

Land Use Table			
Owner:	Manly & Sharon Church		
Site:	69 Wamphassuc Road, Stonington, CT 06378		
Acres:	165,528. Sq.Ft. (3.80 AC)		
Zone:	RC-120		
PIN ID:	126-4-3, 00678100		
Bulk Requirements:	Allowable/Existing	Provided	Stonington Zoning
Height:	25'	21' (exist.)	Section 5.5.1
Front (principal) Yard:	75'	163' (exist.)	Section 5.5.1
Rear Yard:	100'	81' (exist.)	Section 5.5.1
Side Yard (Left / Right):	75'/75'	73' (exist.) XX Proposed	Section 5.5.1
Min. Frontage:	300'	232'	Section 5.5.1
Min. Lot Area:	120,000 SF	165,528. SF	Section 5.5.1
FAR	.04/6,622 SF	.02 (3,388 SF Exists)	Section 5.5.1 (7)
Site Plan Notes:			
1. This Site Plan was prepared by the Architect and references map information and data shown and referenced from the following:			
• "General Location Survey", Prepared by J. Dempsey Associates, LLC, Dated October 06, 2015.			
• "Town of Stonington GIS", accessed February 12, 2021 (https://gis.stonington-ct.gov/ags_map/).			
• Google Maps, accessed February 12, 2021.			

DRAWING INDEX

A0.1	Site Plan With Land Use Table
A1.1	Existing & Proposed Plans
A1.2	Foundation Plan & Construction Details
A3.1	Construction Details

MARK A. COMEAU



ARCHITECT

ARCHITECTURE | PLANNING | LOGISTICS

STUDIO
6 SCHOOL STREET, #2
MYSTIC, CONNECTICUT 06355

Email: MystArch@aol.com
Web: www.MCArchitect.com
Ph/Txt: 860.303.1884

Addition / Alterations
at
Church Residence
69 Wamhassuc Road
Stonington, CT 06378

Issued

March 25, 2021

Design Drawings

No.	Date	Revision
A0.1-A	02-21	Digitize As-built
A0.1-B	02-21	Layout



Architect's Digital Seal
affirmed to these
Plans in accordance
with DCP Regs.
Section 20-289-7(d)

Existing Site Plan,
Land Use Table,
Index & Code

© 2021 Mark A. Comeau, AIA Architect

These Drawings are the property of Architect and have been specifically prepared for the Owner of this project at this Site and are not to be duplicated or used in part or whole for any other purpose, project, location or owner without the express written consent of the Architect.

Do not scale Drawings. Written dimensions shall take precedence.

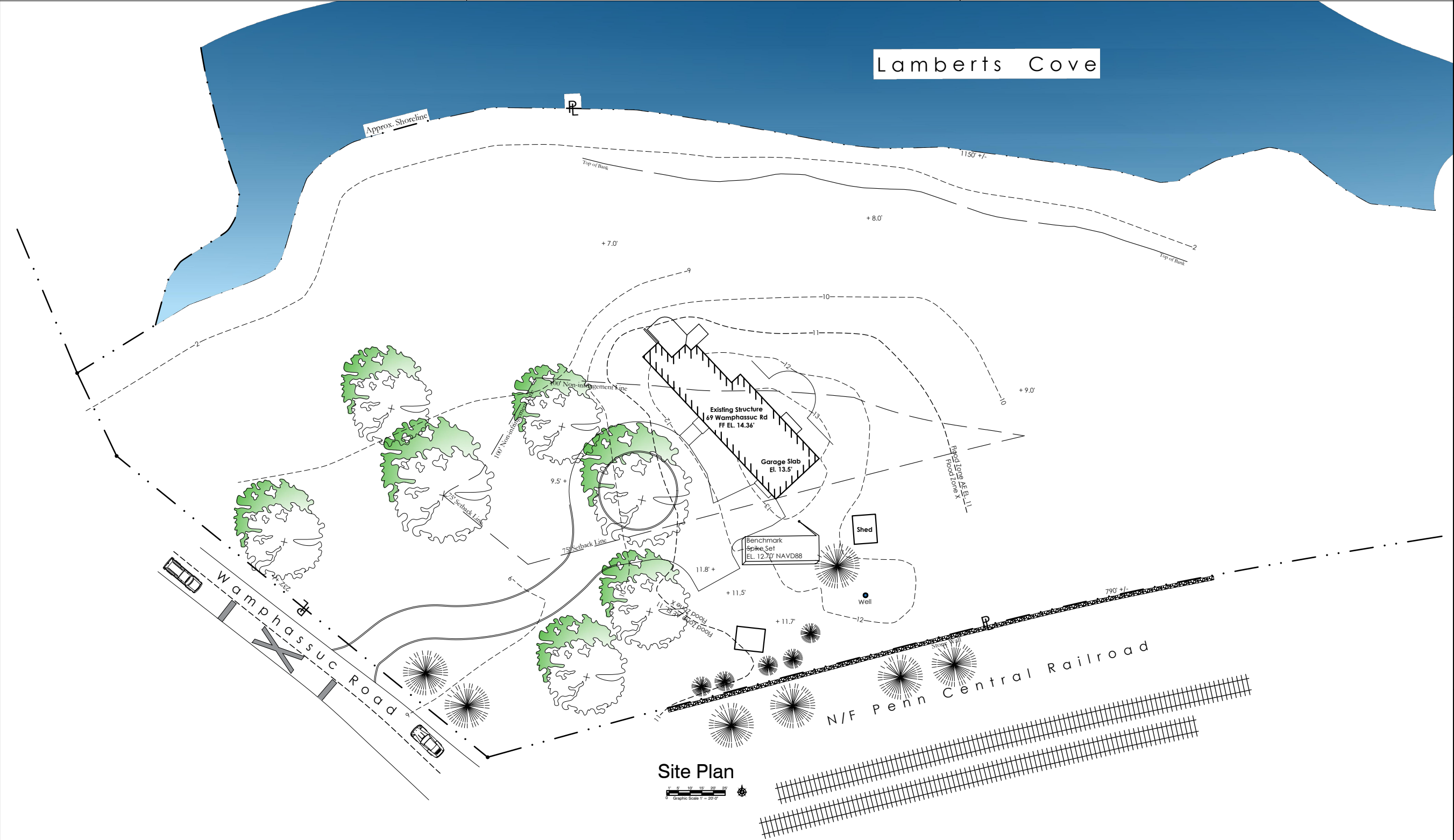
All notes on these Drawings are typical and apply to all comparable conditions.

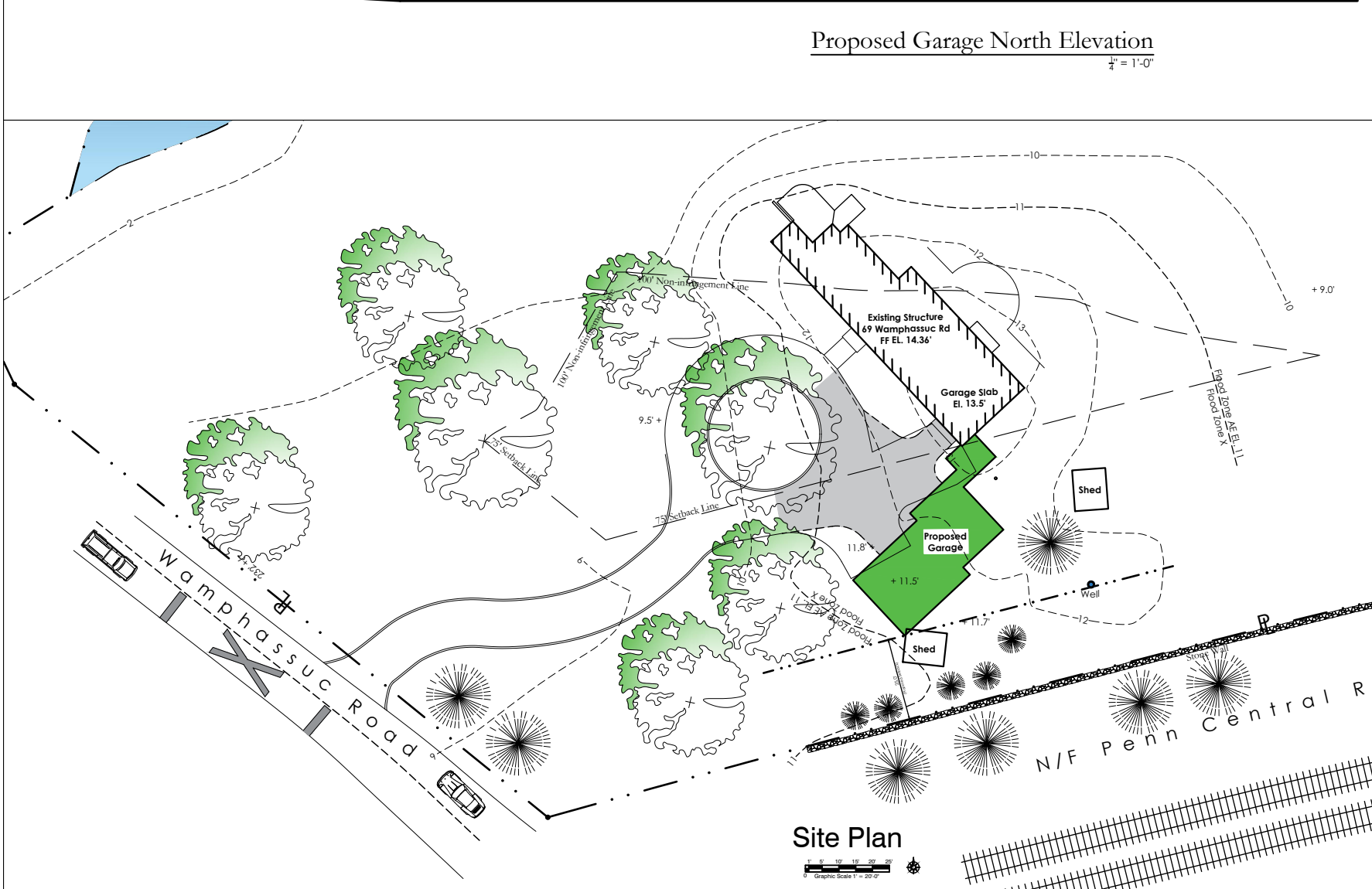
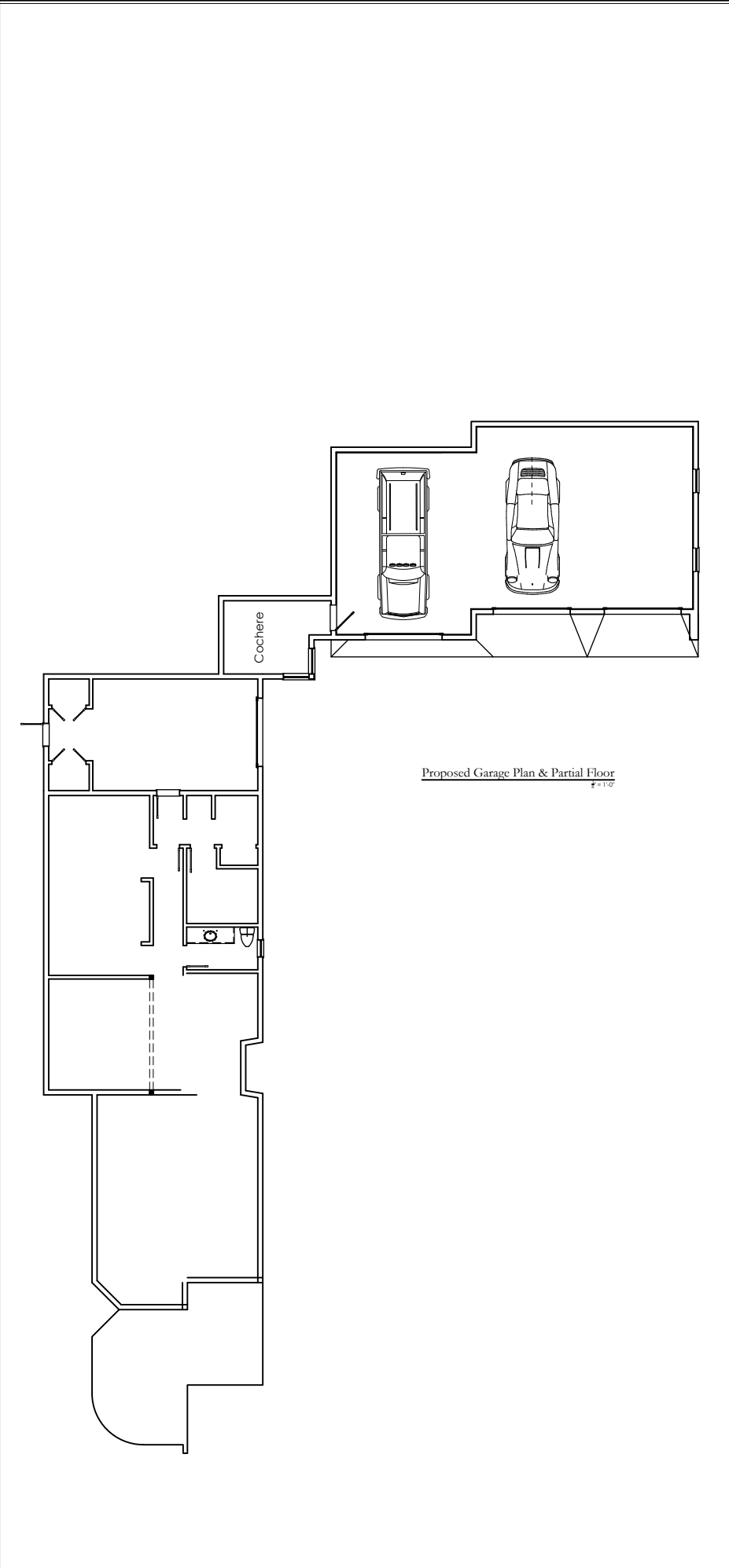
The Contractor shall verify all dimensions and relations to other Work before Fabrication and/or installations.

Date:	03-25-21
Project No.	0221-C
Drawn By:	MAC
Scale:	As Shown
Application:	AutoCAD 2021
File No.	0321-Design



A0.1





MARK A. COMEAU
MCA
ARCHITECT
ARCHITECTURE | PLANNING | LOGISTICS

STUDIO
6 SCHOOL STREET, #2
MYSTIC, CONNECTICUT 06355

Email: MystArch@aol.com
Web: www.MCArchitect.com
Ph/Txt: 860.303.1884

Addition / Alterations
at
Church Residence
69 Wamphassuc Road
Stonington, CT 06378

Issued
March 25, 2021
Design Drawings

No.	Date	Revision
A0.2-A	02-21	Digitize As-built
A0.2-B	02-21	Layout

Architect's Digital Seal
affirmed to these
Plans in accordance
with DCP Regs.
Section 20-289-7(d)

**Proposed Site Plan,
Land Use Table,
Index & Code**

© 2021 Mark A. Comeau, AIA Architect

These Drawings are the property of Architect and have been specifically prepared for the Owner of this project at this Site and are not to be duplicated or used in part or whole for any other purpose, project, location or owner without the express written consent of the Architect.

Do not scale Drawings. Written dimensions shall take precedence.

All notes on these Drawings are typical and apply to all comparable conditions.

The Contractor shall verify all dimensions and relations to other Work before Fabrication and/or installations.

Date: 03-25-21
Project No. 0221-C
Drawn By: MAC
Scale: As Shown
Application: AutoCAD 2021
File No. 0321-Design

A0.2