CLAPBOARD HILL ROAD

N74°52'20"E 149.83' N75°00'10"E 309.80'

STEVEN LIBIN AND CECILIA M. DAHLBACK

FRANK WILLIAM BRUNO AND ARYAN SHAYEGAN

N12°42'50"W 267.40'

S12°52'50"E 266.00'

N85°00'40"E 319.01'

N74°52'20"E 332.26'

MORNINGSIDE DRIVE SOUTH

TURKEY HILL ROAD SOUTH

EDWARD L. KOWALSKY ET ALS

PEARL M. KEEHAN AND ESTATE OF EDWARD J. KEEHAN

ALAN S. AND BARBARA E. PHILLIPS

JENNIFER AND KEITH DRISCOLL

S88°15'40"W 218.22'

S88°18'10"W 120.60'

S88°44'00"W 28.11'

S88°00'00"W 108.76'

S88°12'30"W 84.10'

S87°07'20"W 40.80'

S86°31'10"W 43.29'

S19°10'00"W

S20°00'00"E 318.47'

N20°00'00"E 305.00'

N87°36'43"W 105.76'

N87°03'30"W 68.94'

N88°52'10"W

MAN MADE POND
INLAND WETLANDS WATER COURSE

EDGE OF FLAGGED INLAND WETLANDS LINE

WATERWAY PROTECTION OFFSET LINE

CONSERVATION BUILDING SETBACK LINE

BUILDING SETBACK LINE

TEST HOLE #1 TEST HOLE #2 TEST HOLE #3 TEST HOLE #4 TEST HOLE #5 TEST HOLE #6 TEST HOLE #7 TEST HOLE #8 TEST HOLE #9

PAVED AREA

GRAPHIC SCALE

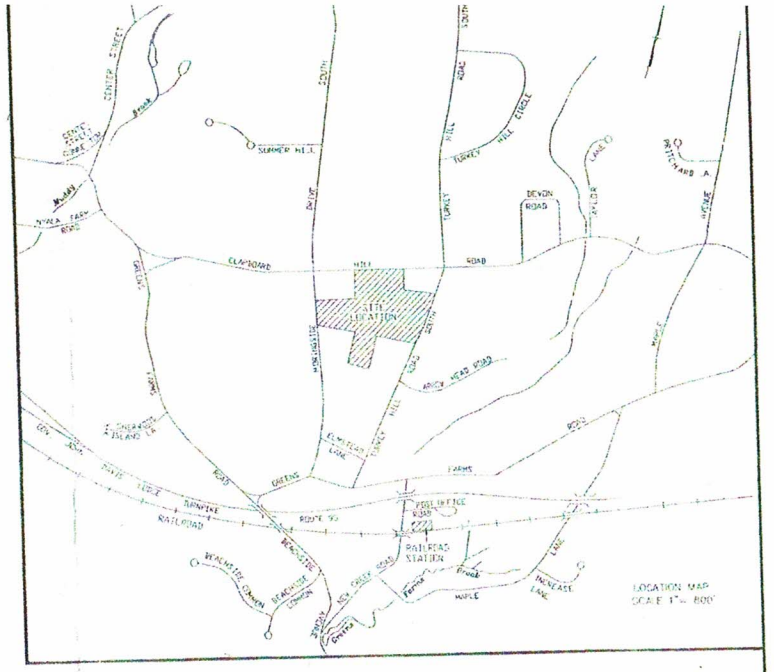
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

189 POST ROAD EAST
WESTPORT, CONNECTICUT 06880
PHONE: (203) 226-2891
FAX: (203) 454-1832

"MORNINGSIDE DRIVE SOUTH_109" COMPUTER NO. 4, DATA COLLECTOR, FILE BLOCK 16-B

TOTAL AREA = 12.202 ACRES



NOTE

1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, SUBDIVISION MAP OF PROPERTY PREPARED FOR PAUL, EDWARD AND JOSEPH KOWALSKY, WESTPORT, CONNECTICUT, DATED OCTOBER 22, 1947, MADE BY RICHARD W. FLAIN (SEE TOWN HALL MAP 6935, ON FILE IN THE WESTPORT LAND RECORDS)
2. PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, BUT IS LOCATED IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0414G, FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 414 OF 626, CONTAINS: COMMUNITY: WESTPORT, TOWN OF, NUMBER 090009, PANEL 0414, SUFFIX G, MAP NUMBER 09001C0414G, MAP REVISED, JULY 8, 2013.
3. STEEP SLOPES SHOWN HEREON, TAKEN FROM ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES
4. INLAND WETLANDS SHOWN HEREON, FLAGGED ON OCTOBER 14, 2019 BY OTTO R. THEALL (SOIL AND WETLAND SCIENTIST) AND FIELD LOCATED BY BY LEONARD SURVEYORS ON OCTOBER 28, 2019.
5. BENCH MARK USED TO ESTABLISH TWO FOOT CONTOUR LINES, TAKEN FROM BENCH MARK WV #375, TURKEY HILL ROAD SOUTH AND CLAPBOARD HILL ROAD SOUTH, ELEVATION = 59.32, NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY IS LOCATED IN "AAA" RESIDENCE ZONE
7. PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP 67, LOT 054
8. NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
9. NO ABSTRACT OF TITLE PROVIDED

LEGEND
SPOT ELEVATIONS
TWO FOOT CONTOUR LINES
STEEP SLOPES

Field Investigation
3/5/20
Jr, J Fein

LOT AREA AND COVERAGE REQUIREMENTS

LOT AREA = 535,896 SQ. FT.
INLAND WETLANDS AREA = 16,035 SQ. FT.
STEEP SLOPES AREA = 3,592 SQ. FT.
TOTAL AREA = 19,627 SQ. FT.
FACTOR = 80 X 19,627 = 15,702 SQ. FT.
LOT AREA = 535,896 SQ. FT.
MINUS FACTOR = 15,702 SQ. FT.
BASE LOT AREA = 520,188 SQ. FT.
BUILDING COVERAGE = 1,891 SQ. FT.
DRIVEWAY COVERAGE = 19,473 SQ. FT.
TOTAL LOT COVERAGE = 21,634 SQ. FT. = 4.16%
ALLOWABLE LOT COVERAGE = 130,047 SQ. FT. = 25.0%

RECEIVED
FEB 1[illegible]
TOWN OF WESTPORT
CONSERVATION COMMISSION

IWW-M-10958-20
Filed: 02/13/20
Rec'd: 03/18/20

EXISTING CONDITIONS
PLOT PLAN
PREPARED FOR
PEACEFUL VALLEY FARM
109 MORNINGSIDE DRIVE SOUTH
WESTPORT ~ CONNECTICUT
SCALE 1"=50' ~ OCTOBER 28, 2019

LEONARD SURVEYORS LLC
"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY

STATE OF CONNECTICUT · CHARLES L. LEONARD IV · No. 20866 · LICENSED · LAND SURVEYOR

Charles Leonard
CHARLES L. LEONARD, IV, L.S., CONN. REG. No. 20866

W: 109 Morningside Dr S - Test Hole Locations - Urgent

From: "Kelly, Colin" <ckelly@westportct.gov>
To: "barrplan@earthlink.net"
Cc: Otto Theall <soilwetlandsci@aol.com>, "Mozian, Alicia" <AMOZIAN@westportct.gov>
Subject: FW: 109 Morningside Dr S - Test Hole Locations - Urgent
Date: Mar 5, 2020 12:31 PM
Attachments: 030520_109 Morningside_Wsprt_Field Investigation.pdf

Hello Mel,
Please see the email below and the attached sketch map. Can we set up a meeting with Mr. Theall, Mr. Fain, and Conservation Staff at your convenience?
Thanks

Colin Kelly
Conservation Analyst
Town of Westport
203-341-1170

From: Jay Fain <elmst@optonline.net>
Sent: Thursday, March 5, 2020 11:51 AM
To: Mozian, Alicia <AMOZIAN@westportct.gov>; Kelly, Colin <ckelly@westportct.gov>
Subject: RE: 109 Morningside Dr S - Test Hole Locations - Urgent

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alicia, Colin,

I have completed my field investigation of the 109 Morningside Drive South site. As you know the site is the location of a former farm and is such is highly disturbed. Unlike most farms though, the upper soil profiles would not be considered a plow layer, (Ap) but Human Transported Material (HTM, material that was put on place from other sources. Because the overlying soil in not native to the site, site investigation and soil mapping is made more difficult. I concur with the previous mappings as to the edge of the pond and I agree with Tom Pietras evaluation regarding the area he previously mapped as wetland and now suggests is not wetland.

However, I have identified another area of the property, shown on the enclosed map, that should be further investigated. Currently, this areas is saturated and/or inundated and in at least one distinct and mappable area I Identified redoximorphic features including oxidized rhizospheres, low chroma mottles and gleying.

I am recommending the soil scientist of record return to the site to investigate this area. I am available to meet with that individual and hope you and Colin are as well.

Further, I am recommending that the Commission take no action on the Map Amendment until this is resolved.

Regards,

Jay Fain, MS, PSS, CPESC, CERP,