

**SITE DATA**

Site Area = 34.4 Acres +/-

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

**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 to 15% 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 %



**TAMARACK  
CONCEPT PLAN**

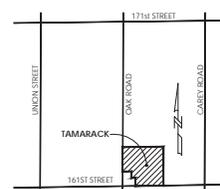
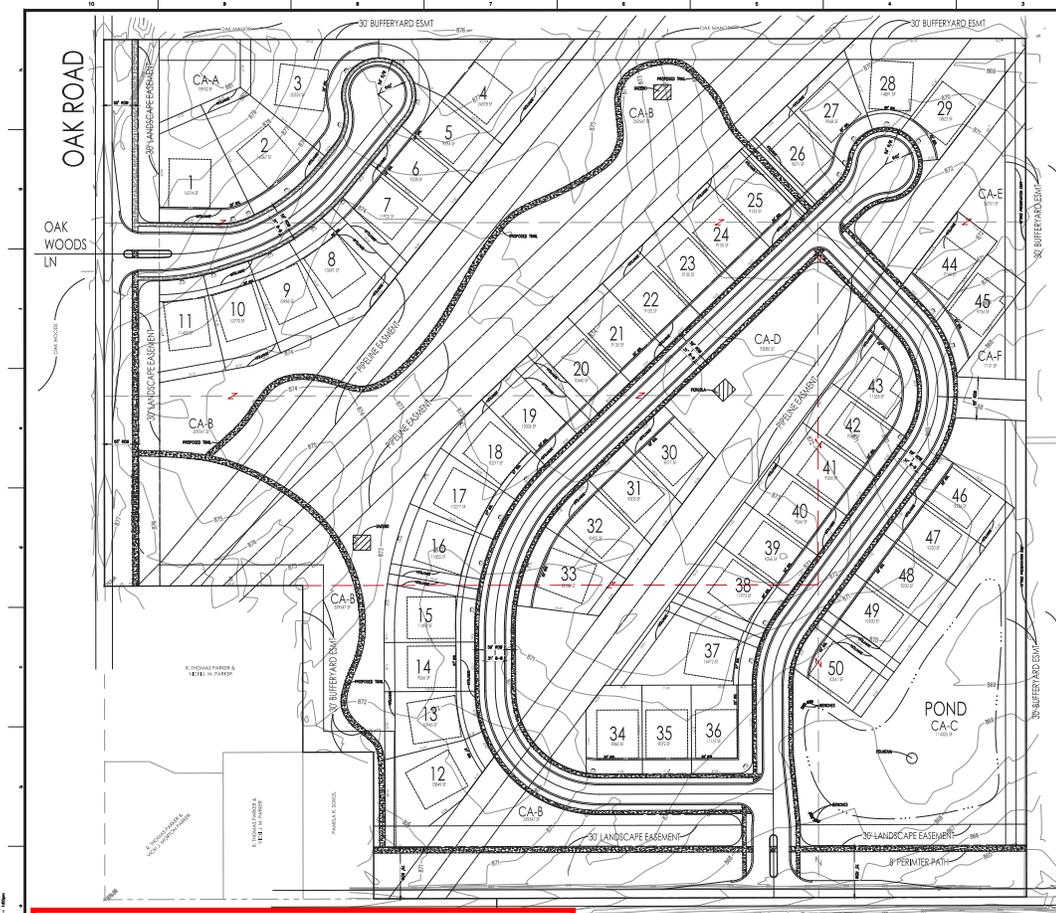
**Original Concept Plan (05.01.2015)**

1035 N. College Avenue  
 Indianapolis, Indiana 46239  
 317.646.4643  
 800.432.4646  
 www.weihengr.com

**WEIHE  
ENGINEERS  
ENGINERS**  
 Landscape Architecture

PROJECT NO. W150067  
 SHEET NO. CP100

TAMARACK  
 4/1 HOMES OF INDIANA, LP  
 CONCEPT PLAN  
 161st Street & Oak Road, Union City, Indiana  
 DATE: 05.01.2015



**SITE DATA**

Site Area = 34.4 Acres +/-

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

**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 %



**TAMARACK  
CONCEPT PLAN**

**Revised Concept Plan (06.24.2015)**

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PROJECT NO. W150067  
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TAMARACK  
 4/1 HOMES OF INDIANA, LP  
 CONCEPT PLAN  
 161st Street & Oak Road, Union City, Indiana  
 DATE: 06.24.2015

**Tamarack Enhancements**  
**(post June 1 Plan Commission)**  
**(Updated June 25, 2015)**

**Site Plan and Development Enhancements:**

1. The Concept Plan was updated to reflect revisions to the land plan.
  - A. Entrance location moved east along 161<sup>st</sup> Street,
  - B. Provided loop street and reduction of cul-de-sacs,
  - C. Provided frontage road with fronts of homes facing 161<sup>st</sup> Street.
  - D. Further enhanced lot sizes adjacent to adjoining Oak Manor lots,
  - E. Reduced the number of lots by three, and
  - F. Provided additional landscaping and mounding in multiple locations.
  
2. The maximum number of Dwellings shall not exceed fifty (50).
  
3. Minimum Living Area (Ground Floor):

A. Single story:	1,900 square feet
B. Story and one-half:	1,900 square feet
  
4. Maximum Building Height:

A. Single story:	25 feet
B. Story and one-half:	25 feet

**Landscaping and Lighting Standards:**

5. Shade and Evergreen trees shall be planted within the common area northwest of Lot 20 thru Lot 27 as generally shown on the Concept Plan. The minimum number of trees planted in this area shall be calculated at one (1) tree per fifteen (15) feet of lot frontage along the rear of Lot 20 thru Lot 27.
  
6. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the north perimeter of Common Area A, Lot 3 and Lot 4 as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the north perimeter of said Common Area and Lots.
  
7. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the east perimeter of Common Area E (outside the pipeline easement) and Common Area F as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the length of the mounds.
  
8. A fifteen (15) foot wide tree preservation area will be provided along the east perimeter of the Real Estate as shown on the Concept Plan.
  
9. Street lighting shall not be placed at the end of the cul-de-sacs illustrated on the Concept Plan.

10. **Architectural Standards:**

- A. **Added additional Character Exhibits. See Exhibit C.**
- B. **Building Materials:** In addition to *Article 6.3(C)(3) Building Materials*, the following shall apply:
- i. The roofs of all Dwellings shall be covered with dimensional shingles.
  - ii. Vinyl and aluminum siding shall be prohibited.
  - iii. **Masonry shall be used as the exterior building material on a minimum of seventy-five (75) percent of the first floor of the front façade of all Dwellings (exclusive of openings and gable areas above the first floor roof line). A maximum of five (5) Dwellings may have less masonry than required by this provision provided a minimum of masonry wainscot is provided as generally illustrated on Page 9 of 9 of the Character Exhibit.**
  - iv. **A minimum thirty-six (36) inch masonry wainscot (measured from the Dwelling foundation) shall be the exterior building material on the side and rear façade of all Dwellings as generally illustrated on Page 7 of 9 and Page 8 of 9 of the Character Exhibit. This provision does not limit the use of additional masonry on the rear and side facades.**
- C. **Garages:**
- i. All Dwellings shall have a minimum of a two (2) car attached garage.
  - ii. **Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors across the District. The Garage Door Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended garage door designs to be constructed in the District. It is not the intent to limit garage designs to those shown in the Garage Door Exhibit but to encourage diversity of garage doors within the District.**
- D. **Overhangs:** Twelve (12) inch overhangs shall be required around the entire Dwelling, as measured prior to the installation of siding materials.
- E. **Roof Pitch:** A minimum roof pitch of 8:12 shall be required around the entire Dwelling. Porches and other architecture features such as bay windows may have less than an 8:12 roof pitch.
- F. **Windows:**
- i. Minimum five and one-half inch (5-1/2) inch wide trim shall be required around all windows of the Dwelling unless framed in masonry. Alternative decorative window trim detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Building Façade.
  - ii. **A minimum of one (1) window shall be located on each side façade of a Dwelling.**
- G. **Architectural Diversity: *Article 6.3(C)(2)(c) under Streetscape Diversity*, shall be replaced by the following: All Dwellings shall comply with the architectural diversity standards included in **Exhibit F****

**Additional Standards.** The following standards shall apply to the Real Estate:

11. No Accessory Buildings (sheds, yard barns, etc.) shall be permitted.
12. No playsets, swing sets, basketball goals, trampolines or above ground pools shall be permitted.
13. Fences: All fences shall be (i) black metal and (ii) a maximum of 60" in height.
14. A minimum of twenty-five (25) percent of all Dwellings within the District shall include basements.
15. A minimum of twenty-five (25) percent of all Dwellings within the District shall be one and one-half story Dwellings.
16. A minimum of fifty (50) percent of all Dwellings within the District shall include a minimum 4-foot garage addition or 3-stall garage.
17. The Model Home constructed on the Real Estate (i) shall include a basement (part finished) and (ii) shall be a one and one-half story Dwelling.

**Amenities.** Amenities shall be provided in accordance with this section.

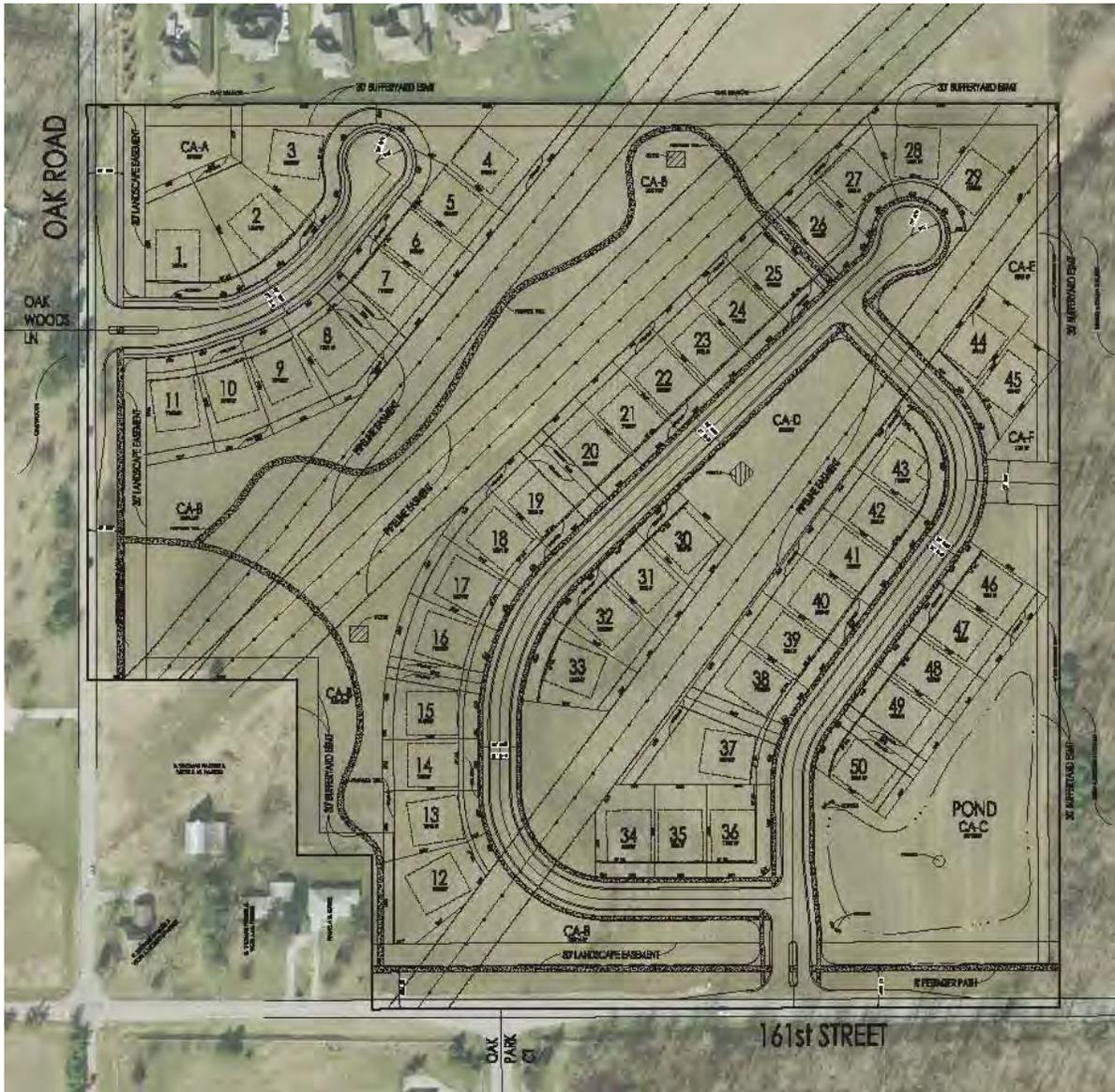
18. Trails: A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch). In the locations where trails cross the Pipeline Easements, the exact trail location and installation is subject to the approval of the grantee of the Pipeline Easement. Trails shall be installed, in substantial compliance with the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.
19. A fountain in the detention pond;
20. A minimum of one (1) bench sitting area a minimum of thirty (30) square feet in area ;
21. A minimum of two (2) gazebos including (i) sitting areas, (ii) a minimum 8' by 6' structure and (iii) a minimum 10' by 10' hardscape area.
22. A pergola, in Common Area D, including (i) a minimum 10' by 12' structure and (ii) a minimum 15' by 15' hardscape area.
23. The Common Area Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended amenities to be constructed in the District. Although the exhibits do not necessarily represent the final design, they do hereby establish a benchmark for the quality and appearance of amenities that are required to be constructed. The Department shall determine whether the amenities are consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

**EXHIBIT "B"**

Page 1 of 1

**(Concept Plan)**

Exchange for updated color concept plan



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1506-PUD-09.

**EXHIBIT “C”**

Page 1 of 9

(Character Exhibits)



**EXHIBIT "C"**

Page 2 of 9

(Character Exhibits)



**EXHIBIT "C"**

Page 3 of 9

(Character Exhibit)



**EXHIBIT "C"**

Page 4 of 9

(Character Exhibit)



**EXHIBIT "C"**

Page 5 of 9

(Character Exhibit)



**EXHIBIT "C"**

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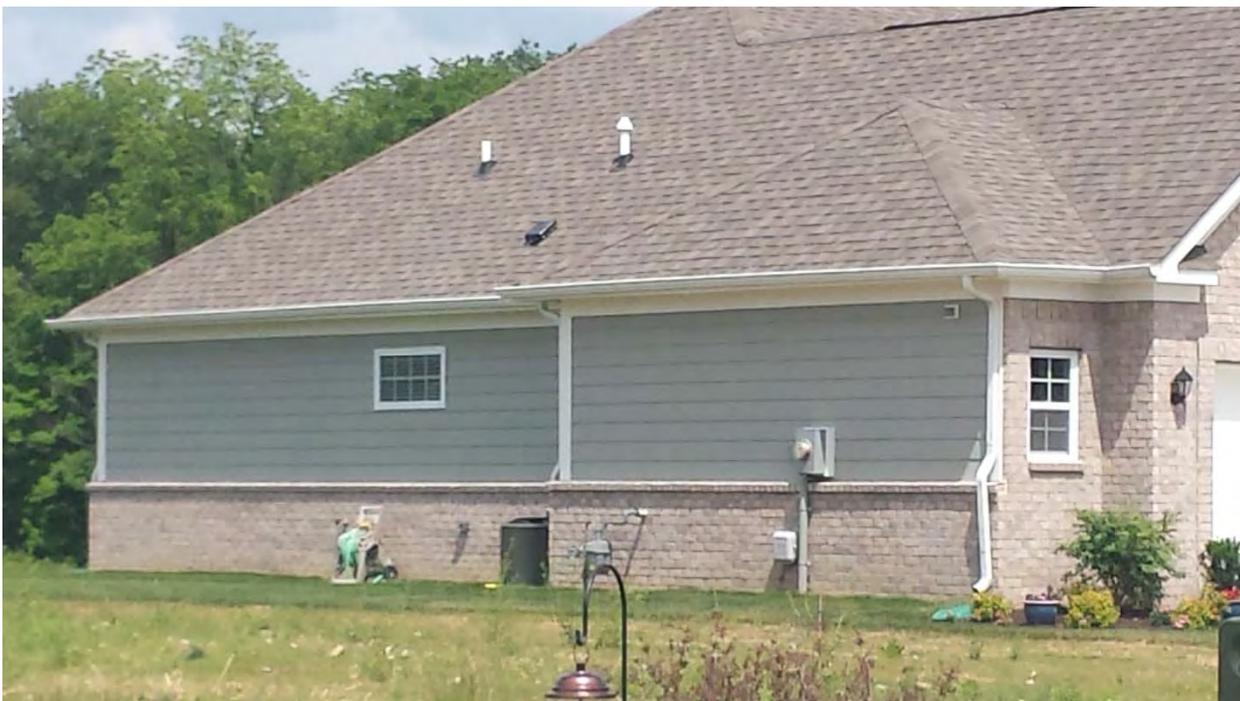
(Character Exhibit)



**EXHIBIT "C"**

Page 7 of 9

(Character Exhibit)



**EXHIBIT "C"**

Page 8 of 9

(Character Exhibit)



**EXHIBIT "C"**

Page 9 of 9

(Character Exhibit)



**EXHIBIT "D"**

Page 1 of 1

(Garage Door Exhibit)



**EXHIBIT "E"**

Page 1 of 1

(Common Area Exhibit)



**EXHIBIT "F"**

**Page 1 of 1**

**(Architectural Diversity Standards)**

- (1) **No duplication** of the same plan is permitted on sites next to each other in either direction or directly across the street.
- (2) **No duplication** of elevation is permitted within two sites on the same side of the street, or on the three sites across the street.
- (3) **No duplication** of colors (brick, siding, and front door in combination) on the two closest sites in any direction or on the three sites across the street.

Home mix guidelines are established to generally depict a normal ratio and frequency of individual plans, elevations and color schemes.

1	Elevation 2 Color	Elevation 3 Plan Color	Elevation 4 Plan Color	Elevation 5 Plan Color	Elevation 6 Color	7
street						
8	9	Elevation 10 Color	Elevation 11 Plan Color	Elevation 12 Color	13	14