

NOTES

- 1. TOWN ROW SET BACKS- 25'
- 2. USE B71 STANDARD FOR NEW DRIVEWAY CONSTRUCTION.
- 3. MIN. 30ft X 18" DIA. CULVERT FOR ACCESS UPGRADE.
- 4. GRADE FOR DOWNSLOPE FROM ROAD TO DRIVE BEFORE UPSLOPE IN GRADE.
- 5. MET WITH E.M. ROAD COMMISSIONER GUTHRIE PERRY JAN, 19, 2018. COMMENTS WERE THAT DESIGN IMPROVED SAFETY AND TOWN MAINTENANCE IMPACT.

SUMMARY

CURRENT DRIVEWAY AND PARKING LAYOUT IS INADEQUATE AND NOT ENGINEERED TO ACCOMMODATE VOLUME. THIS NEW PLAN IS ENGINEERED TO FACILITATE DROP OFF FLOW AND CREATES A DRIVEWAY THAT IS LESS OF A SLOPE AND CONFORMS TO B-71 STANDARDS.

THE NEW PARKING LAYOUT CREATES MORE PARKING SPACES AND DESIGNATES AN OVERFLOW AREA FOR NON RESIDENT PARKING WHEN NEEDED TO LESSEN ON ROAD PARKING INCIDENCES.

DRAWING NOT TO SCALE

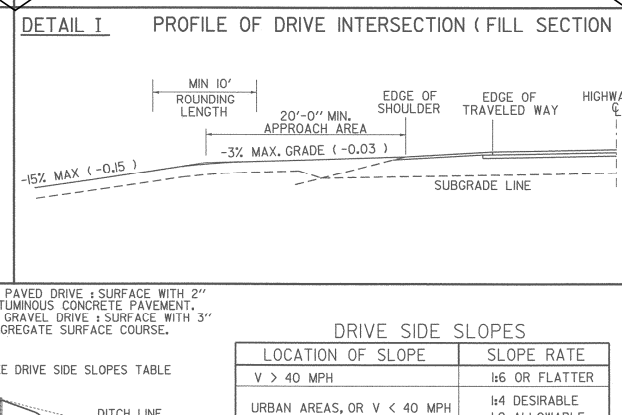
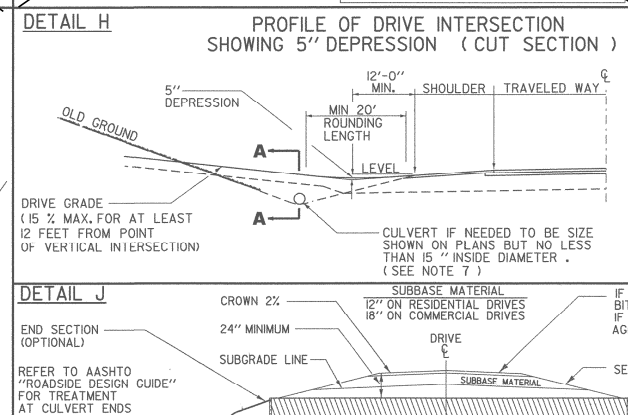
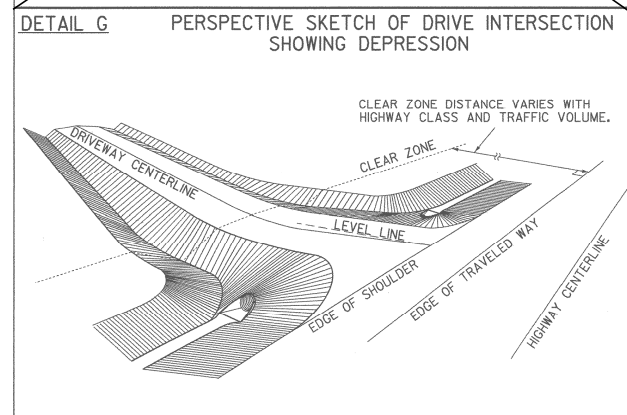
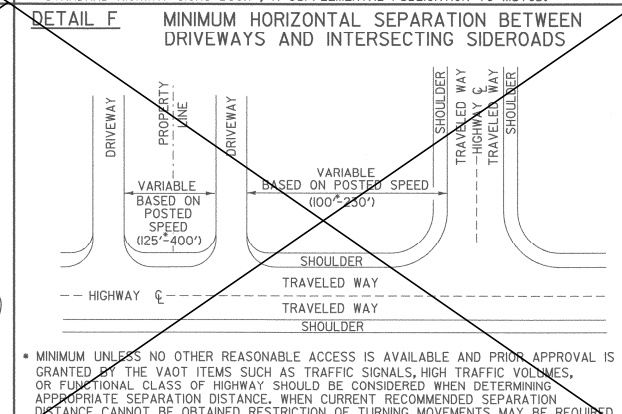
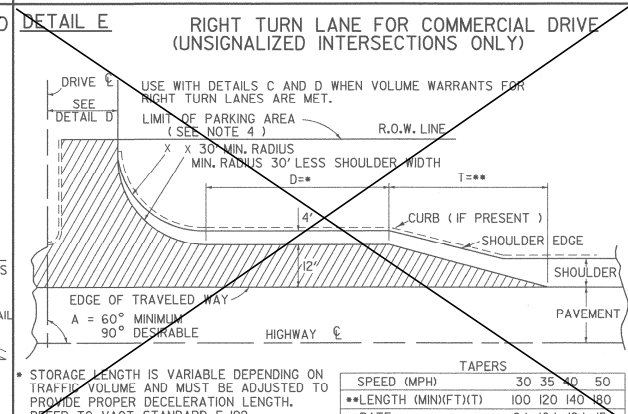
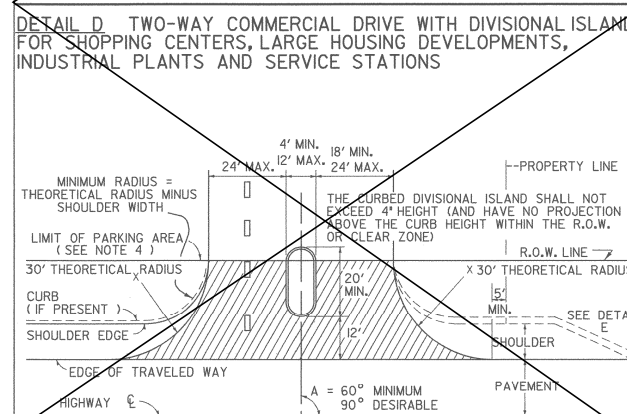
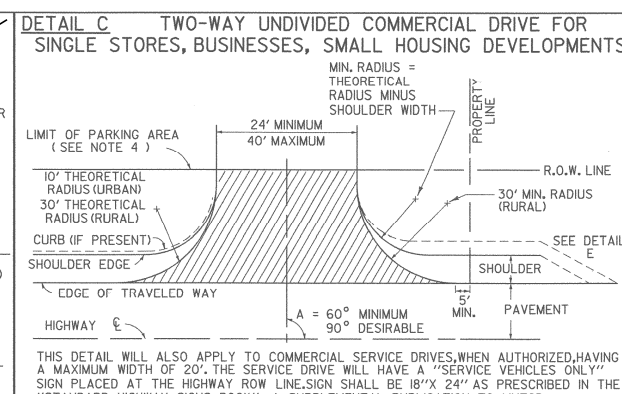
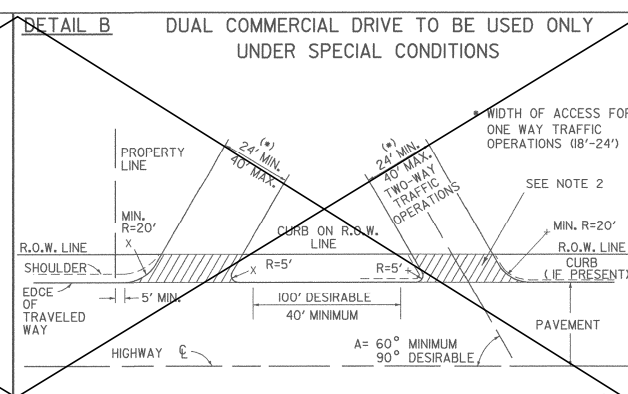
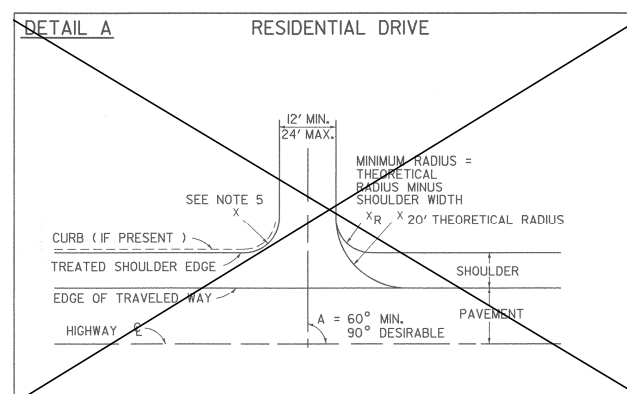
Drawn by BFG  
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Parking Plan

All Together Now  
170 Cherry Tree Hill Rd. East Montpelier







### SIGHT DISTANCE CHART

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

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

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

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

\* ASSUMES A GAP OF 7.5 SECONDS IN THE TRAFFIC STREAM ON  
THE HIGHWAY MAINLINE BASED ON THE HIGHWAY DESIGN SPEED.

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

REVISIONS AND CORRECTIONS	
DEC. 11, 1992	- THIS STANDARD SUPERCEDES B-717(23/80R), B-71A (3/12/90), AND B-13 (12/4/70).
JUNE 1, 1994	- REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.
MAR. 10, 1995	- REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.
NOV. 16, 2000	- CHANGES MADE TO CONFORM WITH LANGUAGE AND DIMENSIONS IN ACCESS MANAGEMENT PROGRAM GUIDELINES.
FEB 1, 2004	- CHANGE MADE TO SIGHT DISTANCE CHART TO CONFORM WITH NEWEST AASHTO CRITERIA.
JULY 8, 2005	- CHANGE MADE TO OBJECT HEIGHT TO CONFORM WITH NEWEST AASHTO CRITERIA.

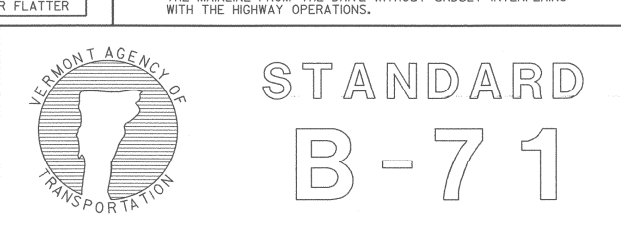
APPROVED

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# STANDARDS FOR RESIDENTIAL AND COMMERCIAL DRIVES



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