



- Renovations to the existing Inn with new building/rooms addition and associated walkway, driveway, and parking improvements.
- Proposed removal of existing detached motel buildings in favor of a new events barn and associated walkway, driveway, and parking improvements.
- 12 new guest cottages/cabins, renovation of one existing cottage, and associated access improvements.
- New Spa/Gym building and associated amenities, walkways, parking, and landscaping and buffer enhancements, including removal and restoration of former inground pool.
- Removal of the existing main structure at 53 Wells Hill Road in favor of a new pool house, inground pool, and associated patio, landscaping, walkways, and parking improvements.
- Renovation of one existing garage for storage (53 Wells Hill Rd) and one new storage garage/barn on the Inn property.
- Properties will be redeveloped with a sustainable approach to stormwater management, utilizing pervious pavement where feasible, rain gardens, and naturalized landscaping improvements, including wetland buffer enhancements.

9) **Alternatives considered by applicant:**

Due to the character of the current Inn structure, it was determined that renovation and expansion, and construction of satellite cottages/cabins was the most sustainable, feasible, and environmentally sensitive development option for the property. The proposed option avoids construction of a larger, new, detached hotel structure located elsewhere on the site that would result in significantly more impacts. By removing the existing detached motel structures, the new proposed event barn will essentially occupy that already disturbed space on the property. The proposed Pool and Spa amenity areas will also be constructed within previously disturbed areas and include a significant buffer enhancement, naturalized landscape enhancements.

Why this proposal to alter wetlands was chosen:

It should be noted that the only proposed direct wetland impact is replacement of an old, undersized, and deteriorating 12” culvert pipe that crosses the existing driveway and conveys the existing perennial watercourse under the existing/proposed driveway on the property. The existing driveway and utilities will be reconstructed in also be installed above this new culver crossing

10) **Site plan showing existing and proposed conditions in relation to wetlands and watercourses:** (See Attached Plans)

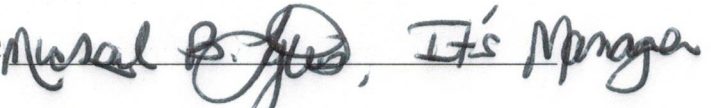
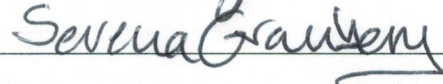
11) **Names and addresses of adjacent property owners:**

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
47-09	110 SHARON ROAD	FB SQUARE LK LLC	139 GRAND STREET	JERSEY CITY	NJ	07032- 0000
37-07	138 SHARON ROAD	BOLMER DAVID P	PO BOX 466	LAKEVILLE	CT	06039- 0000
36-08	86+88 WELLS HILL ROAD	CRUGER WILLIAM F + ANGELA	993 FIFTH AVE	NEW YORK	NY	10028- 0000
47-10	126 SHARON ROAD	WATSON PAUL SURV & ELAINE SURV	PO BOX 269	LAKEVILLE	CT	06039-0269- 0000
37-13	93 WELLS HILL ROAD	DENG HUI MIN	93 WELLS HILL ROAD	LAKEVILLE	CT	06039- 0000
47-53	64 WELLS HILL ROAD	HAZARD JAN T	580 WEST END AVE	NEW YORK	NY	10024- 0000
47-15-2	SHARON ROAD	HOCHBERG FAITH S	PO BOX 1776	LAKEVILLE	CT	06039-1776- 0000
47-14	SHARON ROAD	HOCHBERG MARK S	870 UN PLAZA 13F	NEW YORK	NY	10017- 0000
47-15-1	97 SHARON ROAD	HOCHBERG MARK & FAITH	PO BOX 1776	LAKEVILLE	CT	06039-1776- 0000
47-03	33 WELLS HILL ROAD	KALISON CHARLES + SANDRA	PO BOX 1951	LAKEVILLE	CT	06039- 0000
47-51	40 WELLS HILL ROAD	KAMP DAVID J	46 WEST 11TH ST APT 2	NEW YORK	NY	10011- 0000
47-07	86 SHARON ROAD	BLECHMAN MOISHA K SURV &	86 SHARON ROAD	LAKEVILLE	CT	06039- 0000
47-49	34 WELLS HILL ROAD	MOLLER JOHN T + MARILYN G	530 EAST 86HT ST #5B	NEW YORK	NY	10028- 0000
37-14	SHARON ROAD	HAWLEY JACK II TRUSTEE	PO BOX 136	LAKEVILLE	CT	06039- 0000
47-04	25 WELLS HILL ROAD	ROGERS MICHAEL E	176 SHARON RD	LAKEVILLE	CT	06039- 0000
47-08	90 SHARON ROAD	CANIE TODI	90 SHARON ROAD	LAKEVILLE	CT	06068- 0000
47-01	77 WELLS HILL ROAD	VIRDEN SARAH PATTERSON	77 WELLS HILL ROAD	LAKEVILLE	CT	06039- 0000
47-02	104+106 SHARON ROAD	WAKE ROBIN LLC	PO BOX 660	LAKEVILLE	CT	06039- 0000
47-52	50 WELLS HILL ROAD	WILMORE GREGORY &	300 RIVERSIDE DR APT 9H	NEW YORK	NY	10025- 0000

- 12) Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through inaccurate or misleading information:

Signature: ARADEV   
Managing Member

- 13) Authorization for the commissioners and agents of the Commission to inspect the property, at reasonable times, both before and after a final decision has been issued:

Signature: Wake Robin LLC   
Serena Granbery 

- 14) DEEP Reporting Form 22A-39-14 provided by applicant (Rev. 3/2013)  
**(See Attached)**

- 15) Any other information the Commission deems necessary to the understanding of what the applicant is proposing: **(To be determined)**

- 16) Section 7.6 Requirements, if stipulated by agent: **(To be determined)**

- 17) Filing Fee: As defined in current Regulations  
a. Regulated Activities – Commercial Uses = **\$100.00**  
Schedule A – Square Feet c. More than 1,000...”b” plus = **\$150.00**

**Total Fee (current).....\$250.00\***

**\*subject to additional fees per Commission determination of significant impact or third party review requirements, to be determined.**

- 18) For activities involving a significant activity as determined by the Commission and defined in Section 2 of the regulations, the provisions of Article 7.6 must be submitted with the application. **(To be determined if applicable)**

- 19) If the affected property is within 500 feet of an adjacent municipality the applicant is responsible for providing documentation that the provisions of 8.9 of the regulations have been satisfied: **N/A**

---

DATE FILED: \_\_\_\_\_

DATE RECEIVED BY COMMISSION: \_\_\_\_\_

ACTION: a) INSIGNIFICANT ACTIVITY

CONDITIONS:

DATE OF APPROVAL:

b) SIGNIFICANT ACTIVITY

PUBLIC HEARING DATE:

PUBLIC HEARING DATE + 65 DAYS:

CHECK LIST:

- A. PUBLIC NOTICE: DATES PUBLISHED:
- B. PROOF THAT APPLICANT HAS MAILED COPIES OF PUBLIC NOTICE TO  
ABUTTING PROPERTY OWNERS:
- C. PROOF OF PROVISIONS OF SECTION 8.2 (IF APPLICABLE):



## STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15<sup>th</sup> day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division  
Inland Wetlands Management Program  
79 Elm Street, 3<sup>rd</sup> Floor  
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

# **INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM**

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.  
Do NOT submit a reporting form for withdrawn actions.*

## **PART I: Must Be Completed By The Inland Wetlands Agency**

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
  - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
  - B = Any Permit Denied by the Inland Wetlands Agency
  - C = A Permit Renewed or Amended by the Inland Wetlands Agency
  - D = A Map Amendment to the Official Town Wetlands Map - or -  
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
  - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
  - F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
  - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
  - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

**PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant** - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.  
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>  
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: [https://media.clear.uconn.edu/data/watershed\\_maps/index.htm](https://media.clear.uconn.edu/data/watershed_maps/index.htm) (no roads depicted) or at CTECO: [http://www.cteco.uconn.edu/map\\_catalog.asp](http://www.cteco.uconn.edu/map_catalog.asp) (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
- ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): SALISBURY  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: SHARON or number: 16  
subregional drainage basin number: 6005-00
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): ARADEV LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 104 & 106 SHARON RD / 53 WELLS HILLED  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: REDEVELOPMENT & EXPANSION OF WAKE ROBIN INN PROPERTY
- ACTIVITY PURPOSE CODE (see instructions - one code only): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 9, 10, 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0.007 acres open water body: — acres stream: 30 linear feet
- UPLAND AREA ALTERED (must provide acres): 2.08 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

**LEGEND**

- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE (ABUTTORS)
- - - EXISTING 2' CONTOUR
- - - EXISTING 10' CONTOUR
- - - EXISTING EDGE OF PAVEMENT (DRIVEWAY)
- - - EXISTING EDGE OF PAVEMENT (ROAD)
- EXISTING STONE WALL
- EXISTING TREELINE
- EXISTING UTILITY OVER HEAD WIRES
- EXISTING WATERCOURSE
- CELL TOWER ELECTRIC EASEMENT
- EXISTING IRON PIN
- EXISTING IRON PIPE
- EXISTING MONUMENT

**MAP REFERENCES:**

- 1) "MAP PREPARED FOR SALISBURY BANK & TRUST, CO., WELLS HILL ROAD, LAKEVILLE SALISBURY, CONNECTICUT. SCALE 1" = 40'. AUGUST 14, 1996. PREPARED BY PETER A. LAMB, R.L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 2176.
- 2) "MAP SHOWING PORTION OF PROPERTY OF HAZEL H. COWLES, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO THE WAKE ROBIN INN INCORPORATED". SCALE 1" = 40'. SEPT. 28, 1956. PREPARED BY HOWARD KNICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 740.
- 3) "MAP SHOWING PROPERTY OF DORRIT E. LADD, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO THOMAS J. & VIRGINIA DONLAN". SCALE 1" = 40'. AUG. 17, 1956. PREPARED BY HOWARD KNICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 729.
- 4) "MAP SHOWING PROPERTY OF JANE B. HUNTER, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO MAC A. CHAMBERLIN". SCALE 1" = 100'. APR. 10, 1945. PREPARED BY HOWARD KNICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 264.
- 5) "EASEMENT MAP DETECTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY (DBA EVERSOURCE ENERGY) ACROSS THE PROPERTY OF WAKE ROBIN, LLC, 104 & 106 SHARON ROAD, LAKEVILLE, CT. SCALE 1" = 30'. 12-8-2021. FILE NO. W21194. PREPARED BY NORTHEAST SURVEY CONSULTANTS.

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE REJECTED, NULL AND VOID

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND & ASSOC., PC SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND & ASSOC., PC SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

DEED REFERENCE: VOL. 184 PG. 509 & VOL. 247 PG. 216 SALISBURY LAND RECORDS.

PROPERTY IS LOCATED WITHIN THE "RR-1" RESIDENTIAL ZONE.

ELEVATIONS ARE BASED ON NAVD 88 DATUM.

INLAND WETLANDS AND WATERCOURSES WERE DELINEATED IN THE FIELD ON APRIL 25 AND MAY 21, 2024 BY MATHEW J. SANFORD, REGISTERED SOIL SCIENTIST.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300B-1 THROUGH 20-300B-20, EFFECTIVE OCTOBER 26, 2018, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

TYPE OF SURVEY:  
PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY:  
INDEPENDENT RESURVEY

CLASSES OF ACCURACY:  
A-2 HORIZONTAL  
T-2 VERTICAL

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AND IN ACCORDANCE WITH THE STANDARDS OF THE PROFESSION.

*Matthew J. Sanford*  
REGISTERED SOIL SCIENTIST  
#70350  
143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06758  
PHONE: (860) 356-5946 • FAX: (860) 350-4419  
WEB: WWW.PARTHURH.COM

**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SOIL SCIENTISTS • LAND PLANNERS

143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06758  
PHONE: (860) 356-5946 • FAX: (860) 350-4419  
WEB: WWW.PARTHURH.COM

**Exiting Conditions Map**

prepared for  
**ARADEV, LLC**

Tax Map 47 Lot 2 & Lot 2-1  
104 & 106 Sharon Road  
Area = 501,635 S.F. / 11.516 Ac.

53 Wells Hill Road  
Area = 99,518 S.F. / 2.285 Ac.

Town of Salisbury  
County of Litchfield  
State of Connecticut

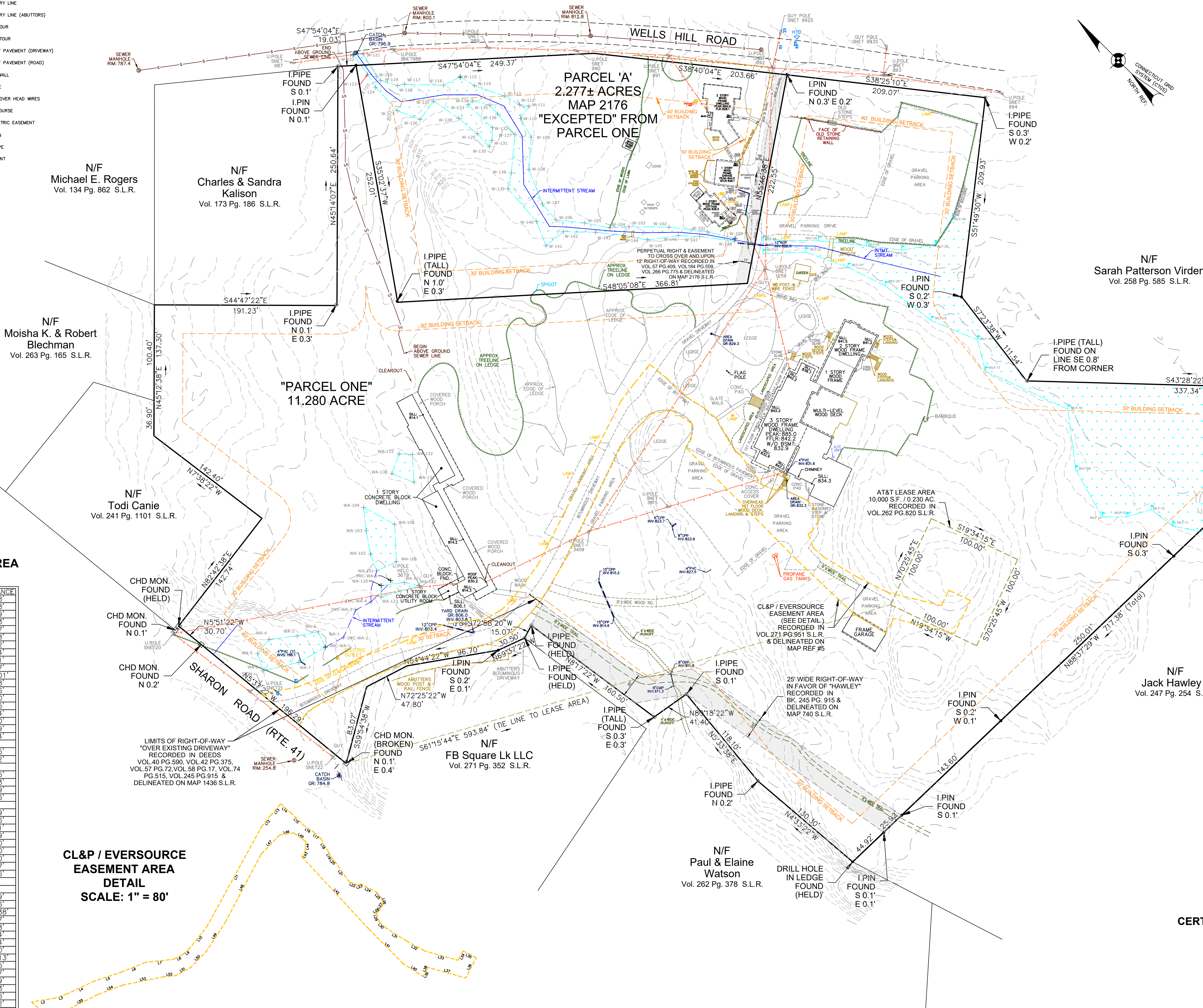
CERTIFIED TO: **ARADEV, LLC**  
**WAKE ROBIN, LLC**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

DATE: **July 16, 2024**

SCALE: **1" = 50'**

Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

SHEET:  
**EC.3**



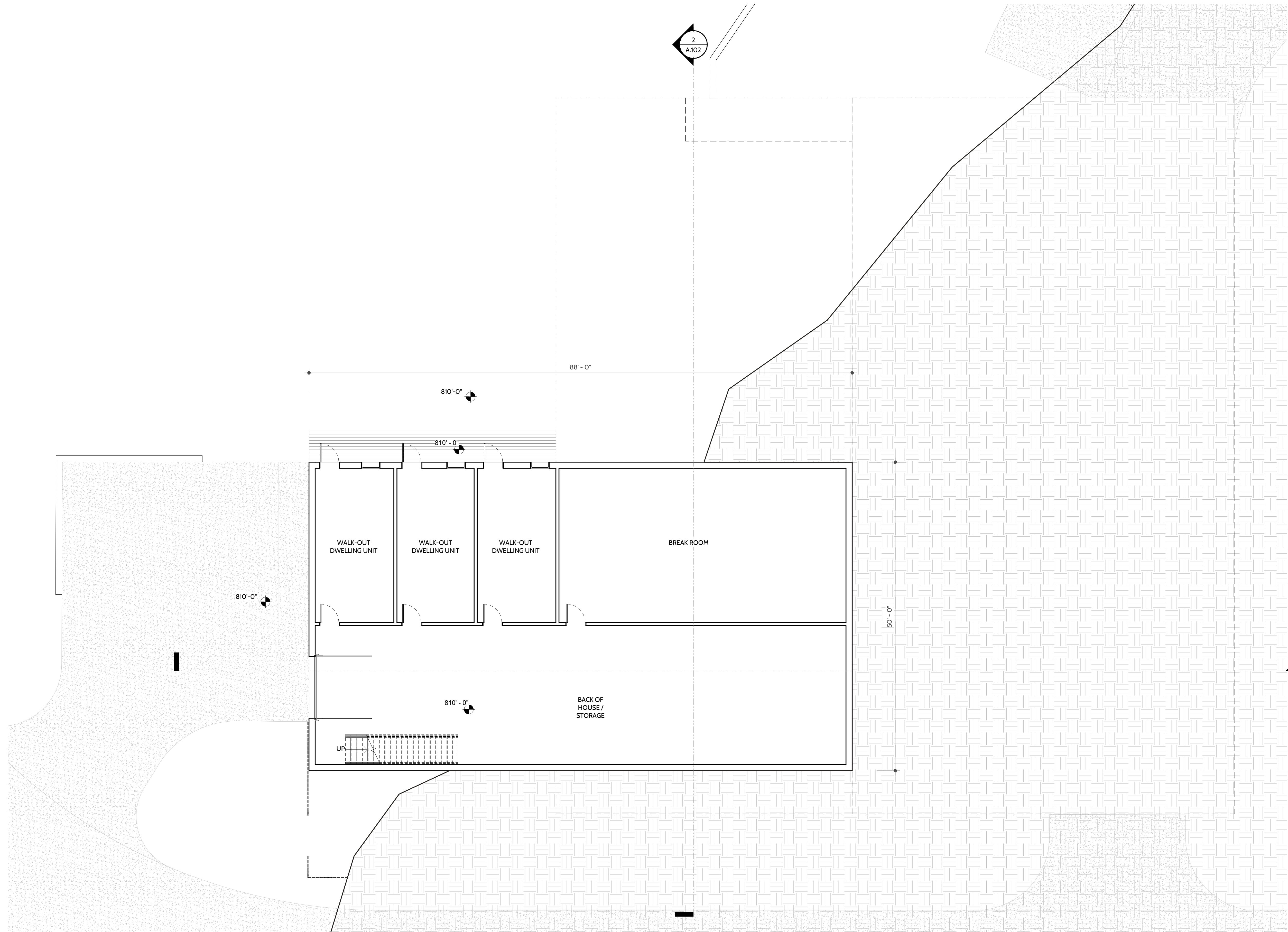
**EASEMENT AREA LINE CHART**

LINE	BEARING	DISTANCE
L1	N05°37'22"W	51.08
L2	S55°56'44"E	37.58
L3	S65°34'40"E	22.89
L4	S72°07'57"E	50.53
L5	S65°04'10"E	46.97
L6	S68°47'31"E	44.88
L7	S53°15'27"E	47.22
L8	S74°45'42"E	17.24
L9	S87°51'20"E	14.91
L10	N81°28'23"E	47.37
L11	N71°47'38"E	191.01
L12	N82°05'48"E	21.98
L13	N83°48'12"E	27.16
L14	S05°58'36"E	24.00
L15	S02°15'02"E	29.55
L16	S13°20'43"E	19.04
L17	S04°33'40"E	16.60
L18	S13°38'07"W	25.89
L19	S14°41'23"W	13.84
L20	S04°12'27"E	6.34
L21	S08°27'00"W	39.85
L22	S24°00'56"E	16.32
L23	S67°07'56"E	5.68
L24	S19°42'11"E	29.65
L25	S04°13'33"W	13.23
L26	S32°53'58"W	11.19
L27	S75°20'33"W	13.06
L28	N76°31'56"W	4.77
L29	S24°04'45"W	15.49
L30	S03°46'42"E	14.46
L31	S13°58'59"E	40.61
L32	S18°20'55"E	36.29
L33	S31°18'53"E	37.50
L34	N70°53'34"E	17.90
L35	S19°34'15"E	25.00
L36	S70°53'34"W	38.27
L37	N31°18'53"W	65.86
L38	S66°48'53"W	7.52
L39	S75°07'06"W	9.74
L40	N14°02'54"W	38.69
L41	N01°40'17"W	82.46
L42	N00°18'27"E	164.38
L43	N72°31'34"E	11.07
L44	N47°49'09"E	15.88
L45	N17°41'44"W	25.04
L46	N54°51'42"W	23.54
L47	S87°14'20"W	44.60
L48	S70°50'50"W	130.13
L49	S76°05'17"W	56.25
L50	S87°29'14"W	38.07
L51	N75°39'54"W	28.69
L52	N52°43'01"W	20.53
L53	N58°20'52"W	69.06
L54	N67°15'34"W	44.12
L55	N73°39'51"W	65.05
L56	N87°20'32"W	13.10
L57	S74°24'57"W	10.36

**CL&P / EVERSOURCE EASEMENT AREA DETAIL**  
SCALE: 1" = 80'

LIMITS OF RIGHT-OF-WAY "OVER EXISTING DRIVEWAY" RECORDED IN DEEDS VOL.40 PG.590, VOL.42 PG.375, VOL.57 PG.72, VOL.58 PG.17, VOL.74 PG.515, VOL.245 PG.915 & DELINEATED ON MAP 1436 S.L.R.





SHEET ISSUE

DATE 07/17/24  
ISSUE NAME PRELIMINARY SET

REVISIONS

NO.	DATE	COMMENTS
-----	------	----------

SEAL

**NOT FOR CONSTRUCTION**

PROJECT NAME

WAKE ROBIN INN

PROJECT LOCATION

104 & 106 SHARON ROAD  
SALISBURY, CONNECTICUT

BARN BASEMENT PLAN

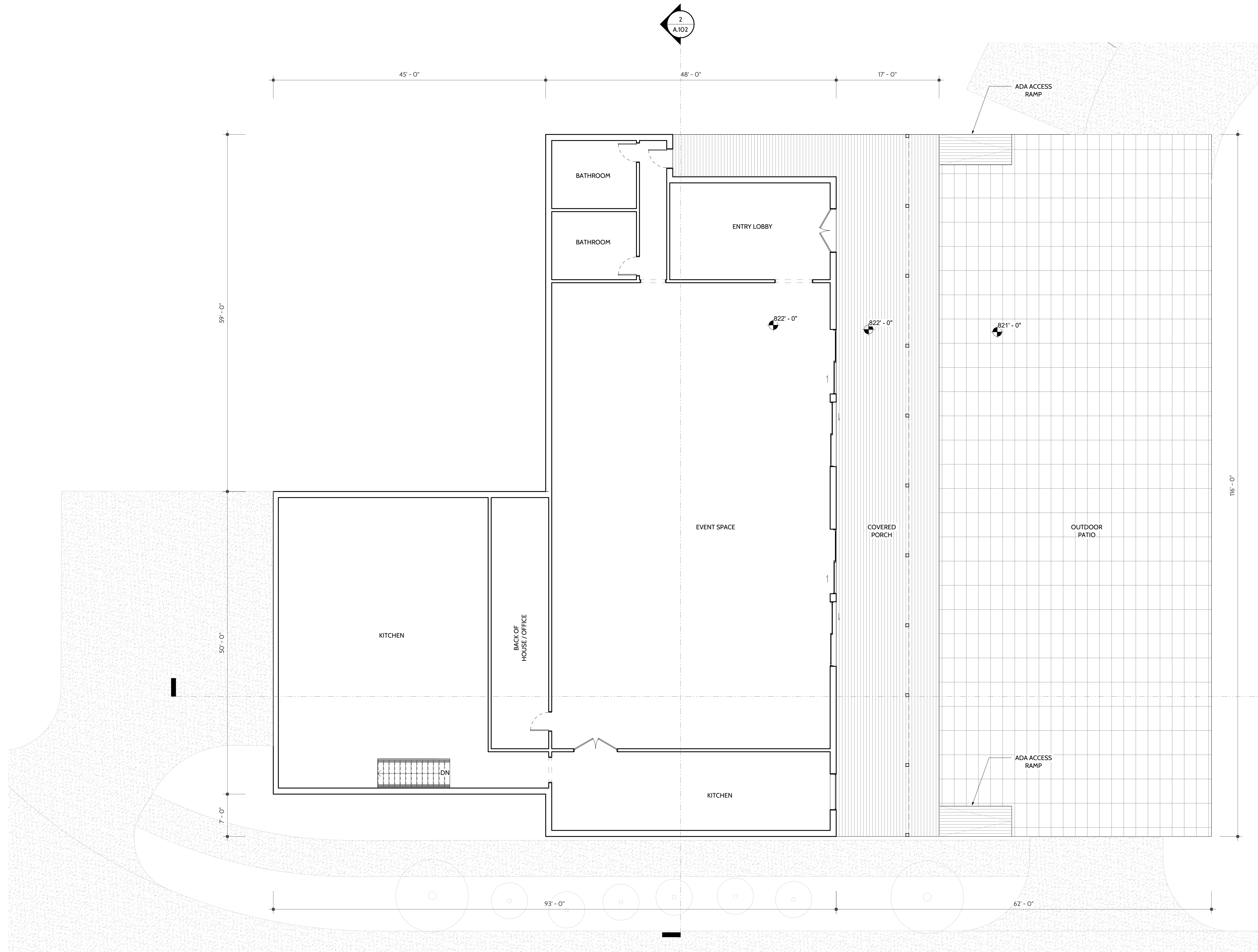
PROJECT NUMBER 2405  
DRAWN BY DCM  
CHECKED BY CB

SHEET SIZE 24" x 36"  
SHEET NUMBER

**A.100**

**1 BARN BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"

© MAPOS ARCHITECTS, DPC. ALL RIGHTS RESERVED.  
This drawing, and all graphic and written material contained herein, constitutes the original and unpublished work of MAPOS ARCHITECTS, DPC, and may not be copied, distributed or used in whole or in part, without expressed, written permission.



SHEET ISSUE

DATE 07/17/24  
ISSUE NAME PRELIMINARY SET

REVISIONS

NO.	DATE	COMMENTS

SEAL

**NOT FOR CONSTRUCTION**

PROJECT NAME

WAKE ROBIN INN

PROJECT LOCATION

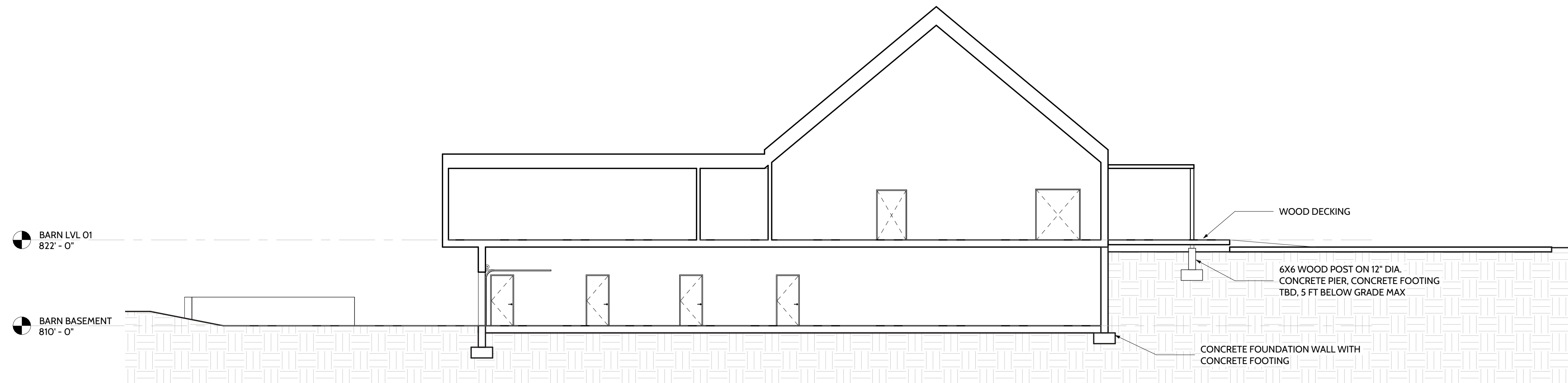
104 & 106 SHARON ROAD  
SALISBURY, CONNECTICUT

BARN FIRST FLOOR PLAN

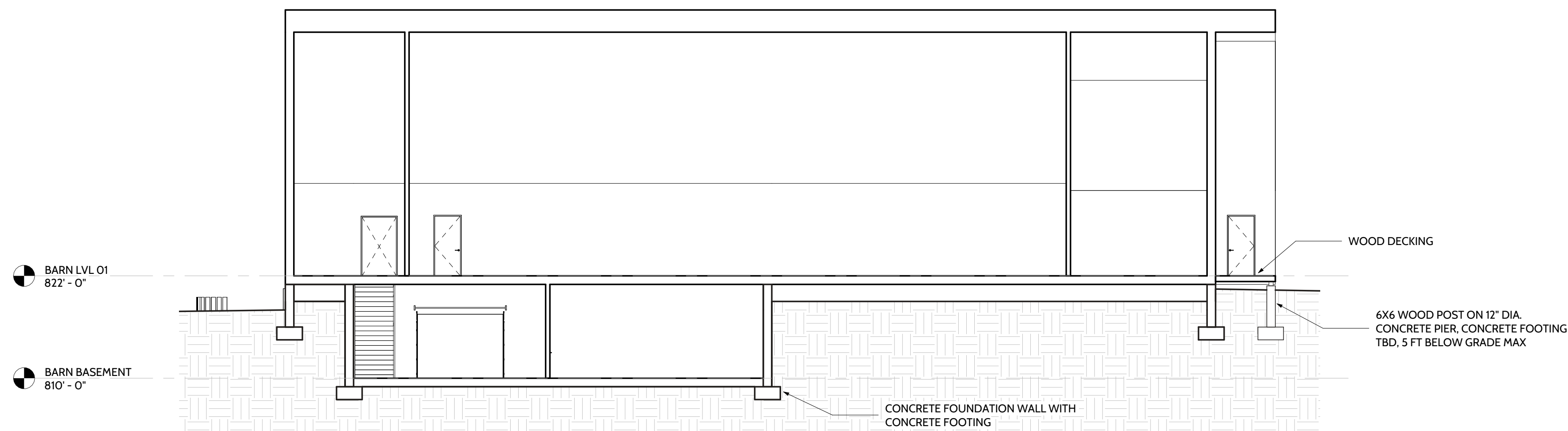
PROJECT NUMBER 2405  
DRAWN BY DCM  
CHECKED BY CB

SHEET SIZE 24" x 36"  
SHEET NUMBER

**A.101**



**1 BARN CROSS SECTION**  
SCALE: 1" = 10'-0"



**2 BARN LONG SECTION**  
SCALE: 1" = 10'-0"

SHEET ISSUE

DATE	07/17/24
ISSUE NAME	PRELIMINARY SET

REVISIONS

NO.	DATE	COMMENTS
-----	------	----------

SEAL

**NOT FOR CONSTRUCTION**

PROJECT NAME

WAKE ROBIN INN

PROJECT LOCATION

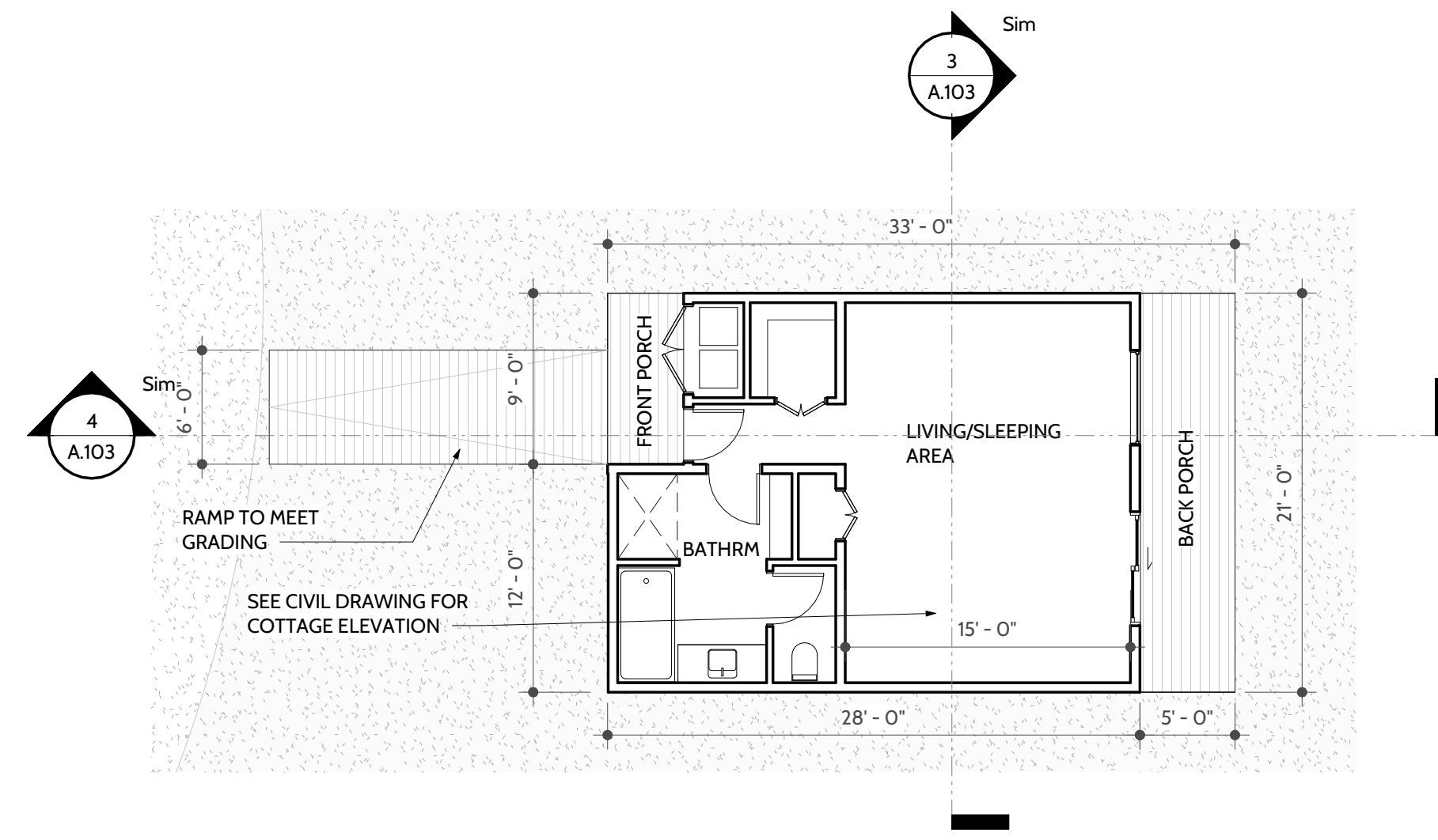
104 & 106 SHARON ROAD  
SALISBURY, CONNECTICUT

BARN SECTIONS

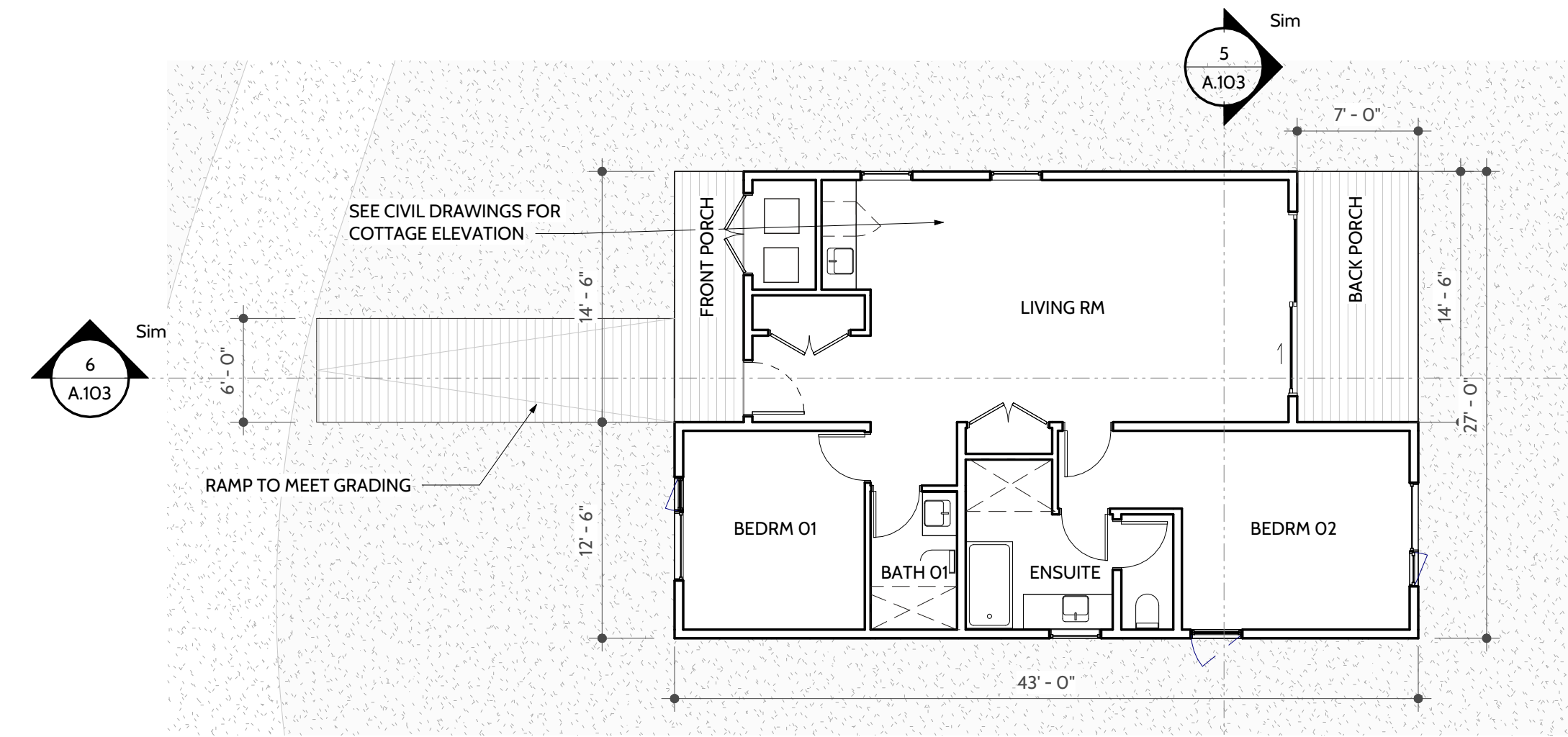
PROJECT NUMBER	2405
DRAWN BY	DCM
CHECKED BY	CB

SHEET SIZE	24" x 36"
SHEET NUMBER	

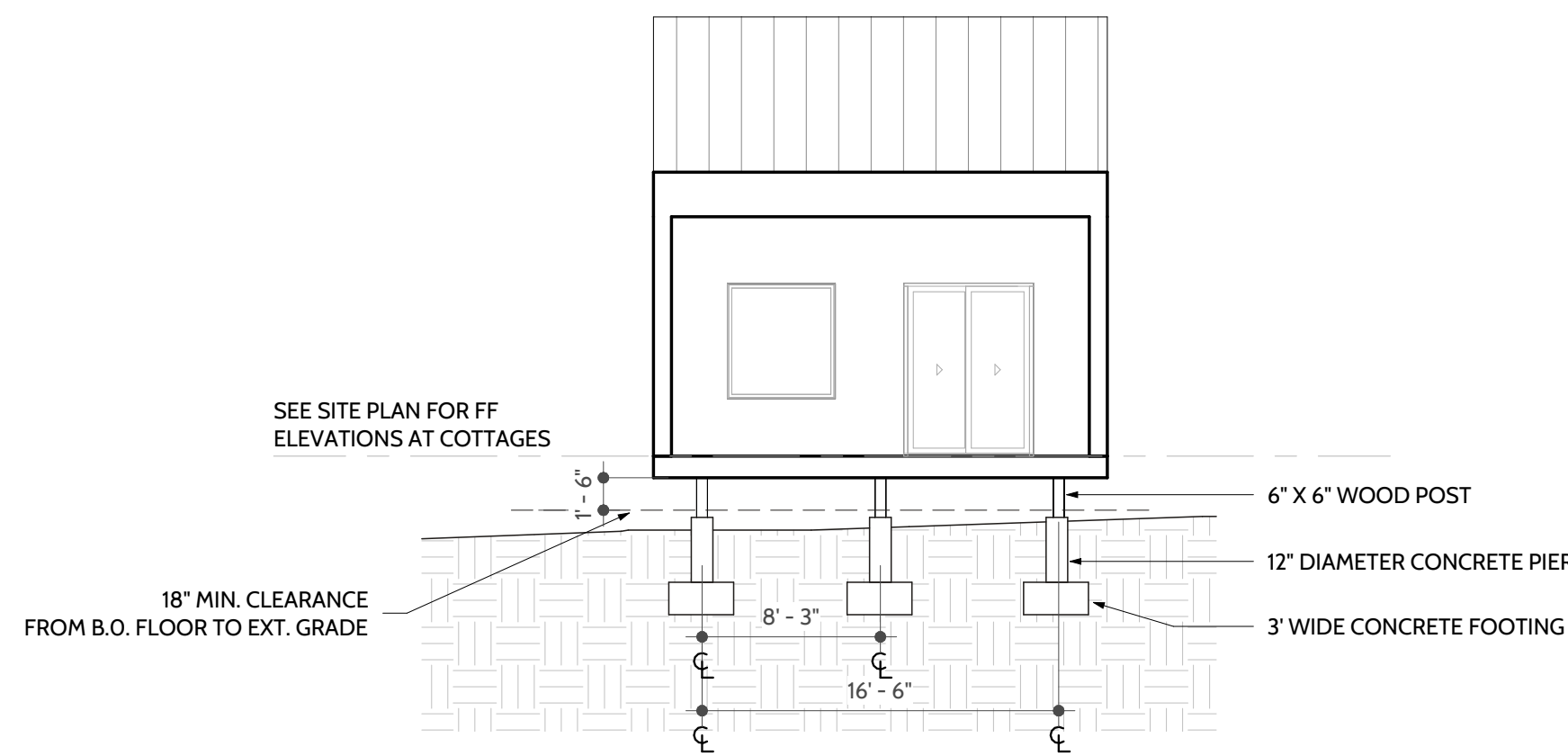
**A.102**



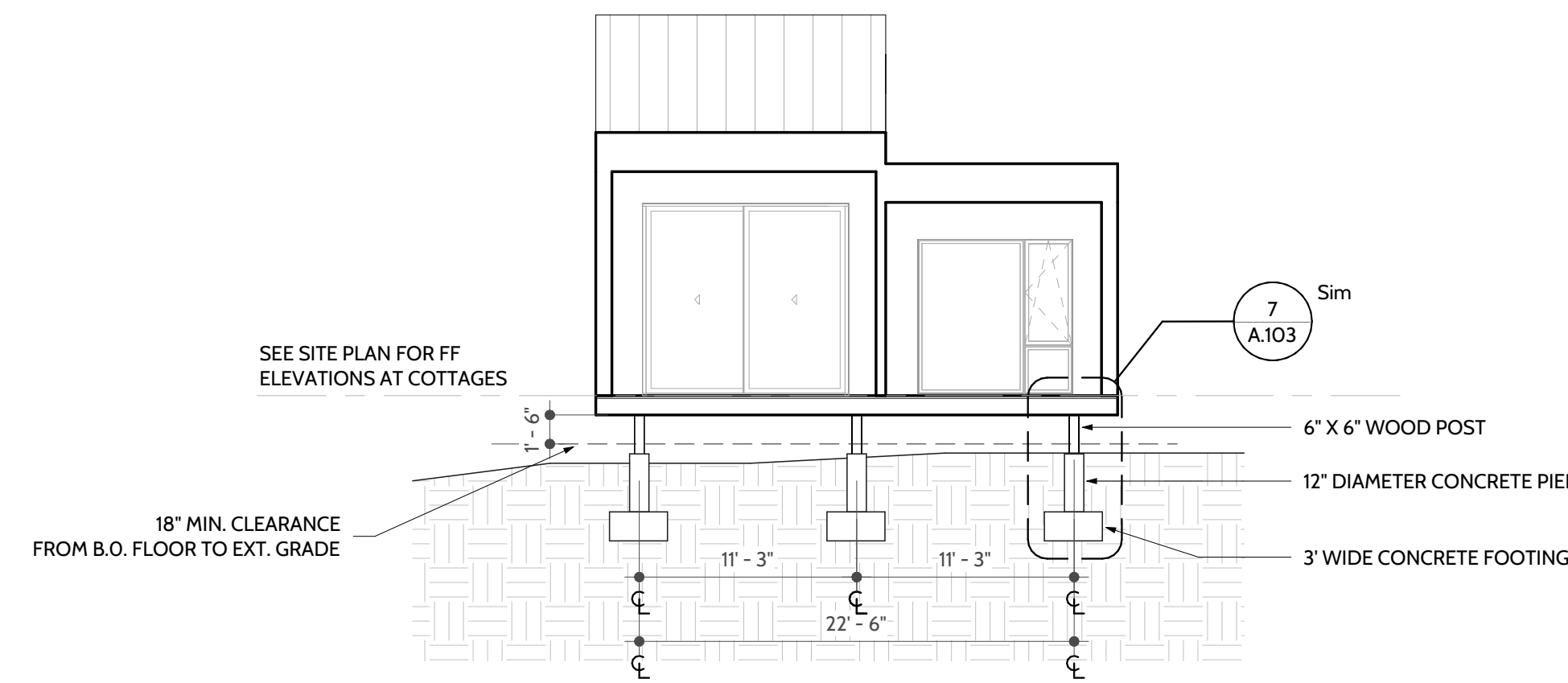
1 **STUDIO COTTAGE PLAN (TYP.)**  
SCALE: 1/8" = 1'-0"



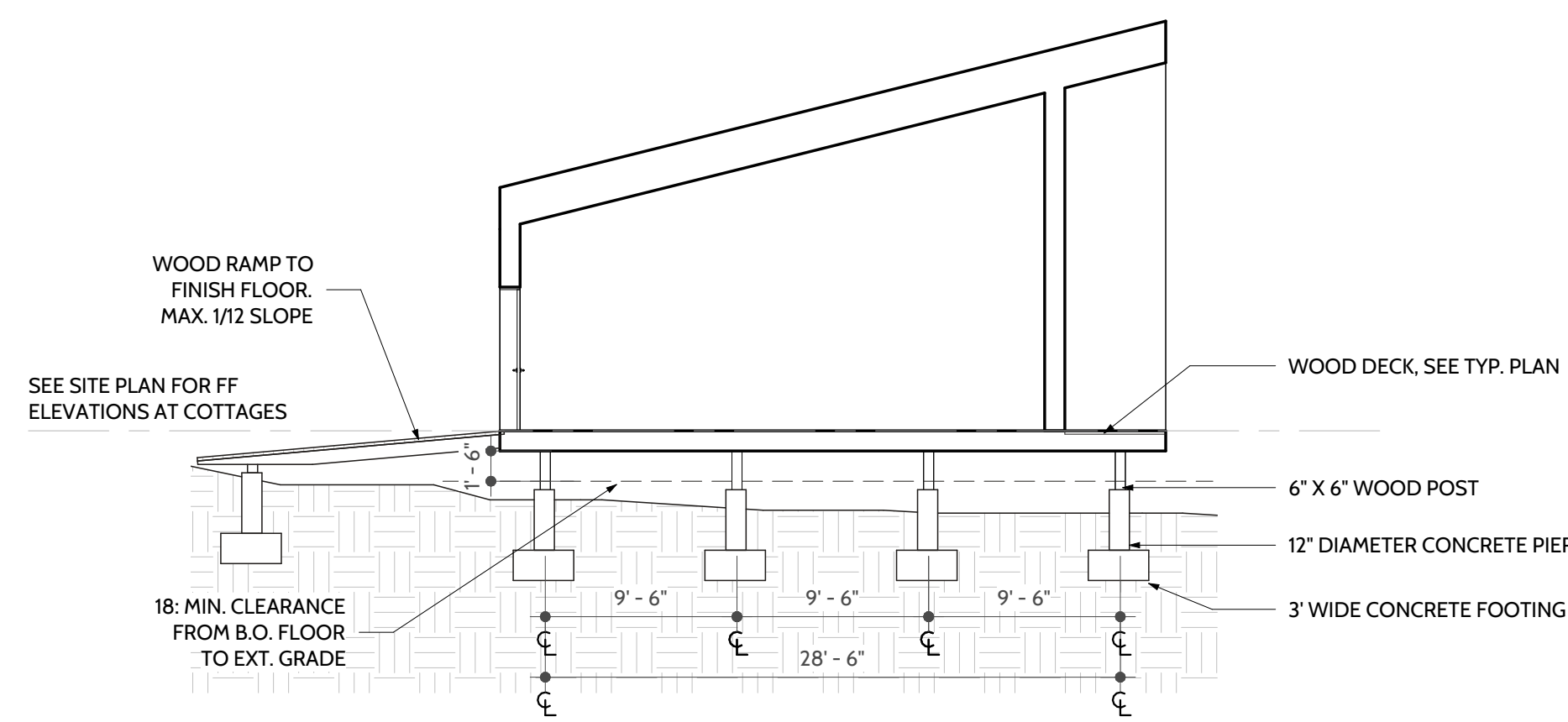
2 **LUX COTTAGE PLAN (TYP.)**  
SCALE: 1/8" = 1'-0"



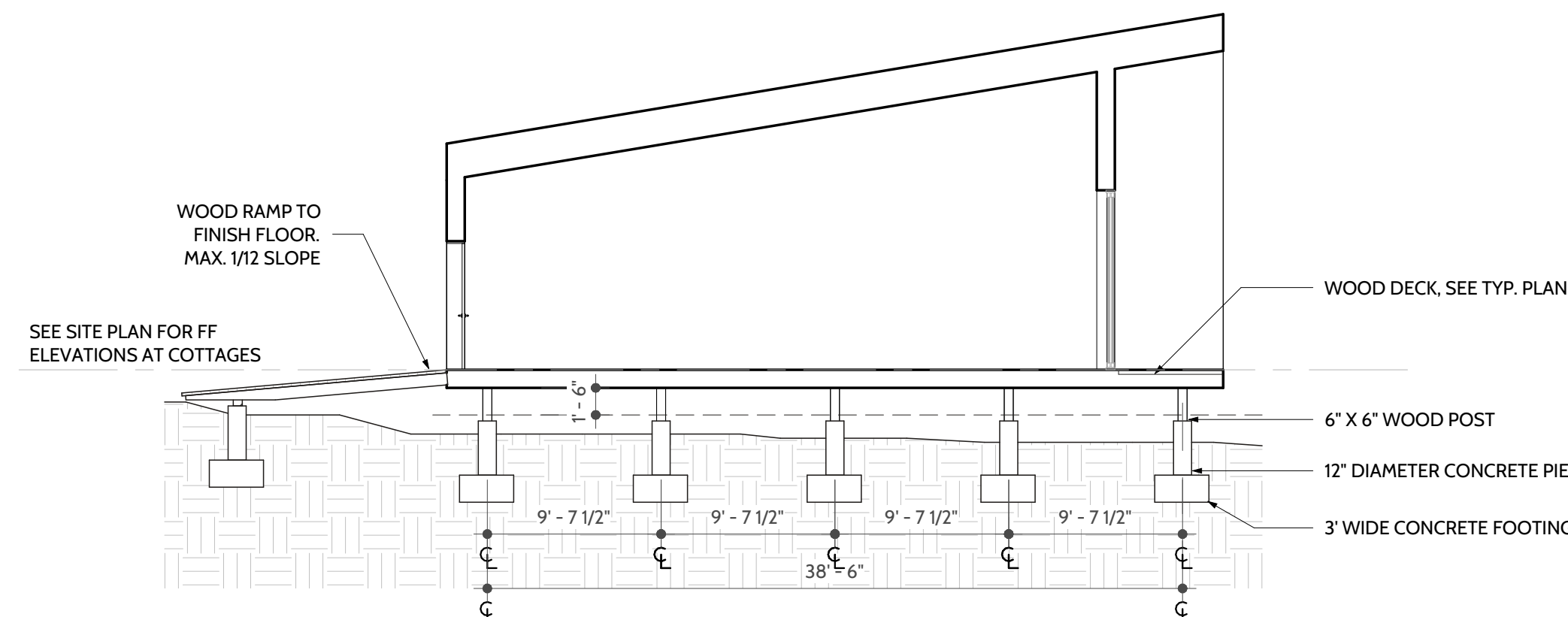
3 **STUDIO COTTAGE CROSS SECTION (TYP.)**  
SCALE: 1/8" = 1'-0"



5 **LUX COTTAGE CROSS SECTION (TYP.)**  
SCALE: 1/8" = 1'-0"

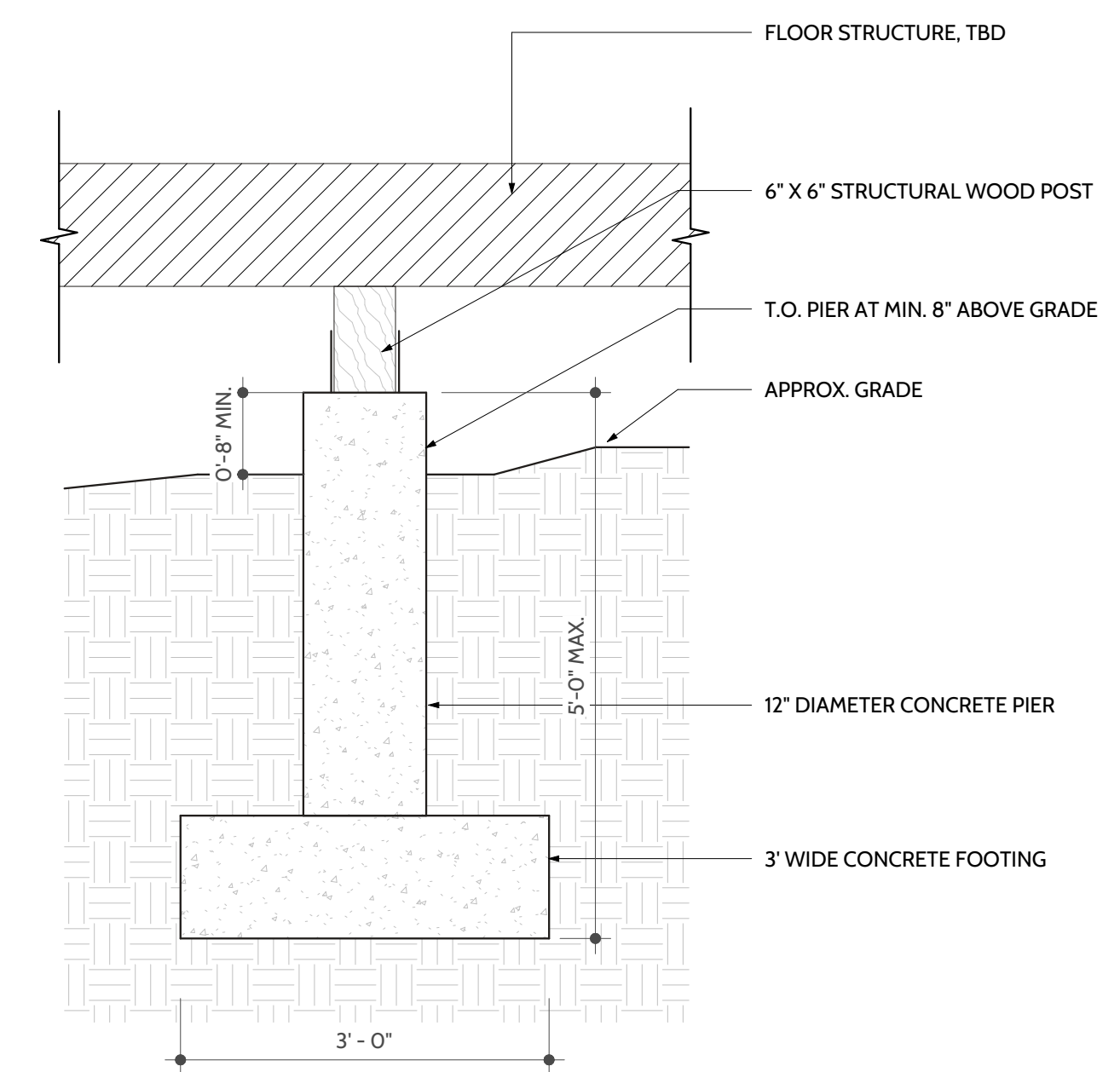


4 **STUDIO COTTAGE LONG SECTION (TYP.)**  
SCALE: 1/8" = 1'-0"



6 **LUX COTTAGE LONG SECTION (TYP.)**  
SCALE: 1/8" = 1'-0"

NOTE:  
FINAL PIER LAYOUT PER COTTAGE TYPE TBD \*



7 **TYP. COTTAGE PIER DETAIL**  
SCALE: 3/4" = 1'-0"

SHEET ISSUE

DATE 07/17/24  
ISSUE NAME PRELIMINARY SET

REVISIONS

NO.	DATE	COMMENTS
-----	------	----------

SEAL

**NOT FOR CONSTRUCTION**

PROJECT NAME

**WAKE ROBIN INN**

PROJECT LOCATION

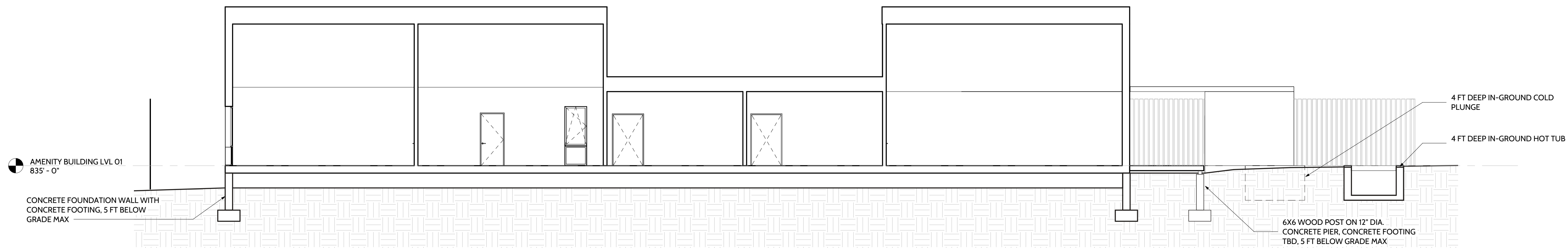
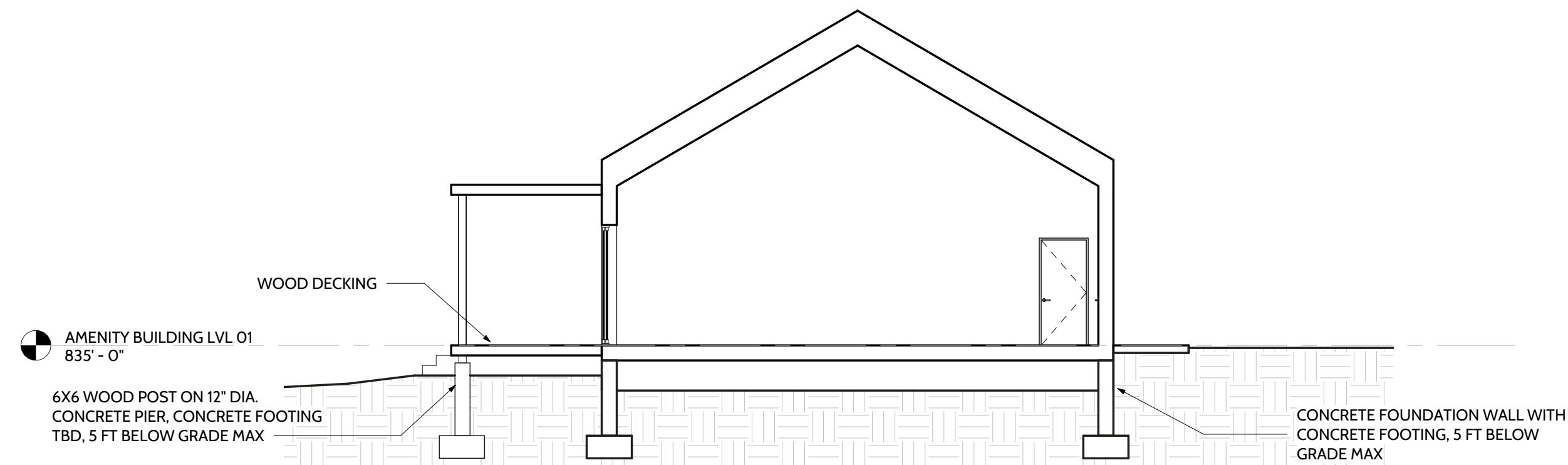
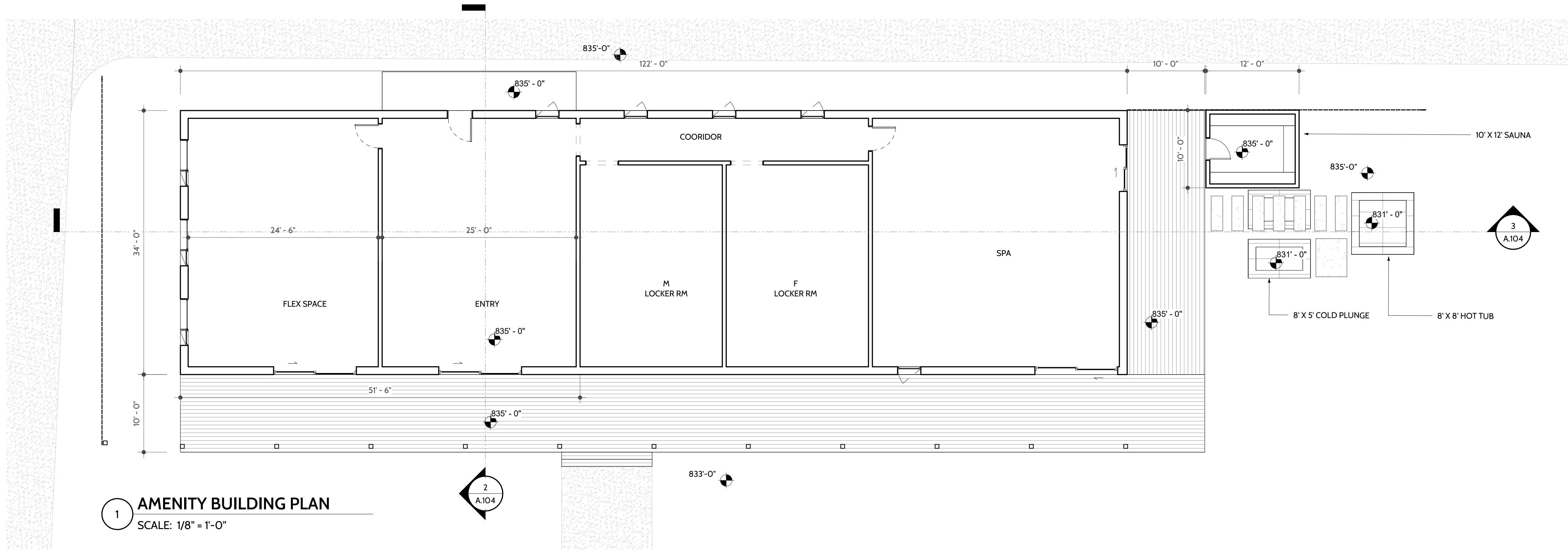
**104 & 106 SHARON ROAD  
SALISBURY, CONNECTICUT**

**COTTAGE DRAWINGS**

PROJECT NUMBER 2405  
DRAWN BY Author  
CHECKED BY Checker

SHEET SIZE 24" x 36"  
SHEET NUMBER

**A.103**



SHEET ISSUE

DATE	07/17/24
ISSUE NAME	PRELIMINARY SET

REVISIONS

NO.	DATE	COMMENTS

SEAL

**NOT FOR CONSTRUCTION**

PROJECT NAME

WAKE ROBIN INN

PROJECT LOCATION

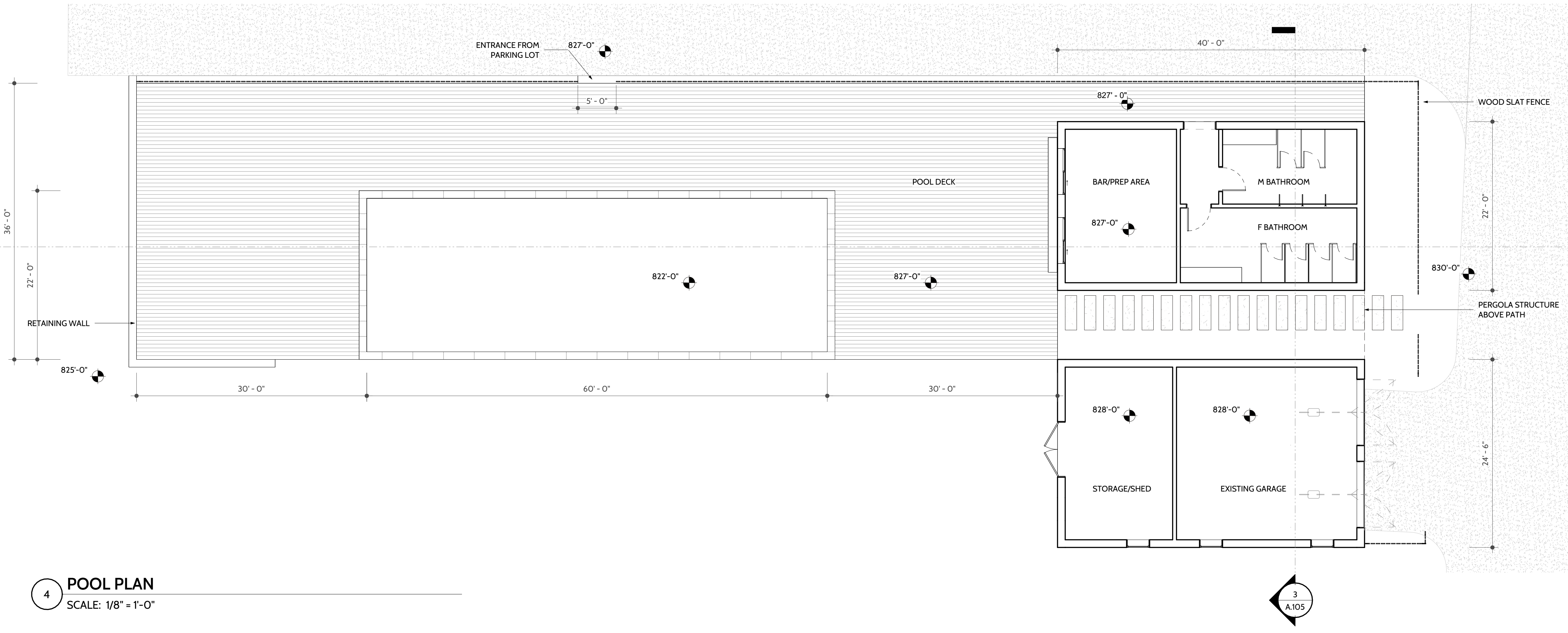
104 & 106 SHARON ROAD  
SALISBURY, CONNECTICUT

AMENITY BUILDING DRAWINGS

PROJECT NUMBER	2405
DRAWN BY	CB
CHECKED BY	CB

SHEET SIZE	24" x 36"
SHEET NUMBER	

**A.104**



**4 POOL PLAN**  
SCALE: 1/8" = 1'-0"

SHEET ISSUE

DATE	07/17/24
ISSUE NAME	PRELIMINARY SET

REVISIONS

NO.	DATE	COMMENTS
-----	------	----------

SEAL

**NOT FOR CONSTRUCTION**

PROJECT NAME

WAKE ROBIN INN

PROJECT LOCATION

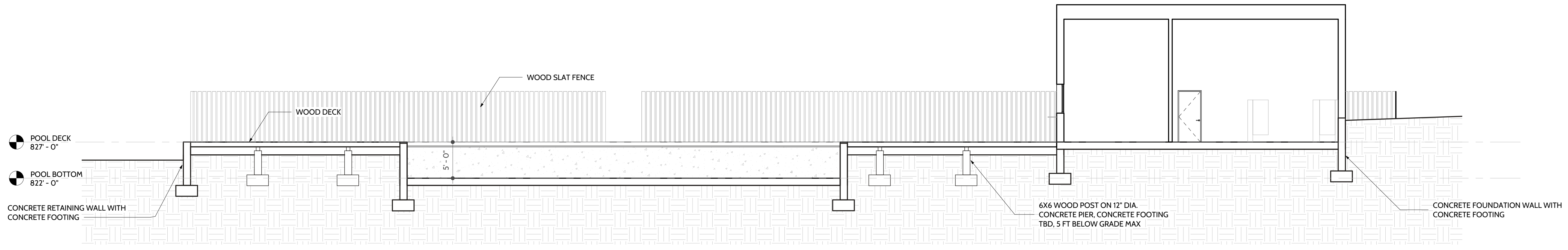
104 & 106 SHARON ROAD  
SALISBURY, CONNECTICUT

POOL DRAWINGS

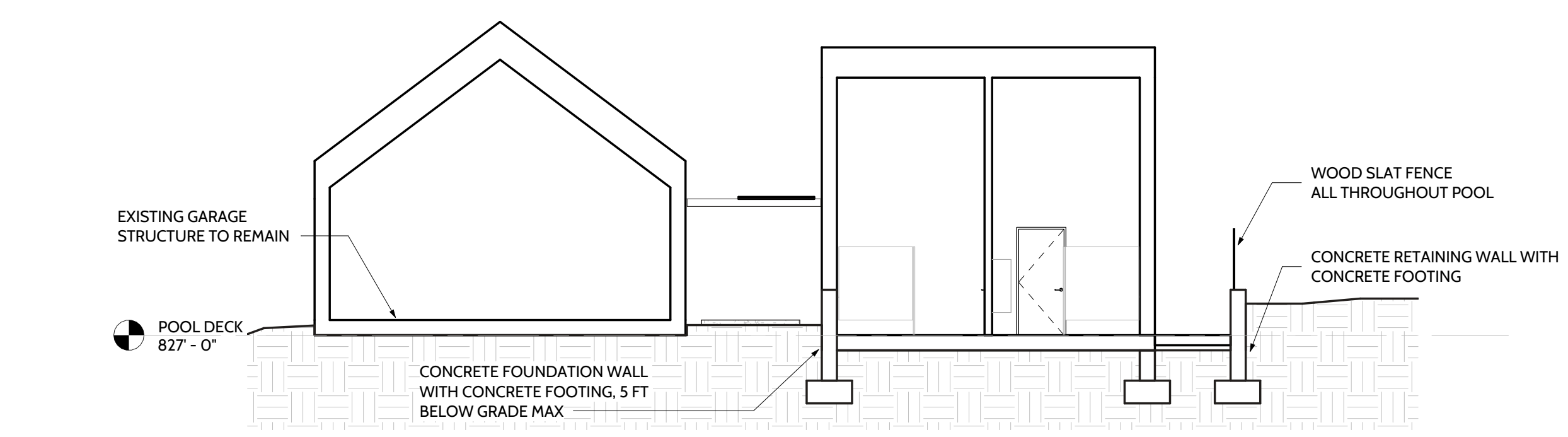
PROJECT NUMBER	2405
DRAWN BY	CB
CHECKED BY	CB

SHEET SIZE	24" x 36"
SHEET NUMBER	

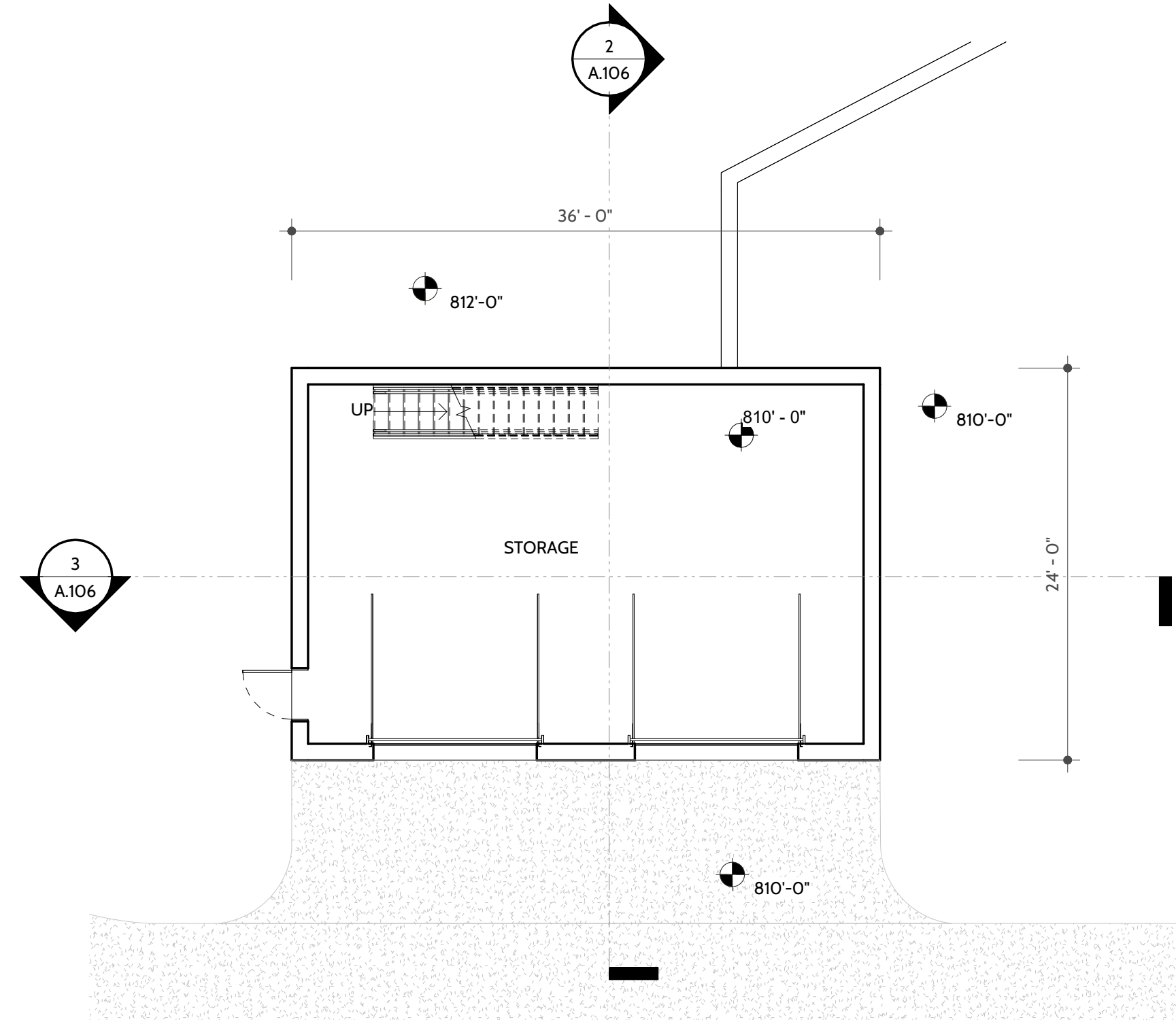
**A.105**



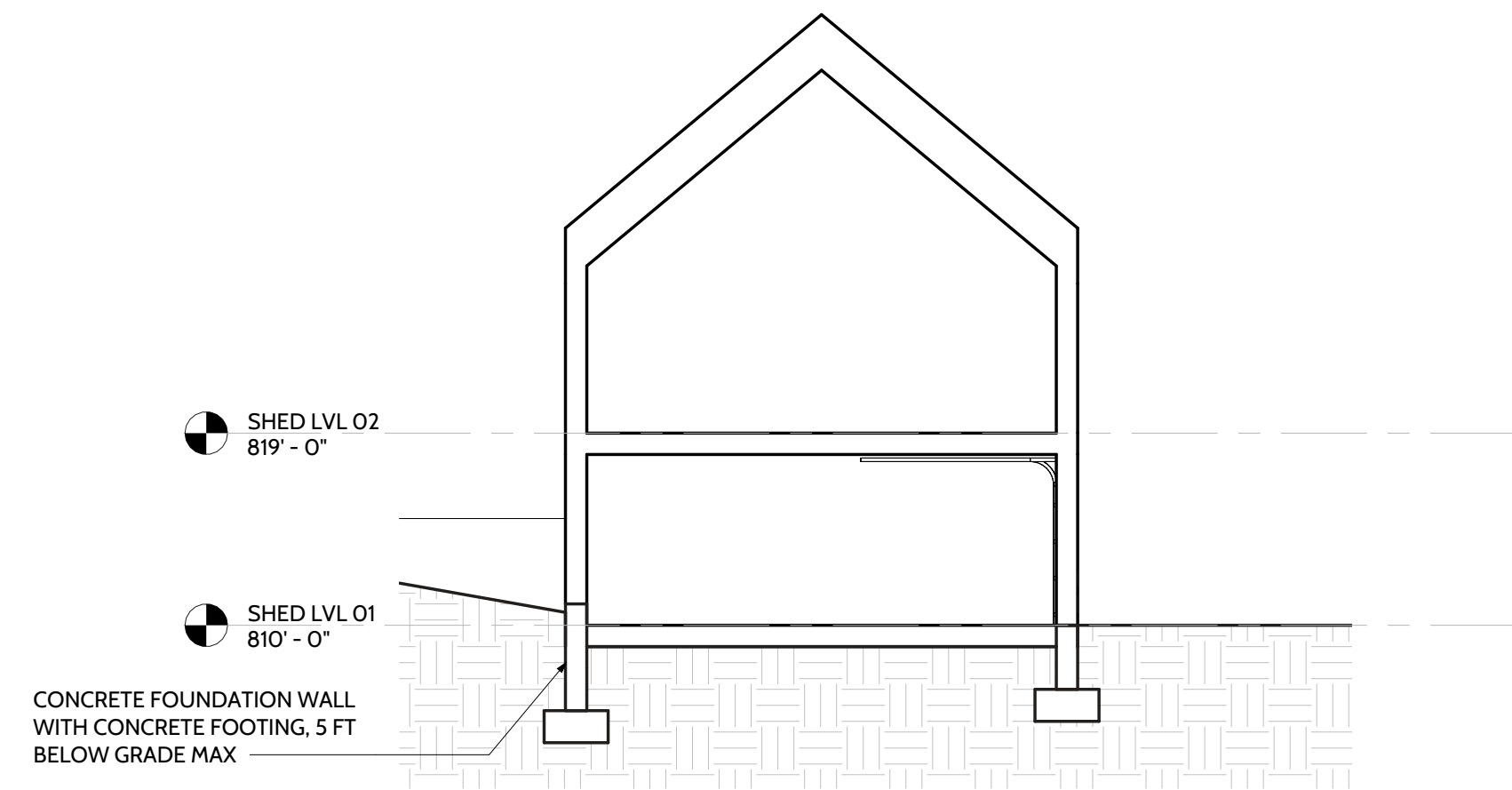
**2 POOL LONG SECTION**  
SCALE: 1/8" = 1'-0"



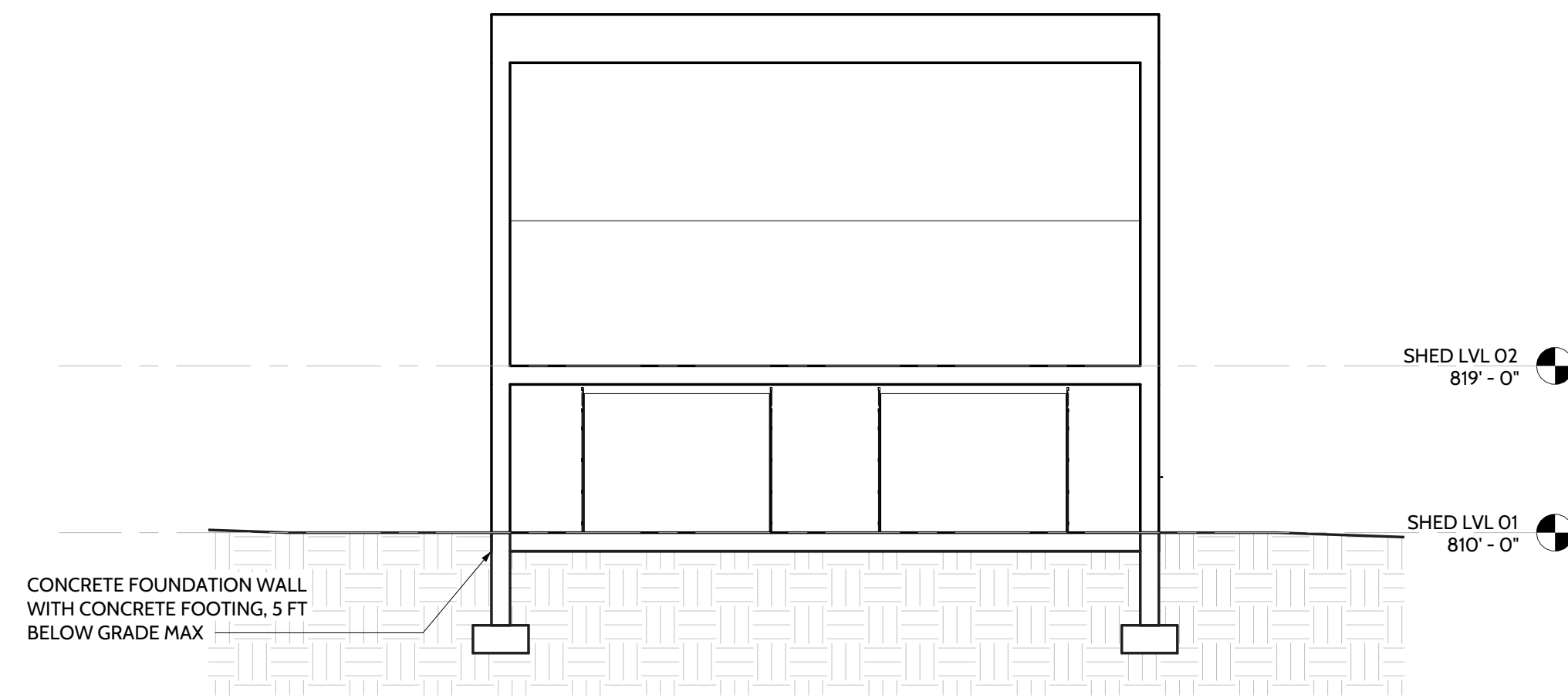
**3 POOL CROSS SECTION**  
SCALE: 1/8" = 1'-0"



**1 STORAGE SHED PLAN**  
SCALE: 1/8" = 1'-0"



**2 STORAGE SHED CROSS SECTION**  
SCALE: 1/8" = 1'-0"



**3 STORAGE SHED LONG SECTION**  
SCALE: 1/8" = 1'-0"

SHEET ISSUE

DATE	07/17/24
ISSUE NAME	PRELIMINARY SET

REVISIONS

NO.	DATE	COMMENTS
-----	------	----------

SEAL

**NOT FOR CONSTRUCTION**

PROJECT NAME

**WAKE ROBIN INN**

PROJECT LOCATION

**104 & 106 SHARON ROAD  
SALISBURY, CONNECTICUT**

**STORAGE SHED  
DRAWINGS**

PROJECT NUMBER	2405
DRAWN BY	DCM
CHECKED BY	CB

SHEET SIZE	24" x 36"
SHEET NUMBER	

**A.106**