Tamarack OF WESTFIELD

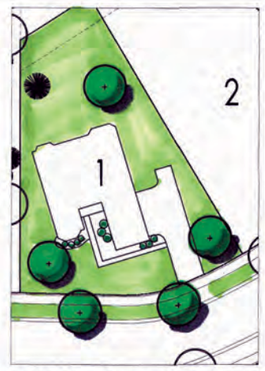
Concept Plan

Prepared For:
M/I Homes of Indiana
8500 Keystone Crossing
Indianapolis, IN 46240

Scale 1" = 60'-0"
April 28, 2015

PLANT LEGEND

- 2" Shade Trees
- 2" Ornamental Trees
- 6' Evergreen Trees
- 18" Shrubs



Typical Landscape Lot
(3) 2" Shade Trees
(1) 6' Evergreen Tree or 2" Ornamental Tree
(10) Shrubs

OAK ROAD

30' BUFFERYARD ESMT

25' BUFFERYARD ESMT

COMMON AREA

PIPELINE EASEMENT

8' PERIMETER PATH

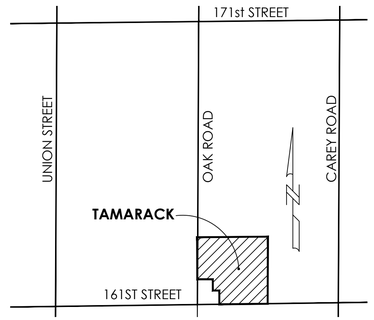
POND

EMERGENCY FIRE ACCESS

Start to Finish
LANDSCAPING
3375 South 500 East
Whitestown, IN 46075
tel. 317.769.2211 fax. 317.769.2210
email. startofinish@tds.net
web. landscapingbystarttofinish.com

0' 60' 120' 180' North

161st STREET



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 w/ AERIAL

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W150067
DWG NAME: P101.DWG
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DKS
DATE: 05-01-2015

REVISIONS AND ISSUES

DATE | BY

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

CONCEPT PLAN - WITH AERIAL
Part of the NE 1/4 of Section 7, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
CP101

PROJECT NO.
W150067

OAK ROAD

OAK WOODS LN

OAK WOODS

OAK MANOR

30' BUFFERYARD ESMT

CA-A
15838 SF

CA-B
333459 SF

CA-C
170516 SF

CA-D
79223 SF

CA
333459 SF

1 14106 SF
2 18553 SF
3 19590 SF
4 20891 SF
5 9447 SF
6 9112 SF
7 11327 SF
8 13236 SF
9 11207 SF
10 10542 SF
11 12288 SF
12 9605 SF
13 9135 SF
14 9135 SF
15 11449 SF
16 11639 SF
17 10189 SF
18 10182 SF
19 12006 SF
20 10440 SF
21 9135 SF
22 9135 SF
23 9135 SF
24 9135 SF
25 9135 SF
26 9071 SF
27 9968 SF
28 14891 SF
29 13822 SF
30 11614 SF
31 12040 SF
32 11622 SF
33 11249 SF
34 9057 SF
35 9135 SF
36 9135 SF
37 9135 SF
38 11659 SF
39 11659 SF
40 9135 SF
41 9135 SF
42 9135 SF
43 9023 SF
44 11068 SF
45 27065 SF
46 9188 SF
47 9135 SF
48 9135 SF
49 10440 SF
50 10440 SF
51 9135 SF
52 9135 SF
53 10220 SF

30' LANDSCAPE EASEMENT

80' ROW

8' PERIMETER PATH

PROPOSED TRAIL

PIPELINE EASEMENT

25' BUFFERYARD ESMT

DENNIS & DIANA THEURER

JERRY & ELIZABETH HOLLAN

POND

R. THOMAS PARKER & VICKI J. M. PARKER

R. THOMAS PARKER & VICKI J. M. PARKER

R. THOMAS PARKER & VICKI J. MORTON PARKER

PAMELA R. SOKOL

59' ROW

31' B-B

54' R/W

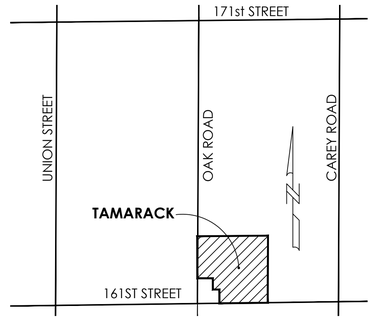
EMERGENCY FIRE ACCESS

8' PERIMTER PATH

161st STREET

OAK PARK CT

OAK PARK



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TAMARACK CONCEPT PLAN

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

BY	DATE	PROVISIONS AND ISSUES

PROJECT NO: W150067
DWG NAME: CP100.dwg
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DKS
DATE: 05-01-2015

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

CONCEPT PLAN

Part of the NE 1/4 of Section 7, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
CP100

PROJECT NO.
W150067

LOCATION: C:\Users\Vectors\Documents\1_DKS\MI Homes\161st and Oak Road\OAK\Plans\Conceptual\CP100.dwg
LAYOUT: CP100
DATE/TIME: May 28, 2015 - 8:40am
PLOTTED BY: Sakland

EXHIBIT "C"
Page 1 of 3

(Architectural Character Exhibits)

EXHIBIT "C"
Page 2 of 3

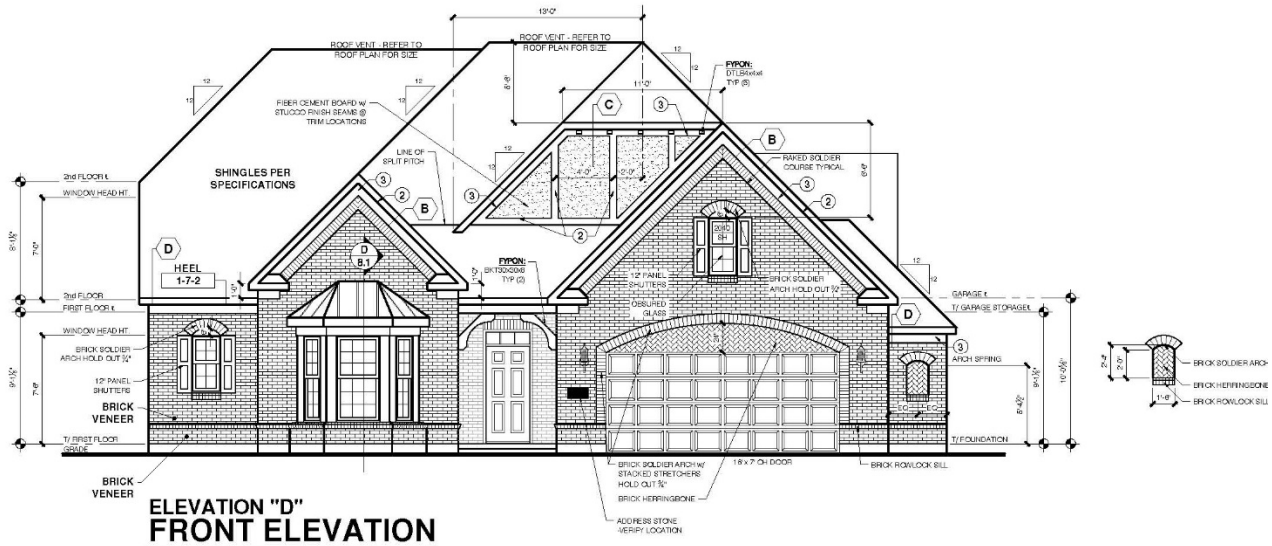
(Architectural Character Exhibits)

EXHIBIT "C"
Page 3 of 3

(Architectural Character Exhibits)

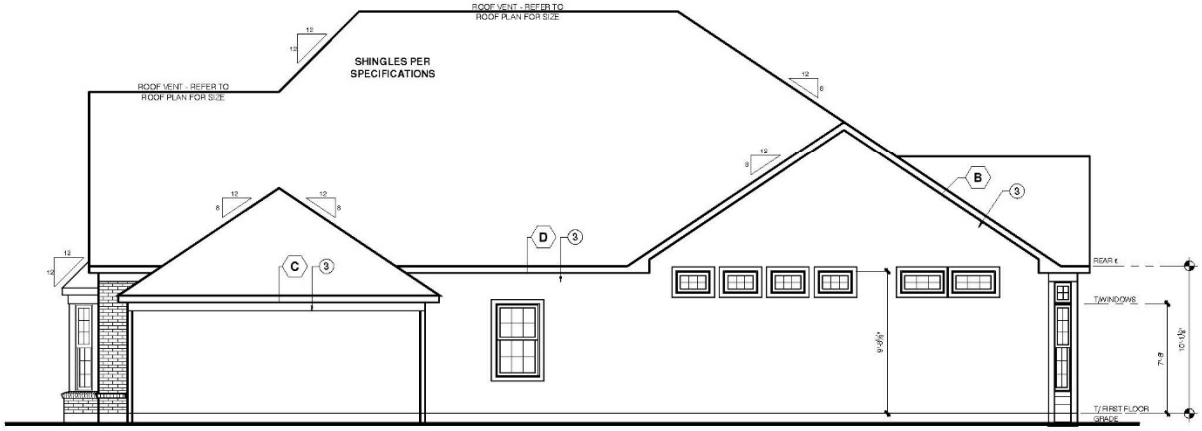
6030
SERENITY
OPEN

748
CLAYTON



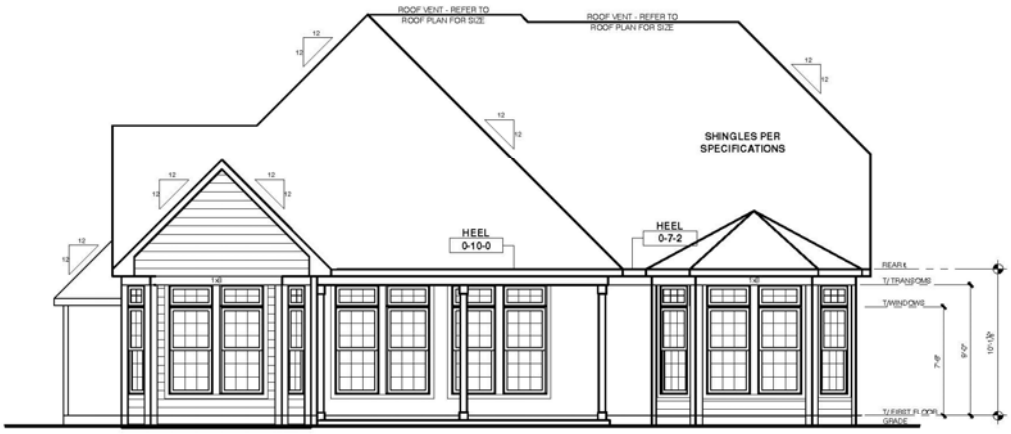
ELEVATION "D"
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

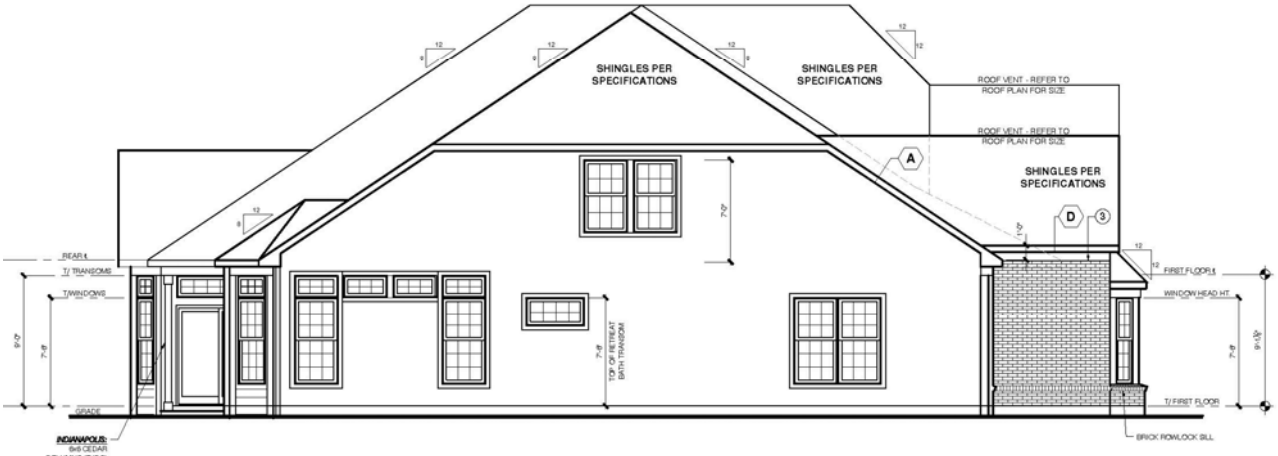


ELEVATION "D"
GARAGE SIDE ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATION "D"
REAR ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION "D"
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

6135

6020