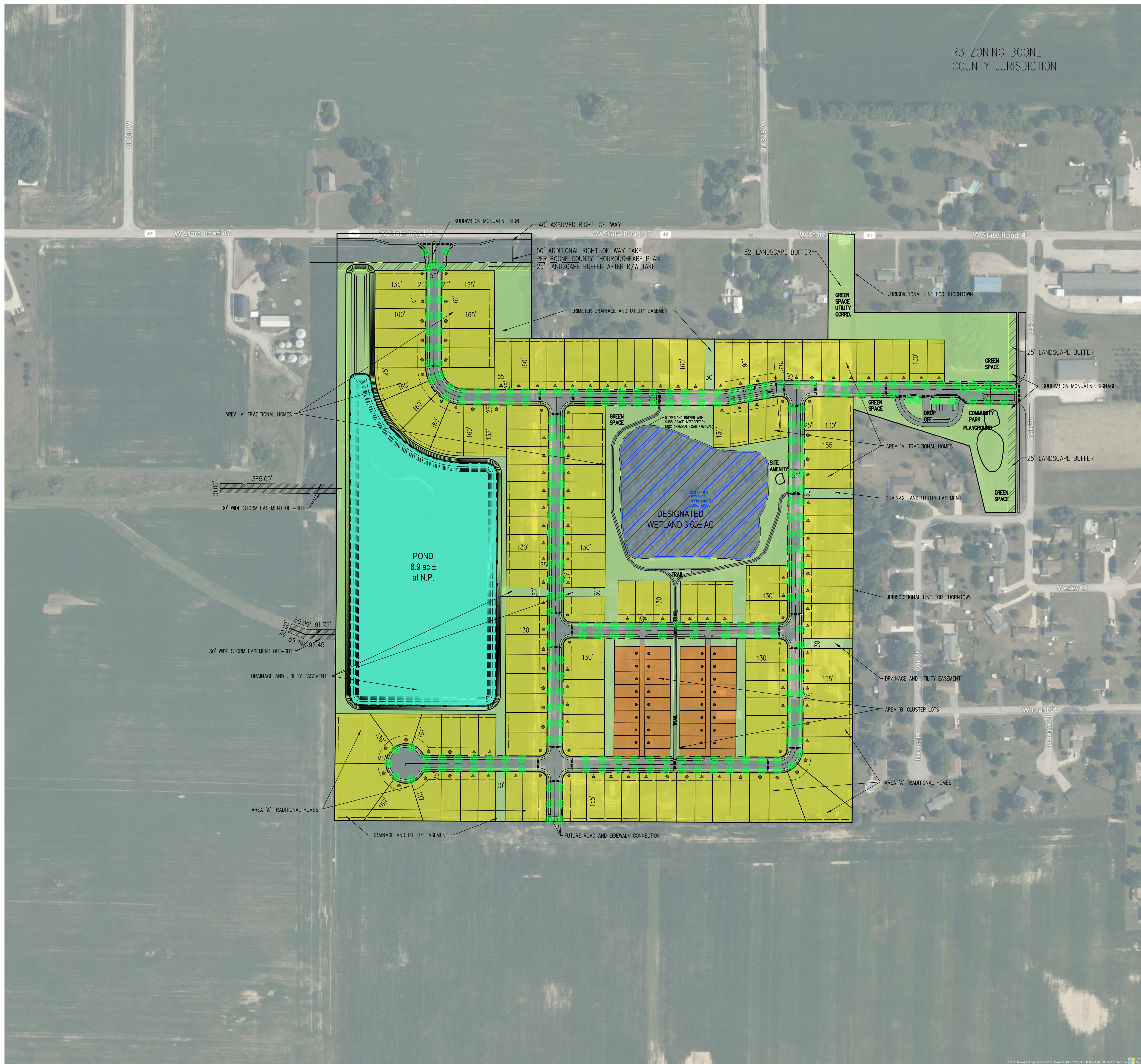
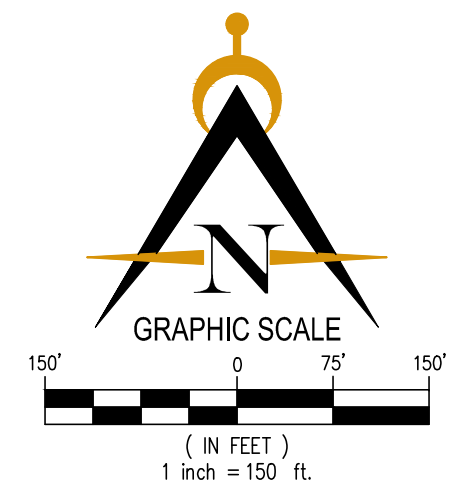


EXHIBIT 2. CONCEPT PLAN



R3 ZONING BOONE COUNTY JURISDICTION



- 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 OR 35- FEET IN VARIABLE BSL BLOCK
 - 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 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
●	GENESIS LOTS: 40- FEET	32	19%
▲	TRADITIONAL: 55- FEET	87	51%
△	TRADITIONAL WIDE LOTS: 61- FEET	35	20%
◊	CORNER LOTS: VARIABLE	18	10%
	TOTALS:	172	100%
SITE ZONING: MIXED RESIDENTIAL (PUD)			
SITE AREA (ACRES):		66.5	
TOTAL LOT AREA (ACRES):		27.4	
GENESIS LOTS AREA (ACRES):		2.1	
TRADITIONAL LOTS AREA (ACRES):		25.3	
HOUSING DENSITY LOTS PER ACRE:		2.6	
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):		15 (AREA A) 5 (AREA B)	
MINIMUM SIDE YARD (F):		7 (2 CAR GARAGE) 5 (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):		0.4	
TOTAL GREEN SPACE (ACRES):		17.9	
PERCENTAGE OPEN SPACE (ACRES):		27%	
TOTAL POND AREA AT NORMAL POOL (ACRES):		8.9	

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

File Path Name: I:\Jobs\2022\22101 - Thorntown Due Diligence\Draws\Concept\PLAN 5.dwg - Date: Dec 16, 2022 - 2:05pm



REVISIONS:

NO.	DATE	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:	12/19/2022	DRAWN BY:	WCS
ISSUED:		CHECKED BY:	JWK
JOB NUMBER:	22101		
SHEET #	CP5		