

HARBOR ROAD
(For. Great Marsh Road)

N 68° 23' 00" E
24.00'

N 64° 51' 30" E
23.04'

N 62° 41' 10" E
37.68'

n/f Andrew G. & Elizabeth M. Brucker
(Lot '39', Map No. 3018 W.T.C.)

n/f Ronald G. Besson & Leslie Ramik
(Lot '38', Map No. 3018 W. T. C.)

N 21° 41' 40" W
62.11'

N 42° 42' 30" W
50.35'

S 47° 17' 30" W — 125.00'

n/f Nancy H. & Jim Howes
(Lot '35', Map No. 3018 W. T. C.)

S 42° 42' 30" E
53.80'

COVLEE DRIVE

LOT COVERAGE:
Hse = 2064+/- S.F. Stoop = 22+/- S.F.
Steps = 22+/- S.F. Shed = 33+/- S.F.
Playhouse = 18+/- S.F. Exist. B.L.C. =
2159+/- S.F. or 19.53% Drive = 950+/-
S.F. Total Exist. Lot Coverage =
3109+/- S.F. or 28.13%

NOTE: When playhouse is removed, B.L.C.
will reduce to 19.37% and T.L.C. to 27.96%.

MINIMUM ZONING REQUIREMENTS:
Lot Width 20' - 100' x 150' Rect.
Lot Area 10,890 - 21,779 Sq. Ft.
Front Yard 30'
Side Yard 10'
Rear Yard 25'
Bldg. Height 2 1/2 Sty - 26'
15% B.L.C., 25% T.L.C.

BUILDING HEIGHT:
Average Grade = 7.72'
Roof El. @ Eave = 29.37'
Roof El. @ Peak = 38.73'
Roof El. @ Mid-point = 34.05'
Building Height = 26.3'

NOTE: Base Flood Elevation is 11.0' - as-built
finished floor of three season porch addition at
elevation 13.04' to match existing floor of house.

Prepared by:
B. G. ROOT, SURVEYOR, LLC
P.O. Box 2323
Westport, CT 06880
Phone (203) 226-9943

I hereby attest that this is a 'Dependent Resurvey'
as per Sect. 20-300b-1 - 20-300b-20 of the regulations
of Connecticut State Agencies effective June 21, 1996;
this is a property survey intended to depict boundaries
& improvements on site; boundary determination /
opinion is based on a resurvey as per maps and deeds
of record in the Westport Town Clerk's Office.
This map conforms to Class 'A-2' Horizontal Accuracy.

Received on file in the Town Clerk's Office:

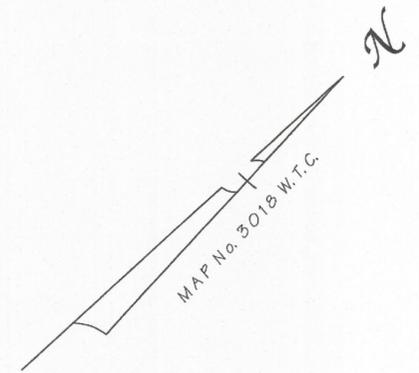
At _____ On _____

By _____ Town Clerk

File No. _____

FATatatusko@HarborRoadBlk_asbittFB162-49_rev10-24-12.scj

- NOTE:**
- Property located in 'A' Res. Zone.
 - Property shown as Tax Lot 23 on Assessor's Map No. A-02.
 - Property being Lot '36' as shown on map entitled "Map Of COVELEE-ON-THE-SOUND At Norwalk And Westport, Conn., Scale: 1"=60,'" bearing File No. 3018 in the Town Clerk's Office.
 - Property located in Flood Zone 'AE' as per FEMA Flood Insurance Rate Map No. 532F dated June 18, 2010. Base Flood Elevation = 11.0'. Fin. Flr. El. Hse = 13.04' Crawl Space = 8.0' Fin. Flr. Garage @ Door = 8.72'
 - *Existing septic system to be abandoned and tank crushed - house to be connected to Town sewer system at lateral provided at Covlee Drive.
 - Plan up-dated Oct. 24, 2012 to show re-located swingset and flood openings in foundation.
 - (...) Denotes flood opening dimensions.



AS-BUILT PLOT PLAN
MAP OF PROPERTY
Located At 8 Harbor Road
Prepared For

Janet Tatusko
WESTPORT, CONN.

Scale: 1"=20' April 10, 2012 Rev. Oct. 24, 2012

TOTAL LOT AREA = 11,053 SQ. FT. OR 0.2537 AC.

by **B. G. ROOT, SURVEYOR, LLC ~ WESTPORT**

I hereby attest that this map, prepared in
accordance with the standards for a Class
'A-2' Survey, is substantially correct

Bruce G. Root, P.L.S.
Conn. Reg. No. 12062



NOTE: This map not valid without the
crimped seal of the issuing surveyor.