MANOR HOUSE INN

69 Maple Avenue, Norfolk, Connecticut 06058



PROPERTY IMPROVEMENT PLAN

LOCATION MAP



DRAWING LIST

EXISTING SITE PLAN PROPOSED PLANTING PLAN PROPOSED OVERALL SITE PLAN PROPOSED PLANT SCHEDULE & DETAILS PROPOSED SITE LAYOUT PLAN C-7.2 PROPOSED PLANT IMAGES C-3R PROPOSED SITE RENDERING SEDIMENTATION AND EROSION CONTROL NOTES **C-3E** PROPOSED ELEVATION FROM MAPLE AVE. PROPOSED GARAGE PLAN/ELEVATIONS PROPOSED SITE ENLARGEMENT PLAN PROPOSED SAUNA PLAN/ELEVATIONS C-3.2 PROPOSED SITE DETAILS PROPOSED CABIN PLAN/ELEVATIONS PROPOSED SITE GRADING PLAN PROPOSED ADDITION & ALTERATIONS ELEVATIONS PROPOSED SITE DRAINAGE PLAN **A-4.2** PROPOSED ADDITION & ALTERATIONS FLOOR PLANS PROPOSED SITE LIGHTING PLAN **A-4.3** PROPOSED ADDITION & ALTERATIONS FLOOR PLANS PROPOSED SITE LIGHTING DETAILS

PREPARED FOR:
Ray Hospitality, Inc.
69 Maple Avenue
Norfolk, Connecticut

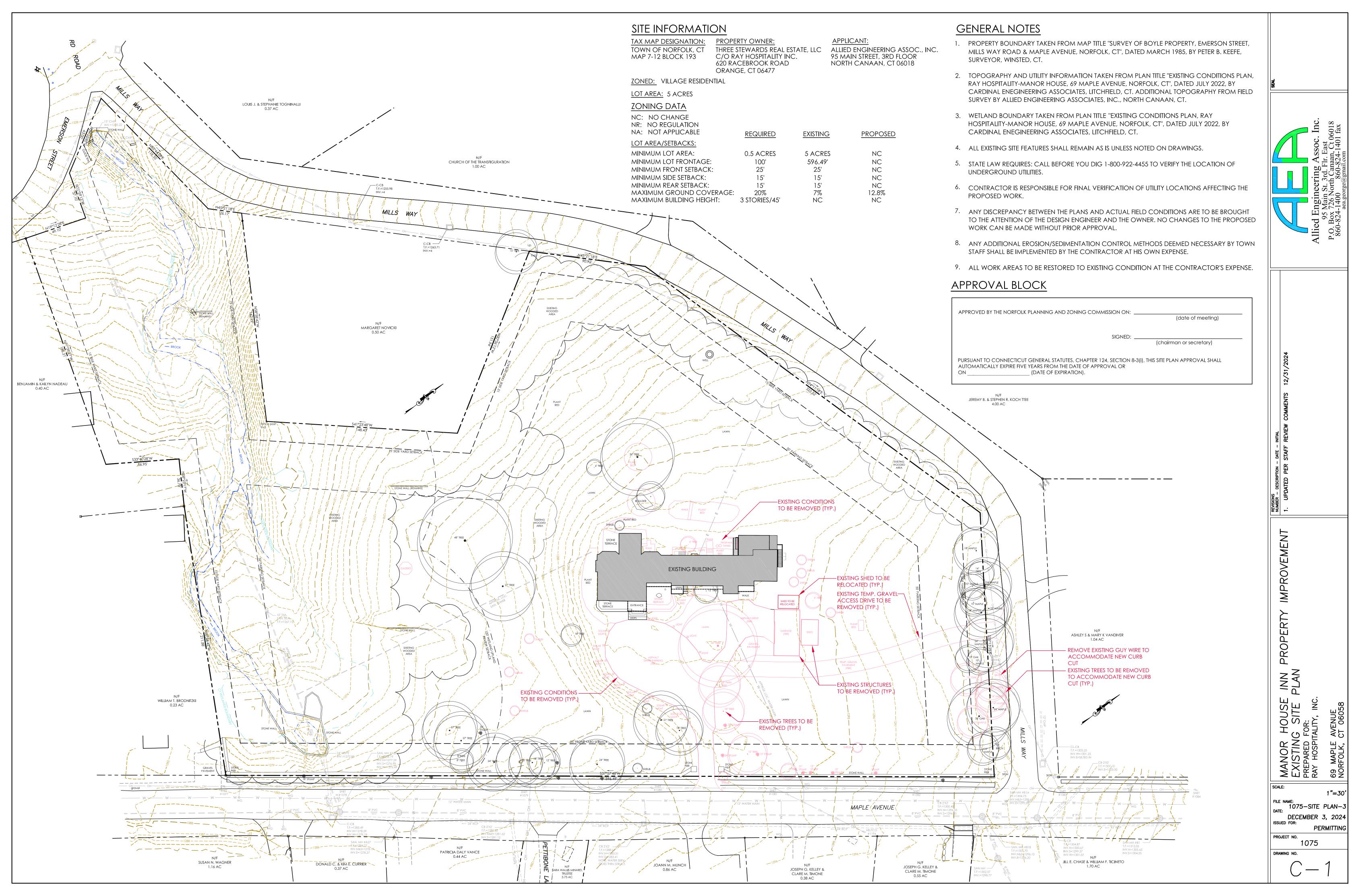


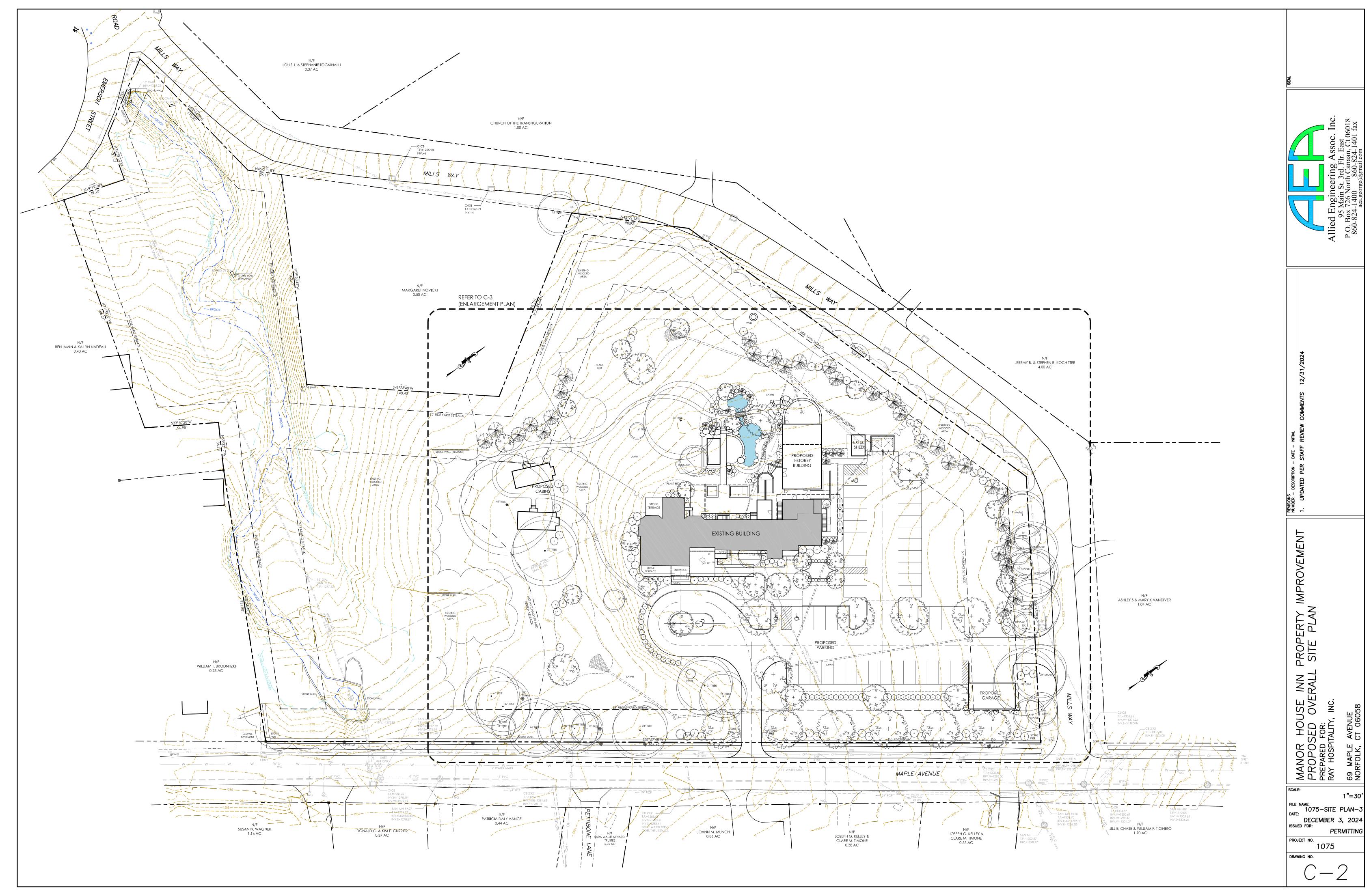
ISSUED FOR PERMITTING December 3, 2024

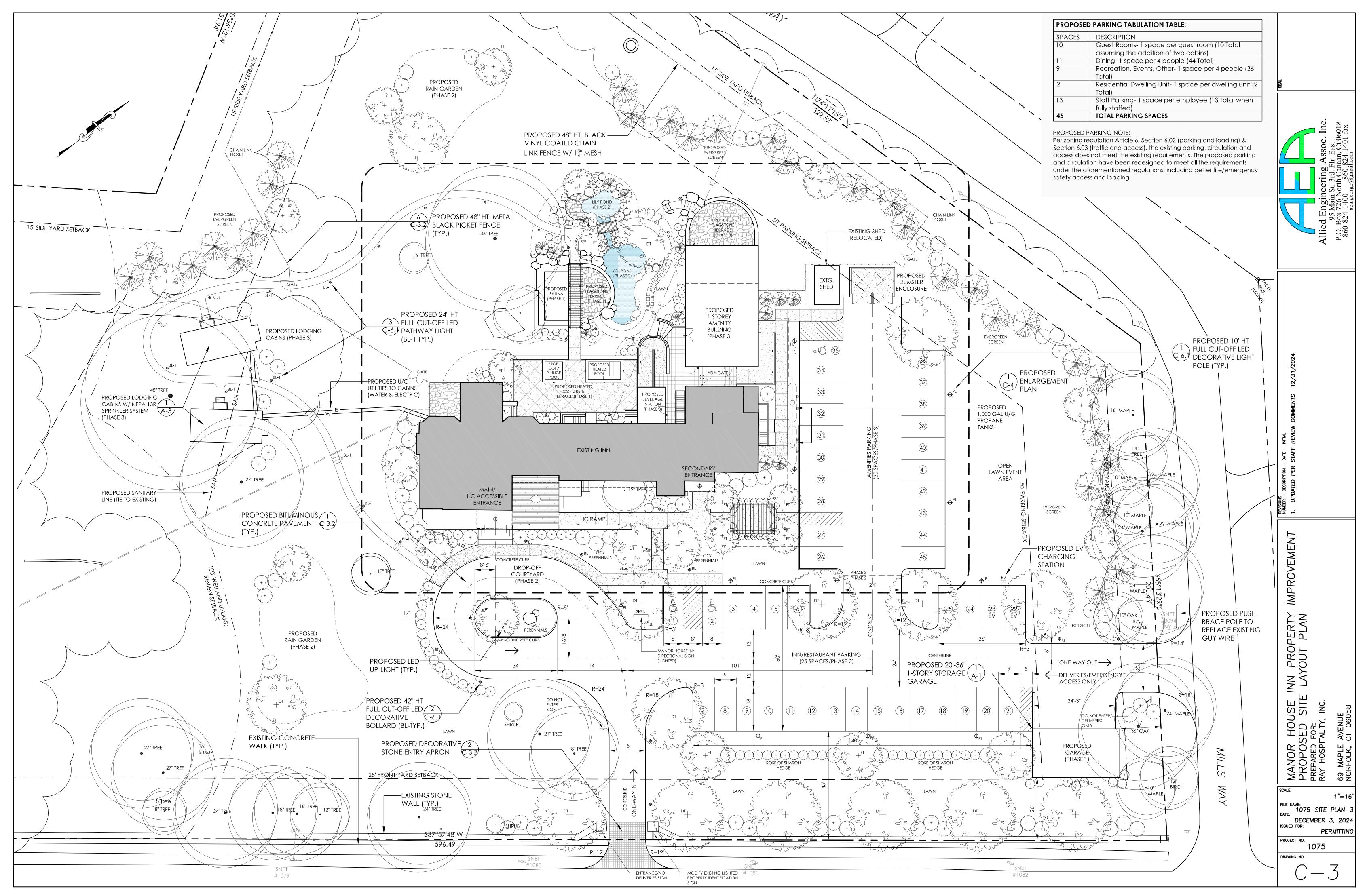
(Updated per Staff Comments 12/31/2024)

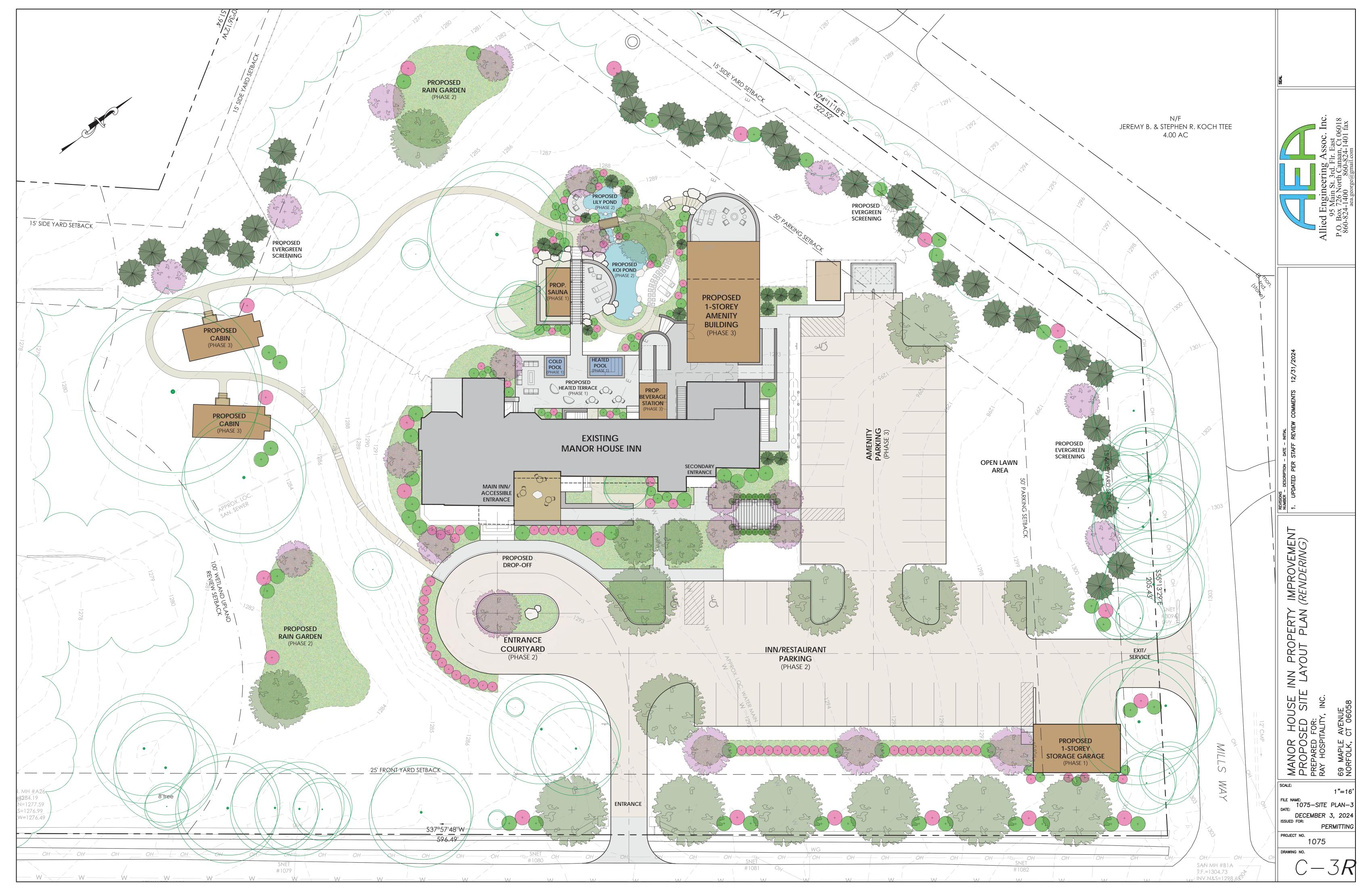












PROPOSED ELEVATION FROM MAPLE AVENUE

Parking Note:
The majority of parked cars will be screened from Maple Avenue by a 5'-6' Rose of Sharon hedge and additional shrub plantings along the inside of the existing wall.

MANOR HOUSE INN PROPERTY IMPROVEMENT PROPOSED ELEVATION FROM MAPLE AVE.
PREPARED FOR:
RAY HOSPITALITY, INC. NOT TO SCALE

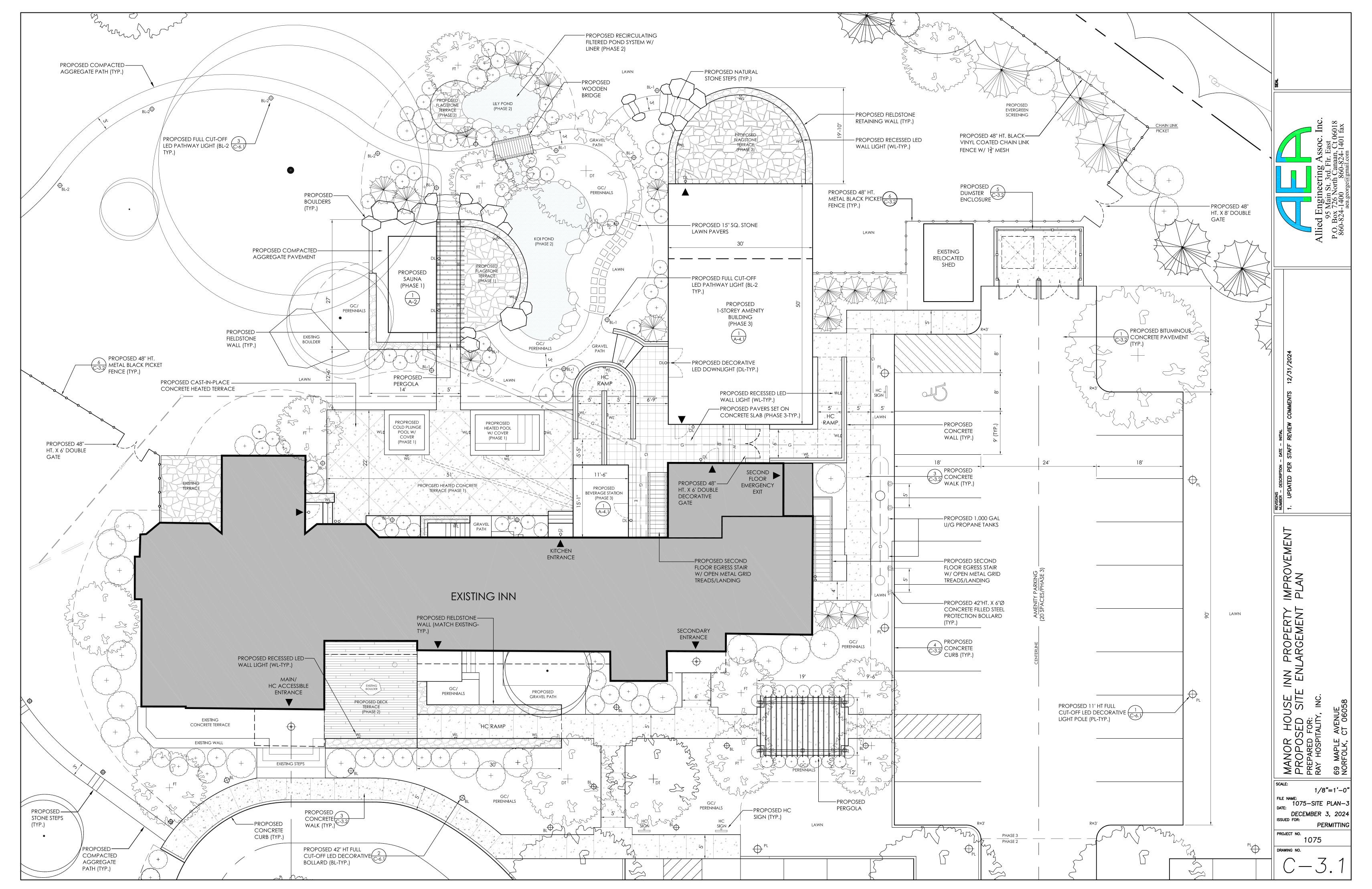
FILE NAME:
1075-SITE PLAN-3
DATE:

DECEMBER 3, 2024
ISSUED FOR:

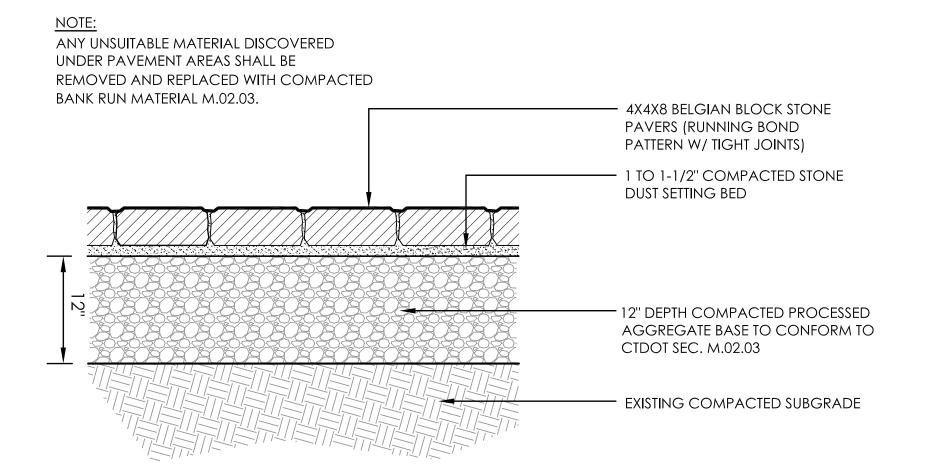
1075

PROJECT NO.

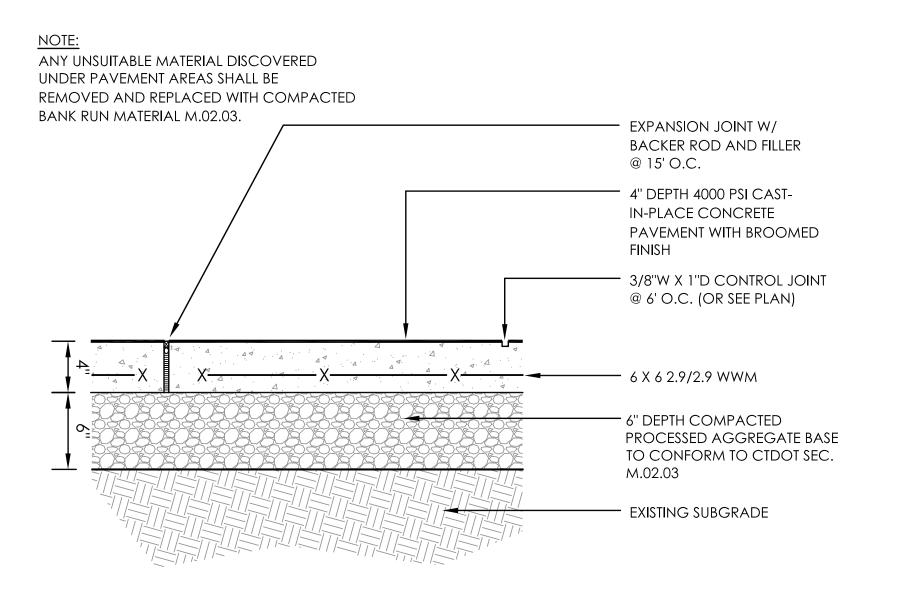
PERMITTING



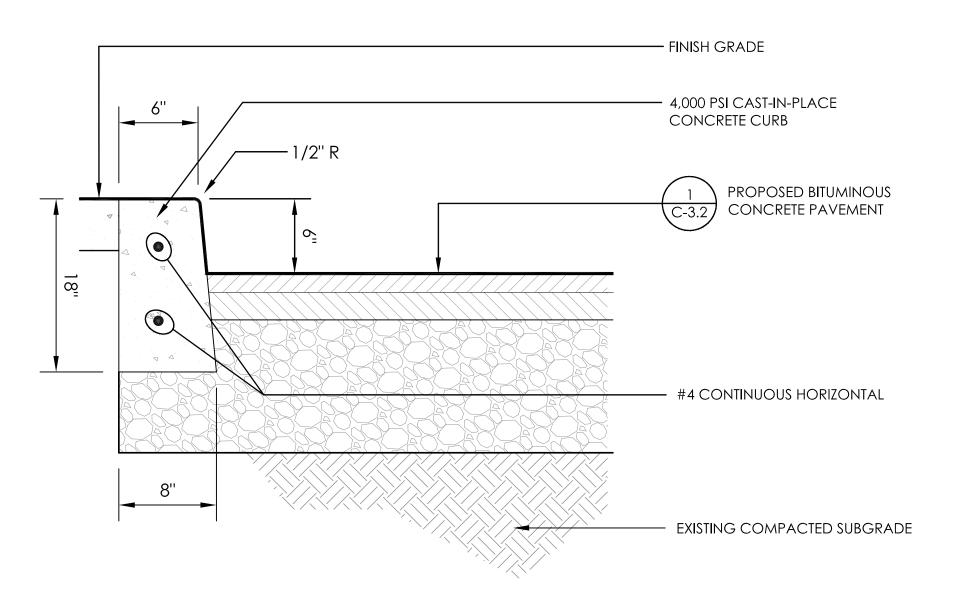
BITUMINOUS CONCRETE DRIVEWAY PAVEMENT C-3.2 NOT TO SCALE



BELGIAN BLOCK STONE DRIVEWAY APRON PAVEMENT C-3.2 NOT TO SCALE

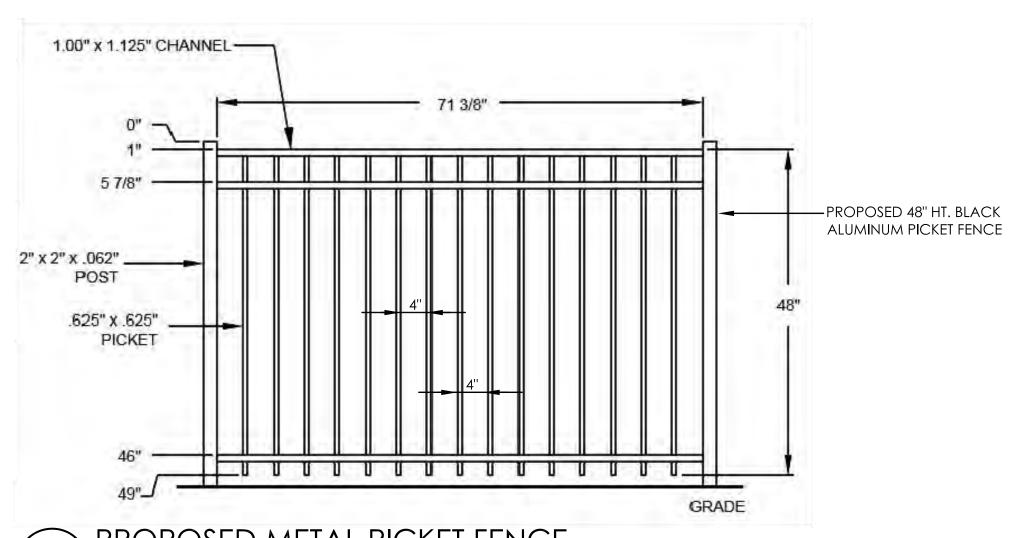


CAST-IN-PLACE CONCRETE WALKWAY PAVEMENT C-3.2 NOT TO SCALE



CAST-IN-PLACE CONCRETE CURB C-3.2 NOT TO SCALE — 4' GATE PANEL GATE PANEL (TYP.) - GATE HINGE- ATTACHED TO STEEL POST AND FRAME (TYP.) - 4X4 SQUARE STEEL POST (TYP.) - LOCKABLE STEEL GATE LATCH - 2X2 SQUARE STEEL FRAME (TYP.) 1X6 PRESSURE TREATED WOOD FENCE ATTACHED TO STEEL FRAME (TYP.) STEEL DROP ROD STEEL POST PLATE- ATTACH TO CONCRETE SLAB WITH ANCHOR BOLTS (TYP.) 6" CAST-IN-PLACE CONCRETE SLAB

PROPOSED DUMPSTER ENCLOSURE DETAIL NOT TO SCALE



PROPOSED METAL PICKET FENCE

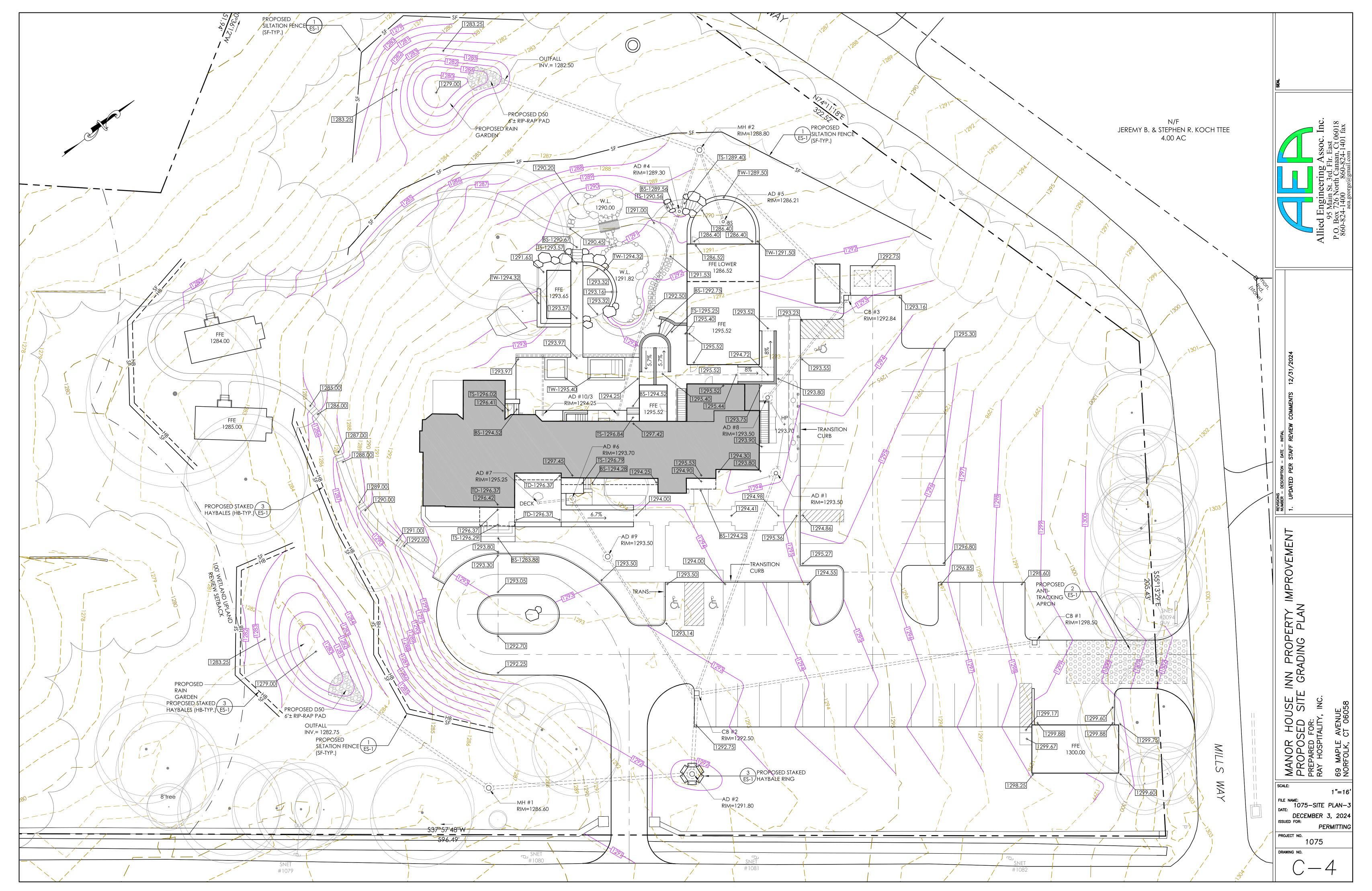
C-3.2 NOT TO SCALE

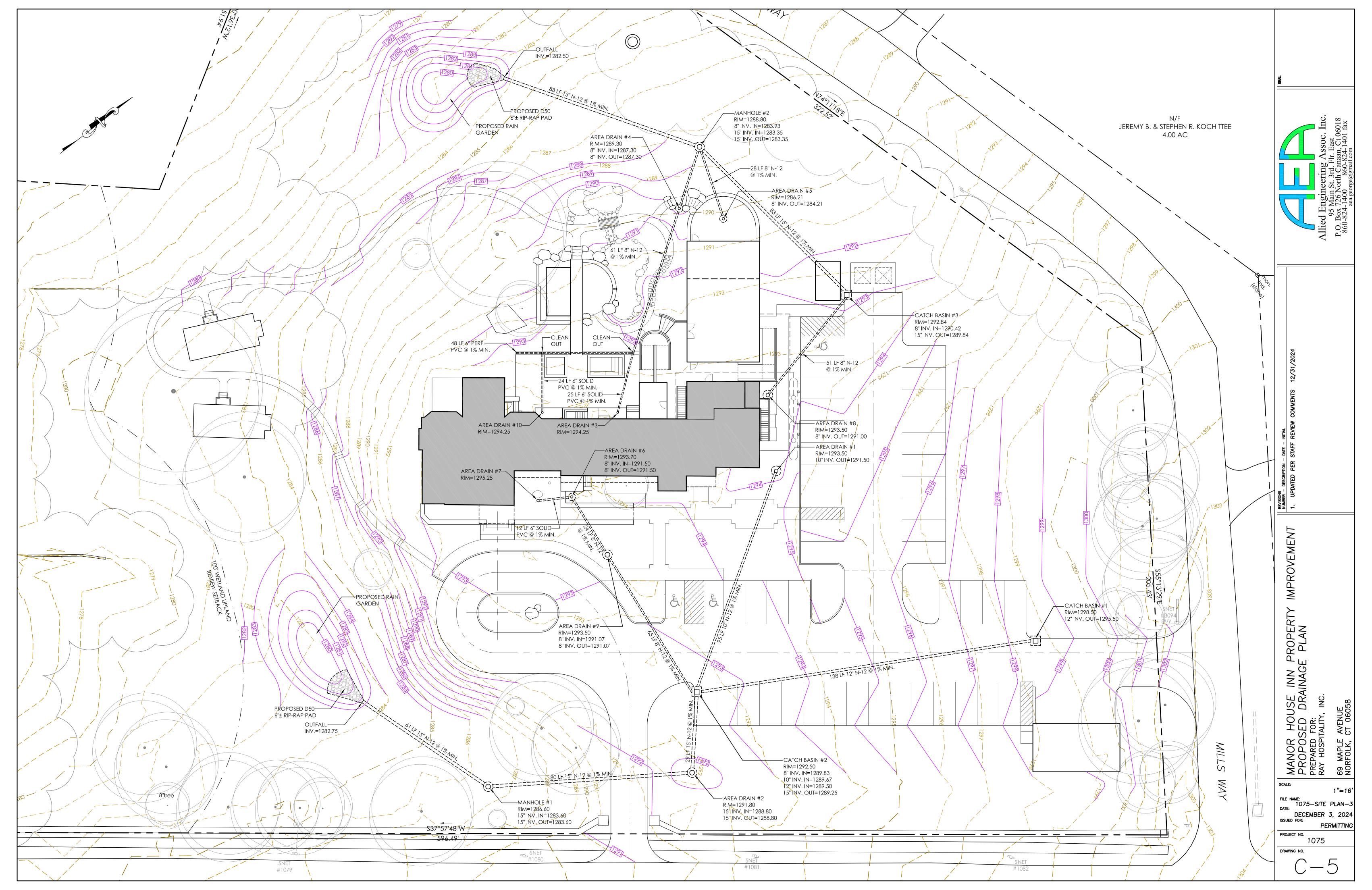
IMPROVEMENT MANOR HOUSE INN PROPERTY PROPOSED SITE DETAILS PREPARED FOR: RAY HOSPITALITY, INC.

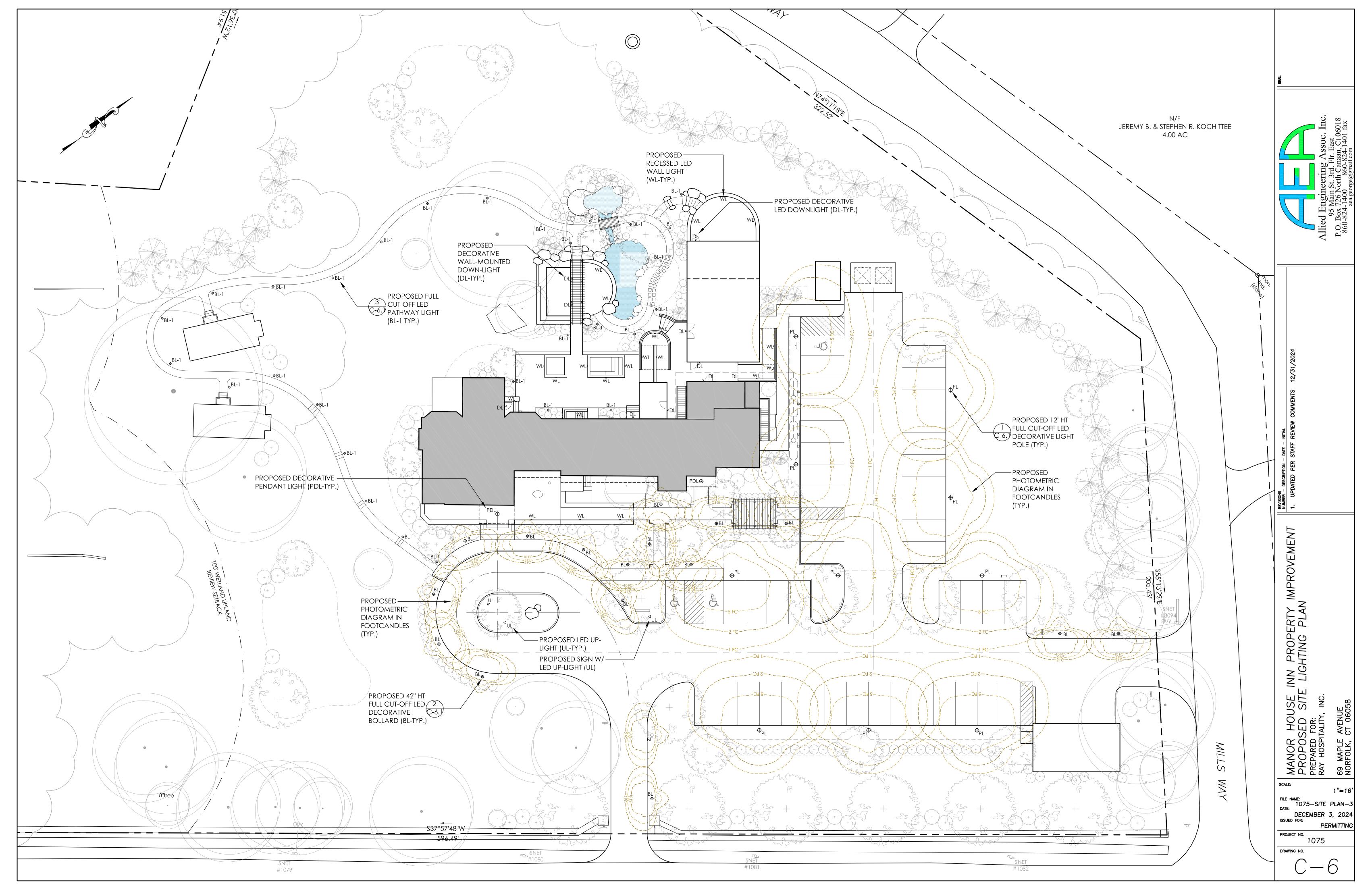
AS NOTED

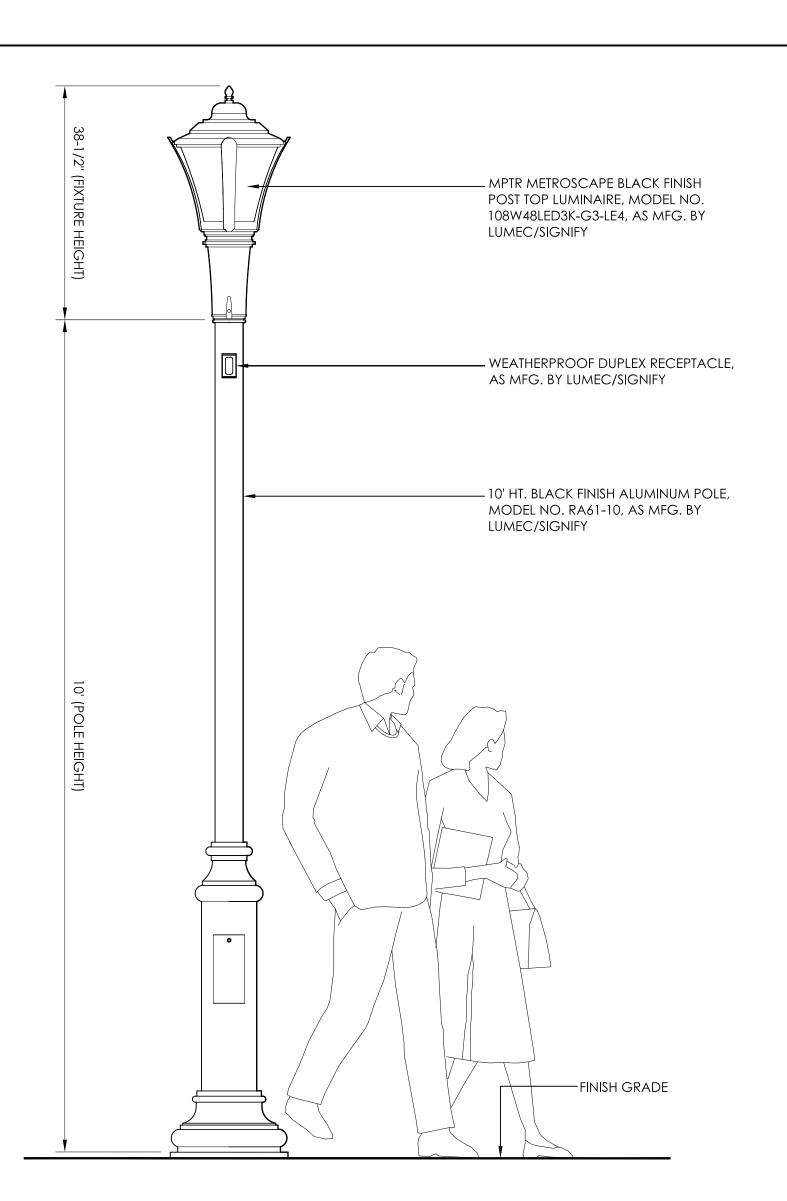
FILE NAME: 1075-SITE PLAN-3 DECEMBER 3, 2024 ISSUED FOR: PERMITTING

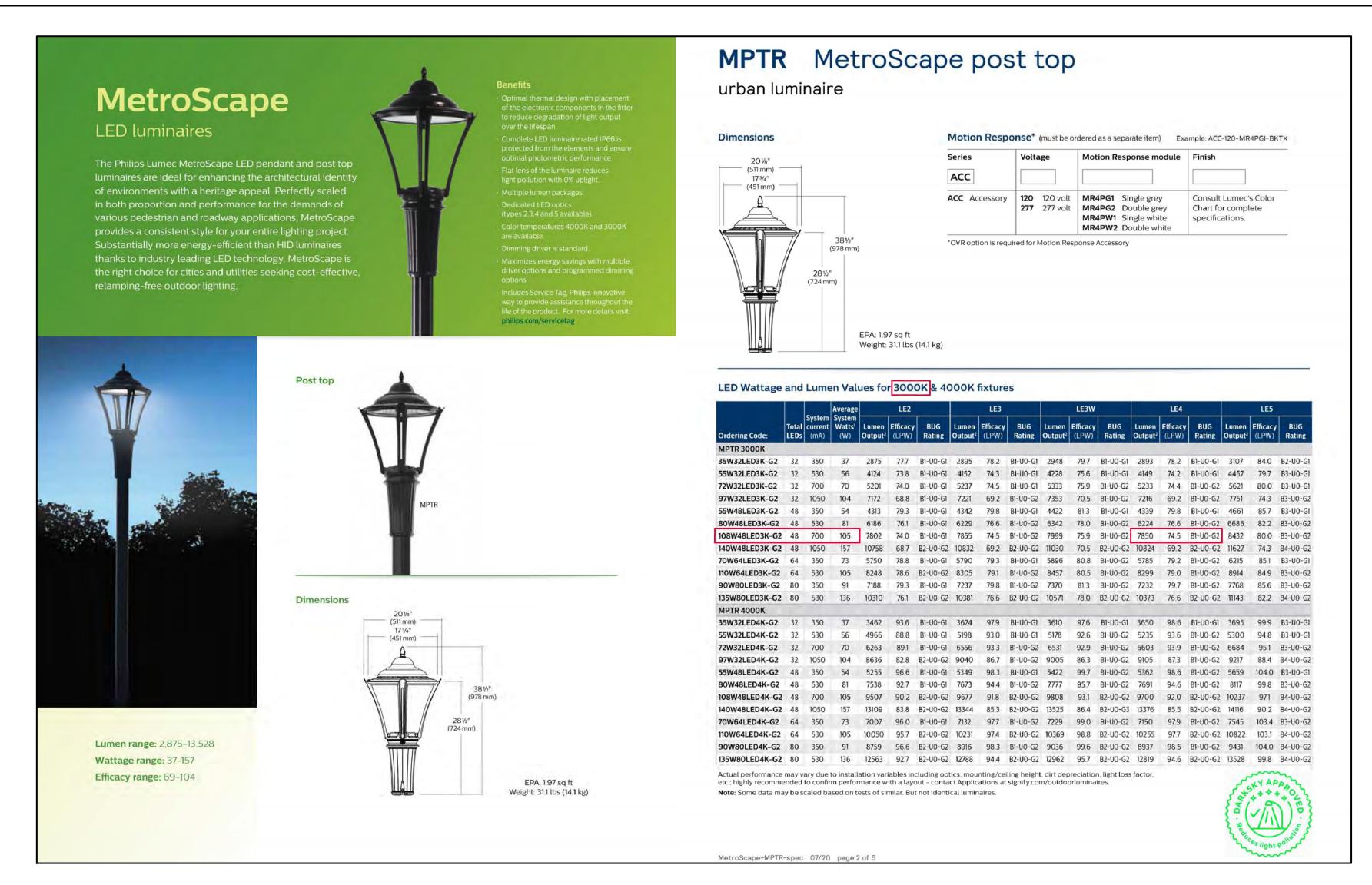
PROJECT NO. 1075







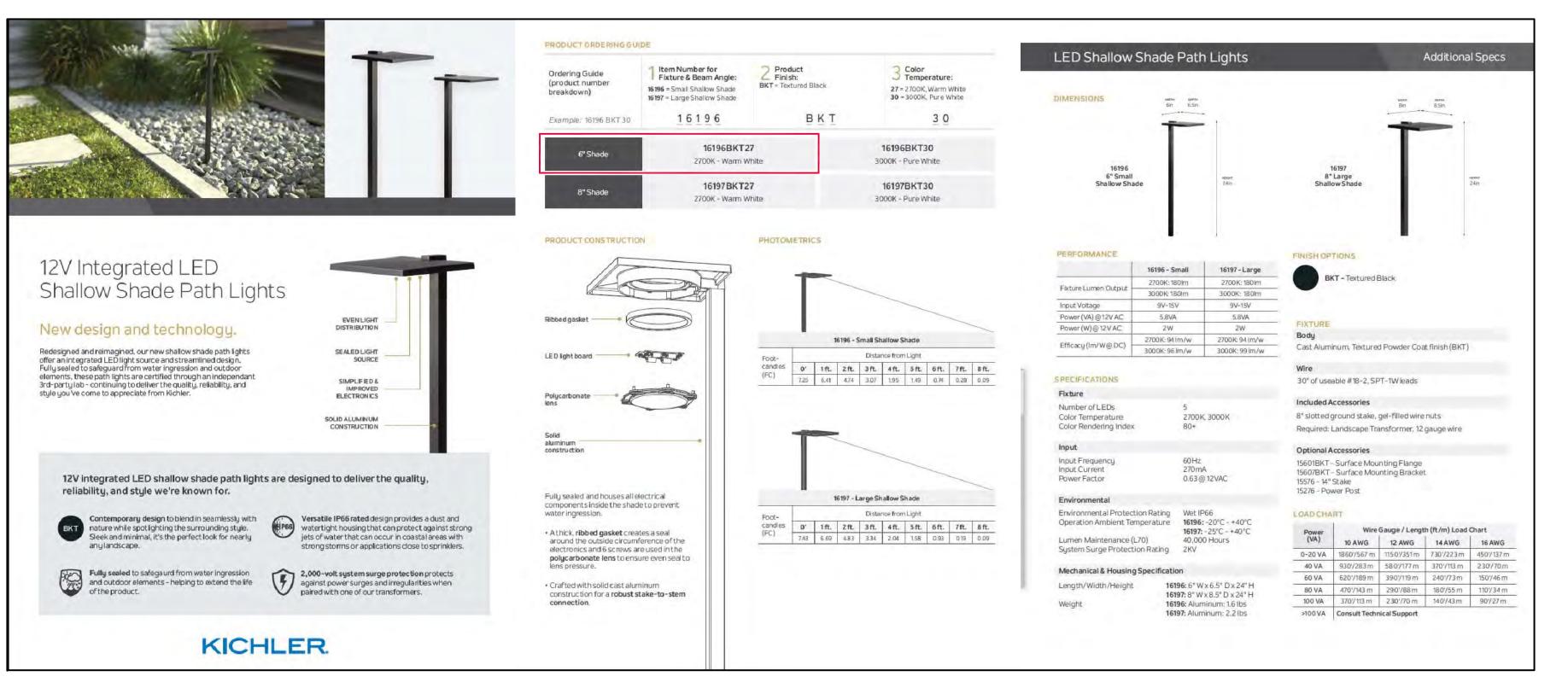




POLE-MOUNTED LED FULL CUT-OFF LIGHT FIXTURE (PL) NOT TO SCALE







24" HT. LED FULL CUT-OFF PATHWAY LIGHT FIXTURE (BL-1)

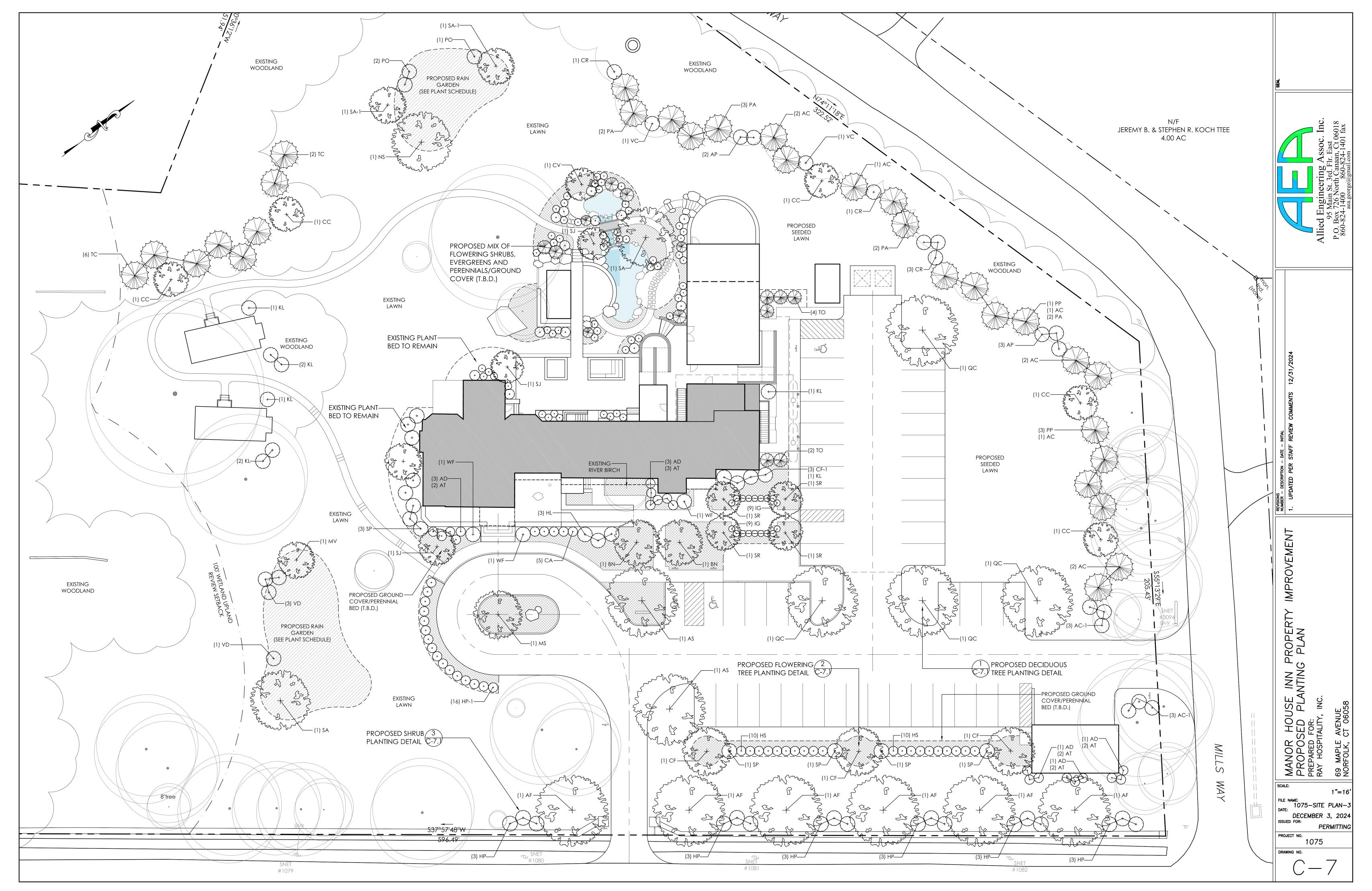
NOT TO SCALE

INN PROPERTY IMPROVEM LIGHTING DETAILS HOUSE I SED SITE FOR:

NOT TO SCALE FILE NAME: 1075-SITE PLAN-3 DECEMBER 3, 2024 ISSUED FOR: **PERMITTING**

PROJECT NO.

DRAWING NO.



PLANT SCHEDULE (REFER TO C-7)

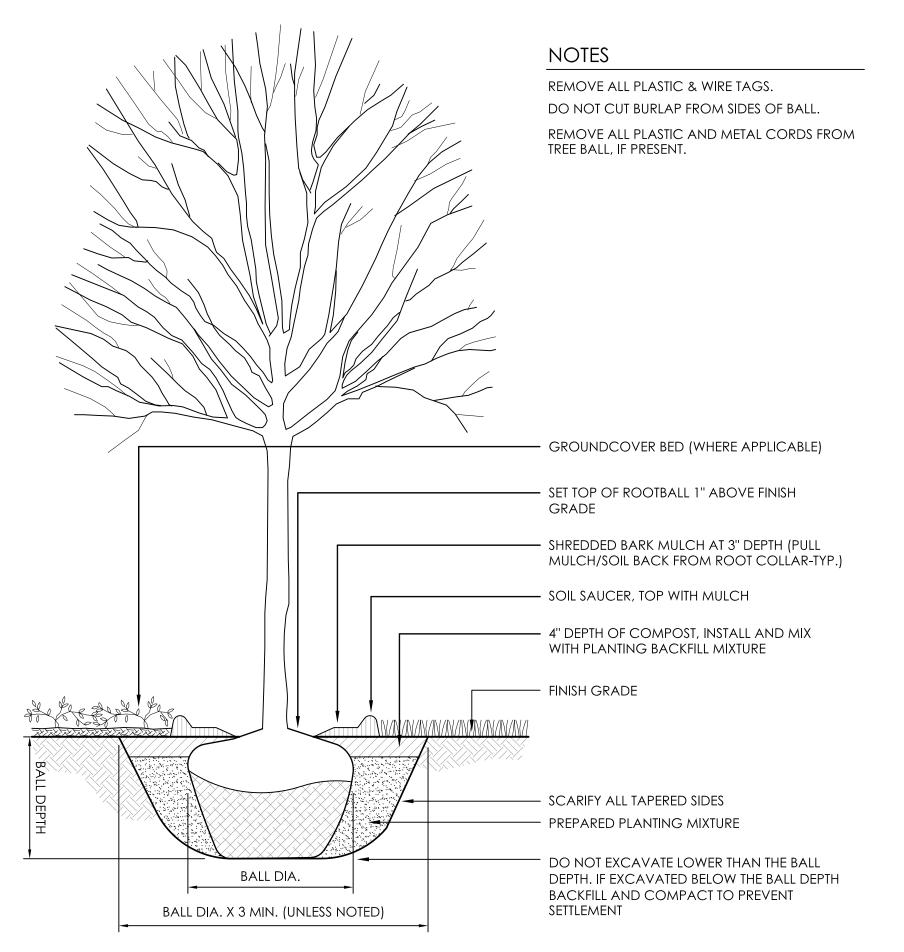
PLANT 3CHEDULE (REFER TO C-7)								
KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	CT NATIVE/DESCRIPTION		
DECIDUOUS	TREES							
AF 6	ACER x FRREMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3"-3½" CALIPER	B&B	FULL AND EXTRA HEAVY; MATCHING	YES / CROSS POLLINATION OF RED & SILVER MAPLE		
AS 2	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3"-3 ¹ " CALIPER	B&B	FULL AND EXTRA HEAVY; MATCHING	YES		
BN 2	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	3"-3 ¹ " CALIPER	B&B	FULL AND EXTRA HEAVY; MATCHING	YES		
NS 1	NYSSA SYLVATICA	BLACK GUM	2½"-3" CALIPER	B&B	FULL AND EXTRA HEAVY; STRAIGHT LEADER	YES		
QC 4	QUERCUS COCCINEA	SCARLET OAK	3"-3 ¹ " CALIPER	B&B	FULL AND EXTRA HEAVY; MATCHING	YES		
SA 2	SALIX ALBA 'NIOBE'	GOLDEN WEEPING WILLOW	3"-3½" CALIPER	B&B	FULL AND EXTRA HEAVY; MATCHING	NO / NATIVE TO EUROPE; NURSERY GROWN ORNAMENTAL IN CT		
FLOWERING TREES								
CC 6	CERCIS CANADENSIS	EASTERN REDBUD	2"-2½" CALIPER	B&B	FULL AND EXTRA HEAVY; MATCHING	YES		
CF 3	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE FLOWERING DOGWOOD	2"-2½" CALIPER	B&B	FULL AND EXTRA HEAVY; MATCHING	YES / NURSERY CULTIVAR OF NATIVE FLOWERING DOGWOOD		
CV 1	CHIONANTHUS VIRGINICUS	FRINGE TREE	2"-2½" CALIPER	B&B	FULL AND EXTRA HEAVY	YES		
MS 1	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	6'-7' HT.	B&B	FULL AND EXTRA HEAVY; SPECIMEN	NO / NATIVE TO ASIA; NURSERY GROWN ORNAMENTAL IN CT		
MV 1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8'-10' HT.	B&B	FULL AND EXTRA HEAVY	YES		
SA-1 2	SORBUS AMERICANA	AMERICAN MOUNTAIN ASH	6'-7' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	YES		
SJ 3	STYRAX JAPONICUS	JAPANESE SNOWBELL	8'-10' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING; MULT-STEM	NO / NATIVE TO ASIA; NURSERY GROWN ORNAMENTAL IN CT		
SR 4	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	8'-10' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING; MULT-STEM	NO / NATIVE TO ASIA; NURSEY GROWN ORNAMENTAL IN CT		
EVERGREEN	TREES	•		•				
AC 9	ABIES CONCOLOR	WHITE FIR	7'-8' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING; UNSHEARED 2 YRS.	NO / NATIVE TO WESTERN NORTH AMERICA; NURSERY GROWN IN		
PA 9	PICEA ABIES	NORWAY SPRUCE	7'-8' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING; UNSHEARED 2 YRS.	NO / NATIVE TO EUROPE; NURSERY GROWN IN CT		
PP 4	PICEA PUNGENS	COLORADO SPRUCE	7'-8' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING; UNSHEARED 2 YRS.	NO / NATIVE TO CENTRAL NORTH AMERICA; NURSERY GROWN IN		
TC 8	TSUGA CANADENSIS	EASTERN HEMLOCK	7'-8' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING; UNSHEARED 2 YRS.	YES		
TO 6	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	5'-6' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	YES / NURSERY CULTIVAR OF NATIVE ARBORVITAE		
SHRUBS				-				
AC-1 6	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5'-6' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	YES		
AD 9	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	18"-24" HT.	CONT.	FULL AND EXTRA HEAVY; MATCHING	NO / NATIVE TO ASIA; NURSERY GROWN ORNAMENTAL IN CT		
AP 5	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	5'-6' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	NO/ NATIVE TO EASTERN US; NURSERY GROWN IN CT		
AT 11	AZALEA 'TRADITION'	TRADITION PINK AZALEA	18"-24" HT.	CONT.	FULL AND EXTRA HEAVY; MATCHING	NO / NATIVE TO ASIA; NURSERY GROWN ORNAMENTAL IN CT		
CA 5	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18"-24" HT.	CONT.	FULL AND EXTRA HEAVY; MATCHING	YES		
CF-1 3	CALYCANTHUS FLORIDUS	CAROLINA ALLSPICE	24"-30" HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	YES		
CR 5	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKETREE	36"-42" HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	NO / NATIVE TO EUROPE; INTRODUCED, NURSERY GROWN IN CT		
HL 3	HIBISCUS SYRIACUS 'LUCY'	LUCY ROSE OF SHARON	30"-36" HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	NO / NATIVE TO ASIA; INTRODUCED, NURSERY GROWN IN CT		
HP 18	HYDRANGEA PANICULATA 'PHANTOM'	PHANTOM HYDRANGEA	36"-42" HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	NO / NATIVE TO ASIA; INTRODUCED, NURSERY GROWN IN CT		
HP-1 16	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	14"-18" HT.	CONT.	FULL AND EXTRA HEAVY; MATCHING; HEDGE	NO / NATIVE TO ASIA; INTRODUCED, NURSERY GROWN IN CT		
HS 20	HIBISCUS SYRIACUS 'PURPLE PILLAR'	PURPLE PILLAR ROSE OF SHARON	42"-48" HT.	B&B	FULL AND EXTRA HEAVY; MATCHING; HEDGE	NO / NATIVE TO ASIA; INTRODUCED, NURSERY GROWN IN CT		
IG 18	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY	12"-14" HT.	CONT.	FULL AND EXTRA HEAVY; MATCHING; HEDGE	YES / NURSERY CULTIVAR OF NATIVE INKBERRY		
KL 8	KALMIA LATIFOLIA	MOUNTAIN LAUREL	36"-42" HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	YES		
PO 3	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	24"-30" HT.	CONT.	FULL AND EXTRA HEAVY; MATCHING	YES / NURSERY CULTIVAR OF NATIVE COMMON NINEBARK		
SP 7	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	4'-5' HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	NO / NATIVE TO ASIA; NURSERY GROWN ORNAMENTAL IN CT		
VC 2	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	24"-30" HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	NO / NATIVE TO ASIA; NURSERY GROWN ORNAMENTAL IN CT		
VD 4	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30"-36" HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	YES		
WF 3	WEIGELA FLORIDA 'WINE AND ROSE'	WINE AND ROSE WEIGELA	30"-36" HT.	B&B	FULL AND EXTRA HEAVY; MATCHING	NO / NATIVE TO ASIA; NURSERY GROWN ORNAMENTAL IN CT		

RAIN GARDEN PLANT MATERIAL

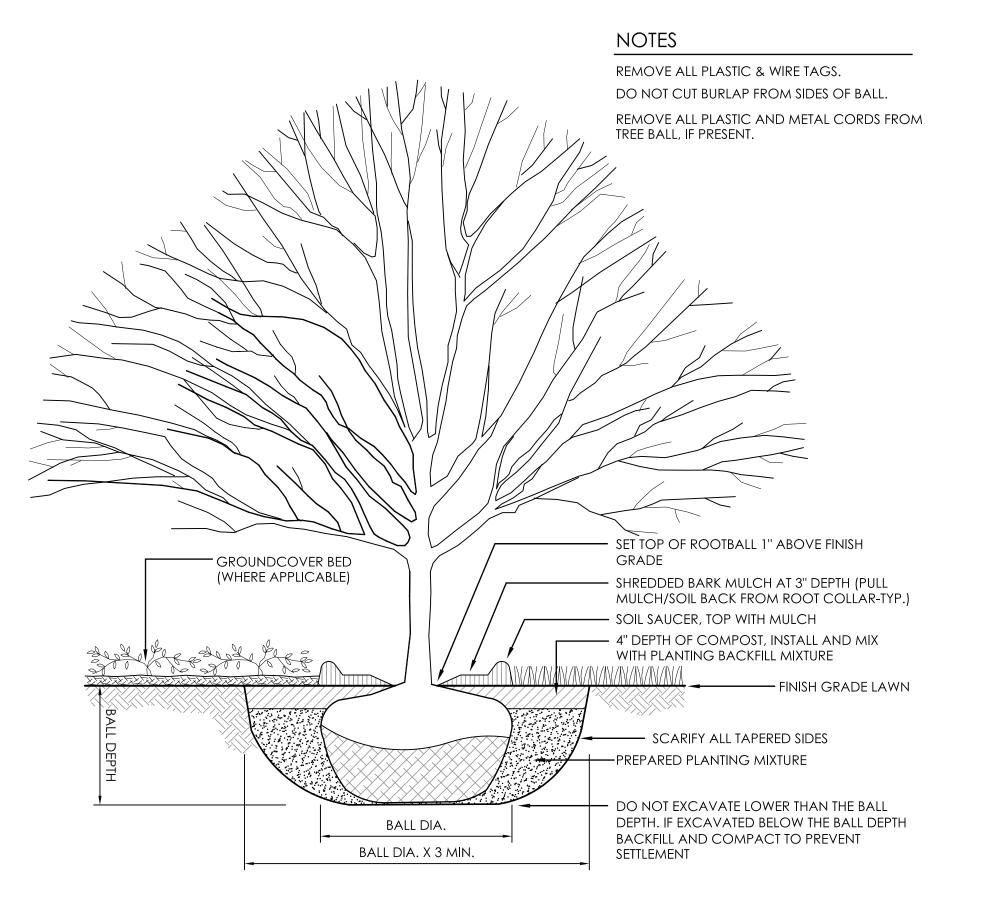
BOTANICAL NAME	COMMON NAME	CT NATIVE/DESCRIPTION			
BASIN BOTTOM ZONE					
IRIS VERSICOLOR	BLUE FLAG IRIS	YES			
MIMULUS RINGENS	MONKEY FLOWER	YES			
VERBENA HASTATA	SWAMP VERBENA	YES			
LOBELIA CARDINALIS	CARDINAL FLOWER	YES			
MIDDLE SLOPE ZONE					
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	YES			
EUTROCHIUM PURPUREUM	JOE PYE WEED	YES			
LIATRIS SPICATA	BLAZING STAR	YES			
UPPER EDGE ZONE					
PHYSOCARPUS OPULIFOLIUS	SUMMER WINE NINEBARK	YES			
SALIX PURPUREA 'NANA'	PURPLE-LEAVED WILLOW	NO / INTRODUCED NURSERY GROWN IN CT			
ITEA VIRGINICA	VIRGINIA SWEETSPIRE	NO / NATIVE TO EASTERN US; NURSERY GROWN IN CT			
GROUND COVER LAYER					
GERANIUM MACULATUM	WILD GERANIUM	YES			
TIARELLA CORDIFOLIA 'SPRING SYMPHONY'	FOAM FLOWER	YES			
PHLOX STOLONIFERA	CREEPING PHLOX	YES			
ASARUM CANADENSE	WILD GINGER	YES			
VIOLA SORORIA	VIOLETS	YES			

PLANTING NOTES

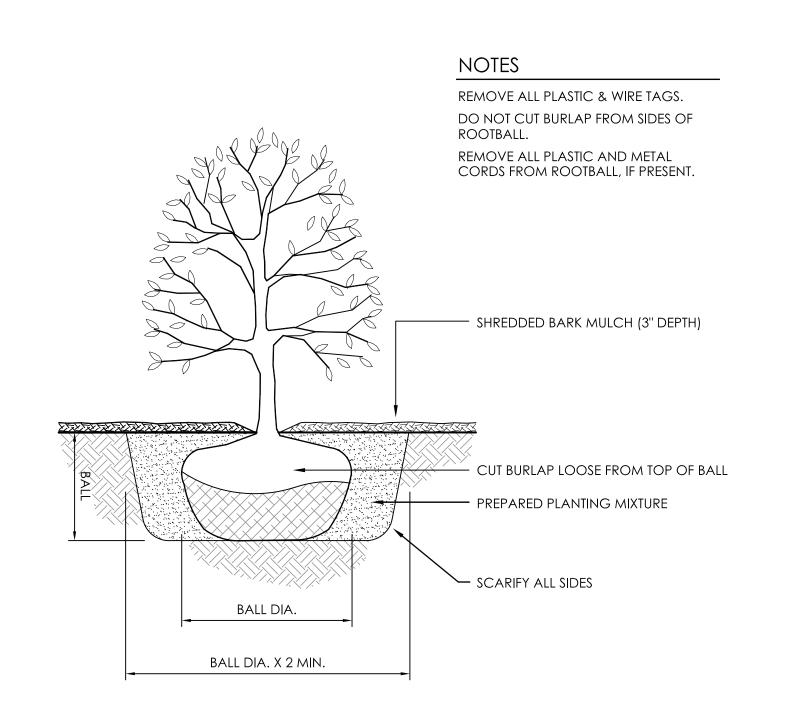
- 1. ALL PLANT MATERIAL MUST CONFORM TO THE REQUIREMENTS OF THE PLANTING SCHEDULE AND STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 2. ALL PLANT MATERIAL MUST BE APPROVED AT THE NURSERY SOURCE BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 3. PROTECT ALL EXISTING VEGETATION ADJACENT TO CONSTRUCTION OPERATIONS. CARE SHOULD BE TAKEN TO ENSURE THAT SOIL CONTAINING TREE ROOTS IS NOT COMPACTED.
- 4. REFER TO SHEET C-7 FOR PLANTING PLAN.
- 5. ALL PLANTS SPECIFIED ARE NON-INVASIVE AND GROW IN CONNECTICUT.











PROPOSED DECIDUOUS TREE PLANTING

C-7.1 NOT TO SCALE

Allied Engineering Assoc. Inc 95 Main St. 3rd. Flr. East P.O. Box 726 North Canaan, Ct 06018 860-824-1400 860-824-1401 fax aca george@gmail.com

NUMBER - DESCRIPTION - DATE - INITIAL

1. UPDATED PER STAFF REVIEW COMMENTS 12/31/2024

MANOR HOUSE INN PROPERTY IMPROVEMENT PROPOSED PLANT SCHEDULE & DETAILS PREPARED FOR: RAY HOSPITALITY, INC.

C - 7.

FILE NAME:
1075-SITE PLAN-3

1075

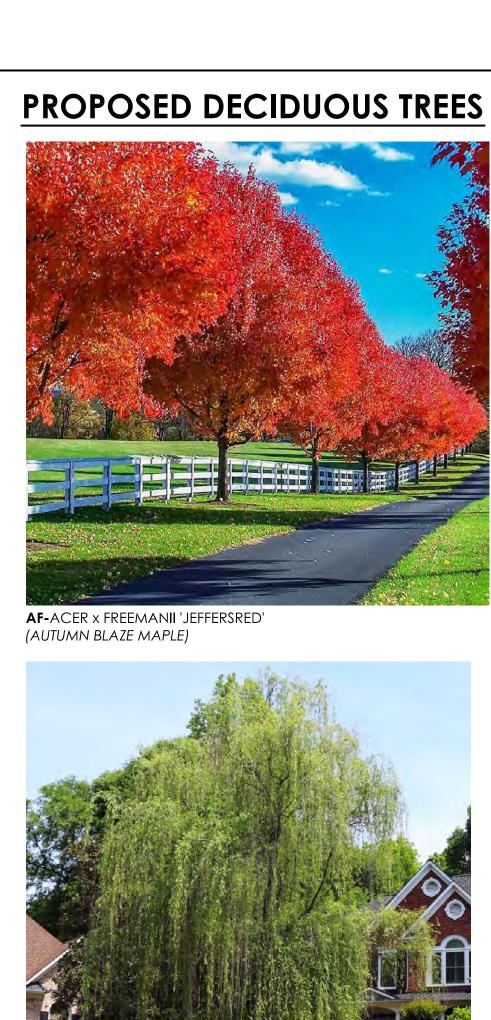
ISSUED FOR:

PROJECT NO.

DECEMBER 3, 2024

AS NOTED

PERMITTING

















SA-SALIX ALBA 'NIOBE'

(GOLDEN WEEPING WILLOW)





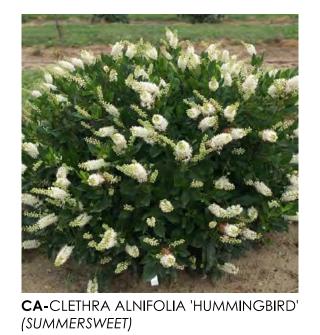






MS-MAGNOLIA STELLATA 'ROYAL STAR'

(ROYAL STAR MAGNOLIA)

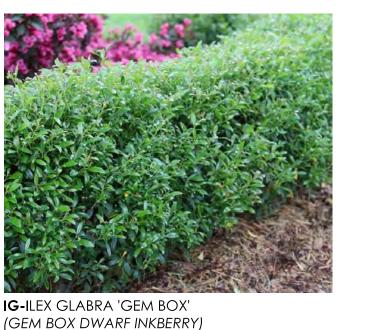


















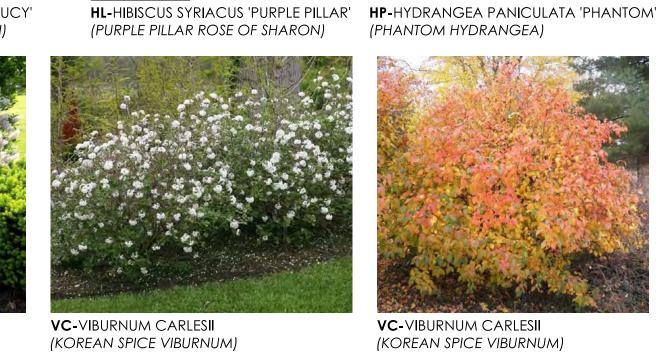


PO-PHYSOCARPUS OPULIFOLIUS

(SUMMER WINE NINEBARK)

KL-KALMIA LATIFOLIA (MOUNTAIN LAUREL)











(WINE AND ROSE WEIGELA)

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TC-TSUGA CANADENSIS (EASTERN HEMLOCK)

NOT TO SCALE DECEMBER 3, 2024
ISSUED FOR: 1075

PROJECT NO.

IMPROVEMENT

- 1. EXCAVATE 6"X6" TRENCH ON THE UPSLOPE SIDE OF THE FENCE LOCATION.
- 2. DRIVE SUPPORT POSTS ON THE DOWN SLOPE SIDE OF THE TRENCH TO A DEPTH OF AT LEAST 12" INTO ORIGINAL GROUND.
- 3. ANGLE POSTS 10 DEGREES UPHILL TO OVER COMPENSATE FOR ANY SAGGING IN FENCE DUE TO PRESSURE FROM BUILT UP SEDIMENT.
- 4. STAPLE OR SECURE GEOTEXTILE TO THE POSTS PER MANUFACTURERS RECOMMENDATIONS SUCH THAT 6" OF FABRIC LIES IN THE TRENCH.
- 5. BACKFILL THE TRENCH WITH THE EXCAVATED TRENCH MATERIAL OVER THE FABRIC. TAMP TO COMPACT THE SOIL



GENERAL NOTES/SPECIFICATIONS

GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE ALL WORK OUTLINED.
- 2. ALL WORK SHALL BE DONE FOLLOWING THE LAWS, REGULATIONS, STANDARDS AND REQUIREMENTS ESTABLISHED BY THE STATE OF CONNECTICUT AND TOWN OF NORFOLK.
- 3. ALL EXISTING SITE FEATURES SHALL REMAIN AS IS UNLESS NOTED ON DRAWINGS.
- 4. STATE LAW REQUIRES: CALL BEFORE YOU DIG 1-800-922-4455 TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.
- 5. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF UTILITY LOCATIONS AFFECTING THE PROPOSED WORK. ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER. NO CHANGES TO THE PROPOSED CONSTRUCTION CAN BE MADE WITHOUT PRIOR APPROVAL.
- 6. ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL METHODS DEEMED NECESSARY BY THE TOWN OF NORFOLK STAFF SHALL BE IMPLEMENTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- 7. ANY EXISTING CONDITION WHICH IS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPLACED/REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 8. ANY REFUSE OR DEBRIS MUST BE CLEANED UP DAILY AND DISPOSED OF PROPERLY AT THE CONTRACTORS EXPENSE.

CONSTRUCTION SEQUENCE:

- 1. OBTAIN ALL NECESSARY PERMITS.
- 2. CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) TO MARK OUT LOCATION OF ALL EXISTING UTILITIES ON AND ADJACENT TO SITE.
- 3. INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLAN.
- 4. CUT AND REMOVE EXISTING BRUSH AND TREES AS REQUIRED. WOOD CHIPS FROM CLEARING OPERATIONS MAY BE USED ON SITE FOR EROSION CONTROL ACCORDING TO SPECIFICATIONS SPELLED OUT ON PLANS.
- 5. INSTALL ALL UNDERGROUND DRAINAGE AND UTILITIES.
- 6. ROUGH GRADE SITE AS SHOWN ON PLAN.
- 7. PREPARE SITE AND INSTALL PROPOSED PAVEMENTS, STRUCTURES AND AMENITIES AS SHOWN ON PLAN.
- 8. PLANT, SEED, MULCH AND FERTILIZE ALL DISTURBED AREAS AS REQUIED PER SPECIFICATIONS ON PLANS.
- 9. REMOVE SEDIMENTATION AND EROSION CONTROL MEASURES ONLY AFTER ALL AREAS ARE STABILIZED.
- 10. THE PERSON RESPONSIBLE FOR THE PROPER IMPLEMENTATION OF THE DESIGN AND/OR FIXING ANY POTENTIAL PROBLEMS IS THE OWNER OR THEIR DESIGNEE.

STOCKPILE MANAGEMENT

STOCKPILE MANAGEMENT OF TOPSOIL AND OTHER TYPES OF ERODIBLE SOILS IS NECESSARY TO PREVENT UNNECESSARY DAMAGE RESULTING FROM EROSION OF STOCKPILE MATERIAL. LOCATE STOCKPILES SO THAT NATURAL DRAINAGE IS NOT OBSTRUCTED. ATTEMPT TO MAXIMIZE THE DISTANCE OF STOCKPILES FROM WETLANDS, WATERCOURSES, DRAINAGE WAYS, AND STEEP SLOPES. WHEN THE STOCKPILE IS DOWN GRADIENT FROM A LONG SLOPE, DIVERT RUNOFF WATER AWAY FROM OR AROUND THE STOCKPILE. INSTALL A GEOTEXTILE SILT FENCE OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE PROPOSED TOE OF THE SLOPE. THE SIDE SLOPES OF STOCKPILED MATERIAL THAT IS ERODIBLE SHOULD BE NO STEEPER THAN 2:1. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. THE SEED MIX USED DEPENDS UPON THE STOCKPILED MATERIAL AND THE LENGTH OF TIME IT IS TO REMAIN STOCKPILED. INFORMATION GATHERED FROM SOIL BORINGS AND SOIL DELINEATIONS CAN BE USED TO PLAN THE TYPE OF SEED AND ANY SOIL AMENDMENTS THAT ARE APPROPRIATE FOR THE STOCKPILE. AFTER THE STOCKPILE HAS BEEN REMOVED, THE SITE SHOULD BE GRADED AND PERMANENTLY STABILIZED. IF A STOCKPILE IS LOCATED OFF-SITE, LOCAL ZONING APPROVAL MAY BE REQUIRED. IN ADDITION TO THE ABOVE CRITERIA, STOCKPILES THAT ARE LOCATED OFF-SITE REQUIRE A CONSTRUCTION ENTRANCE PAD INSTALLED AT THAT SITE. DEPENDING ON THE VOLUME OF TRAFFIC, THE INSTALLATION OF 'TRUCK CROSSING" SIGNS AND SWEEPING OF THE ROADWAY MAY ALSO BE NECESSARY.

PERMANENT SEEDING/SOIL STABILIZATION

- 1. PREPARE ALL DISTURBED AREAS TO RECIEVE PERMANENT SEEDING. AVOID OVERTILLING AREA TO PREVENT EXPOSING WEED SEEDS. ADD TOPSOIL AND FINE GRADE AS REQUIRED.
- 2. ALL DISTURBED AREAS WILL BE SEEDED AS FOLLOWS, UNLESS OTHERWISE SPECIFIED ON PLANTING PLAN (C-7):

SLOPED AREA

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM
New England Erosion Control/Restoration Mix for Dry Sites

Botanical Name	Common Name	Indicator
Elymus canadensis	Canada Wild Rye	FACU+
Festuca rubra	Red Fescue	FACU
Lolium multiflorum	Annual Ryegrass	
Lolium perenne	Perrenial Ryegrass	
Schizachyrium scoparium	Little Bluestem	FACU
Panicum virgatum	Switch Grass	FAC
Sorghastrum nutans	Indian Grass	UPL

APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydroseeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

BOTTOM OF SLOPE/WETLAND AREA

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

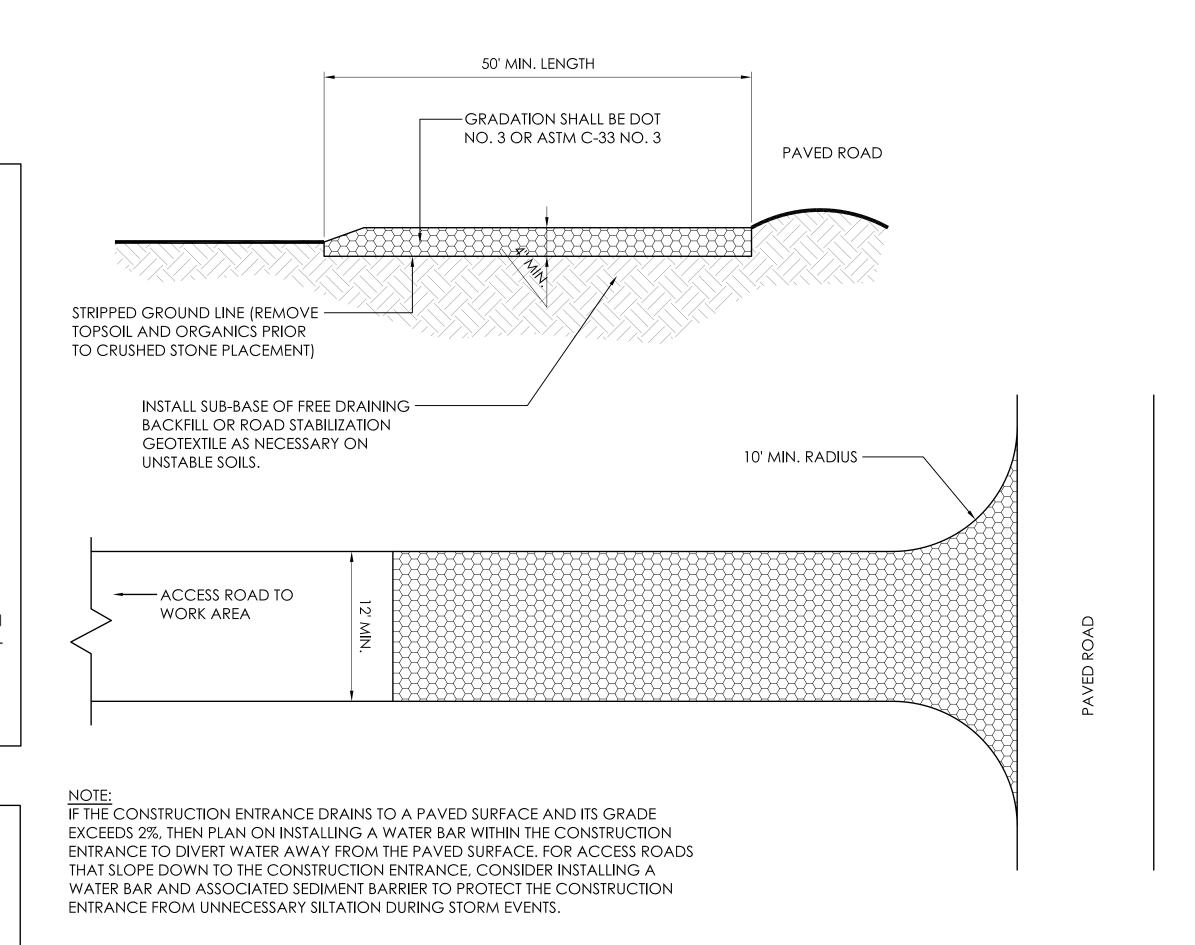
New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
Elymus riparius	Riverbank Wild Rye	FACW
Schizachyrium scoparium	Little Bluestem	FACU
Festuca rubra	Red Fescue	FACU
Andropogon gerardii	Big Bluestem	FAC
Panicum virgatum	Switch Grass	FAC
Vernonia noveboracensis	New York Ironweed	FACW+
Agrostis perennans	Upland Bentgrass	FACU
Bidens frondosa	Beggar Ticks	FACW
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed	OBL
Eupatorium perfoliatum	Boneset	FACW
Aster novae-angliae (Symphyotrichum novae-anglia	New England Aster	FACW-
Scirpus cyperinus	Wool Grass	FACW
Juncus effusus	Soft Rush	FACW+

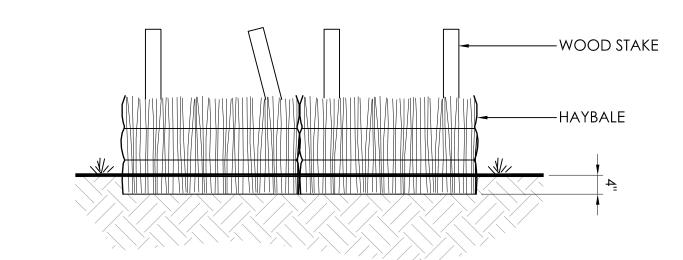
APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydroseeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended

- 3. SEED WITH A PERMANENT SEED MIXTURE WITHIN 7 DAYS AFTER ESTABLISHING FINAL GRADES. SEEDING IS RECOMMENDED FROM APRIL 1 THROUGH JUNE 15 AND AUGUST 14 THROUGH OCTOBER 1 (OR AS RECOMMENDED BY SEED SUPPLIER).
- 4. FOR AREAS WHERE TEMPORARY EROSION CONTROL BLANKETS ARE TO BE USED INSTEAD OF STRAW MULCH, PREPARE THE SEED BED IN ACCORDANCE WITH BLANKET MANUFACTURER'S RECOMMENDATIONS.
- 5. INSPECT SEED BED JUST BEFORE SEEDING. IF THE SOIL IS COMPACTED, CRUSTED OR HARDENED, SCARIFY THE AREA PRIOR TO SEEDING. APPLY SELECTED SEED AT RATES PROVIDED BY MANUFACTURER UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED, MULCH). NORMAL SEEDING DEPTH IS FROM 0.25 TO 0.5 INCH. INCREASE SEEDING RATES BY 10% WHEN HYDROSEEDING.
- 6. IF NOT HYDROSEEDING, APPLY STRAW MULCH OR EROSION BLANKET AS REQUIRED.
- 7. WHEN SEEDING OUTSIDE OF THE RECOMMENDED SEEDING DATES IN THE SUMMER MONTHS, WATERING MAY BE ESSENTIAL TO THE ESTABLISH A NEW SEEDING. EACH APPLICATION MUST BE UNIFORMLY APPLIED WITH 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES. INSPECT SEEDED AREA AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER DURING THE FIRST GROWING SEASON.
- 8. WHERE SEED HAD BEEN MOVED OR WHERE SOIL EROSION HAS OCCURRED DETERMINE THE CAUSE OF THE FAILURE. RE-SEED AND RE-MULCH. IF MOVEMENT WAS THE RESULT OF WIND, REPAIR EROSION DAMAGE (IF ANY), RE-APPLY SEED AND MULCH, AND APPLY MULCH ANCHORING. IF FAILURE WAS CAUSED BY CONCENTRATED WATER, 1) INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND SEDIMENT MOVEMENT, 2) REPAIR EROSION DAMAGE, 3) RE-SEED AND 4) RE-APPLY MULCH WITH ANCHORING OR USE TEMPORARY EROSION CONTROL BLANKET AND/OR PERMANENT TURF REINFORCEMENT MAT.







- 1. EXCAVATE 4" DEEP TRENCH WIDE ENOUGH FOR HAY BALES TO SIT IN.
- 2. SET HAYBALES 4" DEEP INTO DISTURBED EXCAVATION AREA.
- HAYBALES SHALL BE STAKED IN PLACE WITH MIN. 2 STAKES PER BALE.
 ANGLE FIRST STAKE IN EACH BALE TOWARD PREVIOUSLY STAKED HAYBALE TO
- FORCE THE BALES TOGETHER.

 5. FILL ANY GAPS BETWEEN THE BALES WITH HAY OR STRAW TO PREVENT WATER
- FROM ESCAPING BETWEEN THE BALES.

 6. BACKFILL THE HAYBALE TRENCH WITH THE EXCAVATED TRENCH MATERIAL TAMP TO COMPACT THE SOIL



INN PROPERTY IMPRO

ANOR HOUSE INN EDIMENTATION AND REPARED FOR:

SCALE:

1"=16'

FILE NAME:

1075-SITE PLAN-3

DATE:

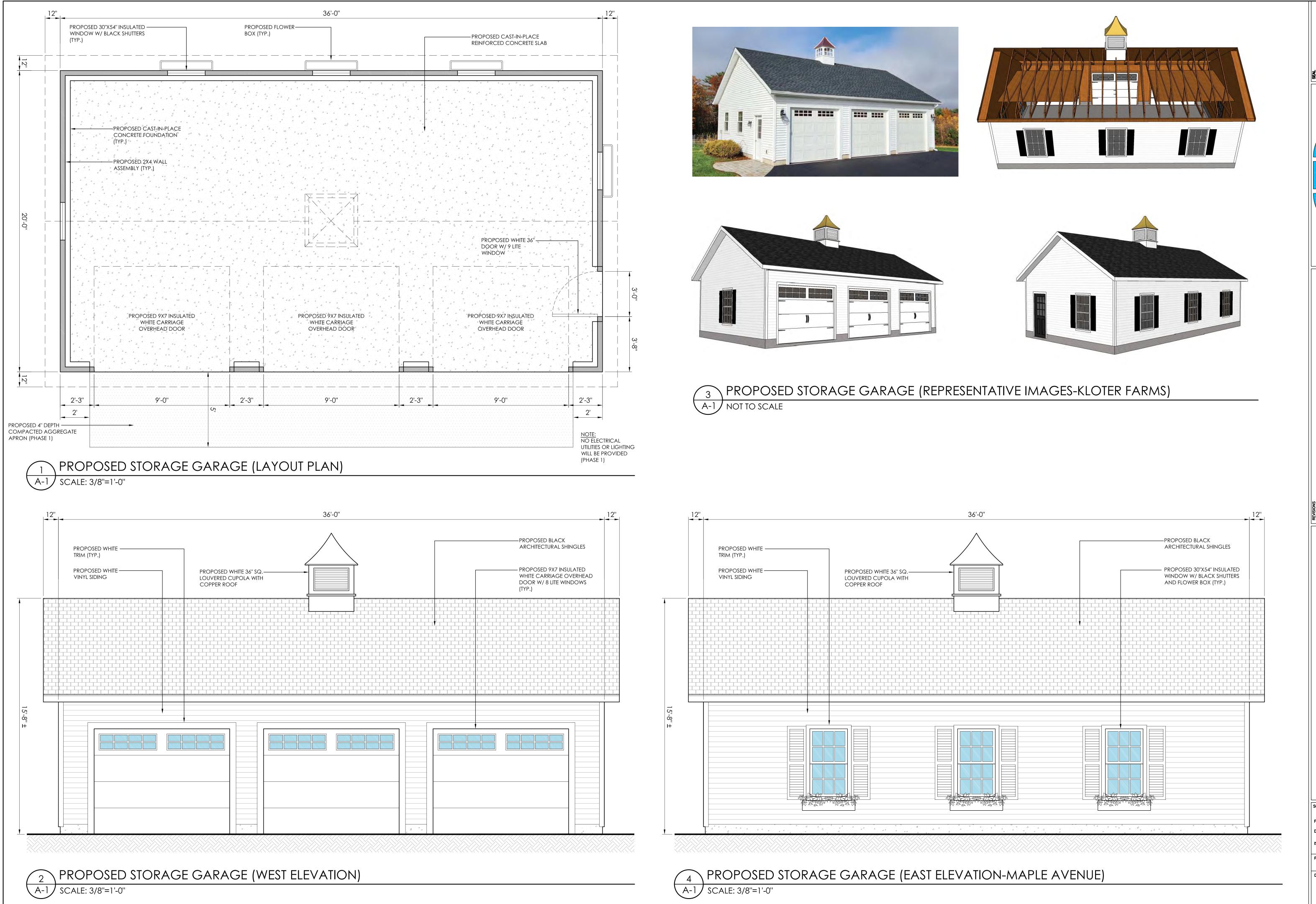
DECEMBER 3, 2024

ISSUED FOR:

PERMITTING

PROJECT NO. 1075

ES-1



MANOR HOUSE INN PROPERTY IMPROVEMENT PROPOSED GARAGE PLAN/ELEVATIONS PREPARED FOR:

AS NOTED FILE NAME:
1075-SITE PLAN-3 DECEMBER 3, 2024 PERMITTING

PROJECT NO.

DRAWING NO.







PROPOSED SAUNA (REPRESENTATIVE IMAGES-EXTERIOR) PROPOSED
A-2 NOT TO SCALE

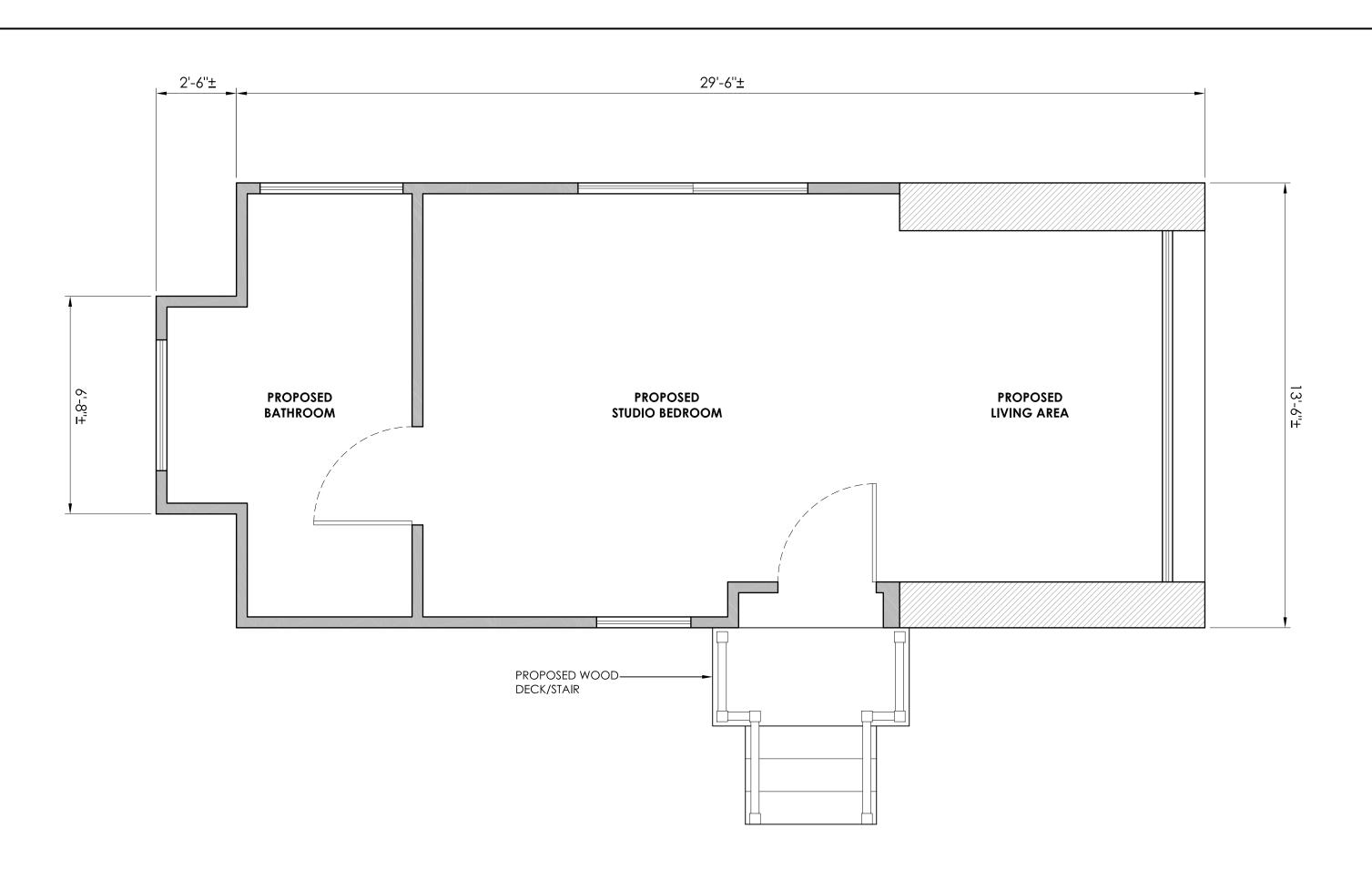
FILE NAME:
1075-SITE PLAN-3 DECEMBER 3, 2024
ISSUED FOR: PERMITTING

PROJECT NO.

OR HOUSE INN PROPERTY IMPROVEMENT POSED SAUNA PLAN/ELEVATIONS SED FOR:

DECEMBER 3, 2024
ISSUED FOR:

PROJECT NO.



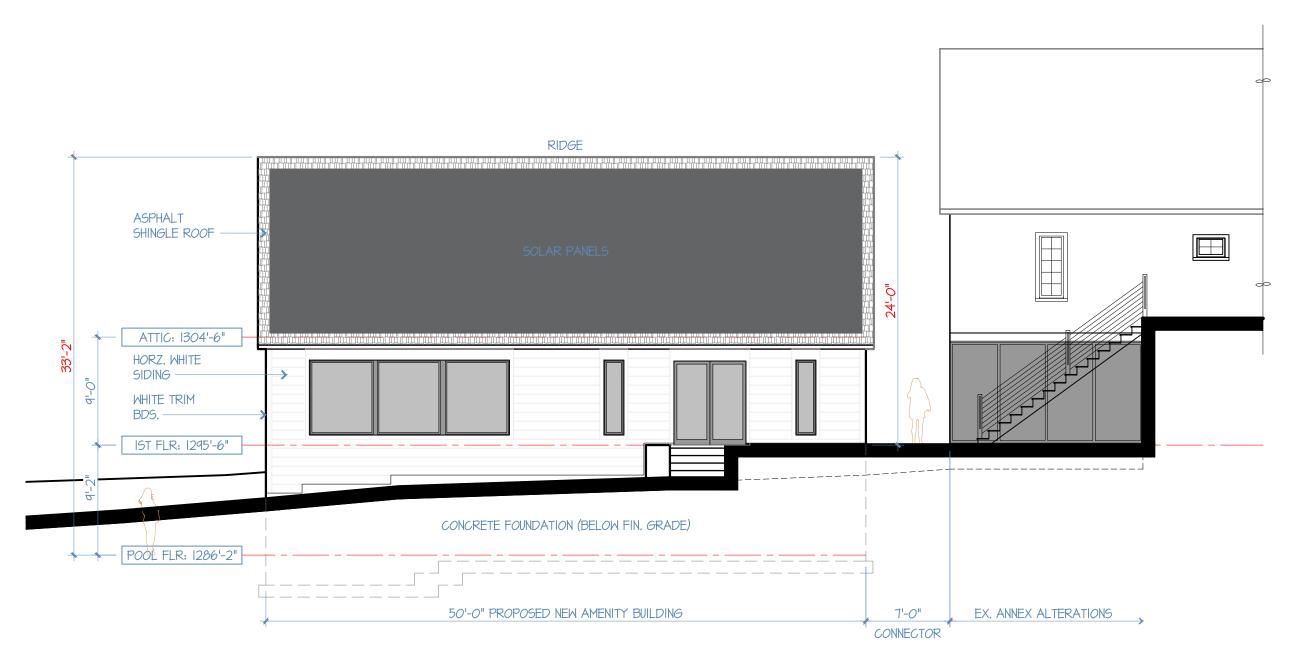
PROPOSED CABIN PLAN





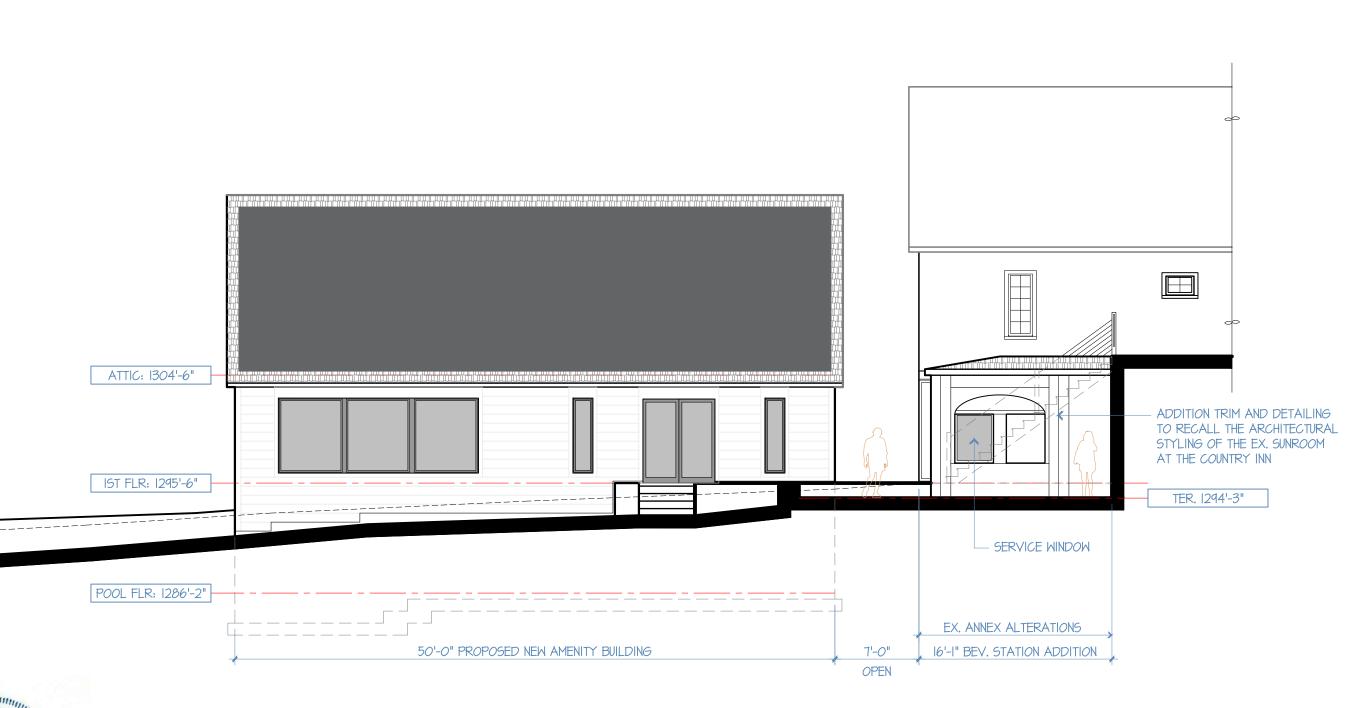
PROPOSED CABIN (REPRESENTATIVE IMAGES-EXTERIOR)

A-3 NOT TO SCALE

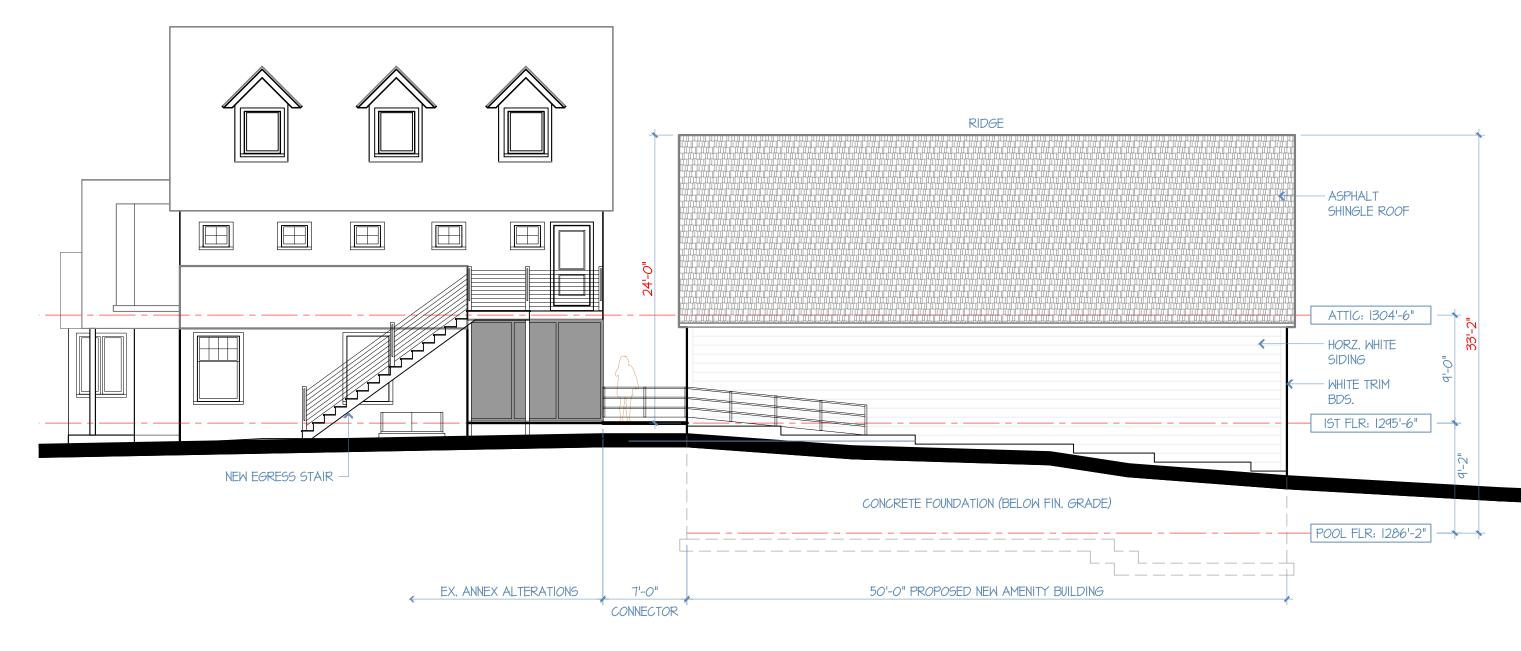


1. PROPOSED SOUTHWEST EXTERIOR ELEVATION

VIEW FROM REAR TERRACES & OUTDOOR AMENITY AREAS



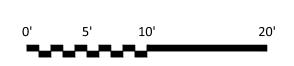
3. PROPOSED SOUTHWEST EXTERIOR ELEVATION
VIEW FROM REAR TERRACES & OUTDOOR AMENITY AREAS SHOWING THE BEVERAGE STATION ADDITION



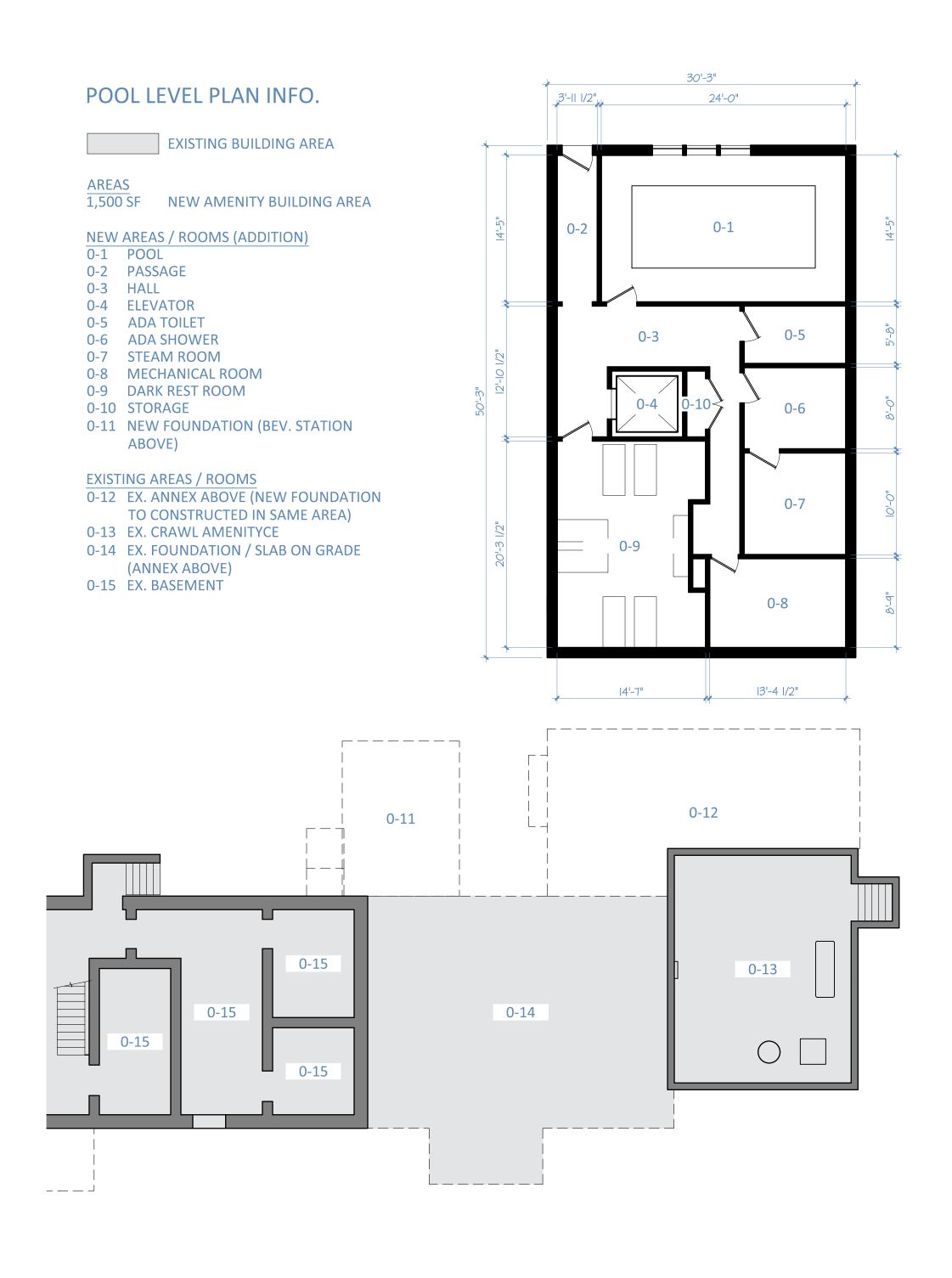
2. PROPOSED NORTHEAST EXTERIOR ELEVATION
VIEW FROM MILLS WAY (NORTH END OF PROPERTY) & PARKING LOT

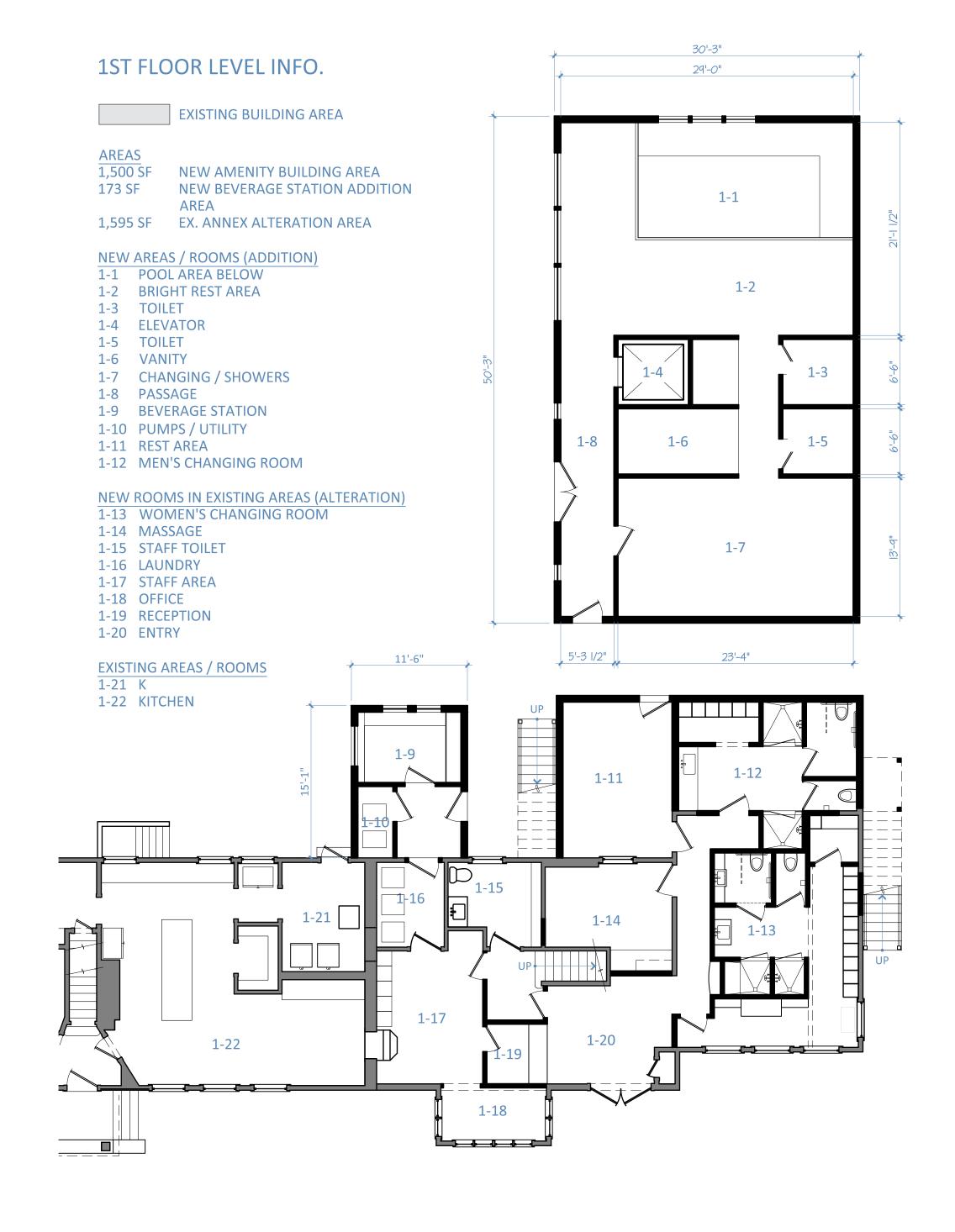


4. PROPOSED NORTHWEST EXTERIOR ELEVATION
VIEW FROM MILLS WAY (WEST END OF PROPERTY) & REAR YARD



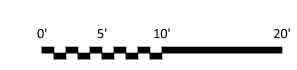




















ROB WHITE ARCHITECT LLC

2ND FLOOR LEVEL INFO.

EXISTING BUILDING AREA

932 SF ANNEX ALTERATION AREA

NEW AREAS / ROOMS (ADDITION) 2-1 OPEN TO POOL AREA BELOW

2-2 ATTIC

NEW ROOMS IN EXISTING AREAS (ALTERATION)

2-3 BEDROOM 2-4 CLOSET

2-5 CLOSET

2-6 BATHROOM

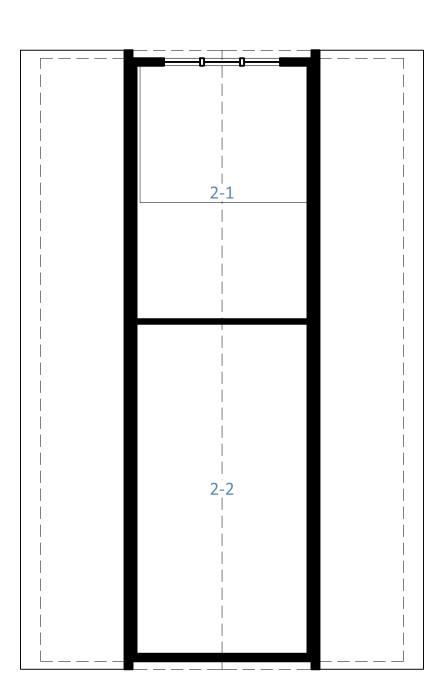
2-7 ENTRY

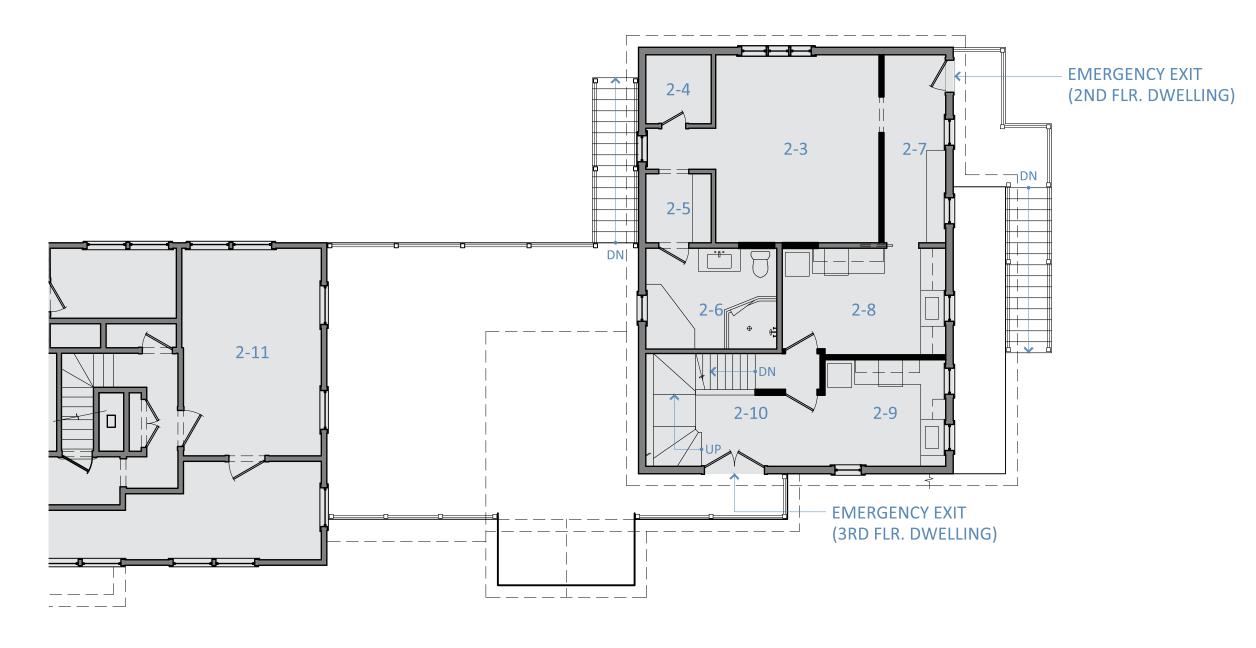
2-8 KITCHENETTE 2-9 KITCHENETTE

2-10 STAIR

EXISTING AREAS / ROOMS

2-11 EXISTING AREAS IN THE COUNTRY INN (NO CHANGE)





1. PROPOSED 2ND FLOOR PLAN NEW AMENITY BUILDING & ANNEX ALTERATIONS







ROB WHITE ARCHITECT LLC

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441 OXFORD RD., SUITE 3A OXFORD, CT 06478 WWW.ROBWHITEARCHITECT.COM (203) 848-7189



PLANNING AND ZONING COMMISSION REVIEW ONLY - REVISED 12/31/2024 DATE: 12/3/2024