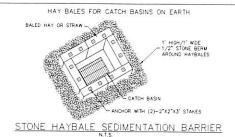
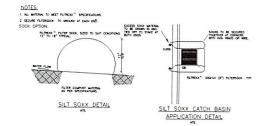


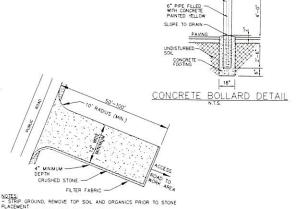
1. SILT FENCE FILLER CLOTH TO BE SECURELY FASTENED TO GRADE STAKE WITH STAPLES, 6° ON CENTERS WHEN TWO SECTIONS OF FILER CLOTH ADJOIN ONE ANOTHER THEY SHALL VACRILAP BY 6° AND BE FOLDED.
3. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE VOLICENT BALES.

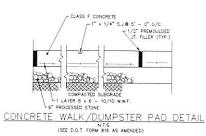
HAYBALE-SILT FENCE EROSION PROTECTION N.T.S.

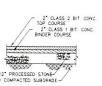




3/8" STEEL TUBE -







## HEAVY DUTY MINIMUM PAVEMENT SECTION—STANDARD N.1.5. (SEE D.O.T. FORM 816 AS AMENDED)

EROSION AND SEDIMENTATION CONTROL NOTES:

LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. AREAS THAT ARE CLEARED AND/OR GRADED SHOULD HAVE PERMANNEN SOL STABILIZATION MEASURES APPLIED MININ. JOAN'S OF ESTABLISHING THE FIRMA GRADE IF GRADING IS DELAYED MORE THAN 30 DAYS AFTER SOLS ARE DISTUR-TEMPORARY SECTION.
 COLL STREULZATION MEASURES (G.E., TEMPORARY SECTION ON NOW-MCGETATED COVER) SHOULD BE APPLIED MITHIN 7 DAYS OF SUSPI WORK.

CONSERVATION PERIOD E PERIOD TO SHOULD BE APPLIED WITHIN 7 DAYS OF SUSPENDING WORK.

SLOPES SHALL BE RESTRICTED TO 2" HORZONTAL/1" VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING MALLS.

DISTURBED AREAS, EXCEPT PAYED AREAS, SHALL BE LOANED (4"MIN.) AND STEEDED OR MULCHED.

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ALL EROSION AND SECURIATION CONTENT.

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IS RESPONSIBLE FOR MOTERING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY 12 CONSTRUCTION ACTIVITY. THE MUNICIPALITY OF THE START OF ANY 12 CONSTRUCTION ACTIVITY AND THE START OF ANY 12 SASSIGNED THE RESPONSIBILITY FOR MIREMENTING THIS EROSON AND SEDMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION STE OF THE REQUIREMENTS AND OBSCINUTES OF THE PLAN, MOTERNING THE PLANNING AND ZOWING OFFICE OF THE PLANNING AND ZOWING A CONTROL OF THE EROSION AND SEDMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

13. SEDMENT CONTROL. TEMPORARY PERVICUS BARRIERS, USING HAY BALES OR SILT FENCE, HEID IN PLACE WITH WOODEN STARES SHALL BE USED OF A LL. BUSINESS OF THE LAND OFFI START OF THE LAND OBTAINING SUSPENDED SEDMENT COULD BRAIN OFFI START OF THE PLANNING AND THE PLANNING AND THE CONTROL PLAN IN THE PLANNING SHALL BE USED AT ALL BUSINESS OF THE LAND OFFI START OF THE PLANNING SHALL BE USED AND OR RESPONDED SEDMENT COULD BE AND OFFI START OF THE PLANNING SHALL BE LEED AND OR RESPONDED AND OR RESPONDED SEDMENT COULD BE AND OFFI START OF THE PLANNING SHALL BE LEED AND OR RESPONDED AND OR PREVENCIOUS OF THE PLANNING ALONG THE PLANNING SHALL BE LEED AND OR RESPONDED AND OR PLAN IN THE PLANNING ALONG THE COURT OF THE PLANNING SHALL BE LEED AND OR SERVED AND OR SECRED. A INCHES MINUMENT OF EVERY TO FEET, AND FOR 21 TO 3-12 CHERY TO FEET, AND FOR 21 TO 3-12 CHERY TO PLAN IN THE SPRING AND OFFI THE COUNTS OF THE AND OFFI START OF THE PLANNING AND PLAN IN THE PRINCIPLE OF THE PLANNING SHALL BE SPREAD OFFI THE COUNTS OF THE PLANNING SHALL BE SERVED AND OFFI THE EXCENSIVE OFFI SHALL SHALL BE SPREAD OFFI THE EXCENSIVE OFFI SHALL SHALL BE SPREAD

#### SITE PLAN CONSTRUCTION SEQUENCE:

SITE PLAN CONSTRUCTION SEQUENCE:

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LBS/1000 5 0.45 0.45 0.10 1.00

SUGGESTED SEED MIXTURE KENTUCKY BLUEGRASS CREEPING RED FESCUE PERENNIAL RYEGRASS

13. REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
14. REMOVE ANNI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
15. AFTER DISTORED AREAS HAVE HAD VECETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AN

REVISION-7: REVISION-6: REVISION-6: REVISION-1: REVISI	VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.
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SCALE: NONE

DATE: JUNE 18, 2025

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#### SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

City of West Haven	SSES Job No: 2022-29-CT-WHV
Attn: Lee K. Tiernan	Client Job No:
West Haven City Hall - 355 Main Street	
West Haven, CT 06516	Site Inspection Date: 6/24 & 7/26/2022
PROJECT TITLE AND LOCATION: 561 Main	+/- 5.18 Acres
DENTIFICATION OF WETLANDS AND WATERC	OURSES RESOURCES
WETLANDS AND WATERCOURSES PRE	ESENT ON PROPERTY: Yes XX No
Wetlands: Inland Wetlands XX	Watercourses: Streams XX
Tidal Wetlands	Waterbodies XX
Remarks: Plot & locate watercourses a	long with pond as shown on sketch map.
VEGETATION COMMUNITIES PRESENT IN WET	LANDS
Forest_XX Sapling/Shrub_XX We	t Meadow Marsh Field/Lawn
SOIL MOISTURE CONDITION	WINTER CONDITIONS
Dry	Frost Depth: inches
Moist XX	Snow Depth: inches
No. 200 BSG	Silon Bepar
Wet	
Service and the State Soil Legend were used in this undersigned Registered Soil Scientist. A sketch mot of wetland markers, watercourses and soil types in After the wetland boundary and/or watercourse flag accommended that a copy of the survey map be se	ve Sol Survey, USDA, Natural Resources Conservation sinvestigation. The investigation was conducted by the ap showing wetland boundaries and the numbering sequence both wetland and non-wetlands are included with this report, is have been located-plotted by the surveyor, it is not to our firm for roview. All wetland boundary lines entist are subject to change until officially adopted by local,
Respectfully Submitted by	
SOIL SCIENCE AND ENVIRONMENTAL	SERVICES, INC.
Soft D. Stevens	

	WETLANDS/WATERCOURSES AND SOIL REPORT
PRO	JECT TITLE AND LOCATION: 561 Main Street & 10 Sawmill Road, West Haven, CT
_	IBERING SEQUENCE OF WETLAND BOUNDARY LINE MARKERS: WP#1 bitu 79
_	Piot & locate watercourses along with pond as shown on sketch map - W/C#1 thru 10
SOI Soil	<u>.S.SECTION;</u> Legend: State Soil Number/County Soil Symbol, Soil Series Name, Taxonomic Class & Brief Description.
Soil	uently flooded, which often results in stream scouring, lateral erosion and shifting of soil from place to place characteristics, such as texture and stoninoss, are usually highly variable within short distances.
73 friat	L-WETLAND SOILS Chartion-Chaffield complex (Typic Dystrudepts) - These are deep and moderately deep, well drained, te. coarse-loamy textured, glacial till soils derived from schist, gneiss and granite. Depth to bedrock ranges (20 inches to over 5 feet. About 50% of the soils in this complex are greater than 5 feet to bedrock. High-Chaffield soils occur on glaciated plains, hills and ridges.
deri	Holls-Chatfield-rock outcrop complex (Typic & Lithic Dystrudepts) - These are shallow to moderately to dedrock, well drained to somewhat excessively drained, friable, coarse-loamy textured, glocial till sole from schist, gnelss and granite. Depth to be dedrock range from 10 to wer 5 feet. Roughly 173 of the sols is complex are shallow (10-20 inches) to bedrock, while another 173 are moderately deep (20-40 inches) to cot. The Holls-Chatfield-rock outcrop complex occurs on glaciated plains, hills and ridges.
306 dist	<u>Udorthents-Urban land complex</u> This map unit consists of extensive areas where soils have been urbed from land development along with large areas of impervious surfaces associated with streets, parking buildings and other structures.
308	Udorthents, smoothed This is a well drained to moderately well drained soil area that has had two or

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 Ferna floodway/flood hazard area with a BFE of approximately 11 feet. No lidal wetlands appear to exist on-site since there was no evidence of a predominance of tidal wetland plants observed within the lower elevation (51) area of the property. The Coastal Jurisdiction Line (CJL) for West Haven has been established at elevation 4.6' (LI Sound).

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

#### DEFINITIONS AND METHODOLOGY FOR IDENTIFICATION OF

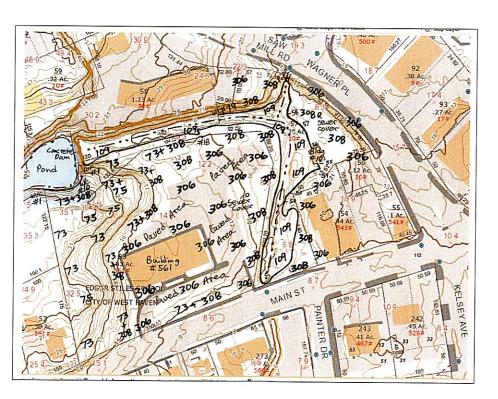
STATE REGULATED WETLANDS & WATERCOURSES
Wetlands and watercourses are regulated in the State of Connecticut by the Connecticut General Statutes,
Chapter 440, sections 22a-28 to 22a-45. The Statutes are divided into the Inland Wetlands and
Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35). Inland Wellands "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, land lood-plain 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).

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 detrius. (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation's section 22a-38(16). Tidal Wetlands are defined as "those areas which border on or fice beneath tidal waters, such as, but not limited to banks, 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 extrem thigh 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).

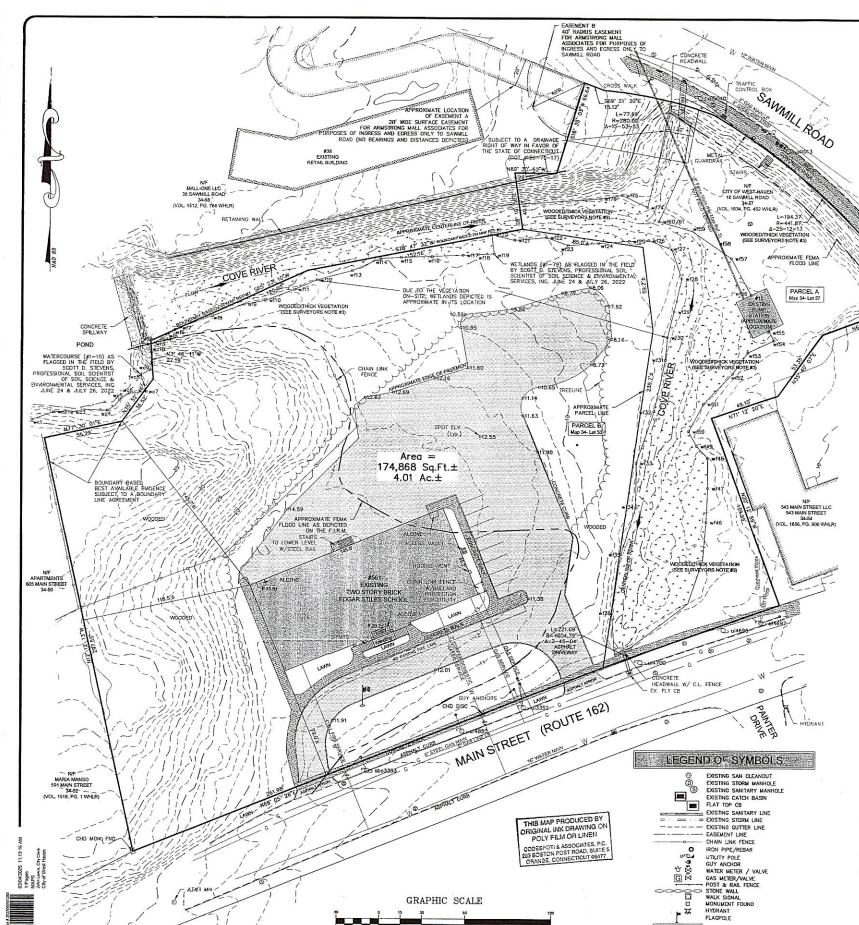
#### METHODOLOGY FOR IDENTIFICATION OF SOILS, WETLANDS & WATERCOURSES

- 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.cl.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 united bail decreases. 4) ITDAL WETLANDS DELINEATION: 11dat Wettands are identified osed 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.



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	kratzert,   jones &   associates, inc   CML ENGAGERS - LAND SURVEYORS   STE PLANNESS - BUILDING STEE	
İ	STE PLANKERS - BULDING ENGNEERS P.O. BDX 337 1755 MERDEN-MATERBURY PD. MILDALE, C1 00467-0337 PHONE: (860) 621-9609 FAX: (860) 621-9609 EMAIL: INFOOMRATZERTJONES.COM	100
	WETLANDS/ WATERCOURSE AND SOIL REPORT	Γ
	for	Ť
	City of West Haven	
<del>-</del>	561 Main Street West Haven, CT	
D.	CALE: NONE ATE: 6/10/2025	Complete Stoll Set Post day
	HALF ONE INCH TWO INCH	,

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( IN FEET )

1 inch = 30 ft.

#### MAP REFERENCES

- . "MAP AND SURVEY OF PROPERTY AT 38-53 SAW MILL ROAD WEST HAVEN, CT." 1"=20" MAY 15, 1988 BY JOHN WATSON, MAP 1336 WHIR.
- "ALTA/NSPS LAND TITLE SURVEY & PROPERTY SURVEY PREPARED FOR WHITESTONE, LLC 541 MAIN STREET & 10 WACHER PLACE WEST HAVEN, CT." 1" = 20' 12/31/2019 EY COOFREY/HOFFMAY/HOODE LLC
- 3. MAP OF RIGHT OF WAY OVER PROPERTY OF MARY C. CAMA SAMMILL ROAD WEST HAVEN, CT." JULY 1973 BY CLARENCE BLAIR ASSOCIATES. MAP 570 WHLR.
- "CONNECTICUT DEPT, OF TRANSPORTATION TOWN OF WEST HAVEN SAW MILL ROAD AND WAGNER PLACE" NUMBER 156-16 SHEET 2 OF 2.
- TOWN OF WEST HAVEN MAP SHOWING LAND & EASEMENTS ACQUIRED FROM THE ARMSTRONG RUBBER CO. BY THE STATE OF CONNECTICUT SAMMILL ROAD UNDERPASS & APPROACHES AT RAILROAD 1"-40" JULY 1961 PROJECT NO. 156-70.
- "CONNECTICUT D.O.T. BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF WEST HAVEN SAWMILL ROAD & WAGNER PLACE FROM MELOY ROAD EASTERLY TO WEST MAIN STREET APPROACHES AT RAILROAD" 1"-40" NOV. 16, 1972 PROJECT NO. 156-16.

### FLOOD NOTE

THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE "X" & "AE 11" AS DEPICIED ON FEMA"S FLOOD INSURANCE RATE MAP (FIRM), ENTITLED NEW HAVEN COUNTY, CONNECTION (FALL JURISDICTIONS): PANEL NO. 90900004391 EFFECTIVE JULY 8, 2013 1"=500", ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION BY CODESTOR & ASSOCIATES P.C. DOES NOT WARRANT THE ACCURACY OF THIS REFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.

#### AREA OF PARCEL

TOTAL PARCEL AREA: 17,868 SQ.FT.± (A & B) 4.01 AC.±

#### ZONING INFORMATION

SSESSORS MAP 34, LOT 57 (Parcel A) 10 Sawmill Rose SSESSORS MAP 34, LOT 53 (Parcel B) 561 Main Street

OD* (Transit Oriented Design)	REQUIRED	EXISTING
c. 35.1 Mixed Use		
nimum Lot Area	N/A	174,868 sq.ft.
nimum average Lot Width	72 fL	483.07
nimum average Lot Depth	90 ft.	335'±
aximum Building Coverage	80%	5.8%
n. Open Space	10%	75%
n. Front Yard Setbacks	15 fL	79.0°±
n, Side Yard Setbacks	5 ft.	118.5/197.4'±
n, Rear Yard Setbacks	2 ft.	145.7±
incipal Building	8	3 Story
.9/62.1 F. Minimum Parking - per 3 seats/1 per 20 students rhichever is greater		Not striped

#### ALL ZONING DATA SUBJECT TO VERIFICATION BY WEST HAVEN PAZ COMMISSION

#### MISCELLANEOUS NOTES

- . UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED. IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGRICIES, FROM PACIDE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE, ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO US. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERHIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1–800–922–4455.
- 2. THIS SURVEY SHALL NOT BE USED WITH AN AFFIDANT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PILOT PLANS, CONSTRUCTIO LANDSCAPING, PERMITTING, ETC., IT IS A WOLATION OF THE FEDERAL COPYRIGHT ACT COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE NOTED HEREIN. CODESPOTI & ASSOCIATES, P.C., AND/OR ITS AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYON! THE DATE & SCOPE.
- 3. ACCESS TO PROPERTY MA PUBLIC RIGHT OF WAY, MAIN STREET.
- 4. VERTICAL DATUM IS NAVD 1988. GPS DERIVED.
- 5. THE POSITIONAL ACCURACY EXCEEDS 1:5000.

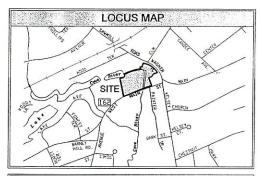
WETLANDS

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EXISTING 10' CONTOUR LINE
EXISTING AT&T MH

+-250.80 SPOT ELEVATION

- THIS SURVEY IS BASED UPON STUART TITLE GUARANTY COMPANY. TITLE COMMITMENT NO. 22000070153, ISSUED JUNE 22, 2022.
- THERE IS NO EVIDENCE OF THE SITE BEING USED FOR AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM THIRD PARTY INFORMATION. PLANIMETRICS BY CODESPOTI & ASSOCIATES, FIELD WORK COMPLETED DURING JULY 2022.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- O. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A THILE SEARCH BY THE SURVEYOR.
- 12. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION, INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE, WAS DESERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANNIOLES/CATCH BASINS, ETC.) CONDITIONS CAM MARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CACE, THE SUPERVIYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- 13. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT VARIOUS LEVELS. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANITES AS TO THE ABSENCE, EXSTENCE OLOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, MALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THE SURVEY.
- 14. SPOT ELEVATIONS ARE BASED ON 1988 NAVO AND ARE GPS DERIVED. ALL OTHER TOPOGRAPHY IS BASED ON THIRD PARTY INFORMATION.
- 15. RECORD MAPS, DEEDS AND OTHER DRAWINGS IN THE THE FILES OF VARIOUS DEPARTMENTS OF THE CITY OF WEST HAVEN. EWDENCE DISCREPANCIES, IN SOME CASES SIGNIFICANT, WITH RESPECT TO UNES OF TITLE LYBE LINES OF TITLE EVDENCED IN THE DOCUMENTS REFERENCED HEREIN DO NOT INCESSARILY AGREE WITH FINS, PIPES, MOVUMENTS, ETC. FOUND OR WITH OTHER PHYSICAL EMDENCE FOUND. THE PROPERTY LINES, INCLUDING THE STREET LINES DEPICTED AND MOTED HEREON REPRESENT THE AFPARENT TEET FIT OF THISS CONFLICTING ELECTION ARE CONSIDERED IN OSE HOSSE WHICH ARE TO BE MOST LIKELY CORRECT AND ARE SUBJECT TO MAY REMISSION OF CORRECTION WHICH MAY BE REQUIRED BY APPROPRIATE LEGAL PROCEEDINGS OR BY DISCOURTY OF ADDITIONAL INFORMATION.

Jaky Jews



#### RECORD DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION

Parcel A All that certain piece or parcel of land, with all the improvements thereon, as more fully de-

SOUTH: by West Main Street, 130.68;
EAST: by Jand now or formerly of Edith Hansen, 140 feet, more or less;
SOUTH: again by Jand now or formerly of Edith Hansen, 50 feet, more or less;
SOUTHEAST: by land now or formerly of Edith. Hansen, 50 feet, more or less;
SOUTH-16AST: by Jand now or formerly of Edith. 1, 51.67 feet;
EAST: again, Northeast and North by Wagner Place;
EAST: again by Easterly face of the masonny dama at the lower lake of Lake Phipps, so-called, 64 feet, more or less;

less.
SOUTH: again by land now or formerly of the West Haven School District, 7.15 feet;
SOUTHSAST: again by land now or formerly of the West Haven School District, 2.75 feet;
SOUTH: by land now or formerly of the West Haven School District, 2.92 feet;
SOUTH: by land now or formerly of the West Haven School District, 2.9.2 feet;
WSTS: again by land now or formerly of the West Haven School District, 2.9.2 feet;
NORTHIVEST: by land now or formerly of the West Haven School District, 2.9.7 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 ladamests, dated April 28, 1569 and recorded in Volume 661 at Fage 786 of the Work 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 861 at page 7278 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 Milli lot, and bounded; NORTHERIX by the highway, EASTRIX by the brook; SOUTHERIX by the highway, STATERIX 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 BASE! PHYSICAL EVIDENCE AND ADJACENT DEED CALLS. IN SOME AREAS, BOUNDARY LINE AGREEMENTS MAY BE NEEDED.

2. THE APPROXIMATE AREA OF PARCEL "A" IS 46,852 SQ. FT. OR APPROXIMATELY 1.08 ACRES THE APPROXIMATE AREA OF PARCELS'S 15 28,016 SO, FT, OR APPROXIMATE IT TO ACCESS THE APPROXIMATE AREA OF PORTELS'S 15 28,016 SO, FT, OR APPROXIMATE IT TO ACCESS THE APPROXIMATE AREA OF BOTH PARCELS IS NOTED ON THE SURVEY. IN THE EVENT BOTH PARCELS ARE NOT PURCHASED SWILLTANCODY, THEN A BOUNDARY LINE APPROXIMATE STATEMENT SHALL BE EXECUTED TO DEFINE THE BOUNDARY LINE BETWEEN PARCEL "A" AND PARCEL".

DUE TO THE OVERGROWTH OF VEGETATION IN AND ADJACENT TO THE WETLAND AREAS, IT WAS NOT POSSEILE TO DISSERVE THESE AREAS FOR IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO UTILITIES, AND ENCONDACTIONS.

4. SURVEY TOOK PLACE DURING THE COMD-19 PANDEMIC, ACCESS TO CERTAIN LAND RECORDS WAS RESTRICTED OR LIMITED. THE SURVEYOR RESERVES THE RIGHT TO MODIFY AND ADJUST ALL INFORMATION BASED ON ADDITIONAL ACCESS TO THE CITY OF WEST HAVEN MUNICIPAL RECORDS.

#### ITEMS CORRESPONDING TO SCHEDULE BII

- S DRAINAGE RIGHT OF WAY EASEMENT FROM NACCA REALTY, LLC IN FAVOR OF THE STATE OF CONNECTICUT DATED DECEMBER 19, 1997 AND RECORDED IN VOLUME 10-68 AT FACE 650 OF THE WEST HAVEN BAY RECORDED AS TRANSFERRED 10 THE CITY OF WEST HAVEN BBY TRANSFER OF EASEMENT DATED AUGUST 20, 2003 AND RECORDED TO VOLUME 1309 AT PAGE 111 OF SAID LAND RECORDS AS AMENDED BY AND RESTATED EASEMENT AGREEWENT DATED AS OF MAY 3, 2004 AND RECORDED IN VOLUME 1305 AT PAGE 611 OF SAID LAND RECORDS, CAS TO 10 SAWMILL ROAD). ALTHOUGH THESE AGREEMENTS ARE USITED IN THE TITLE COMMITMENT, THESE AGREEMENTS APPEAR TO 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 HADARESTA IN FAVOR OF ARMSTRONG MALL ASSOCIATES DATED MARCH 31, 1989 AND RECORDED IN VOLUME 861 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 IS VALID AND AUTHORIZED BY THE BELOW SIGNATORY
WHEN AND ONLY WHEN ACCOMPANIES WHEN AND ONLY WHEN ACCOMPANIED WITH A RED LIVE NATURE, A STAMPED SEAL IN BLUE INK AND A LIVE EMBOSSED SEAL OVER THE SIGNATURE'S NAME, ANY OTHER REPRODUCTIONS SHALL BE CONSIDERED UNAUTHORIZED.

NOTES:

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20–3009–1 THRU 20–3009–20, THE MEMBER STATE OF SURVEYS AND MAPS IN THE STATE OF CONNECTICUT CONNECTICUT ASSOCIATION OF LAND SURVEYS (S. ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, 20.

A) THE HORIZONTAL ACCURACY COMFORMS TO CLASS "A-2". THE TOPOGRAPHY CONFORMS TO CLASS "T-0" AND IS BASED ON THE CITY OF WEST HAVEN GIS INFORMATION B) THE SOUNDARY DETERMINATION CATEGORY IS A "RESURVEY" C) THE APPE OF SURVEY IS A "PROPERTY SURVEY". SEE SURVEY NOTE 14





STE PLANERG UNDTCATE AND DISNEDING SUFFERING CODESPOTI CAS A SSOCIATES P.C. CAS DESIGNED FOR CONTROLL CONNECTION 6677 FOR CAS A SINE S CAS A

ALTA/NSPS LAND TITLE SURVEY
10 SAWMILL ROAD (PARCEL A
561 MAIN STREET (PARCEL B
PREPARED FOR TO PERST HAVEN
A WEST HAVEN OF WEST HAVEN
THE TOWN OF WEST HAVEN

B A

**EXISTING** CONDITIONS

	,
DWG #	CHECKED
D4603	
CAD FILE	CAD VER
4589	C3D2014
DA	ATE.
05/1	7/22
SC	ALE
1" =	30'
JOB	NO.
45	89
-	

EC

