

REDEVELOPMENT OF THE WAKE ROBIN INN

Site Plan Special Permit Application

Public Hearing #1

September 3, 2024

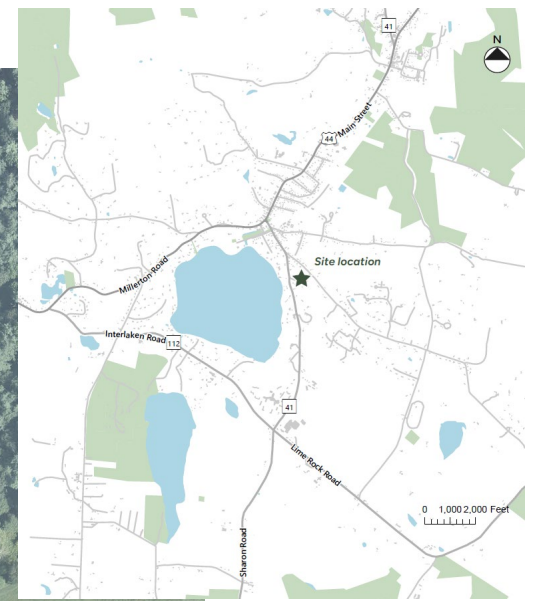
Presentation Outline:

Part 1 - Brief Overview of the Site & the Project

Part 2 - Review of the Submission Materials & Design

WAKE ROBIN INN LAKEVILLE, CONN.

PROJECT LOCATION – EXISTING CONDITIONS



1. ARADEV LLC IS APPLICANT
2. TWO PROPERTY OWNERS
3. THROUGH DRIVEWAY CONNECTING BOTH PROPERTIES TO AND FROM SHARON ROAD AND WELLS HILL RD
4. AT&T EASEMENT FOR A FUTURE CELL TOWER PROJECT (Nov 1st)





APPLICANT: ARADEV LLC

PROPERTY OWNERS: WAKE ROBIN LLC (104 & 106 Sharon Rd = 11.28 Ac)
SERENA GRANBERY (53 Wells Hill Rd = 2.27 Ac)

DESIGN & ENGINEERING TEAM:



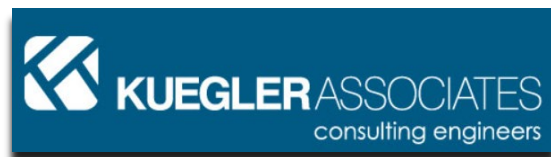
Building Design & Planning



Civil/Traffic Engineering,
Landscape Architecture & Planning
Wetlands/Environmental



Code Compliance



Mechanical & Electrical Engineering



Land Use



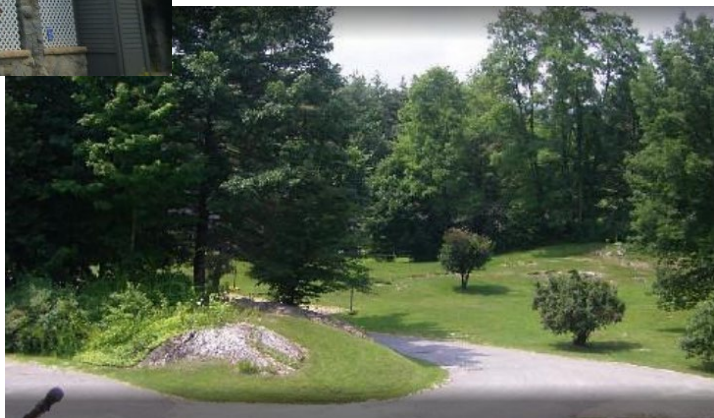
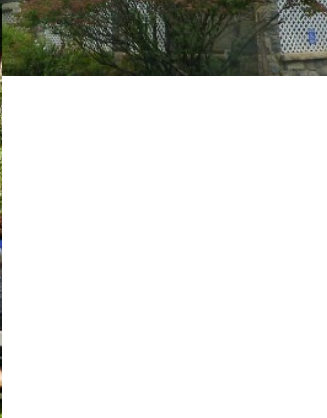
Survey

THE HISTORY OF THE WAKE ROBIN INN PROPERTY



“A colorful inn for gracious country living. All rooms with a private bath . A pine paneled tap room. Tempting food. Swimming, fishing, hunting, golf, riding, hiking, tennis, ping-pong, badminton and all winter sports.”

THE CURRENT EXISTING CONDITIONS

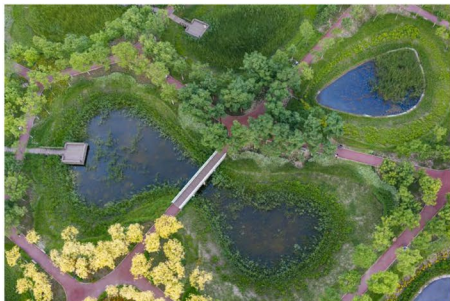


THE CURRENT EXISTING CONDITIONS

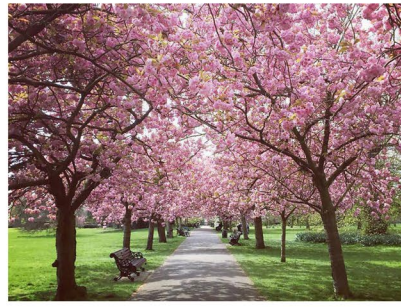


SITE DEVELOPMENT – LANDSCAPE THEMES

STORMWATER



PASSIVE RECREATION



PARKING DESIGN



PERVIOUS OPPORTUNITIES



ARCHITECTURAL THEMES: COTTAGES/CABINS



ARCHITECTURAL THEMES: PRESERVING & RE-IMAGINING THE INN



ARCHITECTURAL THEMES: THE BARN



THE PROPOSED RENOVATION & EXPANSION



SITE PLAN/SPECIAL PERMIT – ZONING COMPLIANCE DATA



ZONING DATA TABLE

RURAL RESIDENCE 1 ZONE (RR-1)		
ADDRESS: 104 & 106 SHARON ROAD AND 53 WELLS HILL ROAD		
	REQUIRED/ALLOWED	PROVIDED
MIN. LOT AREA (104 & 106 SHARON ROAD)	80,000 SF	501,362 SF (11.5 ACRES)
MIN. LOT AREA (53 WELLS HILL ROAD)	80,000 SF	99,518 SF (2.3 ACRES)
MIN. LOT AREA (TOTAL)	80,000 SF	600,880 SF (13.8 ACRES)
MIN. BUILDABLE AREA	20,000 SF	> 20,000 SF
MIN. STREET FRONTAGE	25'	>25'
MIN. FRONT SETBACK	40'	61.1' (BAR)
MIN. SIDE SETBACK	30'	31.3' (COTTAGE 5)
MIN. REAR SETBACK	30'	N/A
MIN. SQUARE EACH SIDE	150'	150'
MAX. BUILDING COVERAGE	10%	7.6%
MAX. IMPERVIOUS SURFACE COVERAGE	---	18.5%
MAX. BUILDING HEIGHT (INN)	52' (EXISTING)	<52' (PROP. ADDITION)
MAX. BUILDING HEIGHT (OTHER)	30' (FLAT ROOF)/35' (OTHER ROOF)	30'/35'
MIN. SEPARATION BETWEEN BUILDINGS	10'	10'

PARKING DATA

INCLUDES 5 EV CHARGING STATIONS FOR UP TO 10 VEHICLES

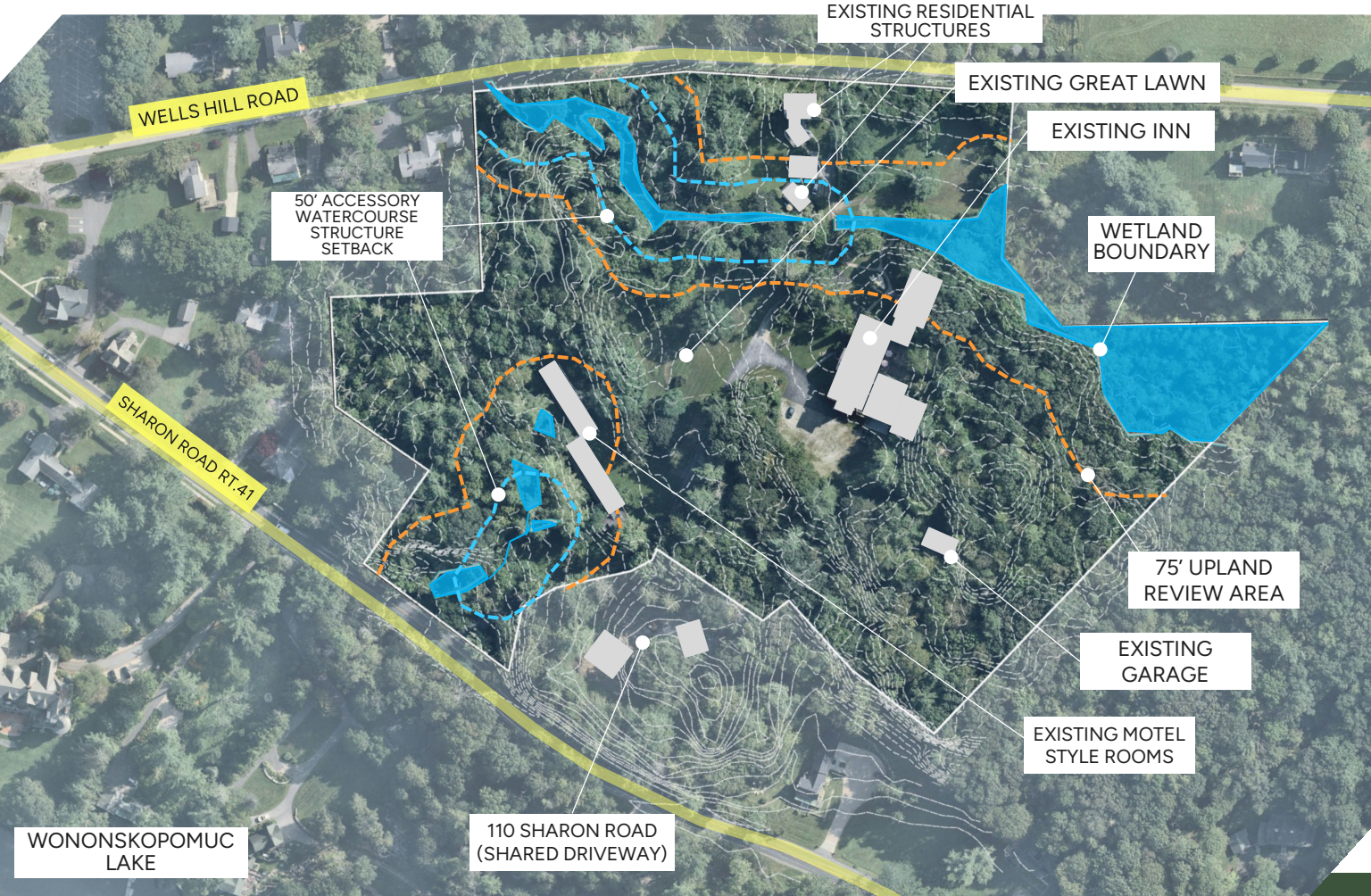
	COUNT
PERMANENT PARKING SPACES	121
ACCESSIBLE PARKING SPACES	8
OVERFLOW GREAT LAWN SPACES	39
TOTAL PARKING SPACES	160 (121+39)

PER TABLE 703.11 TABLE OF PARKING REQUIREMENTS
1/ROOM; ADDITIONAL FOR OTHER FACILITIES BASED ON PARKING NEEDS ASSESSMENT

AQUIFER PROTECTION AREA DATA

	AREA (SF)
PROPERTY AREA WITHIN AQUIFER PROTECTION	248,640 SF (5.71 ACRES)
IMPERVIOUS AREA WITHIN AQUIFER PROTECTION	35,165 SF (0.81 ACRES)
PERCENTAGE OF IMPERVIOUS AREA	14.1%

EXISTING CONDITIONS



- WETLAND DELINEATION (Spring '24) w/ 75' UPLAND REVIEW AREA OFFSET
- 50' ACCESSORY SETBACK FROM WATERCOURSE
- HOTEL/INN/EVENTS
- RESIDENTIAL STRUCTURES
- MUNICIPAL WATER/SEWER SERVICE
- MIX OF FORESTED AREAS, LAWN EVENT SPACE & GARDENS
- BOTH PAVED & GRAVEL DRIVEWAY, PARKING AND PATHWAYS

PROPOSED SITE PLAN vs EXISTING BUILDINGS



NOTES:

1. ALL PROPOSED BUILDINGS COMPLY WITH ZONING SETBACKS
2. ALL PROPOSED BUILDINGS WILL BE OUTSIDE 50' ACCESSORY STRUCTURE WATERCOURSE SETBACK

PROPOSED SITE PLAN – DRAINAGE & WATER QUALITY



- COMPLETELY DESIGNED & ENGINEERED STORM WATER MANAGEMENT PLAN
- ZERO NET INCREASE IN RUNOFF – IMPROVED IN MOST SITUATIONS
- MINIMIZING NEW LAWN AREAS – EMPHASIZING NATURAL LANDSCAPE
- LIDs & BMPs

PROPOSED SITE PLAN – ACCESS, CIRCULATION & PARKING



- MAINTAIN/IMPROVE PRIMARY ACCESS FROM SHARON ROAD
- WELLS HILL ROAD BECOMES GATED EMERGENCY ACCESS
- FORMALIZED PARKING DISPERSED THROUGHOUT SITE - LIMITING LARGE AREAS OF PARKING, UTILIZING VALET PROGRAM
- PAVED DRIVES & AISLES W/ PERVIOUS PARKING SPACES
- UNIVERSAL ACCESSIBLTY & SITE ACCESS THROUGHOUT THE PROPERTY

PARKING DATA INCLUDES 5 EV CHARGING STATIONS FOR UP TO 10 VEHICLES

	COUNT
PERMANENT PARKING SPACES	121
ACCESSIBLE PARKING SPACES	8
OVERFLOW GREAT LAWN SPACES	39
TOTAL PARKING SPACES	160 (121+39)

PER TABLE 703.11 TABLE OF PARKING REQUIREMENTS 1/ROOM; ADDITIONAL FOR OTHER FACILITIES BASED ON PARKING NEEDS ASSESSMENT

Project Narrative & Parking/Occupancy Analysis



Wake Robin Inn
Parking & Occupancy Analysis
8/1/2024

Scenario 1: No Event + Offseason		
Item	# of People	Notes
Event Barn "Events"	-	
Event Barn "Fast Casual"	20	50% max capacity
Main Hotel + HM House Rooms	14	18 rooms x 1.50 people x 50% occupancy
New Hotel Rooms	29	39 rooms x 1.50 people x 50% occupancy
New Cabin Rooms	10	13 rooms x 1.50 people x 50% occupancy
Restaurant + Bar	40	80 people x 50% capacity
Spa	5	10 people x 50% capacity
Employees	45	Spa (6), Pool (0), Hotel (15), Hotel F&B (20), Event Barn FC (4), Events (0)
TOTAL	163	
Less: Event + Hotel Overlap	-	30% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(21)	40% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(4)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	138	
Total Parking Spaces Needed	55	2.5 people per car

Scenario 4: Event + Peak Season		
Item	# of People	Notes
Event Barn "Events"	175	175 people
Event Barn "Fast Casual"	-	
Main Hotel + HM House Rooms	20	18 rooms x 1.50 people x 75% occupancy
New Hotel Rooms	44	39 rooms x 1.50 people x 75% occupancy
New Cabin Rooms	15	13 rooms x 1.50 people x 75% occupancy
Restaurant + Bar	64	80 people x 80% capacity
Spa	10	10 people x 100% capacity
Employees	94	Spa (6), Pool (4), Hotel (20), Hotel F&B (24), Event Barn FC (0), Events (40)
TOTAL	422	
Less: Event + Hotel Overlap	(63)	30% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(32)	40% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(8)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	330	
Total Parking Spaces Needed	132	2.5 people per car

Scenario 2: Event + Offseason		
Item	# of People	Notes
Event Barn "Events"	175	175 people
Event Barn "Fast Casual"	-	
Main Hotel + HM House Rooms	14	18 rooms x 1.50 people x 50% occupancy
New Hotel Rooms	29	39 rooms x 1.50 people x 50% occupancy
New Cabin Rooms	10	13 rooms x 1.50 people x 50% occupancy
Restaurant + Bar	40	80 people x 50% capacity
Spa	5	10 people x 50% capacity
Employees	81	Spa (6), Pool (0), Hotel (15), Hotel F&B (20), Event Barn FC (0), Events (40)
TOTAL	354	
Less: Event + Hotel Overlap	(53)	30% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(21)	40% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(4)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	276	
Total Parking Spaces Needed	110	2.5 people per car

Scenario 5: Event + Peak Season (Fully booked)		
Item	# of People	Notes
Event Barn "Events"	175	175 people
Event Barn "Fast Casual"	-	
Main Hotel + HM House Rooms	27	18 rooms x 1.50 people x 100% occupancy
New Hotel Rooms	59	39 rooms x 1.50 people x 100% occupancy
New Cabin Rooms	20	13 rooms x 1.50 people x 100% occupancy
Restaurant + Bar	80	80 people x 100% capacity
Spa	10	10 people x 100% capacity
Employees	94	Spa (6), Pool (4), Hotel (20), Hotel F&B (24), Event Barn FC (0), Events (40)
TOTAL	464	
Less: Event + Hotel Overlap	(53)	30% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(42)	40% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(8)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	362	
Total Parking Spaces Needed	145	2.5 people per car

Scenario 3: No Event + Peak Season		
Item	# of People	Notes
Event Barn "Events"	-	
Event Barn "Fast Casual"	32	80% max capacity
Main Hotel + HM House Rooms	20	18 rooms x 1.50 people x 75% occupancy
New Hotel Rooms	44	39 rooms x 1.50 people x 75% occupancy
New Cabin Rooms	15	13 rooms x 1.50 people x 75% occupancy
Restaurant + Bar	64	80 people x 80% capacity
Spa	10	10 people x 100% capacity
Employees	58	Spa (6), Pool (4), Hotel (20), Hotel F&B (24), Event Barn FC (4), Events (0)
TOTAL	243	
Less: Event + Hotel Overlap	-	30% of event guests will be staying on property;
Less: F&B + Hotel Overlap	(32)	40% of hotel guests will be using F&B;
Less: Spa + Hotel Overlap	(8)	80% of spa guests will be staying on property;
Adjusted Total w/ Capture Rate	203	
Total Parking Spaces Needed	81	2.5 people per car

Traffic Impact Assessment



Table 3: Site-Generated Traffic Estimates

Land Use	ITE Land Use #	Number of Vehicle Trips								
		Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Hotel Rooms & Cabins (70 Rooms)	310	18	14	32	21	20	41	28	22	50
Spa (1,000 SF)	492	1	1	2	2	1	3	2	2	4
Hotel Restaurant (2,800 SF)	931	1	1	2	15	7	22	18	12	30
Wedding Venue (175 Seats) ¹	N/A	--	--	--	38	18	56	33	23	56
Event Barn Restaurant (4,500 SF) ²	930	--	--	--	31	25	56	--	--	--
Total		20	16	36	107	71	178	81	59	140

Trip Generation, 11th Edition, Institute of Transportation Engineers, 2021

¹ Trip generation based off correspondence with CTDOT

² Restaurant pickup window will not be in operation at the same time as a wedding

The geographic distribution was estimated based on the area's roadway travel patterns and can be seen on Figure 3. All trips will enter through the Sharon Road driveway, with 50 percent coming from the north, and 50 percent coming from the south. All trips will take place at Sharon Road Driveway with approximately 50 percent going north towards US-44 and 50 percent going south towards CT-112. The peak-hour, during a wedding, site generated traffic estimates routed via this distribution are shown on Figure 4.

Future Conditions

Estimated Future Roadway Traffic

Future roadway traffic volumes were estimated both with and without the subject development in place to determine possible traffic impacts. The projected opening year was assumed as 2026 in these scenarios.

The background traffic scenario is reflective of Future (2026) Conditions before the proposed development is built/opened. The Background (2026) Conditions were developed by expanding the baseline (2024 Existing) traffic volumes to the estimated opening year of 2026 using an annual growth rate of 0.5 percent per input from CTDOT. The annual growth rate accounts for general traffic increases within the area including small developments that might open in the next few years that would add traffic to the study area. The 2026 Background Conditions traffic

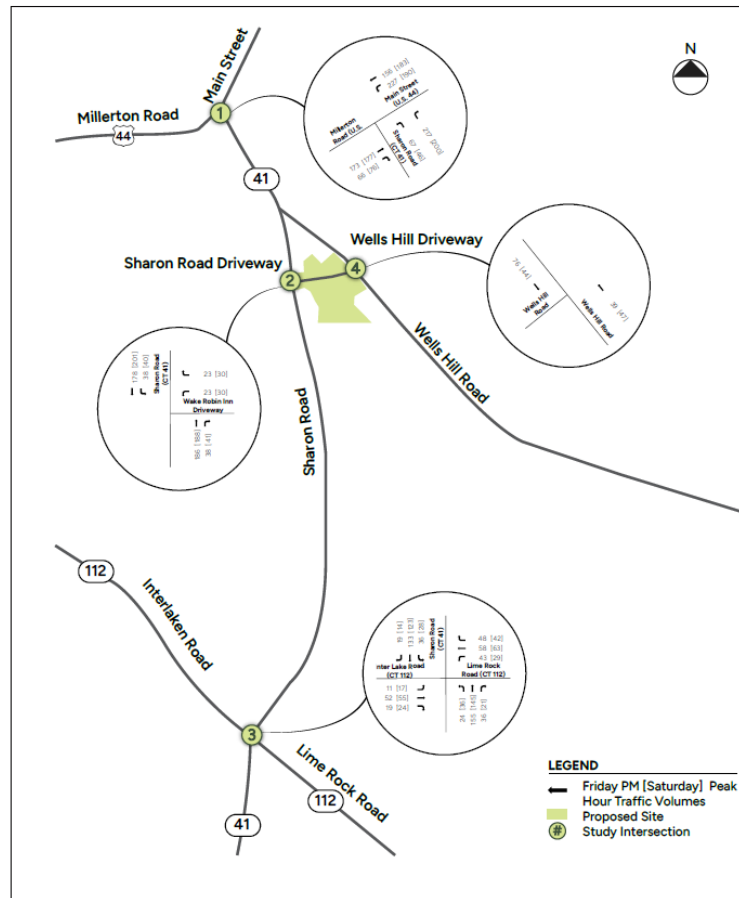


Figure 7
2026 Combined Traffic

ARADEV LLC

August 9, 2024
Traffic Impact Study – Proposed Redevelopment of the Wake Robin Inn Property SLR Project No.: 141.21278.00001

Table 4: Capacity Analysis Summary

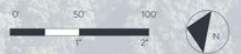
Movement / Lane Groups	Level Of Service			
	Weekday Afternoon Peak Hour		Saturday Peak Hour	
	Background	Combined	Background	Combined
Unsignalized				
Millerton Road/Main Street at Sharon Road				
Westbound Left/Right (Sharon Road)	C	C	B (13)	C (15.7)
Southbound Left (Main Street)	A	A	A	A
Sharon Road at Sharon Road Site Driveway				
Westbound Left/Right (Site Driveway)	-	B	-	B
Southbound Left (Sharon Road)	-	A	-	A
Sharon Road at Interlaken Road/Lime Rock Road				
Northbound All-way (Sharon Road)	A (9.6)	B (10.1)	A	A
Eastbound All-way (Interlaken Road)	A	A	A	A
Westbound All-way (Lime Rock Road)	A	A	A	A
Southbound All-way (Sharon Road)	A	A	A	A
Wells Hill Road Emergency Access Driveway				
<i>Highway Capacity Manual (HCM) methodology does not analyze this type of intersection configuration.</i>				

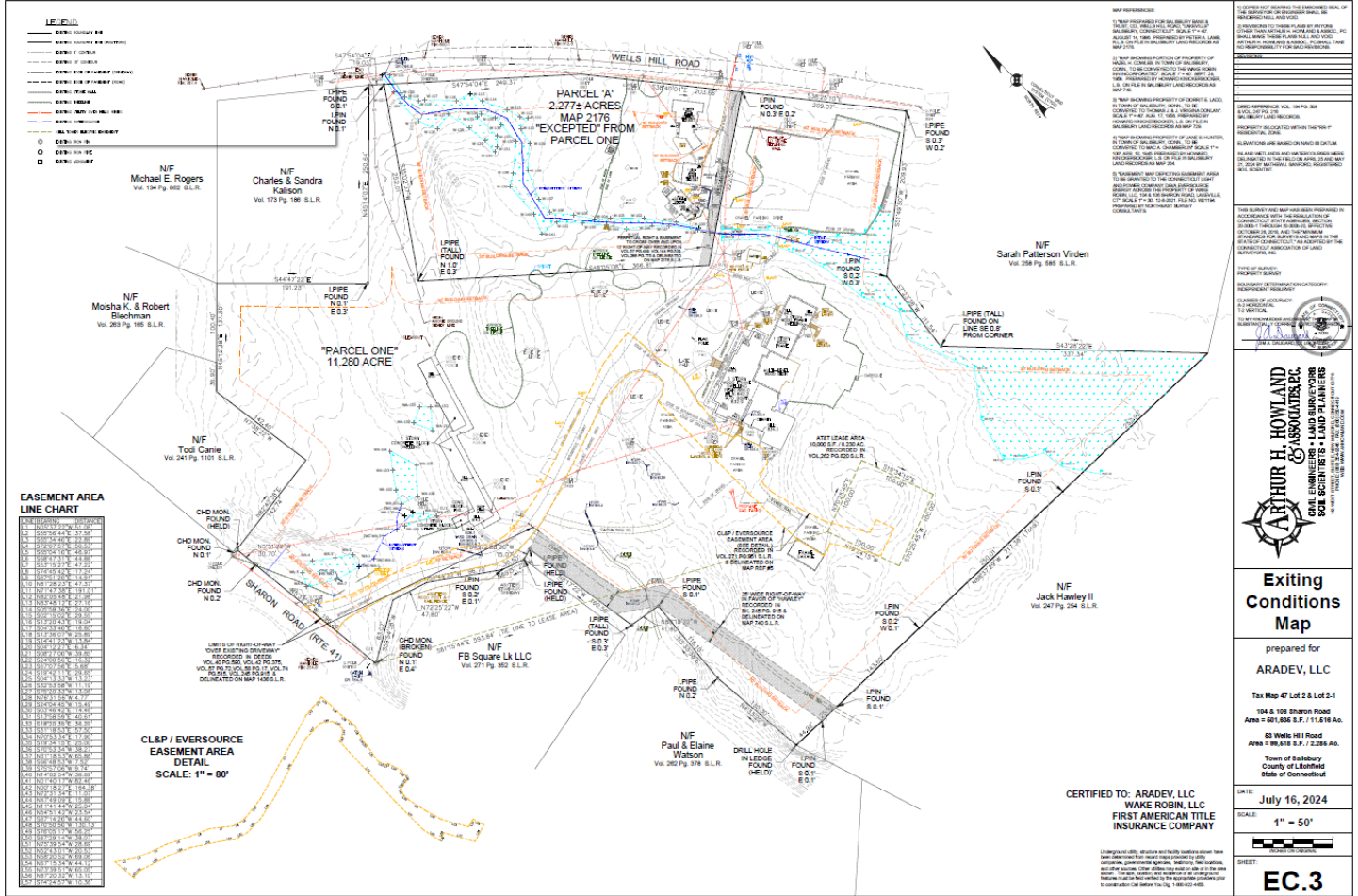
Notes: LOS calculations were performed using Synchro 11

(#) Depicts the number of seconds a vehicle is predicted to wait before being able to turn



THE PROPOSED RENOVATION & EXPANSION





EASEMENT AREA LINE CHART

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	1000.00	1000.00	0.00	0.00
2	1000.00	1000.00	0.00	0.00
3	1000.00	1000.00	0.00	0.00
4	1000.00	1000.00	0.00	0.00
5	1000.00	1000.00	0.00	0.00
6	1000.00	1000.00	0.00	0.00
7	1000.00	1000.00	0.00	0.00
8	1000.00	1000.00	0.00	0.00
9	1000.00	1000.00	0.00	0.00
10	1000.00	1000.00	0.00	0.00
11	1000.00	1000.00	0.00	0.00
12	1000.00	1000.00	0.00	0.00
13	1000.00	1000.00	0.00	0.00
14	1000.00	1000.00	0.00	0.00
15	1000.00	1000.00	0.00	0.00
16	1000.00	1000.00	0.00	0.00
17	1000.00	1000.00	0.00	0.00
18	1000.00	1000.00	0.00	0.00
19	1000.00	1000.00	0.00	0.00
20	1000.00	1000.00	0.00	0.00
21	1000.00	1000.00	0.00	0.00
22	1000.00	1000.00	0.00	0.00
23	1000.00	1000.00	0.00	0.00
24	1000.00	1000.00	0.00	0.00
25	1000.00	1000.00	0.00	0.00
26	1000.00	1000.00	0.00	0.00
27	1000.00	1000.00	0.00	0.00
28	1000.00	1000.00	0.00	0.00
29	1000.00	1000.00	0.00	0.00
30	1000.00	1000.00	0.00	0.00
31	1000.00	1000.00	0.00	0.00
32	1000.00	1000.00	0.00	0.00
33	1000.00	1000.00	0.00	0.00
34	1000.00	1000.00	0.00	0.00
35	1000.00	1000.00	0.00	0.00
36	1000.00	1000.00	0.00	0.00
37	1000.00	1000.00	0.00	0.00
38	1000.00	1000.00	0.00	0.00
39	1000.00	1000.00	0.00	0.00
40	1000.00	1000.00	0.00	0.00
41	1000.00	1000.00	0.00	0.00
42	1000.00	1000.00	0.00	0.00
43	1000.00	1000.00	0.00	0.00
44	1000.00	1000.00	0.00	0.00
45	1000.00	1000.00	0.00	0.00
46	1000.00	1000.00	0.00	0.00
47	1000.00	1000.00	0.00	0.00
48	1000.00	1000.00	0.00	0.00
49	1000.00	1000.00	0.00	0.00
50	1000.00	1000.00	0.00	0.00
51	1000.00	1000.00	0.00	0.00
52	1000.00	1000.00	0.00	0.00
53	1000.00	1000.00	0.00	0.00
54	1000.00	1000.00	0.00	0.00
55	1000.00	1000.00	0.00	0.00
56	1000.00	1000.00	0.00	0.00
57	1000.00	1000.00	0.00	0.00
58	1000.00	1000.00	0.00	0.00
59	1000.00	1000.00	0.00	0.00
60	1000.00	1000.00	0.00	0.00
61	1000.00	1000.00	0.00	0.00
62	1000.00	1000.00	0.00	0.00
63	1000.00	1000.00	0.00	0.00
64	1000.00	1000.00	0.00	0.00
65	1000.00	1000.00	0.00	0.00
66	1000.00	1000.00	0.00	0.00
67	1000.00	1000.00	0.00	0.00
68	1000.00	1000.00	0.00	0.00
69	1000.00	1000.00	0.00	0.00
70	1000.00	1000.00	0.00	0.00
71	1000.00	1000.00	0.00	0.00
72	1000.00	1000.00	0.00	0.00
73	1000.00	1000.00	0.00	0.00
74	1000.00	1000.00	0.00	0.00
75	1000.00	1000.00	0.00	0.00
76	1000.00	1000.00	0.00	0.00
77	1000.00	1000.00	0.00	0.00
78	1000.00	1000.00	0.00	0.00
79	1000.00	1000.00	0.00	0.00
80	1000.00	1000.00	0.00	0.00
81	1000.00	1000.00	0.00	0.00
82	1000.00	1000.00	0.00	0.00
83	1000.00	1000.00	0.00	0.00
84	1000.00	1000.00	0.00	0.00
85	1000.00	1000.00	0.00	0.00
86	1000.00	1000.00	0.00	0.00
87	1000.00	1000.00	0.00	0.00
88	1000.00	1000.00	0.00	0.00
89	1000.00	1000.00	0.00	0.00
90	1000.00	1000.00	0.00	0.00
91	1000.00	1000.00	0.00	0.00
92	1000.00	1000.00	0.00	0.00
93	1000.00	1000.00	0.00	0.00
94	1000.00	1000.00	0.00	0.00
95	1000.00	1000.00	0.00	0.00
96	1000.00	1000.00	0.00	0.00
97	1000.00	1000.00	0.00	0.00
98	1000.00	1000.00	0.00	0.00
99	1000.00	1000.00	0.00	0.00
100	1000.00	1000.00	0.00	0.00

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

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

MAP REVISIONS:

1. MAP PREPARED FOR THE COUNTY OF SALISBURY AND THE TOWN OF SALISBURY, CONNECTICUT, BY THE PROFESSIONAL ENGINEER AND SURVEYOR, JOHN W. HAWLEY, II, REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR, LICENSE NO. 1713, ON BEHALF OF THE CLIENT, ARADEV, LLC AND WAKE ROBIN, LLC.
2. THIS MAP SHOWS THE PROPERTY OF THE CLIENT, ARADEV, LLC AND WAKE ROBIN, LLC, AS SHOWN ON THE PREVIOUS MAP, MAP NO. 1713, AND THE PROPERTY OF THE CLIENT, ARADEV, LLC AND WAKE ROBIN, LLC, AS SHOWN ON THE PREVIOUS MAP, MAP NO. 1713, AND THE PROPERTY OF THE CLIENT, ARADEV, LLC AND WAKE ROBIN, LLC, AS SHOWN ON THE PREVIOUS MAP, MAP NO. 1713.
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ARTHUR H. HOWLAND & ASSOCIATES, P.C.
 1100 BUREAU ROAD
 SUITE 200
 WESTFIELD, CONNECTICUT 06097
 TEL: 860.234.1111
 FAX: 860.234.1112
 www.arthurh.com

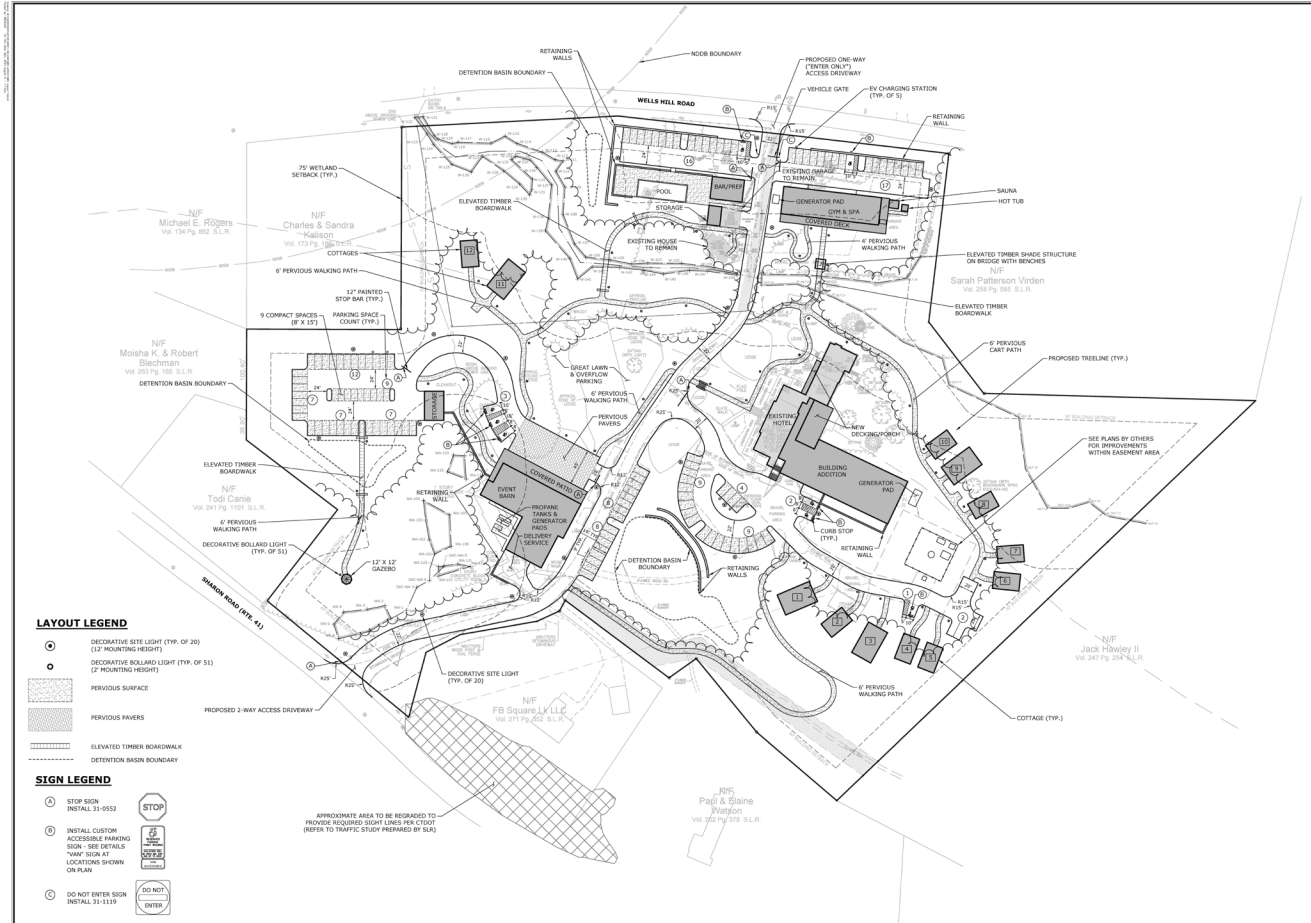
Exiting Conditions Map

prepared for
ARADEV, LLC

Tax Map 47 Lot 2 & Lot 3-1
 104 & 108 Sharon Road
 Area = 601,626 S.F., 11.616 Ac.
 63 Wile Hill Road
 Area = 98,418 S.F., 2.236 Ac.
 Town of Salisbury
 County of Litchfield
 State of Connecticut

DATE: July 16, 2024
 SCALE: 1" = 50'
 SHEET: **EC.3**

SUBMITTED SITE PLANS – LAYOUT



SLR
 SOUTHERN LAND RECONSTRUCTION
 1000 W. BROADWAY, SUITE 200
 DENVER, CO 80202

REVISION	DATE	BY

SITE PLAN - LAYOUT
 WAKE ROBIN INN
 REDEVELOPMENT
 104 & 108 SHAKHON ROAD
 DUNDASPORT, CONNECTICUT

MA	SM	MA
1"=50'		
JULY 29, 2024		
22100-0001		
04 OF 17		

LA

