



- LEGEND**
- GENESIS LOTS
  - ▲ TRADITIONAL LOTS 55'x130'
  - ◆ TRADITIONAL WIDE LOTS 61'x130'
  - CORNER LOTS VARIABLE WIDTH AND DEPTH
  - BUILDING SETBACKS AT 25- FEET FROM RIGHT-OF-WAY
  - 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 INCLUDES DESIGNATED WETLAND 9% OF PARCEL TOTAL
- TRADITIONAL HOME LOTS AREA 'A'
  - CLUSTER LOTS (GENESIS HOMES) AREA 'B'
  - GREEN SPACE
  - - - 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
●	GENESIS LOTS: 40- FEET	28	17%
▲	TRADITIONAL: 55- FEET	44	27%
◆	TRADITIONAL WIDE LOTS: 61- FEET	63	39%
●	CORNER LOTS: VARIABLE	27	17%
TOTALS:		162	100%
SITE ZONING: MIXED RESIDENTIAL (PUD)			
SITE AREA (ACRES):		52.9	
TOTAL LOT AREA (ACRES):		27.4	
GENESIS LOTS AREA (ACRES):		2.1	
TRADITIONAL LOTS AREA (ACRES):		25.3	
HOUSING DENSITY LOTS PER ACRE:		3.1	
MINIMUM LOT WIDTH (LF):		55 (AREA A)   40 (AREA B)	
MINIMUM LOT AREA (SF):		7,150 (AREA A)   3,200 (AREA B)	
MINIMUM FRONT YARD (F):		25 (AREA A)   20 ( AREA B)	
MINIMUM REAR YARD (F):		10 (AREA A)   5 (AREA B)	
MINIMUM SIDE YARD (F):		5 (2 CAR GARAGE)   7 (3 CAR GARAGE)	
PROPOSED RIGHT-OF-WAY AREA (ACRES):		10.0	
RIGHT-OF-WAY WIDTH LOCAL ROAD (F):		50 (AREA A)   16 (AREA B)	
RIGHT-OF-WAY WIDTH ENTRANCE (F):		107 (SR 47)   62 (OAK ST)	
LOCAL ROAD AREA (ACRES):		3.9	
LOCAL ROAD LENGTH (LF):		6,414.0	
TRAIL LENGTH (LF):		1,418.0	
TRAIL AREA (ACRES):		0.3	
TOTAL GREEN SPACE (ACRES):		17.4	
PERCENTAGE OPEN SPACE (ACRES):		33%	
TOTAL POND AREA AT NORMAL POOL (ACRES):		5.6	

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

REVISIONS:

NO.	DESCRIPTION

Prepared For:  
**Arbor Homes**  
9225 Harrison Park CT  
Indianapolis, Indiana 46216

**Thorntown Residential**  
**Westfall Place**  
8201 West State Road 47, Thorntown, Indiana 46071  
OVERALL SITE PLAN

DATE:	9/28/2022	DRAWN BY:	WCS
ISSUED:		CHECKED BY:	JWK
JOB NUMBER:			
SHEET #	CP		