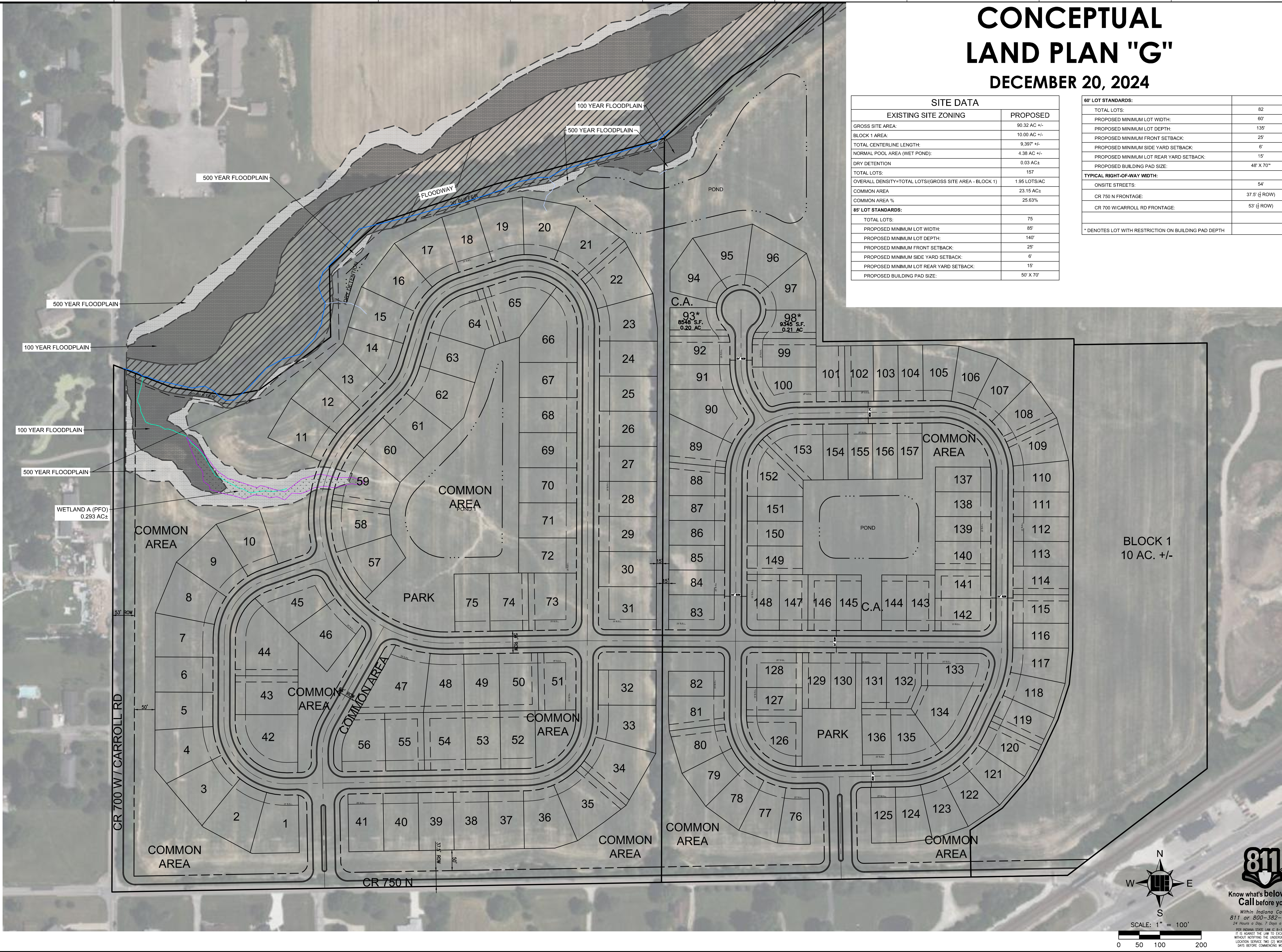


LOCATION: D:\G01_20 Projects\2024\W240553\Engineering\Design\Site Layout\Concept Plan C.dwg
DATE/TIME: December 23, 2024 - 8:27am
PLOTTER BY: weih



CONCEPTUAL LAND PLAN "G"

DECEMBER 20, 2024

SITE DATA	
EXISTING SITE ZONING	PROPOSED
GROSS SITE AREA:	90.32 AC +/-
BLOCK 1 AREA:	10.00 AC +/-
TOTAL CENTERLINE LENGTH:	9,397' +/-
NORMAL POOL AREA (WET POND):	4.38 AC +/-
DRY DETENTION	0.03 AC±
TOTAL LOTS:	157
OVERALL DENSITY=TOTAL LOTS/(GROSS SITE AREA - BLOCK 1)	1.95 LOTS/AC
COMMON AREA	23.15 AC±
COMMON AREA %	25.63%
85' LOT STANDARDS:	
TOTAL LOTS:	75
PROPOSED MINIMUM LOT WIDTH:	85'
PROPOSED MINIMUM LOT DEPTH:	140'
PROPOSED MINIMUM FRONT SETBACK:	25'
PROPOSED MINIMUM SIDE YARD SETBACK:	6'
PROPOSED MINIMUM LOT REAR YARD SETBACK:	15'
PROPOSED BUILDING PAD SIZE:	50' X 70'

60' LOT STANDARDS:	
TOTAL LOTS:	82
PROPOSED MINIMUM LOT WIDTH:	60'
PROPOSED MINIMUM LOT DEPTH:	135'
PROPOSED MINIMUM FRONT SETBACK:	25'
PROPOSED MINIMUM SIDE YARD SETBACK:	6'
PROPOSED MINIMUM LOT REAR YARD SETBACK:	15'
PROPOSED BUILDING PAD SIZE:	48' X 70"
TYPICAL RIGHT-OF-WAY WIDTH:	
ONSITE STREETS:	54'
CR 750 N FRONTAGE:	37.5' (½ ROW)
CR 700 W/CARROLL RD FRONTAGE:	53' (½ ROW)
* DENOTES LOT WITH RESTRICTION ON BUILDING PAD DEPTH	

PROJECT NO:	W240553
DWG NAME:	Concept Plan G
DESIGNED BY:	JRV
DRAWN BY:	JRV
CHECKED BY:	RE
DATE:	2024-10-23

REVISIONS AND ISSUES

NO.	DESCRIPTION	DATE
1	APPROVAL PENDING NOT FOR CONSTRUCTION	

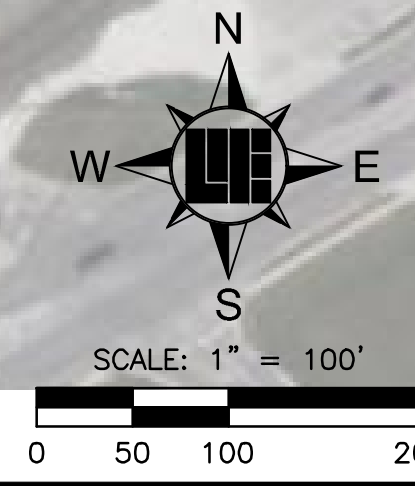
PREPARED FOR:
CR 750 N & CR 700 W - MCCORDSVILLE, IN
DREES HOMES
CONCEPT PLAN E

SHEET NO.
G

PROJECT NO.
W240553

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