

MAP REFERENCES:

1. Map of Property prepared for Eddy Alan Block Irrevocable Trust, 38 Great Hill Road, Derby, Connecticut. Scale: 1"= 80' dated January 27, 2020 prepared by Nowakowski, O'Bymarchow, Kane & Associates.

2. Map entitled, "Topographic Worksheet of the Great Hill Road Area, Derby, Connecticut" prepared for Nowakowski, O'Bymarchow, Kane & Associates, prepared by Eastern Topographics, Wolfboro, New Hampshire, Scale 1"=50', Contour Interval 2 ft., Compilation date December 11, 2019, Ground Control by Nowakowski, O'Bymarchow, Kane & Associates.

GENERAL SURVEY NOTES

1. This Map Has Been Prepared Pursuant To The Regulation Of Connecticut State Agencies Section 20-300a-1 Through 20-300a-20 And The "Standards For Surveys And Maps In The State Of Connecticut As Adopted By The Connecticut Association Of Land Surveyors, Inc. On Sept. 26, 1996.

2. This Survey Conforms To Vertical Accuracy Class T-3.

3. The Type Of Survey Performed Is A Limited Property / Boundary Survey, And Is Intended To Be A Topographic Survey.

4. Boundary Determination Is Based Upon A Dependent Resurvey. (See Map References And Record Deeds.)

5. North Arrow Is Based On Map Reference # 1.

6. No attempt has been made as part of this survey to obtain or depict data concerning the existence (other than what is depicted hereon), size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies prior to any construction. CALL BEFORE YOU DIG: 1-800-455-4655.

7. Parcel located in a I-C Zone. See Zoning Regulations for Specific Setbacks and Requirements - Zone, Setbacks and Requirements are subject to the determination of the Zoning Enforcement Officer.

8. This survey was prepared for a specific purpose, any use other than that which was originally intended is a misuse of this information and renders the preparer's declaration null and void. Unauthorized alterations or additions to this survey, which bears the licensed surveyors signature and embossed seal, renders any declaration noted hereon null and void.

9. Parcel is subject to a lease line as depicted on the map to the Valley Broadcasting Company. Reference is made to deed filed in the Derby Town Hall in Vol. 165, Pg. 355.

10. Some features such as adjoining houses, watercourses, roads, trails, etc. are depicted from Aerial Survey prepared by Eastern Topographics, Not Field Located.

11. Elevations are based on NAVD 1988 Datum.

12. Total Parcel Area = 3,066,080.4 Sq. Ft. or 70.3 Acres.

COMMERCIAL SPACE:

PROPOSED EVENT HALL 17,000 Sq. Ft.  
REPURPOSED BARN 4,600 Sq. Ft.  
REPURPOSED HOUSE 1,000 Sq. Ft.  
COMMUNITY BUILDING 15,000 Sq. Ft.  
(Daycare, Gym, Cafeteria,  
Convenience Store, Hall,  
Urgent Care Center) 37,600 Sq. Ft.

OPEN SPACE: 16-20 ACRES

UNIT COUNT:

240 APARTMENTS  
20 CONDOS  
24 TRIPLEXES  
32 DUPLEXES  
27 SINGLE FAMILY

338 TOTAL UNITS  
LESS THAN 5 UNITS/ACRE



**SEWER MANHOLE LEGEND**

| SYMBOL | DESCRIPTION                                                                    |
|--------|--------------------------------------------------------------------------------|
| —      | Property Line                                                                  |
| —      | Stone Wall                                                                     |
| —      | Wetland Boundary                                                               |
| —      | Water Course                                                                   |
| —      | Pond                                                                           |
| —      | Wetlands                                                                       |
| —      | Existing Trees With Wire                                                       |
| —      | Stump With Wire                                                                |
| —      | Existing Stone Bound                                                           |
| —      | Fence Post                                                                     |
| —      | Fence Line                                                                     |
| —      | Approximate Wetland Line Per Mapping of Natural Resources Conservation Service |
| —      | 10 Ft. Contours                                                                |
| —      | 2 Ft. Contours                                                                 |
| —      | Spot Elevations                                                                |

**SYMBOLS**

- S SINGLE FAMILY HOUSES
- D DUPLEXES
- T TRIPLEXES
- C CONDOMINIUMS

**OPEN SPACE**

CONCEPTUAL LAYOUT  
PREPARED  
EDDY ALAN BLOCK IRREVOCABLE TRUST  
38 GREAT HILL ROAD  
DERBY, CONNECTICUT

SCALE: 1"= 80'  
DATE: JUNE 27, 2024  
160 JUNE 5, 2025

RECEIVED  
By Marc J. Garofalo MPA, MMC, MCTC at 11:28 am, Oct 16, 2020

CIVIL ENGINEERING  
NOWAKOWSKI - O'BYMARCHOW - KANE, ASSOCIATES  
CIVIL ENGINEERING & LAND SURVEYING  
415 HOWE AVE., SHELTON, CT 06484  
PHONE: (203) 924-7745, FAX: (203) 924-7528  
E-MAIL: C.O.'@NOK.COM, S.F.'@NOK.COM, J.O.'@NOK.COM