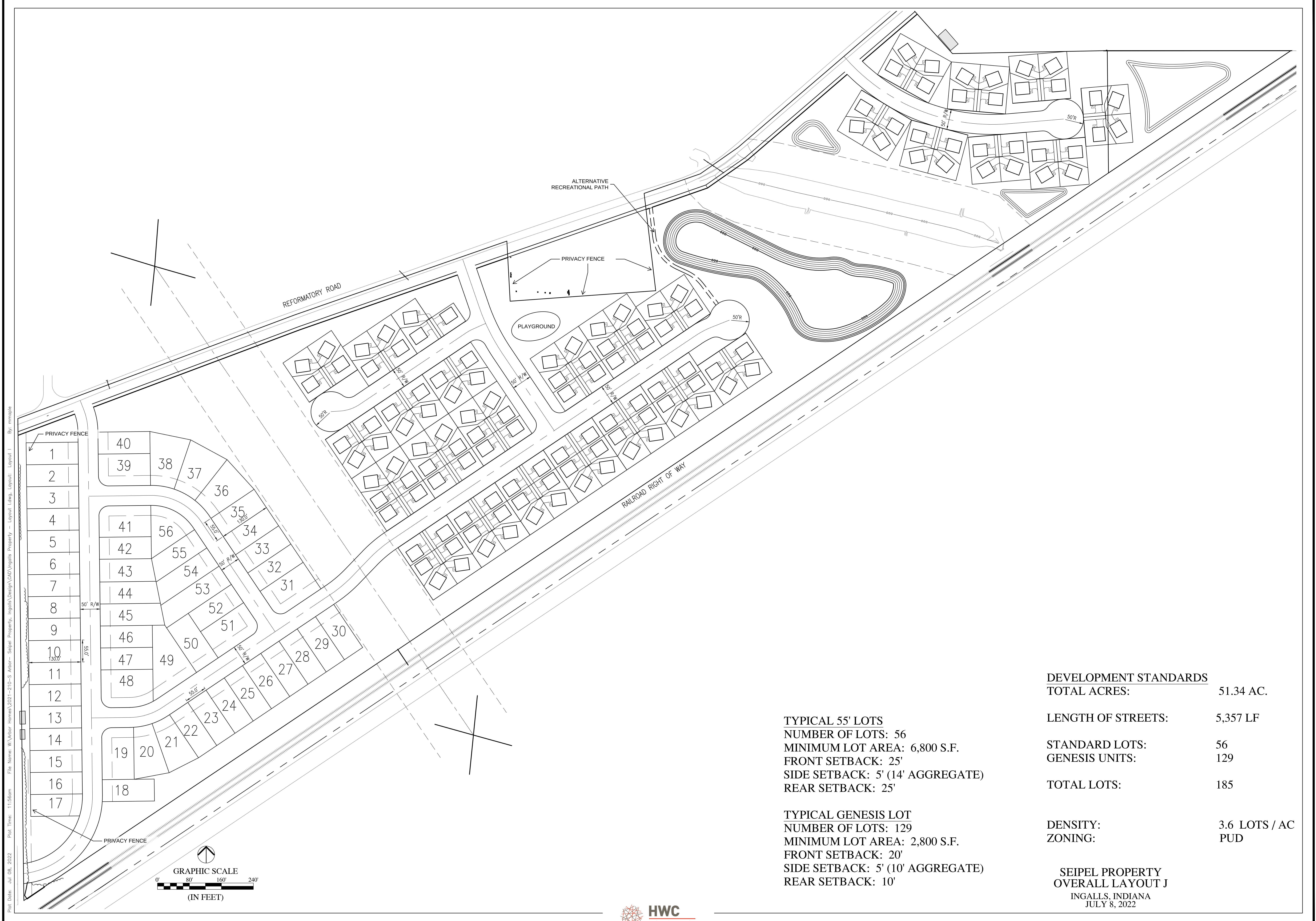


Plot Date: Jul 08, 2022 Plot Time: 11:56am File Name: W:\Voor Homes\2021-210-S_Absor-Sepel Property, Ingalls Design\CAD\Ingalls Property - Layout.dwg Layout: Layout 1 By: mmopla



TYPICAL 55' LOTS
NUMBER OF LOTS: 56
MINIMUM LOT AREA: 6,800 S.F.
FRONT SETBACK: 25'
SIDE SETBACK: 5' (14' AGGREGATE)
REAR SETBACK: 25'

TYPICAL GENESIS LOT
NUMBER OF LOTS: 129
MINIMUM LOT AREA: 2,800 S.F.
FRONT SETBACK: 20'
SIDE SETBACK: 5' (10' AGGREGATE)
REAR SETBACK: 10'

DEVELOPMENT STANDARDS

TOTAL ACRES:	51.34 AC.
LENGTH OF STREETS:	5,357 LF
STANDARD LOTS:	56
GENESIS UNITS:	129
TOTAL LOTS:	185

DENSITY:	3.6 LOTS / AC
ZONING:	PUD

SEIPEL PROPERTY
OVERALL LAYOUT J
INGALLS, INDIANA
JULY 8, 2022