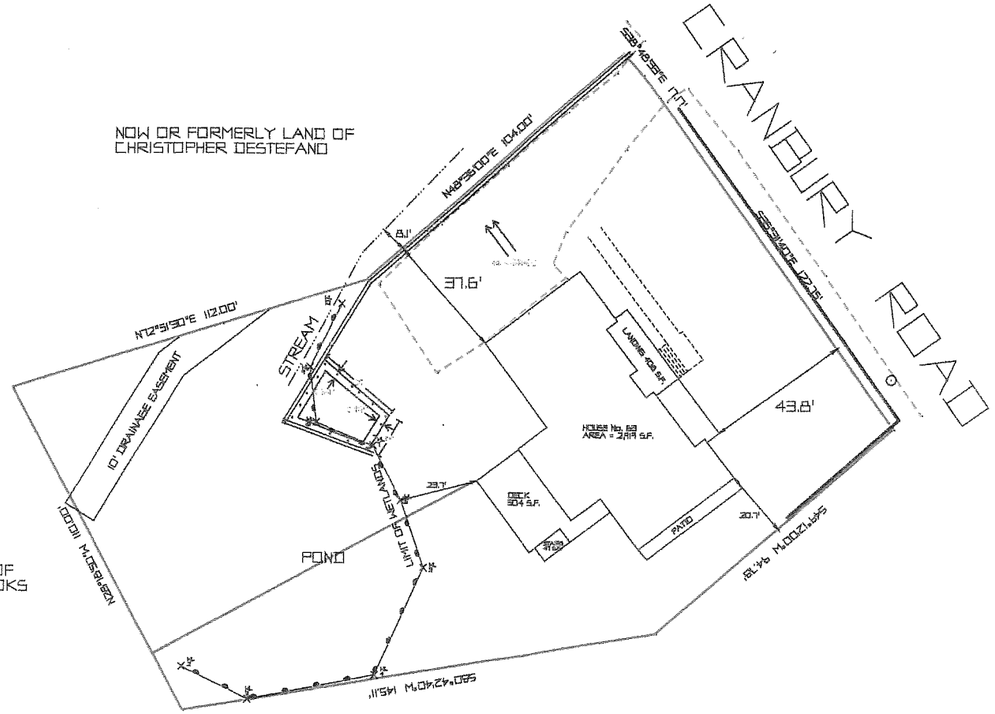
ITEM	REQUIRED	EXISTING
ZONE	"AA"	"AA"
FRONT	40'	43.8'
SIDE	15'/30'	20.7'/37.6'
REAR	25'	110.6'
BUILDING COVERAGE	25%	13.58%
AREA	21,780 S.F.	28,557 S.F.

REFER TO LOT No. 1 ON MAP No. 7083 ON FILE AT THE NORWALK TOWN CLERK'S OFFICE

WETLANDS FLAGGED BY OTTO THEAL 6-16-2021



SCALE 1"=20'

0 20 40

DEPENDENT RESURVEY

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 PREPARERS DECLARATION NULL & VOID.

UNDERGROUND IMPROVEMENTS OR UNDERGROUND ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS ORIGINAL STAMP OR EMBOSSED SEAL.

THIS MAP DOES NOT CONSTITUTE EITHER A SUBDIVISION OR A RESUBDIVISION UNDER THE TERMS OF SECTION 8-18 OF THE CONNECTICUT GENERAL STATUES, AS AMENDED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF ACCURACY OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED JUNE 21, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

MICHAEL L. McELROY, L.L.S. No. 17250

PLOT PLAN
OF
63 CRANBURY ROAD
PREPARED FOR
CLARA & JOHN LOMBARDI
JUNE 23, 2021 SCALE: 1" = 20'
NORWALK, CONNECTICUT

BLACK ROCK SURVEYORS
1089 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0003
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