



**BUILDING COVERAGE**  
 AREA OF EXIST. BLDG. = 5,370 SQ.FT.  
 AREA OF PROPOSED BLDG. = 2,490 SQ.FT.  
 AREA OF TOTAL BLDG. = 7,860 SQ.FT.  
 % COVERAGE OF LOT = 30% (40% MAX.)

**PARKING**  
 1 SPACE/EMPLOYEE = 7  
 VISITOR SPACES = 3  
 HANDICAP SPACE (1) = 1  
 TOTAL SPACES PROVIDED = 10

**NOTES:**  
 1) BEARINGS REFER TO MAGNETIC NORTH (MAGNETIC NORTH 11°54'30" W)  
 2) REFERENCE IS MADE TO THE FOLLOWING MAPS OF RECORD IN THE WESTBROOK LAND RECORDS:  
 A) C.H.D. MAP OF PLAIN ROAD - SPENCER PLAIN ROAD - STATE MAP NO. 64-27 SHEET 622 SCALE 1:40 DATED JUNE 30 1926 ON FILE IN THE TOWN OF WESTBROOK, CONN. - SCALE 1:250 DATED AUG. 31 1965 BY MERRITT CHALKER L.S. ON FILE AS MAP NO. 648 (OLD SAYBROOK MAP NO. 658)  
 B) PROPERTY TO BE DEEDED TO WALTER HECK, JULIUS HECK AND FRANCES HECK BY HILDA HECK - SPENCER PLAIN ROAD - WESTBROOK CONN. - SCALE 1:250 DATED AUG. 30 1967 BY MERRITT CHALKER L.S. ON FILE AS MAP NO. 724.  
 C) FINAL PLAN & SITE DEVELOPMENT PLAN SUB-DIVISION OF PROPERTY OF SOUTHERN NEW ENGLAND TELEPHONE CO. VOL. 50 PG. 416-417 4/3/11

**LEGEND**  
 --- 33x4 --- EXISTING SPOT GRADE (U.S.C. & G.S. DATUM)  
 --- 34 --- EXISTING CONTOUR LINE  
 --- 35 --- DIRECTION SURFACE RUNOFF  
 --- 36 --- PROPOSED SPOT GRADE

**OWNER - APPLICANT:**  
 CLJ ASSOCIATES  
 292 BRADLEY CORNERS ROAD  
 MADISON, CONNECTICUT 06443

**AREA OF PARCEL**  
 26,677 SQ. FT.  
 0.612 ACRE

REVISION	DATE	DESCRIPTION OF REVISION
1	7/18/86	PARKING TO ACCOMMODATE FIRE SAFETY & SHRUBS & FENCE ADDED TO FRONT

**REVISIONS**

Arthur E. Barden

**SITE DEVELOPMENT PLAN**  
**CLJ ASSOCIATES**  
 #447 SPENCER PLAIN ROAD  
 WESTBROOK, CONNECTICUT

UPDATED: MAR 0 8 1986  
 MAR 23 1986

TOWN: WESTBROOK, CONNECTICUT  
 SCALE: 1 INCH = 10 FEET  
 DATE: JUNE 12, 1986  
 MAP NUMBER 831131-A FB

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 PROFESSIONAL LAND SURVEYOR  
 34 WEST MAIN STREET - CLINTON,  
 CONNECTICUT 06413  
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Sqft.	Loc.
2500	Rear
2500	Middle
2000	Front
1500	1st level
275	Metanims
400	Nursing Room
10035	Total

MAY 09 1994

$\Delta = 9^{\circ}-02'-05''$   
 $R = 756.78'$   
 $L = 119.34'$   
 CHORD =  $N.71^{\circ}-51'-05''E$   
 $119.21'$