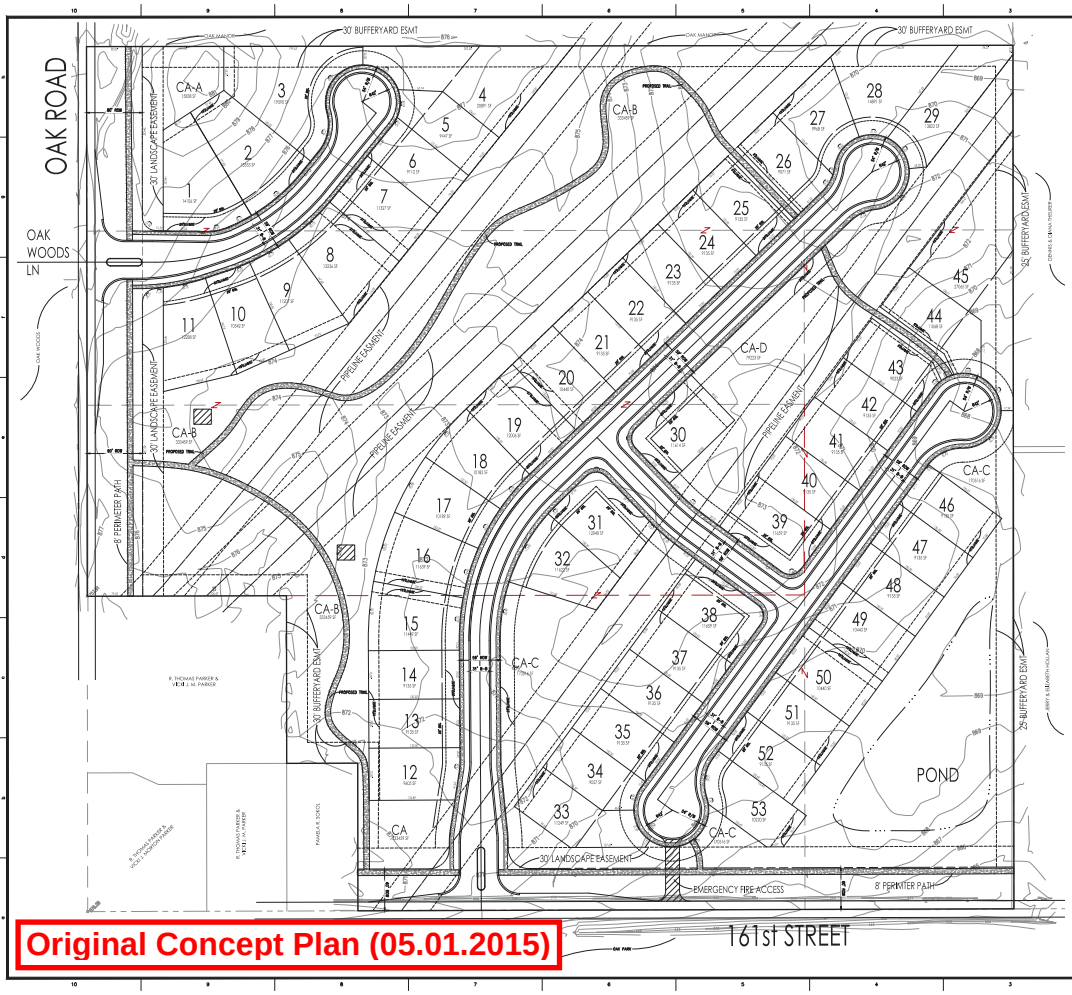
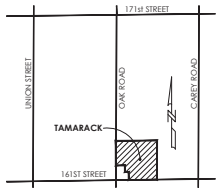


Original Concept Plan (05.01.2015)



VICINITY MAP
NO SCALE

SITE DATA

Site Area = 34.4 Acres +/-

LOTS:
Number of Lots = 53
Density = 1.54 Lots / Acre
Typical Lot Size = 70'x135'

EXISTING ZONING:
SF-2

EXISTING SF-2 SETBACKS:
Front Setback = 30'
Rear Setback = 30'
Sideyard Setback = 12'

PROPOSED ZONING:
PUD w/SF-4 UNDERLYING

PROPOSED SETBACKS:
Front Setback = 25'
Rear Setback = 25' with up to15% at 15'
Sideyard Setback = 5'

OPEN SPACE CALCULATIONS:

Overall Site =	34.4 Ac
Required 15% Open Space =	5.16 Ac.
Open Space =	6.46 Ac.
Pipeline Easement Area =	6.32 Ac.
Total Open Space Provided =	12.78 Ac
Total Percentage Provided =	37.2 %

SCALE 1"=60'

TAMARACK CONCEPT PLAN

10505 N. College Avenue
Indianapolis, Indiana 46280
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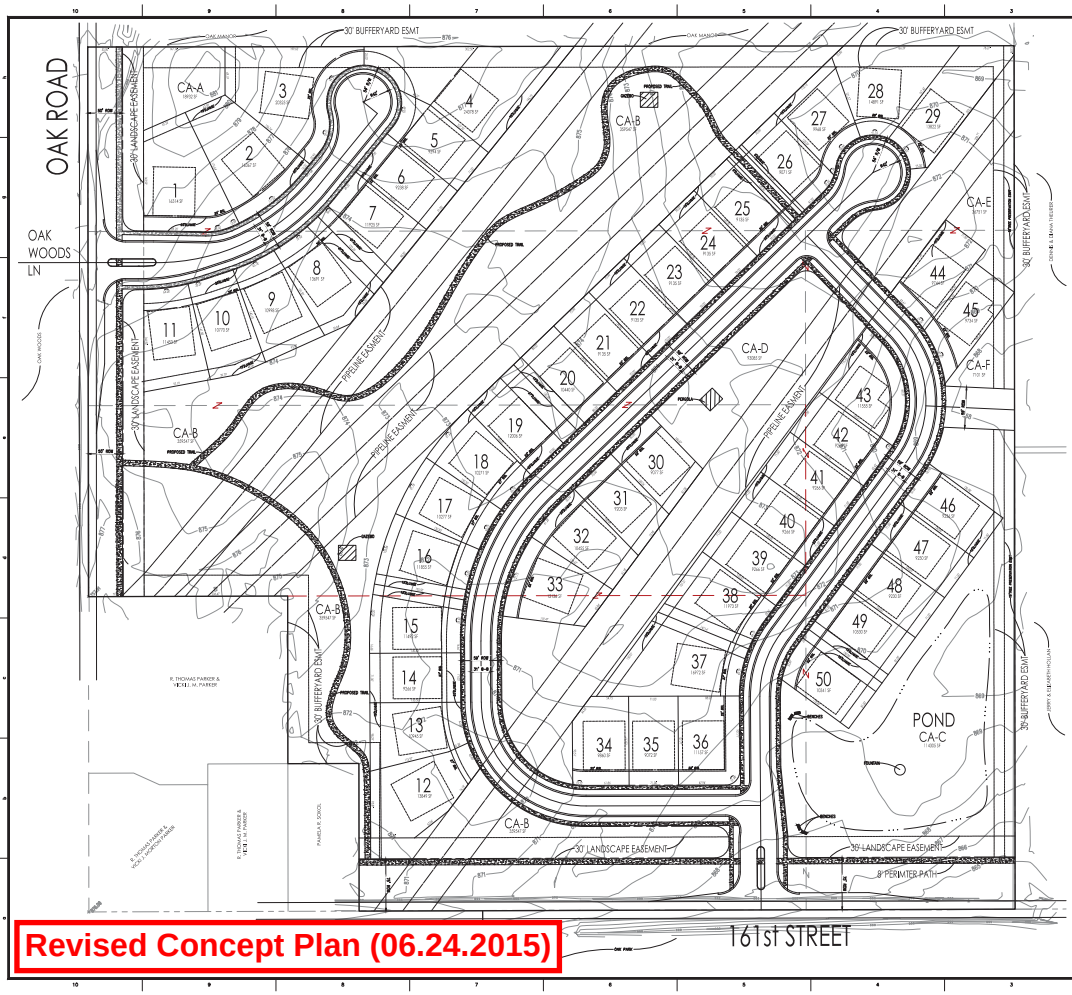
317 843 - 0546 fax
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

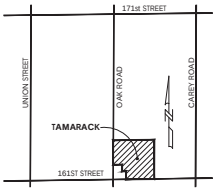
PREPARED FOR:
TAMARACK
M/I HOMES OF INDIANA, LP

CONCEPT PLAN

SHEET NO.
CP100
PROJECT NO.
W150067



Revised Concept Plan (06.24.2015)



VICINITY MAP
NO SCALE

SITE DATA

Site Area = 34.4 Acres +/-

LOTS:
Number of Lots = 50
Density = 1.45 Lots / Acre
Typical Lot Size = 70'x135'

PROPOSED SETBACKS:
Front Setback = 22' MIN.
Rear Setback = 25'
Sideyard Setback = 5'

OPEN SPACE CALCULATIONS:

Overall Site =	34.4 Ac
Open Space Outside Pipeline Easements =	8.14 Ac.
Pipeline Easement Area =	6.32 Ac.
Total Open Space Provided =	14.46 Ac
Total Percentage Provided =	42.0 %

SCALE 1"=60'

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