



**BUILDING TYPES AND SQUARE FOOTAGES**

- MIX USE: RETAIL/RESTAURANTS GROUND LEVEL WITH 2 DRIVE THRU UNITS FOR A RESTAURANT AND/OR BANK(S)  
(30,000 SF - 1 STORY)  
(2.75 ACRES)
- RESIDENTIAL USE
  - (15) 3 BEDROOM UNITS (3 to 4 STORIES TALL)
  - (75) 2 BEDROOM UNITS (47,000 SF PER STORY)
  - (60) 1 BEDROOM UNITS (5.11 ACRES)
- HOTEL (144 ROOMS)  
(4 STORIES TALL)  
(22,000 SF PER STORY)  
(3.00 ACRES)
- VARIOUS USES (SEE BELOW)
  - Ⓐ LIBRARY (TBD SF - 1-2 STORIES)  
(1.02 ACRES)
  - Ⓒ PUBLIC BUS STOP

**LAND USE**

- 15.11 TOTAL ACRES
- Ⓓ COMMON GREEN SPACE WITH HALF SHELL (1.0 ACRES±)
- Ⓔ EXPANDED DOG PARK
- Ⓕ OUTDOOR COURT WITH TABLES, CHAIRS, & FOUNTAIN/ART
- Ⓖ HISTORIC MONUMENT / MEMORIAL WALL
- Ⓗ MIDDLETOWN GATEWAY MONUMENT
- Ⓙ ENTRY STONEWALL SIGNS
- 10' WIDE BIKE PATH (2400+ FEET IN LENGTH)

**PARKING PROVIDED**

HOTEL (1 PER ROOM +5 REQUIRED)	=	160 SPACES
RETAIL/RESTAURANTS (3 PER 1000SF)	=	165 SPACES
RESIDENTIAL (1 TO 2 PER DWELLING)	=	260 SPACES
LIBRARY (1 PER 400SF)	=	30 SPACES
APT LEASING CENTER (3 PER 1000SF)	=	18 SPACES
ADDITIONAL COMMON PARKING	=	38 SPACES
LOADING ZONES	=	5 SPACES

**STREETS**

- ALL STREETS TO BE 2 WAY TRAFFIC
- 12' WIDE LANES
- PARALLEL PARKING SPACES 10' x 20'

**SIDEWALKS**

- 10'-15' WIDE FRONTAGE AT BUILDING
- 6'-8' WIDE MINIMUM AROUND BUILDINGS AND IN GREEN AREAS

