

Rutland City Control Points
VT-GRID & USGS ELEVATIONS
Evelyn Street Redevelopment

Point	Northing	Easting	Elevation	Description
1	403551.0167	1513228.1899	558.43	TRAV
2	403765.1925	1512845.2067	557.96	TRAV
3	403477.0235	1512862.8723	559.71	TRAV
4	403241.8900	1512964.9878	557.84	TRAV
5	403170.4786	1513684.8182	561.11	RR-+CONTROL
6	403942.0564	1513136.4802	557.34	TRAV
7	404671.2000	1513097.5900	567.42	USGS
8	403610.8802	1513101.4461	558.79	DRILL-HOLE
9	403725.1516	1512686.4575	556.76	TRAV
10	403656.8415	1512580.7243	557.57	BM

USGS
N 403656.8415
E 1512580.7243
STEEL PIN IN SIDEWALK
ELEV. 557.57

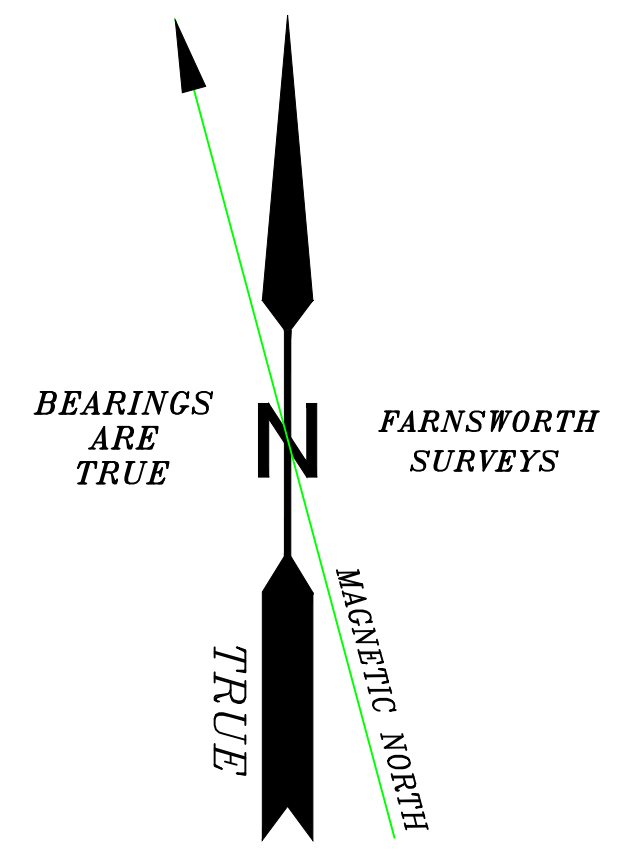
GENERAL NOTES:

- (GN1) THE METHOD OF SURVEY WAS WITH A SOKKIA SET 4 TOTAL STATION.
- (GN2) THIS PLAT IS REFERENCED TO A SURVEY DONE BY DUBOIS & KING ENTILED: HERITAGE SPE, LLC, 535 BOYLSTON SREET, BOSTON MASSACHUSETTS DRAWING NO. S-716, SHEET 1 OF 3, SURVEYED BY: RICHARD W. BELL.
- (GN3) EASEMENTS AND RIGHT OF WAY REFERENCED ARE NOTED ON GN-2 (ABOVE).
- (GN4) BEARINGS SHOWN ARE REFERENCED TO A VT-GRID MERIDIAN AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN COURSES.
- (GN5) CITY STREET RIGHT OF WAY LIMITS ASSUMED @ 3 RODS OR BACK OF SIDEWALK.
- (GN6) EASEMENTS OR SERVITUDES ARE AS SHOWN OR DEEDED.
- (GN7) ELEVATIONS ARE USGS AS NOTE ON THE PLAT.
- (GN8) SURVEY FIELD WORK STARTED SEPT. 21, 2017.

Farnsworth Surveys
Celebrating our 43rd Year

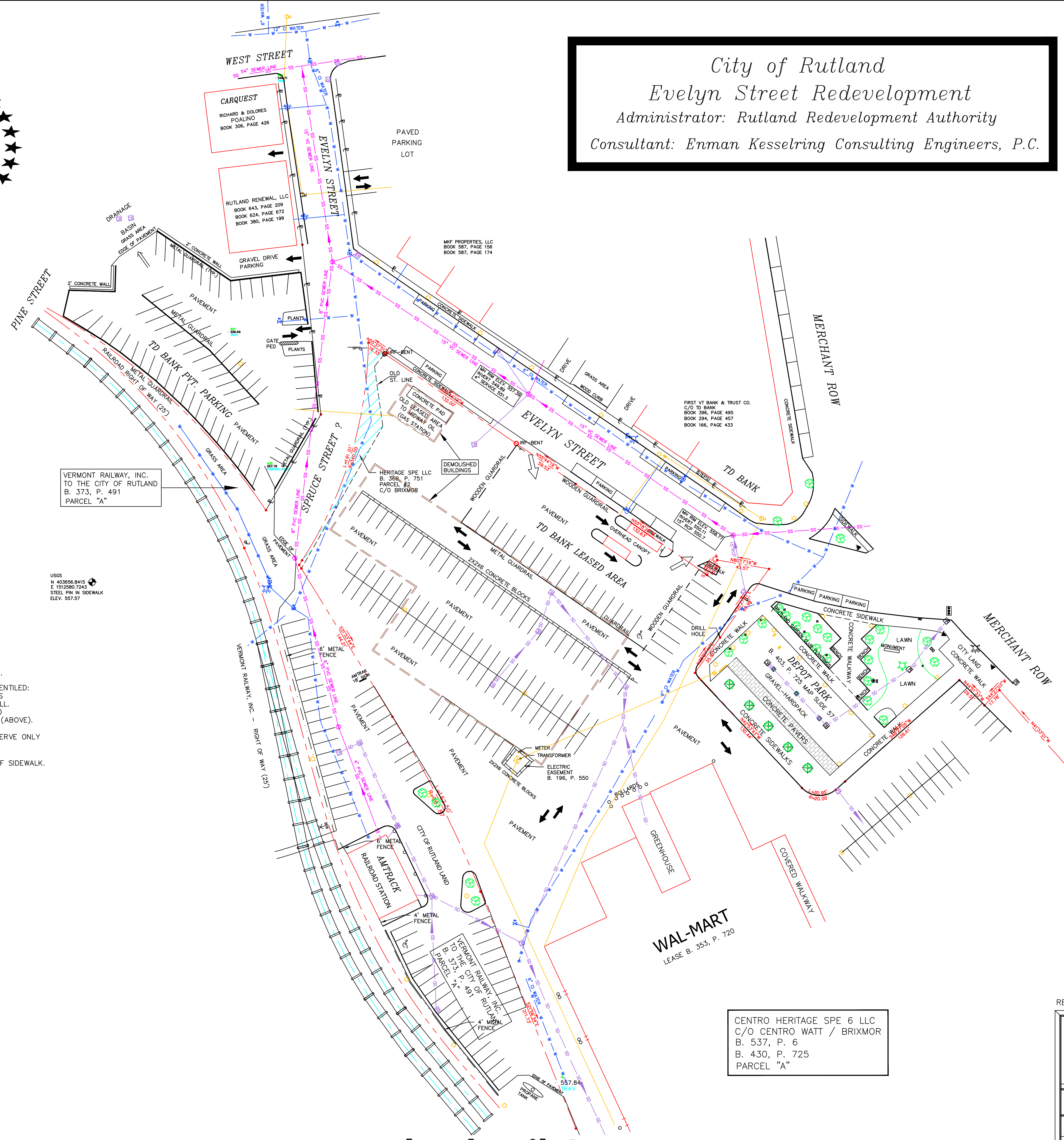
E-MAIL: bobsurveys@hotmail.com
Brownsville, Vt.

City of Rutland
Evelyn Street Redevelopment
Administrator: Rutland Redevelopment Authority
Consultant: Enman Kesselring Consulting Engineers, P.C.



Legend of Symbols & Abbreviations

- | | | |
|---------------------------|---------------------|------------------------|
| (R) RECORD DATA | TO UTILITY POLE | SS SAN. SEWER LINE |
| (M) MEASURED DATA | GUY POLE | CLEAN OUT |
| ● COMPUTED POINT | ★ LIGHT POLE | SD STORM DRAIN LINE |
| ○ IRON PIPE OR IRON PIN | ⊠ ELEC. TRANSFORMER | ⊙ STORM DRAIN MANHOLE |
| □ P.K. NAIL | ⊞ AIR CONDITIONER | ⊞ CATCH BASIN |
| ⊙ #6 RE-ROD | BE BURIED ELECTRIC | ⊞ CURB INLET |
| ⊙ CAP SET (TYP.) | ELEC. MANHOLE | MW MONITORING WELL |
| ⊙ TRAV. PT. | W WATER LINE | ← DRAINAGE |
| ⊙ BENCHMARK | ⊙ WATER MANHOLE | O/H U OVERHEAD UTILITY |
| R/W RIGHT OF WAY | W VALVE | ⊙ TELEPHONE MANHOLE |
| CMP CORRUGATED METAL PIPE | HYDRANT | ⊙ SIGN |
| SL SETBACK LINE | ⊙ DRILLED WELL | ⊙ STOP SIGN |
| ⊙ TREE | ⊙ PROPERTY LINE | ⊙ TRAFFIC SIGNAL |
| ⊙ SPRUCE TREE | ⊙ TEST PIT | — C CABLE TELEVISION |
| ⊙ EDGE OF WOODS | ⊙ BOUND | |
| --- PROPERTY LINE | | |

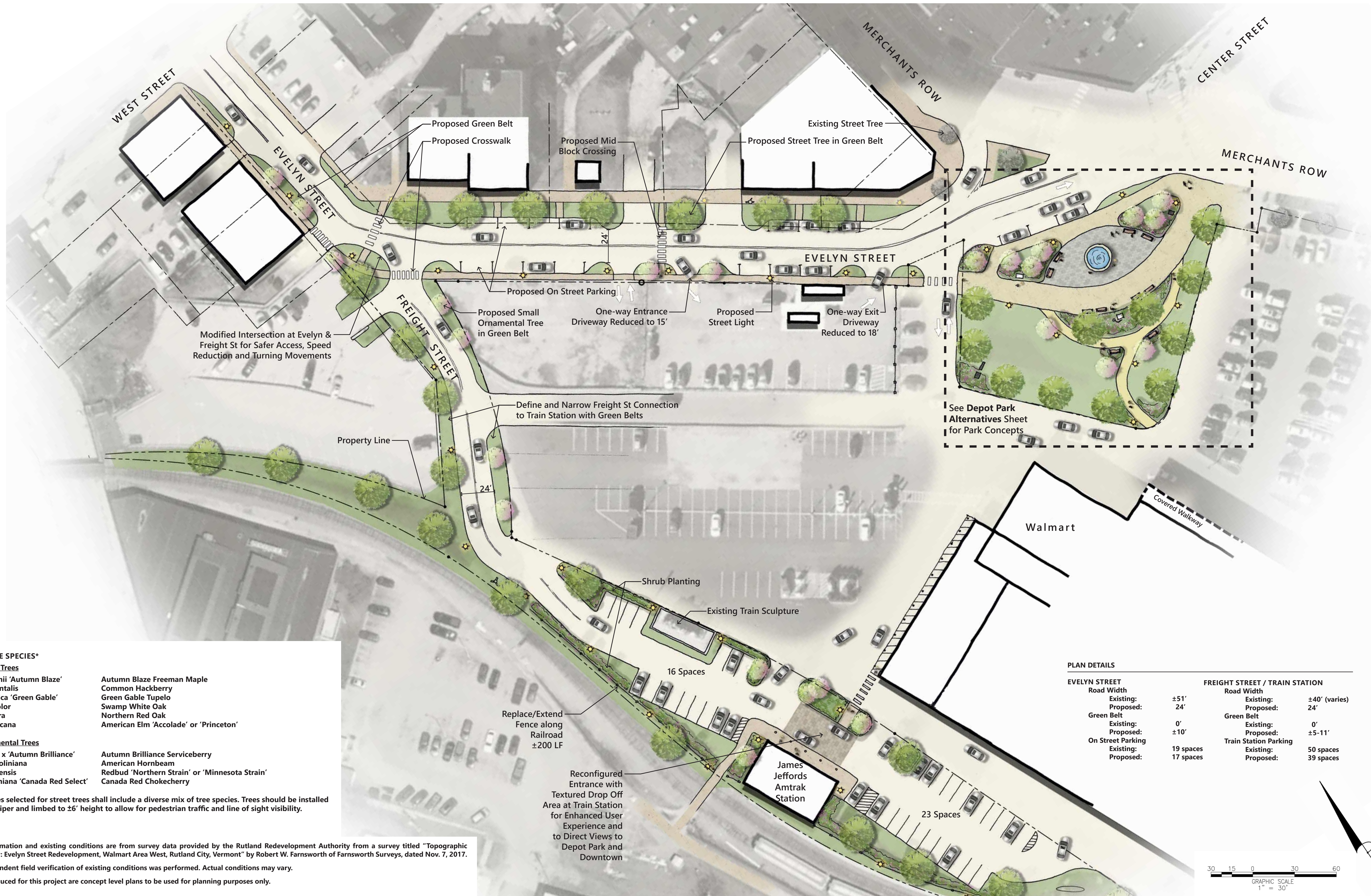


CERTIFICATION:
THIS SURVEY IS BASED ON MONUMENTATION FOUND, TOPOGRAPHIC EVIDENCE, CONVERSATIONS WITH VARIOUS INDIVIDUALS AND DEED DESCRIPTIONS.
IT IS CONSISTENT WITH THIS INFORMATION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
Robert W. Farnsworth NOV. 7, 2017
ROBERT W. FARNSWORTH R.L.S. #21 DATE

REVISIONS:

Topographic Survey For: EVELYN STREET REDEVELOPMENT WALMART AREA WEST RUTLAND CITY, VERMONT		
Farnsworth Surveys P. O. BOX 68 BROWNSVILLE, VERMONT (802)484-9731 05037		
DRAWING NO.: 17-2399	FULL SCALE:	Topographic Survey
DATE: NOV. 7, 2017	DRAWN BY: R.W.F. SURVEY BY: K.B. & R.W.F.	COMPUTER NAME: RUT-CITY-1.DWG

Rutland Rail Gateway
EXISTING CONDITIONS



STREET TREE SPECIES*

Large Shade Trees	
Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
Celtis occidentalis	Common Hackberry
Nyssa sylvatica 'Green Gable'	Green Gable Tupelo
Quercus bicolor	Swamp White Oak
Quercus rubra	Northern Red Oak
Ulmus americana	American Elm 'Accolade' or 'Princeton'
Small Ornamental Trees	
Amelanchier x 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Redbud 'Northern Strain' or 'Minnesota Strain'
Prunus virginiana 'Canada Red Select'	Canada Red Chokecherry

*Plant species selected for street trees shall include a diverse mix of tree species. Trees should be installed at ±2-2.5" caliper and limbed to ±6' height to allow for pedestrian traffic and line of sight visibility.

- Notes:**
1. Base information and existing conditions are from survey data provided by the Rutland Redevelopment Authority from a survey titled "Topographic Survey For: Evelyn Street Redevelopment, Walmart Area West, Rutland City, Vermont" by Robert W. Farnsworth of Farnsworth Surveys, dated Nov. 7, 2017.
 2. No independent field verification of existing conditions was performed. Actual conditions may vary.
 3. Plans produced for this project are concept level plans to be used for planning purposes only.

PLAN DETAILS

EVELYN STREET		FREIGHT STREET / TRAIN STATION	
Road Width		Road Width	
Existing:	±51'	Existing:	±40' (varies)
Proposed:	24'	Proposed:	24'
Green Belt		Green Belt	
Existing:	0'	Existing:	0'
Proposed:	±10'	Proposed:	±5-11'
On Street Parking		Train Station Parking	
Existing:	19 spaces	Existing:	50 spaces
Proposed:	17 spaces	Proposed:	39 spaces



Rutland Rail Gateway OVERALL PLAN

Scale: 1" = 30'-0"
December 2024



EXISTING CONDITIONS



CONCEPT A



CONCEPT B



CONCEPT C

