

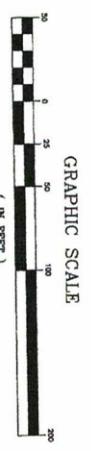
ALAN S. AND BARBARA E. PHILLIPS
 JENNIFER AND KETH DRISCOLL
 MAIN WARE ROAD
 CONSERVATION EASEMENT
 POND
 POND OUTLET
 3,000.00 SQ. FT.

PEARL M. KEEHAN AND ESTATE OF EDWARD J. KEEHAN

EDWARD L. KOWALSKI ET ALS

FRANK WILLIAM BRIND AND ARYAN SHAHEGANI

STEVEN LISIN AND CECILIA M. DAHLBACK

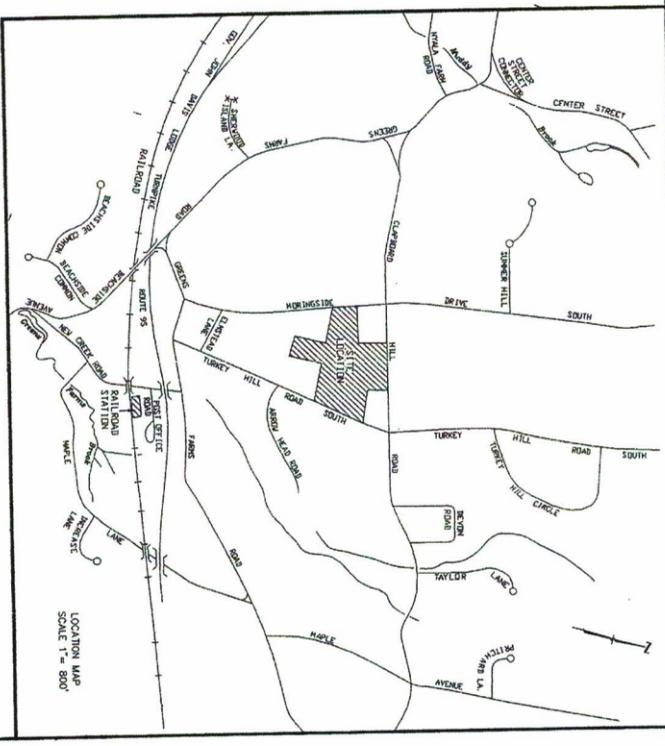


GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

189 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880
 PHONE: (203) 226-7881
 FAX: (203) 454-1832
 MORNINGSIDE DRIVE SOUTH, 109 COMPUTER NO. 4, DATA COLLECTOR, FILE BLOCK 16-B
 TOTAL AREA = 12,202 ACRES

LOT AREA AND COVERAGE REQUIREMENTS
 LOT AREA = 535,880 SQ. FT.
 INLAND WETLANDS AREA = 20,540 SQ. FT.
 STEP SLOPES AREA = 3,592 SQ. FT.
 TOTAL AREA = 241,122 SQ. FT.
 FACTOR = .80 X 241,122 = 192,898 SQ. FT.
 LOT AREA = 535,880 SQ. FT.
 MINUS FACTOR = 192,898 SQ. FT.
 BASE LOT AREA = 316,584 SQ. FT.
 BUILDING COVERAGE = 1,891 SQ. FT.
 DRIVEWAY COVERAGE = 19,473 SQ. FT.
 TOTAL LOT COVERAGE = 21,364 SQ. FT. = 4.14%
 ALLOWABLE LOT COVERAGE = 128,146 SQ. FT. = 23.0%

- NOTE**
1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, SUBDIVISION MAP OF PROPERTY PREPARED FOR PAUL EDWARD AND JOSEPH ROBINSON, WESTPORT, CONNECTICUT, DATED OCTOBER 22, 1971, MADE BY RICHARD W. PLAIN (SEE TOWN HALL MAP 6033), 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, NEW HAVEN COUNTY, CONNECTICUT, PANEL 414 OF 626, CONTAINS COMMUNITY WESTPORT, TOWN OF, NUMBER 090019, PANEL 0414, SHEET 11, MAP NUMBER 09001404G, MAP REVISED, JULY 8, 2013.
 3. STEP SLOPES SHOWN HEREON, TAKEN FROM ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES.
 4. INLAND WETLANDS SHOWN HEREON, PLACED ON OCTOBER 28, 2019 IN THE FIELD BY OTTO R. TRALL, P.S. (SOIL AND WETLAND SCIENTIST) AND FIELD RETAINED BY OTTO R. TRALL, P.S. ON MARCH 12, 2020 RESULTING IN THE PLACEMENT OF SUPPLEMENTAL WETLAND CLASS 201-216. THE ORIGINAL CLASS WERE LOCATED BY EDWARD SURVEYORS ON OCTOBER 28, 2019 AND THE SUPPLEMENTAL CLASS WERE LOCATED ON MARCH 28, 2020.
 5. BENCH MARK USED TO ESTABLISH TWO FOOT CONTOUR LINES, TAKEN FROM BENCH MARK, RM 4375, TURKEY HILL ROAD SOUTH AND CLAYBOARD HILL ROAD SOUTH, ELEVATION = 59.51, NORTH AMERICAN VERTICAL DATUM OF 1988.
 6. PROPERTY IS LOCATED IN "AAA" RESIDENCE ZONE.
 7. PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP 07, LOT 054.
 8. NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
 9. NO ABSTRACT OF TITLE PROVIDED.



EXISTING CONDITIONS
PLOT PLAN
 PREPARED FOR
PEACEFUL VALLEY FARM
 109 MORNINGSIDE DRIVE SOUTH
 WESTPORT, CONNECTICUT
 SCALE 1"=50' ~ OCTOBER 28, 2019
 SUPPLEMENTAL WETLAND CLASS LOCATED MARCH 28, 2020
LEONARD SURVEORS, LLC
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY
Mike Leonard
 REGISTERED LAND SURVEYOR, No. 11,123, STATE OF CONNECTICUT, REG. NO. 20085