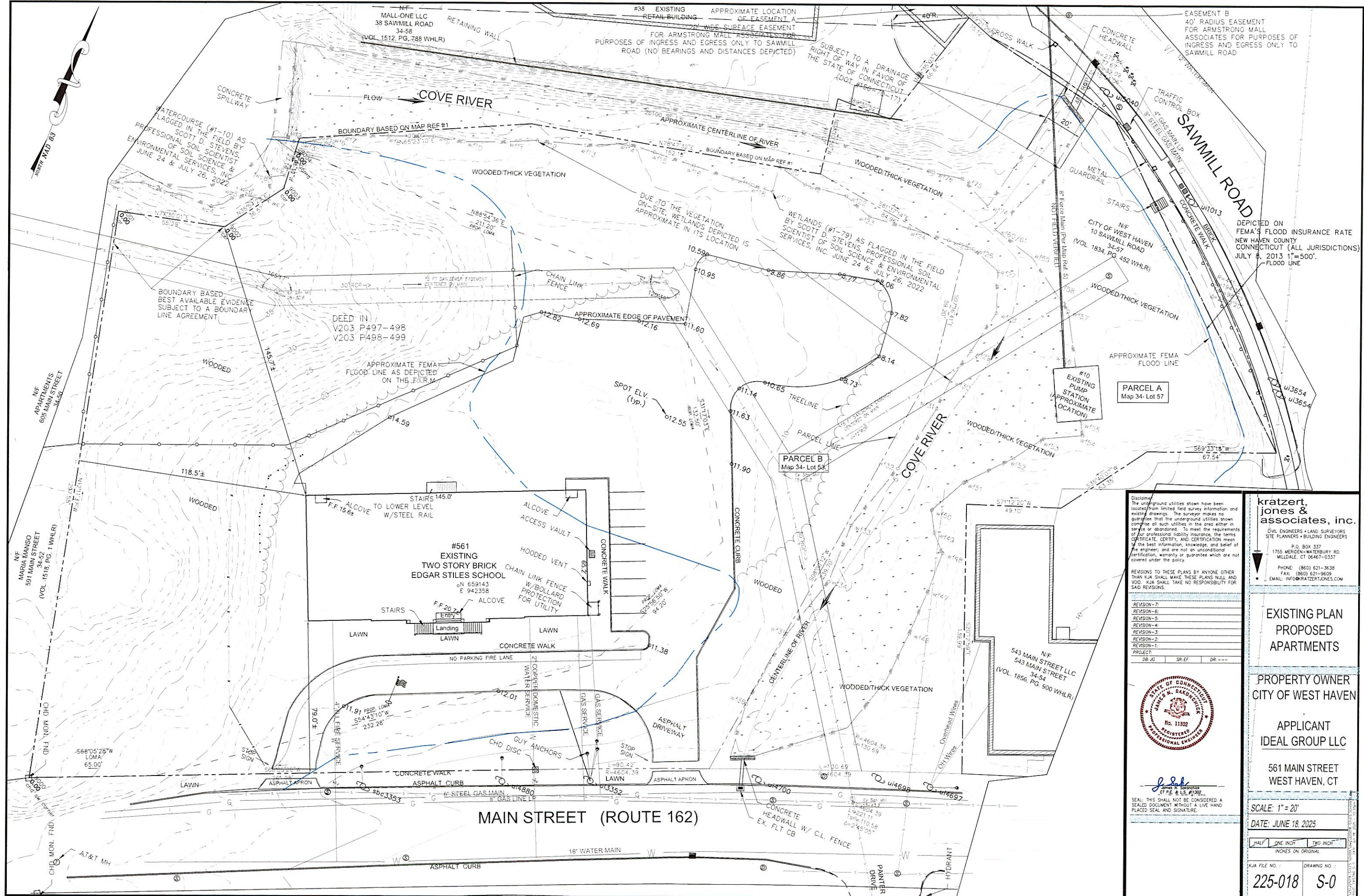




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REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	
REVISION-1:	
PROJECT:	

DR: JG SR: EF

Seal of the State of Connecticut, Professional Engineer, No. 11302, J. Kratzert, Jones & Associates, Inc.

SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

**EXISTING PLAN
PROPOSED
APARTMENTS**

**PROPERTY OWNER
CITY OF WEST HAVEN**

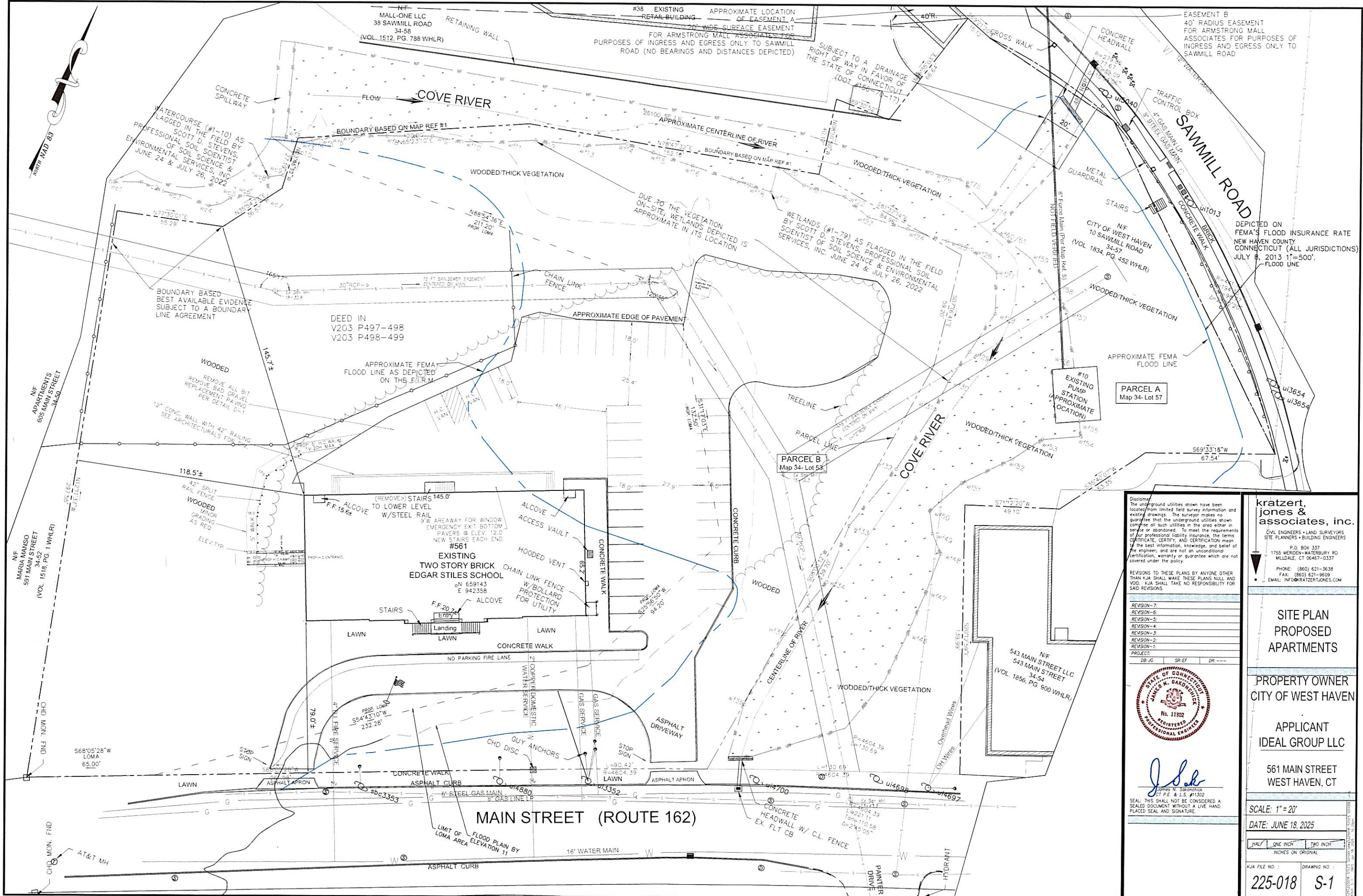
**APPLICANT
IDEAL GROUP LLC**

561 MAIN STREET
WEST HAVEN, CT

SCALE: 1" = 20'
DATE: JUNE 18, 2025

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 225-018
DRAWING NO.: S-0



Disclaim:
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REVISION-6			
REVISION-5			
REVISION-4			
REVISION-3			
REVISION-2			
REVISION-1			

PROJECT: DB: JG SR: EF DR: ---

James N. Sakonchick
P.E. & L.S. #11302
REGISTERED PROFESSIONAL ENGINEER

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**SITE PLAN
PROPOSED
APARTMENTS**

**PROPERTY OWNER
CITY OF WEST HAVEN**

**APPLICANT
IDEAL GROUP LLC**

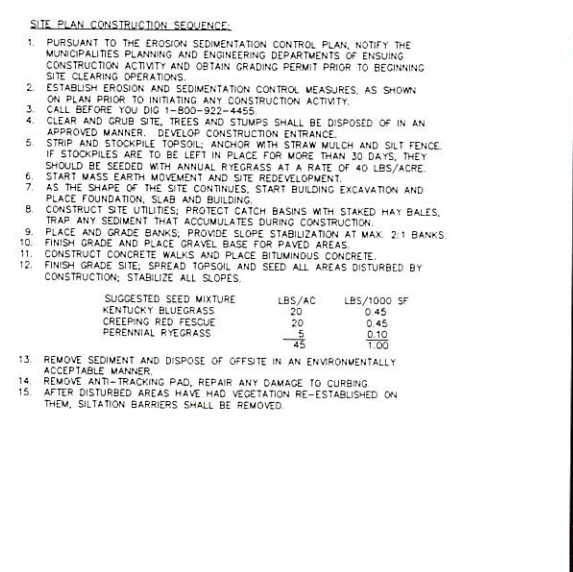
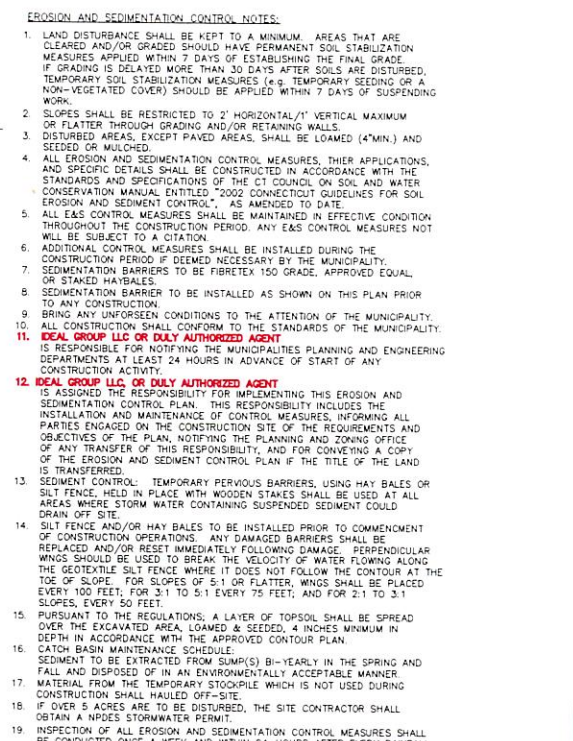
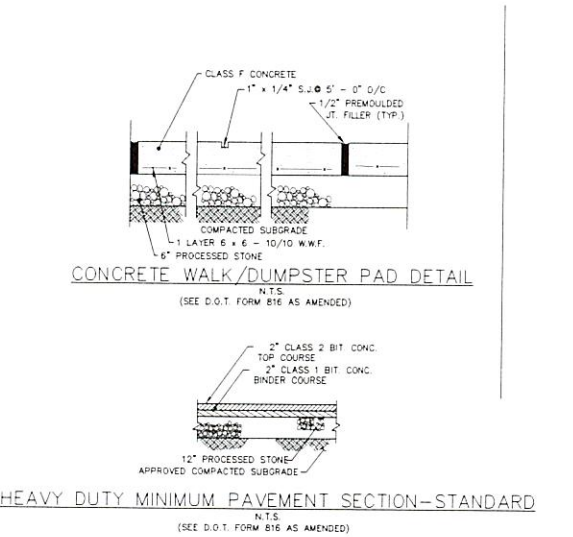
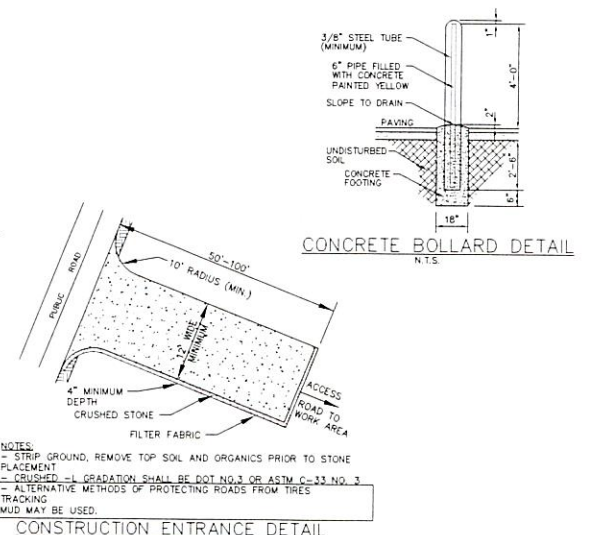
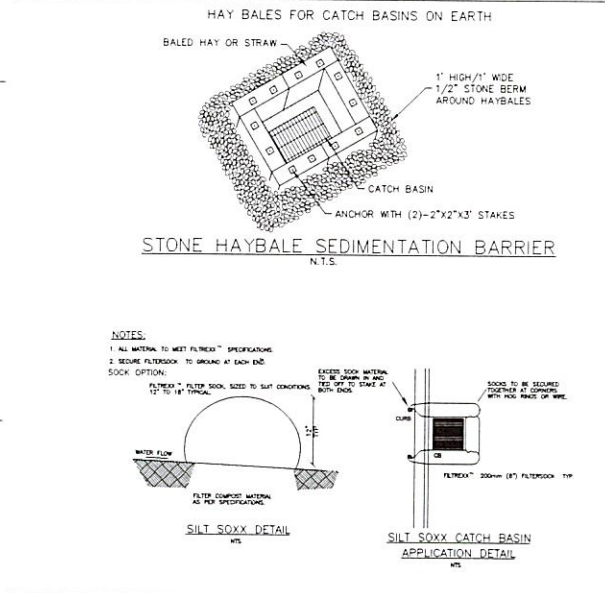
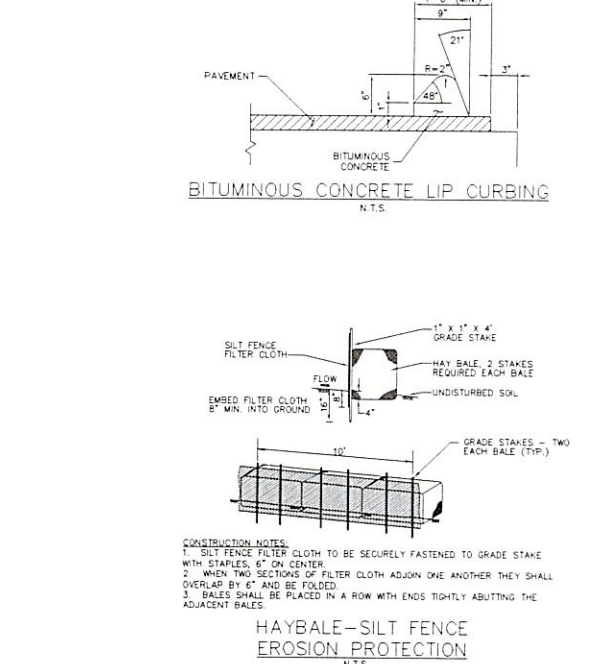
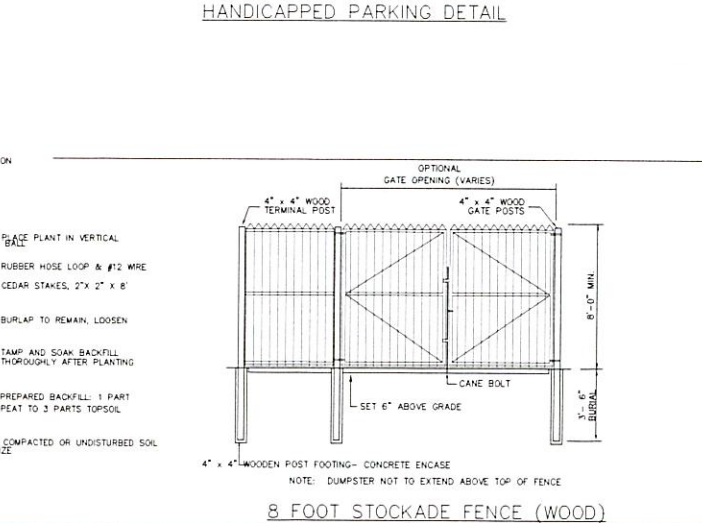
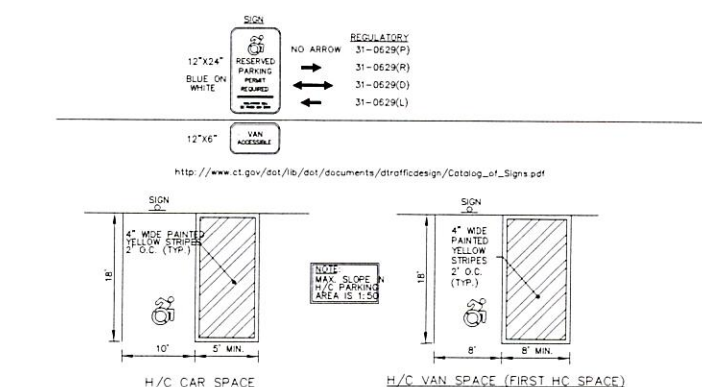
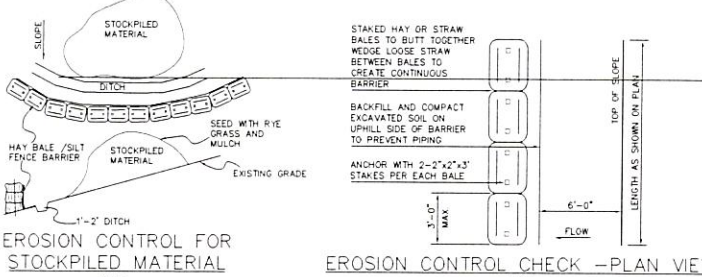
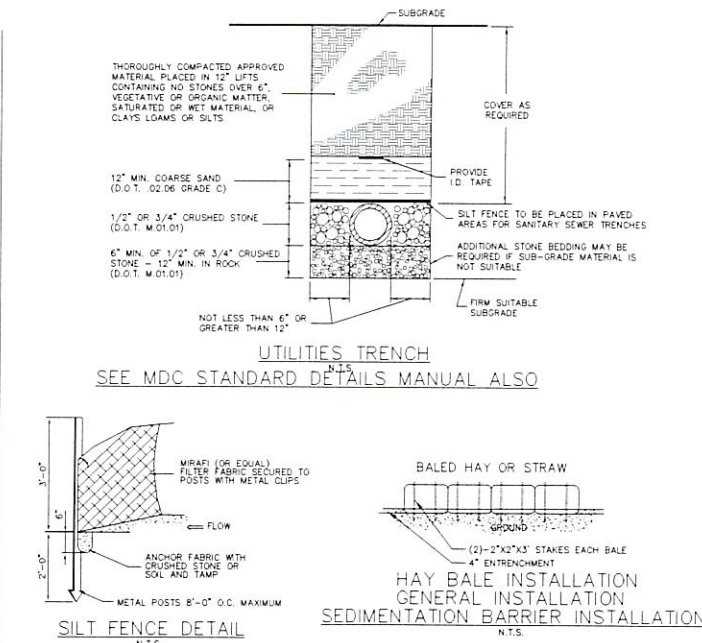
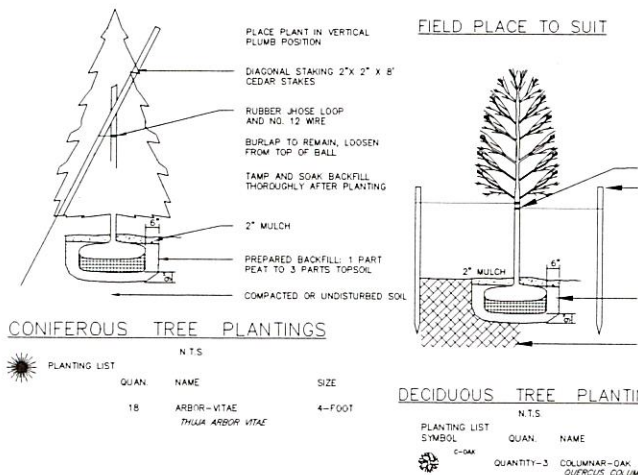
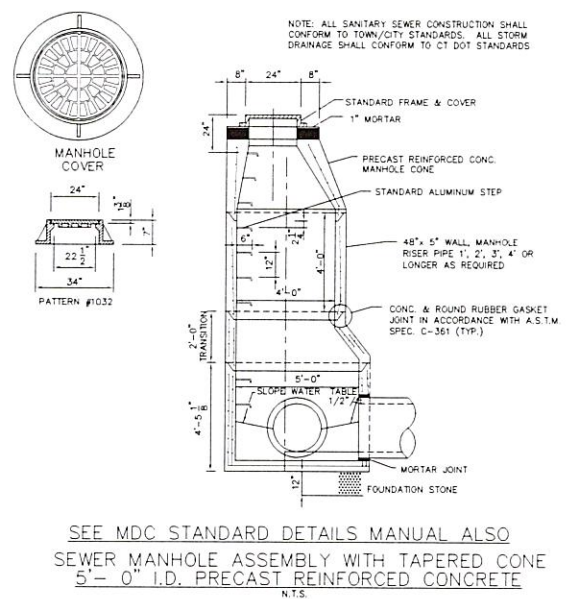
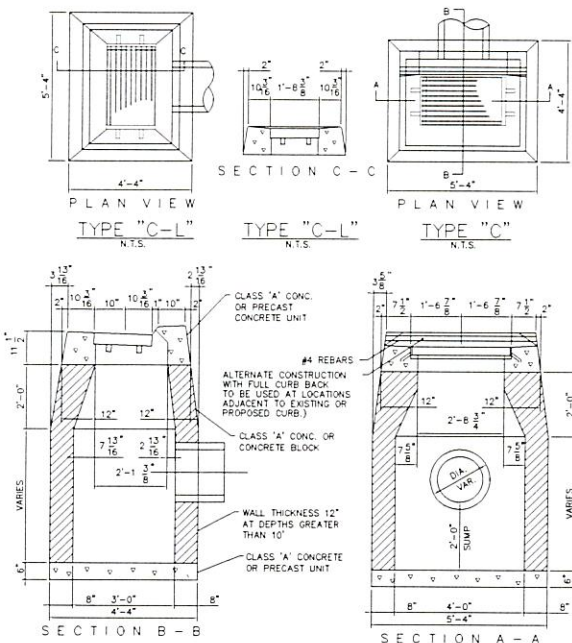
**561 MAIN STREET
WEST HAVEN, CT**

SCALE: 1" = 20'

DATE: JUNE 18, 2025

HALF ONE TWO
INCH INCHES ON ORIGINAL

KJA FILE NO.: **225-018** DRAWING NO.: **S-1**



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REVISION-6
REVISION-5
REVISION-4
REVISION-3
REVISION-2
REVISION-1

PROJECT: DB:JG SREF DR:---

STATE OF CONNECTICUT
JAMES N. SAKONCHICK
No. 11302
REGISTERED PROFESSIONAL ENGINEER

James N. Sakonchick
C.T.P.E. & L.S. #11302

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STANDARD DETAIL SHEET (NOT ALL APPLY)

for
PROPERTY OWNER
CITY OF WEST HAVEN

APPLICANT
IDEAL GROUP LLC

561 Main Street
West Haven, CT

SCALE: NONE

DATE: JUNE 18, 2025

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: DRAWING NO.:
225-018 D-1

WETLANDS/WATERCOURSES AND SOIL REPORT

City of West Haven
Attn: Lee K. Tiernan
West Haven City Hall - 355 Main Street
West Haven, CT 06516

SSES Job No: 2022-29-CT-WHV
Client Job No:
Site Inspection Date: 6/24 & 7/28/2022

PROJECT TITLE AND LOCATION: 561 Main Street & 10 Sawmill Road, West Haven, CT
+/- 5.18 Acres

IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

WETLANDS AND WATERCOURSES PRESENT ON PROPERTY: Yes ☒ No ☐

Wetlands: Inland Wetlands ☒ Watercourses: Streams ☒

Tidal Wetlands ☐ Waterbodies ☒
Remarks: Plot & locate watercourses along with pond as shown on sketch map.

VEGETATION COMMUNITIES PRESENT IN WETLANDS

Forest ☒ Sapling/Shrub ☒ Wet Meadow ☐ Marsh ☐ Field/Lawn ☐

SOIL MOISTURE CONDITION

Dry ☐ Frost Depth: inches

Moist ☒ Snow Depth: inches

Wet ☐

WINTER CONDITIONS

The classification system of the National Cooperative Soil Survey, USDA, Natural Resources Conservation Service and the State Soil Survey were used in this investigation. The investigation was conducted by the undersigned Registered Soil Scientist. A sketch map showing wetland boundaries and the numbering sequence of wetland markers, watercourses and soil types in both wetland and non-wetlands are included with this report. After the wetland boundary and/or watercourse flags have been located/plotted by the surveyor, it is recommended that a copy of the survey map be sent to our firm for review. All wetland boundary lines established by the undersigned Registered Soil Scientist are subject to change until officially adopted by local, state or federal regulatory agencies.

Respectfully Submitted by

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Scott D. Stevens
Scott D. Stevens
Registered Professional Soil Scientist

See attached pages

DEFINITIONS AND METHODOLOGY FOR IDENTIFICATION OF STATE REGULATED WETLANDS & WATERCOURSES

Wetlands and watercourses are regulated in the State of Connecticut by the Connecticut General Statutes, Chapter 440, sections 22a-28 to 22a-45. The Statutes are divided into the Inland Wetlands and Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35). Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15).

Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation" section 22a-38(16). Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to bays, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following:" (includes plant list) section 22a-29(2).

METHODOLOGY FOR IDENTIFICATION OF SOILS, WETLANDS & WATERCOURSES

1) **SOILS IDENTIFICATION:** Soils are investigated by digging test holes with a spade and auger. Test holes are typically dug to depths of between 15 and 40 inches. Based on soil features, including coloration patterns, texture and depths to restrictive layers, the soils are identified by soil series name utilizing the classification system of the National Cooperative Soil Survey. Soil series map numbers correspond with the State Soil Map Legend established by USDA, NRCS in the State of Connecticut Soil Survey. For further soils information, refer to the NRCS website for CT: www.ct.nrcs.usda.gov

2) **INLAND WETLAND DELINEATION:** Soil test holes and borings are made in selected areas in order to determine the lateral extent of Inland Wetlands. The boundaries of the Inland Wetlands are identified in the field and delineated with consecutively numbered survey tapes, unless instructed by the client to only map wetland boundaries for planning purposes. The approximate locations of the wetland boundaries are hand drawn onto a map and are included with the wetlands report.

3) **IDENTIFICATION OF WATERCOURSES:** Very often the locations of ponds, streams and rivers are already shown on a survey map. If a watercourse is absent from a survey map, then survey tapes, labeled "watercourse" or "intermittent watercourse" are placed along the channel and the approximate location of the watercourse is also sketched onto the map.

4) **TIDAL WETLANDS DELINEATION:** Tidal Wetlands are identified based on a predominance of tidal wetland plants and observation of physical markings or water laid deposits resulting from tidal action. Tidal Wetland boundaries are delineated by locating the upland limits of those plants listed in section 22a-29(2) to the extent that these plants reflect inundation by tides.

Page 3

WETLANDS/WATERCOURSES AND SOIL REPORT

PROJECT TITLE AND LOCATION: 561 Main Street & 10 Sawmill Road, West Haven, CT

NUMBERING SEQUENCE OF WETLAND BOUNDARY LINE MARKERS:

WF#1 thru 79
Plot & locate watercourses along with pond as shown on sketch map - W/C#1 thru 10

SOILS SECTION:

Soil Legend: State Soil Number/County Soil Symbol, Soil Series Name, Taxonomic Class & Brief Description.

WETLAND SOILS

109 **Fluvioaquatic-Upland/Intertidal:** This soil map unit consists of well drained to very poorly drained, nearly level soils that formed in very recent alluvium deposited by rivers and streams. The soils are occasionally to frequently flooded, which often results in stream scouring, lateral erosion and shifting of soil from place to place. Soil characteristics, such as texture and stoniness, are usually highly variable within short distances.

NON-WETLAND SOILS

73 **Charlton-Charfield complex (Typic Dystrudepts):** These are deep and moderately deep, well drained, friable, coarse-loamy textured, glacial till soils derived from schist, gneiss and granite. Depth to bedrock ranges from 20 inches to over 5 feet. About 50% of the soils in this complex are greater than 5 feet to bedrock. Charlton-Charfield soils occur on glaciated plains, hills and ridges.

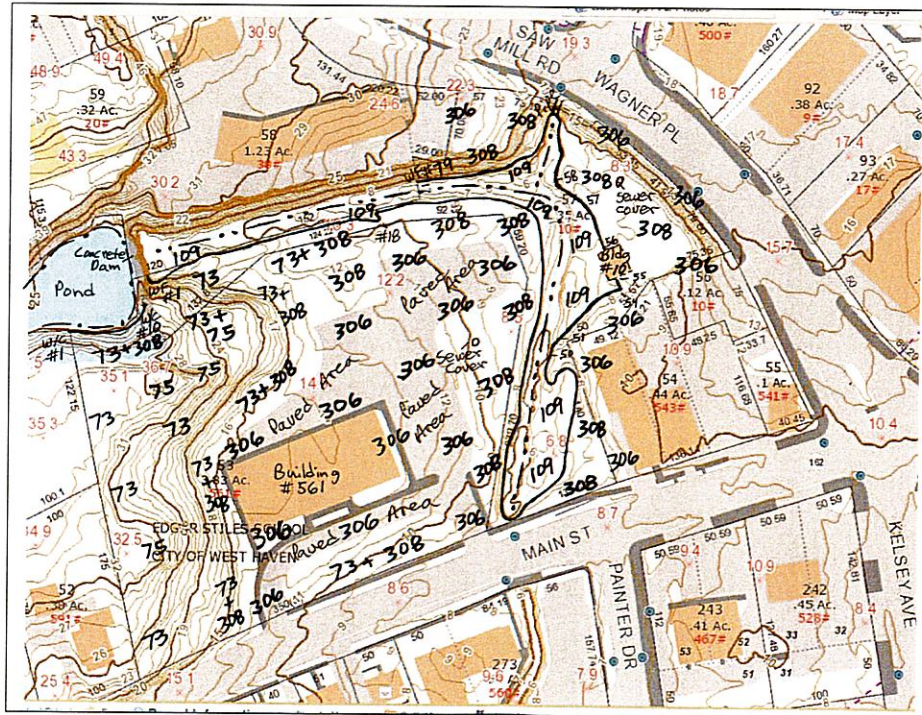
75 **Hollis-Charfield-rock outcrop complex (Typic & Lithic Dystrudepts):** These are shallow to moderately deep to bedrock, well drained to somewhat excessively drained, friable, coarse-loamy textured, glacial till soils derived from schist, gneiss and granite. Depths to bedrock range from 0 to over 5 feet. Roughly 1/3 of the soils in this complex are shallow (10-20 inches) to bedrock, while another 1/3 are moderately deep (20-40 inches) to bedrock. The Hollis-Charfield-rock outcrop complex occurs on glaciated plains, hills and ridges.

306 **Udorthents-Urban land complex:** This map unit consists of extensive areas where soils have been disturbed from land development along with large areas of impervious surfaces associated with streets, parking lots, buildings and other structures.

308 **Udorthents, smoothed:** This is a well drained to moderately well drained soil area that has had two or more feet of the original soil surface altered by filling, excavation or grading activities. Udorthents, smoothed soils commonly occur on leveled land and fill landforms.

Notes: Portions of the delineated wetland on-site contain shallow fill over original wetland soils. According to the City of West Haven GIS mapping, a portion of the site is situated within a FEMA floodway/flood hazard area with a BFE of approximately 11 feet. No tidal wetlands appear to exist on-site since there was no evidence of a predominance of tidal wetland plants observed within the lower elevation (5 ft) area of the property. The Coastal Jurisdiction Line (CJL) for West Haven has been established at elevation 4.6' (L1 Sound).

Page 2



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REVISION-2:
REVISION-1:
PROJECT:

DS:JD SP:EF DR:---

kratzer,
jones &
associates, inc.

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WETLANDS/ WATERCOURSE AND SOIL REPORT

for

City of
West Haven

561 Main Street
West Haven, CT

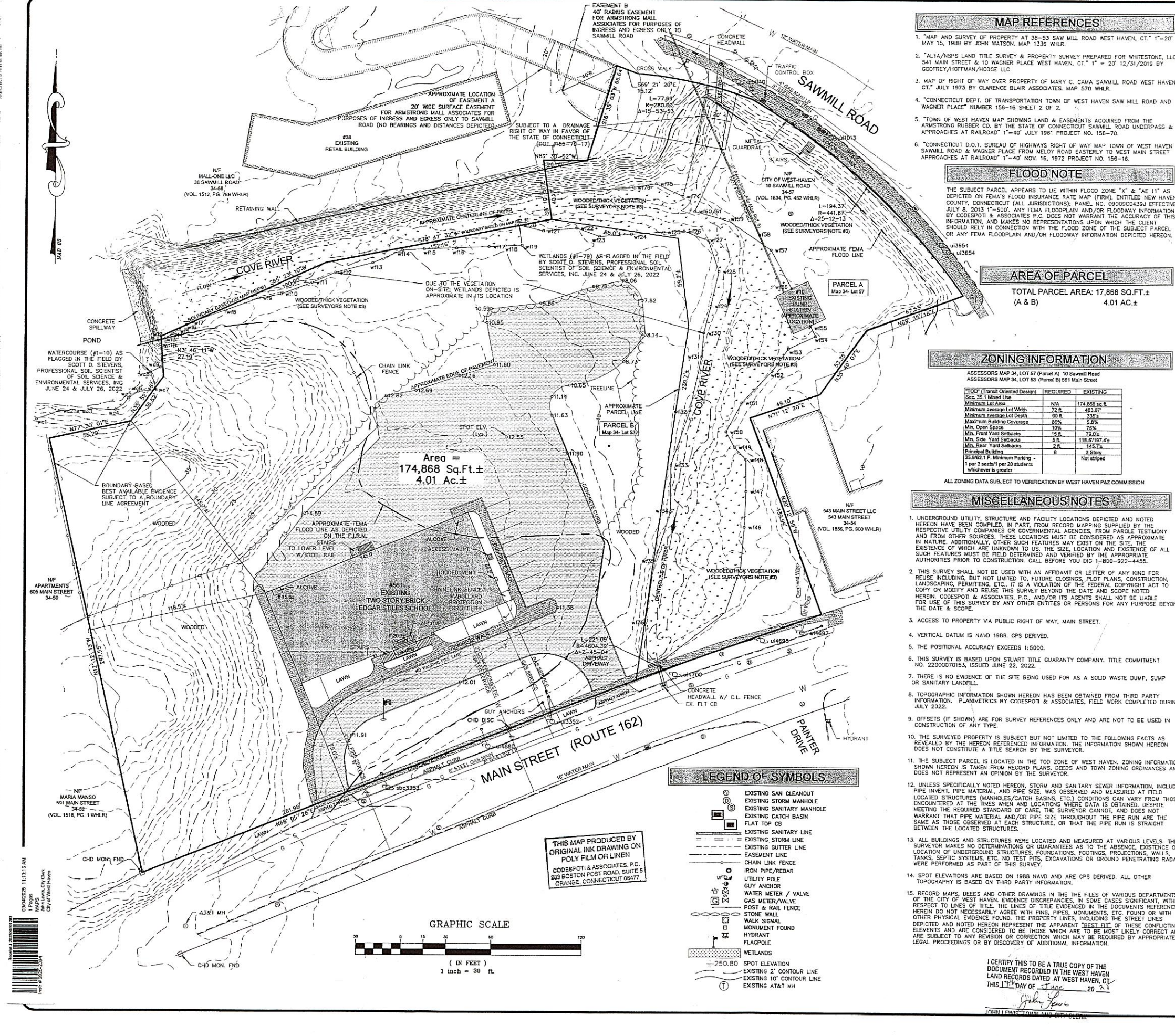
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DATE: 6/10/2025

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: DRAWING NO.:

225-018 D-2



LOCUS MAP

RECORD DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION

Parcel A
All that certain piece or parcel of land, with all the improvements thereon, as more fully described as follows:
SOUTH: by West Main Street, 130.68';
EAST: by land now or formerly of Edith Hansen, 140 feet, more or less;
SOUTH: again by land now or formerly of Edith Hansen, 50 feet, more or less;
SOUTHEAST: by land now or formerly of Louis J. Jones, 51.57 feet, more or less;
SOUTH: again by land now or formerly of George Smith, 75.36 feet;
EAST: again, Northeast and North by Wagner Place;
WEST: by land now or formerly of Henry Morris, 103.17 feet, more or less;
NORTH: again by land now or formerly of Henry Morris, 132.8 feet;
SOUTH: again by land now or formerly of the West Haven School District, 7.15 feet;
SOUTHEAST: again by land now or formerly of the West Haven School District, 132.8 feet;
SOUTH: by land now or formerly of the West Haven School District, 124.22 feet;
SOUTH: again by land now or formerly of the West Haven School District, 92.82 feet;
WEST: again by land now or formerly of the West Haven School District, 59.25 feet;
NORTHWEST: by land now or formerly of the West Haven School District, 238.70 feet, more or less;

Excepting from the described premises a certain piece or parcel of land conveyed by Armstrong Hall Associates to Frank R. Frumento and Andrew Iadaresta, dated April 28, 1969 and recorded in Volume 661 at Page 786 of the West Haven Land Records.
Together with a Right of Way for ingress and egress as set forth in an Easement, dated March 31, 1989 and recorded in Volume 661 at page 787 of the West Haven Land Records.

Parcel B
A certain piece or parcel of land, with all the buildings thereon, situated in the Town of West Haven and State of Connecticut, containing four and one half acres, more or less, and known as the Saw Mill lot, and bounded; NORTHERLY by the highway, EASTERLY by the brook; SOUTHERLY by the highway; and WESTERLY by land now or formerly of the Estate of J. A. Gill.

SURVEYORS NOTES

- DEED DESCRIPTION FOR PARCEL "B" IS VAGUE. BOUNDARY FOR PARCEL "B" IS BASED LIMITED PHYSICAL EVIDENCE AND ADJACENT DEED CALLS. IN SOME AREAS, BOUNDARY LINE AGREEMENTS MAY BE NEEDED.
- THE APPROXIMATE AREA OF PARCEL "A" IS 46,852 SQ. FT. OR APPROXIMATELY 1.08 ACRES. THE APPROXIMATE AREA OF PARCEL "B" IS 128,016 SQ. FT. OR APPROXIMATELY 2.94 ACRES. THE COMBINED AREA OF BOTH PARCELS IS NOTED ON THE SURVEY. IN THE EVENT BOTH PARCELS ARE NOT PURCHASED SIMULTANEOUSLY, THEN A BOUNDARY LINE AGREEMENT SHALL BE EXECUTED TO DEFINE THE BOUNDARY LINE BETWEEN PARCEL "A" AND PARCEL "B".
- DUE TO THE OVERGROWTH OF VEGETATION IN AND ADJACENT TO THE WETLAND AREAS, IT WAS NOT POSSIBLE TO OBSERVE THESE AREAS FOR IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO UTILITIES, AND ENCROACHMENTS.
- SURVEY TOOK PLACE DURING THE COVID-19 PANDEMIC. ACCESS TO CERTAIN LAND RECORDS WAS RESTRICTED OR LIMITED. THE SURVEYOR RESERVES THE RIGHT TO MODIFY AND ADJUST INFORMATION BASED ON ADDITIONAL ACCESS TO THE CITY OF WEST HAVEN MUNICIPAL RECORDS.

ITEMS CORRESPONDING TO SCHEDULE BII

SPECIAL EXCEPTIONS: PER TITLE COMMITMENT

- DRAINAGE RIGHT OF WAY EASEMENT FROM NADCA REALTY, LLC IN FAVOR OF THE STATE OF CONNECTICUT DATED DECEMBER 19, 1997 AND RECORDED IN VOLUME 1048 AT PAGE 696 OF THE WEST HAVEN LAND RECORDS; AS TRANSFERRED TO THE CITY OF WEST HAVEN BY TRANSFER OF EASEMENT DATED AUGUST 20, 2003 AND RECORDED IN VOLUME 1309 AT PAGE 111 OF SAID LAND RECORDS; AS AMENDED BY AND RESTATED EASEMENT AGREEMENT DATED AS OF MAY 3, 2004 AND RECORDED IN VOLUME 1336 AT PAGE 641 OF SAID LAND RECORDS. (AS TO 10 SAWMILL ROAD), ALTHOUGH THESE AGREEMENTS ARE LISTED IN THE TITLE COMMITMENT, THESE AGREEMENTS APPEAR NOT TO AFFECT THIS PROPERTY, THE LAND DESCRIBED IN VOLUME 1309 & 1336 APPEAR TO BE IN A DIFFERENT LOCATION.
- EASEMENT AND RIGHT OF WAY AS RESERVED IN A WARRANTY DEED FROM FRANK R. FRUMENTO AND ANDREW IADARESTA IN FAVOR OF ARMSTRONG HALL ASSOCIATES DATED MARCH 31, 1989 AND RECORDED IN VOLUME 661 AT PAGE 788 OF THE WEST HAVEN LAND RECORDS. (AS TO 10 SAWMILL ROAD).
- RIGHTS OF OTHERS IN AND TO COVER RIVER, LAKE PHIPPS AND ANY OTHER WATERCOURSE SITUATED UPON OR CROSSING THE PREMISES.

SURVEYORS CERTIFICATE

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b), 8, 9, 10(a), 11, 13, 15, 17, 18, 19 AND 20 OF TABLE A THEREOF. IN CERTAIN CASES, OTHER TABLE A ITEMS MAY BE REQUIRED. THE FIELD WORK WAS COMPLETED ON JULY 2022.

DATE OF MAP: 8/1/2022
BY: J. COLE
TITLE COMMITMENT NO. 22000070153, ISSUED JUNE 22, 2022

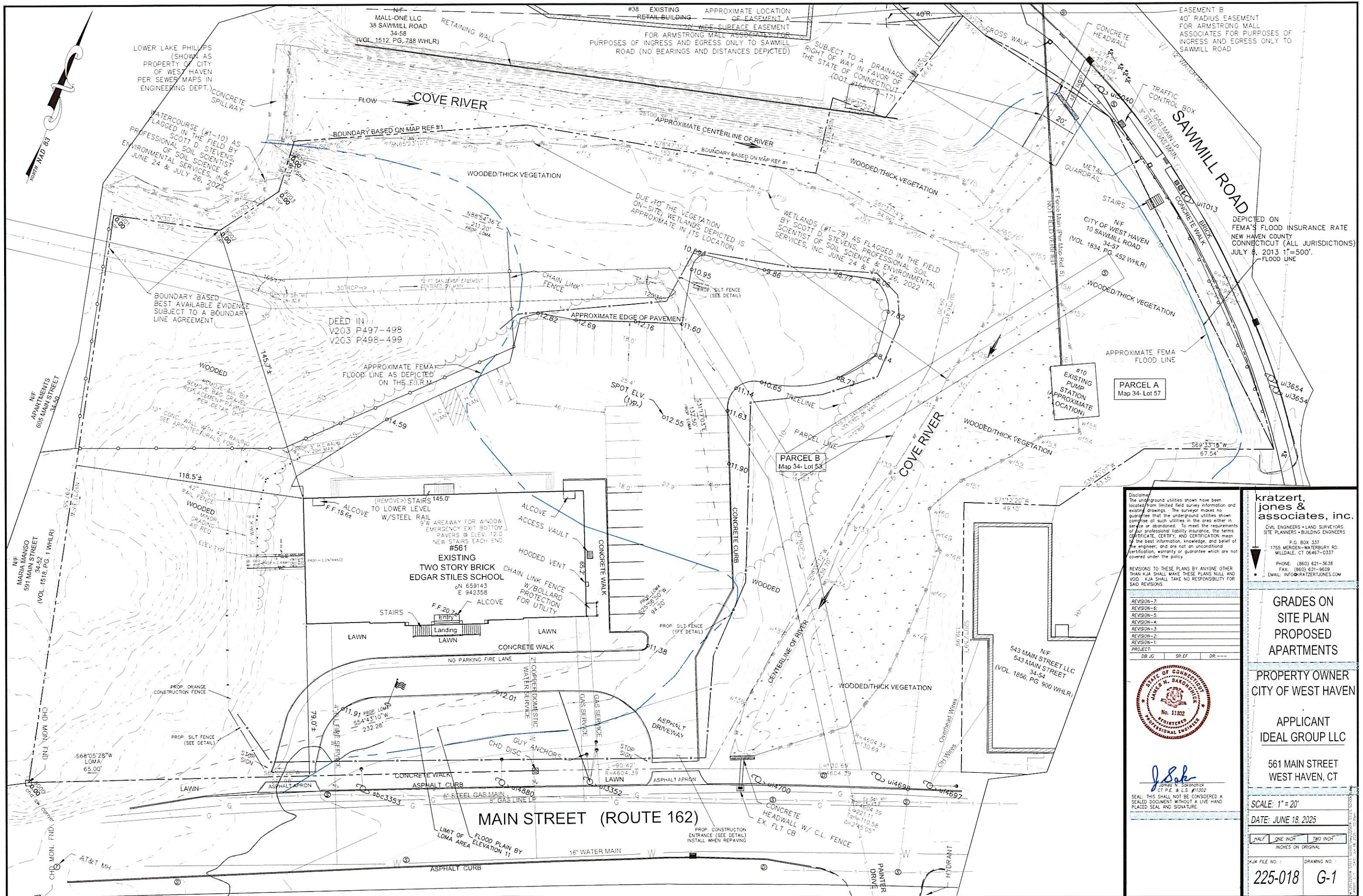
THIS MAP IS VALID AND AUTHORIZED BY THE BELOW SIGNATORY WHEN AND ONLY WHEN ACCOMPANIED WITH A RED LINE SIGNATURE, A STAMPED SEAL IN BLUE INK AND A LIVE EMBOSSED SEAL OVER THE SIGNATURE'S NAME. ANY OTHER REPRODUCTIONS SHALL BE CONSIDERED UNAUTHORIZED.

NOTES:

- THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300a-1 THRU 20-300b-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, AMENDED OCTOBER 26, 2018, ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
- A) THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2". THE TOPOGRAPHY CONFORMS TO CLASS "T-0" AND IS BASED ON THE CITY OF WEST HAVEN GIS INFORMATION
- B) THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY"
- C) THE TYPE OF SURVEY IS A "PROPERTY SURVEY". SEE SURVEY NOTE #4

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

J. COLE
DATE: 8/1/2022
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL.



kratzert, jones & associates, inc.

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SITE PLANNERS • BUILDING ENGINEERS

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MILDALE, CT 06457-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

GRADES ON
SITE PLAN
PROPOSED
APARTMENTS

PROPERTY OWNER
CITY OF WEST HAVEN

APPLICANT
IDEAL GROUP LLC

561 MAIN STREET
WEST HAVEN, CT

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REVISION-1			

PROJECT: DB: JO SR: EF DR: ---

STATE OF CONNECTICUT
JAMES H. BARNHARTT
No. 11302
REGISTERED
PROFESSIONAL ENGINEER

J. Sak
James N. Savonick
C.T. P.E. & L.S. #11302

SEAL: THIS SHALL NOT BE CONSIDERED A
SEALED DOCUMENT WITHOUT A LIVE HAND
PLACED SEAL AND SIGNATURE.

SCALE: 1" = 20'

DATE: JUNE 18, 2025

HALF	ONE INCH	TWO INCH

INCHES ON ORIGINAL

KJA FILE NO.: 225-018
DRAWING NO.: G-1

NOT TO SCALE
UNLESS OTHERWISE NOTED
DATE: JUNE 18, 2025