



Lot Lines Shown have not presently been filed in the Office of the Westport Town Clerk

28 Beachside Avenue
LOT AREA WORKSHEET
 (As Described in The Westport Planning & Zoning Regulations)
 (ALL ENTRIES IN SQUARE FEET)

1. GROSS LOT AREA (excluding non-exclusive accessways)	99,710	
2. ABOVE-GROUND UTILITIES EASEMENTS	+	0
3. STREETS AND ROADS	+	0
4. OTHER EXCLUSIVE SURFACE EASEMENTS	+	0
5. TOTAL EASEMENTS AND ROADS (SUM OF LINES 2, 3 AND 4)	0	
6. STEEP SLOPES OF 25% OR GREATER	+	183
7. WETLAND AREA	+	0
8. TOTAL WETLAND AND STEEP SLOPES (SUM OF LINES 6 AND 7)	+	183
MINIMUM LOT AREA CALCULATION		
9. ZONING DISTRICT MAXIMUM ENTER VALUE: RES AAA: 17,424	17,424	
10. MAXIMUM WETLANDS AND SLOPE (SMALLER OF LINE 8 OR LINE 9)	183	
ACTUAL LOT SIZE		
11. LINE 1 MINUS LINE 8 MINUS LINE 6 PLUS LINE 10	99,710	
DISTRICT MINIMUM LOT SIZE		
12. ENTER VALUE RES A: 87,120	87,120	
13. EXCESS OR SHORTFALL (LINE 11 MINUS LINE 12)	12,590	
IF LINE 13 IS POSITIVE, THE LOT COMPLIES. OTHERWISE, THE LOT DOES NOT COMPLY		
	positive,	lot complies

- NOTES:
- This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300a-1 through 20-300a-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
 - This survey conforms to Horizontal Accuracy Class A-2.
 - Parcel is located in Residential Zone AAA and Coastal Area Management Zone.
 - Property shown on Assessor's Map G5, as Lots 001, 002 & 036.
 - No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
 - Underground improvements or encroachments if any are not shown.
 - The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based on the municipal, state, and /or federal departmental interpretations and/or changes in regulations.
 - Map References:
 - A. Property shown as Plot 'B' on a certain map entitled "Resubdivision prepared for Louis Schweitzer and The Thompson Park Corp., Westport, Conn., Scale: 1"=40', May, 1963, revised: June 5, 1963", by Charles S. Lyman, L.S. Said map on file in the Westport Town Clerk's Office bearing file No. 5576.
 - B. Property shown on a certain map entitled, "Revised map of Plots 1 & 2 On Beachside Avenue Prepared For Lucille Schweitzer" Westport Connecticut Said Map on file in the Westport Town Clerk's Office bearing file No. 7267 Scale 1" = 40' 5 June 1975 By Leonard Surveyors
 - C. Also refer to maps No. 10474, 5073 and 7267 W.L.R.
 - Refer to deed recorded in Vol. 2488, Pg. 94 of the Westport Land Records.
 - Datum: Approximate Mean Sea Level; NGVD 1988. Contour Interval: Two Feet.
 - Property does not contain inland wetlands as per Town of Westport Topographic Map by the James W. Sewall Company, April 9, 2005, and Soil Scientist Otto Thell 30 September 2019
 - Steep slopes determined by a field topographic survey on July 17, 2007.
 - Flood zone boundary lines shown herein extrapolated from F.I.R.M., Comm., No. 09001C, Panel No. 552, 'Suffix G., Map effective date 8 July 2013.
 - Refer to Connecticut State Highway Department Right of Way, Town of Westport, Shore Road from the Fairfield Town Line Westerly to Disbrow's Crossing, Route No. 136, No. 158-05, sheet 3 of 7, March 31, 1933.

28 Beachside Avenue
LOT AREA COVERAGE WORKSHEET
 (As Described in The Westport Planning & Zoning Regulations)
 (ALL ENTRIES IN SQUARE FEET)

1. GROSS LOT AREA (excluding non-exclusive accessways)	99,710	
2. ABOVE-GROUND UTILITIES EASEMENTS	+	0
3. STREETS AND ROADS	+	0
4. OTHER EXCLUSIVE SURFACE EASEMENTS	+	0
5. TOTAL EASEMENTS AND ROADS (SUM OF LINES 2, 3 AND 4)	0	
6. WETLAND AREA	+	0
7. STEEP SLOPES OF 25% OR GREATER	+	183
8. TOTAL WETLAND AND STEEP SLOPES (SUM OF LINES 6 AND 7)	+	183
9. Wetland/Slope reduction 0.80 * LINE 8	146.4	
10. BASE LOT AREA (Line 8, minus line 9 and line 5)	99,564	
MAXIMUM LOT AREA COVERAGE CALCULATION		
11. BASE LOT AREA (Circle minus line 10, above)	99,564	
12. Square feet of Total Coverage	0	
13. (Line 12 divided by line 11 for a percentage)	0	
14. Square feet of Building Coverage	0	
15. (Line 14 divided by line 11 for a percentage)	0	

PLOT PLAN
 PREPARED FOR
RONALD RUDZIN
#28 BEACHSIDE AVENUE
WESTPORT ~ CONNECTICUT
 SCALE: 1" = 40'
 14 JANUARY 2024
 Rev: 24 July 2024



LEONARD SURVEYORS LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY
 Charles Leonard
 CHARLES L. LEONARD IV, P.E. & L.S., CONN. REG. NO. 20866

