

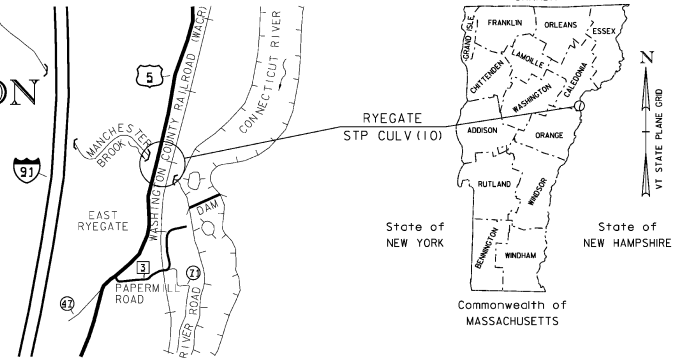
R.O.W. PLANS

STATE OF VERMONT  
AGENCY OF TRANSPORTATION



PROPOSED IMPROVEMENT  
BRIDGE PROJECT

TOWN OF RYEGATE  
COUNTY OF CALEDONIA  
US ROUTE 5, BRIDGE NO. 116  
WASHINGTON COUNTY RAILROAD (WACR), CULVERT NO. 27-E  
MAJOR COLLECTOR



LOCATION MAP  
NOT TO SCALE

**BEGIN R.O.W. PROJECT  
STP CULV(10)  
U.S. RT. 5 STA. 71+78.42 RT.  
WCRR STA. 2345+22.46 RT.**

PROJECT LOCATION: LOCATED IN THE COUNTY OF CALEDONIA, TOWN OF RYEGATE, ON US 5 & WACR; BRIDGE NO. 116/CULVERT NO. 27-E OVER MANCHESTER BROOK, APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF PAPERMILL ROAD (TH 3) AND US 5.

PROJECT DESCRIPTION: REPLACEMENT OF EXISTING CULVERT ALONG WITH RELATED CHANNEL, ROADWAY, AND RAILROAD WORK.

LENGTH OF US 5 STRUCTURE: 25.83 FEET  
LENGTH OF WACR STRUCTURE: 26.32 FEET  
LENGTH OF ROADWAY: 180.60 FEET  
LENGTH OF RAILROAD: 219.56 FEET  
LENGTH OF ROW PROJECT: 908.31 FEET

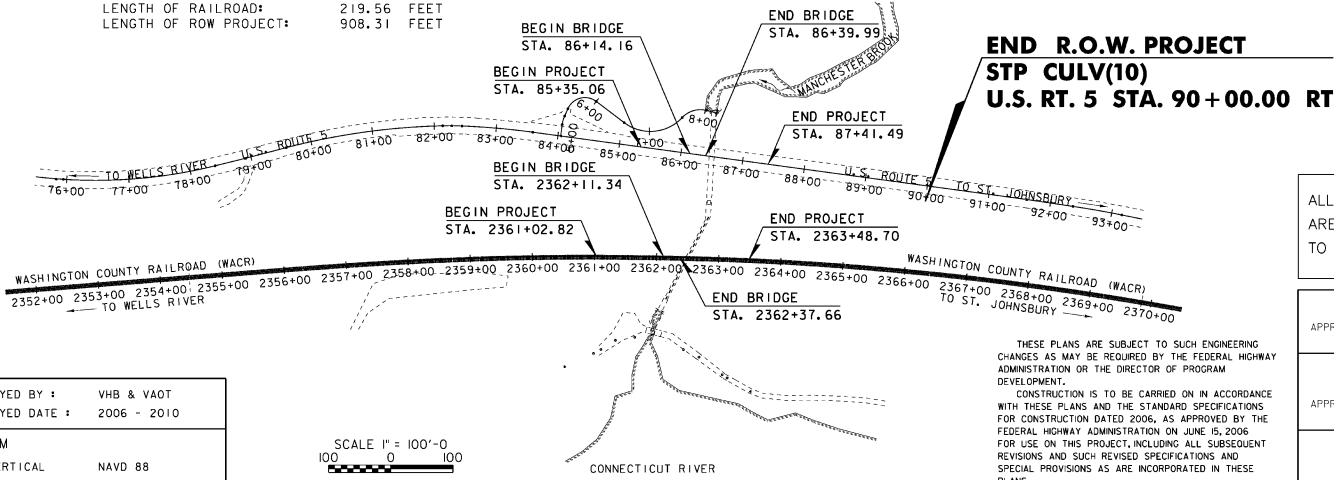
CONVENTIONAL SYMBOLS

COUNTY LINE	
TOWN LINE	
LIMITS OF ACCESS	
POINT OF ACCESS	
FENCE LINE	
STONE WALL	
TRAVELED WAY	
GUARD RAIL	
RAILROAD	
SURVEY LINE	
CULVERT	
POWER POLE	
TELEPHONE POLE	
TREES	
CONTROL OF ACCESS	
PROPERTY LINE	
R.O.W. TAKING LINE	
SLOPE RIGHTS	
TOP OF CUT	
TOE OF SLOPE	

SURVEYED BY : VHB & VAOT  
SURVEYED DATE : 2006 - 2010

DATUM  
VERTICAL NAVD 88  
HORIZONTAL NAD 83

SCALE 1" = 100'-0"  
100 0 100



**END R.O.W. PROJECT  
STP CULV(10)  
U.S. RT. 5 STA. 90+00.00 RT.**

ALL DRIVES AS INDICATED ON PLANS  
ARE SUBJECT TO PERMITS PURSUANT  
TO TITLE 19 V.S.A. § 1111.

APPROVED: RICHARD TETREault DATE: 06-07-11  
*Director of Program Development*

APPROVED: ROBERT M. WHITE DATE: 06-07-11  
*Chief of Right of Way*

RYEGATE  
STP CULV(10)  
ROW SHEET 1 OF 5 SHEETS

THESE PLANS ARE SUBJECT TO SUCH ENGINEERING CHANGES AS MAY BE REQUIRED BY THE FEDERAL HIGHWAY ADMINISTRATION OR THE DIRECTOR OF PROGRAM DEVELOPMENT.  
CONSTRUCTION IS TO BE CARRIED ON IN ACCORDANCE WITH THESE PLANS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2006, AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION ON JUNE 15, 2006 FOR USE ON THIS PROJECT, INCLUDING ALL SUBSEQUENT REVISIONS AND SUCH REVISED SPECIFICATIONS AND SPECIAL PROVISIONS AS ARE INCORPORATED IN THESE PLANS.

# RIGHT - OF - WAY DETAIL SHEET

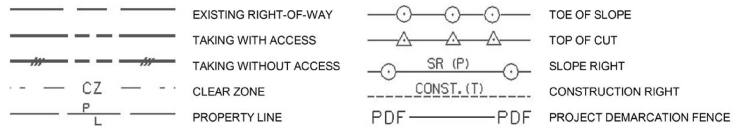
TABLE OF PROPERTY ACQUISITION

PARCEL NO.	PROPERTY OWNER	SHEET NO.	BEGINNING STATION	ENDING STATION	TAKE	REMAINDER	RIGHT			RECORDING DATA				REMARKS		
					AREA±	AREA±	TYPE	(T)/(P)	AREA ±	TITLE	DATE	TOWN / CITY	BOOK		PAGE	
1A	STATE OF VERMONT FORMERLY KEENAN, PAUL J. & PHYLLIS	3, 4, 5	US RT5 85+00.00 RT US RT5 80+91.69 RT US RT5 81+50.00 RT	US RT5 90+00.00 RT US RT5 85+00.00 RT US RT5 85+00.00 RT	0.19 A		CONST. ACCESS	(T) (P)	0.50 A	WD	08/26/11	RYEGATE	83	28-29	8,584 SF± INCL. PDF & EC; 21,980 SF±	
1B		3, 4, 5	US RT5 86+28.44 LT US RT5 86+28.81 LT US RT5 86+29.84 LT US RT5 86+50.00 LT	US RT5 86+65.29 LT US RT5 86+64.16 LT US RT5 87+06.20 LT US RT5 88+66.42 LT			CULV. CH SR CONST.	(P) (P) (P) (T)	1,252 SF 0.06 A 0.07 A						INCL. WING WALL 2,649 SF± INCL. PDF & EC; 3,220 SF±	
2	STATE OF VERMONT FORMERLY NELSON, DARCY	3	US RT5 84+00.00 LT US RT5 84+35.06 LT US RT5 84+22.89 LT US RT5 86+16.08 LT US RT5 86+14.77 LT	US RT5 86+28.89 LT US RT5 86+28.89 LT US RT5 86+47.59 LT US RT5 86+28.89 LT US RT5 86+28.70 LT			ACCESS SR CONST. CUL. CH	(P) (P) (T) (P) (P)	0.09 A 0.12 A 144 SF	WDOE	10/05/11	RYEGATE	83	85-86	INCL. GATE 3,920 SF± INCL. PDF & EC; 5,552 SF± INCL. WING WALLS	
2A	NELSON, DARCY	4	US RT5 84+85.93 LT	US RT5 86+20.34 LT			SR	(P)	4,757 SF							
3A	THE PHOENIX PAPER COMPANY, INC.	3,4	RAIL 2361+30.96 RT US RT 5 71+78.42 RT US RT 5 85+54.10 RT US RT 5 85+28.45 RT US RT 5 85+96.21 RT US RT 5 86+03.08 RT	RAIL 2362+85.54 RT US RT 5 85+91.89 RT US RT 5 85+87.08 RT US RT 5 86+08.55 RT US RT 5 86+32.24 RT			CONST. ACCESS CH REMOVE DR CH	T T P P P	17,139 SF 1,255 SF 1,437 SF			RYEGATE				INC. PDF & EC; 0.39 A INC. STONE FILL BRIDGE INC. STONE FILL
3B															DELETED	
4	GREEN MOUNTAIN POWER CORPORATION	3, 4, 5	US RT5 80+91.69 RT	US RT5 90+00.00 RT											UTILITY	
5	TELEPHONE OPERATING COMPANY OF VERMONT, LLC	3, 4, 5	US RT5 80+91.69 RT	US RT5 90+00.00 RT											UTILITY	
6	CHARTER COMMUNICATIONS HOLDING COMPANY, LLC	3, 4, 5	US RT5 80+91.69 RT	US RT5 90+00.00 RT											UTILITY	
7	VERMONT TRANSCO LLC	3, 4, 5	US RT5 80+91.69 RT	US RT5 90+00.00 RT											UTILITY	

TABLE OF REVISIONS

REVISION NO.	SHEET NO.	DESCRIPTION	DATE
1	2, 4	PARCEL 1 KEENAN - CHANGE ACCESS (P) TO ACCESS (T) ON LAYOUT. CHANGE CONST (T) AREA FROM .20 A TO .50 A. REMOVE RIGHT AREA FOR ACCESS (T). COMPLETED BY: MT C.O. 9731 APPROVED BY: HP	06/28/11
2	2	PARCEL 3 PHOENIX PAPER CO. - MOVE REMARK 847 SF TO RIGHT AREA. MOVE REMARK 841 SF TO RIGHT AREA. COMPLETED BY: MT C.O. 9732 APPROVED BY: HP	06/28/11
3	2, 4	PARCEL 1 KEENAN - CHANGE ACCESS (T) TO ACCESS (P) COMPLETED BY: MT C.O. 9733 APPROVED BY: HP	06/30/11
4	2, 4	PARCEL 2 NELSON - UPDATE CONSTRUCTION STATIONING TO INCLUDE INSTALL GATE; REVISE STATIONING FOR CONSTRUCTION - CHECK AREA. COMPLETED BY: MT C.O. 9740 APPROVED BY: HP	08/05/11
5	1, 2, 4, 5, 5A	PARCEL 3 PHOENIX PAPER CO. - REMOVE RIGHTS, REPLACE WITH FEE ACQUISITION. ADD SHEET 5A TO REVISED PLAN SET. COMPLETED BY: MT C.O. 9805 APPROVED BY: HP	05/07/13
6	1, 2, 3, 4, 5, 5A	PARCEL 3 PHOENIX PAPER CO. - CHANGE ALL R.T. & I. TO REMOVE (T); DELETE PARCEL 3B; REMOVE LOSS OF ACCESS ON PARCEL 3B; ADD ACCESS LINES FOR SNOW FENCE. ADD NOTE: FOR DELINEATION OF 25' SNOW FENCE. COMPLETED BY: MT C.O. 9840 APPROVED BY: RC	10/31/13
7	2, 4	PARCEL 2, NELSON - ADD NEW PARCEL 2A. SR(P) BEGIN STA. US RT5 84+85.93 LT. END STA. US RT5 86+20.34 LT. 4,757 SF. COMPLETED BY: MT C.O. 9961 APPROVED BY: RC	01/09/15

PLAN LEGEND



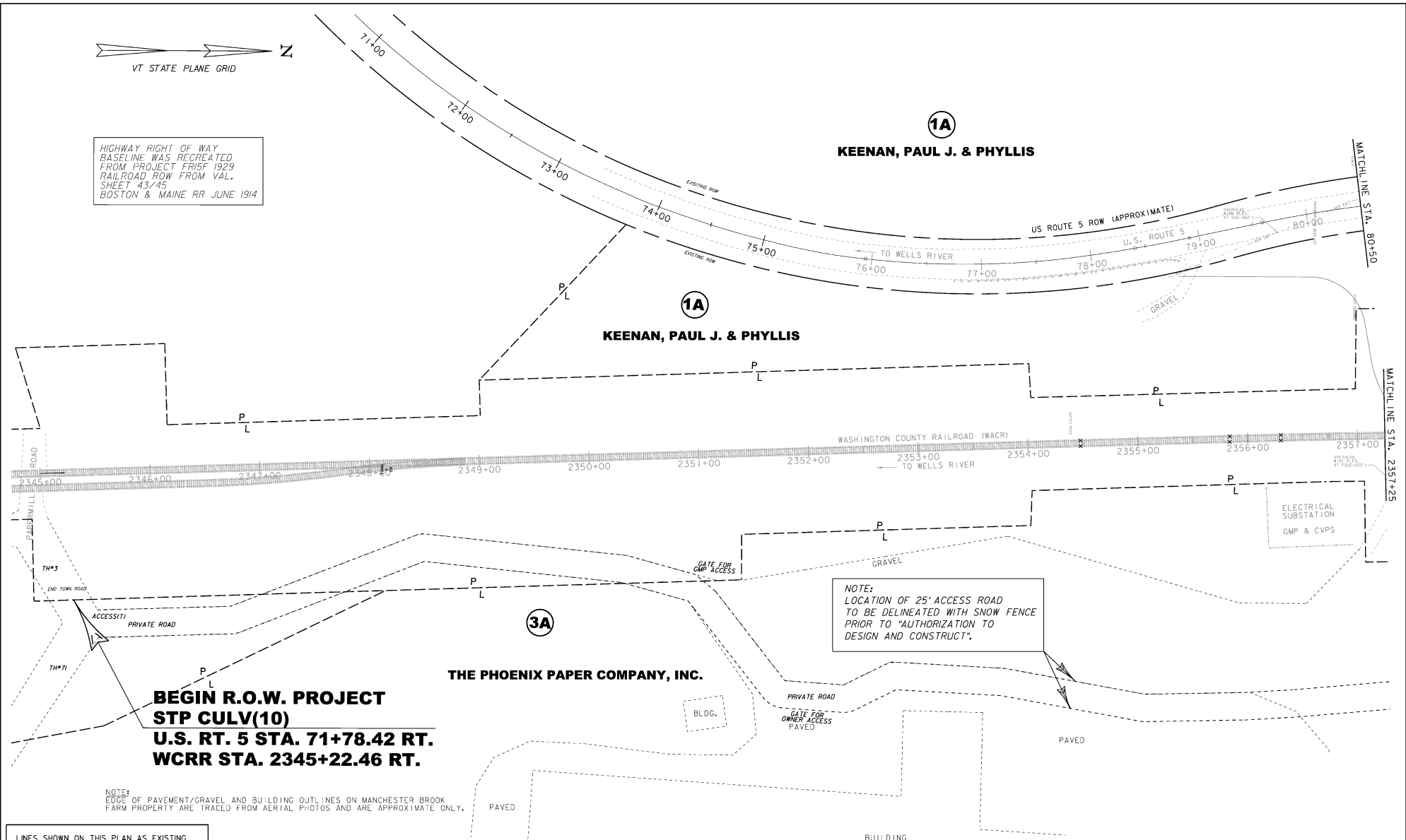
- EC - EROSION CONTROL
- (P) - PERMANENT
- (T) - TEMPORARY
- DR. - DRAINAGE RIGHT
- DIT. - DITCHING RIGHT
- CH. - CHANNEL RIGHT
- DRIVE - DRIVE RIGHT
- CUL. - CULVERT RIGHT
- C&T - CLEARING & TRIMMING RIGHT
- SR - SLOPE RIGHT
- UE - UTILITY EASEMENT

APPROVED: HARRY PETROVS DATE: 06-07-11  
CHIEF, PLANS & TITLES

PROJECT NAME:	<b>RYEGATE</b>	PLOT DATE:	09-JAN-2015
PROJECT NUMBER:	<b>STP CULV(10)</b>	DRAWN BY:	<b>M. TROTTIER</b>
FILE NAME:	r06c156Detail.xls	CHECKED BY:	<b>B. FERLAZO</b>
PROJECT LEADER:	<b>T. SUMNER</b>	SHEET	2 OF 5
DESIGNED BY:	<b>B.M. KLINFELTER</b>		
<b>R.O.W. DETAIL SHEET #1</b>			



HIGHWAY RIGHT OF WAY  
BASELINE WAS RECREATED  
FROM PROJECT FR15F 1929  
RAILROAD ROW FROM VAL.  
SHEET 43/45  
BOSTON & MAINE RR JUNE 1914



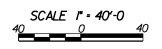
**BEGIN R.O.W. PROJECT  
STP CULV(10)  
U.S. RT. 5 STA. 71+78.42 RT.  
WCRR STA. 2345+22.46 RT.**

NOTE:  
LOCATION OF 25' ACCESS ROAD  
TO BE DELINEATED WITH SNOW FENCE  
PRIOR TO "AUTHORIZATION TO  
DESIGN AND CONSTRUCT".

NOTE:  
EDGE OF PAVEMENT/GRAVEL AND BUILDING OUTLINES ON MANCHESTER BROOK  
FARM PROPERTY ARE TRACED FROM AERIAL PHOTOS AND ARE APPROXIMATE 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  
STATE OF VERMONT'S ACQUISITION OF LAND  
AND RIGHTS FOR THIS PROJECT.

**FOR R.O.W.  
USE ONLY**



PROJECT NAME: RYEGATE	PLOT DATE: 01-NOV-2013
PROJECT NUMBER: STP CULV(10)	DRAWN BY: B. FERLAZO
FILE NAME: r06a156.lay1.dgn	CHECKED BY: H. PETROVS
PROJECT LEADER: T. SUMNER	SHEET 3 OF 5
DESIGNED BY: B.M. KLINEFELTER	
ROW LAYOUT SHEET 1 OF 4	



KEENAN, PAUL J. & PHYLLIS

HIGHWAY RIGHT OF WAY  
BASELINE WAS RECREATED  
FROM PROJECT FRISE 1929  
RAILROAD ROW FROM VAL.  
SHEET 43/45  
BOSTON & MAINE RR JUNE 1914

1A

2  
NELSON,  
DARCY

1B

KEENAN, PAUL J.  
& PHYLLIS

KEENAN, PAUL J.  
& PHYLLIS  
STA 85+25 RT.  
INSTALL NEW POLE

STATE OF VERMONT - LESSOR  
WASHINGTON COUNTY RAILROAD - LESSEE

3A  
THE PHOENIX  
PAPER COMPANY, INC.

3A  
THE  
PHOENIX PAPER  
COMPANY, INC.

LINES SHOWN ON THIS PLAN AS EXISTING  
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NOTE:  
LOCATION OF 25' ACCESS ROAD  
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FOR R.O.W.  
USE ONLY

SCALE 1" = 40'-0"  
0 40

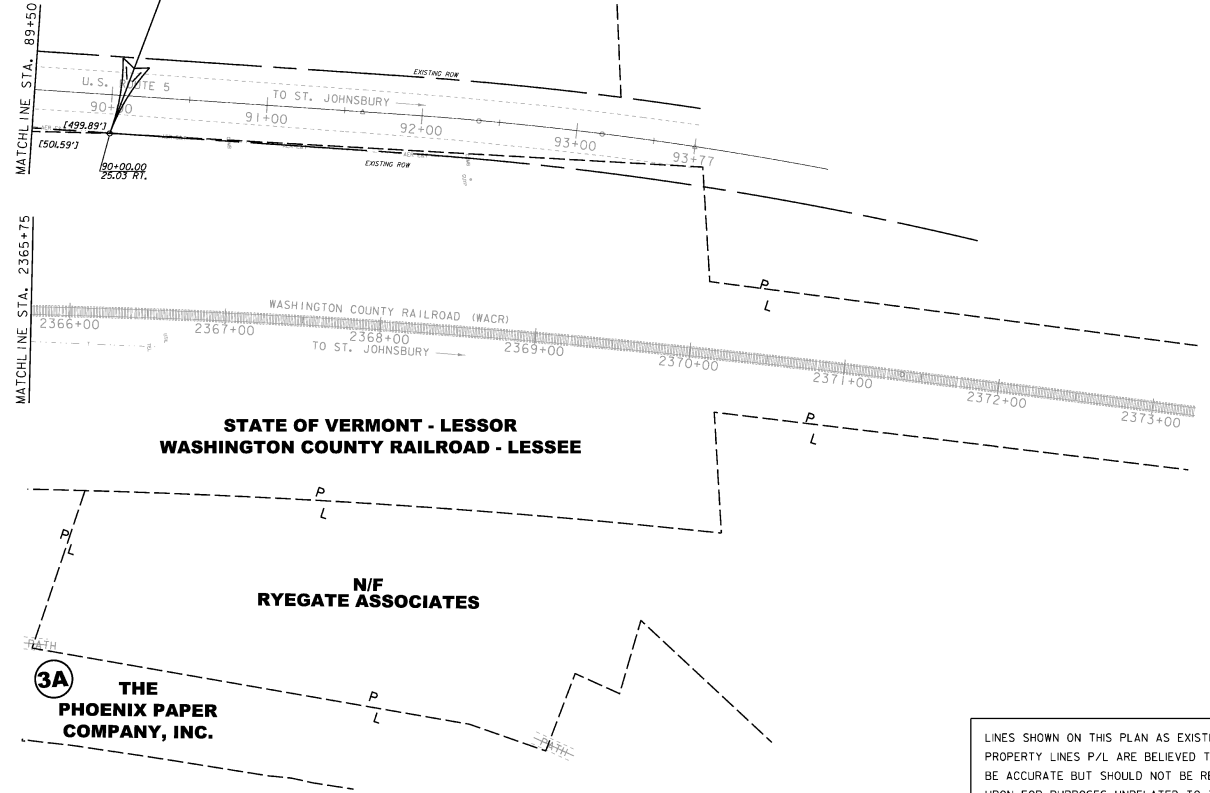
PROJECT NAME:	RYEGATE	PLOT DATE:	09-JAN-2015
PROJECT NUMBER:	STP CULV(10)	DRAWN BY:	B. FERLAZO
FILE NAME:	r06a156_lay2.dgn	CHECKED BY:	H. PETROVS
PROJECT LEADER:	T. SUMNER	ROW LAYOUT SHEET 2 OF 4	SHEET 4 OF 5
DESIGNED BY:	B.M. KLINEFELTER		



**1B**

**KEENAN, PAUL J.  
& PHYLLIS**

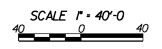
**END R.O.W. PROJECT  
STP CULV(10)  
U.S. RT. 5 STA. 90+00.00 RT.**



**STATE OF VERMONT - LESSOR  
WASHINGTON COUNTY RAILROAD - LESSEE**

**N/F  
RYEGATE ASSOCIATES**

**3A  
THE  
PHOENIX PAPER  
COMPANY, INC.**



**FOR R.O.W.  
USE ONLY**

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STATE OF VERMONT'S ACQUISITION OF LAND  
AND RIGHTS FOR THIS PROJECT.

PROJECT NAME: RYEGATE	PLOT DATE: 01-NOV-2013
PROJECT NUMBER: STP CULV(10)	DRAWN BY: B. FERLAZO
FILE NAME: r06c156_lay3.dgn	CHECKED BY: H. PETROVS
PROJECT LEADER: T. SUMNER	SHEET 5 OF 5
DESIGNED BY: B.M. KLINEFELTER	
ROW LAYOUT SHEET 3 OF 4	

VED EXCAVATION  
TS (SEE NOTE 1  
HEET 3) (TYP)

**STATE OF VERMONT - LESSOR  
WASHINGTON COUNTY RAILROAD - LESSEE**

**THE  
PHOENIX PAPER  
COMPANY, INC.**

**N/F  
RYEGATE ASSOCIATES**

**3A THE  
PHOENIX PAPER  
COMPANY, INC.**

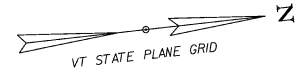
APPROXIMATE WATERLINE  
VERMONT - NEW HAMPSHIRE STATE BOUNDARY

MATCH TO LAYOUT #2

NOTE:  
INFORMATION OF THIS AREA IS APPROXIMATE  
AND WAS TAKEN FROM TOWN OF RYEGATE TAX MAP,  
SURVEY BY OTHERS AND DEED RESEARCH.

**3A THE PHOENIX  
PAPER COMPANY, INC.**

CONNECTICUT RIVER



2372+00 2373+00 2374+00

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STATE OF VERMONT'S ACQUISITION OF LAND  
AND RIGHTS FOR THIS PROJECT.

**FOR R.O.W.  
USE ONLY**

PROJECT NAME: RYEGATE  
PROJECT NUMBER: STP CULV(10)

FILE NAME: r06a156\_lay4.dgn PLOT DATE: 01-NOV-2013  
PROJECT LEADER: T. SUMNER DRAWN BY: B. FERLAZO  
DESIGNED BY: B.M. KLINEFELTER CHECKED BY: H. PETROVS  
ROW LAYOUT SHEET 4 OF 4 SHEET 5A OF 5