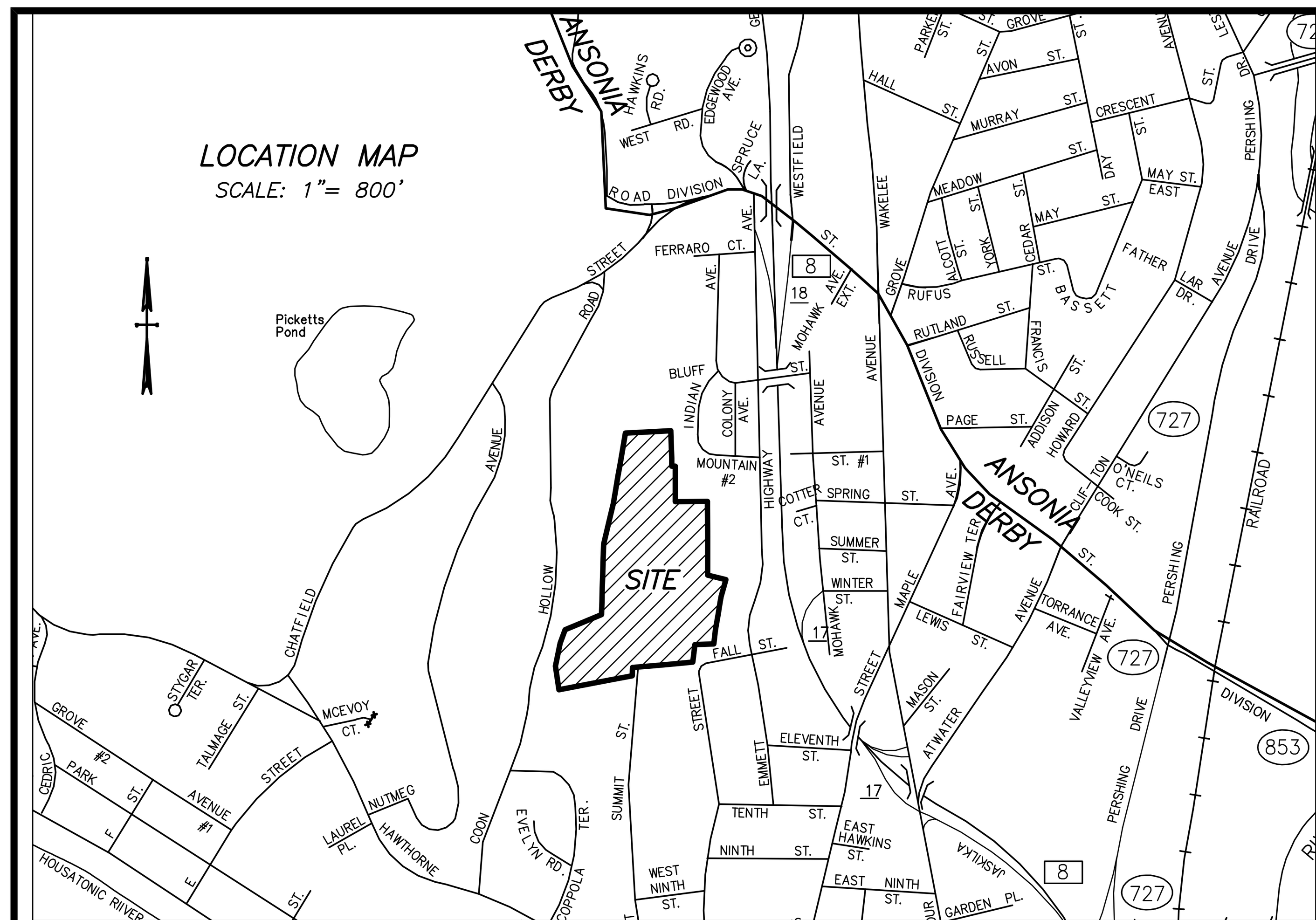


NOTES:

1. This survey and map has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination for existing property lines is Dependent Resurvey, the Boundary Determination for new subdivision lines is Original Survey, allconform to Horizontal Accuracy Class A–2. The Survey Type is Subdivision Map.
2. Perimeter Property lines shown represent a best fit with physical evidence and Derby Town Clerk Map No's 2–47, 2–53, 9–6, 9–8, 7–12, 9–53, 5–89 as well as map of Mountain Street prepared by George Thompson.
3. Derby Town Clerk Map No. 9–6 shows a 15' easement to Derby Gas and Electric Co. for poles and electric wires. This easement is dated July 29, 1915 and is recorded in Derby Vol. 95 Pg. 379. Language in the deed specifically shows the easement to be in the City of Derby accepted road known as Mountain Street. Mountain Street right of way ends at the property line and is shown on the above referenced map of Mountain Street in Note 2.
4. Total area: 772,122 S.F. = 17.7255 AC.
5. Lots to be serviced by public water and city sewer
6. Error of closure 1 in 35,000.
7. Property is shown on Derby Assessors Map No. 12–7 as Lots 47 and 47B and Map No. 8–9 as lots 94 and 94A.
8. Soil Erosion and Sediment Control Plan is required for all building lots, the owner is responsible for the maintenance of erosion control measures during the construction period.
9. Newly dedicated roads are private.

ZONE TABLE
R-5 DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)

STANDARDS	REQUIRED
MIN. LOT AREA	7,500 SF
MIN. LOT AREA PER D.U.	5,000 SF
MAX. LOT COVERAGE	30%.
MAX. HEIGHT	40'
MIN. LOT FRONTAGE	25'
MIN. REQUIRED FRONT YARD	25'
MIN. REQUIRED REAR YARD	35
MIN. REQUIRED SIDE YARD	8'

P ZONE TABLE
(LOTS 1-4 AND 30-33)

STANDARDS	REQUIRED
MIN. LOT AREA	10,000 SF
MIN. LOT AREA PER D.U.	10,000 SF
MAX. LOT COVERAGE	25%.
MAX. HEIGHT	50'
MIN. LOT FRONTAGE	75'
MIN. REQUIRED FRONT YARD	25'
MIN. REQUIRED REAR YARD	50'
MIN. REQUIRED SIDE YARD	15'



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION ON ?

CHAIRMAN DATE

This Endorsement of approval of this map expires if all work shown on the construction plans approved in conjunction with this map are not completed by ______________________________

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON ______________

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.

To my knowledge and belief, this map is substantially correct as noted hereon.

TRACY H. LEWIS L.L.S. CT. LIC. NO. 15160

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 8:53 am, Aug 17, 2026

SUBDIVISION MAP

REVISIONS		
NO.	DATE	DESCRIPTION
1.	3-5-2026	ALTERNATE ACCESS
2.	7-15-2026	LOT LINES

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering
260 Main Street – Monroe, CT 06468
Phone: 203–261–8648 Webb: LEWISASSOCIATES.NET

DATE: JAN. 5, 2023
SCALE: 1" = 40'
FILE: 2025-013
SHEET NO. SU-1

L:_CARLSON PROJECTS\2025-013C-BRENNAN SUMMITT ST\DWGS\BASE MAP.dwg