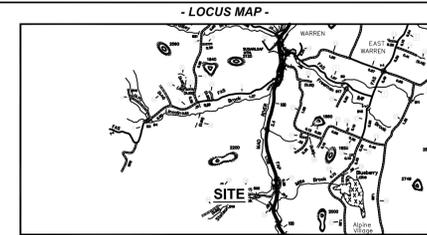
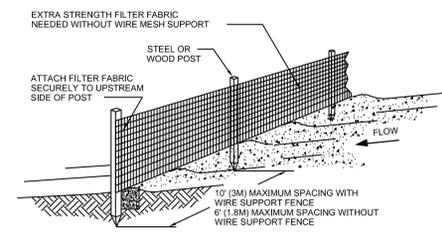
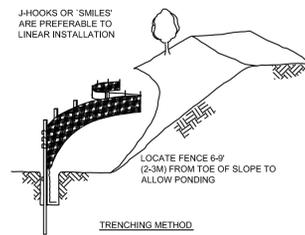
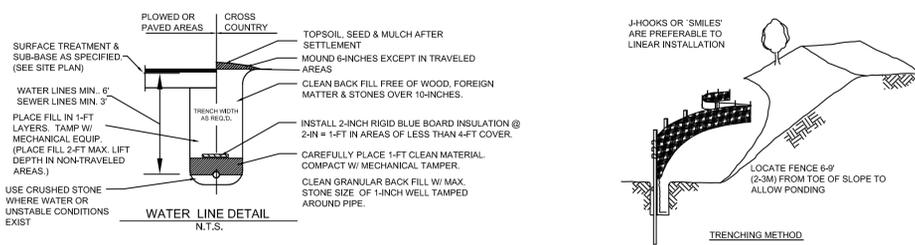


EDGE DELINEATION

NEW
GARAGE

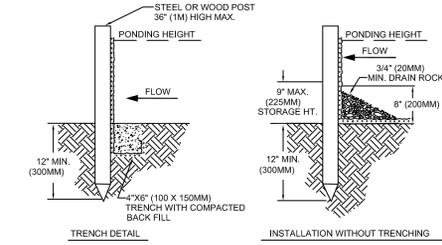
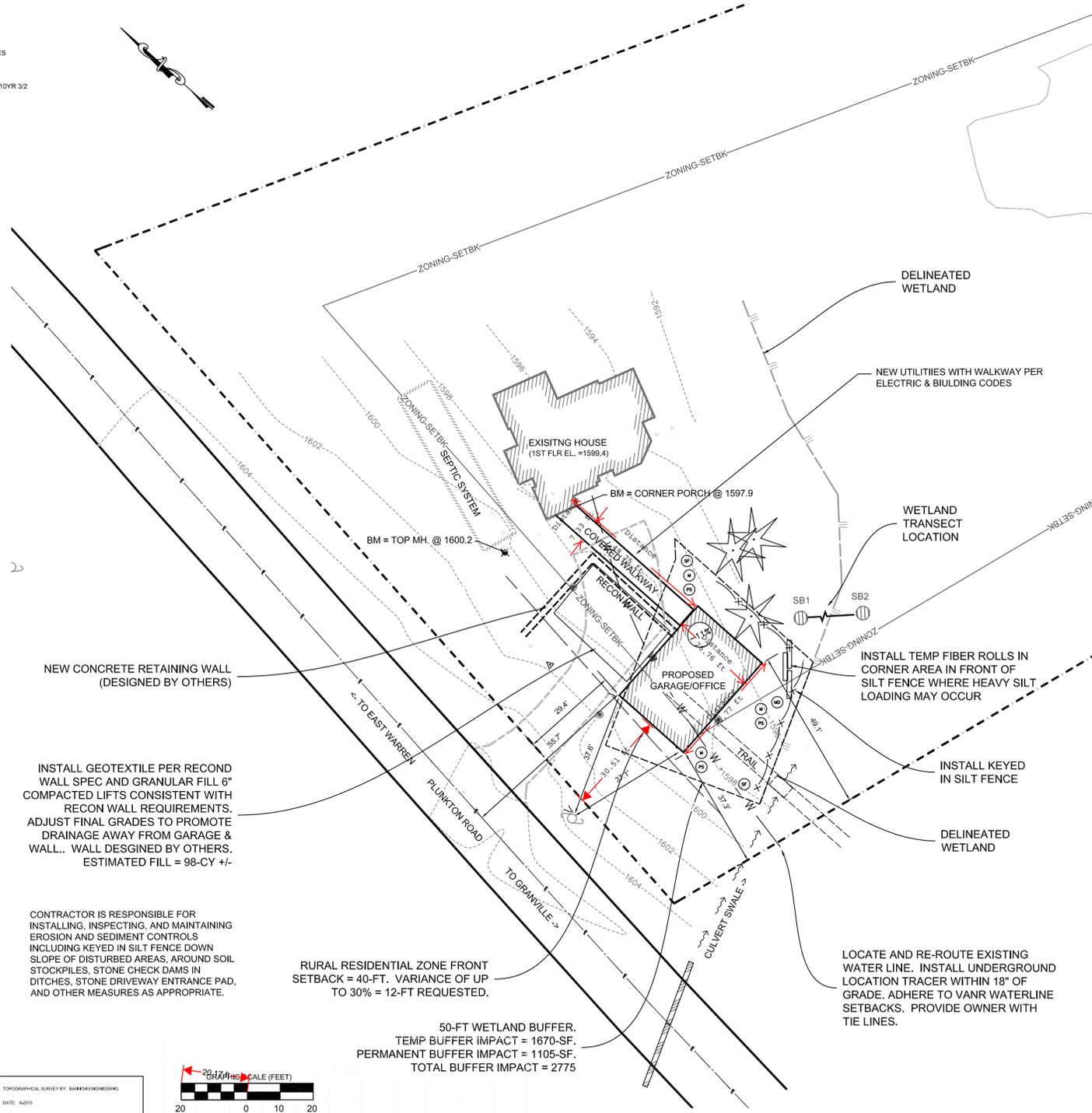
AREA TREATMENT	KEY	SYMBOL	DESCRIPTION
LAND GRADING	(Symbol)	(Symbol)	USE SHOWN TO INDICATE THE EFFECTS OF SURFACE DISTURBANCE
MINOR DISTURBANCE	(Symbol)	(Symbol)	PROTECT AND MAINTAIN NATURAL VEGETATION COVER AND UNDERLIE BATTER STOPS
MULCHING	(Symbol)	(Symbol)	APPLY MULCH TO EXPOSED SOIL TO PREVENT EROSION AND MAINTAIN MOISTURE
PERMANENT SEEDING	(Symbol)	(Symbol)	APPLY PERMANENT SEED TO EXPOSED SOIL TO PREVENT EROSION AND MAINTAIN MOISTURE
PERMANENT COVER	(Symbol)	(Symbol)	APPLY PERMANENT COVER TO EXPOSED SOIL TO PREVENT EROSION AND MAINTAIN MOISTURE
TEMPORARY SEEDING	(Symbol)	(Symbol)	APPLY TEMPORARY SEED TO EXPOSED SOIL TO PREVENT EROSION AND MAINTAIN MOISTURE
TEMPORARY COVER	(Symbol)	(Symbol)	APPLY TEMPORARY COVER TO EXPOSED SOIL TO PREVENT EROSION AND MAINTAIN MOISTURE
ROCK COVER	(Symbol)	(Symbol)	APPLY ROCK COVER TO EXPOSED SOIL TO PREVENT EROSION AND MAINTAIN MOISTURE
TEMPORARY EROSION MAT	(Symbol)	(Symbol)	APPLY TEMPORARY EROSION MAT TO EXPOSED SOIL TO PREVENT EROSION AND MAINTAIN MOISTURE



- PROJECT DESCRIPTION -
 PROPOSED PROJECT IS A NEW GARAGE WITH OFFICE CONNECTED TO EXISTING HOUSE VIA A COVERED WALKWAY. ELEVATION OF DRIVEWAY TO BE RAISED AND NEW BLOCK RETAINING WALL SYSTEM INSTALLED. PROJECT REQUIRES LOCAL DESIGN REVIEW AND STATE WETLAND PERMITS. OTHER PERMITS MAY BE REQUIRED. OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO CONSTRUCTION.

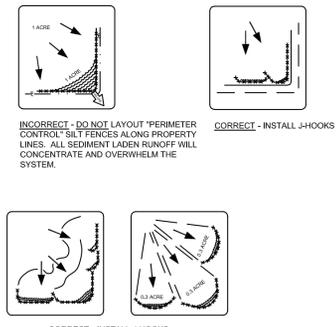
- NOTES:
- PROJECT DOES NOT INCLUDE ADDITIONAL PLUMBING. IF ADDITIONAL PLUMBING IS DESIRED, ADDITIONAL PERMITS WILL BE NEEDED PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO REPORT ALL ERRORS AND OMISSIONS TO ENGINEER PRIOR TO CONSTRUCTION. ALL CHANGE ORDERS, ALTERNATIVE MATERIALS, OR PLAN DEVIATIONS TO BE PRE-APPROVED BY OWNER AND/OR ENGINEER PRIOR TO INSTALLATION AS APPROPRIATE.
 - CONTRACTOR WARNED THAT UNDERGROUND UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THESE PLANS. CONTRACTOR MUST CONTACT DIG-SAFE PRIOR TO ANY DIGGING. THESE PLANS ARE BASED ON LIMITED SUBSURFACE EXCAVATION PER CONTRACTED SCOPE OF WORK. OWNER AND CONTRACTOR WARNED THAT LEDGE OR OTHER UNDESIRABLE CONDITIONS MAY EXIST THAT ARE NOT SHOWN ON THESE PLANS.
 - CONTRACTOR AND OWNER ARE RESPONSIBLE FOR SITE SAFETY AND COMPLIANCE WITH OSHA, EROSION CONTROL, AND OTHER STATE AND FEDERAL REQUIREMENTS DURING CONSTRUCTION.
 - THIS PLAN WAS CREATED FOR THE PURPOSE OF COMPLETING THE CONTRACTED SCOPE OF WORK AND IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT PERMISSION. THIS PLAN TAKES INTO ACCOUNT EXPRESSED OR IMPLIED BUDGET LIMITATIONS OF THE OWNER. PROJECT GOAL WAS TO MEET REGULATORY REQUIREMENTS AT LEAST COST. BY USE OF THIS PLAN, THE OWNER UNDERSTANDS THAT ADDITIONAL COMPONENTS OR MATERIAL COULD BE ADDED TO PROVIDE BETTER RESULTS AT A HIGHER PROJECT COST. OWNER IS RESPONSIBLE FOR ENSURING THAT ALL PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION OR RELIANCE ON INFORMATION CONTAINED HEREIN. OWNER IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT ACCORDING TO PLAN AND ALL PERMITS.
 - THIS MAP IS BASED ON TOWN OF WARREN GIS BOUNDARY LINE INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM ALL PROPERTY LINES. CONTOURS BASED ON SPOT ELEVATION SURVEY BY BANNON ENGINEERING FOR THIS PROJECT. BANNON ENGINEERING SHALL NOT BE RESPONSIBLE FOR USE OF THIS INFORMATION BY ANY OTHER ENTITY INCLUDING THE OWNER OUTSIDE OF CONTRACTED SCOPE OF SERVICES FOR THIS PROJECT. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY SHOWN ON THESE PLANS ARE FOR THE USE OF THE VERMONT AGENCY OF NATURAL RESOURCES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. § 5502(A), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT. THIS MAP IS NOT A SURVEY.
 - REGULATORY JURISDICTIONS AND ISSUES MAY APPLY INCLUDING FEDERAL AND STATE OF VERMONT WETLAND REGULATIONS, UNDISCLOSED SUBSURFACE SOURCES OF POLLUTION, AND UNDISCLOSED CLAIMS TO RIGHTS OF WAY AND OTHER ISSUES BEYOND THE SCOPE OF CONTRACTED SERVICE. THE INFORMATION SHOWN ON THESE PLANS IS LIMITED BY CONTRACTED SCOPE OF WORK AND REGULATIONS IN PLACE AT TIME OF COMPLETING CONTRACTED SCOPE. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS VIABLE AND PROPERLY PERMITTED AT THE TIME OF CONSTRUCTION.

- SOIL DATA -
 WETLAND SOIL BORING BY M. BANNON 8/2013
 SB1
 Ap 0-3" FINE SANDY LOAM 10YR 3/2
 B 3-26" FRIABLE SANDY LOAM 10YR 3/3
 SHGW = 18 - 20" VIA RED-OX MOTTLING FEATURES
 LEDGE = NONE TO DEPTH
 SB2
 Ap 0-8" MUCKY SATURATED FINE SANDY LOAM 10YR 3/2
 B 8-18" FRIABLE SANDY LOAM 10YR 4/4
 SHGW = 6" VIA DISTINCT RED-OX MOTTLES



- NOTES:
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 - INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 12" (300MM) MAXIMUM RECOMMENDED STORAGE HEIGHT.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.

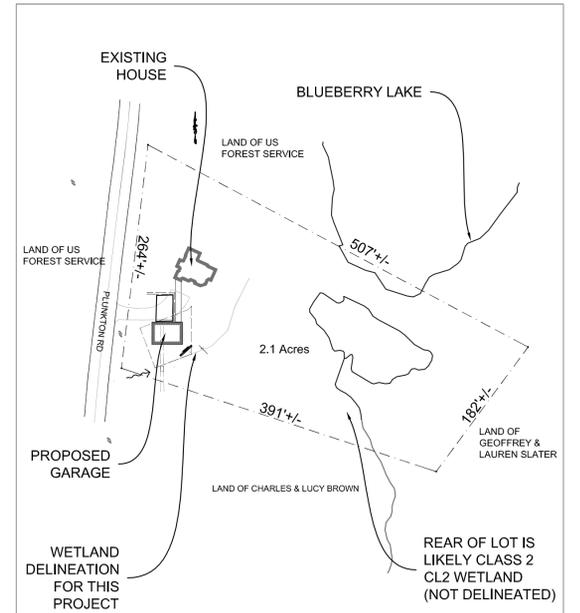
SILT FENCE INSTALLATION



- CONSTRUCTION NOTES -

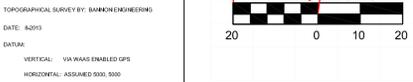
- CONTACT BANNON ENGINEERING (1-800-349-6139) TO SCHEDULE MANDATORY PRE-CONSTRUCTION MEETING, INSPECTION, AND TESTING AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. FINAL REPORT WILL NOT BE PROVIDED IF SYSTEM IS COVERED. STATE REQUIRES THAT THE ENGINEER ENSURE THAT THE LINES ARE LEVEL. CONTRACTOR MUST HAVE LASER LEVEL SET UP AND READY FOR ENGINEER AT TIME OF VISIT. SYSTEM TO BE INSTALLED BY A PRESBY CERTIFIED INSTALLER.
- CONTACT DIG SAFE 72-HOURS PRIOR TO CONSTRUCTION. INSTALL EROSION CONTROLS. STATE MAY REQUIRE CERTIFIED EROSION CONTROL PLAN FOR 1-ACRE OF DISTURBANCE. CONTACT STATE AT 241-3779.
- BRUSH HOG AND REMOVE DEBRIS FROM AREA. GRASS, SHRUBS AND TREES MUST BE CUT CLOSE TO GROUND AND REMOVED. LEAVE LARGE STUMPS FLUSH WITH GRADE.
- STAKE OUT CONSTRUCTION AND CONFIRM SETBACKS WITH PERMITS. DOUBLE CHECK THE SETBACKS. CONTRACTOR TO CONSTRUCT AND SYSTEM USING A LASER LEVEL.
- INSTALL EROSION CONTROLS.
- FINAL GRADE THE AREA WITH LIGHT WEIGHT EQUIPMENT SO SURFACE WATER MOVES AWAY AND DOES NOT ACCUMULATE ON THE UPSLOPE SIDE. SEED AND MULCH ENTIRE EXPOSED AREA. SOW GRASS OR LAY SOG OVER.

SEED & MULCH FORMULA:
 USE NEW ENGLAND SEED COMPANY CONSERVATION GRASS SEED MIX CONTAINING:
 15% CREEPING RED FESCUE 85% GERM
 40% FAWN TALL FESCUE 85% GERM
 30% ANNUAL RYEGRASS 90% GERM
 10% VNS PERENNIAL RYEGRASS 90% GERM
 5% KENTUCKY BLUEGRASS 80% GERM
 0% NOXIOUS WEED OR INVASIVES
 APPLY AT A RATE OF 80-LBS PER ACRE AND MULCHED WITH HAY AT 2-TONS PER ACRE.
 GRASS SEED IS TO BE DELIVERED TO SITE IN BULK AND INSPECTED AND INVENTORIED BY OWNER PRIOR TO SPREADING. HYDROSEEDING MAY BE APPROVED UPON OWNER'S INSPECTION OF SOLUTION.



INSTALL GEOTEXTILE PER RECOND WALL SPEC AND GRANULAR FILL 6" COMPACTED LIFTS CONSISTENT WITH RECON WALL REQUIREMENTS. ADJUST FINAL GRADES TO PROMOTE DRAINAGE AWAY FROM GARAGE & WALL. WALL DESIGNED BY OTHERS. ESTIMATED FILL = 98-CY +/-
 CONTRACTOR IS RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING EROSION AND SEDIMENT CONTROLS INCLUDING KEYED IN SILT FENCE DOWN SLOPE OF DISTURBED AREAS, AROUND SOIL STOCKPILES, STONE CHECK DAMS IN DITCHES, STONE DRIVEWAY ENTRANCE PAD, AND OTHER MEASURES AS APPROPRIATE.

RURAL RESIDENTIAL ZONE FRONT SETBACK = 40-FT. VARIANCE OF UP TO 30% = 12-FT REQUESTED.
 50-FT WETLAND BUFFER. TEMP BUFFER IMPACT = 1670-SF. PERMANENT BUFFER IMPACT = 1105-SF. TOTAL BUFFER IMPACT = 2775



LEGEND

- SB SOIL BORING OR TEST PIT
- PERCOLATION TEST
- SIGN
- STUMP
- WATER VALVE
- TRAVERSE POINT
- WOOD STAKE OR IRON PIN
- ROCK OUTCROP
- WELL
- UTIL. POLE
- GLY WIRE
- SILT FENCE
- TREELINE
- WET AREA
- BENCHMARK
- DECIDUOUS TREE
- EVERGREEN TREE
- STONEWALL
- WELL

RELEASED FOR PURPOSE SPECIFIED. SUBJECT TO CHANGE.

REVISION LOG
 0. 9/11/2013 MCB ORIGINAL DATE ISSUED

THESE PLANS ARE DISTRIBUTED FOR THE PURPOSE OF:
 CONCEPT PLANS
 PRELIMINARY PLANS
 PERMITS
 CONTRACT DOCUMENTS
 FINAL PLANS
 FOR CONSTRUCTION
 AS-BUILT

BEFORE USING THESE PLANS, ENSURE THAT YOU HAVE THE LATEST REVISION.

BANNON ENGINEERING
 POST OFFICE BOX 1087
 WAITSFIELD, VT 05673
 802.728.6500
 - CIVIL - ENVIRONMENTAL - DESIGN - PLANNING -
 © 2013 BANNON ENGINEERING

PROJECT TITLE
THOMAS DAVIES, 2323 PLUNKTON RD, WARREN, VT
 PARCEL #0280031

SHEET TITLE
S-1

PROPOSED SITE PLAN

SHEET NO.
S-1

**Vermont Natural Heritage Inventory
Vermont Fish & Wildlife Department
Element Occurrence Report**

Listera auriculata

Auricled Twayblade

EO ID 1637

Global Rank G3G4

Federal Protection Status

State Rank S1

State Protection Status E

ID Confirmed? Y

ALPINE VILLAGE

County
Washington

Town
Warren

Topo Quad 4407217

Latitude 440502N

Longitude 724955W

Directions

1985 SOUTH subpopulation: From Warren Village, travel for 1.9 miles on Golf Course Rd. Turn S on Plunkton (Alpine Village) Rd and go 1.5 mi to Green Mountain Power pole #13. Plants in thicket on E side of road.

2009 NORTH subpopulation: From Plunkton Road, go past Lois Lane and enter swale circa 30 feet south of 35 MPH sign about midway between 2 utility poles. Flagging placed on 2 foot ash on edge of wetland. Plants are 30 feet from wetland edge. 2006 NORTH: Searched from trail by 35 MPH sign north to the end of the swale. In 2005 searched from sign south to powerline ROW. 1985 NORTH: 35 MPH sign site. Plants sketched directly southeast or south into swale from of 35 MPH sign on Plunkton Rd.

General Description

2005 NORTH: Area searched was an alder swale that was quite wet with 3 to 6 inches of standing water. Red maple and fir are beginning to encroach from the edges, but site is mostly open. Dominated by *Alnus*, *O. cinnamomea*, *Onoclea*, and *Carex stipata*. 1996 NORTH: 10-20m wide, seepy, very low gradient, alder-filled drainage that formerly flowed into a large wetland influenced by beaver, but currently flows into an artificial lake. 1985 NORTH & SOUTH: A typical alder thicket drainage course, which consists of a 25-30 foot wide strip influenced primarily by spring runoff. The immediate habitat where this species is found does not exhibit any evidence of disturbance. This is an alder thicket which probably has been left alone because it is wet most of the year. Plants are found on hummocks of alder clumps in moist conditions with filtered light.

Minimum Elevation (ft) 1560

Maximum Elevation (ft) 1600

Last Survey 2009-06-30

Last Observation Date 2009-06-30

First Observation Date 1923-06-23

EO Data

2009 NORTH subpopulation: 6 plants in 1 square foot in flower on the edge of a hummock beneath a small clump of alders and about 3 inches above standing water. 2006 NORTH: Located 2 areas with old flagging on 22 June, but no plants observed. Re-flagged with pink flagging. 2005 NORTH: Thoroughly searched alder swamp from speed limit sign downstream to the powerline ROW on 23 June; no plants found. 2003 NORTH: On 19 July, Lapin found no plants where he had observed 3 years previous. 1 vegetative plant was found slightly north of known site. 1 individual with 4 senescent flowers found circa 50 meters north of known site, almost up to Sanford driveway. 2000 NORTH: On 13 July, Lapin found 3 plants in southern part of area where there had been some pin flags from observation 4 years previously. Plants all together in 5x5 cm area. Each had a shrivelled peduncle, indicating an unsuccessful inflorescence. No plants found in upstream more northerly end of subpopulation from 4 years previous. 1999: Burbank did not find plants. 1996: NORTH: 25 individuals located in an area approximately 100m long. This population divided by a low-shrub thicket. Of the 25 individuals, 17 had flowers or buds. 7 plants were not reproductive, and produced only a pair of leaves with no peduncle above. 3 plants showed signs of herbivory, apparently by insects. 1996 SOUTH: several hundred meters downstream has not been observed since 1985, and was not found during this survey. 1991 NORTH: 9 plants observed. 5 of the plants had fruit and many had leaves partly predated presumably by insects. 1991 SOUTH: No plants seen, although thoroughly searched. 1986: AT LEAST 21 PLANTS. 1985 SOUTH: 3 fertile plants by DesMeules and Thompson on 17 September. 1985 NORTH: 8 fertile plants by DesMeules and Thompson on 17 September. 1985: 4 ramets or 2 genets observed with 50% in flower in 5-10 square yards by DesMeules and Johnson. Site revisited later in summer. 1983 GOVE FARMHOUSE: Not found by Zika and Poland 21 July. Large area 1/3 of a mile long, including the alder lined stream opposite the Gove farmhouse has been bulldozed to create a pond. 1961 GOVE FARMHOUSE: R. Poland and H. Ahles observed opposite Gove Farmhouse on an alder-lined brook. 1934: At least 4 specimens from site. 1923: Collection from this town.

EO Rank C **Rank Date** 2009-06-30

Rank Comments 2009: Popp ranked C. Small population but has persisted here for quite a while. 1995: C rank.

General Comments

2006 and 2005 NORTH: Associated species are *Acer rubrum*, *Abies balsamea*, *Alnus incana*, *Osmunda cinnamomea*, *Onoclea sensibilis*, *Carex stipata*. 2000 NORTH: There were two additional plants with single leaves that Lapin thought may be first year *Listera*, but unsure. 1986: With *Alnus rugosa*, *Galium palustre*, *Dryopteris clintoniana*, *Polygonum sagittatum*. 1934: Historic accounts from 23 June 1934 by G.H. Ross, L. Potter, L.H. Potter and F.C. Seymour.

Management Comments

2009 NORTH: Plants are being overtopped by dense *Onoclea*, which Popp tried to remove. Landowner has done cutting along the edge, but may need to cut again in the future. 2006 NORTH: Owner cut a ca. 40 ft. swath on woods side of the road next to the stream. Area is now completely open and filling in with grasses, sedges, and ferns. The entire site now seems more densely shaded by herbaceous plants, mainly grasses and sedges. Suggest waiting until the previously cut area regenerates before additional cutting to the north. 2005 NORTH: Visit was with NRCS to determine eligibility for WHIP funding. Owner wants to cut along the edge to keep the swale open. This could promote herbaceous growth. May need to reduce herbaceous growth around the plants if they are relocated. 1996 NORTH: Subpopulation is currently protected from direct harm through the attention of the landowner. Although habitat disruption appears unlikely, any future roadwork including redesign, repositioning or renovation of culverts on Plunkton Road in the vicinity of the population may endanger the plant, and design and construction plans should take into account the presence and vulnerability of Vermont's one auricled twayblade population. Flooding of the area, through possible beaver activity, above the first culvert in the drainage would very likely destroy the population and its habitat. Monitoring of the Warren population is important for understanding how to conserve it. Plant counts should be made every 2-3 years. 2000 NORTH: Though visiting later in summer, Lapin has impression that sensitive fern, impatiens, and sedge growth was a bit denser than it had been in 1996. 1996 NORTH: Threat of potential changes to hydrology due to roadwash or beaver activity. Logging adjacent uplands has potential to change the hydrology also. Manage as is. 1991 SOUTH: Upland habitat adjacent this subpopulation is to be selectively logged. Popp met owner (Rutzler) at the site, who promised that no work would occur in the alder thicket. 1985: Maintaining "normal" water flow through the site is important. Apparently a portion, or perhaps all of the originally described habitat was destroyed when the associated bog to the south was excavated to create a pond. Alders tend to be relatively short lived. Some cutting may be necessary to maintain the filtered light conditions.

Protection Comments

2006: Hydrology may have been altered by the road and cutting of trees.
1986: BEAVERS, SILTATION, ANY DISRUPTION OF STREAM FLOW THREATEN

Owner

Paul Ruetler and Bertholon
Jim and Ellen Sanford

Owner Note

Confirmed 2000
Confirmed 2009. 2000: 802-496-5207 / PO Box 81A, Warren, VT 05674

Owner Comments

2009: It appears the SOUTH subpopulation may actually be on the adjacent Gray/Blouin parcel. 2000: Ruetzler owned SOUTH subpopulation 1/2 km south [assessor map lists as [Ruetler and Bertholon]]. Sanford owns the NORTH subpopulation.

Reference Code

Citation

F06POP04VTUS	Popp, R. and Ellen Sivret (NRCS, WHIP), 2006. WHIP review visit to known <i>Listera</i> site to Alpine Village; Warren, Vermont, on June 22, 2006. Vermont Nongame and Natural Heritage Program.
PNDPOP01HQUS	Popp, Robert. Heritage Coordinator/Botanist, Vermont Natural Heritage Information Project (formerly the Vermont Nongame and Natural Heritage Program). Personal communication.
F85DES05VTUS	Field Survey (temporary placeholder citation)
PNDZIK01VTUS	ZIKA, P.F. OREGON NATURAL HERITAGE PROGRAM.
S34ROSM01VTUS	Specimen (temporary placeholder citation)
U96LAP01VTUS	Lapin, Marc 1996. <i>Listera auriculata</i> Wiegand (Auricled Twayblade) 1996 Status Report in the Lake Champlain Watershed, Vermont. Unpublished Report prepared for the Nongame and Natural Heritage Program.
PNDDES01VTUS	DesMeules, Marc. State Planning Office. State of Maine, Augusta, ME.
F85DES04VTUS	Field Survey (temporary placeholder citation)
PNDTHO01VTUS	Thompson, Elizabeth H.
PNDJOH01VTUS	JOHNSON, CHARLES W. RETIRED VERMONT STATE NATURALIST.
PNDJEN01VTUS	Jenkins, Jerry C. White Creek, NY
S34PATMAVTUS	Specimen (temporary placeholder citation)
S34POTMDVTUS	Specimen (temporary placeholder citation)
F05POP03VTUS	Popp, R., E. Sivret and D. Adams. 2005. Site visit to Alpine Village, Warren, Vermont on 23 June 2005. Vermont Nongame and Natural Heritage Program.
F09POP20VTUS	Popp, R. 2009. Survey of Alpine Village, Warren, Vermont, on 30 June 2009. Vermont Natural Heritage Information Project.

Specimens

Carpenter, D.S. (s.n.) 23 June 1923. VT.

Carpenter, D.S. (s.n.) 23 June 1934. VT.

**Vermont Natural Heritage Inventory
Vermont Fish & Wildlife Department
Element Occurrence Report**

Carex haydenii

Hayden's Sedge

EO ID 7208

Global Rank G5

Federal Protection Status

State Rank S2

State Protection Status

ID Confirmed? Y

ALPINE VILLAGE

County

Town

Washington

Warren

Topo Quad 4407217

Latitude 440502N

Longitude 724955W

Directions

2005 & 2006: From Warren Village travel up Fuller Hill to Plunkton Road, right (south) on Plunkton Road. Plants are scattered in the alder swale. In 2005, thoroughly searched from speed limit sign downstream (south) to powerline ROW. in 2006 searched from 35 MPH sign north to end of the swale. 2009: From Plunkton Road, go past Lois Lane and enter swale to north of the grass path to the lake. Approximately same location as 3 and 4 years previous.

General Description

2006: Owner cut a ca. 40 ft. swath on the woods side of the road next to the stream. Area is now completely open and filling in with grasses, sedges, and ferns. the entire site seems more densely shaded by herbaceous plants, mainly grasses and sedges. 2005: Alder swale that is quite wet with 3 to 6 inches of standing water. Site is mostly open, however *Acer rubrum* and *Abies balsamea* are encroaching from the edges. Dominated by *Alnus*, *Osmunda cinnomomea*, and *Carex stipata*.

Minimum Elevation (ft) 1550 **Maximum Elevation (ft)** 1600

Last Survey 2009-06-30 **Last Observation Date** 2009-06-30 **First Observation Date** 2005-06-23

EO Data

2009: A single large clump with 30 flowering culms in an open area on the east side of the stream. 2006: On 22 June, scattered in the swale, with mature fruit. 2005: On 23 June, plants scattered and not counted.

EO Rank CD **Rank Date** 2005-06-23

Rank Comments 2009: Popp ranks CD. Small population, but has been here for few years. 2005: E rank.

General Comments

2006 Associated plant species: *A. rubrum*, *Albies*, *A. incana*, *C. stipata*, *Onoclea*, *O. cinnamomea*.

Additional Topics

2006 Specimen sent to Reznicek for confirmation

2005: Troublesome taxon because of similarity to *C. stricta* which was also present. Should be verified.

Management Comments

2009: Popp believes threat of shading. Landowner has done cutting and girdling along edge, but may need to cut again in the future. 2006: Hydrology may have been altered by the road. Competition from graminoids and herbs more, now that site is open. Suggest waiting until the previously cut area regenerates before additional cutting to the north. 2005 Popp: Owner wants to cut along the edge to keep the swale open. Although this will let in more light it could also promote herbaceous growth. Visit was with NRCS to determine eligibility for WHIP funding.

Owner

Jim Sanford

Owner Note

confirmed 2009

Owner Comments

2009: Owned by Sanford.

Reference Code	Citation
F06POP04VTUS	Popp, R. and Ellen Sivret (NRCS, WHIP), 2006. WHIP review visit to known Listera site to Alpine Village; Warren, Vermont, on June 22, 2006. Vermont Nongame and Natural Heritage Program.
F05POP03VTUS	Popp, R., E. Sivret and D. Adams. 2005. Site visit to Alpine Village, Warren, Vermont on 23 June 2005. Vermont Nongame and Natural Heritage Program.
F09POP20VTUS	Popp, R. 2009. Survey of Alpine Village, Warren, Vermont, on 30 June 2009. Vermont Natural Heritage Information Project.
F08REE01VTUS	Reed, Annie. 2008. Task force rare plant form for Carex haydenii at Alpine village, Warren, Vermont on 1 September 2008. Vermont Nongame and Natural Heritage Program.

Specimens

Popp, R. (1215). 2005. PC.
Popp, R.(1315). 2006.PC. sent to Reznicek for confirmation
Popp, R. (1729). 30 June 2009. PC.

**Vermont Natural Heritage Inventory
Vermont Fish & Wildlife Department
Element Occurrence Report**

Eleocharis ovata

Ovate Spikerush

EO ID 8745

Global Rank G5

Federal Protection Status

State Rank S2

State Protection Status

ID Confirmed? Y

ALPINE VILLAGE

County
Washington

Town
Warren

Topo Quad 4407217

Latitude 440440N

Longitude 725004W

Directions

2004: Exposed mudflats, near center of Blueberry Lake, Plunkton Road, Warren.

Last Survey 2004-09-03

Last Observation Date 2004-09-03

First Observation Date 2004-09-03

EO Data

2004: Common on exposed mudflats near center of lake.

EO Rank E **Rank Date** 2004-09-03

General Comments

2004: The dam on Blueberry Lake was rebuilt this year, and the exposed mudflats had large populations of both this species and *Eleocharis obtusa* (Willd) Shultes.

Owner
Green Mountain National Forest

Owner Note
2011: MaryBeth Deller; 802-767-4261 ext. 524

Owner Comments

2011: Lake is now owned by Green Mountain National Forest. 2000: Jack Keir owns most land surrounding lake.

Reference Code

Citation

S04GILVTVTUS

Gilman, Arthur. 2004. Specimen at VT.

Specimens

Gilman, A.V. (04160). 3 September 2004. VT.

**Vermont Natural Heritage Inventory
Vermont Fish & Wildlife Department
Element Occurrence Report**

Eleocharis ovata

Ovate Spikerush

EO ID 8745

Global Rank G5

Federal Protection Status

State Rank S2

State Protection Status

ID Confirmed? Y

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County
Washington

Town
Warren

Topo Quad 4407217

Latitude 440440N

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Specimens

Gilman, A.V. (04160). 3 September 2004. VT.

**Vermont Natural Heritage Inventory
Vermont Fish & Wildlife Department
Element Occurrence Report**

Panicum tuckermanii

Tuckerman's Panic-grass

EO ID 8862

Global Rank G3G5

Federal Protection Status

State Rank S2S3

State Protection Status

ID Confirmed? Y

ALPINE VILLAGE

County

Washington

Town

Warren

Topo Quad 4407217

Latitude 440440N

Longitude 725004W

Directions

2004: Exposed mud. Blueberry Lake following drawdown. Exsiccated pond shore, Blueberry Lake, Warren.

Last Survey 2004-08-12

Last Observation Date 2004-08-12

First Observation Date 2004-08-12

EO Data

2004: Abundant on exsiccated pond shore in exposed mud following drawdown in lake.

EO Rank E **Rank Date** 2004-09-03

General Comments

2004: Blueberry Lake was drawn down for repairs this year, and its mostly muddy bed was covered with annuals such as this species, *Eleocharis ovata* and *E. obtusa*, *Polygonum hydropiper*, etc. The dam on Blueberry Lake was rebuilt this year.

Additional Topics

2012: Between 2009 and 2012, Natural Heritage lumped *P. tuckermanii* into *P. philadelphicum*, following Flora North America. Currently Haines Flora Novae Angliae recognizes 2 taxa in Vermont; *P. philadelphicum* var. *philadelphicum*, and *P. tuckermanii*. Gilman specimens not otherwise discussed are presumed to be the more common *P. tuckermanii*.

Owner

Jack Keir

Owner Note

2000: PO Box 1183, Middletown, OH 45042

Owner Comments

2000: Keir owns most land surrounding lake.

Reference Code

Citation

U04POP01VTUS

Popp, R. 2004. Field notebook for surveys from 13 April through 23 November 2004. Vermont Natural Heritage Information Project.

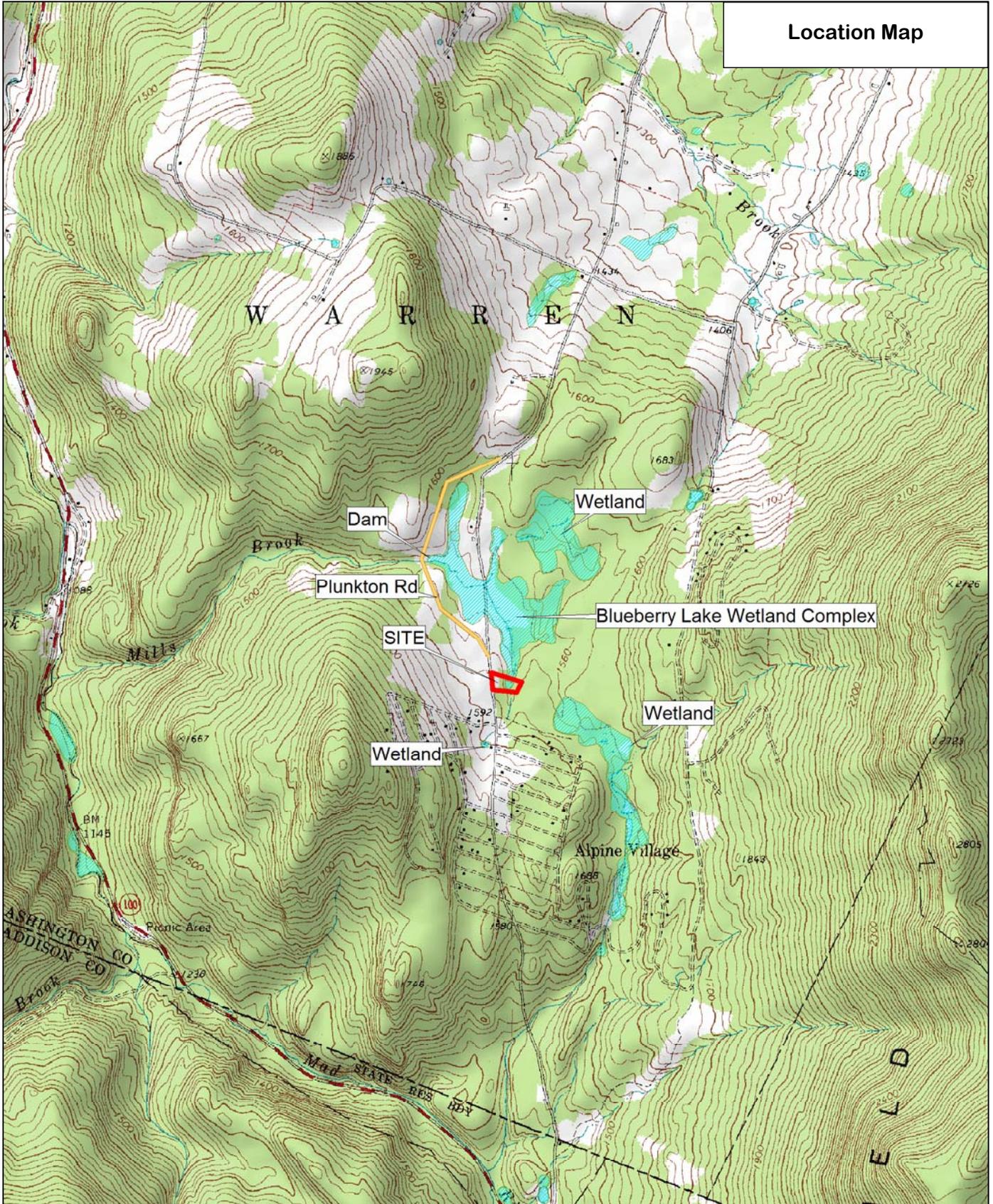
S04GILVTVTUS

Gilman, Arthur. 2004. Specimen at VT.

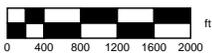
Specimens

Gilman, A.V. (04122). 12 August 2004. VT.

Location Map



Scale 1:25,000



Project: Tom Davies
 2323 Plunkton Road, Warren, VT

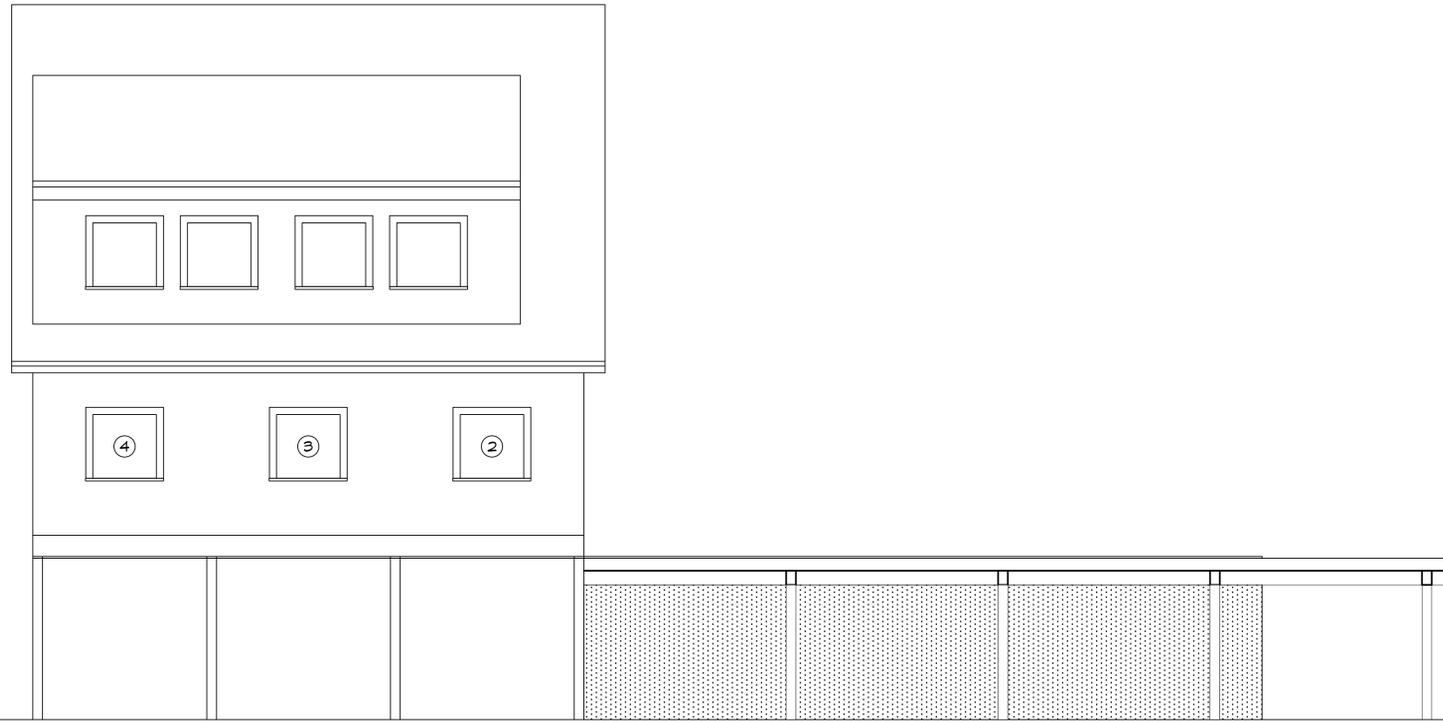


Post Office Box 171
 Randolph, VT 05060

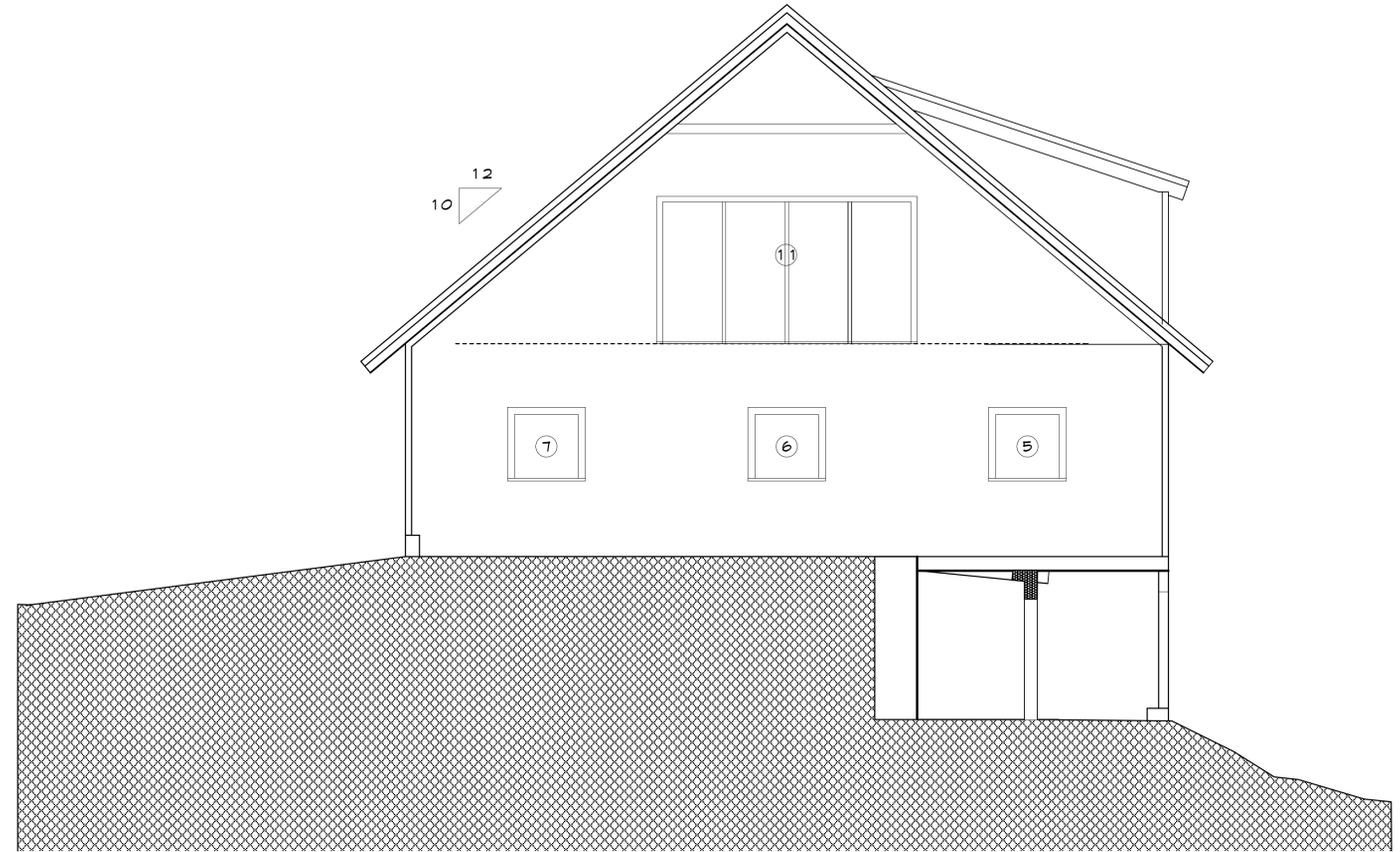
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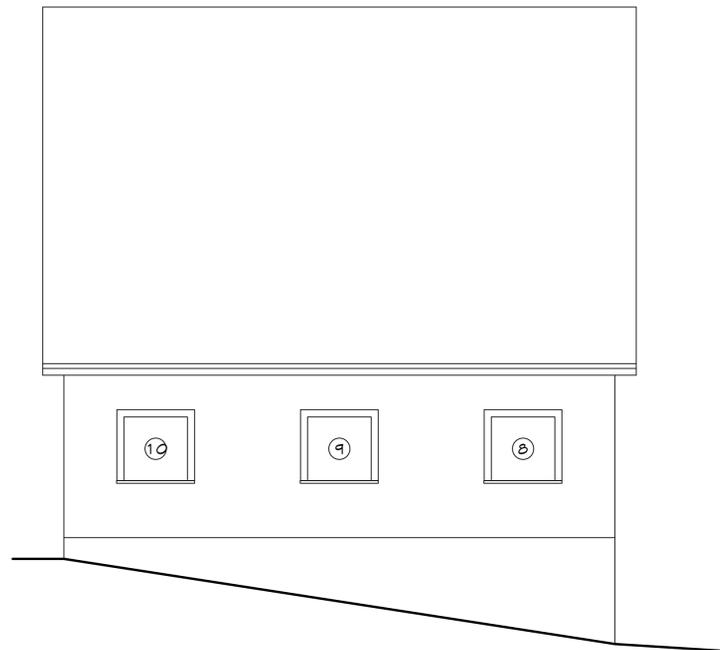
www.delorme.com



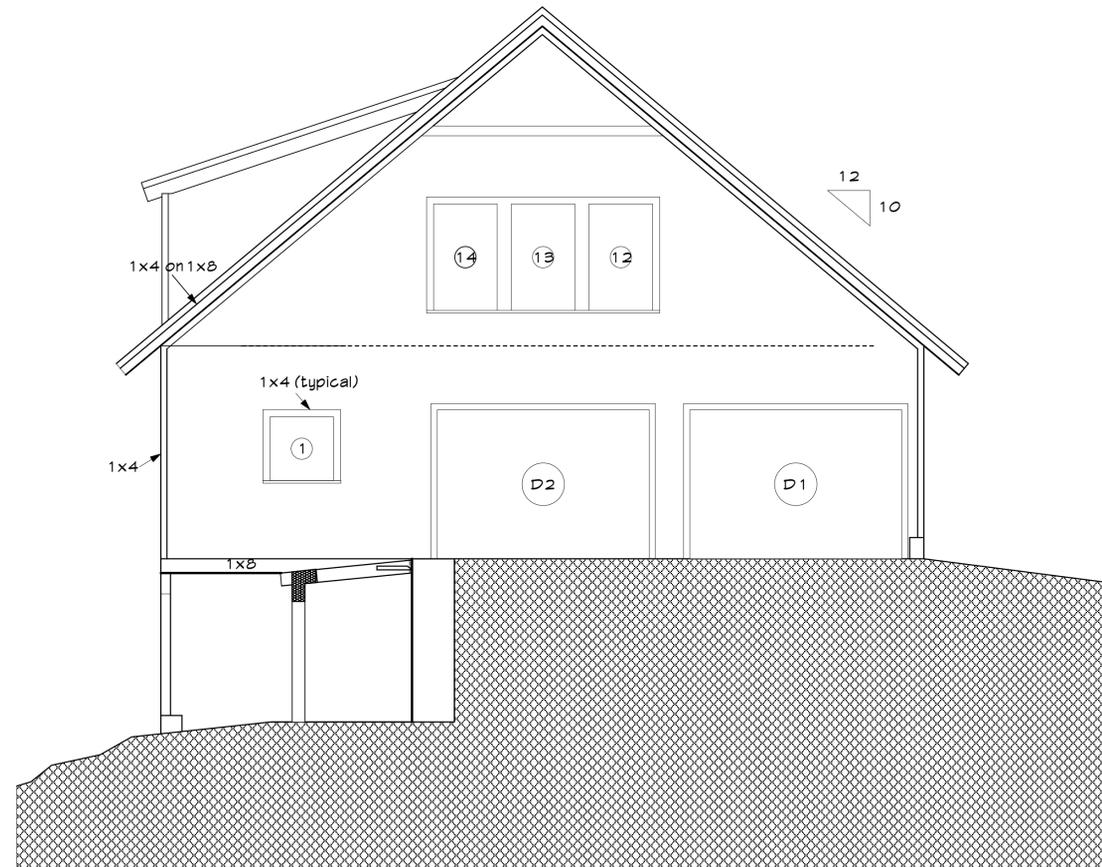
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

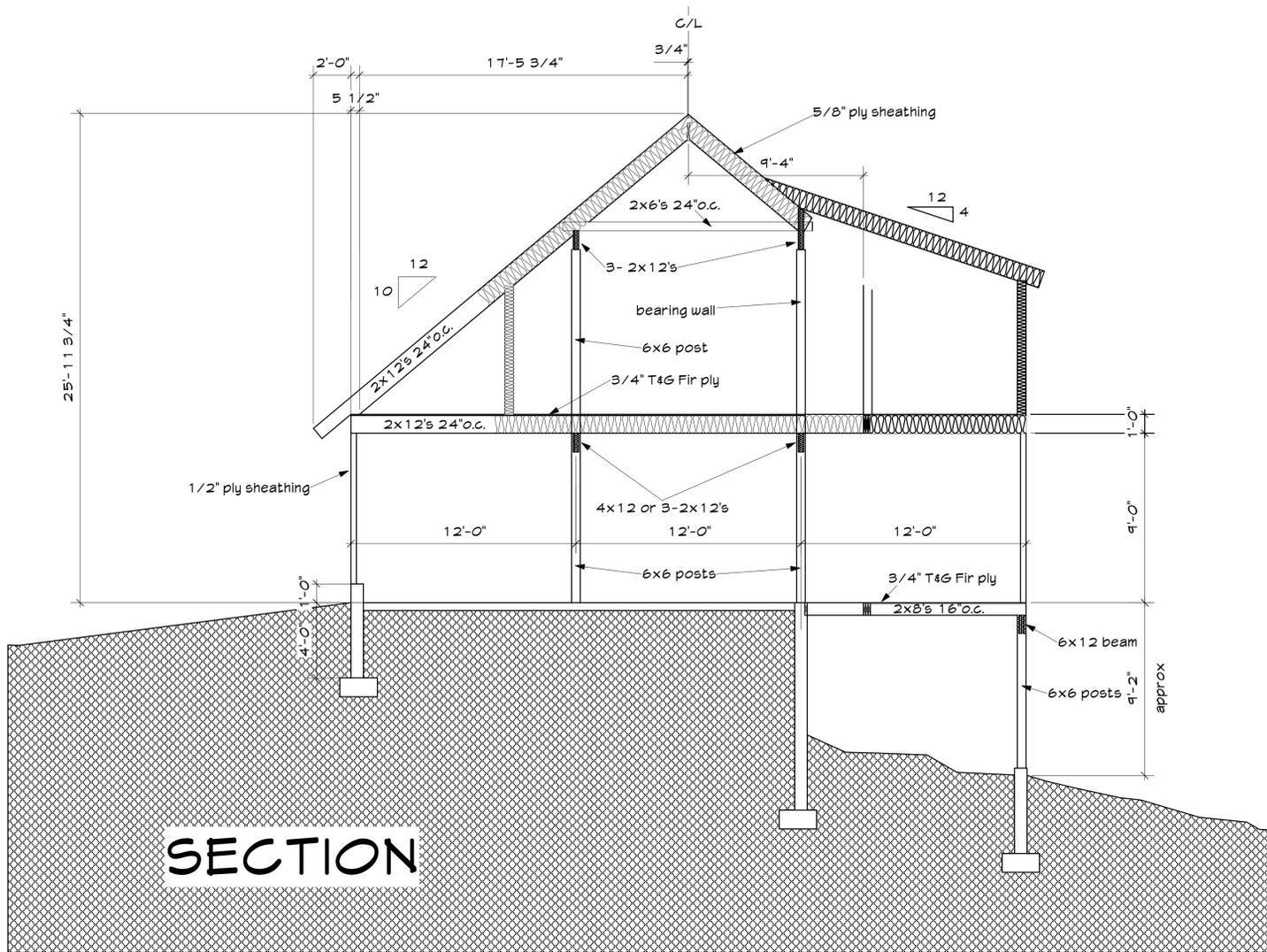


NORTH ELEVATION

2323 Plunkton Road Garage

Bast & Rood Architects 802 496 5200

Date: April 14, 2014

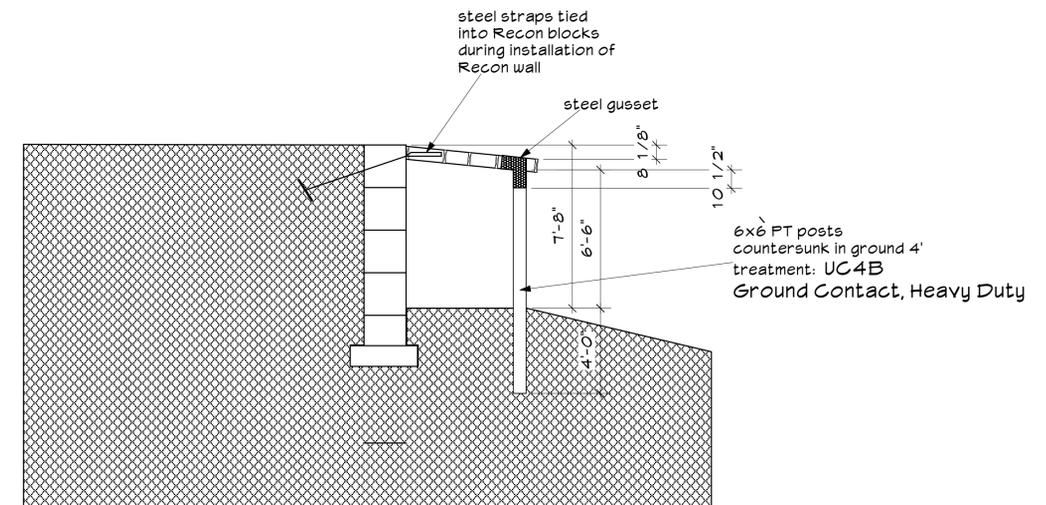


Window & Door Schedule

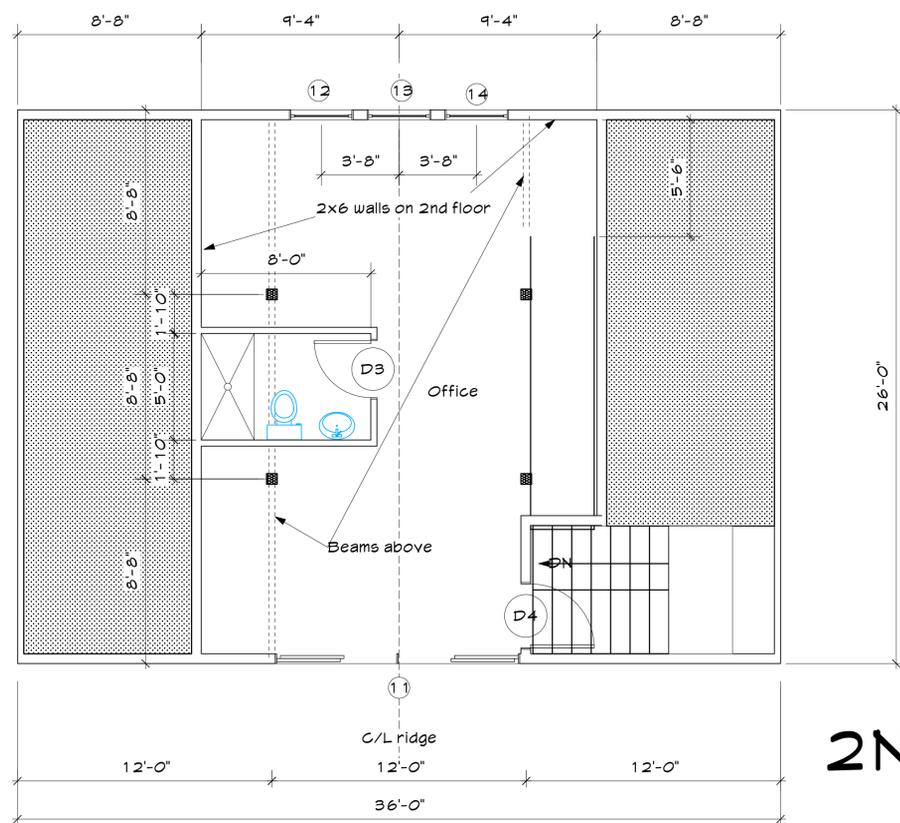
- 1- 3'-0" x 3'-0" awning window
- 2- 3'-0" x 3'-0" awning window
- 3- 3'-0" x 3'-0" awning window
- 4- 3'-0" x 3'-0" awning window
- 5- 3'-0" x 3'-0" awning window
- 6- 3'-0" x 3'-0" awning window
- 7- 3'-0" x 3'-0" awning window
- 8- 3'-0" x 3'-0" awning window
- 9- 3'-0" x 3'-0" awning window
- 10- 3'-0" x 3'-0" awning window
- 11- 11'-0" wide four panel biparting glass doors
- 12- 3'-0" x 5'-0" awning window
- 13- 3'-0" x 5'-0" awning window
- 14- 3'-0" x 5'-0" awning window
- D1- 10'-0" x 7'-0" Overhead Garge Door
- D2- 10'-0" x 7'-0" Overhead Garge Door
- D3- 2'-8" simple swing, masonite solid core door
- D4- 3'-0" simple swing, masonite solid core door

NOTES:

- Exterior siding and trim should match the finishes on the house
- Roofing will match the roofing on the house
- The first floor (garage level) has no finishes or insulation except the ceiling is 5/8" gyp
- The second floor is insulated (floor, walls, ceiling) and finished with 5/8" gyp and 1x4 trim
- gyp and trim to be painted



WALKWAY SECTION

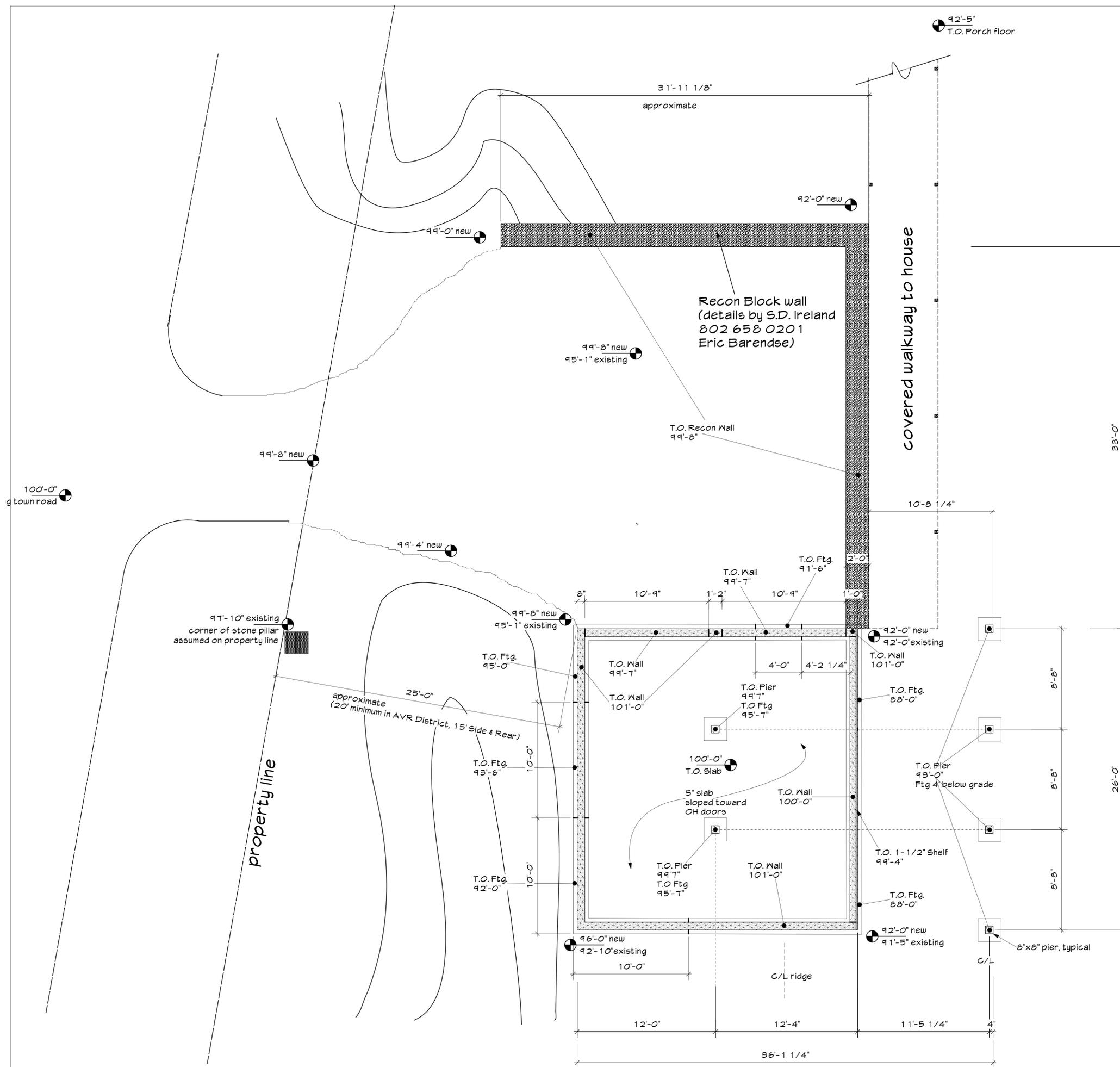


2ND FLOOR PLAN

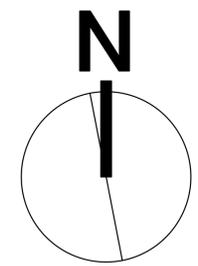
2323 Plunkton Road Garage

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Date: April 14, 2014



NOTES:
 -Footing steps can be modified, but in any case they will be at least 4' below finish grade and on undisturbed or compacted material.



2323 Plunkton Road Garage
 Bast & Rood Architects 802 496 5200
 Date: July 8, 2013