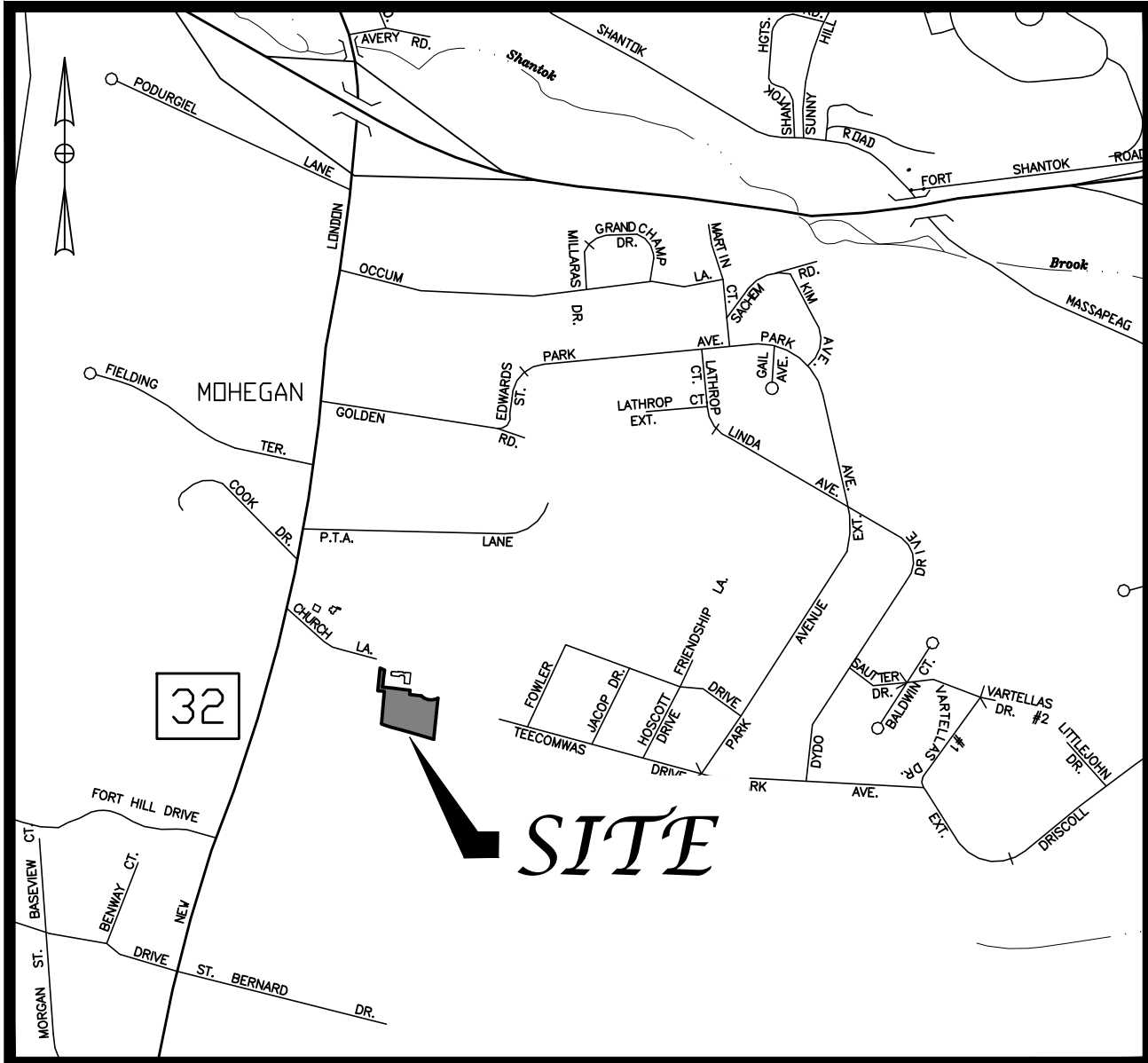




LOCATION MAP
SCALE: 1" = 1000'

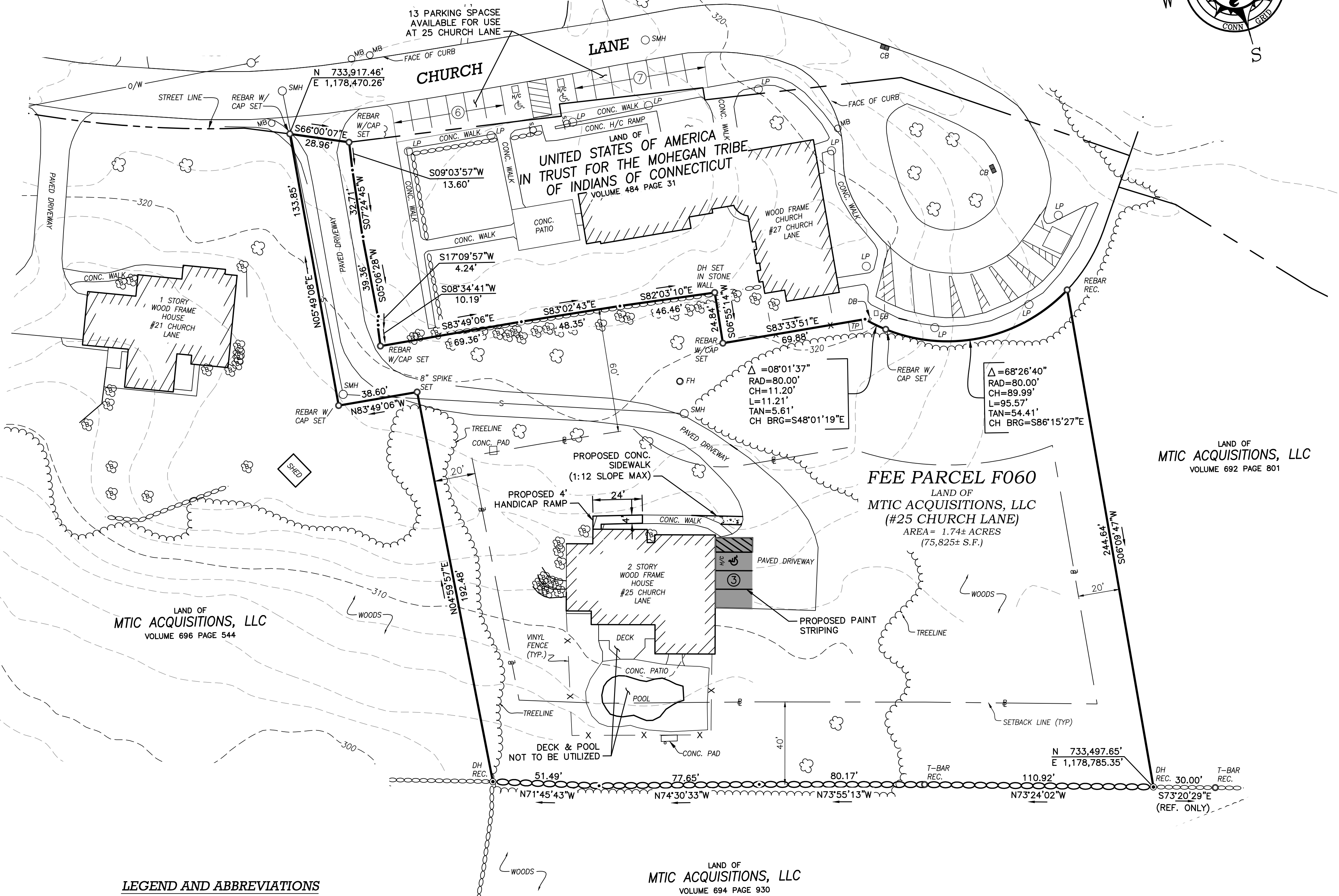
SURVEY NOTES

- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS OF ACCURACY AS DEFINED IN THE ABOVE REGULATIONS.
- THIS SURVEY IS A DEPENDENT RE-SURVEY ALONG ALL PROPERTY LINES BASED UPON PLAN REFERENCES 2.a., 2.b & 2.c.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - "PROPERTY SURVEY PREPARED FOR BRUCE R. FOWLER CHURCH LANE & TEECOMMAS DRIVE MONTVILLE, CONNECTICUT" PROJECT NO. 03-070 DATE: 10/26/03 SCALE: 1"=40' SHEET 1 OF 1 BY ADVANCED SURVEYS, LLC.
 - "MOHEGAN CHURCH PROPERTY SURVEY PREPARED FOR THE MOHEGAN TRIBE OF INDIANS OF CONNECTICUT CHURCH LANE, MONTVILLE, CONNECTICUT SCALE: 1"=20' FEBRUARY 1999 JOB NUMBER: 98-5154-02 SHEET 1 OF 10" PREPARED BY HARRIS & CLARK A DIVISION OF McFARLAND-JOHNSON, INC. REVISED TO 5/21/99
 - "SUBDIVISION PLAN PREPARED FOR ANITA MARY PAGE & BRUCE R. FOWLER CHURCH LANE & TEECOMMAS DR. MONTVILLE, CONNECTICUT SCALE 1"=40' DATE JULY 1995 IDENT. NO. 95-1828 SHEET 1 OF 2" PREPARED BY HARRIS & CLARK, INC. REVISED TO 9/27/95
 - "SURVEY PLAN PREPARED FOR ANITA MARY PAGE & BRUCE R. FOWLER CHURCH LANE MONTVILLE, CONNECTICUT SCALE 1"=40' DATE MARCH 1995 IDENT. NO. 95-1828" PREPARED BY HARRIS & CLARK, INC.
- FOR RECORD TITLE TO THE SUBJECT PARCEL, REFERENCE IS MADE TO A WARRANTY DEED FROM BRUCE R. FOWLER TO MTIC ACQUISITIONS, LLC RECORDED JANUARY 22, 2020 IN VOLUME 652 PAGE 206 OF THE TOWN OF MONTVILLE LAND RECORDS.
- BEARINGS REFER TO 1983 NORTH AMERICAN DATUM (NAD83).
- IMPROVEMENTS NOTED HEREON WERE LOCATED, IN PART, BY FIELD VERIFIED AERIAL PHOTOGRAMMETRY PROVIDED BY SANBORN IN 2016 AND, IN PART, BY FIELD SURVEY PERFORMED DURING OCTOBER, 2022.
- UNDERGROUND UTILITY, STRUCTURE, AND FACILITY FEATURES UNKNOWN TO THE SURVEYOR MAY EXIST ON THE SITE. THE SIZE AND LOCATION OF ANY SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

GENERAL NOTES

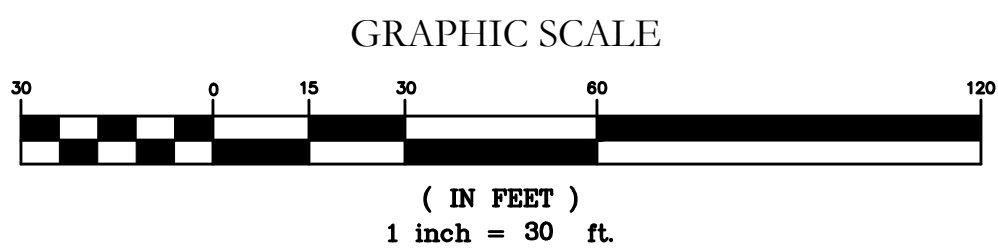
- THIS PROJECT INVOLVES USING A RESIDENTIAL SINGLE-FAMILY HOUSE IN THE ROUTE 32 OVERLAY ZONE AREA (02) FOR THE PRIMARY OFFICES FOR THE LANGUAGE DEPARTMENT OF THE MOHEGAN TRIBE OF INDIANS OF CONNECTICUT WHICH MAY ALSO HOLD SMALL WEEKLY MOHEGAN LANGUAGE IMMERSION CLASSES FOR MOHEGAN FAMILIES. THE LANGUAGE DEPARTMENT CONSISTS OF 6 FULL-TIME EMPLOYEES. CONSTRUCTION OF A HANDICAP RAMP AND NEW SECTION OF SIDEWALK IS PROPOSED FOR THIS PROJECT. NO OTHER CONSTRUCTION IS PROPOSED.
- OWNER/APPLICANT:
MTIC ACQUISITIONS, LLC
13 CROW HILL ROAD
UNCASVILLE, CT 06382
- THIS PROPERTY IS LOCATED IN A RESIDENTIAL R-20 ZONING DISTRICT AND THE ROUTE 32 OVERLAY ZONE AREA (02).
- THIS PROPERTY IS LOCATED IN A FEMA FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).
- PARKING REQUIREMENTS: SECTION 18.3.3 OF THE TOWN OF MONTVILLE ZONING REGULATIONS REQUIRES ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY SQUARE FEET (250 SQFT) OF GROSS FLOOR AREA. THE TOTAL GROSS FLOOR AREA OF FINISHED INTERIOR SPACE IS 3,065 SQUARE FEET WHICH REQUIRES 13 PARKING SPACES WITH ONE OF THESE SPACES BEING A HANDICAP SPACE. THE UNFINISHED SPACES INCLUDING THE EXISTING BASEMENT, GARAGE AND ATTIC SPACES AS WELL AS THE OUTSIDE DECK AND POOL AREAS WILL NOT BE UTILIZED OR OCCUPIED. A TOTAL OF 16 PARKING SPACES ARE PROVIDED. TWO (2) REGULAR PARKING SPACES AND ONE (1) HANDICAP SPACE ARE LOCATED ON THE EXISTING DRIVEWAY ON THE EAST SIDE OF THE HOUSE IN FRONT OF THE GARAGE. THIRTEEN (13) ADDITIONAL SPACES HAVE BEEN ALLOCATED BY THE MOHEGAN TRIBE ON THE SOUTH SIDE OF CHURCH LANE NORTH OF THE MOHEGAN CHURCH AS NOTED HEREON.

SITE DATA TABLE - ZONE R-20 (INTERIOR LOT)		
ITEM	REQUIRED	PROVIDED
LOT AREA	30,000 S.F.	75,825 S.F.
LOT FRONTAGE	25 FT.	28.96 FT.
FRONT YARD	60 FT.	93± FT.
SIDE YARD	20 FT.	50.7± FT.
REAR YARD	40 FT.	63.4± FT.
LOT COVERAGE	N/A	N/A
BLDG. HEIGHT	45 FT.	< 45 FT.
PARKING	13 SPACES	16 SPACES
TRUCK LOADING	N/A	N/A



LEGEND AND ABBREVIATIONS

CONC.	CONCRETE	---	310---	EXISTING CONTOUR
CL&P	CONNECTICUT LIGHT & POWER	—O/W—		OVERHEAD WIRES
CP	CONNECTICUT POWER COMPANY	—S—		SANITARY SEWER LINE
HELTGO	HARTFORD ELECTRIC LIGHT COMPANY	○		UTILITY POLE
N.T.S.	NOT TO SCALE	○○○○○		STONE WALL
IPIPE	IRON PIPE	SMH		SEWER MANHOLE
REC.	RECOVERED	CB		CATCH BASIN
S.F.	SQUARE FEET	⊕		BUSH
N/F	NOW OR FORMERLY	TP		TRANSFORMER PAD
TYP.	TYPICAL	EB		ELECTRICAL BOX
±	MORE OR LESS	DB		DATA BOX
—●—	PROPERTY LINE ANGLE POINT	FH		FIRE HYDRANT
—○—	PROPERTY LINE ANGLE POINT	H/C		HANDICAP
W/	WITH			
LP	LIGHT POLE			
DH	DRILL HOLE			



APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON
APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATA DATE
CHAIRMAN/SECRETARY DATE

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON."

STEVEN R. MARIEN, LS, CFedS
LICENSE NO. DATE

CFedS#1444
PLS#70125

PREPARED BY:
THE MOHEGAN TRIBE
CAD/GIS DOCUMENT CONTROL DEPARTMENT



ADDRESS:
#25 CHURCH LANE
TOWN/CITY, STATE
MONTVILLE (UNCASVILLE) CT

LEASED SPACE #:
N/A
SPACE ID:
N/A

SHEET TITLE:
SITE PLAN
PREPARED FOR
THE MOHEGAN TRIBE
OF INDIANS
OF CONNECTICUT
SHOWING PROPERTY OF
MTIC ACQUISITIONS, LLC

DATE: 11/18/2024
SCALE: 1"=30'
PROJECT # 1120-2024
DRAWN BY: LAQ/SRM/LA
FILE NAME: 25 CHURCH LANE SITE PLAN

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THE MOHEGAN TRIBAL GOVERNMENT

SP-01
SHEET NUMBER 1 / 1