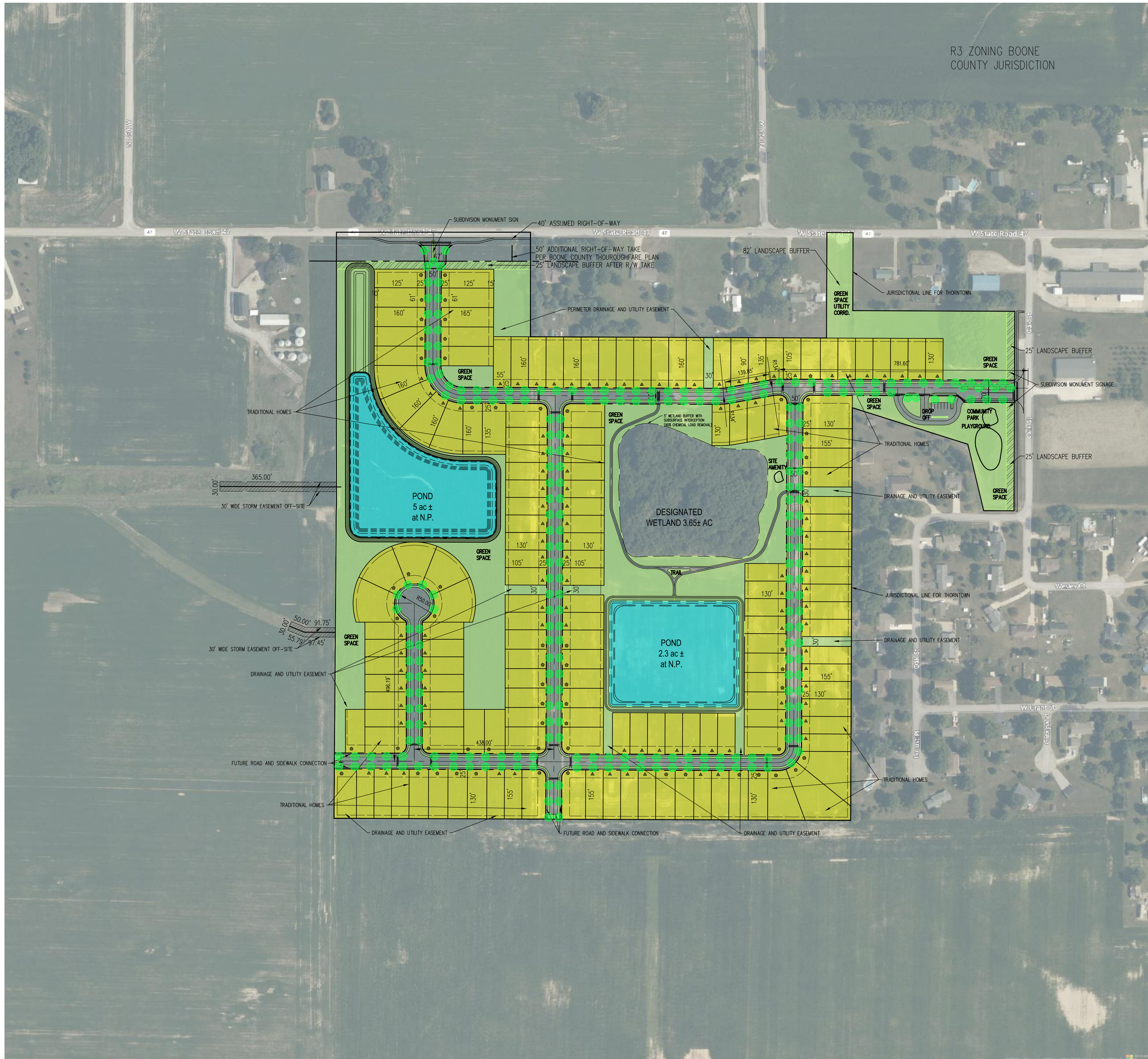
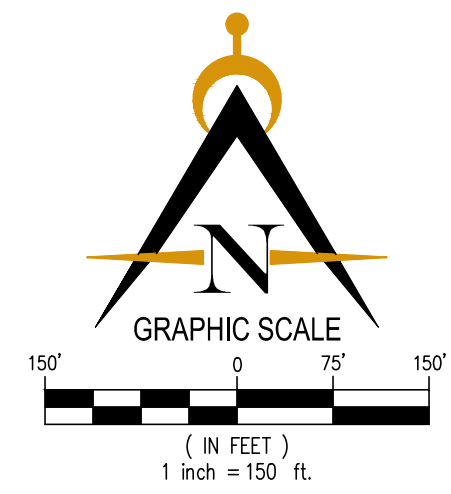


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R3 ZONING BOONE COUNTY JURISDICTION



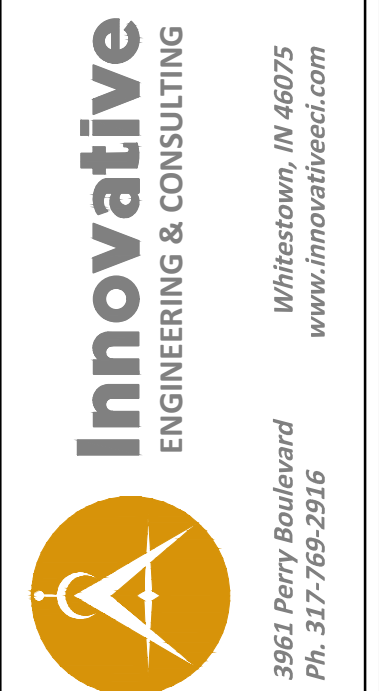
LEGEND

- ▲ TRADITIONAL LOTS 55'x130'
 - ◆ TRADITIONAL WIDE LOTS 61'x130'
 - CORNER LOTS VARIABLE WIDTH AND DEPTH
 - BUILDING SETBACKS AT 25- FEET FROM RIGHT-OF-WAY 50- FEET PRIVATE STREETS
 - SIDEWALKS 5- FEET WIDE
 - TRAILS 10- FEET WIDE
 - PERIMETER DRAINAGE
 - REQUIRED STORMWATER EASEMENT OFF-SITE 30- FEET WIDE TO EXISTING DITCH ON PARCEL ADJOINER TO WEST AT TWO LOCATIONS
 - PROPOSED POND AREA DOES NOT INCLUDE DESIGNATED WETLAND
- TRADITIONAL HOME LOTS
 - GREEN SPACE AND DRAINAGE/UTILITY AREA
 - 25- FOOT LANDSCAPE BUFFER
 - FRONT AND REAR SETBACK LINE
 - DRAINAGE AND UTILITY EASEMENT
 - APPROXIMATE SITE BOUNDARY
 - PAVEMENT CENTER LINE
 - NORMAL POOL ELEVATION

SITE DEVELOPMENT TABLE

LOT MARKER	LOT SIZE WIDTH	NUMBER OF LOTS	PERCENT
▲	TRADITIONAL: 55- FEET	103	63%
◆	TRADITIONAL WIDE LOTS: 61- FEET	46	28%
●	CORNER LOTS: VARIABLE	14	9%
TOTALS:		163	100%
SITE ZONING:		MIXED RESIDENTIAL (PUD)	
SITE AREA (ACRES):		66.5	
TOTAL LOT AREA (ACRES):		32.5	
TRADITIONAL LOTS AREA (ACRES):		32.5	
HOUSING DENSITY LOTS PER ACRE:		2.5	
MINIMUM LOT WIDTH (LF):		55.0	
MINIMUM LOT AREA (SF):		7,150.0	
MINIMUM FRONT YARD (F):		25.0	
MINIMUM REAR YARD (F):		15.0	
MINIMUM SIDE YARD (F):		7 (2 CAR GARAGE) 5 (3 CAR GARAGE)	
PROPOSED RIGHT-OF-WAY AREA (ACRES):		7.9	
RIGHT-OF-WAY WIDTH LOCAL ROAD (F):		50.0	
RIGHT-OF-WAY WIDTH ENTRANCE (F):		107 (SR 47) 70 (OAK ST)	
LOCAL ROAD AREA (ACRES):		4.9	
LOCAL ROAD LENGTH (LF):		6,764.0	
TRAIL LENGTH (LF):		1,553.0	
TRAIL AREA (ACRES):		0.3	
TOTAL GREEN SPACE (ACRES):		20.9	
PERCENTAGE OPEN SPACE (ACRES):		31%	
TOTAL POND AREA AT NORMAL POOL (ACRES):		6.5	

CONCEPTUAL DESIGN BASED UPON SEVERAL BASE SOURCES AND IS INTENDED FOR DISCUSSION ONLY. PLAN MAY CHANGE AS EXISTING CONDITIONS ARE COLLECTED.



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THORNTOWN RESIDENTIAL
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OVERALL SITE PLAN

DATE:	2/8/2023	DRAWN BY:	WCS
ISSUED:		CHECKED BY:	JWK
JOB NUMBER:	22101		
SHEET #	CP5		