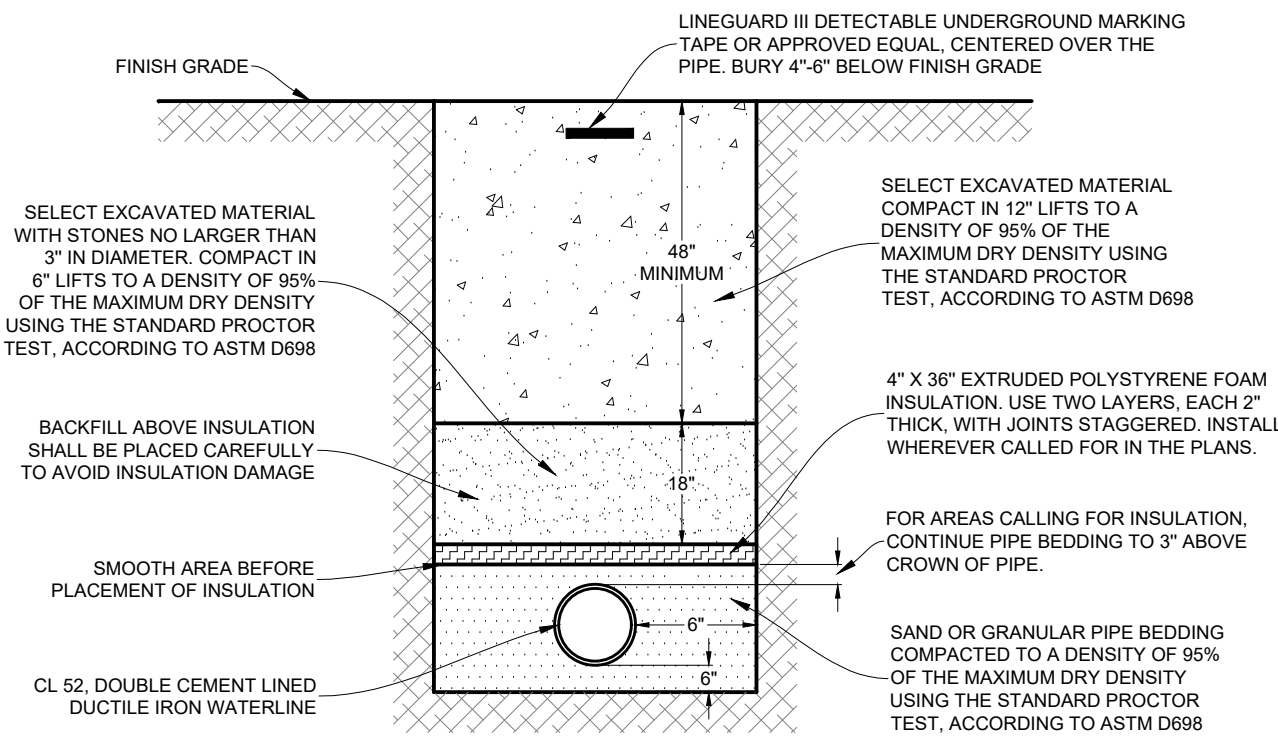
xx. Buildings should include visitability and universal design elements.



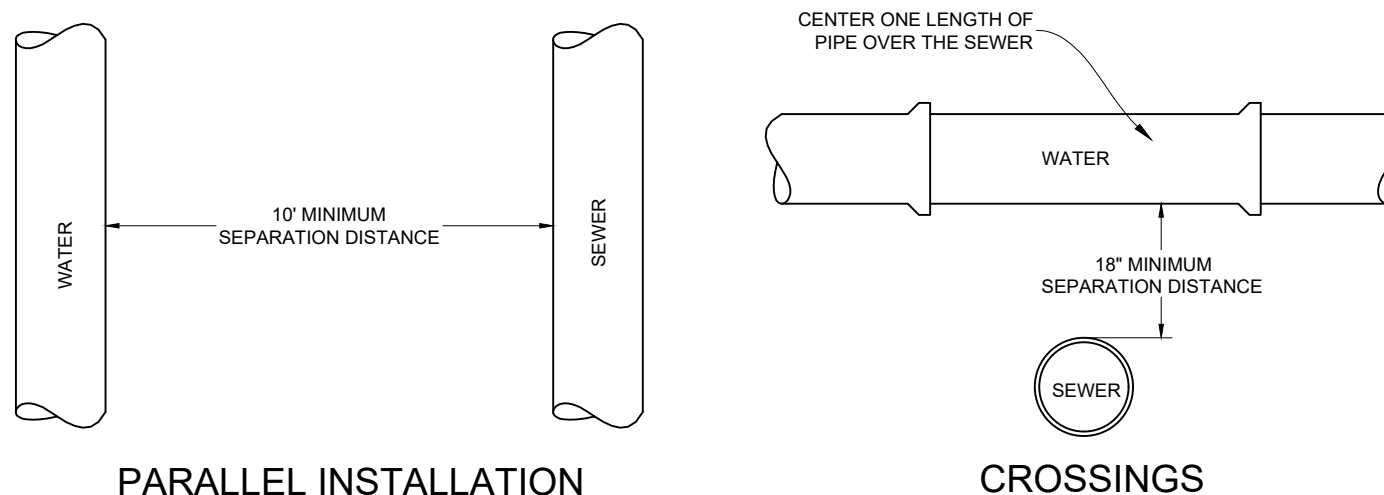
**NOTES:**  
 ALL BOLTS AND NUTS TO REMAIN ACCESSIBLE AND ARE TO BE COVERED WITH PLASTIC TO PREVENT CONCRETE FROM ADHERING TO THEM.  
 ALL FITTINGS SHALL BE RETRAINED WITH "GRIP-RING" INSERTS.  
 BASED ON TESTING PRESSURE OF 200 PSI AND BEARING CAPACITY OF SAND OF 2000 LBS/SQ. FT.

FITTINGS	6"	8"	10"	12"
11-1/4" OR 22-1/2"	3.0	3.0	4.0	6.0
45°	3.0	5.0	8.0	11.0
90°	6.0	10.0	14.0	20.0
TEES OR END CAPS	4.0	7.0	10.0	14.0
VALVES	2.0	2.0	2.0	2.0

**THRUST BLOCK END AREA (SQ. FT. BEARING AREA)**  
 NTS



**TYPICAL TRENCH DETAIL, DUCTILE IRON WATERLINE**  
 NTS



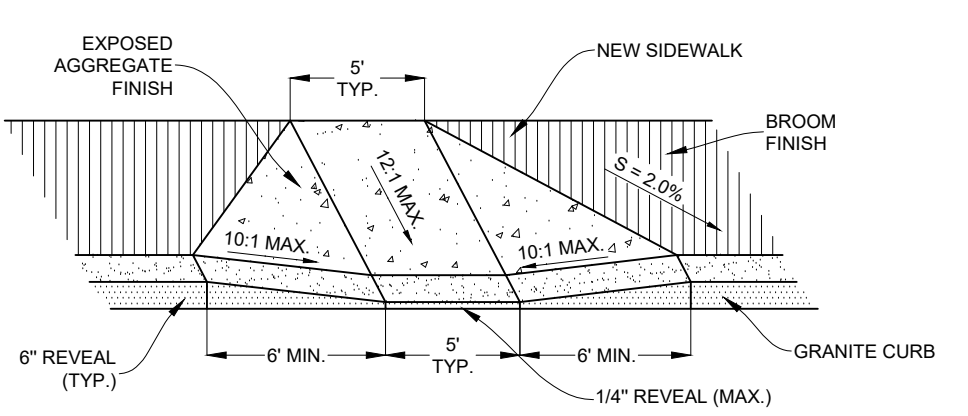
**SEWER - WATER SEPARATION NOTES**

**HORIZONTAL SEPARATION**  
 SEWERS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. WHERE IMPRACTICAL DUE TO LEDGE, BOULDERS OR OTHER UNUSUAL CONDITIONS, TO MAINTAIN TEN FOOT HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES, THE WATER LINE MAY BE IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE IN THE SEWER TRENCH PROVIDED THAT THE BOTTOM OF THE WATER LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER, WHEREVER POSSIBLE OR IMPRACTICAL TO MAINTAIN 18" VERTICAL SEPARATION, THE SEWER LINE SHALL BE CONSTRUCTED TO NORMAL WATERLINE STANDARDS AND PRESSURE TESTED TO 50 PSI FOR 15 MINUTES PRIOR TO BACKFILLING. NO LEAKAGE SHALL BE ALLOWED FOR THIS TEST.

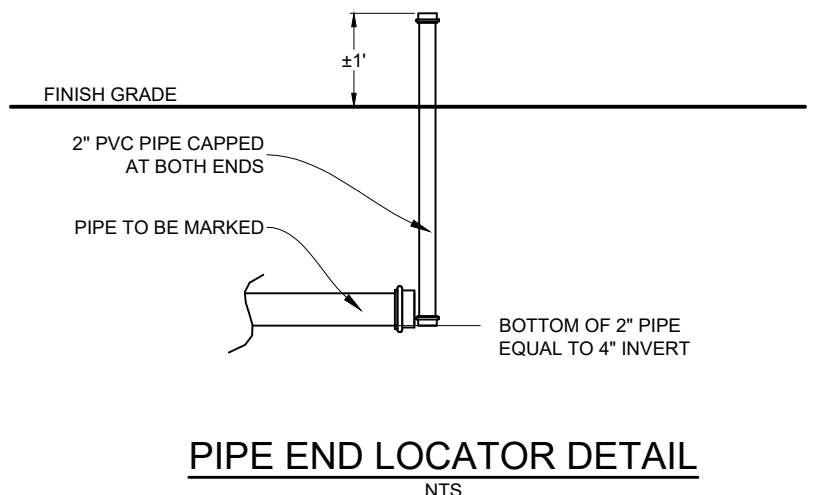
**CROSSING**  
 SEWER CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18" VERTICAL CLEARANCE BETWEEN THE TOP OF THE SEWER AND THE BOTTOM OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN:

- 1) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.
- 2) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER.
- 3) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS; AND
- 4) WHERE WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

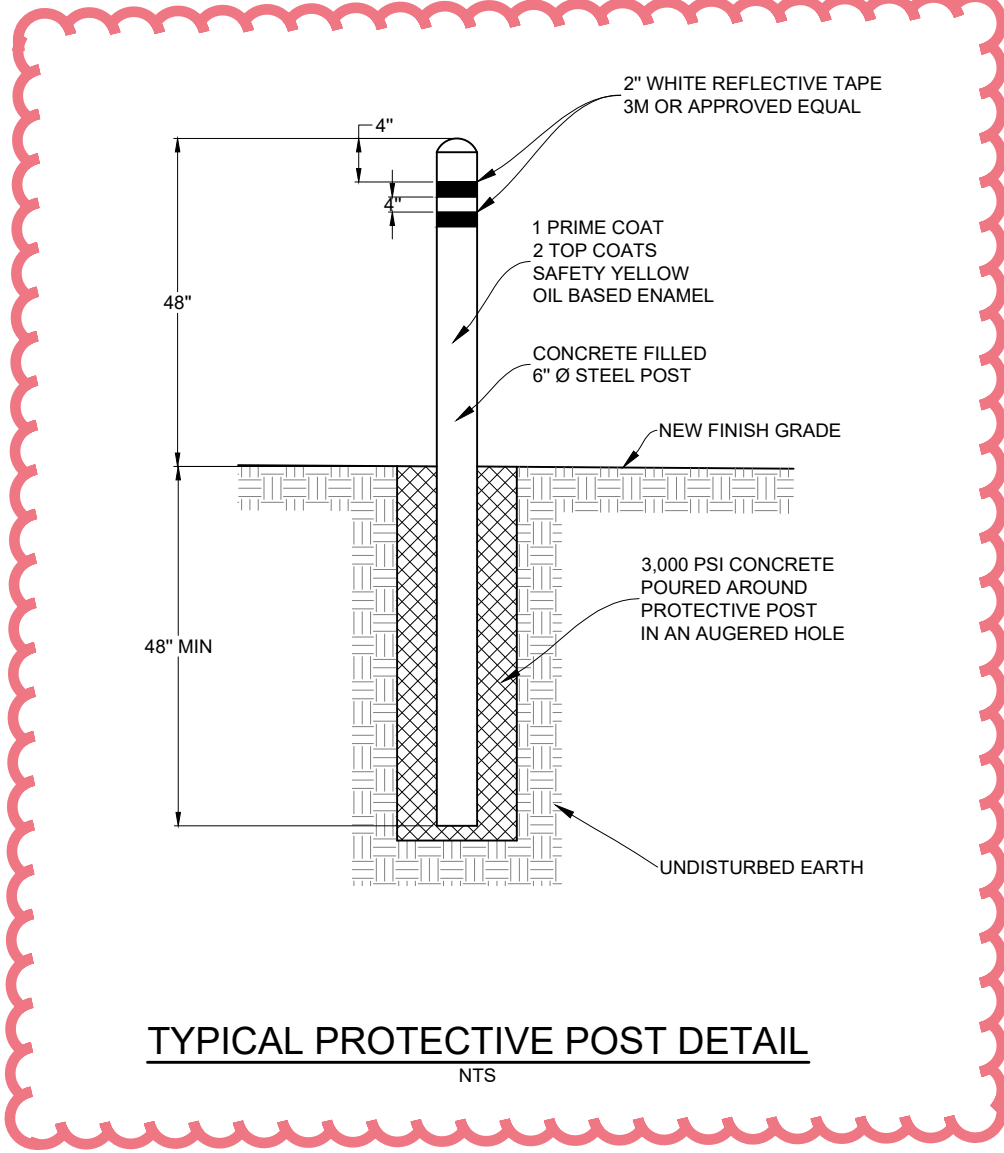
**TYPICAL SEWER - WATER SEPARATION REQUIREMENTS**  
 NTS



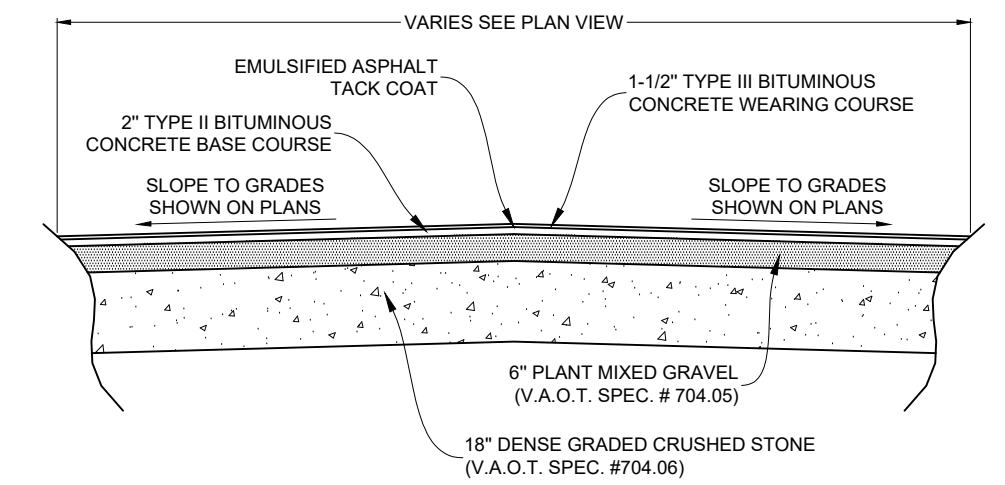
**TYPICAL HANDICAP SIDEWALK ACCESS**  
 NTS



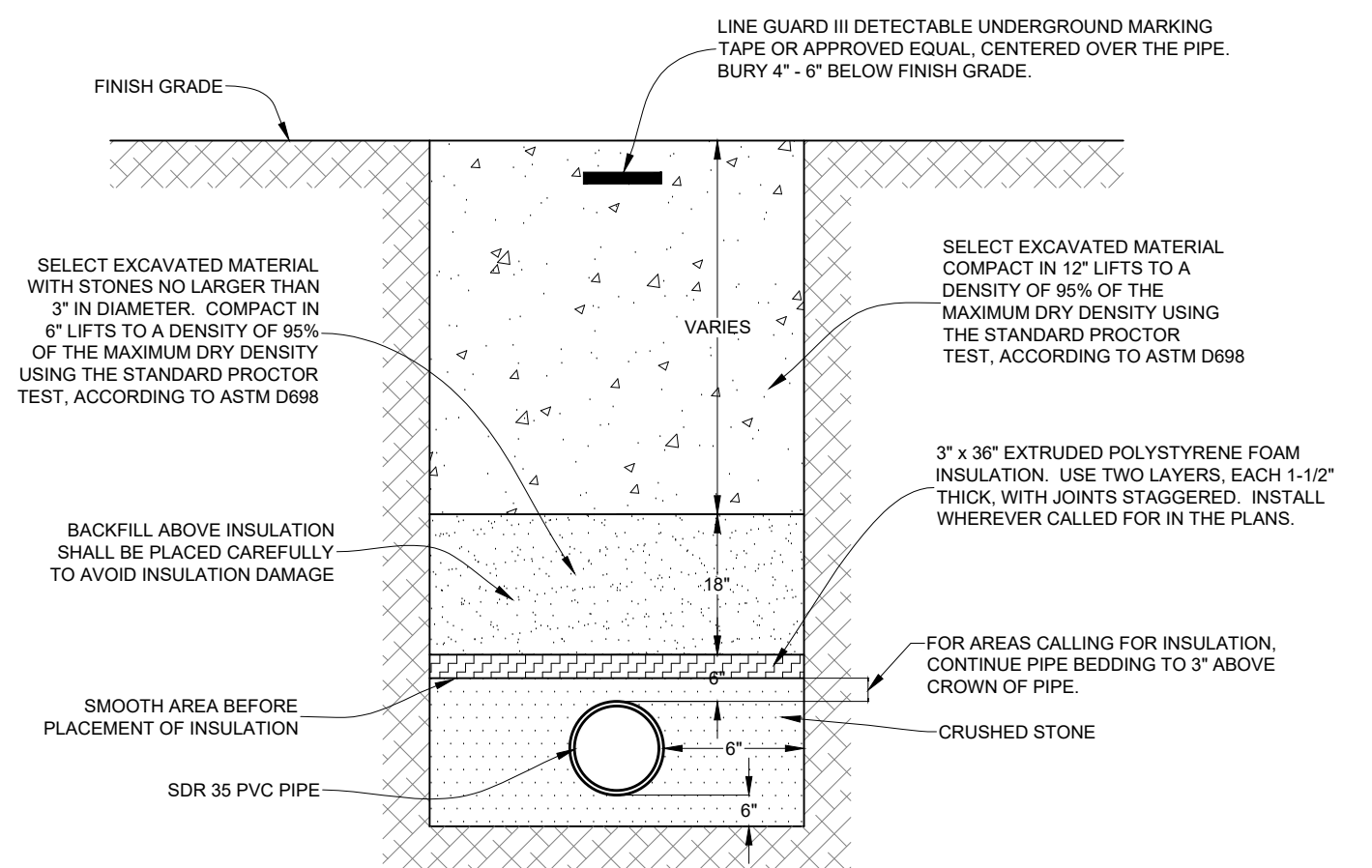
**PIPE END LOCATOR DETAIL**  
 NTS



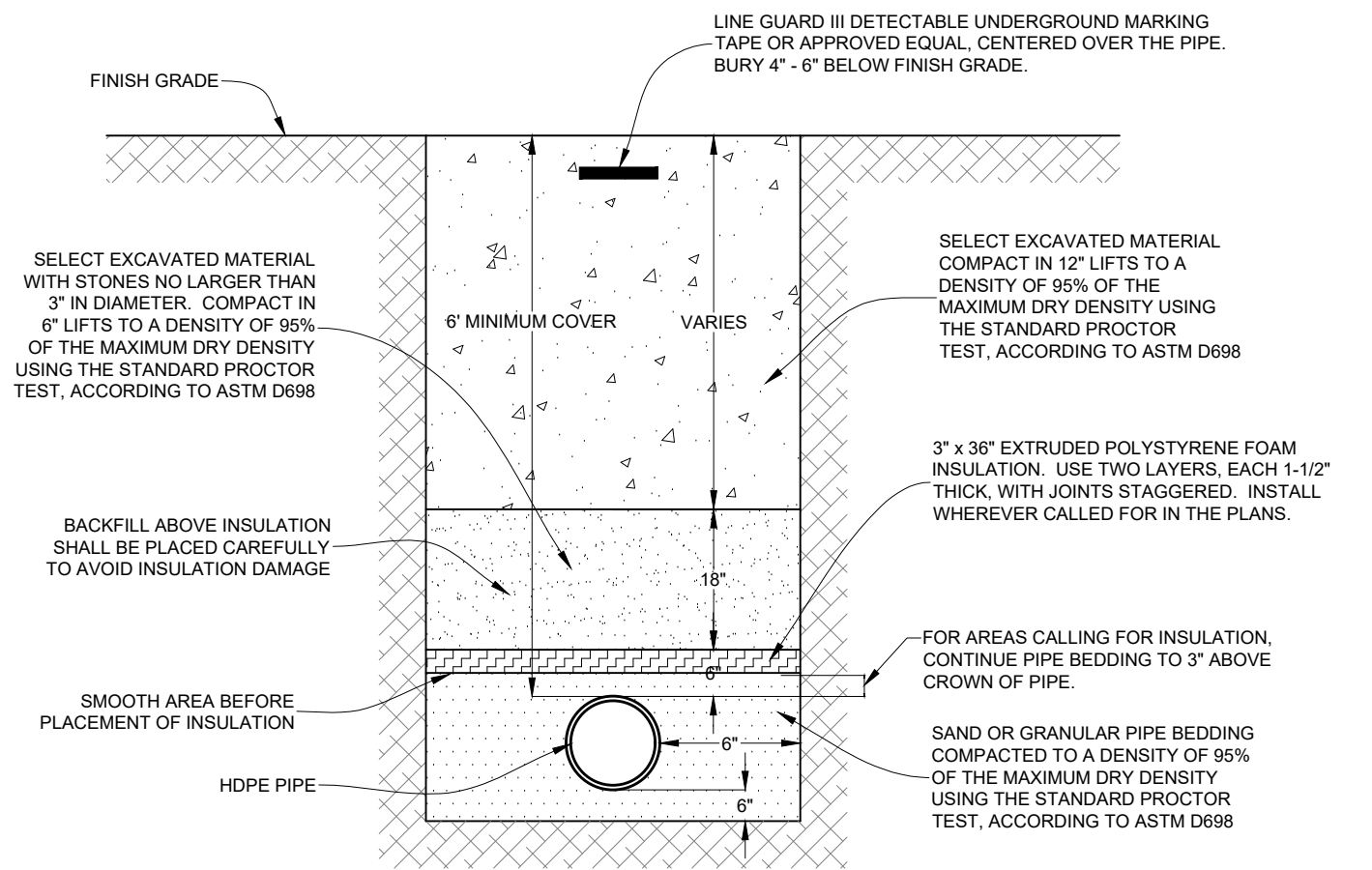
**TYPICAL PROTECTIVE POST DETAIL**  
 NTS



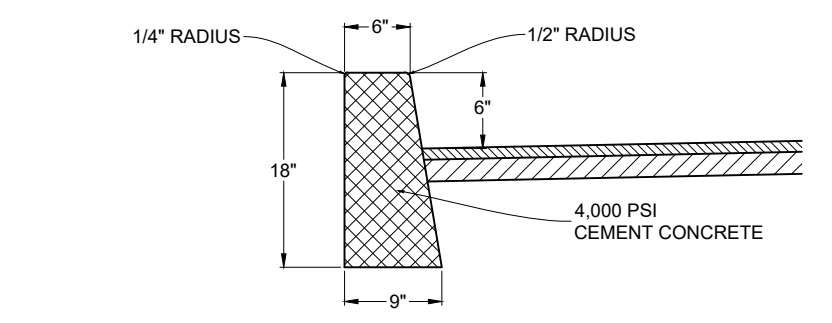
**TYPICAL BITUMINOUS CONCRETE PAVEMENT CROSS SECTION**  
 NTS



**TYPICAL TRENCH DETAIL, SDR 35 PVC SANITARY SEWER**  
 NTS

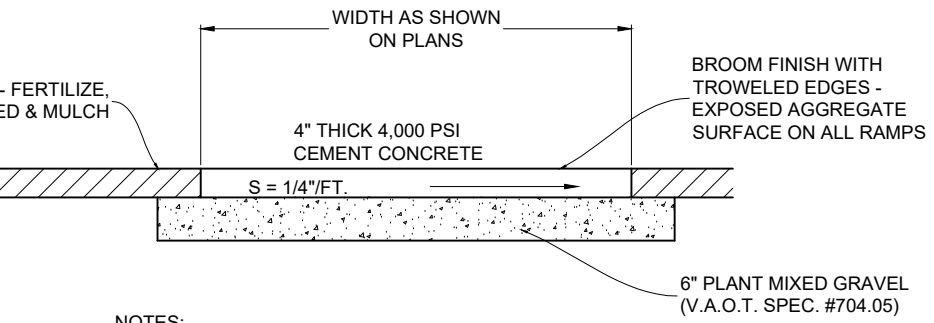


**TYPICAL TRENCH DETAIL, HDPE FORCEMAIN**  
 NTS



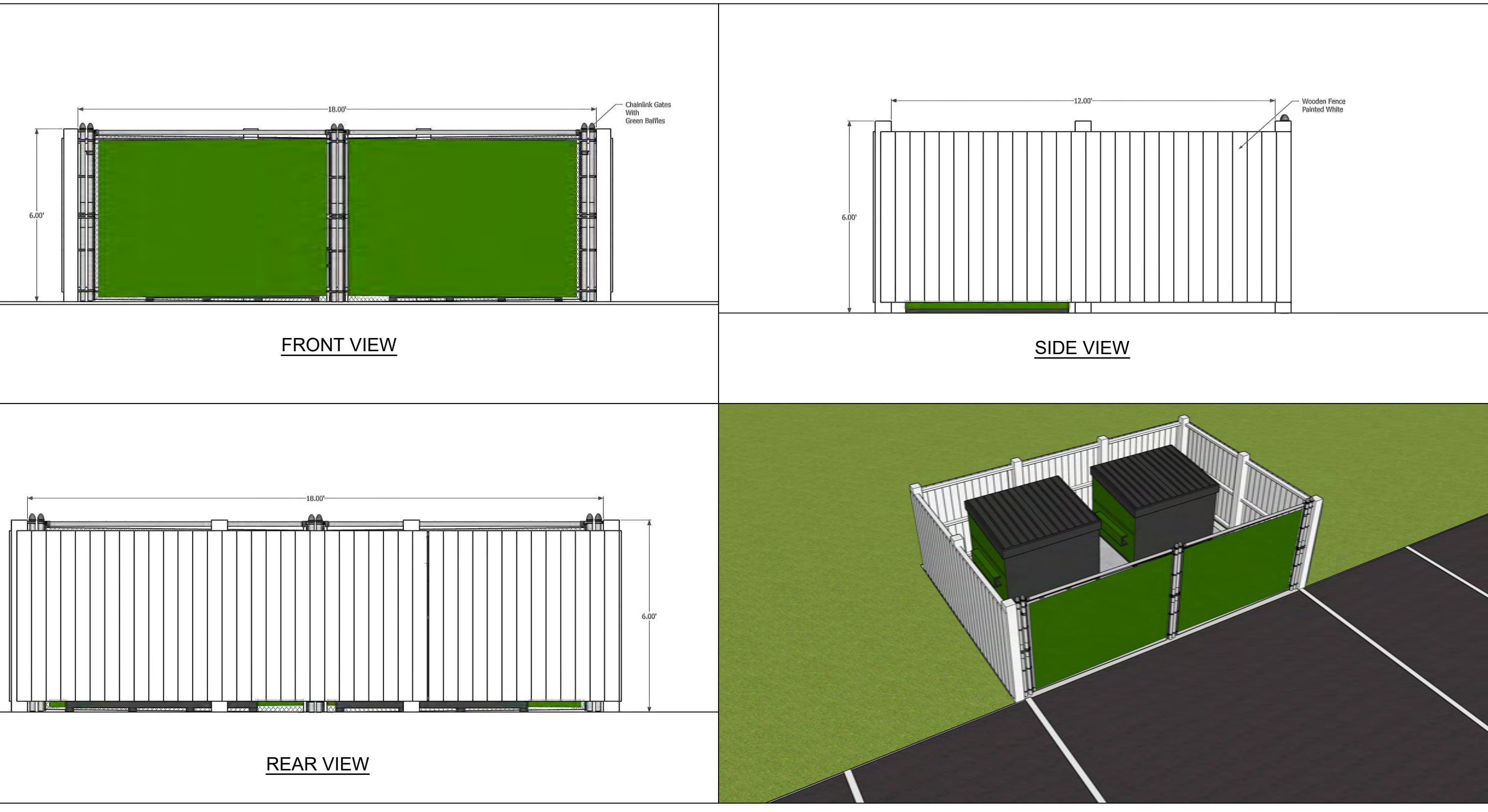
**TYPICAL CONCRETE CURB DETAIL**  
 NTS

**NOTES:**  
 1. CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/8" JOINTS BETWEEN SECTIONS.  
 2. EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' WITH 1/4" THICK PREFORMED EXPANSION JOINT FILLER MATERIAL CONFORMING TO AASHTO DESIGNATION M-1533.  
 3. CURB REVEAL AT DRIVEWAYS SHALL BE 1-1/2" MAXIMUM.  
 4. CURB REVEAL AT ALL HANDICAP ACCESSES SHALL BE A MAXIMUM OF 1/4".  
 5. ALL RADI LESS THAN 20" SHALL BE FORMED USING FLEXIBLE FORMS.  
 6. THE PLANT MIXED GRAVEL SHALL BE COMPACTED TO A DENSITY OF 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.  
 7. ALL CURB SHALL BE TREATED WITH CERTI-VEX AC 1315, PER THE MANUFACTURER'S INSTRUCTIONS.

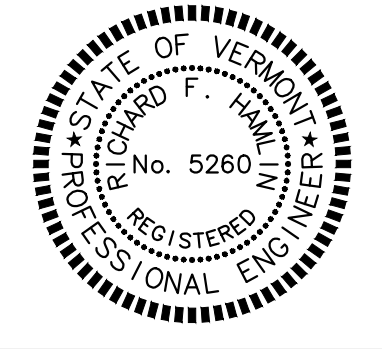


**NOTES:**  
 1. WALK SHALL BE CAST IN 100 FOOT SECTIONS. THERE WILL BE NO EXPANSION JOINTS. CONNECTION TO EXISTING WALK AND BETWEEN 100 FOOT SECTIONS SHALL BE ACCOMPLISHED UTILIZING THE SPEED DOWEL SYSTEM. PRODUCTS PSD09#5TX AND PSD09#5X, AS SUPPLIED BY GREENSTRAK, INC. OR AN APPROVED EQUAL, #1 FOOT ON CENTER. WALK SHALL BE SAWCUT WITH A FALSE JOINT EVERY 5 FEET.  
 2. PLANT MIXED GRAVEL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.  
 3. ALL SIDEWALK SHALL BE TREATED WITH CERTI-VEX AC 1315, PER THE MANUFACTURER'S INSTRUCTIONS.

**TYPICAL CEMENT CONCRETE SIDEWALK DETAIL**  
 NTS



**DUMPSTER ENCLOSURE DETAIL**  
 NTS



DATE	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
09/04/19				
CLIENT	TATTO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464			
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B			
DRAWING TITLE	TYPICAL DETAILS			
Survey				Scale SHOWN
Design	SOL			Job 18-235
Drawn	SOL			File
Checked	RFH			Drawing
Date	07/22/19			<b>DT-2</b>

Donald L. Hamlin  
 Consulting Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 PRIOR TO ANY EXCAVATION AT LOCATIONS WHICH MAY BE IN THE IMMEDIATE VICINITY OF UNDERGROUND UTILITIES

WARNING: FATALLY TOXIC GASSES MAY BE PRESENT IN UNDERGROUND PIPING SYSTEMS AND WASTE SYSTEM STRUCTURES

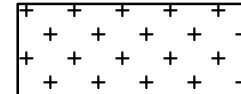

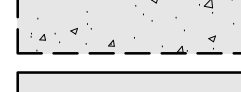
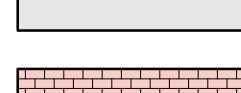
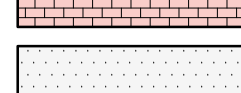
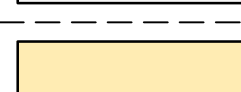
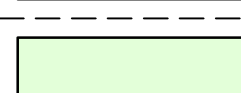

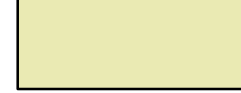

### COVERAGE CALCULATIONS

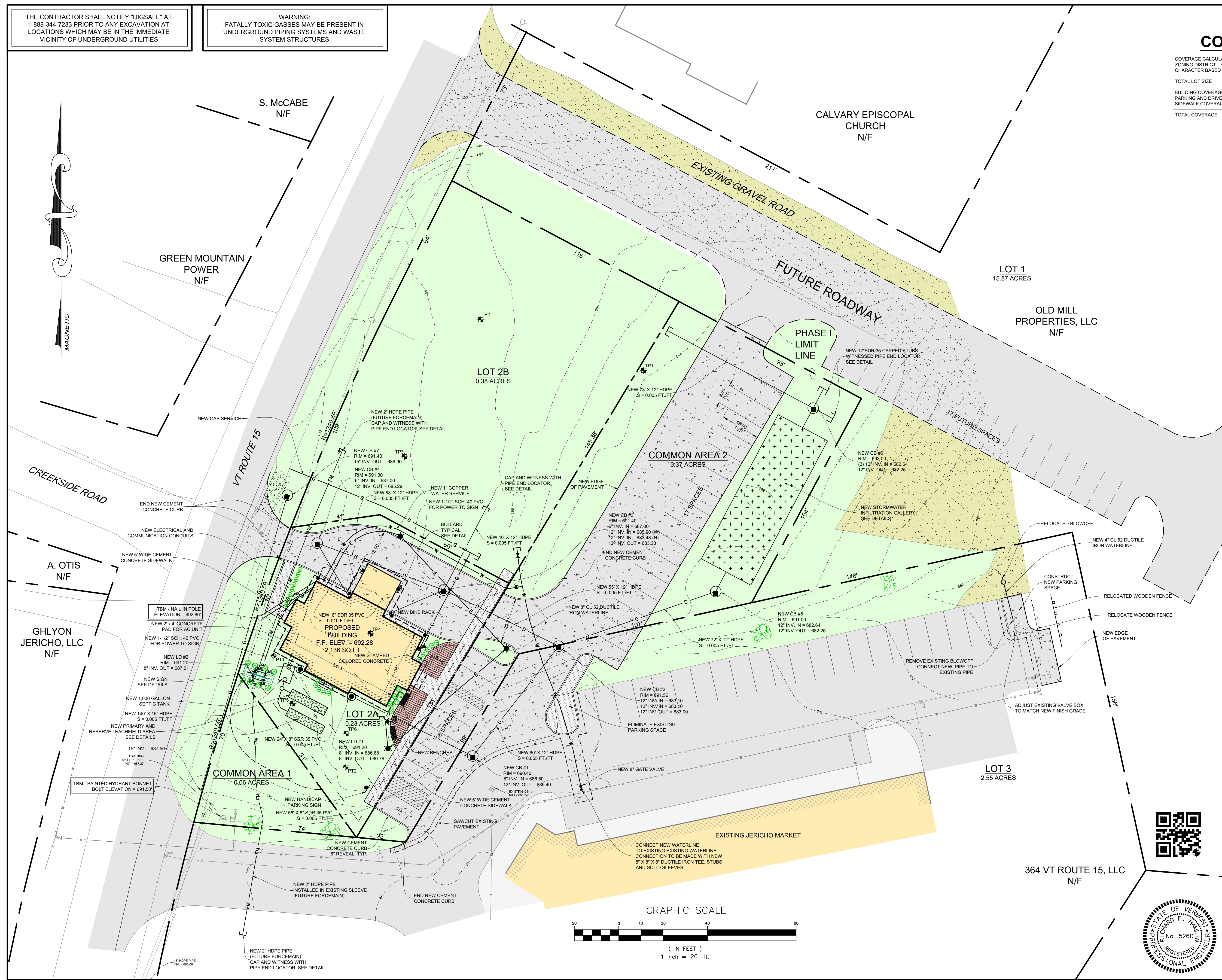
COVERAGE CALCULATIONS ZONING DISTRICT - CHARACTER DISTRICT 4, RIVERSIDE CHARACTER BASED ZONING, VILLAGE CENTER	TOTAL AREA (ACRES)	% OF TOTAL	% ALLOWABLE
TOTAL LOT SIZE	0.229	100.00	
BUILDING COVERAGE	0.049	21.40	
PARKING AND DRIVE COVERAGE	0.057	24.89	
SIDEWALK COVERAGE	0.029	12.66	
TOTAL COVERAGE	0.135	58.95	70

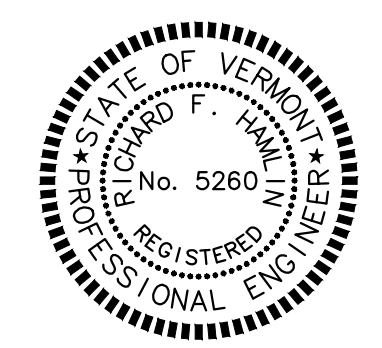
### PARKING DATA

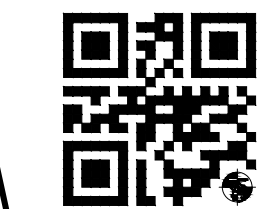
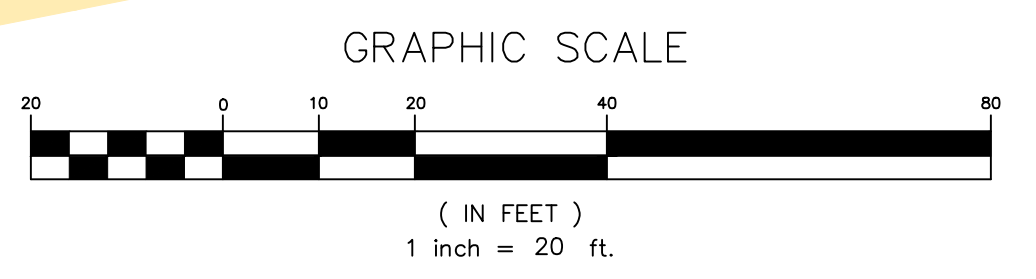
FINANCIAL INSTITUTION USE PARKING REQUIREMENTS:  
 4.0 SPACES REQUIRED PER 1,000 SQUARE FEET OF GROSS FLOOR AREA  
 2,136 SQUARE FEET OF GROSS OFFICE SPACE FLOOR AREA ON PARCEL  
 REQUIRED PARKING - (2,136/1,000) X 4.0 = 8.5, ROUND TO 9 SPACES MINIMUM  
 25 PROPOSED, INCLUDING SHARED SPACES

### KEY

-  STORM WATER INFILTRATION GALLERY
-  NEW BITUMINOUS CONCRETE PAVEMENT
-  FUTURE BITUMINOUS CONCRETE PAVEMENT
-  EXISTING BITUMINOUS CONCRETE PAVEMENT
-  NEW STAMPED AND COLORED CEMENT CONCRETE SIDEWALK
-  NEW CEMENT CONCRETE SIDEWALK/PAD
-  BUILDING WITH ROOF LIMITS
-  LAWN
-  SEPTIC FIELD
-  EXISTING GRAVEL



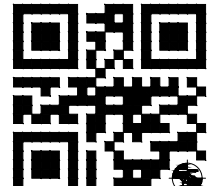
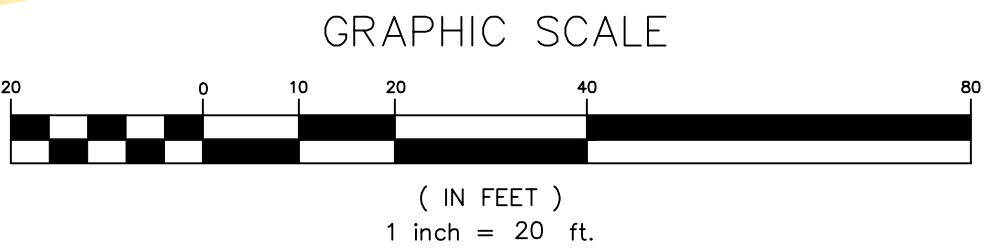
DATE	04/09/18	REVISION	REVISED STORM DRAINAGE AND GAS LINE SITE PLAN APPLICATION	BY	SOL	
DATE	02/19/18	REVISION	SITE PLAN APPLICATION	BY	SOL	
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464					
PROJECT TITLE	UNION BANK LOT 2					
DRAWING TITLE	OVERALL SITE PLAN					
Survey	MLD				Scale	1" = 20'
Design	SOL/RFH				Job	17-455
Drawn	SOL				File	
Checked	RFH				Drawing	
Date	02/08/18					





NOTE:  
 THIS PLAN IS INCLUDED IN THIS PLAN SET TO DEPICT ONE POSSIBLE WAY THE REMAINDER OF LOT 2 COULD BE SUBDIVIDED IN ACCORDANCE WITH THE CURRENT JERICO ZONING AND PLANNING REGULATIONS. IT IS NOT INTENDED TO DEPICT PROPOSED BUILDING OR PARCEL CONFIGURATIONS FOR LOTS 2B AND 2C.

DATE	04/08/18	REVISION	SUBDIVISION APPLICATION	BY	SOL	
CLIENT	TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464					
PROJECT TITLE	JERICO VILLAGE					
DRAWING TITLE	LOT 2 CONCEPT PLAN					
Survey	MLD	Design	SOL/RFH	Drawn	SOL	
Checked	RFH	Date	03/21/18	Scale	1" = 20'	
				Job	17-455	
Donald L. Hamlin Consulting Engineers, Inc. 136 Pearl Street Essez Junction, Vermont				File		
					Drawing	S-3





the lowest point of its cornice or eave; habitable space within an Attic, a pitched roof or raised basement is not a Story. See **Tables 13.3.3.1A-1B (Character District Standards)**.

**Structure:** any vertical Improvement that is not intended for habitation, including without limitation a park shed, bicycle storage facility, transit stop, ticket booth, utility facilities, and bathouses. Not synonymous with Building.

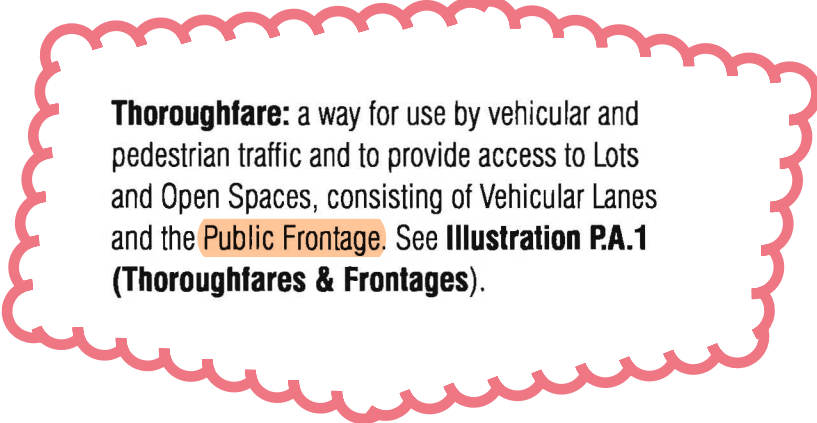
**Streetscreen:** a hedge or freestanding wall or fence built along the Frontage Line, on the same plane as a Facade, or at or along any Lot or boundary line, which masks a Parking Lot from the street, provides privacy to a side yard, and/or strengthens the spatial definition of the public realm.

**Swale:** a low or slightly depressed natural area for drainage.

**Terminated Vista:** a location at the axial conclusion of a Thoroughfare. A Building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

**Third Lot Layer:** that portion of a Lot bounded by (a) the Side Lot Lines, (b) the Rear Lot Line and (c) the line of the Second Lot Layer that is parallel to and furthest from the Frontage Line. See **Illustration 13.4.7.1 (Lot Layers)**.

**Variance:** "Variance, Zoning", as defined in Section 2 (General Definitions).



**Thoroughfare:** a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the **Public Frontage**. See **Illustration P.A.1 (Thoroughfares & Frontages)**.

## SECTION 13.4.18 THOROUGHFARES

### 13.4.18.1 GENERAL.

Thoroughfares are comprised of Vehicular travel lanes, any applicable vehicular parking lanes, any applicable Bicycle Accommodations and the applicable elements of the Public Frontage.

### 13.4.18.2 THOROUGHFARE STANDARDS.

Any Thoroughfares on a Development Plan shall comply with the following standards set forth in this Section 13.4.18.2:

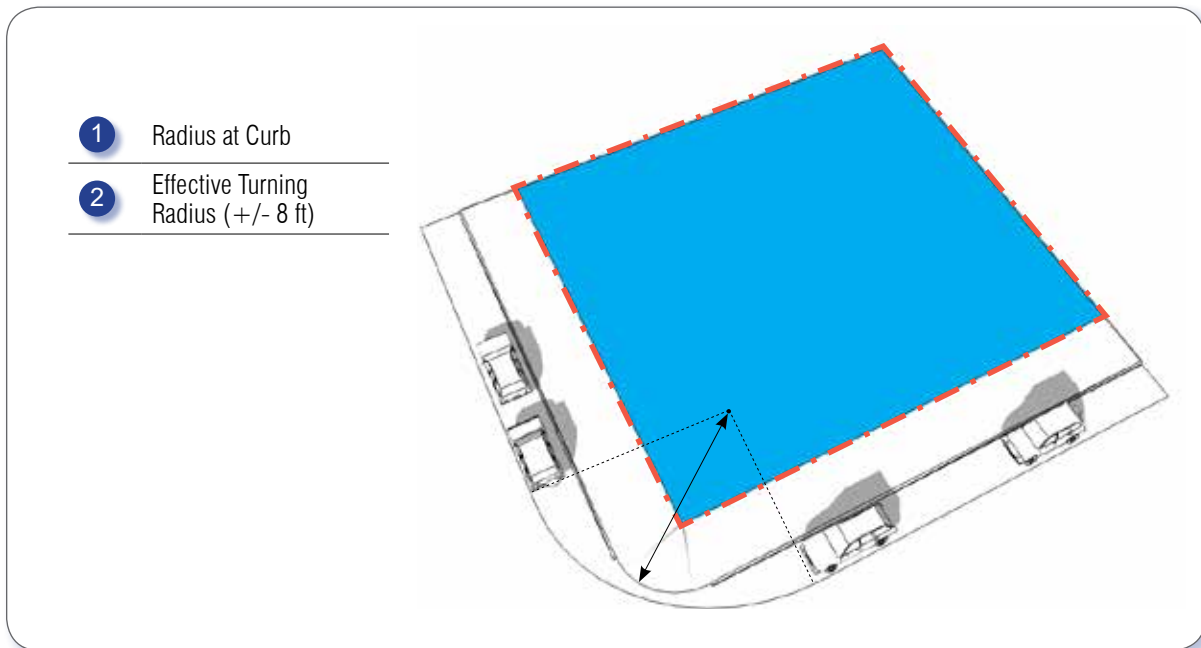
13.4.18.2.1 Thoroughfares shall be intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.

13.4.18.2.2 Thoroughfares shall consist generally of vehicular lanes and Public Frontages.

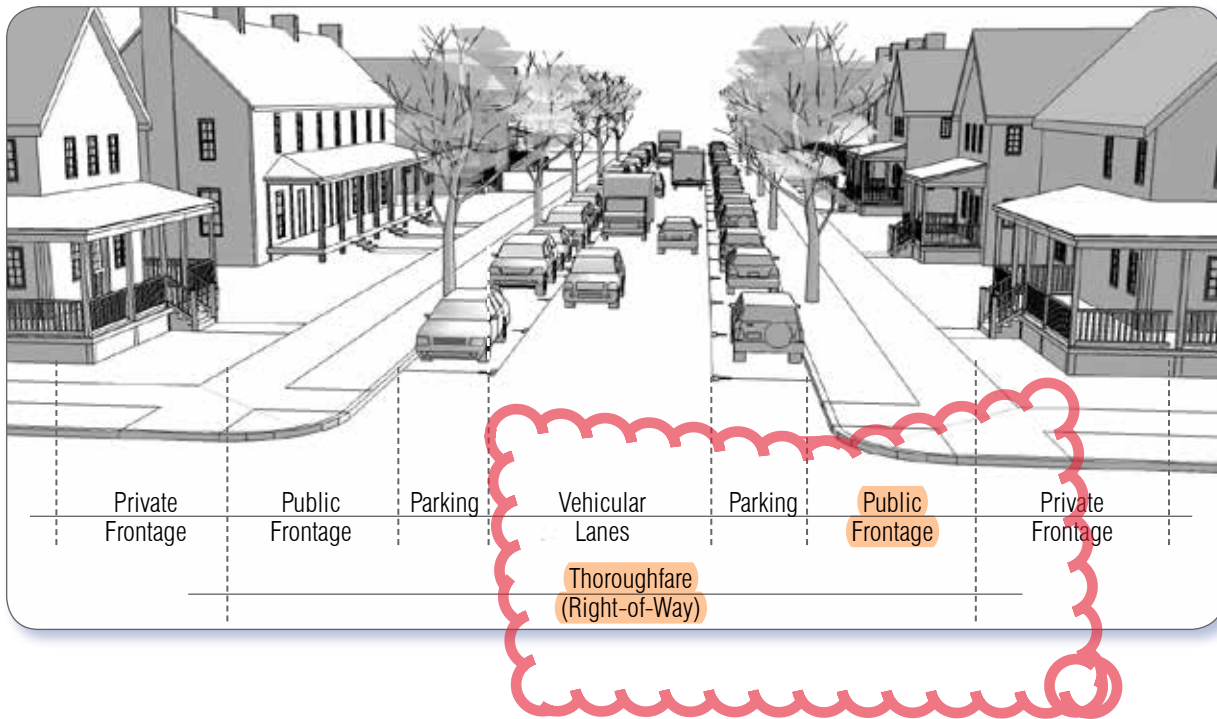
13.4.18.2.3 Thoroughfares shall be designed in context with the urban form and desired design speed of the Character Districts through which they pass.

13.4.18.2.4 The Public Frontages of Thoroughfares that pass from one Character District to another shall be adjusted accordingly or, alternatively, the Character

### ILLUSTRATION 13.4.18.2 TURNING RADIUS



## ILLUSTRATION P.A.1 THOROUGHFARE AND FRONTAGES



7.3 of the Town of Jericho Development Regulations.

Article 13 provides for two (2) Character Districts, as follows:

1. CD3 Rural Neighborhood. This District consists of a low density area that has a mix residential house types; there are shallow to medium front Setbacks and shallow to medium to side Setbacks; it has variable private landscaping; and it has Streets with or without curbs and/or sidewalks; and

2. CD4 Neighborhood Center District. This District consists of a medium density area that has a mix of building types and residential, retail, office and other commercial uses; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has streets with curbs, sidewalks, and street trees that define small to medium blocks.

## SECTION B. OVERVIEW

Article 13 is organized as follows:

Section 13.1, "General" includes provisions concerning purpose, applicability, administration, definitions, adoption of the Regulating Plan and the Riverside Flats Character-Based District standards, and Development Plan submission, review and approval.

Section 13.2, "Regulating Plan" includes requirements for the Regulating Plan and amendment of the Regulating Plan, which is the zoning map for the Riverside Flats Character-Based District.

Section 13.3, "Character Districts and Civic Zones" includes provisions regarding the Character Districts and Civic Zones and their elements and standards, as well as provisions

### 13.4.8.2 YARD TYPES.

Buildings and Lots shall conform to the Yard Type standards within each Character District, as set forth on **Table 13.4.2 (Yard Types)**.

### 13.4.8.3 PRINCIPAL BUILDING.

Within each Character District, one Principal Building may be built on each Lot at the Frontage, as illustrated generally in **Illustration 13.4.8.3 (Principal Building/Backbuilding/Outbuilding)**.

### 13.4.8.4 BACKBUILDING/OUTBUILDING.

Within each Character District one Backbuilding and one Outbuilding may be built on each Lot to the rear of the Principal Building, as illustrated generally in **Illustration 13.4.8.3 (Principal Building/Backbuilding/Outbuilding)**. Any Outbuilding shall be subject to the limitations of §5.9.3.

### 13.4.8.5 OTHER COMPONENTS.

Any Structure other than a fence or Streetscreen shall be situated in the Second Lot Layer or Third Lot Layer and shall be screened from the Frontage by a Building or Streetscreen.

### 13.4.8.6 BUILDING FACADES.

Within each Character District, Building Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along the minimum percentage of the Frontage Line width at the Setback, as specified as Frontage Buildout on **Tables 13.3.3.1A-1B**

### (Character District Standards).

### 13.4.8.7 BUILDING SETBACKS.

13.4.8.7.1 Setbacks for Buildings shall be as shown in **Tables 13.3.3.1A-1B (Character District Standards)**. See **Illustration 13.4.8.7 (Setback Designations)**.

## SECTION 13.4.9 BUILDING FORM & BUILDING TYPES

### 13.4.9.1 PRIVATE FRONTAGE - GENERAL.

13.4.9.1.1 The Private Frontage within each Character District shall conform to and be allocated in accordance with **Table 13.4.9.1 (Private Frontage Types)** and **Tables 13.3.3.1A-1B (Character District Standards)**, as applicable, and any applicable Special Requirements indicated on the Regulating Plan.

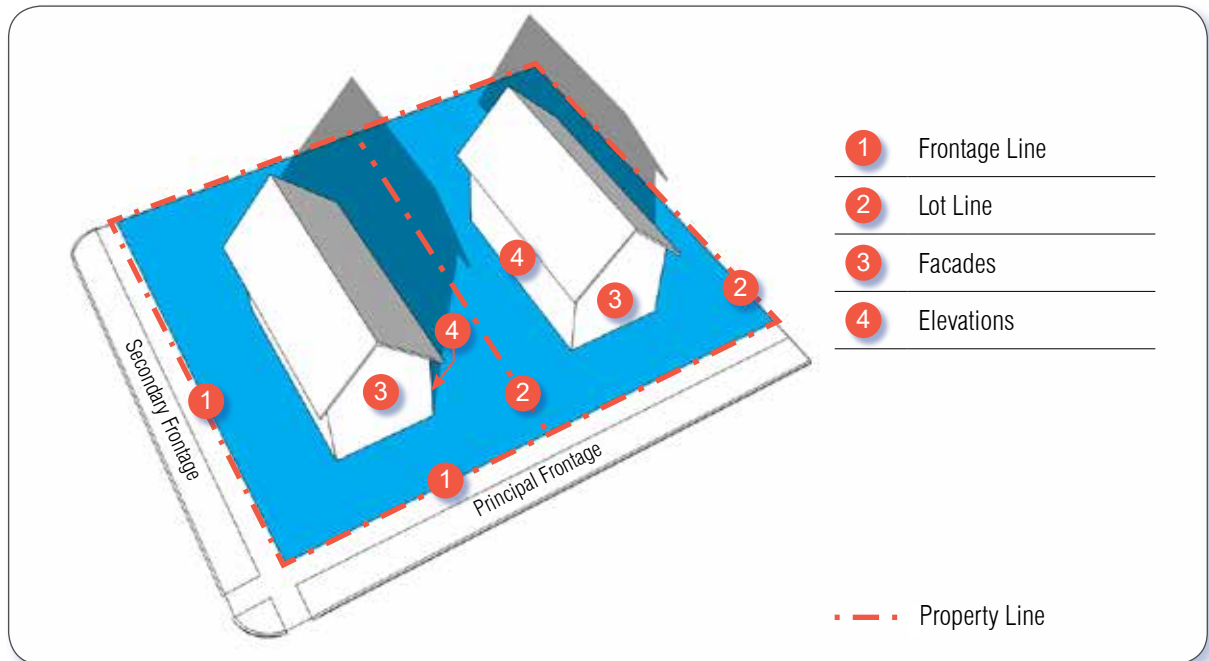
13.4.9.1.2 Building Facades that are 60 feet or greater in width shall be provided with an entrance for every 50 feet of Facade and shall be designed with projecting or recessed offsets not less than 4 feet deep, and at intervals of not greater than 50 feet.

13.4.9.1.3 Principal Buildings shall have a Principal Entrance which shall face the Frontage, or if there is more than one Frontage, the Principal Frontage.

### 13.4.9.2 MULTIPLE PRIVATE FRONTAGES.

Each Building shall have a Private Frontage along each of its street Frontages. If a Building has more than one street Frontage, one of its Frontages shall be designated as the Principal Frontage and the other Frontage or Frontages shall be Secondary Frontages, as illustrated generally in **Illustration 13.4.9.2 (Frontage**

## ILLUSTRATION 13.4.9.2 FRONTAGE AND LOT LINES



### & Lot Lines)

Prescriptions for the **Second Lot Layer** and **Third Lot Layer of Corner Lots** and **Through Lots** pertain only to the **Principal Frontage**. Prescriptions for the **First Lot Layer** of Lots with more than one Frontage pertain to both Frontages. See **Illustration 13.4.7.1 (Lot Layers)**.

#### 13.4.9.3 BUILDING & CEILING HEIGHT.

13.4.9.3.1 Building heights and ceiling heights within each Character District shall conform to **Tables 13.3.3.1A-1B (Character District Standards)**, as applicable.

13.4.9.3.2 In calculating Building height, Mezzanines extending beyond 33 percent of the floor area below shall be counted as an additional Story.

13.4.9.3.3 In calculating the height of a Parking Structure or Garage, each above-

ground level counts as a single Story regardless of its relationship to habitable Stories.

13.4.9.3.4 In calculating Building height, none of the following shall be considered:

- a) Attics or lofts under 14 feet in height at their tallest point;
- b) Raised basements; or
- c) Masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

#### 13.4.9.4 FLOOR ELEVATION.

Building ground finish floor elevation within each Character District shall conform to **Tables 13.3.3.1A-1B (Character District Standards)**.

#### 13.4.9.5 ROOF TYPE & PITCH.

**TABLE 13.4.11 BUILDING & LOT PRINCIPAL USE**

Permitted Districts:	CD3	CD4
<b>1.0 AGRICULTURE AND RELATED USES</b>		
1.1 Agriculture		
1.1.1 Slaughterhouse		
1.1.2 Grain Storage		
1.1.3 Livestock		
1.1.4 Greenhouse	C	C
1.2 Silviculture/Forestry		
1.3 Veterinary facility	C	P
1.4 Veterinary Facility with accessory kennel		C
1.5 Stable – boarding/riding		
1.6 Kennel		C
1.7 Garden Center accessory to farm		
1.8 Wildlife Management		
1.9 Community Garden	P	P
<b>2.0 RESIDENTIAL USES</b>		
2.1 Single Family 1		
2.1.1 SF-1 dwelling unit/lot	P	P
2.1.2 Accessory apartment	P	P
2.1.3 Dwelling, accessory to farm		
2.1.4 Guest house	P	P
2.2 Multi-family 1		
2.2.1 Multi-family dwelling, 2 units	P	P
2.2.2 Multi-family dwelling more than 2 units	C	P
2.2.3 Multi-family dwelling / SF Attached Dwelling		P
2.2.4 Senior Housing Development	C	C
2.2.5 Rooming house	C	C
<b>3.0 COMMERCIAL USES</b>		
3.1 Lodging		
3.1.1 Hotels and motels		C
3.1.2 Inns	P	P
3.1.3 Bed & Breakfast	P	P
3.2 Retail Uses		
3.2.1 Lumber, building supply yard		
3.2.2 Retail, General merchandise ≤ 6000 sq.ft.	C	P
3.2.3 Retail, General merchandise > 6000 sq.ft.		C
3.2.4 Retail, Specialty Store ≤ 6000 sq.ft.	C	P
3.2.5 Retail, Specialty Store > 6000 sq.ft.		C
3.2.6 Farmers markets/ Open Markets		P
3.2.7 Garden center ≤ 3000 sq.ft.	C	
3.2.8 Garden center > 3000 sq.ft.		
3.2.9 Mobile Home sales		
3.2.10 Motor Vehicle sales		
3.2.11 Small Gallery/Studio/Museum ≤ 3000 sq.ft.	P	P
3.2.12 Gallery/Studio/Museum > 3000 sq.ft.		P
3.2.13 Fuel sales		C
3.2.14 Office		P

Permitted Districts:	CD3	CD4
3.2.15 Theater		P
3.2.16 Parking Lot/ Parking Structure		P
<b>3.3 Financial Institutions</b>		
3.3.1 Financial Institution ≤ 6000 sq.ft.		P
3.3.2 Financial Institution > 6000 sq.ft.		
3.4 Food Service		
3.4.1 Restaurant/Tavern ≤ 6000 sq.ft.		P
3.4.2 Restaurant/Tavern > 6000 sq.ft.		
3.4.3 Caterer (with on-site retail)	P	P
3.4.4 Caterer (no on-site retail)	P	P
3.5 Personal/Professional Services		
3.5.1 Personal/Professional services, Type 1 ≤ 6000 sq.ft	C	P
3.5.2 Personal/Professional services, Type 1 > 6000 sq.ft		C
3.5.3 Personal/Professional services, Type 2 ≤ 6000 sq.ft	C	P
3.5.4 Personal/Professional services, Type 2 > 6000 sq.ft		P
3.5.5 Motor Vehicle Repair		C
3.5.6 Car Wash		C
3.6 Recreation: Commercial & Municipal		
3.6.1 Indoor		
3.6.1.1 General		P
3.6.2 Outdoor		*
3.6.2.1 Passive		P*
3.6.2.2 General		P
3.6.3 Gymnasium		P
<b>4.0 INDUSTRIAL USES</b>		
4.1 Manufacturing		
4.1.1 Heavy Manufacturing		
4.1.2 Light Manufacturing		
4.1.3 Research & Development		C
4.1.4 Artisan Manufacturing		P
4.2 Wholesale or warehousing		P
4.3 Contractor Yard		
4.4 Junk Yard		
<b>5.0 INSTITUTIONAL USES</b>		
5.1 Schools and Child care		
5.1.1 Day-care	P	P
5.1.2 Preschool	P	P
5.1.3 Elementary	P	P
5.1.4 Secondary	P	P
5.1.5 Vocational school		C
5.2 Place of Worship	P	P
5.3 Library		P
5.4 Hospice facility		P
5.5 Hospital facility		P
5.6 Club ≤ 3000 sq.ft		P
5.7 Club > 3000 sq.ft		P

## **SECTION 13.4.13 PARKING, LOADING, DRIVEWAY AND DRIVE-THROUGH LOCATIONS AND STANDARDS**

### **13.4.13.1 LOCATION.**

All Parking Areas and above-ground Garages within Lots shall be located in the Second Lot Layer or Third Lot Layer. Subterranean Garages may be located in any Lot Layer. All loading locations within Lots shall be located in the Second Lot Layer or Third Lot Layer. All Drive-Throughs, shall be located in the Third Lot Layer. All fuel pumps shall be located in the Third Lot Layer.

### **13.4.13.2 SCREENING.**

Parking Areas, Parking Lots, loading locations, Drive-Throughs and fuel pumps shall be screened from the Frontage by a Building or Streetscreen except for any access Driveway.

### **13.4.13.3 DRIVEWAY WIDTH.**

Driveways at Frontages shall be no wider than 24 feet in the First Lot Layer.

### **13.4.13.4 PEDESTRIAN EXITS.**

Pedestrian exits from all Parking Lots, Garages, and Parking Structures shall be directly to a Frontage Line and not directly into a Building, except for underground parking accommodations.

### **13.4.13.5 LINER BUILDINGS REQUIRED.**

The above-ground portions of Parking Structures shall be lined with Buildings of at least 24 feet deep throughout the entire height of the above-ground portions of Parking Structure.

### **13.4.13.6 DRIVE-THRUS:**

Drive-thrus shall be allowed, subject to the following standards:

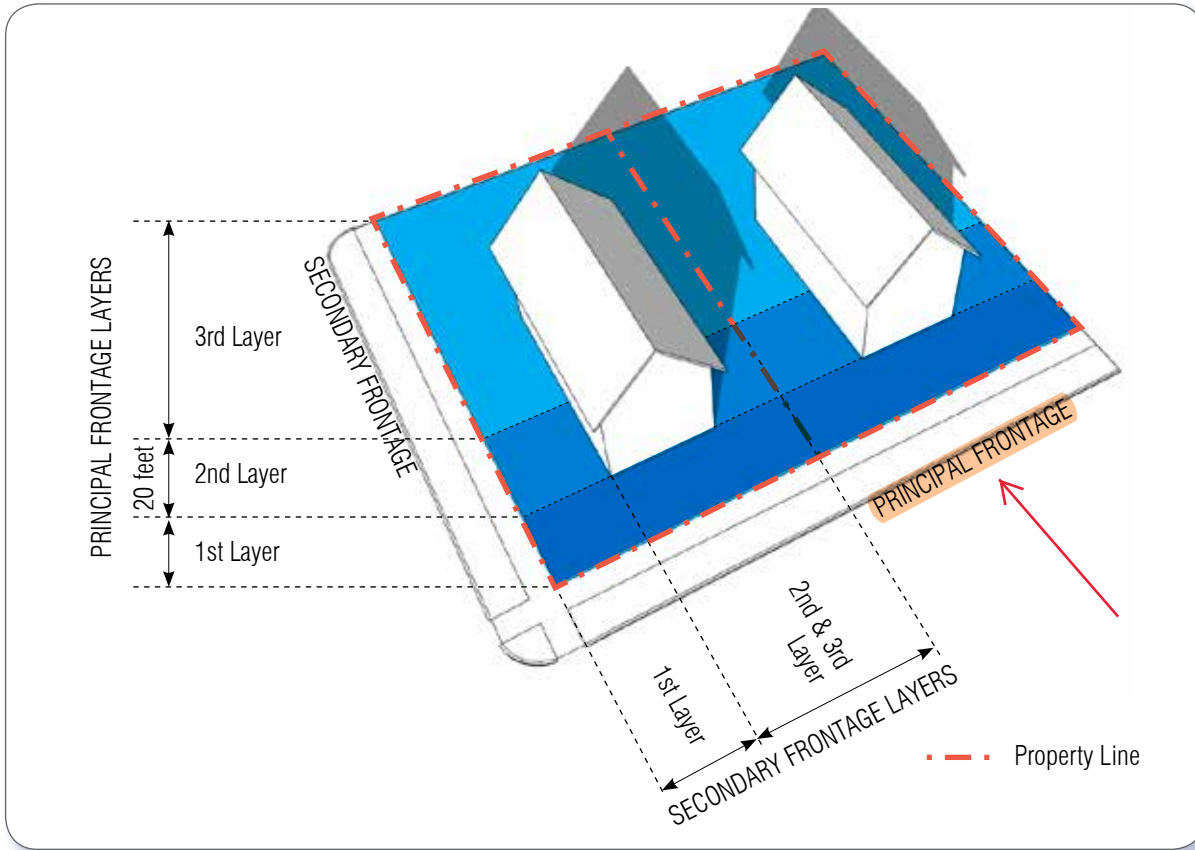
- (a) Drive-through structures and windows shall be designed to match the architectural detail, materials, and roof pitch/design of the structure they serve.
- (b) Drive-through structures, windows and stacking lanes shall be located to minimize conflicts between motor vehicles and pedestrians and to ensure safe pedestrian circulation and access to the principal structure on the site.
- (c) Drive-through structures and windows shall generally be oriented to the side or rear of the building to avoid disruption of the streetscape. The DRB may approve other orientations if measures such as landscaping or architectural treatments that maintain the streetscape are provided by the applicant.
- (d) Each drive-through window shall be designed to include a stacking for at least three (3) motor vehicles and a separate pass-through lane. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of (or around) the stacking lane(s).

## **SECTION 13.4.14 SIGNAGE**

13.4.14.1 There shall be no Signage permitted except that specified in this Section 13.4.14.

13.4.14.2 Signage shall be permitted and regulated within the entire Riverside Flats Downtown Character-Based District in accordance with Section 7.8 (Signs) to the

**ILLUSTRATION 13.4.7.1 LOT LAYERS**



Section 13.2.6.

**Standards).**

**SECTION 13.4.7  
LOTS**

**13.4.7.1 LOT LAYERS.**

Lots are composed of three Lot Layers, the First Lot Layer, the Second Lot Layer and the Third Lot Layer, as shown in **Illustration 13.4.7.1 (Lot Layers)** and as defined in Section 13.6 (Definitions).

**13.4.7.2 LOT DIMENSIONS.**

Newly platted Lots within each Character District shall be dimensioned according to **Tables 13.3.3.1A-1B (Character District**

**13.4.7.3 LOT COVERAGE.**

Lot Coverage by Building within each Character District shall not exceed that recorded in **Tables 13.3.3.1A-1B (Character District Standards).**

**SECTION 13.4.8  
BUILDING PLACEMENT & YARD TYPES**

**13.4.8.1 BUILDING PLACEMENT.**

Buildings shall be disposed in relation to the boundaries of their Lots within each Character District according to **Tables 13.3.3.1A-1B (Character District Standards).**



recommendations from a professional forester regarding placement of improvements and removal of trees. Where tree coverage does not exist or has been removed, new plantings may be required.

- 11.8.2. *Landscaping Budget Requirement:* For all site plans, the Development Review Board may require minimum planting costs of up to three percent [3%] of total construction/improvement costs.
- 11.8.3. *Screening and Buffering Requirements:* All parking areas for five [5] or more cars, all outdoor sales display areas, all business uses and industrial uses, all contractor’s yards, open storage and loading service yards and all commercial outdoor recreation shall be screened from any adjacent residential use and or the Low Density Residential, Rural/Agriculture Residential or Forestry district. Screening shall include a mixture of vegetation that creates a visual buffer (not necessarily an impervious “wall”). The introduction of attractive fencing, integrated with the vegetation, can also be used to define the buffer. The amount and type of plantings required will be determined by the Development Review Board based on
  - (a) the location and context of the site,
  - (b) the type of use,
  - (c) proximity to neighbors, and
  - (d) the pattern and extent of existing vegetation (on-site and in the immediate area).

In all developments, to the extent practicable, existing trees shall be retained and used to satisfy the provisions of the minimum landscaping requirement.

- 11.8.4. *Street and Shade Trees:* In addition to plantings that may be required above for screening and/or buffering, all uses abutting a public way shall provide plantings of street trees. Street tree plantings shall also be required for all streets in a subdivision or Planned Unit Development. New trees shall be along both sides of streets in areas where no trees presently exist or where existing trees would suffer life-shortening construction damage. **The trees shall be planted outside the Right-Of-Way, unless written approval is gained from the Selectboard. Street trees shall be located so as to minimize conflicts with necessary utilities.** Such trees shall be deciduous canopy-forming trees of similar species and growth habit, and may be either massed or planted at intervals.

Where such trees are planted at intervals, they shall conform with the following schedule of maximum spacing based on mature height:

<b>SIZE (mature height)</b>	<b>MAXIMUM SPACING (trunk-to-trunk distance)</b>
Large (40 feet or greater)	50-70 feet
Medium (30-40 feet)	40-50 feet
Small (30 feet or less)	30-40 feet

Where such trees are massed, planting shall consist of the same number and size of trees as would be required based on planting at intervals.

District may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.

13.4.18.2.5 Pedestrian comfort shall be a primary consideration of the Thoroughfare, with any design conflict between vehicular and pedestrian movement generally decided in favor of the pedestrian.

13.4.18.2.6 Thoroughfares shall be designed to define Blocks not exceeding any applicable perimeter size prescribed in **Table 13.4.16 (Block Perimeter Standards)**, measured as the sum of Lot Frontage Lines and subject to adjustment at the edge of a development tract.

13.4.18.2.7 Thoroughfares shall terminate at other Thoroughfares, forming a network, with internal Thoroughfares connecting wherever possible to those on Adjacent sites and cul-de-sacs not being allowed unless approved by Variance as being necessary to accommodate specific site conditions.

13.4.18.2.8 Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within a development tract may Enfront a Passage.

13.4.18.2.9 Thoroughfares in each Character District shall conform to the Thoroughfare Standards of **Tables 13.4.18.2A - 13.4.18.2E (Thoroughfare Assemblies and Standards)**, as applicable to the Character District. See also **Illustration 13.4.18.2 (Turning Radius)**.

#### **13.4.18.3 VEHICULAR LANES AND BICYCLE ACCOMMODATIONS.**

Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles, subject to the standards for vehicular lanes shown in **Tables 13.4.18.9.A - 13.4.18.9.E (Thoroughfare Assemblies and Standards)**.

#### **13.4.18.4 PUBLIC FRONTAGES.**

13.4.18.4.1 The Public Frontage shall include the types of Sidewalk, Curb, planter, and street trees, allocated within Character Districts and designed in accordance with **Tables 13.4.18.9.A - 13.4.18.9.E (Thoroughfare Assemblies and Standards)**.

Any Bicycle Accommodations shall comply with the applicable standards of **Table 13.4.8.3 (Bikeway Types)**. Any Bicycle Accommodations shall comply with the applicable standards of **Table 13.4.18.3 (Bikeway Types)**.


13.4.18.4.2 Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in **Table 13.4.18.9.A - 13.4.15.9.E (Thoroughfare Assemblies and Standards)**, **Table 13.4.18.4A (Public Planting)**, and **Table 13.4.18.4B (Public Lighting)**; provided that the spacing may be adjusted to as necessary to accommodate specific site conditions.

13.4.18.4.3 The introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance.

13.4.18.4.4 Trees included in the Public Frontage shall be planted with shade canopies of a height that, at maturity, clears at least one Story


**TABLE 13.4.9.9 BUILDING TYPES (CONTINUED)**

**Mixed Use Building** Permitted Districts: **CD4**




Mixed Use: a building designed to accommodate different uses within the same building. Generally provides for more public uses on the lower floor such as retail shops, restaurants or other Commercial uses. However, any Industrial or Institutional uses permitted in Table 11.4.11 may be allowed. Provides for more private uses on the upper floors such as Residential units, Industrial or Institutional uses. This building type requires a 10 foot minimum ground floor finished ceiling height, unless designed for a Shopfront, where a 12 foot minimum ground floor finished ceiling height is required.

**Small Non-Residential Building** Permitted Districts: **CD4**



Small Non-Residential Building: a single or multi-story Building that may be used for any non-residential use permitted in Table 13.4.11. If the ground floor use is retail, a Shopfront is required. Walls facing a Secondary Frontage shall have the same requirements for Shopfronts, glazing and entrances. This building type requires a 10 foot minimum ground floor finished ceiling height, unless designed for a Shopfront, where a 12 foot minimum ground floor finished ceiling height is required.

**Apartment House** Permitted Districts: **CD4**



Apartment: a Building with an Edgeyard yard type, initially intended for a Residential Principal Use, including multiple attached single-family Dwelling Units. This building type may be designed from the exterior to complement detached single-family houses in certain Character Districts while containing actually several flats on the interior; may be for rent, or for sale as a condominium. This building type requires a 10 foot minimum ground floor finished ceiling height.

Character-Based District.

i. The use of recycled and/or locally-sourced materials is strongly encouraged.

ii. Low-VOC (Volatile Organic Compound) paints, sealants, and stains are strongly encouraged on all surfaces requiring such treatment.

iii. Reserved

iv. The following items are prohibited at Frontages: garbage containers, synthetic fauna and flora, permanent grills, swimming pools, recreation and play equipment (except porch swings), dog houses and runs, hot tubs and spas, exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum, colored light bulbs, stamped concrete, signs on private property except as otherwise provided herein.

v. Flagpoles less than 6' long may be mounted at an angle to porch columns or posts and Building walls.

vi. Walls of Buildings having an actual or potential Residential Principal Function shall not be flooded or washed with light.

vii. Reserved

viii. Reserved

ix. Utility boxes and gas meters shall be located at the rear of Buildings and if located Adjacent to Driveways, Parking Areas, Parking Lots, rear lanes, alleys or rear access easements, shall require (2) 48" ht. 6" x 6" wooden bollards set in concrete. The bollards must be painted a light color for visibility.

x. Reserved

xi. Reserved

xii. Trash collection sites shall be located in the Third Lot Layer and shall be fully enclosed on three sides and enclosed on the fourth side with a gate.

xiii. Architectural features required at a Terminated Vista shall intersect the centerline axis of the view to which they respond, and may encroach into the front setback if necessary.

xiv. A Terminated Vista feature may be comprised of a cupola, chimney, entry feature or habitable tower.

xv. Ground level mechanical/telecommunication equipment shall be designed so it does not encroach on walkways or parking areas, and shall not be visible from any Frontage.

xvi. Buildings that are stylized in an attempt to use the Building itself as advertising shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

xvii. RESERVED

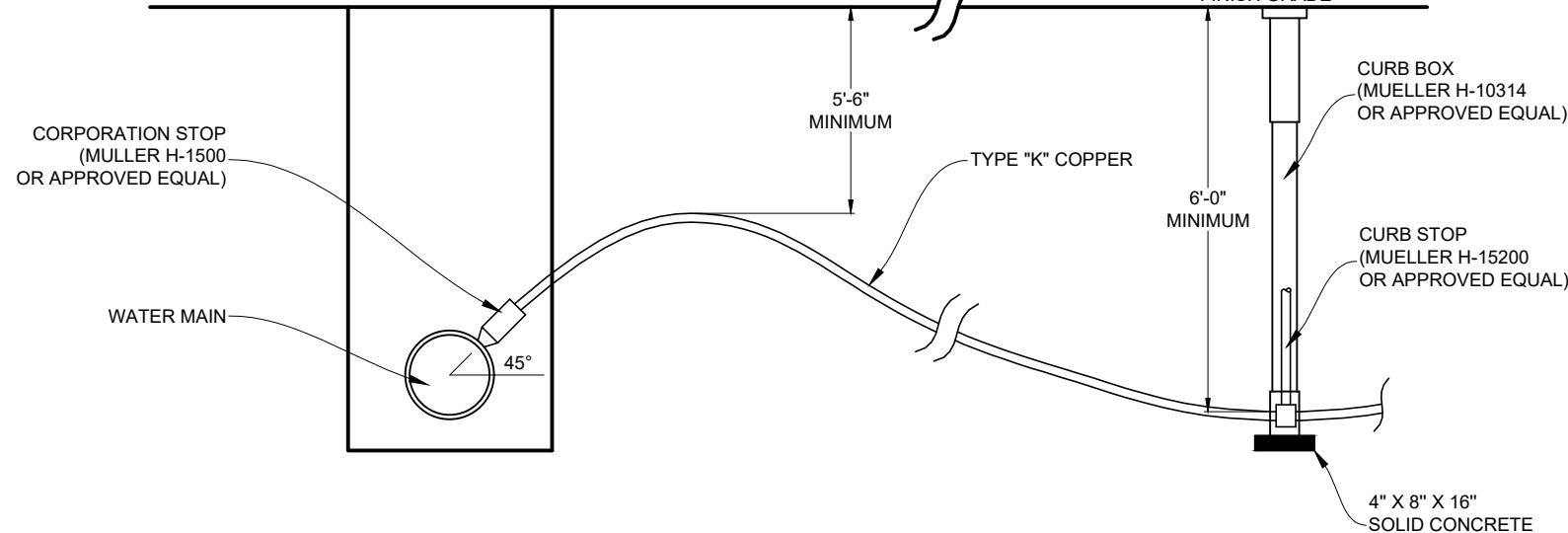
xviii. The same Façade may not be constructed more than once within a Block, or within ten surrounding Buildings, whichever is further; provided that for purposes of this provision, all units of a Rowhouse shall be considered to be a single Façade and mirror Facades may be built across the street from one another.

xix. In developments of Lots accommodating 24 or more Buildings, a minimum of four substantially different Facades and shall be provided per floor plan.

xx. Buildings should include visitability and universal design elements.

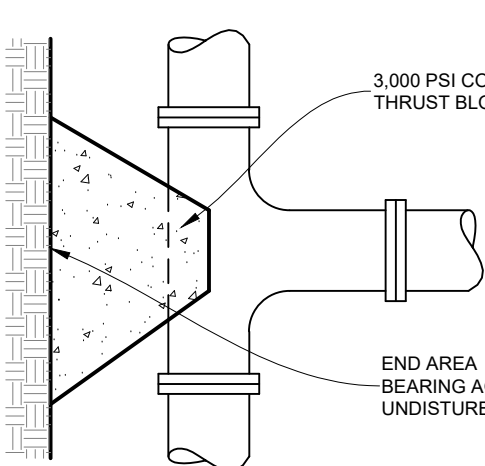
**NOTES:**

BEDDING FOR THE COPPER SERVICE LINE TO BE SELECT GRANULAR MATERIAL WITH STONES NO LARGER THAN 2", FOR A DISTANCE OF 6' AROUND PIPE.  
 WHERE CURB BOX LID IS SET IN CEMENT OR BITUMINOUS CONCRETE, A CURB BOX SLEEVE WILL ALSO BE INSTALLED (MUELLER H-10342 OR APPROVED EQUAL).  
 BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO A DENSITY OF 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.

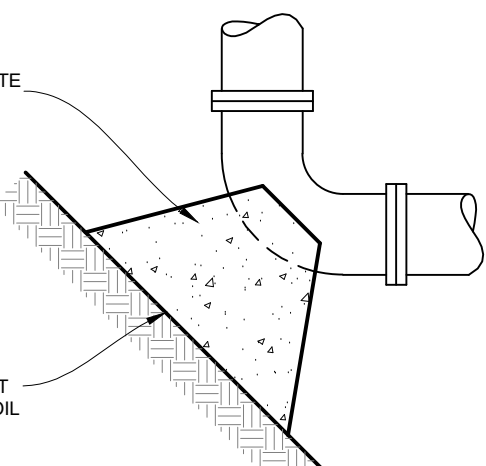


**TYPICAL WATER SERVICE DETAIL**  
NTS

**TYPICAL TEES AND CAPS**



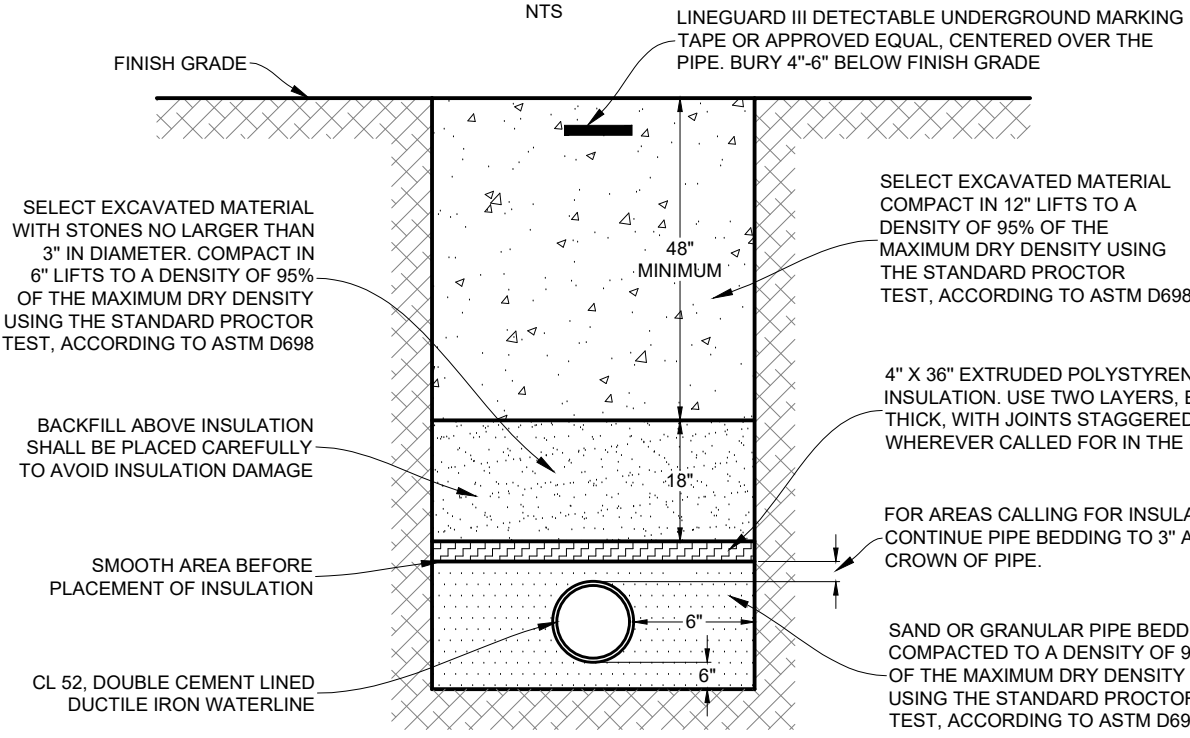
**TYPICAL BENDS**



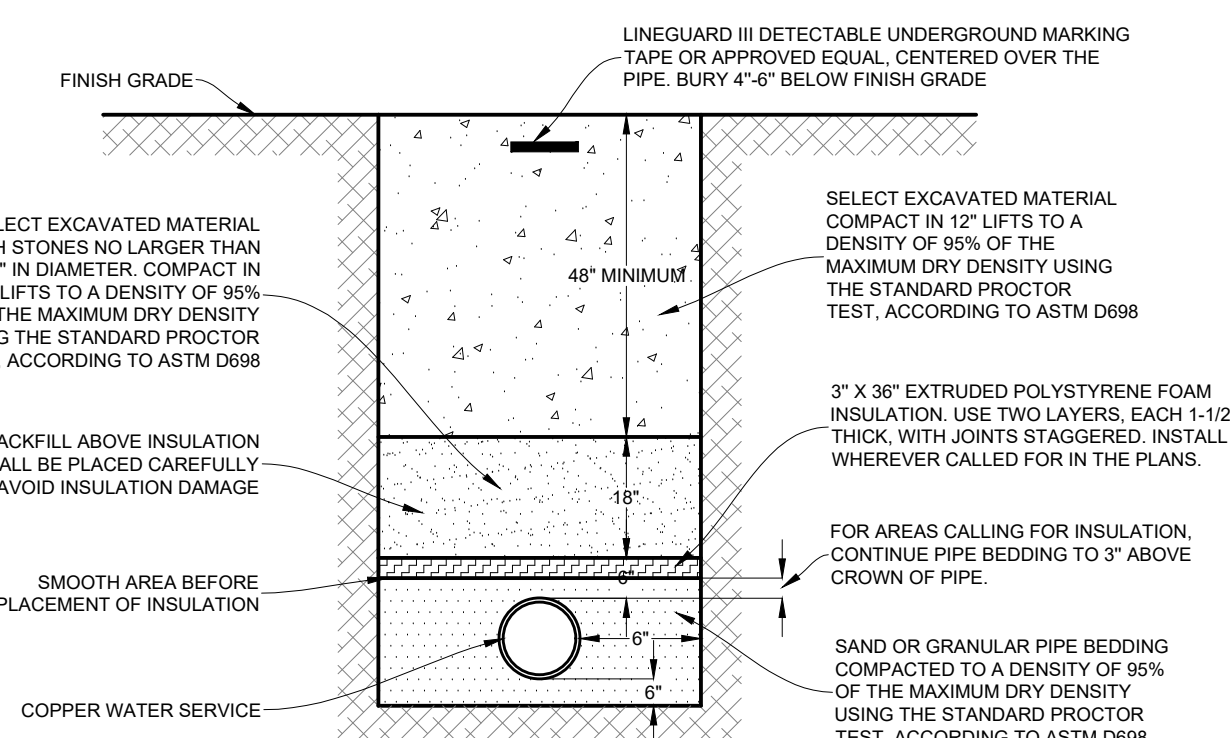
**NOTES:**  
 ALL BOLTS AND NUTS TO REMAIN ACCESSIBLE AND ARE TO BE COVERED WITH PLASTIC TO PREVENT CONCRETE FROM ADHERING TO THEM.  
 BASED ON TESTING PRESSURE OF 200 PSI AND BEARING CAPACITY OF SAND OF 2000 LBS/SQ. FOOT.

FITTINGS	SIZE	6'	8'	10'	12'
11-1/4" OR 22-1/2"		3.0	3.0	4.0	6.0
45°		3.0	5.0	8.0	11.0
90°		6.0	10.0	14.0	20.0
TEES OR END CAPS		4.0	7.0	10.0	14.0
VALVES		2.0	2.0	2.0	2.0

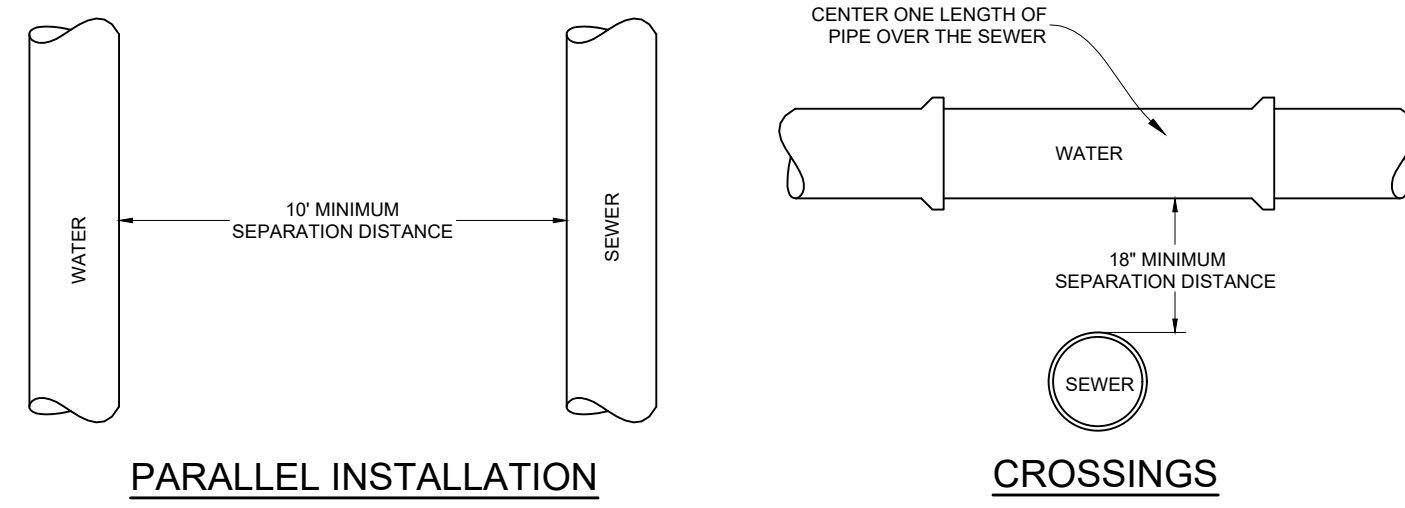
**THRUST BLOCK END AREA (SQ. FT. BEARING AREA)**  
NTS



**TYPICAL TRENCH DETAIL, DUCTILE IRON WATERLINE**  
NTS



**TYPICAL TRENCH DETAIL, COPPER WATER SERVICE**  
NTS



**PARALLEL INSTALLATION**

**CROSSINGS**

**SEWER - WATER SEPARATION NOTES**

**HORIZONTAL SEPARATION**

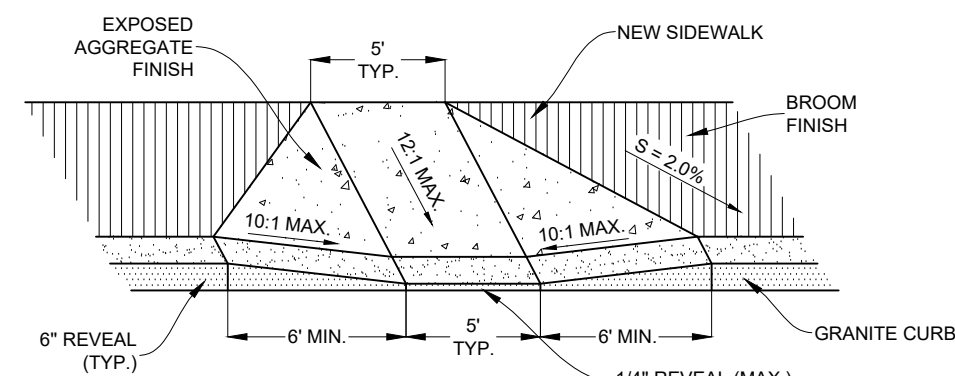
SEWERS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. WHERE IMPRACTICAL DUE TO LEDGE, BOLLERS OR OTHER UNSUAL CONDITIONS, TO MAINTAIN TEN FOOT HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES, THE WATER LINE MAY BE IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF IN THE SEWER TRENCH PROVIDED THAT THE BOTTOM OF THE WATER LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER. WHEREVER IMPOSSIBLE OR IMPRACTICAL TO MAINTAIN 18" VERTICAL SEPARATION, THE SEWER LINE SHALL BE CONSTRUCTED TO NORMAL WATERLINE STANDARDS AND PRESSURE TESTED TO 50 PSI FOR 15 MINUTES PRIOR TO BACKFILLING. NO LEAKAGE SHALL BE ALLOWED FOR THIS TEST.

**CROSSING**

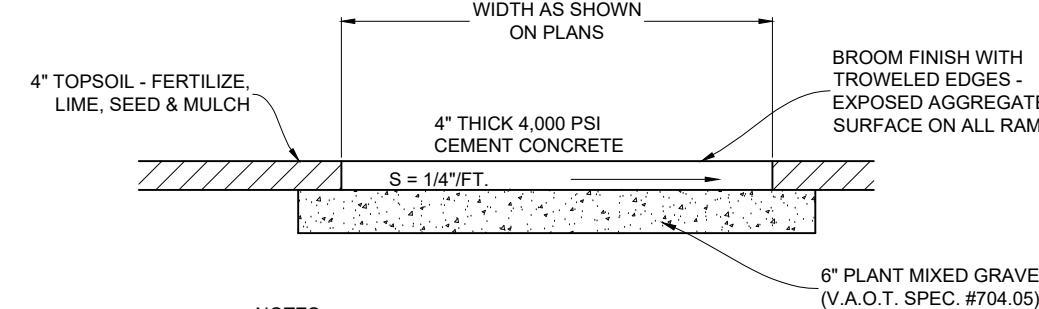
SEWER CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18" VERTICAL CLEARANCE BETWEEN THE TOP OF THE SEWER AND THE BOTTOM OF THE WATERMAIN. WHEN IT IS POSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN:

- 1) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.
- 2) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER.
- 3) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS, AND
- 4) WHERE WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

**TYPICAL SEWER - WATER SEPARATION REQUIREMENTS**  
NTS



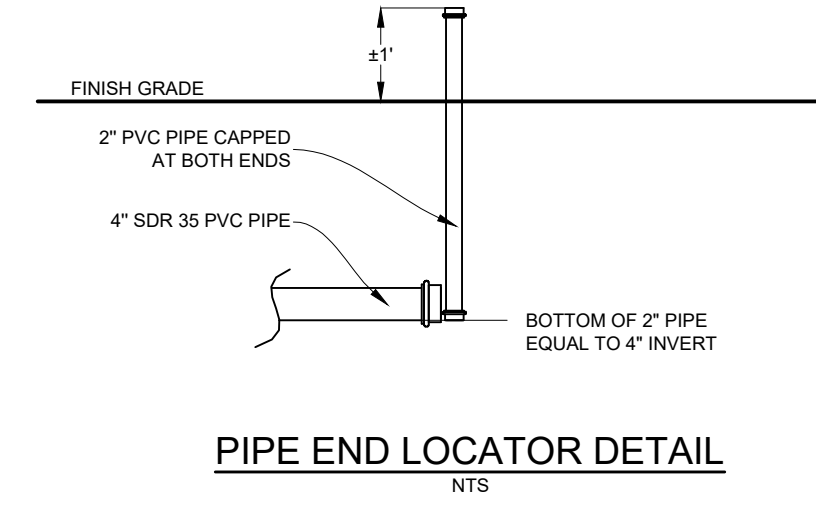
**TYPICAL HANDICAP SIDEWALK ACCESS**  
NTS



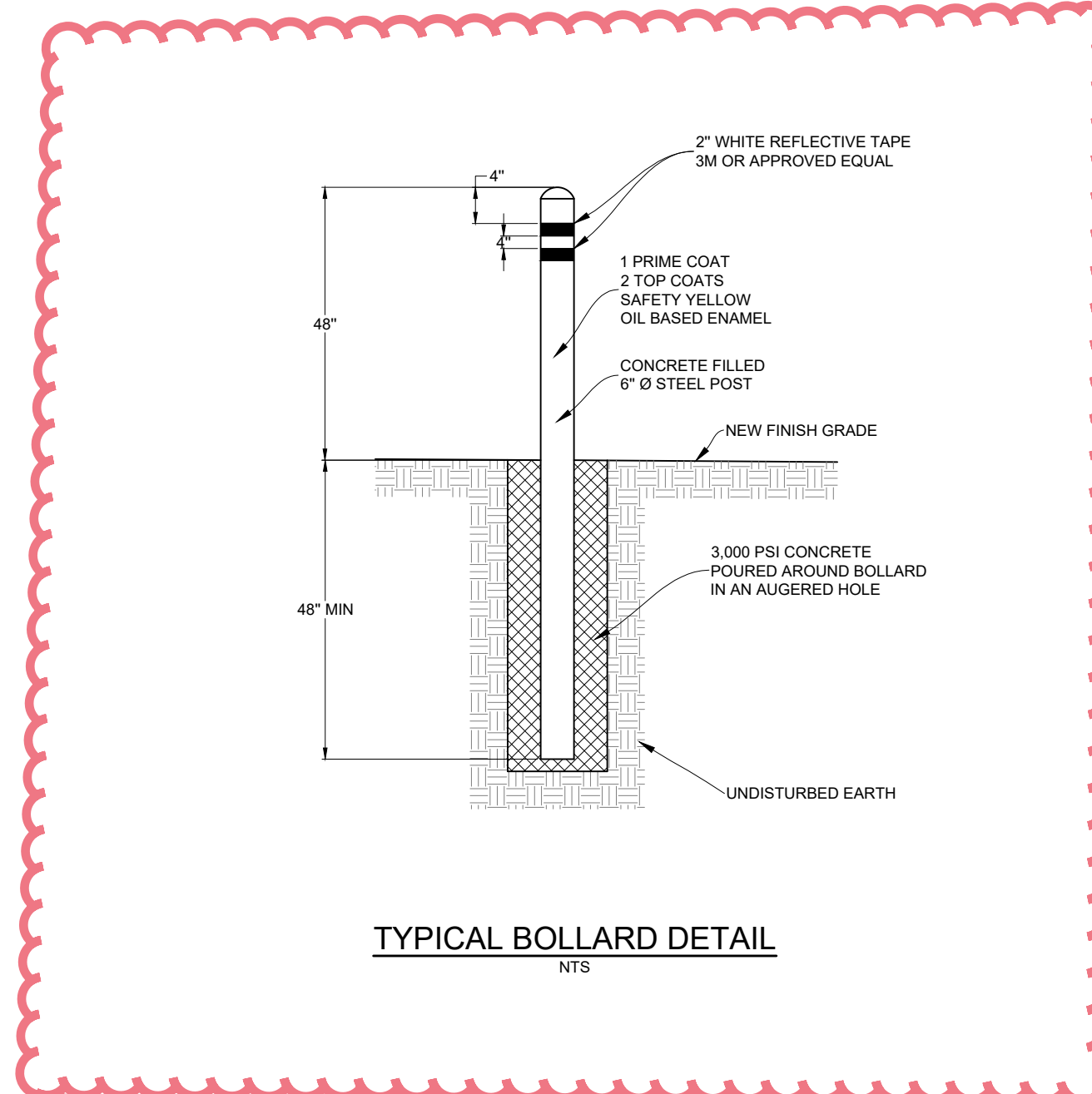
**NOTES:**

1. WALK SHALL BE CAST IN 100 FOOT SECTIONS. THERE WILL BE NO EXPANSION JOINTS. CONNECTION TO EXISTING WALK AND BETWEEN 100 FOOT SECTIONS SHALL BE ACCOMPLISHED UTILIZING THE SPEED DOWEL SYSTEM, PRODUCTS PSD09#1X AND PSD19#X, AS SUPPLIED BY GREENTREK, INC. OR AN APPROVED EQUAL, 11 FOOT ON CENTER. WALK SHALL BE SAWCUT WITH A FALSE JOINT EVERY 5 FEET.
2. PLANT MIXED GRAVEL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.
3. ALL SIDEWALK SHALL BE TREATED WITH CERTI-VEK AC 1315, PER THE MANUFACTURER'S INSTRUCTIONS.

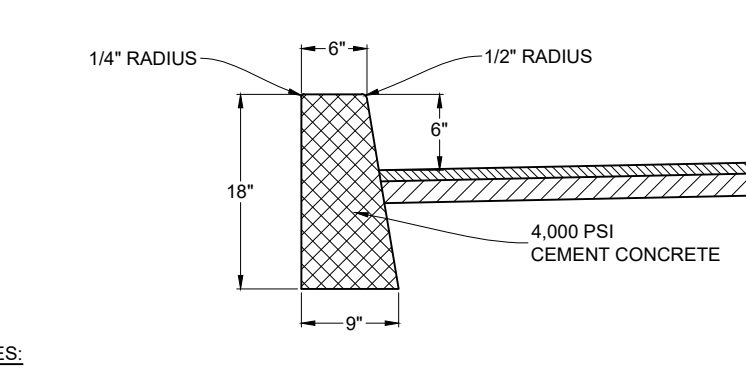
**TYPICAL CEMENT CONCRETE SIDEWALK DETAIL**  
NTS



**PIPE END LOCATOR DETAIL**  
NTS



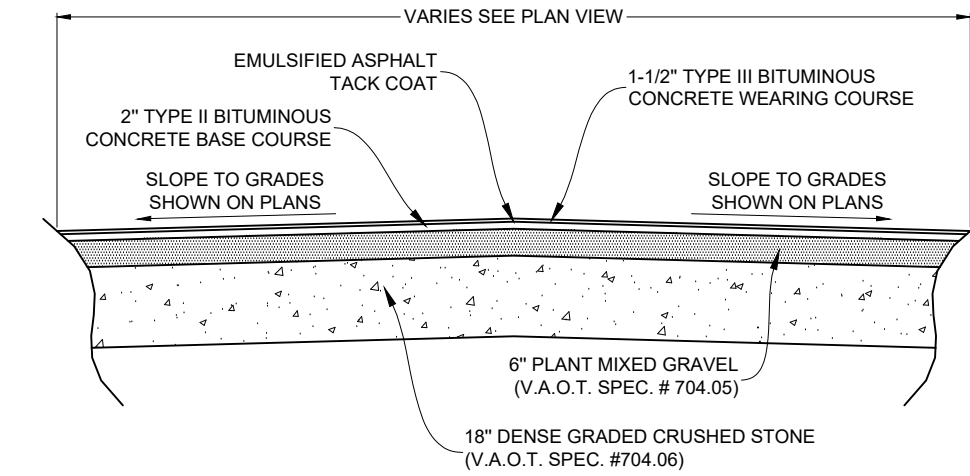
**TYPICAL BOLLARD DETAIL**  
NTS



**NOTES:**

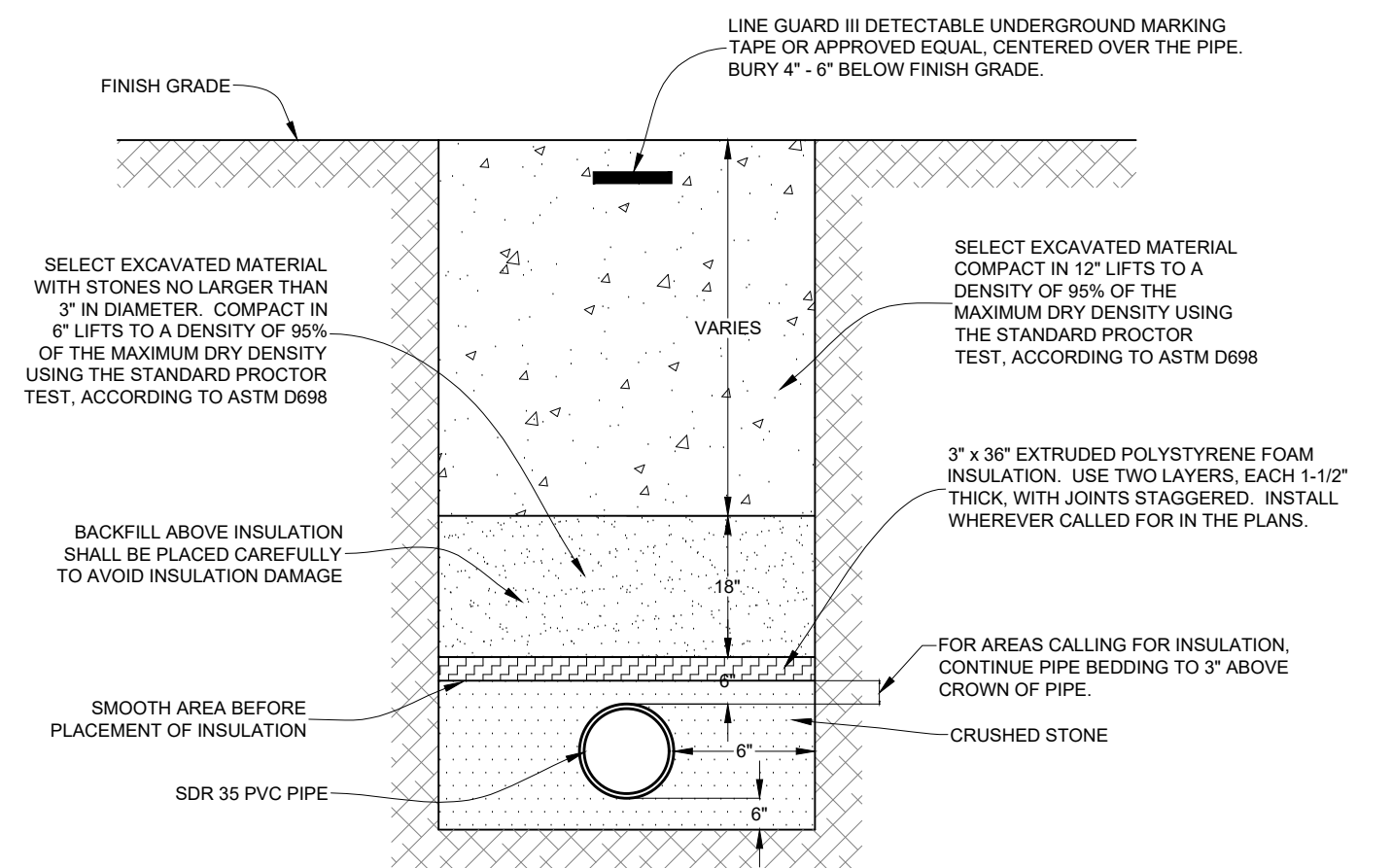
1. CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/8" JOINTS BETWEEN SECTIONS.
2. EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 30' WITH 1/4" THICK PREFORMED EXPANSION JOINT FILLER MATERIAL CONFORMING TO AASHTO DESIGNATION M-1533.
3. CURB REVEAL AT DRIVEWAYS SHALL BE 1-1/2" MAXIMUM.
4. CURB REVEAL AT ALL HANDICAP ACCESSES SHALL BE A MAXIMUM OF 1/4".
5. ALL RADIUS LESS THAN 20' SHALL BE FORMED USING FLEXIBLE FORMS.
6. THE PLANT MIXED GRAVEL SHALL BE COMPACTED TO A DENSITY OF 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.
7. ALL CURB SHALL BE TREATED WITH CERTI-VEK AC 1315, PER THE MANUFACTURER'S INSTRUCTIONS.

**TYPICAL CONCRETE CURB DETAIL**  
NTS

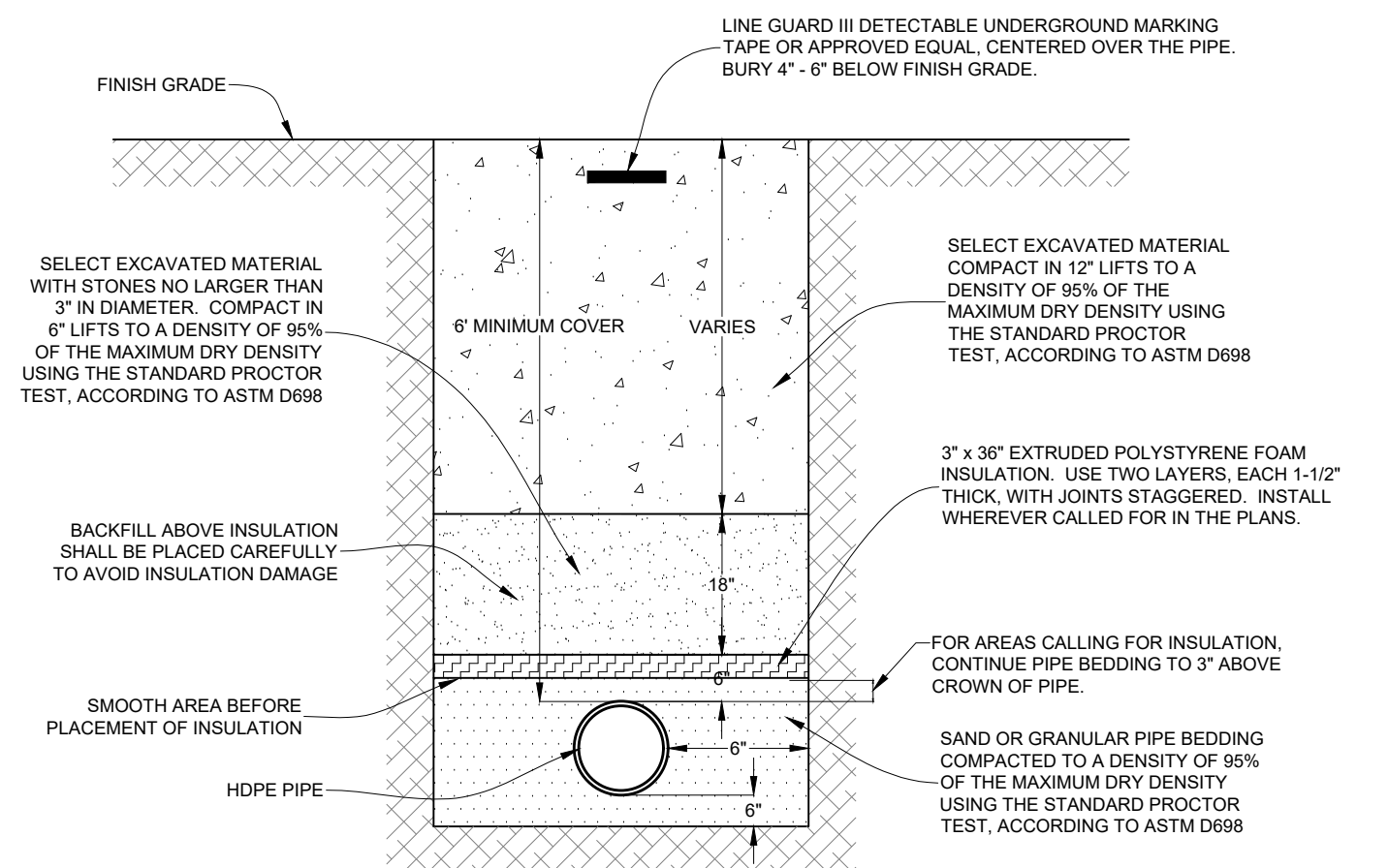


**NOTE:**  
 SUBBASE MATERIALS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.

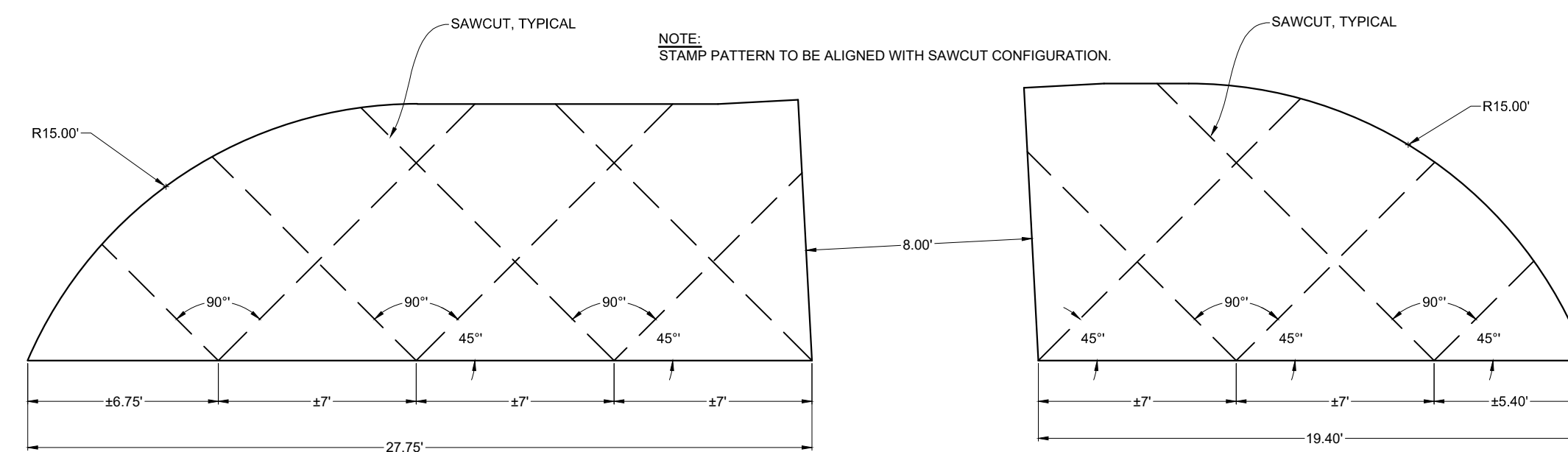
**TYPICAL BITUMINOUS CONCRETE PAVEMENT CROSS SECTION**  
NTS



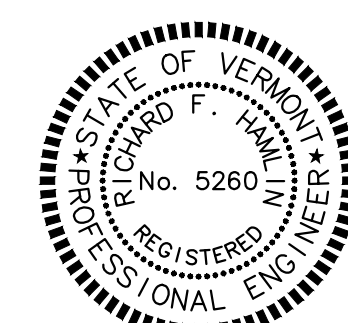
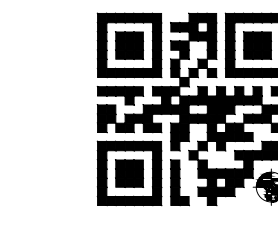
**TYPICAL TRENCH DETAIL, SDR 35 PVC SANITARY SEWER**  
NTS



**TYPICAL TRENCH DETAIL, HDPE FORCEMAIN**  
NTS



**NEW BENCH AND BIKE RACK AREA SAWCUT DETAIL**  
NTS



DATE	REVISION	SITE PLAN APPLICATION	BY	SCALE
04/09/18			SOL	
02/19/18			SOL	
<b>CLIENT</b> TATRO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
<b>PROJECT TITLE</b> UNION BANK LOT 2				
<b>DRAWING TITLE</b> TYPICAL DETAILS				
Survey	---			Scale
Design	SOL			Job
Drawn	SOL			File
Checked	RFH			Drawing
Date	02/08/18			<b>DT-2</b>

**Donald L. Hamlin**  
 Consulting  
 Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont

Character-Based District.

i. The use of recycled and/or locally-sourced materials is strongly encouraged.

ii. Low-VOC (Volatile Organic Compound) paints, sealants, and stains are strongly encouraged on all surfaces requiring such treatment.

iii. Reserved

iv. The following items are prohibited at Frontages: garbage containers, synthetic fauna and flora, permanent grills, swimming pools, recreation and play equipment (except porch swings), dog houses and runs, hot tubs and spas, exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum, colored light bulbs, stamped concrete, signs on private property except as otherwise provided herein.

v. Flagpoles less than 6' long may be mounted at an angle to porch columns or posts and Building walls.

vi. Walls of Buildings having an actual or potential Residential Principal Function shall not be flooded or washed with light.

vii. Reserved

viii. Reserved

ix. Utility boxes and gas meters shall be located at the rear of Buildings and if located Adjacent to Driveways, Parking Areas, Parking Lots, rear lanes, alleys or rear access easements, shall require (2) 48" ht. 6" x 6" wooden bollards set in concrete. The bollards must be painted a light color for visibility.

x. Reserved

xi. Reserved

xii. Trash collection sites shall be located in the Third Lot Layer and shall be fully enclosed on three sides and enclosed on the fourth side with a gate.

xiii. Architectural features required at a Terminated Vista shall intersect the centerline axis of the view to which they respond, and may encroach into the front setback if necessary.

xiv. A Terminated Vista feature may be comprised of a cupola, chimney, entry feature or habitable tower.

xv. Ground level mechanical/telecommunication equipment shall be designed so it does not encroach on walkways or parking areas, and shall not be visible from any Frontage.

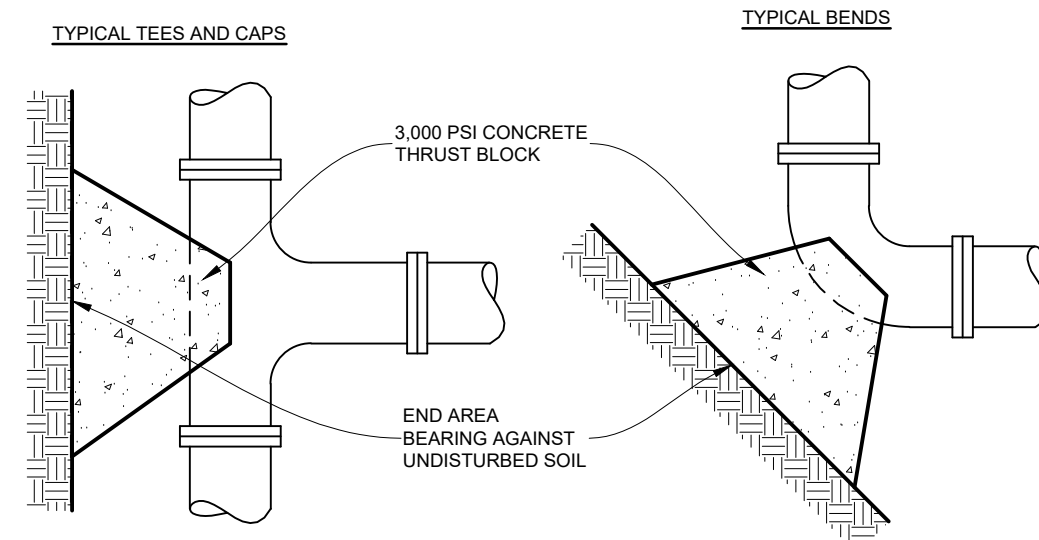
xvi. Buildings that are stylized in an attempt to use the Building itself as advertising shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

xvii. RESERVED

xviii. The same Facade may not be constructed more than once within a Block, or within ten surrounding Buildings, whichever is further; provided that for purposes of this provision, all units of a Rowhouse shall be considered to be a single Façade and mirror Facades may be built across the street from one another.

xix. In developments of Lots accommodating 24 or more Buildings, a minimum of four substantially different Facades and shall be provided per floor plan.

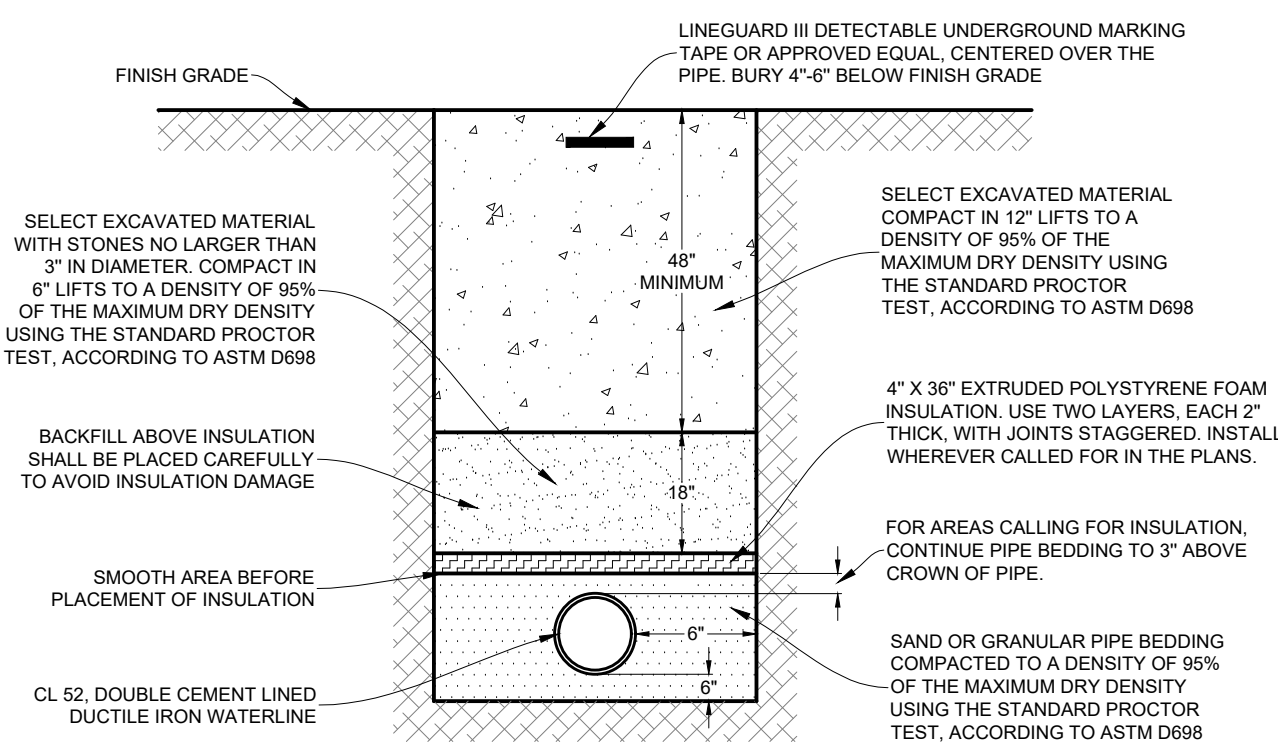
xx. Buildings should include visitability and universal design elements.



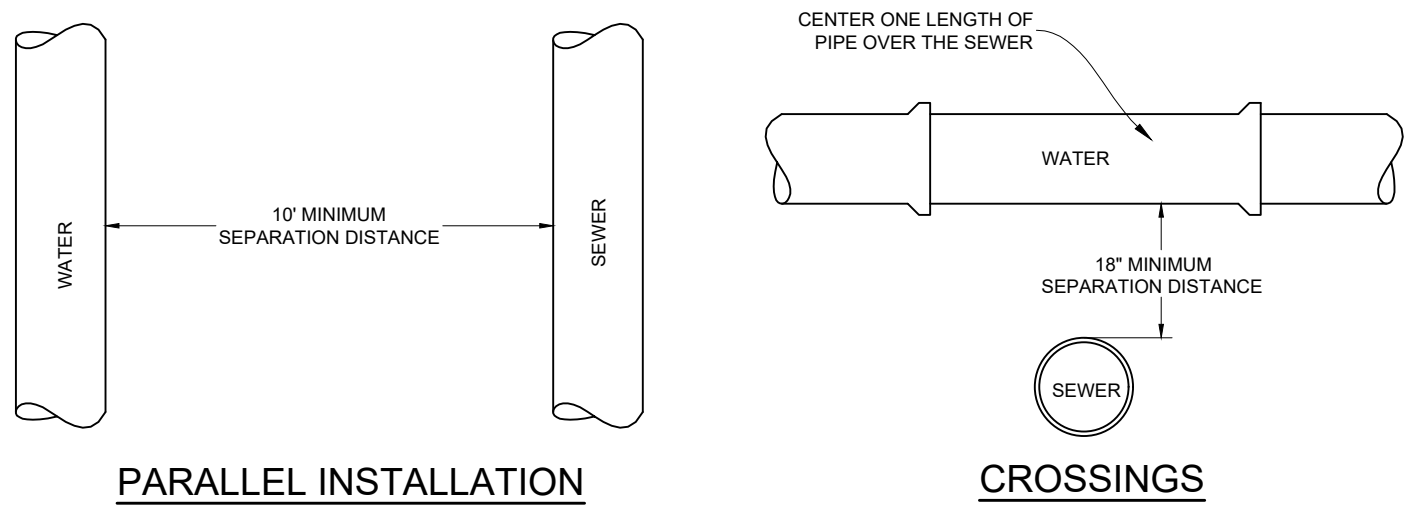
**NOTES:**  
 ALL BOLTS AND NUTS TO REMAIN ACCESSIBLE AND ARE TO BE COVERED WITH PLASTIC TO PREVENT CONCRETE FROM ADHERING TO THEM.  
 ALL FITTINGS SHALL BE RETAINED WITH "GRIP-RING" INSERTS.  
 BASED ON TESTING PRESSURE OF 200 PSI AND BEARING CAPACITY OF SAND OF 2000 LBS/SQ. FT.

FITTINGS	6"	8"	10"	12"
11-1/4" OR 22-1/2"	3.0	3.0	4.0	6.0
45°	3.0	5.0	8.0	11.0
90°	6.0	10.0	14.0	20.0
TEES OR END CAPS	4.0	7.0	10.0	14.0
VALVES	2.0	2.0	2.0	2.0

**THRUST BLOCK END AREA (SQ. FT. BEARING AREA)**  
 NTS



**TYPICAL TRENCH DETAIL, DUCTILE IRON WATERLINE**  
 NTS



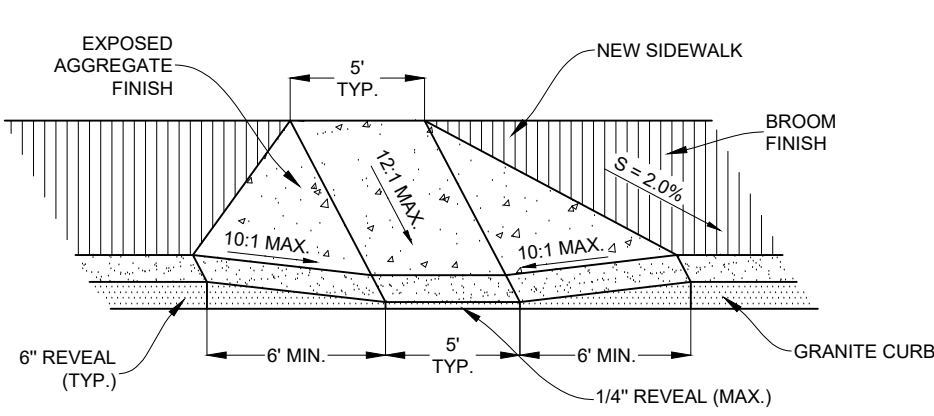
**SEWER - WATER SEPARATION NOTES**

**HORIZONTAL SEPARATION**  
 SEWERS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. WHERE IMPRACTICAL DUE TO LEDGE, BOULDERS OR OTHER UNUSUAL CONDITIONS, TO MAINTAIN TEN FOOT HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES, THE WATER LINE MAY BE IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE IN THE SEWER TRENCH PROVIDED THAT THE BOTTOM OF THE WATER LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER, WHEREVER POSSIBLE OR IMPRACTICAL TO MAINTAIN 18" VERTICAL SEPARATION, THE SEWER LINE SHALL BE CONSTRUCTED TO NORMAL WATERLINE STANDARDS AND PRESSURE TESTED TO 50 PSI FOR 15 MINUTES PRIOR TO BACKFILLING. NO LEAKAGE SHALL BE ALLOWED FOR THIS TEST.

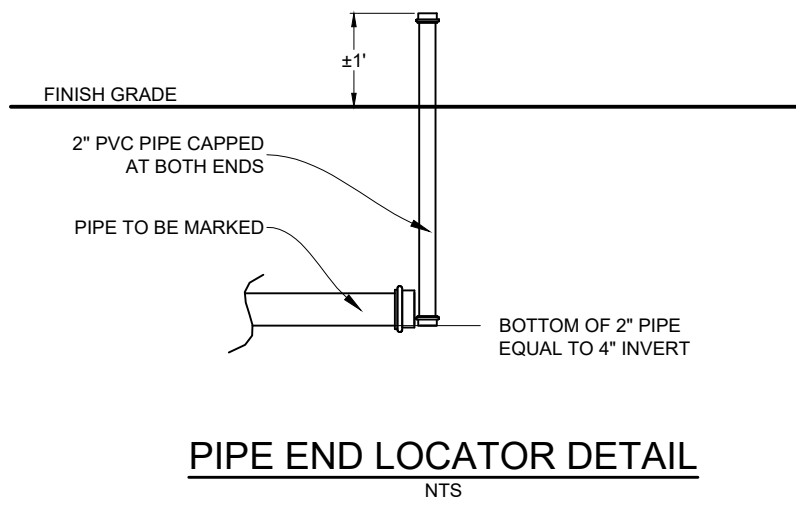
**CROSSING**  
 SEWER CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18" VERTICAL CLEARANCE BETWEEN THE TOP OF THE SEWER AND THE BOTTOM OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN:

- 1) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.
- 2) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER.
- 3) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS; AND
- 4) WHERE WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

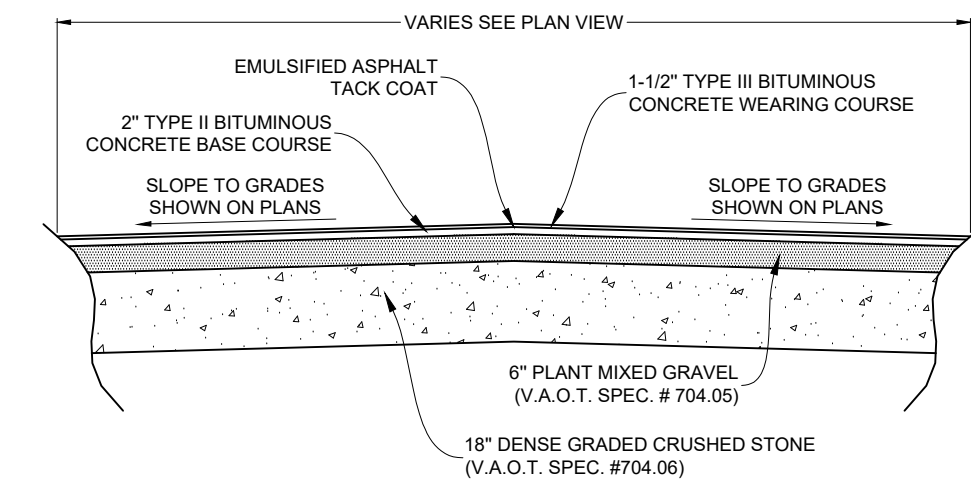
**TYPICAL SEWER - WATER SEPARATION REQUIREMENTS**  
 NTS



**TYPICAL HANDICAP SIDEWALK ACCESS**  
 NTS

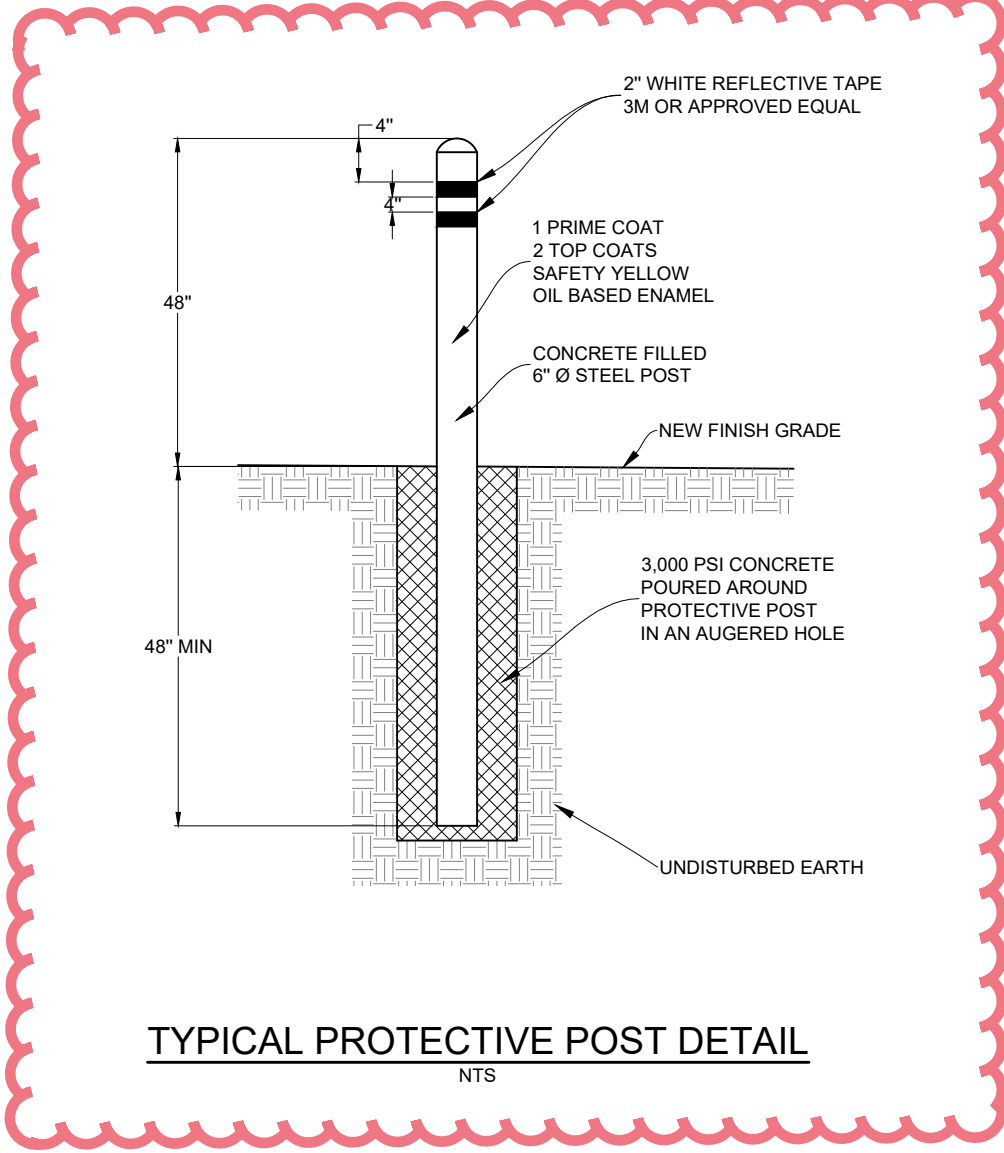


**PIPE END LOCATOR DETAIL**  
 NTS

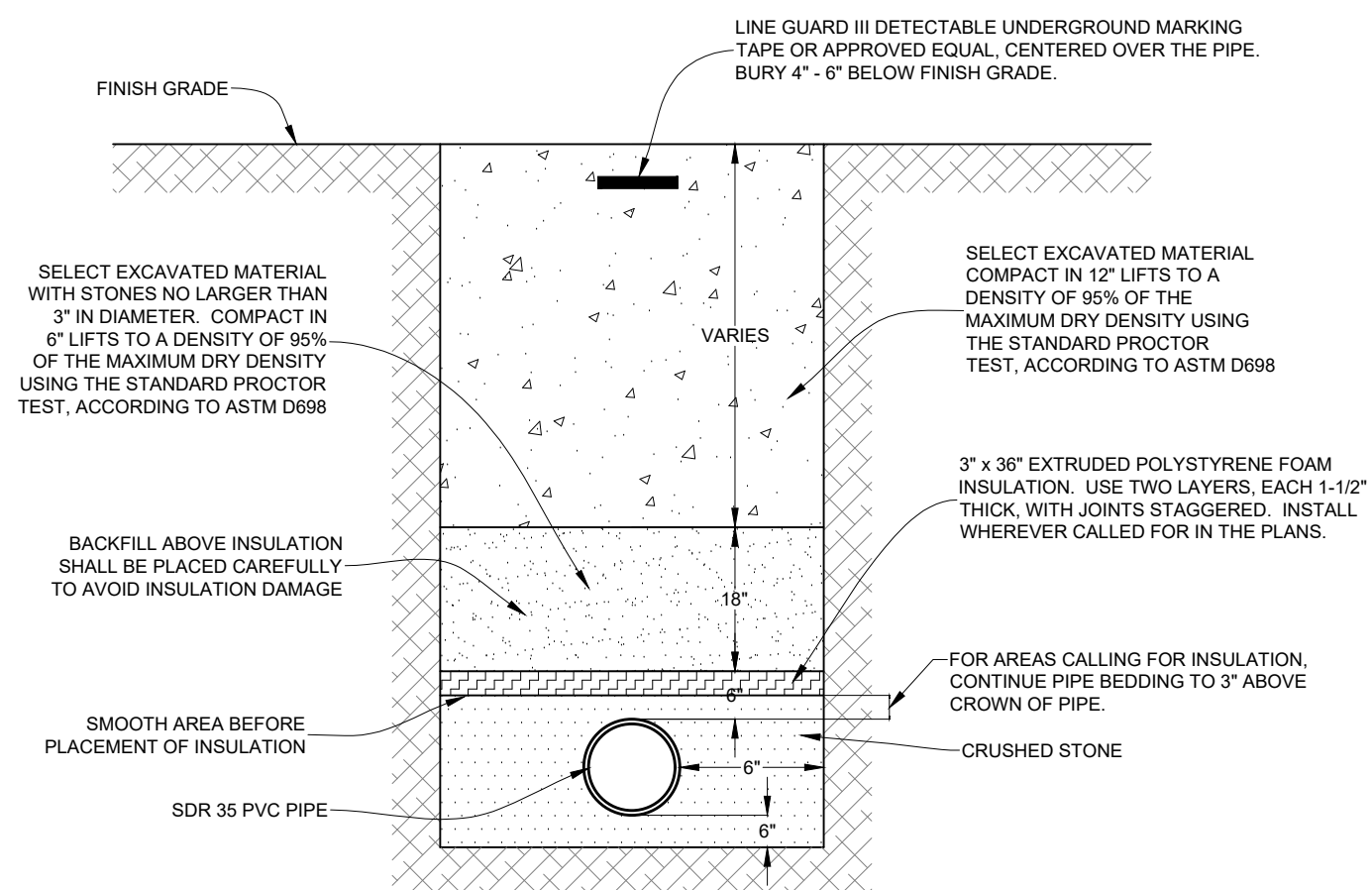


**NOTE:**  
 SUBBASE MATERIALS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.

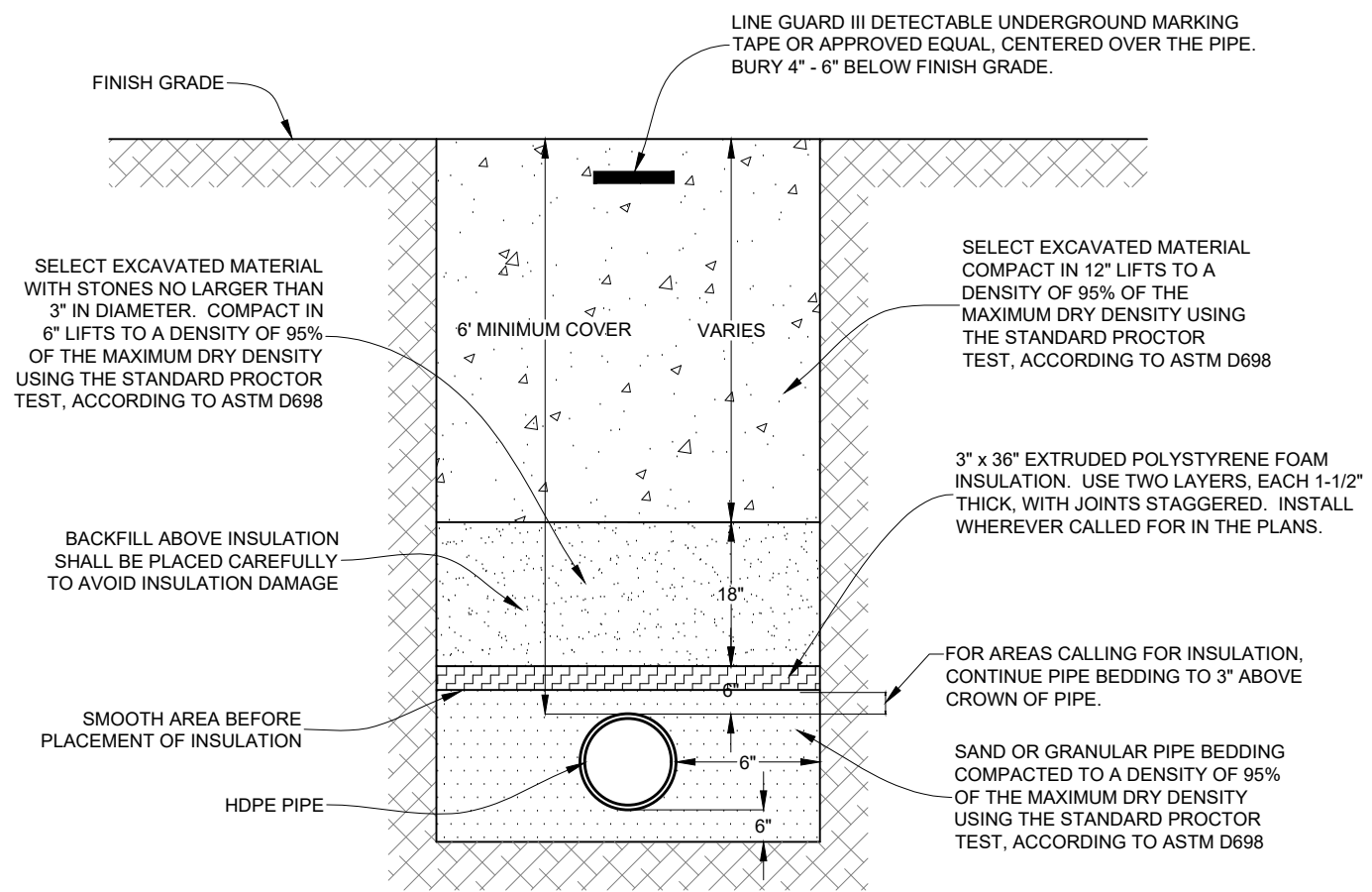
**TYPICAL BITUMINOUS CONCRETE PAVEMENT CROSS SECTION**  
 NTS



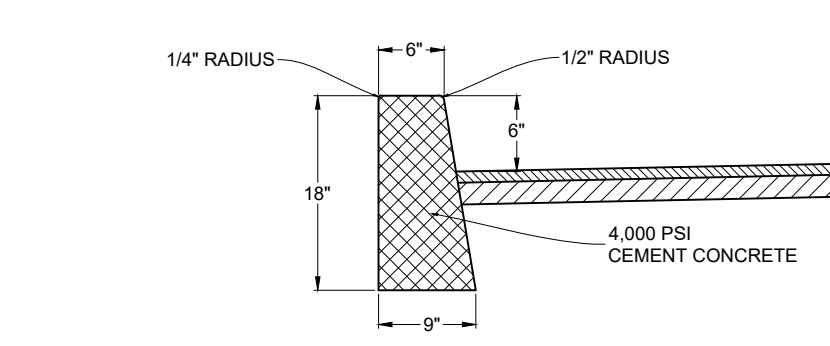
**TYPICAL PROTECTIVE POST DETAIL**  
 NTS



**TYPICAL TRENCH DETAIL, SDR 35 PVC SANITARY SEWER**  
 NTS

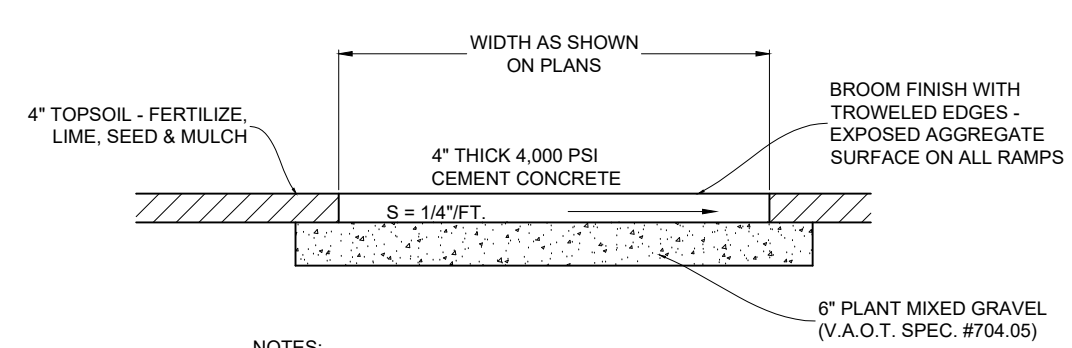


**TYPICAL TRENCH DETAIL, HDPE FORCE MAIN**  
 NTS



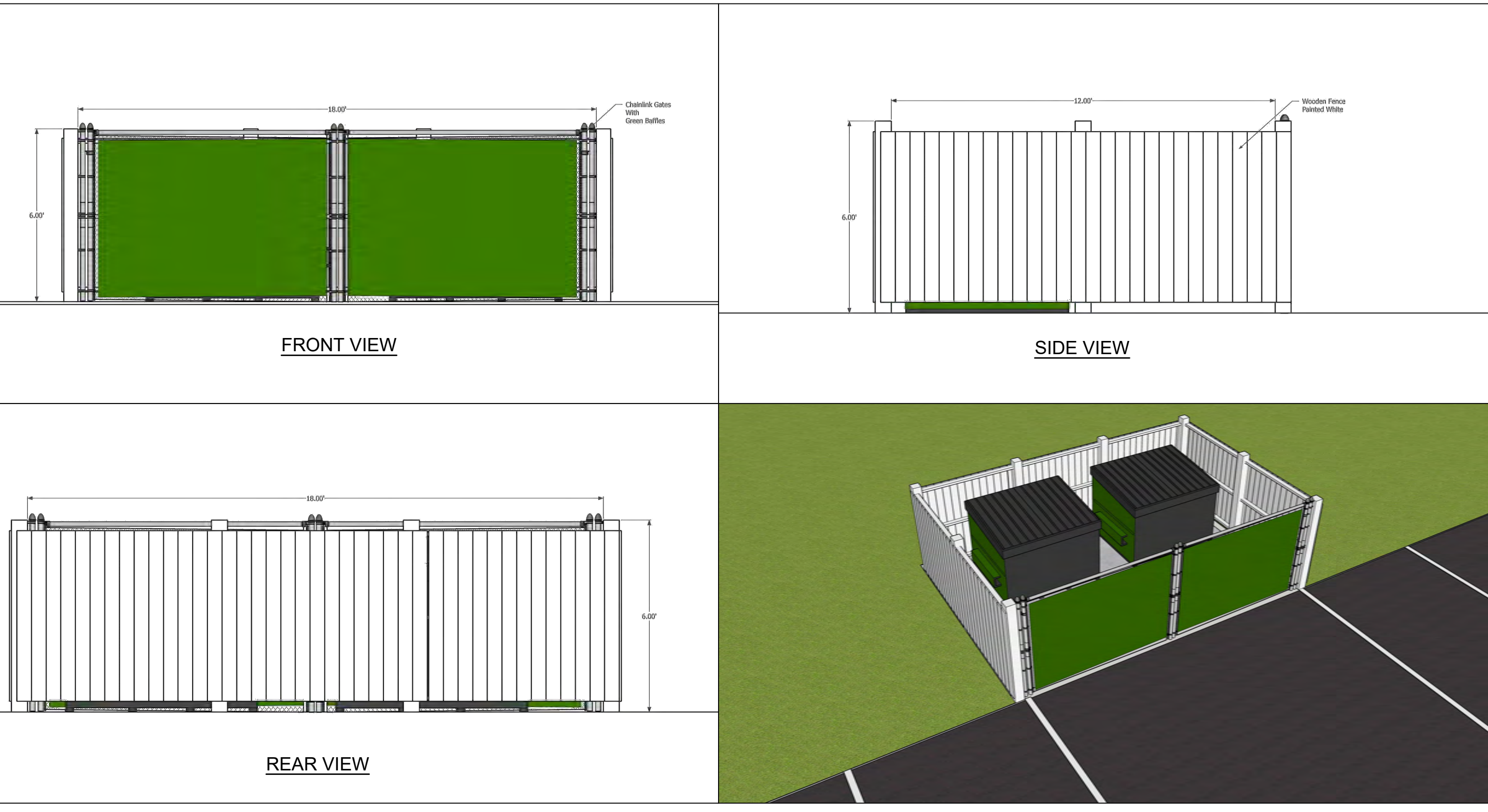
**NOTES:**  
 1. CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/8" JOINTS BETWEEN SECTIONS.  
 2. EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' WITH 1/4" THICK PREFORMED EXPANSION JOINT FILLER MATERIAL CONFORMING TO AASHTO DESIGNATION M-1933.  
 3. CURB REVEAL AT DRIVEWAYS SHALL BE 1-1/2" MAXIMUM.  
 4. CURB REVEAL AT ALL HANDICAP ACCESSES SHALL BE A MAXIMUM OF 1/4".  
 5. ALL RADI LESS THAN 20' SHALL BE FORMED USING FLEXIBLE FORMS.  
 6. THE PLANT MIXED GRAVEL SHALL BE COMPACTED TO A DENSITY OF 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.  
 7. ALL CURB SHALL BE TREATED WITH CERTI-VEX AC 1315, PER THE MANUFACTURER'S INSTRUCTIONS.

**TYPICAL CONCRETE CURB DETAIL**  
 NTS

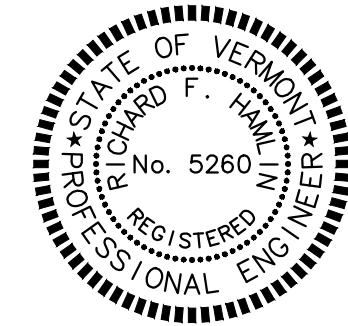


**NOTES:**  
 1. WALK SHALL BE CAST IN 100 FOOT SECTIONS. THERE WILL BE NO EXPANSION JOINTS. CONNECTION TO EXISTING WALK AND BETWEEN 100 FOOT SECTIONS SHALL BE ACCOMPLISHED UTILIZING THE SPEED DOWEL SYSTEM, PRODUCTS PSD09#5TX AND PSD09#5X, AS SUPPLIED BY GREENSTRAK, INC. OR AN APPROVED EQUAL, 1/4" FOOT ON CENTER. WALK SHALL BE SAWCUT WITH A FALSE JOINT EVERY 5 FEET.  
 2. PLANT MIXED GRAVEL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST, ACCORDING TO ASTM D698.  
 3. ALL SIDEWALK SHALL BE TREATED WITH CERTI-VEX AC 1315, PER THE MANUFACTURER'S INSTRUCTIONS.

**TYPICAL CEMENT CONCRETE SIDEWALK DETAIL**  
 NTS



**DUMPSTER ENCLOSURE DETAIL**  
 NTS



DATE	09/04/19	REVISION	REVISED PER TOWN COMMENTS	BY	SOL
CLIENT	TATTO 368 VT ROUTE 15 PROPERTIES, LLC P.O. BOX 339 JEFFERSONVILLE, VERMONT 05464				
PROJECT TITLE	MULTI-PURPOSE BUILDING LOT 2B				
DRAWING TITLE	TYPICAL DETAILS				
Survey	---	Design	SOL	Drawn	SOL
Checked	RFH	Date	07/22/19	Scale	SHOWN
				Job	18-235
				File	
				Drawing	DT-2

Donald L. Hamlin  
 Consulting  
 Engineers, Inc.  
 136 Pearl Street  
 Essex Junction, Vermont

**REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD**

**DEVELOPMENT REVIEW BOARD HEARING DATE:** August 28, 2019

**REPORT PREPARATION DATE:** August 21, 2019

**APPLICATION TYPE:** Site Plan review

**APPLICANT/OWNER:** Tatro 368 Route 15 Properties, LLC

**DESCRIPTION:** Site plan review for the construction of a 7,015 sq.ft multi-use building with other associated site improvements. The property is located at 368 VT Route 15 located within the Village Center Zoning District

**IDENTIFYING INFORMATION:**

**LOCATION:** 368 VT Route 15

**PARCEL NO:** VT368

**TOTAL ACREAGE:** .38 Acres

**ZONING DISTRICT(S):** Village Center Zoning District

**EXISTING USE:** Vacant

**PROPOSED USE:** 7,015 sq.ft. multi-use building development.

**NOTICE OF PUBLIC WARNING/ ABUTTERS:**

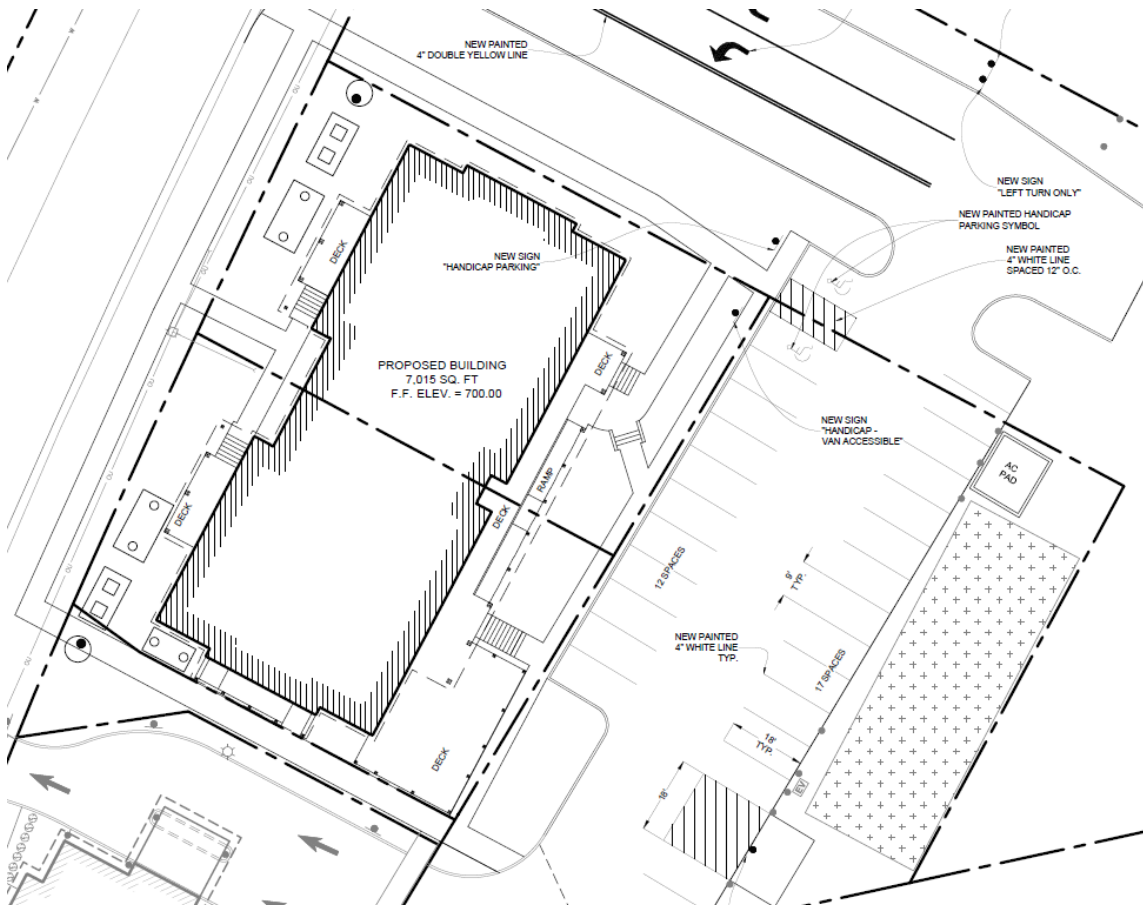
Notice of Public Warning published in the Mountain Gazette on: 8/1/19

Notice of Public Warning posted on: 8/14/19

Notice of Public Warning sent to abutters on: 8/19/19

Notice of Public Warning sent to the applicants on: 8/19/19

**LOCATION MAP:**





---

## PROJECT OVERVIEW

*The applicant is proposing to construct a 7,015 sq.ft. multi-use building with adjacent associated parking and additional site improvements to serve the undeveloped lot. The property is located within the VCTR Zoning District.*

## PREVIOUS ACTIVITY

*Proposed 3 Lot minor subdivision. Miscellaneous application has been applied for over the years.*

## DEPARTMENTAL REVIEW AND COMMENTS

*This application is for Site Plan review, thus subject to §7.8 (Signage) §10.4 (Access Permit – Roads and Driveway), §10.10. (Site Plan Review), §11.0 (General Development Standards) and §13 (Character Based Zoning Ordinance) under separate copy*

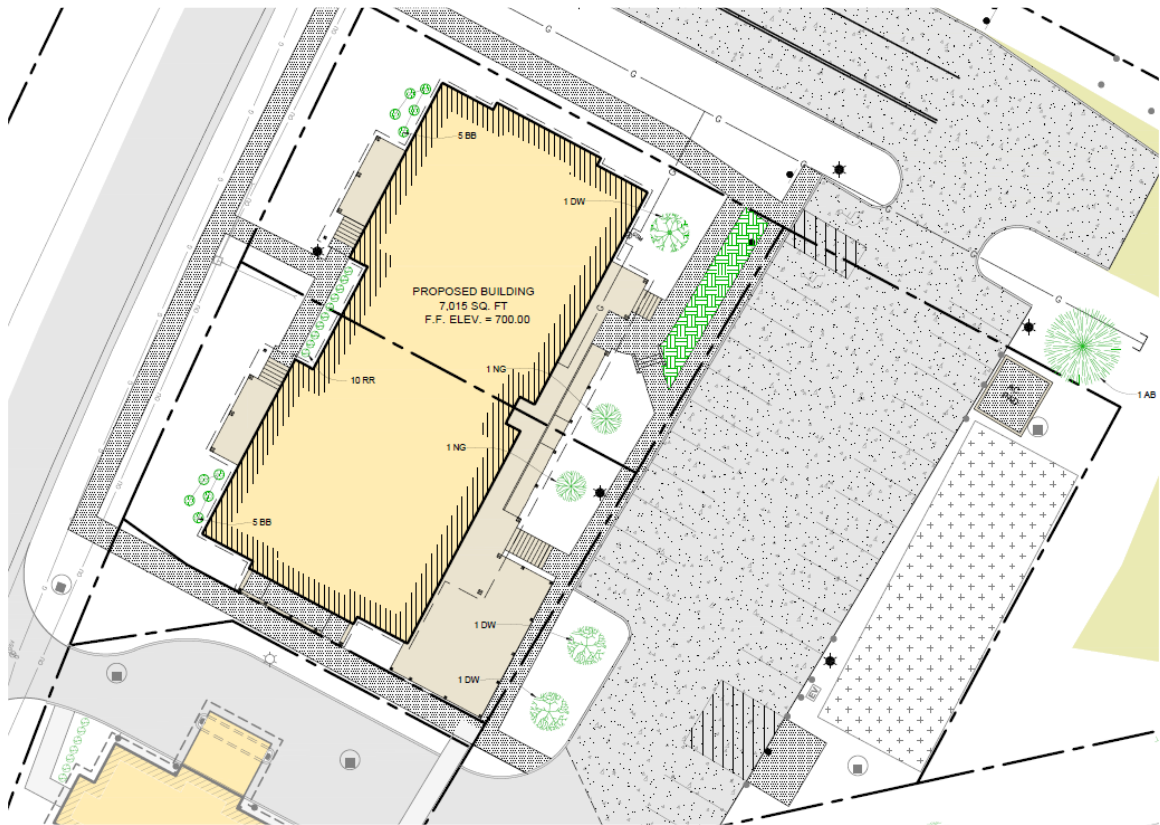
## **COMMENTS FOR THE CONTINUATION OF THE HEARING**

*The applicant was asked to supply additional information (this information request is under separate copy) for the continuation of the Site Plan review hearing some of which has been provided, those submission will or have been proved for review under separate copy and contact.*

*Information that have been provided and appears compliant are as follows: A location to provide bike parking is now shown and the proposed dumpster enclosure details are provided. Staff is still of the opinion that the proposed dumpster enclosure and the screening of the proposed cooling tower should match in design/materials and appearance. The proposed access Old Mill Green will be a Neighborhood Street and the proposed location of the cooling tower would place it in the 1<sup>st</sup> lot layer for Lot Common Area 2 which is not allowed. Either a new location should be proposed, or the applicant should address this need in an alternative fashion.*

*The proposed building has received some proposed changes in material and façade design. The applicant is proposing a new window layout and design and has provided a window schedule now with the windows being proposed as a vinyl material which is allowed. It appears that he proposed exterior materials proposed to be used will be a composite wood shingle and a composite wood clapboard. The applicant should confirm these materials as being the chosen types. The proposed exterior deck to be served by the restaurant is a synthetic wood material which is not an allowed material. The applicant should provide an alternative material to be used for the proposed porch. The soffit material is still proposed a fibrous cement board which is an allowed material. Proposed gutters and downspouts appear to be compliant.*

*From a site plan design and layout staff feels there are still deficiencies in the application and submission.*



*The issues remaining are parking (proposed layout), pedestrian circulation, landscaping, possible front access, bollards, EV charging station, design access on the proposed Old Mill Green neighborhood street, Legal Documents.*

*The proposed amended parking for Common Area 2 is not allowed on a thorough fare and the amended parking should be parallel not head in as shown. The applicant has provided testimony that it is not a thorough fare but a parking lot; which staff disagrees with and has asked the Town Attorney for their comments. Again, the applicant has provided written testimony that the existing access will be improved and fall most closely into the Neighborhood Street category which is shown in table 13.4.18.2B. The applicant is required to have 24 parking spaces for the corresponding uses. If this was a parking lot, it would not be compliant because Common Area 2 is its own standalone lot which is located on Old Mill Green which will be a Neighborhood Street and parking is not allowed within the 1<sup>st</sup> lot layer. The proposed loading and service area is proposed to be in and along the vehicle circulation and parking area. If the DRB has concerns on this location it should make sure they are discussed and covered.*

---

*The applicant has proposed pedestrian access and it has been recommended that the pedestrian sidewalk be extended along VT Route 15 in a southerly direction and connect to the pedestrian sidewalk in front of the Jericho Market. The amended plans do not incorporate this recommendation and the applicant should address if this is acceptable or not. Also, the applicant is proposing sidewalks within the VT Route 15 ROW and they will be required to apply for a 11-11 permit from the State of Vermont. Staff would recommend that this approval from the State be received before any issuance of a Zoning Permit for this submission.*

*Landscaping as proposed is non-compliant and where it falls short is in the requirement for street trees and proper screening. The applicant held out that they can not plant any street trees because of a restrictive easement to GMP (provided under separate copy) that prevents plantings. The easement has been provided and the only limitation is a twelve-foot height limitation to structures, signs and plantings. So, the front of the proposed building can easily accommodate street trees and plantings. Also, the DRB may require the applicant to provide a landscape plan/budget that is up to 3% of the total construction and improvement costs to the site. Staff recommends that this information be provided, and the applicant provide an amended landscape plan that meets that requirement prior to any approval. The applicant testified that the landscaping was being met through section 11.8.5 of the regulations which does not apply because there is no internal parking lot being contemplated within this application is staff's opinion.*

*It had been recommended to the applicant to change the front orientation access to the building by providing stairs to the entrance of the building as opposed to on the side access of the porch landing. The applicant testified that was not allowable due to the easement with GMP. For reasons mentioned above that is not the case and it is recommended that the front access to the proposed building be amended.*

*The proposed BOLLARDS within this application are not compliant with the regulations for a material choice (metal concrete filled) and should be amended in the material choice for the DRB to be able to approve them. What is allowable is a 48" high 6"x 6" wooden bollard set in concrete as per section 13.5.7 ix.*

*An EV charging station is proposed for Common Area 2 adjacent to the dumpster enclosure. This information should be reviewed prior to any DRB decision.*

*The proposed access off of VT Route 15 which is to become a neighborhood street known as Old Mill Drive can not have a green belt as shown on the site plan. As shown the green belt (area between the sidewalk and Old Mill Green) is shown to be 20' feet in width and it may be between 2 feet and 8 feet in width. This should be redesigned to reflect what is allowed, it should be noted that this area could accommodate on street parallel parking.*

*The site plans show an area along Old Mill Green which calls out a new electric transformer, cable television box and a communication box, there have been no details provided for these items. The proposed location is believed to not be allowed. The applicant should make clear if this infrastructure is to be contemplated within this application or not.*

*The plans do show only one gas meter and it is assumed there will be at least one electric meter placed on the building as well. If there are to be multiple meters for the individual business, then those meters should be shown on the site plan and elevations.*

---

*Legal Documents are being reviewed and it is expected that there will be comments and recommendations provided to the applicant to address.*

**STAFF RECOMMENDATION:**

Staff would recommend that the applicant amend the application where not compliant and allow for further review by the DRB.