



Stantec

# CITY OF RUTLAND RUTLAND, VERMONT

# CENTER STREET MARKETPLACE RUTLAND STP 3000 (20)

**PROJECT LOCATION:**

THIS PROJECT, LOCATED IN DOWNTOWN RUTLAND, IS AN INTERNAL PLAZA SURROUNDED BY BUILDINGS WITH BOTH PUBLIC AND PRIVATE USES ALONG THE BLOCK ENCOMPASSING CENTER STREET, WALES STREET, WASHINGTON STREET AND MERCHANTS ROW.

**PROJECT DESCRIPTION:**

WORK TO BE PERFORMED UNDER THIS PROJECT INCLUDES, LEVELING THE GRADE OF THE SPACE TO IMPROVE ITS FUNCTION FOR PUBLIC EVENTS AND REMOVE OBSTACLES TO PROVIDE FULL ACCESS FOR PEOPLE WITH DISABILITIES, RE-ESTABLISH A SUBGRADE AND SURFACE THAT SUPPORTS EXPECTED ACTIVITY AND TRUCK DELIVERIES, DESIGN AND CONSTRUCT A STORM WATER COLLECTION AND DETENTION SYSTEM, UPGRADE/REPAIR AND RELOCATE UTILITIES AS NECESSARY TO FACILITATE CONSTRUCTION, SECURE SPACE WITH DECORATIVE GATES AND FENCING AT ACCESS POINTS, COORDINATE WITH THE BARDWELL HOUSE AND OTHER PROPERTY OWNERS, NEW LIGHTING AND OTHER ELECTRICAL WORK. THE CITY OF RUTLAND WILL BE PERFORMING SITE DEMOLITION AND REMOVAL OF EXISTING FEATURES PRIOR TO CONTRACT AWARD.

**PROJECT AREAS:**

PAVED AND CONSTRUCTED SURFACE = 21,295 SQ. FT.

GREEN SPACE = 6945 SQ. FT.

TOTAL PROJECT AREA = 28,240 SQ. FT.

**INDEX OF SHEETS**

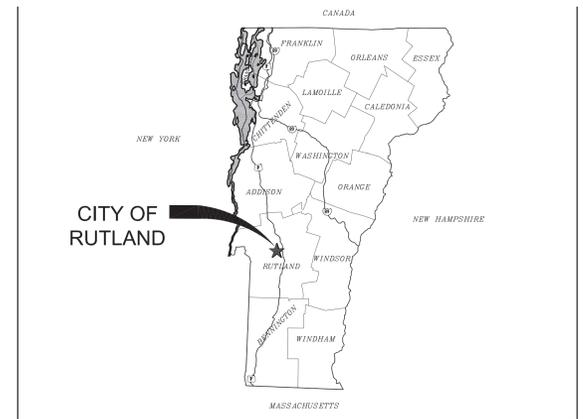
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**DANIELS SURVEY, PC**

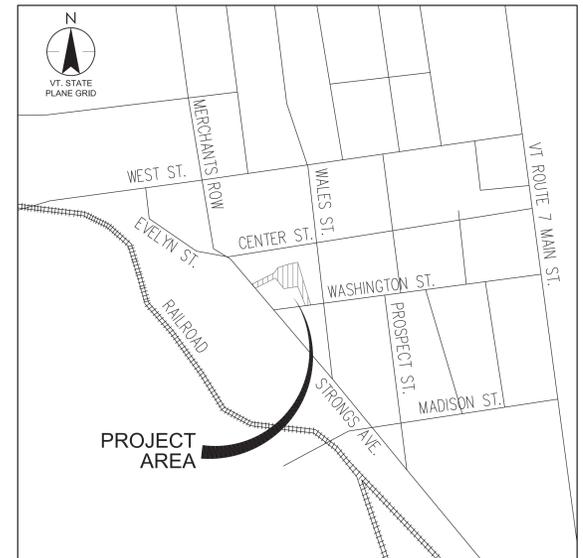
227 SUGAR HOUSE LANE, MANCHESTER CENTER, VT 05255, 802.362.5032

THESE PLANS ARE SUBJECT TO SUCH ENGINEERING CHANGES AS MAY BE REQUIRED BY THE FEDERAL HIGHWAY ADMINISTRATION, VERMONT AGENCY OF TRANSPORTATION (VTRANS) OR THE CITY OF RUTLAND. CONSTRUCTION IS TO BE CARRIED ON IN ACCORDANCE WITH THESE PLANS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2011, AS APPROVED BY VTRANS LOCAL TRANSPORTATION FACILITIES GUIDEBOOK, 2014, (LTF) DEVELOPMENT PROCESS ON THIS PROJECT, INCLUDING ALL SUBSEQUENT REVISIONS AND SUCH REVISED SPECIFICATIONS AND SPECIAL PROVISIONS AS ARE INCORPORATED IN THESE PLANS.

**MUNICIPAL PROJECT MANAGER**  
MAYOR CHRISTOPHER LOURAS



LOCATION MAP



VICINITY MAP  
NOT TO SCALE



**CONTRACT PLANS**

**JUNE 1, 2016**

**PROJECT NUMBER: STP 3000 (20)**



# QUANTITY SHEET 1

SUMMARY OF ESTIMATED QUANTITIES											TOTALS		DESCRIPTIONS			DETAILED SUMMARY OF QUANTITIES			
					LANDSCAPING	EROSION CONTROL	ELECTRICAL	ADD ALTERNATE A	ADD ALTERNATE B	ADD ALTERNATE C	GRAND TOTAL	FINAL	UNIT	ITEMS	ITEM NUMBER	ROUND	QUANTITIES	UNIT	ITEMS
					2000						2000		CY	UNCLASSIFIED EXCAVATION	203.17				
					100						100		CY	SAND BORROW	203.31				
					150						150		CY	TRENCH EXCAVATION OF EARTH	204.20				
					1						1		CY	TRENCH EXCAVATION OF EARTH, EXPLORATORY (N.A.B.I.)	204.22				
					1000						1000		CY	SUBBASE OF GRAVEL	301.15				
					380						380		CY	SUBBASE OF CRUSHED GRAVEL, FINE GRADED	301.26				
					1000						1000		CY	SUBBASE OF DENSE GRADED CRUSHED STONE	301.35				
					3						3		CWT	EMULSIFIED ASPHALT	404.65				
					7						7		EACH	CHANGING ELEVATION OF DROP INLETS, CATCH BASINS, OR MANHOLES	604.40				
					1						1		EACH	CHANGING ELEVATION OF SEWER MANHOLES	604.42				
					8						8		HR	ALL PURPOSE EXCAVATOR RENTAL, TYPE I	608.25				
					8						8		HR	POWER BROOM RENTAL, TYPE II	608.31				
					8						8		HR	TRUCK RENTAL	608.37				
					8						8		HR	LOADER RENTAL, TYPE I	608.40				
					20						20		M GAL	DUST CONTROL WITH WATER	609.10				
					1						1		TON	DUST AND ICE CONTROL WITH CALCIUM CHLORIDE	609.15				
					150						150		LF	VERTICAL GRANITE CURB	616.21				
					145						145		LF	REMOVING AND RESETTING CURB	616.40				
					50						50		LF	REMOVAL OF EXISTING CURB	616.41				
					325						325		SY	PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH	618.10				
					5						5		SY	PORTLAND CEMENT CONCRETE SIDEWALK, 8 INCH	618.11				
					7						7		EACH	BOLLARDS	619.14				
					0.25						0.25		MFBM	INSULATION BOARD	622.10				
					1						1		EACH	ADJUST ELEVATION OF VALVE BOX	629.20				
					1						1		LS	MOBILIZATION/DEMobilIZATION	635.11				
					2000						2000		SY	GEOTEXTILE FOR UNDERDRAIN TRENCH LINING	649.41				
					3000						3000		SY	TEMPORARY EROSION MATTING	653.20				
					20						20		CY	VEHICLE TRACKING PAD	653.35				
					10						10		EACH	INLET PROTECTION DEVICE, TYPE I	653.40				
					2						2		EACH	FILTER BAG	653.45				
					260						260		CY	LANDSCAPE BACKFILL, TRUCK MEASUREMENT	656.80				
							20				20		LF	ELECTRICAL CONDUIT (1 1/4")(PVC)	678.21				
							1320				1320		LF	ELECTRICAL CONDUIT (1")(PVC)	678.21				
							560				560		LF	ELECTRICAL CONDUIT (2")(PVC)	678.21				
							110				110		LF	ELECTRICAL CONDUIT (3")(PVC)	678.21				
							600				600		LF	ELECTRICAL CONDUIT (5")(PVC)	678.21				
							4830				4830		LF	ELECTRICAL WRING (#10)	678.24				
							3420				3420		LF	ELECTRICAL WRING (#12)	678.24				
							570				570		LF	ELECTRICAL WRING (#2)	678.24				
							1540				1540		LF	ELECTRICAL WRING (GROUND)(#12)	678.24				



PROJECT NAME: RUTLAND CITY CENTER STREET MARKETPLACE  
 PROJECT NUMBER: STP 3000 (20)  
 FILE NAME: 00759\_quantity sheets  
 PROJECT LEADER: B. CORNING  
 DESIGNED BY: B. CORNING  
 QUANTITY SHEET #1  
 PLOT DATE: 06/01/2016  
 DRAWN BY: H. BUSKIRK  
 CHECKED BY: B. CORNING  
 SHEET 3 OF 27

# QUANTITY SHEET 2

SUMMARY OF ESTIMATED QUANTITIES										TOTALS		DESCRIPTIONS				DETAILED SUMMARY OF QUANTITIES					
					LANDSCAPING	EROSION CONTROL	ELECTRICAL	ADD ALTERNATE A	ADD ALTERNATE B	ADD ALTERNATE C	GRAND TOTAL	FINAL	UNIT	ITEMS	ITEM NUMBER	ROUND	QUANTITIES	UNIT	ITEMS		
							150				150		LF	ELECTRICAL WIRING (GROUND)(#8)	678.24						
							5				5		EACH	JUNCTION BOX	678.26						
					300						300		CY	SPECIAL PROVISION (GEOFOAM FILL, BLOCK)	900.608						
					200						200		CY	SPECIAL PROVISION (RAIN GARDEN PLANTING SOIL)	900.608						
							1				1		EACH	SPECIAL PROVISION (ABOVE GRADE JUNCTION BOX WITH WATERPROOF COVER)	900.620						
							2				2		EACH	SPECIAL PROVISION (GFCI RECEPTACLES WEATHERPROOF IN-USE COVER)	900.620						
					5						5		EACH	SPECIAL PROVISION (INSTALL OWNER-PROVIDED AREA DRAIN, ALL-INCLUSIVE)	900.620						
					6						6		EACH	SPECIAL PROVISION (INSTALL OWNER-PROVIDED DOWNSPOUT CONNECTION, ALL-INCLUSIVE)	900.620						
					8						8		EACH	SPECIAL PROVISION (INSTALL OWNER-PROVIDED DRAINAGE CLEANOUT, ALL-INCLUSIVE)	900.620						
					6						6		EACH	SPECIAL PROVISION (INSTALL OWNER-PROVIDED M.H. INC. CONT.-PROVIDED TOP SECTION, ALL-INCLUSIVE)	900.620						
					7						7		EACH	SPECIAL PROVISION (INSTALL OWNER-PROVIDED PRECAST D.I. INCLUDING CONTRACTOR-PROVIDED TOP SECTION)	900.620						
							1				1		EACH	SPECIAL PROVISION (SITE LIGHT, TYPE 'AW')	900.620						
							60				60		LF	SPECIAL PROVISION (DECORATIVE LIGHT, TYPE 'B')	900.640						
					315						315		LF	SPECIAL PROVISION (INSTALL OWNER-PROVIDED 12" PVC PIPE, ALL-INCLUSIVE)	900.640						
					66						66		LF	SPECIAL PROVISION (INSTALL OWNER-PROVIDED 6" PVC PIPE, ALL-INCLUSIVE)	900.640						
					725						725		LF	SPECIAL PROVISION (INSTALL OWNER-PROVIDED 6" UNDERDRAIN PIPE, ALL-INCLUSIVE)	900.640						
					140						140		LF	SPECIAL PROVISION (INSTALL OWNER-PROVIDED 8" PVC PIPE, ALL-INCLUSIVE)	900.640						
					520						520		LF	SPECIAL PROVISION (PEA STONE STRIP)	900.640						
					1						1		LS	SPECIAL PROVISION (ADA CONCRETE RAMPS FOR BARDWELL HOUSE ACCESS)	900.645						
					1						1		LS	SPECIAL PROVISION (CONCRETE PAD INSTALLATION FOR NEW PROPANE TANK)	900.645						
							1				1		LS	SPECIAL PROVISION (ELECTRIC DEMOLITION)	900.645						
							1				1		LS	SPECIAL PROVISION (ELECTRIC VAULT - ELECTRICAL EQUIPMENT UPGRADE)	900.645						
							1				1		LS	SPECIAL PROVISION (ELECTRICAL EVENT POWER PEDESTAL)	900.645						
					1						1		LS	SPECIAL PROVISION (NEW BRICK VENEER WALL)	900.645						
							1				1		LS	SPECIAL PROVISION (POLE WITH WEATHERPROOF ENCLOSURE, TYPE 'P')	900.645						
					1						1		LS	SPECIAL PROVISION (RETAINING WALL, GUARDRAIL, LIGHTED HANDRAIL, CONCRETE STEPS PARAMOUNT THEATER)	900.645						
					350						350		SY	SPECIAL PROVISION (30 MIL GEOMEMBRANE LINER)	900.675						
					100						100		SY	SPECIAL PROVISION (DRAINAGE MAT AND SHEET MEMBRANE)	900.675						
					60						60		SY	SPECIAL PROVISION (HAND-PLACED BITUMINOUS CONCRETE MATERIALS, DRIVES)	900.675						
					390						390		SY	SPECIAL PROVISION (PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH, COLORED WITH ASHLAR SLATE PATTERN)	900.675						
					780						780		SY	SPECIAL PROVISION (PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH, COLORED)	900.675						
					125						125		SY	SPECIAL PROVISION (PORTLAND CEMENT CONCRETE SIDEWALK, 8 INCH, COLORED WITH ASHLAR SLATE PATTERN)	900.675						
					570						570		SY	SPECIAL PROVISION (PORTLAND CEMENT CONCRETE SIDEWALK, 8 INCH, COLORED)	900.675						
					20						20		SY	SPECIAL PROVISION (REMOVE AND RESET EXISTING BRICK PAVERS)	900.675						



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PROJECT NUMBER: STP 3000 (20)

FILE NAME: 00759\_quantity sheets  
PROJECT LEADER: B. CORNING  
DESIGNED BY: B. CORNING  
QUANTITY SHEET #2

PLOT DATE: 06/01/2016  
DRAWN BY: H. BUSKIRK  
CHECKED BY: B. CORNING  
SHEET 4 OF 27

# QUANTITY SHEET 3

SUMMARY OF ESTIMATED QUANTITIES											TOTALS		DESCRIPTIONS				DETAILED SUMMARY OF QUANTITIES		
					LANDSCAPING	EROSION CONTROL	ELECTRICAL	ADD ALTERNATE A	ADD ALTERNATE B	ADD ALTERNATE C	GRAND TOTAL	FINAL	UNIT	ITEMS	ITEMNUMBER	ROUND	QUANTITIES	UNIT	ITEMS
														BEGIN ALTERNATE ZA1					
								50			50		CY	SPECIAL PROVISION (SHREDDED HARDWOOD MULCH)	900.608				
								2			2		EACH	SPECIAL PROVISION (GRANITE BOLLARD)(12"x12"x6"-6")	900.620				
								7			7		EACH	SPECIAL PROVISION (BICYCLE RACK)	900.620				
								1			1		EACH	SPECIAL PROVISION (WOOD PERGOLA)	900.620				
														END ALTERNATE ZA1					
														BEGIN ALTERNATE ZB1					
									48		48		LF	SPECIAL PROVISION (ORNAMENTAL METAL FENCE, 6 FEET)	900.640				
									60		60		LF	SPECIAL PROVISION (ORNAMENTAL METAL FENCE ON BRICK VENEER WALL, 6 FEET)	900.640				
									9.5		9.5		LF	SPECIAL PROVISION (ORNAMENTAL METAL GATE)	900.640				
									8		8		LF	SPECIAL PROVISION (ORNAMENTAL METAL GATE, 8 FEET WIDE)	900.640				
									14.5		14.5		LF	SPECIAL PROVISION (ORNAMENTAL METAL GATE, 14'-6" FEET WIDE)(WASHINGTON STREET)	900.640				
									10		10		LF	SPECIAL PROVISION (ORNAMENTAL METAL GATE, 10 FEET WIDE)(MERCHANTS ROW)	900.640				
														END ALTERNATE ZB1					
														BEGIN ALTERNATE ZC1					
										1	1		EACH	SPECIAL PROVISION (SITE LIGHT, TYPE 'A2')	900.620				
										7	7		EACH	SPECIAL PROVISION (SITE LIGHT, TYPE 'A3')	900.620				
										5	5		EACH	SPECIAL PROVISION (SITE LIGHT, TYPE 'A3NR')	900.620				
										7	7		EACH	SPECIAL PROVISION (SITE LIGHT, TYPE 'A5')	900.620				
														END ALTERNATE ZC1					



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 QUANTITY SHEET #3

PLOT DATE: 06/01/2016  
 DRAWN BY: H. BUSKIRK  
 CHECKED BY: B. CORNING  
 SHEET 5 OF 27



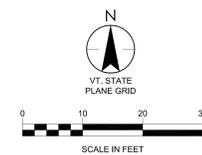


**SITE PLAN AND LAYOUT NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY DANIELS SURVEY, PC.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE FIELD ENGINEER FOR CLARIFICATION AND RESOLUTION PRIOR TO CONSTRUCTION.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF RUTLAND AND THE VERMONT DEPARTMENT OF TRANSPORTATION.
- ACCESSIBLE CURB RAMP SHALL BE PER THE VERMONT BUILDING CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AND/OR BUILDING WALL.
- SAWCUT EXISTING PAVEMENT AREAS AT LIMITS OF REMOVAL AND WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
  - EXISTING PAVEMENT SHALL BE SAW CUT TO OBTAIN A STRAIGHT AND NEAT EDGE FOR PAVING WHEREVER NEW PAVEMENT ADJUTS EXISTING PAVEMENT. SAW CUT SHALL BE MADE PRIOR TO PAVING TO BOTTOM OF NEW PAVEMENT.
  - ALL SEAMS BETWEEN EXISTING AND NEW ASPHALT SURFACES SHALL BE SEALED WITH AN ASPHALT SEALER.
  - BOTTOM OF ASPHALT BASE COURSE SHALL MATCH THE BOTTOM OF OR BE SET BELOW BOTTOM OF EXISTING ASPHALT PAVEMENT. SEAL WITH AN ASPHALT FILLER.
  - TACK COAT ALL COLD JOINTS AT EXISTING OR NEW CONCRETE.
- ALL UNDERDRAINS TO BE CONSTRUCTED AT SLOPE OF 005 FT/FT UNLESS OTHERWISE NOTED.
- PAYMENT FOR ALL SAWCUTTING REQUIRED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

**LEGEND**

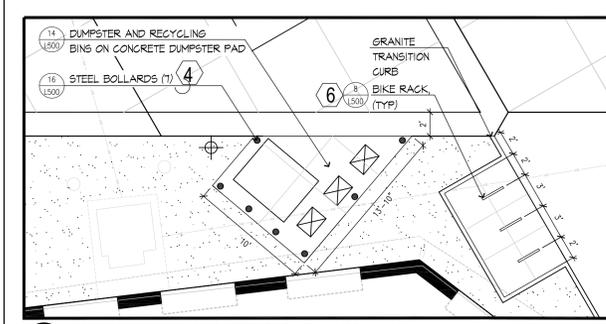
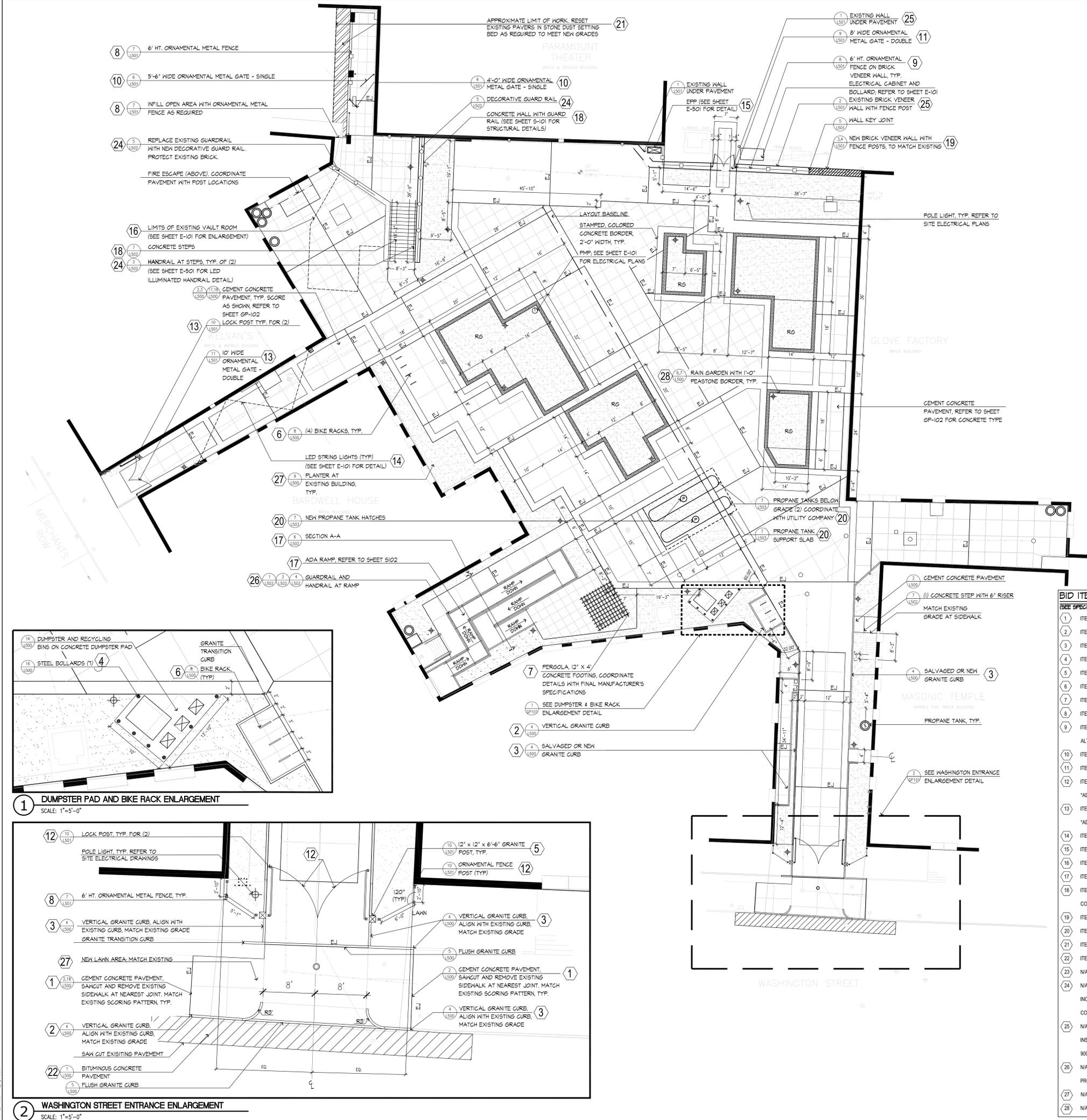
- ORNAMENTAL METAL FENCE
- EXPANSION JOINT
- CEMENT CONCRETE PAVEMENT WITH SCORING/ JOINT PATTERN
- PLANTER AREA
- RAIN GARDEN AREA (28)
- BITUMINOUS CONCRETE PAVEMENT (22)
- RESET EXISTING PAVERS AS REQUIRED (21)
- PEA STONE
- VERTICAL GRANITE CURB
- BIKE RACK
- POLE LIGHT, REFERENCE ELECTRICAL DRAWINGS
- POLE MOUNTED PROJECTOR AND ENCLOSURE, REFERENCE ELECTRICAL DRAWINGS
- EVENT POWER PEDESTAL, REFERENCE ELECTRICAL DRAWINGS
- PROPANE TANK HATCH
- EXISTING PROPANE TANKS TO REMAIN
- EXISTING UTILITY COVERS TO REMAIN



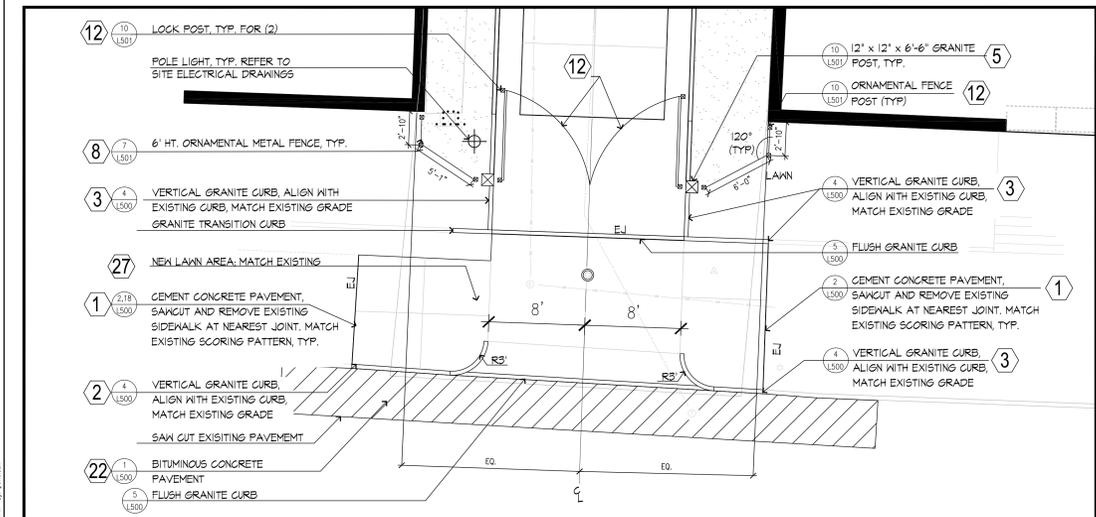
**CONTRACT PLANS**  
JUNE 1, 2016

**BID ITEM PAYMENT SCHEDULE**

- (SEE SPECIFICATIONS AND QUANTITY SHEETS FOR DETAILS)
- ITEM 203.17, UNCLASSIFIED EXCAVATION
  - ITEM 616.21, VERTICAL GRANITE CURB
  - ITEM 616.40, REMOVING AND RESETTING CURB
  - ITEM 619.14, BOLLARDS
  - ITEM 900.620, SPECIAL PROVISION (GRANITE BOLLARD (12"x12"x6'-6") \*ADD ALTERNATE A
  - ITEM 900.620, SPECIAL PROVISION (BICYCLE RACK) \*ADD ALTERNATE A
  - ITEM 900.620, SPECIAL PROVISION (WOOD PERGOLA) \*ADD ALTERNATE A
  - ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL FENCE, 6 FEET) \*ADD ALTERNATE B
  - ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL FENCE ON BRICK VENEER WALL, 6 FEET) \*ADD ALTERNATE B
  - ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE) \*ADD ALTERNATE B
  - ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE, 8 FEET WIDE) \*ADD ALTERNATE B
  - ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE, 14 FEET 6 INCHES (WASHINGTON STREET)) \*ADD ALTERNATE B
  - ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE, 10 FEET (MERCHANTS ROW)) \*ADD ALTERNATE B
  - ITEM 900.640, SPECIAL PROVISION (DECORATIVE LIGHT, TYPE 'B')
  - ITEM 900.645, SPECIAL PROVISION (ELECTRICAL EVENT POWER PEDESTAL)
  - ITEM 900.645, SPECIAL PROVISION (ELECTRICAL VAULT - ELECTRICAL EQUIPMENT UPGRADE)
  - ITEM 900.645, SPECIAL PROVISION (ADA CONCRETE RAMPS FOR BARDWELL HOUSE ACCESS)
  - ITEM 900.645, \*SPECIAL PROVISION (RETAINING WALL, GUARDRAIL, LIGHTED HANDRAIL AND CONCRETE STEPS FOR PARAMOUNT THEATER ACCESS)
  - ITEM 900.645, SPECIAL PROVISION (NEW BRICK VENEER WALL)
  - ITEM 900.645, SPECIAL PROVISION (CONCRETE PAD INSTALLATION FOR NEW PROPANE TANKS)
  - ITEM 900.675, SPECIAL PROVISION (REMOVE AND RESET EXISTING BRICK PAVERS)
  - ITEM 900.675, SPECIAL PROVISION (HAND-PLACED BITUMINOUS CONCRETE MATERIALS, DRIVES)
  - N/A
  - N/A PAYMENT FOR ILLUMINATED HANDRAIL, TYPE 'RL' AND GUARDRAIL SHALL BE CONSIDERED INCIDENTAL TO ITEM 900.645, SPECIAL PROVISION (RETAINING WALL, GUARDRAIL, LIGHTED HANDRAIL AND CONCRETE STEPS FOR PARAMOUNT THEATER ACCESS).
  - N/A PAYMENT FOR SAWCUTTING OF EXISTING CONCRETE WALL, SALVAGING OF EXISTING BRICK, AND INSTALLATION OF NEW BRICK CAP FROM SALVAGED BRICK SHALL BE CONSIDERED INCIDENTAL TO ITEM 900.645, SPECIAL PROVISION (NEW BRICK VENEER WALL)
  - N/A PAYMENT FOR NEW GUARDRAIL SHALL BE CONSIDERED INCIDENTAL TO ITEM 900.645, SPECIAL PROVISION (ADA CONCRETE RAMPS FOR BARDWELL HOUSE ACCESS)
  - N/A ITEM 656.80 LANDSCAPE BACKFILL, TRUCK MEASUREMENT
  - N/A ITEM 900.608 SPECIAL PROVISION (RAIN GARDEN PLANTING SOIL)

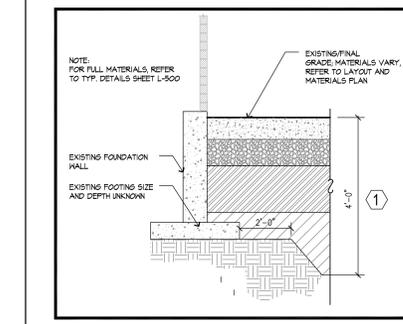


**1 DUMPSTER PAD AND BIKE RACK ENLARGEMENT**  
SCALE: 1"=5'-0"



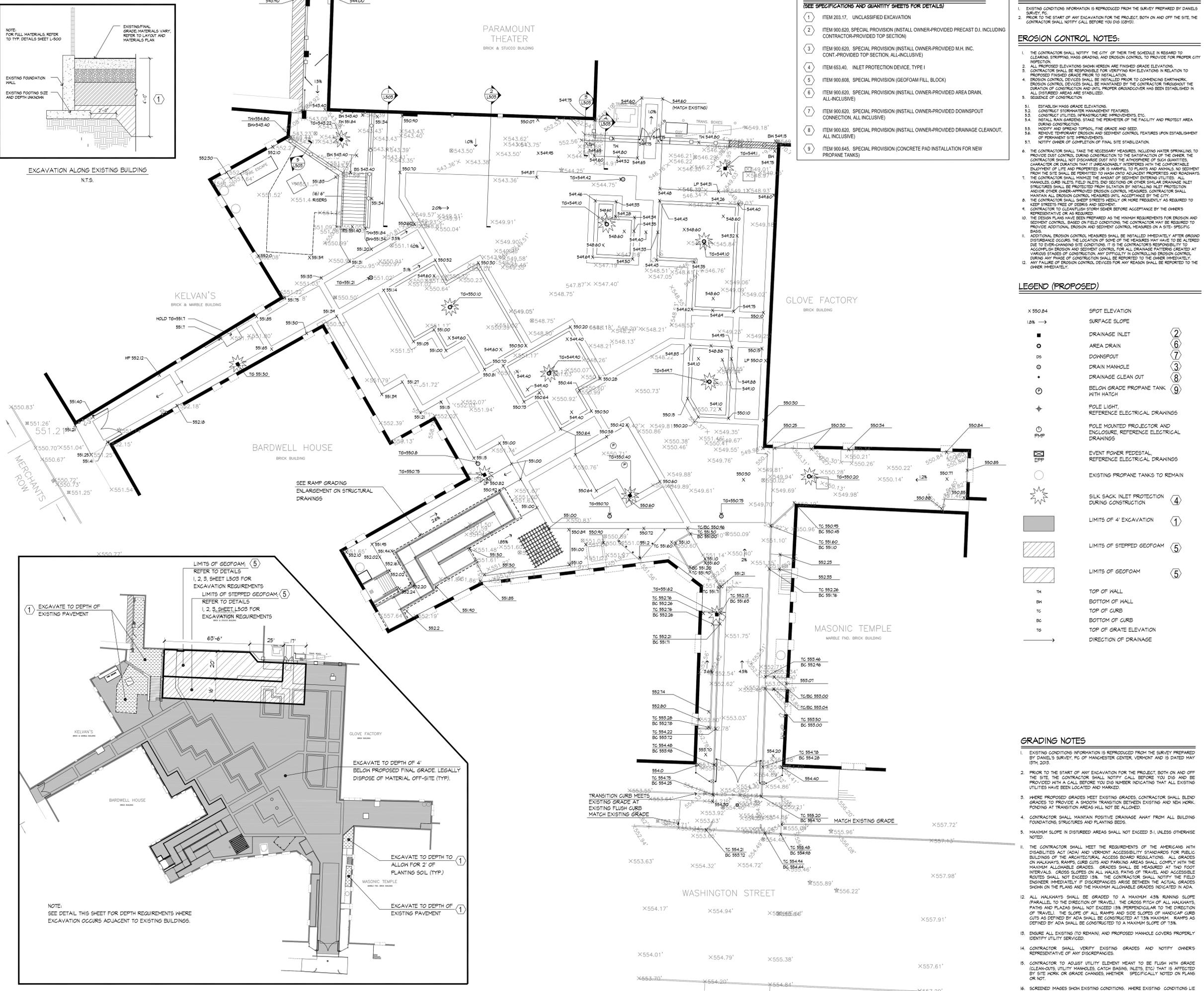
**2 WASHINGTON STREET ENTRANCE ENLARGEMENT**  
SCALE: 1"=5'-0"





EXCAVATION ALONG EXISTING BUILDING

N.T.S.



**BID ITEM PAYMENT SCHEDULE**  
(SEE SPECIFICATIONS AND QUANTITY SHEETS FOR DETAILS)

- ITEM 203.17, UNCLASSIFIED EXCAVATION
- ITEM 900.620, SPECIAL PROVISION (INSTALL OWNER-PROVIDED PRECAST D.I. INCLUDING CONTRACTOR-PROVIDED TOP SECTION)
- ITEM 900.620, SPECIAL PROVISION (INSTALL OWNER-PROVIDED M.H. INC. CONT.-PROVIDED TOP SECTION, ALL INCLUSIVE)
- ITEM 653.40, INLET PROTECTION DEVICE, TYPE I
- ITEM 900.608, SPECIAL PROVISION (GEOFOAM FILL BLOCK)
- ITEM 900.620, SPECIAL PROVISION (INSTALL OWNER-PROVIDED AREA DRAIN, ALL INCLUSIVE)
- ITEM 900.620, SPECIAL PROVISION (INSTALL OWNER-PROVIDED DOWNSPOUT CONNECTION, ALL INCLUSIVE)
- ITEM 900.620, SPECIAL PROVISION (INSTALL OWNER-PROVIDED DRAINAGE CLEANOUT, ALL INCLUSIVE)
- ITEM 900.645, SPECIAL PROVISION (CONCRETE PAD INSTALLATION FOR NEW PROPANE TANKS)

- EARTHWORK NOTES**
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY DANIELS SURVEY, PC.
  - PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG (CBYD).
- EROSION CONTROL NOTES:**
- THE CONTRACTOR SHALL NOTIFY THE CITY OF THEIR TIME SCHEDULE IN REGARD TO CLEARING, STRIPPING, MASS GRADING, AND EROSION CONTROL TO PROVIDE FOR PROPER CITY INSPECTION.
  - ALL PROPOSED ELEVATIONS SHOWN HEREON ARE FINISHED GRADE ELEVATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING RIM ELEVATIONS IN RELATION TO PROPOSED FINISHED GRADE PRIOR TO INSTALLATION.
  - EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL PROPER GRASSCOVER HAS BEEN ESTABLISHED IN ALL DISTURBED AREAS AS STABILIZED.
  - SEQUENCE OF CONSTRUCTION
  - ESTABLISH MASS GRADE ELEVATIONS.
  - CONSTRUCT STORMWATER MANAGEMENT FEATURES.
  - CONSTRUCT UTILITIES, INFRASTRUCTURE IMPROVEMENTS, ETC.
  - INSTALL RAIN GARDENS: STAKE THE PERIMETER OF THE FACILITY AND PROTECT AREA DURING CONSTRUCTION.
  - MODIFY AND SPREAD TOPSOIL, FINE GRADE AND SEED.
  - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES UPON ESTABLISHMENT OF PERMANENT SITE IMPROVEMENTS.
  - NOTIFY OWNER OF COMPLETION OF FINAL SITE STABILIZATION.
  - THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURES, INCLUDING WATER SPRINKLING TO PROVIDE DUST CONTROL DURING CONSTRUCTION TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL NOT DISCHARGE DUST INTO THE ATMOSPHERE OF SUCH QUANTITIES, CHARACTERS OR DURATION THAT IS UNREASONABLY INTERFERES WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTIES OR IS HARMFUL TO PLANTS AND ANIMALS. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES AND ROADSWAYS.
  - THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF SEDIMENT ENTERING UTILITIES. ALL MANHOLES, GROUND LEVELS, FIELD INLETS AND SECTIONS OR OTHER SIMILAR DRAINAGE INLET STRUCTURES SHALL BE PROTECTED FROM SILTATION BY INSTALLING INLET PROTECTION AND/OR OTHER OWNER-APPROVED EROSION CONTROL MEASURES. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ACCEPTANCE BY THE CITY.
  - THE CONTRACTOR SHALL SHEEP STRIP STREETS NEARLY OR MORE FREQUENTLY AS REQUIRED TO KEEP STREETS FREE OF DEBRIS AND SEDIMENT.
  - CONTRACTOR TO CLEAN/FUSH STORM SEWER BEFORE ACCEPTANCE BY THE OWNER'S REPRESENTATIVE OR AS REQUIRED.
  - THE DESIGN PLANS HAVE BEEN PREPARED AS THE MINIMUM REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL. BASED ON FIELD CONDITIONS, THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES ON A SITE-SPECIFIC BASIS.
  - ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE MEASURES MAY HAVE TO BE ALTERED DUE TO EVER-CHANGING SITE CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES OF CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION CONTROL DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
  - ANY FAILURE OF EROSION CONTROL DEVICES FOR ANY REASON SHALL BE REPORTED TO THE OWNER IMMEDIATELY.

**LEGEND (PROPOSED)**

X 550.84	SPOT ELEVATION	
1.5% →	SURFACE SLOPE	
⊕	DRAINAGE INLET	(2)
⊖	AREA DRAIN	(6)
⊙	DOWNSPOUT	(7)
⊗	DRAIN MANHOLE	(3)
⊖	DRAINAGE CLEAN OUT	(8)
⊖	BELOW GRADE PROPANE TANK WITH HATCH	(9)
⊕	POLE LIGHT, ELECTRICAL DRAWINGS	
⊕	REFERENCE ELECTRICAL DRAWINGS	
⊕	POLE MOUNTED PROJECTOR AND ENCLOSURE, REFERENCE ELECTRICAL DRAWINGS	
⊕	EVENT POWER PEDESTAL, REFERENCE ELECTRICAL DRAWINGS	
○	EXISTING PROPANE TANKS TO REMAIN	
⊕	SILK SACK INLET PROTECTION DURING CONSTRUCTION	(4)
⊖	LIMITS OF 4' EXCAVATION	(1)
⊖	LIMITS OF STEPPED GEOFOAM	(5)
⊖	LIMITS OF GEOFOAM	(5)
TH	TOP OF WALL	
BH	BOTTOM OF WALL	
TC	TOP OF CURB	
BC	BOTTOM OF CURB	
TG	TOP OF GRATE ELEVATION	
→	DIRECTION OF DRAINAGE	

- GRADING NOTES**
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY DANIELS SURVEY, PC OF MANCHESTER CENTER, VERMONT AND IS DATED MAY 15TH, 2015.
  - PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG AND BE PROVIDED WITH A CALL BEFORE YOU DIG NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
  - WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
  - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
  - MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3% UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND VERMONT ACCESSIBILITY STANDARDS FOR PUBLIC BUILDINGS OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL GRADES ON WALKWAYS, RAMP, CURB CUTS AND PARKING AREAS SHALL COMPLY WITH THE MAXIMUM ALLOWABLE GRADES. GRADES SHALL BE MEASURED AT TWO FOOT INTERVALS. GROSS SLOPES ON ALL WALKS, PATHS OF TRAVEL AND ACCESSIBLE ROUTES SHALL NOT EXCEED 15%. THE CONTRACTOR SHALL NOTIFY THE FIELD ENGINEER IMMEDIATELY IF DISCREPANCIES ARISE BETWEEN THE ACTUAL GRADES SHOWN ON THE PLANS AND THE MAXIMUM ALLOWABLE GRADES INDICATED IN ADA.
  - ALL WALKWAYS SHALL BE GRADED TO A MAXIMUM 4.5% RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL). THE GROSS PITCH OF ALL WALKWAYS, PATHS AND PLAZAS SHALL NOT EXCEED 15% (PERPENDICULAR TO THE DIRECTION OF TRAVEL). THE SLOPE OF ALL RAMP AND SIDE SLOPES OF HANDICAP CURB CUTS AS DEFINED BY ADA SHALL BE CONSTRUCTED AT 15% MAXIMUM. RAMP AS DEFINED BY ADA SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 15%.
  - ENSURE ALL EXISTING (TO REMAIN) AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
  - CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
  - CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
  - SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPEDING UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



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UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG SAFE" AT 1(888)44-7333 (1(888)SAFE) IN WA, ME, NH, RI, AND, VT. DIG-SAFE WEBSITE: WWW.DIGSAFE.COM

**CONTRACT PLANS**  
JUNE 1, 2016

Revision	By	Appd.	YYMMDD

Contract Plans Issued: 12.28.15  
By: [Signature] Appd.: [Signature] YYMMDD

File Name: 0759\_grading and erosion  
Contractor: [Signature] Dwn.: [Signature] Chk.: [Signature] Dsgn.: [Signature] YYMMDD

Permit Seal: [Signature]

Client/Project  
RUTLAND REDEVELOPMENT AUTHORITY  
RUTLAND CITY HALL  
CENTER STREET MARKETPLACE  
RUTLAND STP 3000(20)  
Rutland, Vermont

Title  
GRADING & EROSION CONTROL  
PLAN

Project No: 210800759 Scale: 1"=10'

Drawing No: GE-101 Sheet: 10 of 27



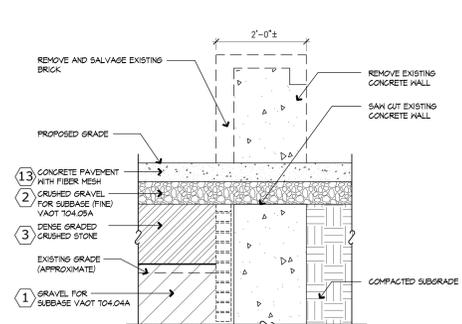




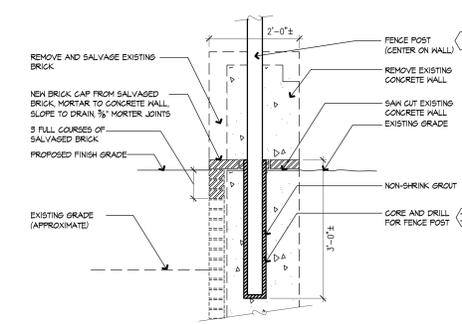




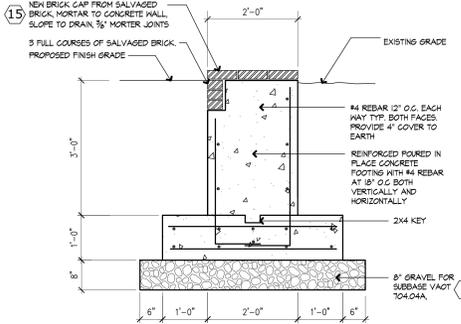




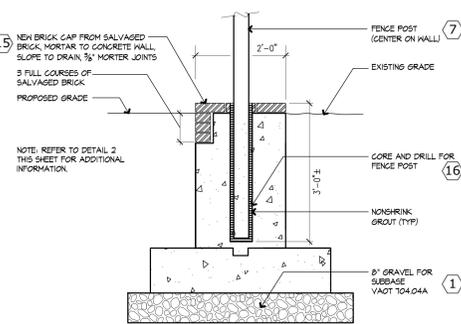
**1** EXISTING WALL UNDER PAVEMENT  
SCALE: 3/4" = 1'-0" (15)



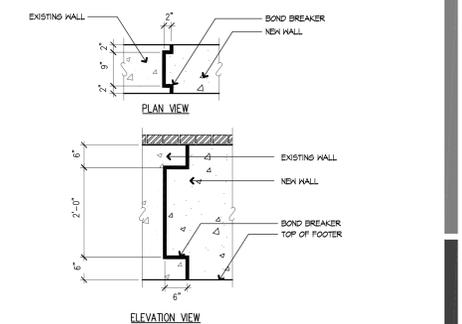
**2** EXISTING BRICK VENEER WALL WITH FENCE POST  
SCALE: 3/4" = 1'-0" (15)



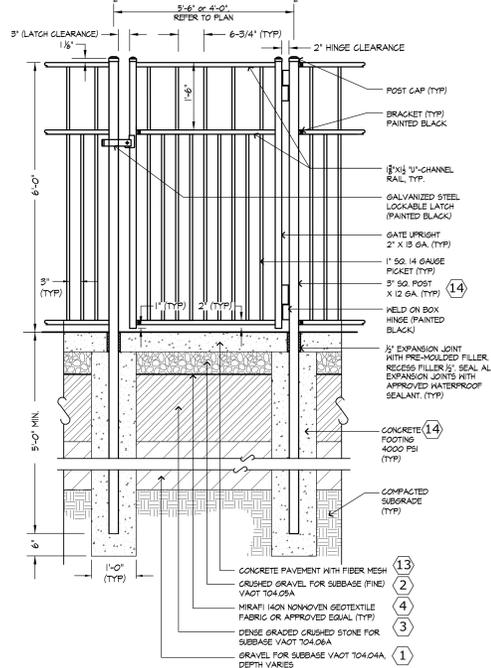
**3** NEW BRICK VENEER WALL  
SCALE: 3/4" = 1'-0" (12)



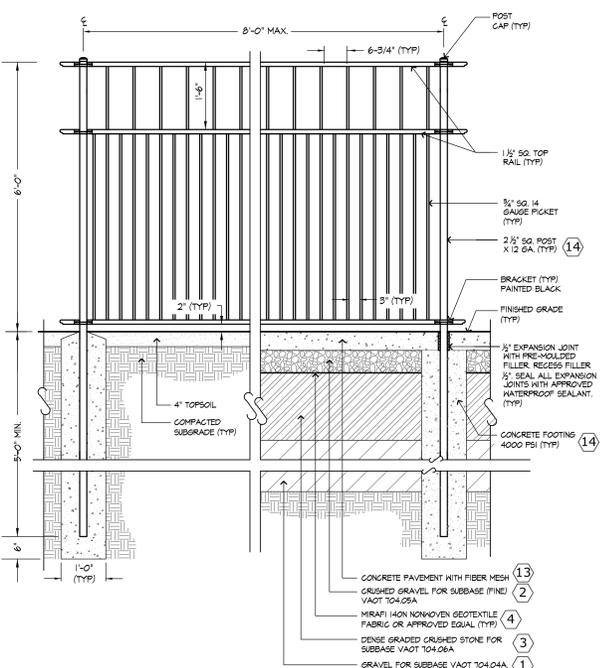
**4** NEW BRICK VENEER WALL WITH FENCE POST  
SCALE: 3/4" = 1'-0" (12)



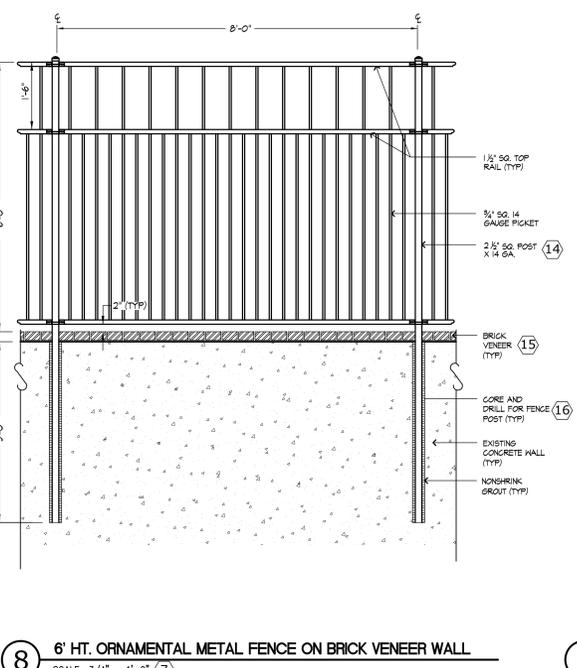
**5** WALL KEY JOINT  
SCALE: 3/4" = 1'-0" (15)



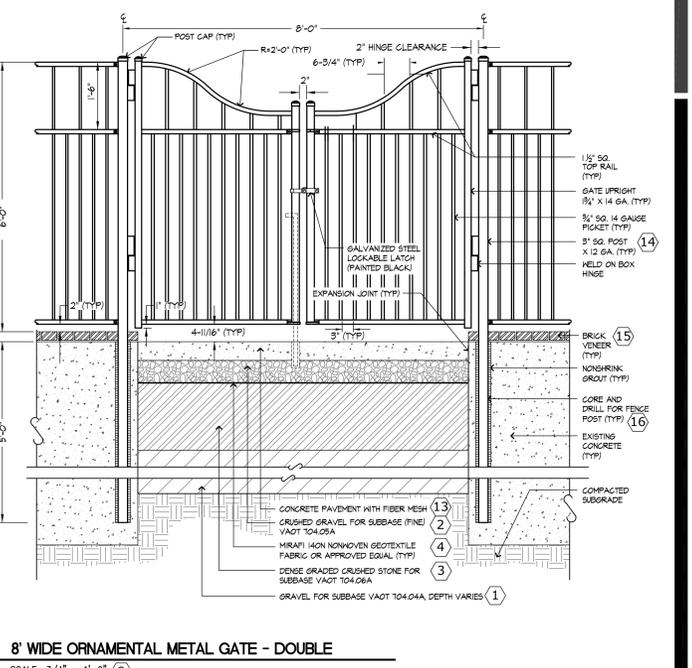
**6** ORNAMENTAL METAL GATE - SINGLE  
SCALE: N.T.S. (8)



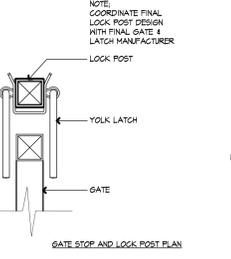
**7** 6' HT. ORNAMENTAL METAL FENCE  
SCALE: 3/4" = 1'-0" (6)



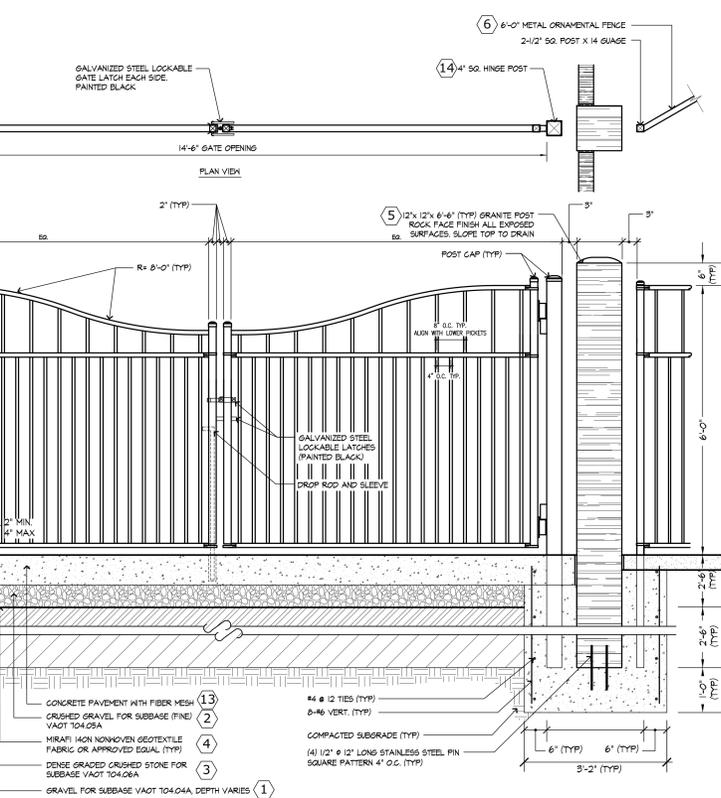
**8** 6' HT. ORNAMENTAL METAL FENCE ON BRICK VENEER WALL  
SCALE: 3/4" = 1'-0" (7)



**9** 8' WIDE ORNAMENTAL METAL GATE - DOUBLE  
SCALE: 3/4" = 1'-0" (9)



**10** 14'-6" WIDE ORNAMENTAL METAL GATE - DOUBLE (WASHINGTON STREET)  
SCALE: 3/4" = 1'-0" (10/17)



**11** 10' WIDE ORNAMENTAL METAL GATE - DOUBLE (MERCHANTS ROW)  
SCALE: 3/4" = 1'-0" (11/18)

**BID ITEM PAYMENT SCHEDULE**  
(SEE SPECIFICATIONS AND QUANTITY SHEETS FOR DETAILS)

Item	Description
1	ITEM 301.15, SUBBASE OF GRAVEL
2	ITEM 301.20, SUBBASE OF CRUSHED GRAVEL, FINE GRADED
3	ITEM 301.35, SUBBASE OF DENSE GRADED CRUSHED STONE
4	ITEM 849.41, GEOTEXTILE FOR UNDERDRAIN TRENCH LINING
5	ITEM 900.620, SPECIAL PROVISION (GRANITE BOLLARD (12"x12"x6'-6")) *ADD ALTERNATE A
6	ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL FENCE, 6 FEET) *ADD ALTERNATE B
7	ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL FENCE ON BRICK VENEER WALL, 6 FEET) *ADD ALTERNATE B
8	ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE) *ADD ALTERNATE B
9	ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE, 8 FEET WIDE) *ADD ALTERNATE B
10	ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE, 14'-6" FEET (WASHINGTON STREET)) *ADD ALTERNATE B
11	ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE, 10 FEET (MERCHANTS ROW)) *ADD ALTERNATE B
12	ITEM 900.645, SPECIAL PROVISION (NEW BRICK VENEER WALL)
13	N/A SEE DRAWING GP-102, PAVING PLAN, FOR TYPE OF CONCRETE PAVEMENT AND ASSOCIATED PAYMENT
14	N/A PAYMENT FOR 4000 CONCRETE FOOTINGS AND POSTS SHALL BE CONSIDERED INCIDENTAL TO THE RESPECTIVE BID ITEM
15	N/A PAYMENT FOR SAWCUTTING OF EXISTING CONCRETE WALL, REMOVAL AND DISPOSAL OF EXISTING CONCRETE WALL, SALVAGING OF EXISTING BRICK, CONSTRUCTION OF WALL KEY, AND INSTALLATION OF NEW BRICK CAP FROM SALVAGED BRICK SHALL BE CONSIDERED INCIDENTAL TO ITEM 900.645, SPECIAL PROVISION (NEW BRICK VENEER WALL)
16	N/A PAYMENT FOR CORING AND DRILLING FOR FENCE POSTS IN EXISTING AND NEW CONCRETE WALLS, INCLUDING NON-SHRINK GROUT, SHALL BE CONSIDERED INCIDENTAL TO ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL FENCE ON BRICK VENEER WALL, 6 FEET)
17	N/A PAYMENT FOR GATE STOP WITH LATCH (ONE FOR EACH GATE), INCLUDING GATE POST AND CONCRETE FOOTING SHALL BE CONSIDERED INCIDENTAL TO ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE, 14'-6" FEET (WASHINGTON STREET))
18	N/A PAYMENT FOR GATE STOP WITH LATCH (ONE FOR EACH GATE), INCLUDING GATE POST AND CONCRETE FOOTING SHALL BE CONSIDERED INCIDENTAL TO ITEM 900.640, SPECIAL PROVISION (ORNAMENTAL METAL GATE, 10 FEET (MERCHANTS ROW))

**FENCE AND GATE NOTES:**  
1. CORRUGATED PANELS SHALL BE CAPABLE OF SUPPORTING A 300 LB. LOAD (APPLIED AT MIDSPAN) WITHOUT PERMANENT DEFORMATION.  
2. ALUMINUM MATERIAL SHALL CONFORM TO ASTM B221.  
3. FINISH TO BE BLACK POLYESTER POWDERCOAT, MIN. THICKNESS OF 2 MILS.  
4. WELD ALL JOINTS.  
5. FASTENERS TO BE GALVANIZED STAINLESS STEEL. PROVIDE SHOP DRAWING INDICATING PERTINENT DIMENSIONS, GENERAL CONSTRUCTION COMPONENT CONNECTIONS, HARDWARE, INSTALLATION PROCEDURES AND WARRANTY.

**CONTRACT PLANS**  
JUNE 1, 2016

Revision	By	App'd.	YYMMDD

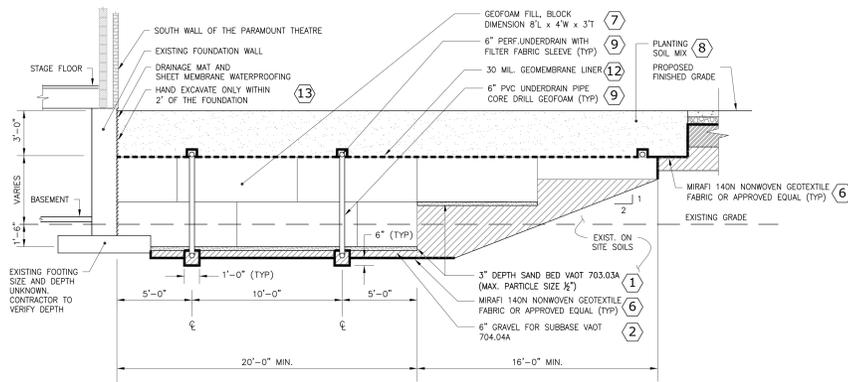
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Issued By App'd. YYMMDD  
10.28.16  
File Name: 02729\_detailed.dwg  
Permit-Seal  
Date: 10.28.16  
Drawn: CML  
Design: YYMMDD

Client/Project  
RUTLAND REDEVELOPMENT AUTHORITY  
RUTLAND CITY HALL  
CENTER STREET MARKETPLACE  
RUTLAND STP 3000(20)  
Rutland, Vermont

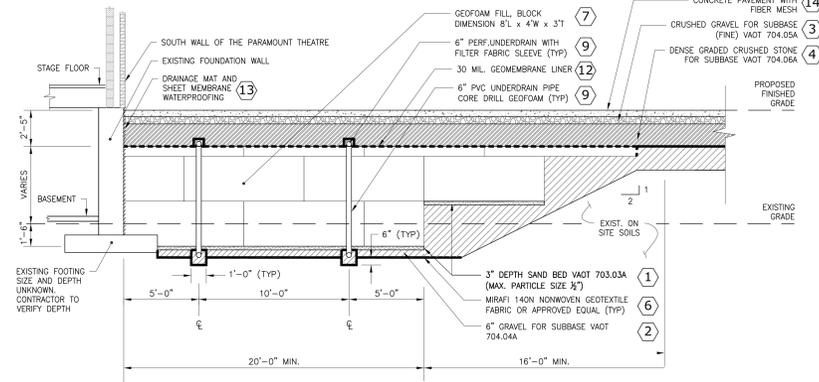
**SITE DETAILS**

Project No. 210800759 Scale  
Drawing No. Sheet  
L-501 17 of 27

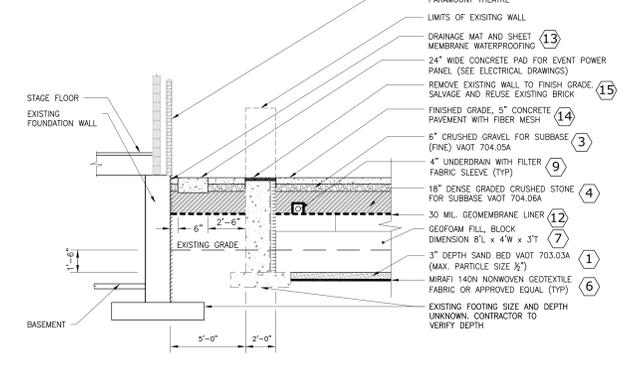




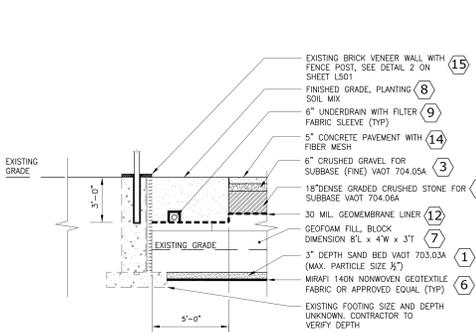
**1 SECTION 1 AT THE PARAMOUNT THEATRE**  
SCALE: 1/4"=1'-0"



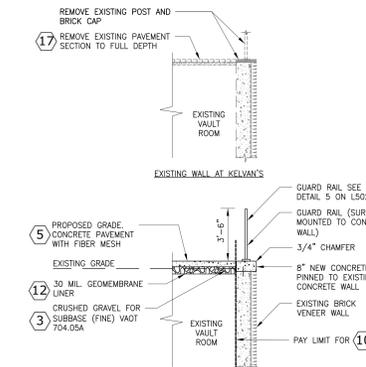
**2 SECTION 2 AT THE PARAMOUNT THEATRE**  
SCALE: 1/4"=1'-0"



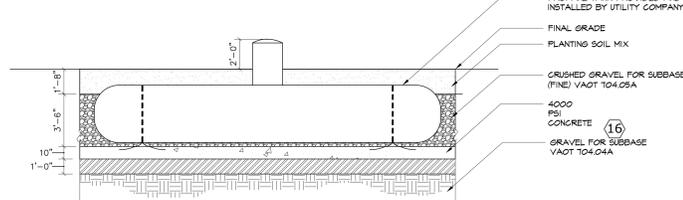
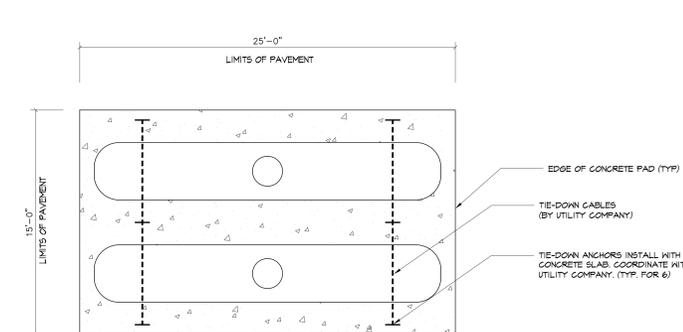
**3 SECTION 3 AT THE PARAMOUNT THEATRE**  
SCALE: 1/4"=1'-0"



**4 SECTION 4 AT THE PARAMOUNT THEATRE**  
SCALE: 1/4"=1'-0"



**5 SECTION 5 AT KELVAN'S**  
SCALE: 1/4"=1'-0"



NOTES:  
1) DETAIL SHOWN FOR INFORMATIONAL PURPOSES ONLY  
2) PROVISION AND INSTALLATION OF TANK BY UTILITY COMPANY  
3) CONTRACTOR TO VERIFY CONCRETE SLAB AND SUBBASE REQUIREMENTS WITH UTILITY COMPANY PRIOR TO INSTALLATION

**7 PROPANE TANK**  
SCALE: 1/4"=1'-0" (11)

BID ITEM PAYMENT SCHEDULE	
SEE SPECIFICATIONS AND QUANTITY SHEETS FOR DETAILS	
1	ITEM 203.31, SAND BORROW
2	ITEM 301.15, SUBBASE OF GRAVEL
3	ITEM 301.26, SUBBASE OF CRUSHED GRAVEL, FINE GRADED
4	ITEM 301.35, SUBBASE OF DENSE GRADED CRUSHED STONE
5	ITEM 618.10, PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH
6	ITEM 649.41, GEOTEXTILE FOR UNDERDRAIN TRENCH LINING
7	ITEM 900.608, SPECIAL PROVISION (GEOFOAM FILL, BLOCK)
8	ITEM 900.608, SPECIAL PROVISION (PLANTING SOIL)
9	ITEM 900.640, SPECIAL PROVISION (INSTALL OWNER PROVIDED 6" UNDERDRAIN PIPE, ALL-INCLUSIVE)
10	ITEM 900.645, SPECIAL PROVISION (RETAINING WALL, GUARDRAIL, LIGHTED HANDRAIL AND CONCRETE STEPS FOR PARAMOUNT THEATRE ACCESS)
11	ITEM 900.645, SPECIAL PROVISION (CONCRETE PAD INSTALLATION FOR NEW PROPANE TANKS)
12	ITEM 900.675, SPECIAL PROVISION (30 MIL GEOMEMBRANE LINER)
13	ITEM 900.675, SPECIAL PROVISION (DRAINAGE MAT AND SHEET MEMBRANE)
14	N/A SEE DRAWING GP-102, PAVING PLAN, FOR TYPE OF CONCRETE PAVEMENT AND ASSOCIATED PAYMENT
15	N/A PAYMENT FOR SAWCUTTING OF EXISTING CONCRETE WALL, REMOVAL AND DISPOSAL OF EXISTING CONCRETE WALL, SALVAGING OF EXISTING BRICK, CONSTRUCTION OF WALL KEY, AND INSTALLATION OF NEW BRICK CAP FROM SALVAGED BRICK SHALL BE CONSIDERED INCIDENTAL TO ITEM 900.645, SPECIAL PROVISION (NEW BRICK VENEER WALL)
16	N/A PAYMENT FOR NEW CONCRETE PAD FOR PROPANE TANKS INCLUDING CONCRETE, STEEL REINFORCEMENT, STEEL TIE-DOWN STRAPS, EXCAVATION, GRAVEL BEDDING, AND ALL BACKFILL (INCLUDING CRUSHED GRAVEL AND PLANTING SOIL) WITHIN THE LIMITS DEPICTED ON THE DETAIL SHALL BE CONSIDERED INCIDENTAL TO ITEM 900.645, SPECIAL PROVISION (CONCRETE PAD INSTALLATION FOR NEW PROPANE TANKS)
17	N/A SEE DRAWING DMP-101, DEMOLITION PLAN, FOR ADDITIONAL DETAIL

CONTRACT PLANS  
JUNE 1, 2016

Revision	By	Appd.	YY.MM.DD

CONTRACT PLANS  
Issued  
By  
Appd.  
YY.MM.DD

File Name: 00779\_detailed.dwg  
Dwn. Chkd. Dsgn.  
YY.MM.DD

Client/Project  
RUTLAND REDEVELOPMENT AUTHORITY  
RUTLAND CITY HALL  
CENTER STREET MARKETPLACE  
RUTLAND STP 3000(20)  
Rutland, Vermont

Title  
SITE DETAILS

Project No. 210800759 Scale

Drawing No. Sheet

L-503 19 of 27







**RIGHT OF WAY GENERAL NOTES:**

1. PROPERTY OWNERS SHOWN FROM A PLAN FURNISHED BY THE CITY OF RUTLAND, VERMONT VIA AN ANNOTATED PLAT BY ARONSON & OLSON, INC., PROFESSIONAL ENGINEERS AND SURVEYORS ENTITLED "MICHAEL J. HEIMS, ET. AL. PROPERTY, 132 - 142 MERCHANTS ROW CITY OF RUTLAND, VERMONT," DATED 5.31.1983. THE UPDATED PLAT AS FURNISHED CONTAINED THE STATEMENT, "TITLE AND DEED DATA AS OF 4/11/2013 SHOWN IN RED," PROVIDED BY PETE CHASE, L.S., AND PETE FRANZONI, L.S. THESE OWNER NAMES HAVE BEEN TRANSFERRED TO THE RIGHT OF WAY DRAWINGS AS THE PROPERTY OWNERS.
2. COURTYARD AND ALLEYWAY AREAS LEASED BY THE CITY OF RUTLAND FROM A LEASE AGREEMENT BETWEEN HOSPITALITY OF VERMONT AND THE CITY OF RUTLAND, DATED 14 APRIL 1980 AND FILED IN THE CITY CLERK'S OFFICE IN THE LAND RECORDS AT BOOK 212, PAGES 517 - 521.
3. EXTENSION OF THE CURRENT LEASE MENTIONED IN NOTE 2 ABOVE AS SHOWN IN THE AGREEMENT BETWEEN E.P. MANAGEMENT CORP., SUCCESSOR IN INTEREST TO BARDWELL HOUSE ASSOCIATES, AND THE CITY OF RUTLAND, DATED 14 OCTOBER 2010 AND FILED IN THE CITY CLERK'S OFFICE IN THE LAND RECORDS AT BOOK 598, PAGES 245 AND 246.
4. DUE TO A CHANGE IN BUILDING FOOTPRINT, THE SMALLER SIZED FOOTPRINT CREATED AN AREA ON THE NORTHEAST SIDE OF THE BARDWELL HOUSE THAT IS NOT COVERED IN THE LEASE EXTENSION. THE ORIGINAL LEASE FOLLOWED THE BUILDING WALLS, NO CORRESPONDING CHANGES IN THE LEASE EXTENSION ALLOW THE CURRENT LEASE LINES TO FOLLOW THE CURRENT FOOTPRINT.

- LANDSCAPE RIGHTS
- SIDEWALK, PAVING, ETC. RIGHTS
- MISCELLANEOUS RIGHTS
- GATEWAY RIGHTS

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Consultants

- Legend**
- EXISTING HIGHWAY RIGHT OF WAY
  - PROPERTY LINE
  - ORIGINAL MARKETPLACE LEASE LINE
  - LIMIT OF WORK OR CONSTRUCTION EASEMENT
  - EDGE OF EXISTING BUILDING

**Notes**  
Right of Way Plan Notes:  
This sheet to be used for Right-of-way information only.

Lines shown on this plan as existing property lines P/L are believed to be accurate but should not be relied upon for purposes unrelated to the City of Rutland's acquisition of land and rights for this project.

Right-of-way limits shown on these plans have been determined through research, field survey and through evidence of actual use for numerous years sufficient to show dedication and acceptance.

Plan information was based on data from the Michael J. Heims, ET. AL. Property, dated May 31, 1983 by Aronson & Olson, Inc., Professional Engineers and Surveyors. Additional research was obtained from Pete Chase, L.S. and Peter Franzoni, L.S., April 11, 2013.

1	COLOR CODES, CHANGE (P) TO (LTL)	DM	GSE	13.09.15
Revision		By	Appd.	YY.MM.DD
Issued		By	Appd.	YY.MM.DD
File Name:	00759L-102-nw plan-DDM4-D	DM	GSE	13.09.15
Permit-Seal		Draw.	Check.	Design.

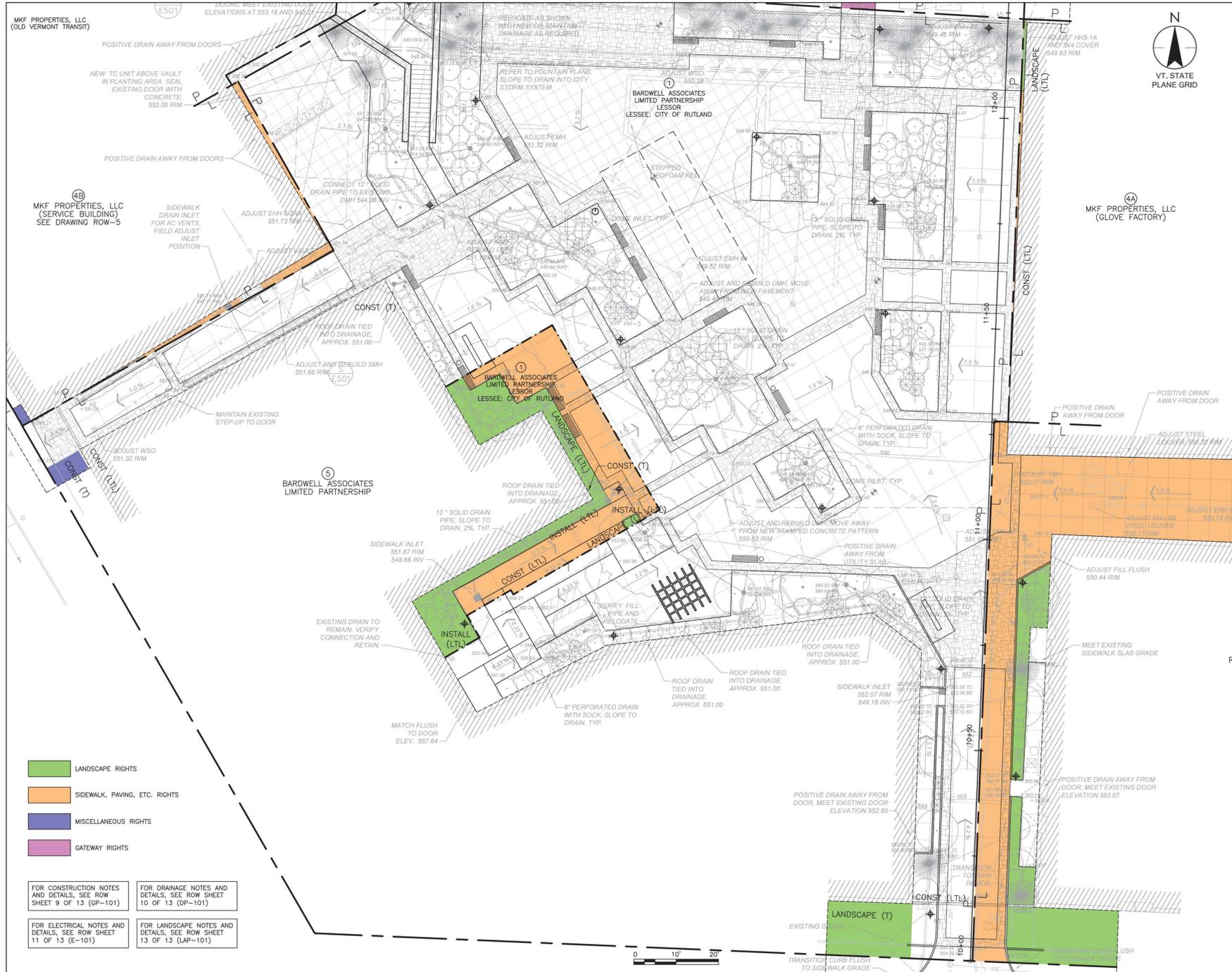
Client/Project  
**RUTLAND REDEVELOPMENT AUTHORITY  
RUTLAND CITY HALL**  
**CENTER STREET MARKETPLACE  
ENGINEERING STUDIES, DESIGN, & PERMITTING**  
Rutland, Vermont

Title  
**RIGHT OF WAY  
PROPERTY AND LEASE LINES  
ROW GENERAL PLAN**

Project No. 210800759      Scale AS NOTED

Drawing No. ROW-3      Sheet 22 of 27      Revision 0

CONTRACT PLANS  
JUNE 1, 2016



MKF PROPERTIES, LLC  
(OLD VERMONT TRANSIT)

MKF PROPERTIES, LLC  
(SERVICE BUILDING)  
SEE DRAWING ROW-5

BARDWELL ASSOCIATES  
LIMITED PARTNERSHIP

BARDWELL ASSOCIATES  
LIMITED PARTNERSHIP  
LESSOR  
LESSEE: CITY OF RUTLAND

MKF PROPERTIES, LLC  
(GLOVE FACTORY)

- LANDSCAPE RIGHTS
- SIDEWALK, PAVING, ETC. RIGHTS
- MISCELLANEOUS RIGHTS
- GATEWAY RIGHTS

FOR CONSTRUCTION NOTES  
AND DETAILS, SEE ROW  
SHEET 9 OF 13 (GP-101)

FOR DRAINAGE NOTES AND  
DETAILS, SEE ROW SHEET  
10 OF 13 (DP-101)

FOR ELECTRICAL NOTES AND  
DETAILS, SEE ROW SHEET  
11 OF 13 (E-101)

FOR LANDSCAPE NOTES AND  
DETAILS, SEE ROW SHEET  
13 OF 13 (LP-101)



Stantec Consulting Services Inc.  
55 Green Mountain Drive  
South Burlington VT U.S.A.  
05403  
Tel. 802.864.0223  
Fax. 802.864.0165  
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- Consultants
- Legend
- EXISTING HIGHWAY RIGHT OF WAY
  - PROPERTY LINE
  - ORIGINAL MARKETPLACE LEASE LINE
  - LIMIT OF WORK OR CONSTRUCTION EASEMENT
  - EDGE OF EXISTING BUILDING

Notes  
**Right of Way Plan Notes:**  
This sheet to be used for Right-of-way information only.

Lines shown on this plan as existing property lines P/L are believed to be accurate but should not be relied upon for purposes unrelated to the City of Rutland's acquisition of land and rights for this project.

Right-of-way limits shown on these plans have been determined through research, field survey and through evidence of actual use for numerous years sufficient to show dedication and acceptance.

Plan information was based on data from the Michael J. Heims, ET. AL. Property, dated May 31, 1983 by Aronson & Olson, Inc., Professional Engineers and Surveyors. Additional research was obtained from Pete Chase, L.S. and Peter Franzoni, L.S., April 11, 2013.

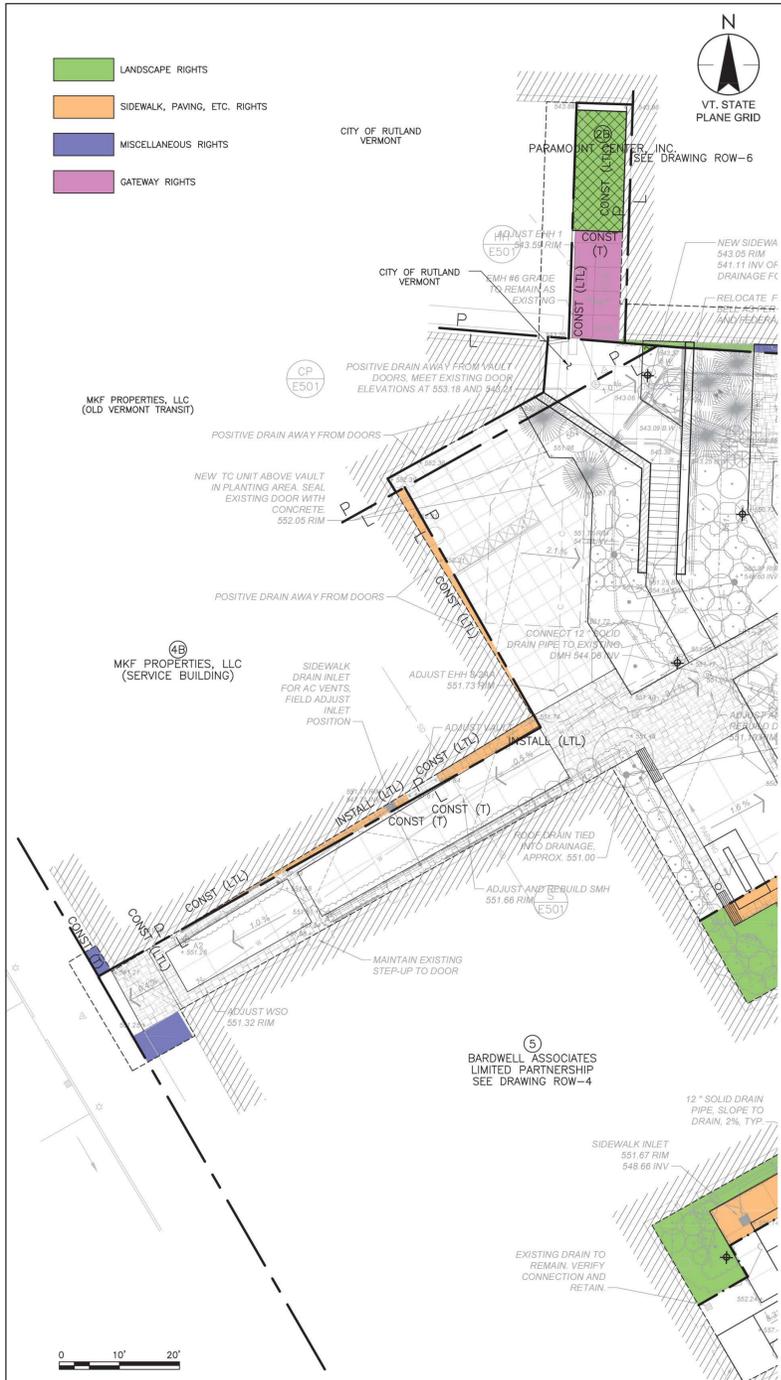
**CONTRACT PLANS**  
**JUNE 1, 2016**

Revision	Color Codes, Change (P) to (LTL)	By	App'd.	Date
1				13.09.16
2				13.09.16
3				13.09.16
4				13.09.16
5				13.09.16
6				13.09.16
7				13.09.16
8				13.09.16
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45				13.09.16
46				13.09.16
47				13.09.16
48				13.09.16
49				13.09.16
50				13.09.16

Client/Project  
**RUTLAND REDEVELOPMENT AUTHORITY**  
**RUTLAND CITY HALL**  
**CENTER STREET MARKETPLACE**  
ENGINEERING STUDIES, DESIGN, & PERMITTING  
Rutland, Vermont

Title  
**RIGHT OF WAY**  
**PROPERTY AND LEASE LINES**  
**ROW PLAN: PARCELS 1, 4A, AND 5**

Project No. 210800759 Scale AS NOTED  
Drawing No. ROW-4 Sheet 23 of 27 Revision 0



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Consultants

Legend

- EXISTING HIGHWAY RIGHT OF WAY
- PROPERTY LINE
- ORIGINAL MARKETPLACE LEASE LINE
- LIMIT OF WORK OR CONSTRUCTION EASEMENT
- EDGE OF EXISTING BUILDING

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1	COLOR CODES CHANGE (P) TO (LTL)	DM	GSE	13.09.16
Revision		By	Appd.	YYMM.DD
Issued		By	Appd.	16.06.01
File Name:	0075R-102-row plan-D04-d	DM	GSE	13.09.16
Permit-Seal		Drawn	Chkd.	Desgn.

Client/Project

RUTLAND REDEVELOPMENT AUTHORITY  
RUTLAND CITY HALL

CENTER STREET MARKETPLACE  
ENGINEERING STUDIES, DESIGN, & PERMITTING  
Rutland, Vermont

Title

RIGHT OF WAY  
PROPERTY AND LEASE LINES  
ROW PLAN: PARCELS 7A, 7B, 4B, AND 6

Project No.	Scale	AS NOTED
210800759		
Drawing No.	Sheet	Revision
ROW-5	24 of 27	0

**CONTRACT PLANS**  
JUNE 1, 2016

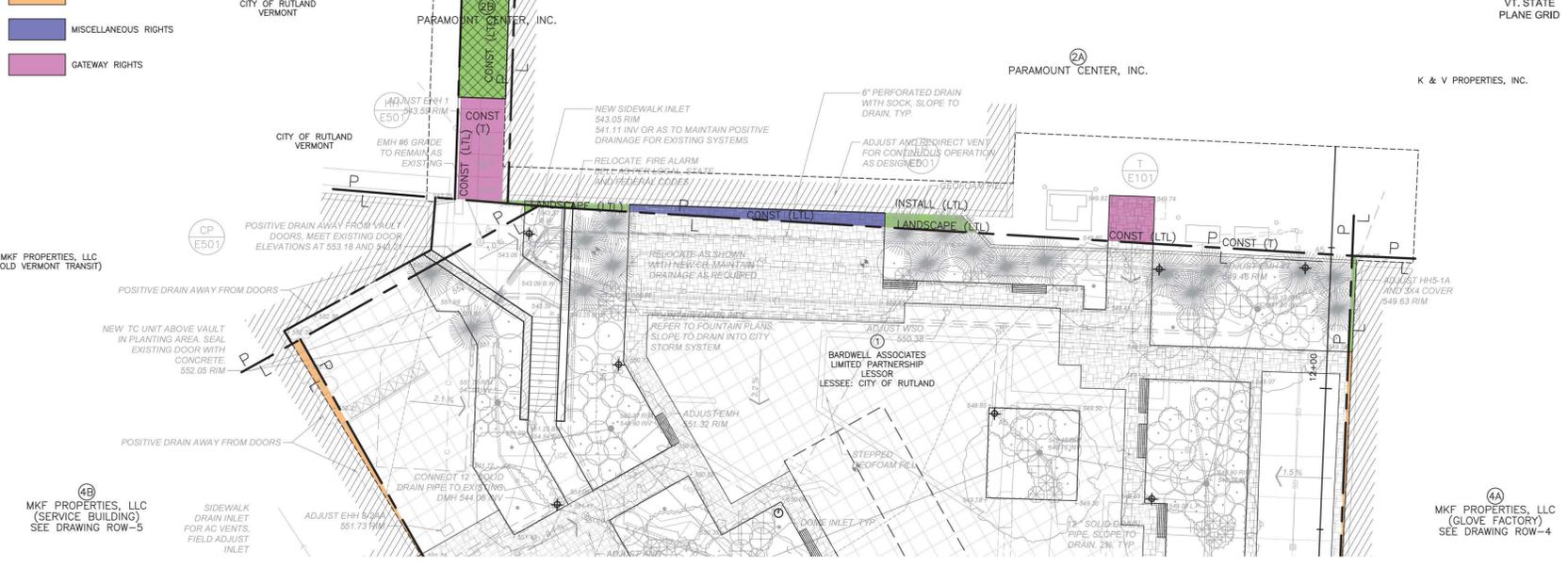
FOR CONSTRUCTION NOTES AND DETAILS, SEE ROW SHEET 9 OF 13 (CP-101)

FOR DRAINAGE NOTES AND DETAILS, SEE ROW SHEET 10 OF 13 (DP-101)

FOR ELECTRICAL NOTES AND DETAILS, SEE ROW SHEET 11 OF 13 (E-101)

FOR LANDSCAPE NOTES AND DETAILS, SEE ROW SHEET 13 OF 13 (LAP-101)

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- SIDEWALK, PAVING, ETC. RIGHTS
- MISCELLANEOUS RIGHTS
- GATEWAY RIGHTS

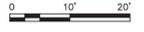


FOR CONSTRUCTION NOTES AND DETAILS, SEE ROW SHEET 9 OF 13 (GP-101)

FOR DRAINAGE NOTES AND DETAILS, SEE ROW SHEET 10 OF 13 (DP-101)

FOR ELECTRICAL NOTES AND DETAILS, SEE ROW SHEET 11 OF 13 (E-101)

FOR LANDSCAPE NOTES AND DETAILS, SEE ROW SHEET 13 OF 13 (LAP-101)



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CONTRACT PLANS  
JUNE 1, 2016

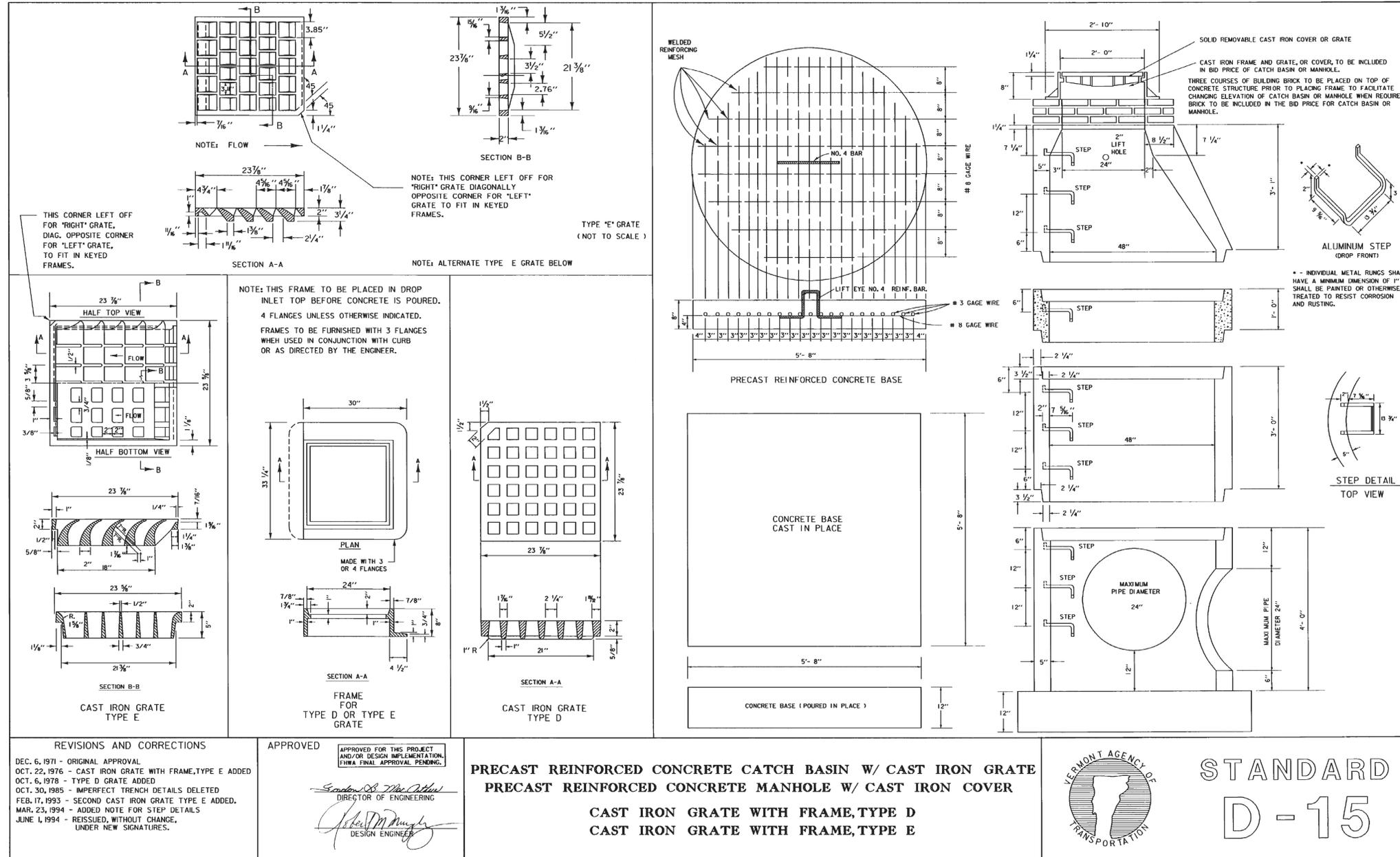
Revision	By	Appd.	Date
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			16.06.01
			13.08.23

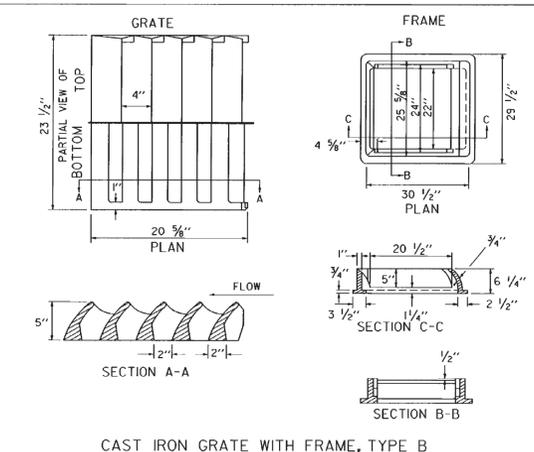
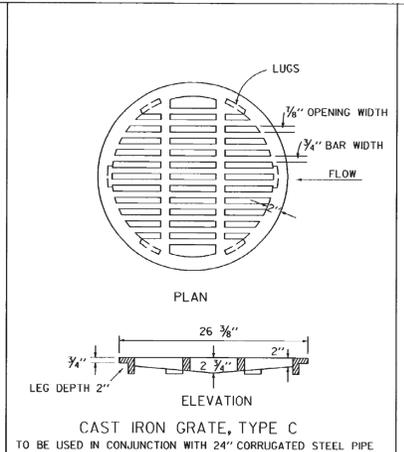
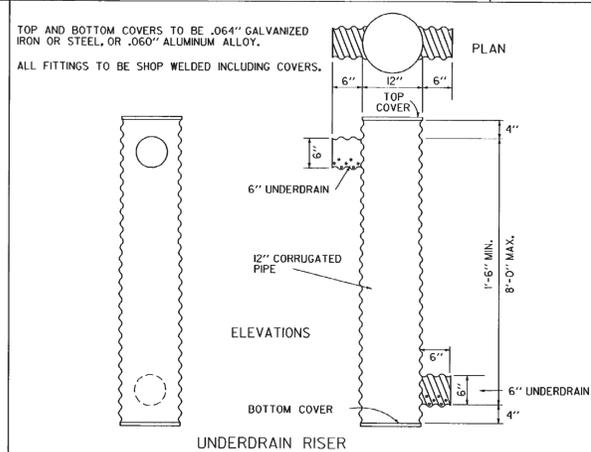
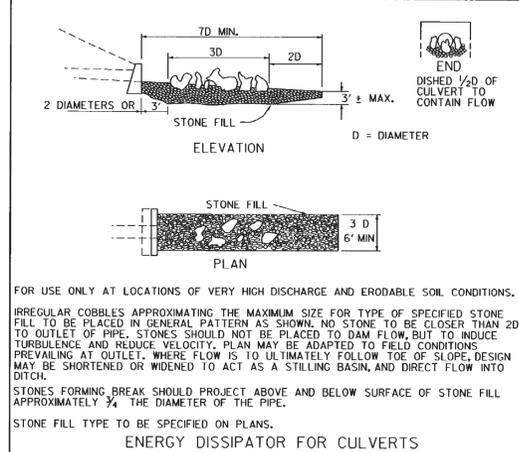
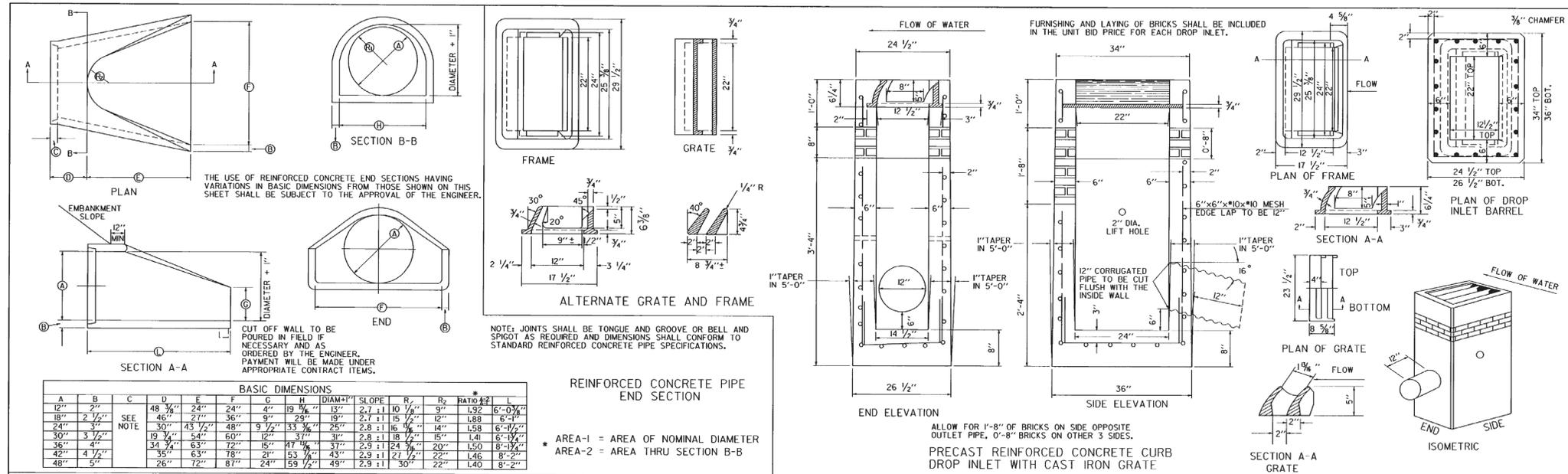
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CENTER STREET MARKETPLACE  
ENGINEERING STUDIES, DESIGN, & PERMITTING  
Rutland, Vermont

Title  
RIGHT OF WAY  
PROPERTY AND LEASE LINES  
ROW PLAN: PARCELS 2A AND 2B

Project No. 210800759 Scale AS NOTED

Drawing No. ROW-6 Sheet 25 of 27 Revision 0





**REVISIONS AND CORRECTIONS**

DEC. 8, 1971 - ORIGINAL APPROVAL

NOV. 14, 1972 - RCP END SECTION DIMENSION VARIANCE NOTE ADDED

OCT. 30, 1985 - REVISED TO CONFORM WITH 1985 SPECIFICATIONS

JUNE 1, 1994 - REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.

**APPROVED**

APPROVED FOR THIS PROJECT AND/OR DESIGN IMPLEMENTATION, FINAL APPROVAL PENDING.

*Stephen D. MacArthur, P.E.*  
DIRECTOR OF ENGINEERING

*John M. Murphy, PE*  
DESIGN ENGINEER

**PRECAST REINFORCED CONCRETE CURB DROP INLET WITH CAST IRON GRATE**

**CAST IRON GRATE, TYPE B**

**CAST IRON GRATE, TYPE C**

**UNDERDRAIN RISER**

**REINFORCED CONCRETE PIPE END SECTION**

**ENERGY DISSIPATOR FOR CULVERT**

**VERMONT AGENCY OF TRANSPORTATION**

**STANDARD D-16**

**CONTRACT PLANS**

**JUNE 1, 2016**