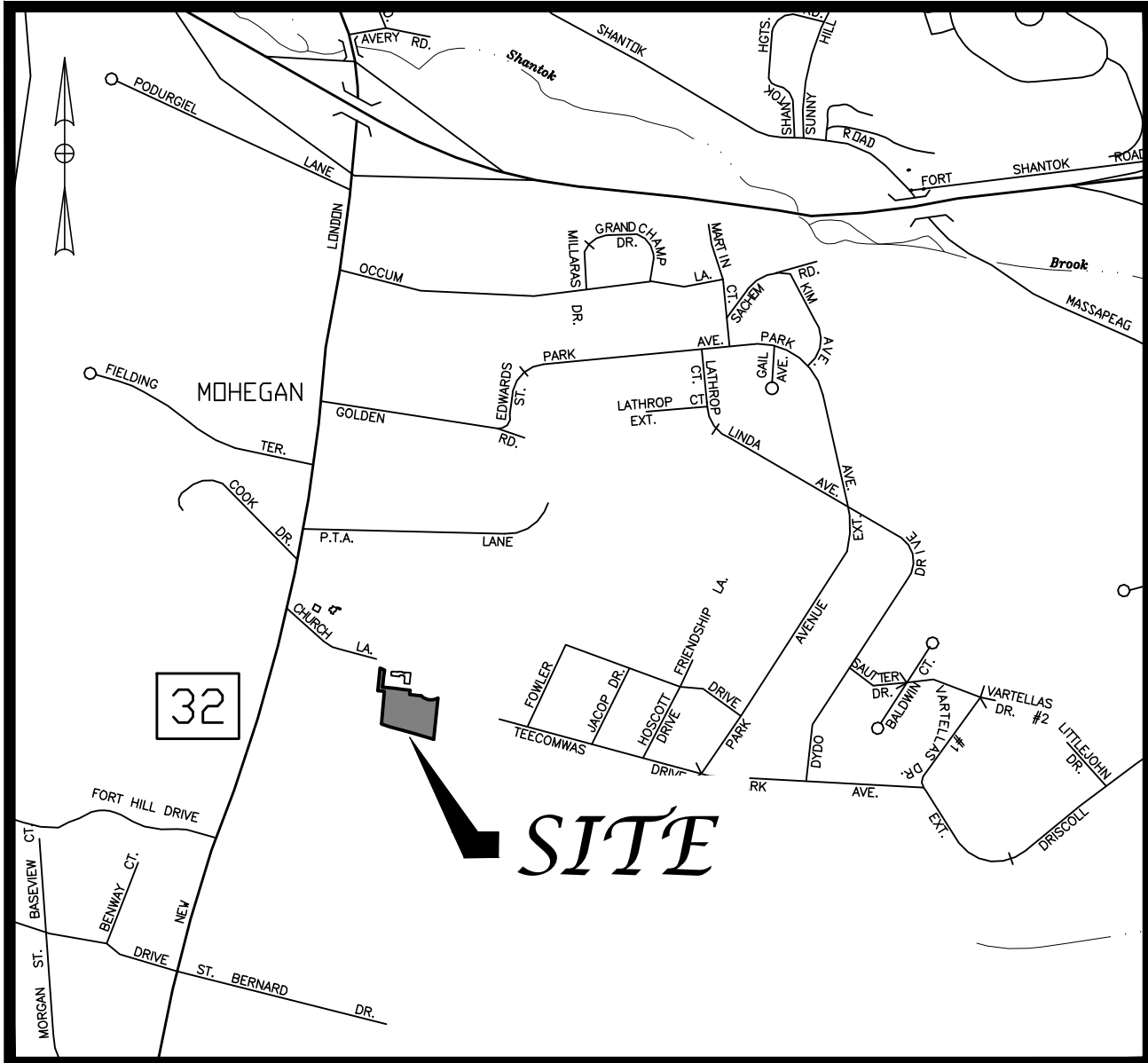




LOCATION MAP

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. HIS PROJECT INVOLVES CHANGING THE USE OF A RESIDENTIAL SINGLE-FAMILY HOUSE IN THE ROUTE 32 OVERLAY ZONE AREA (OZ) TO A COMMERCIAL USE FOR THE PRIMARY OFFICES OF THE LANGUAGE DEPARTMENT OF THE MOHEGAN TRIBE OF INDIANS OF CONNECTICUT WHICH MAY ALSO HOLD WEEKLY MOHEGAN LANGUAGE IMMERSION CLASSES FOR MOHEGAN FAMILIES.

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 (OZ).

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 2,076 SQUARE FEET WHICH REQUIRES 9 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 9 PARKING SPACES ARE PROVIDED. ONE (1) HANDICAP SPACE AND EIGHT (8) REGULAR SPACES HAVE BEEN ALLOCATED BY THE MOHEGAN TRIBE ON THE MOHEGAN RESERVATION THE SOUTH SIDE OF CHURCH LANE WEST OF THE MOHEGAN CHURCH AS NOTED HEREON.

9. PROPOSED LIGHTING SHALL BE FULL CUTOFF LUMINAIRES AND SHALL BE ARRANGED AND INSTALLED TO MINIMIZE GLARE ON ADJACENT PROPERTY. EXTERIOR LIGHTING TO BE PUT ON TIMER OR MOTION SENSOR.

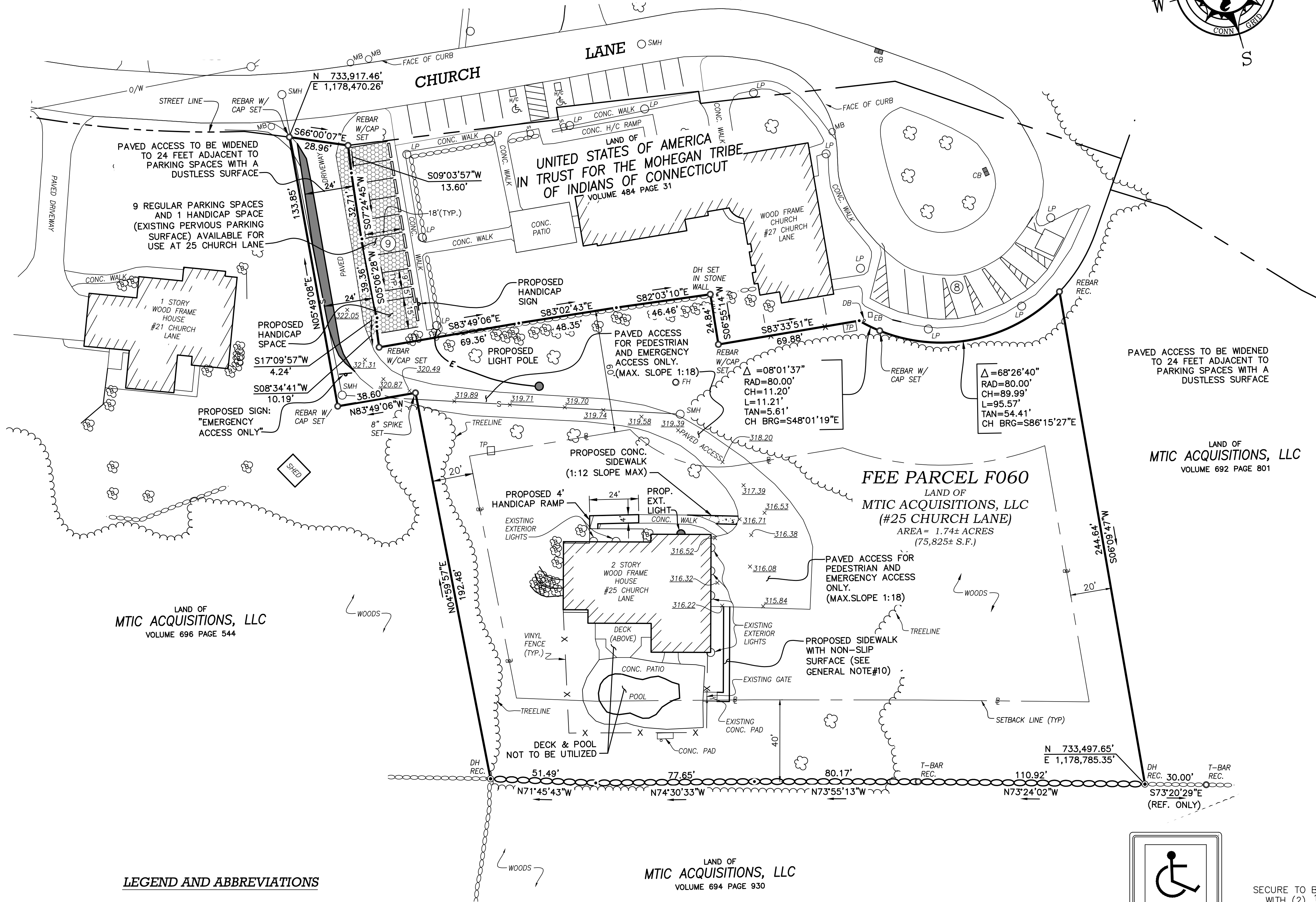
10. WALKWAYS, SIDEWALKS AND EMERGENCY ACCESS AREAS WILL BE KEPT CLEAR BY OWNER.

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

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

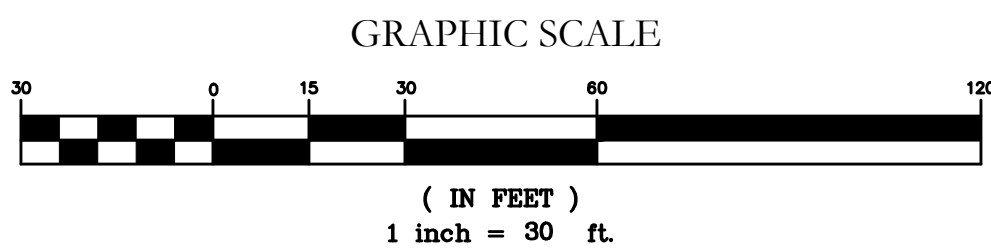
SITE DATA TABLE - ZONE R-20 (INTERIOR LOT)		
ITEM	REQUIRED	PROVIDED
LOT AREA	30,000 S.F.	75,825 S.F.
LOT FRONTAGE	25 FT.	28.96 FT.
FRONT YARD	60 FT.	93± FT.
SIDE YARD	20 FT.	50.7± FT.
REAR YARD	40 FT.	63.4± FT.
LOT COVERAGE	N/A	N/A
BLDG. HEIGHT	45 FT.	< 45 FT.
PARKING	9 SPACES *	9 SPACES
TRUCK LOADING	N/A	N/A

* SEE GENERAL NOTE #8



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
HELTCO	HARTFORD ELECTRIC LIGHT COMPANY	○		UTILITY POLE
N.T.S.	NOT TO SCALE	—		STONE WALL
I/PIPE	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			
X 316.53	EXISTING SPOT GRADE			
PROP.	PROPOSED			
EXT.	EXTERIOR			



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

HANDICAPPED PARKING SIGN
NOT TO SCALE

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

Rev. D	Revised to Address Town Comments - Added Sidewalk	01/17/2025
Rev. C	Revised to Address Town Comments 01/04/25	01/06/2025
Rev. B	Revised to Address TE & Town Comments 12/9/24 & 12/18/24	12/23/2024
Rev. A	Revise Plan to Address Town Comments	12/3/2024



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

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

LEASD SPACE #:
N/A

SPACE ID:
N/A

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 C
© 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