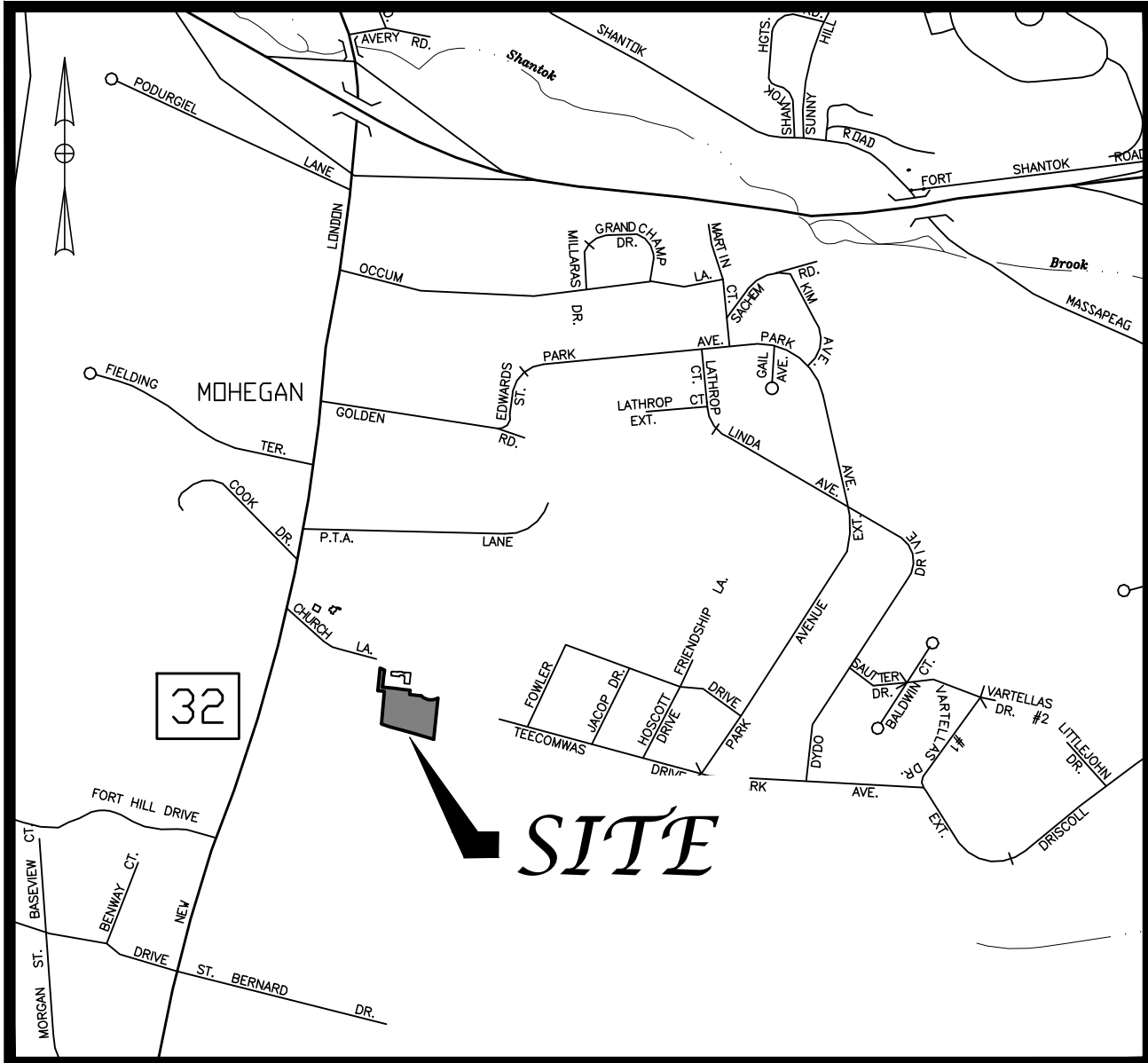




LOCATION MAP
SCALE: 1" = 1000'

SURVEY NOTES

1. 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 AND TOPOGRAPHIC CLASS T-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.

2. 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.

3. 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.

4. BEARINGS REFER TO 1983 NORTH AMERICAN DATUM (NAD83).

5. 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.

6. 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

1. 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 5 FULL-TIME EMPLOYEES. CONSTRUCTION OF A HANDICAP RAMP AND NEW SECTION OF SIDEWALK IS PROPOSED FOR THIS PROJECT. NO OTHER CONSTRUCTION IS PROPOSED.

2. OWNER/APPLICANT:

MTIC ACQUISITIONS, LLC
13 CROW HILL ROAD
UNCASVILLE, CT 06382

3. THIS PROPERTY IS LOCATED IN A RESIDENTIAL R-20 ZONING DISTRICT AND THE ROUTE 32 OVERLAY ZONE AREA (02).

4. THIS PROPERTY IS LOCATED IN A FEMA FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).

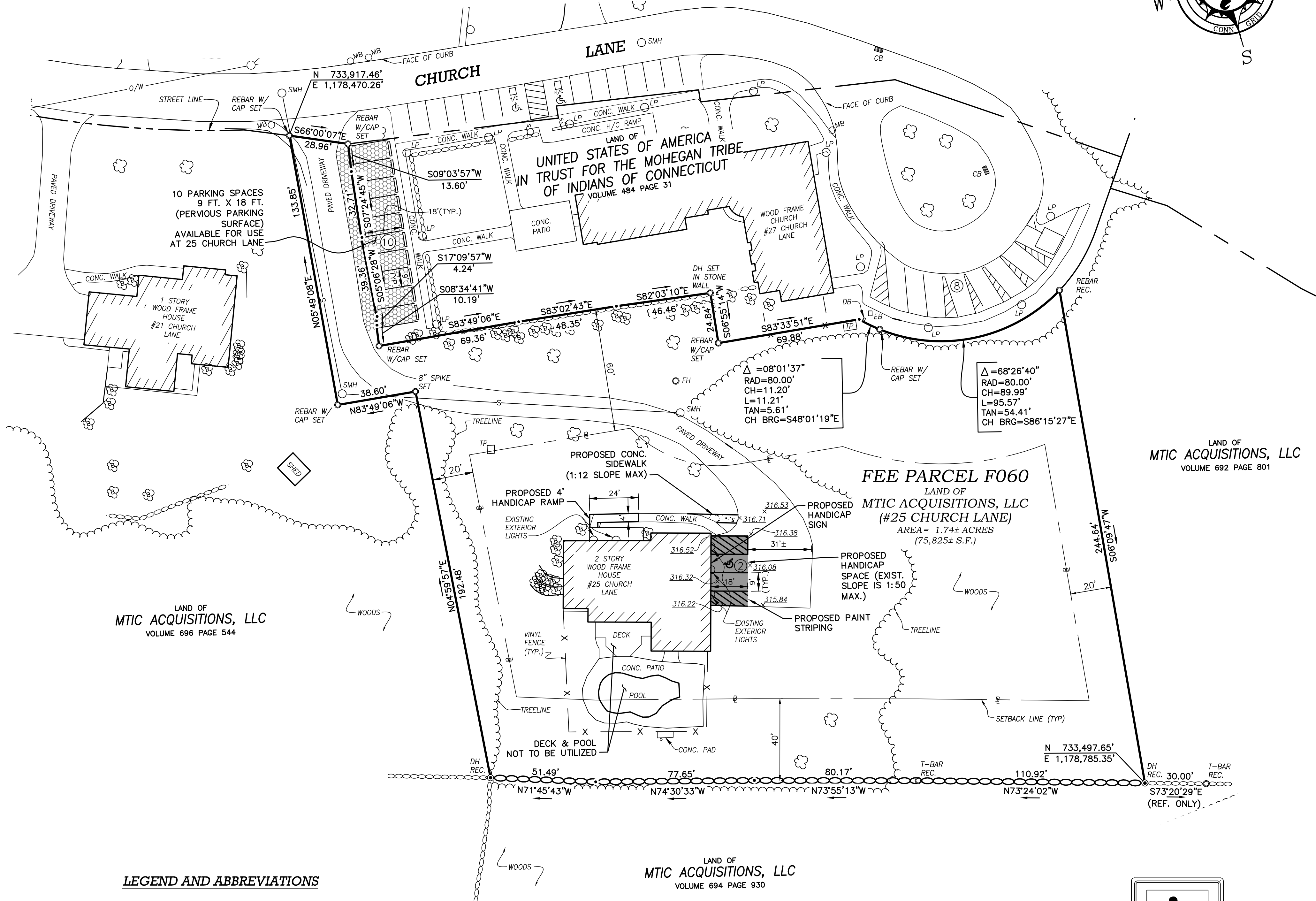
5. THIS PROPERTY IS SERVICED BY MUNICIPAL WATER & SANITARY SEWER.

6. THERE ARE NO SIGNS PROPOSED FOR THIS PROJECT OTHER THAN THE HANDICAP SIGN NOTED HEREON.

7. THE OWNER OF THE PROPERTY USED FOR PARKING AND/OR LOADING SHALL MAINTAIN SUCH AREA AND ALL REQUIRED SIDEWALKS AND BUFFER AREAS IN GOOD CONDITIONS WITHOUT HOLES AND FREE OF ALL DUST, TRASH AND OTHER DEBRIS.

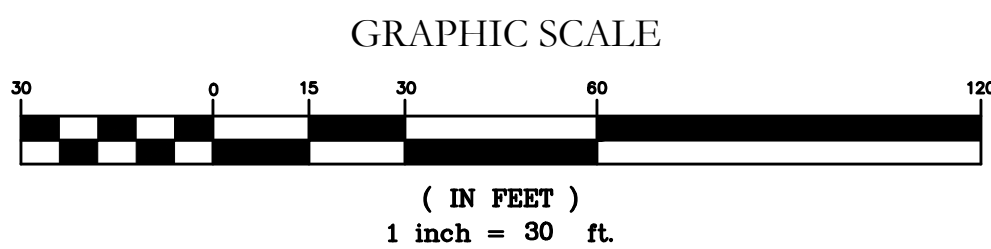
8. PARKING REQUIREMENTS: SECTION 18.3.3 OF THE TOWN OF MONTVILLE ZONING REGULATIONS REQUIRES ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY SQUARE FEET (250 SQFT) OF GROSS FLOOR AREA. THE TOTAL GROSS FLOOR AREA OF FINISHED INTERIOR SPACE ON LEVEL 1 IS 2,000 SQUARE FEET WHICH REQUIRES 8 PARKING SPACES WITH ONE OF THESE SPACES BEING A HANDICAP SPACE. THE SECOND LEVEL OF THE BUILDING, 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 12 PARKING SPACES ARE PROVIDED. ONE (1) REGULAR PARKING SPACE AND ONE (1) HANDICAP SPACE ARE PROVIDED ON THE EXISTING DRIVEWAY ON THE EAST SIDE OF THE HOUSE IN FRONT OF THE GARAGE. TEN (10) ADDITIONAL SPACES HAVE BEEN ALLOCATED BY THE MOHEGAN TRIBE ON THE SOUTH SIDE OF CHURCH LANE WEST 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	8 SPACES	12 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			
I.P.I.P.E.	IRON PIPE	○○○○○○		STONE WALL
REC.	RECOVERED			
S.F.	SQUARE FEET	SMH		SEWER MANHOLE
N/F	NOW OR FORMERLY	CB		CATCH BASIN
TYP.	TYPICAL	⊕		BUSH
±	MORE OR LESS			
—●—	PROPERTY LINE ANGLE POINT	TP		TRANSFORMER PAD
—○—	PROPERTY LINE ANGLE POINT			
W/	WITH	EB		ELECTRICAL BOX
LP	LIGHT POLE	DB		DATA BOX
DH	DRILL HOLE	FH		FIRE HYDRANT
X 316.53	EXISTING SPOT GRADE	H/C		HANDICAP



SECURE TO BUILDING
WITH (2) 1/4" x
GALVANIZED BOLTS
(1 TOP, 1 BOTTOM)

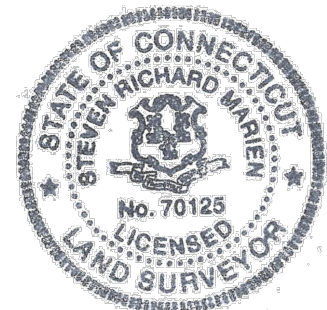
HANDICAPPED PARKING SIGN
NOT TO SCALE

APPROVED BY THE MONTVILLE PLANING AND ZONING COMMISSION ON
APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATA

CHAIRMAN/SECRETARY

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

STEVEN R. MARIEN, LS, CFedS
11/21/2024
PLS#70125
LICENSE NO. DATE



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



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

ADDRESS:
#25 CHURCH LANE
MONTVILLE, CT 06382

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, REV A

© THIS DRAWING IS THE PROPERTY OF
THE MOHEGAN TRIBE OF INDIANS OF
CONNECTICUT AND IS RETURNABLE UPON
REQUEST. IT IS NOT TO BE COPIED OR
USED WITHOUT THE WRITTEN CONSENT OF
THE MOHEGAN TRIBAL GOVERNMENT

SP-01

SHEET
NUMBER 1 / 1