

Key Assumptions

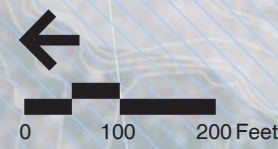
The following assumptions were made for creating the land use concept plan.

1. Environmental issues and contaminants will be remediated to allow the proposed uses.
2. Zoning will be modified as necessary to allow the proposed uses.
3. Easements that currently restrict the use of the site will be removed or modified to enable proposed uses.
4. The existing Army Reserve Center (ARC) Building will be able to be reused for the proposed land uses.
5. It was assumed that the Mile Lane Property is served by city water and sewer and that there is capacity in these services to accommodate the proposed land uses.
6. Given the nature of the program tested for the site, it was assumed that major site manipulation due to steep slopes (major cut and fill, retaining walls, etc.) should be avoided.
7. Due to the vicinity of the floodplain west of the property, special consideration may be required to provide net reduction in surface stormwater at build out conditions.

Parcel Lines
 Topography
 Wetlands
 Floodplain



Data Sources:
Aerial Imagery - AirPhoto USA 2006;
Parcels, Topography, Floodplains, Wetlands - Town of Middletown, CT



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 Recreational Uses
 Mile Lane Army Reserve Base Reuse Study
 Middletown, CT
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