

Tamarack Plan Enhancements Summary

(Includes enhancements made to the original filing – refer to Ordinance for full text requirements)

Site Plan and Development Enhancements:

1. Concept Plan:
 - A. Provided loop street and reduction of cul-de-sacs,
 - B. Provided frontage road resulting in more fronts and sides of homes facing 161st Street.
 - C. Increased lot sizes adjacent to adjoining Oak Manor lots, and
 - D. Provided additional evergreen landscaping and mounding in multiple locations along the north and east perimeter of the site.
 - E. Incorporated additional real estate along 161st Street.

2. Minimum Living Area (Ground Floor):
 - A. Single story: Increased the size to 1,900 (1,200 required per UDO)
 - B. Story and one-half: Increased to 1,900 square feet (800 required per UDO)

3. Architectural Standards:
 - A. Added additional Character Exhibits of proposed homes. See images in Exhibit C.

 - B. Building Materials applicable to all homes:
 - i. Vinyl and aluminum siding is prohibited.
 - ii. 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. 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.
 - iii. 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: All Dwellings shall have a minimum of a two (2) car attached garage with a variety of Garage door designs as shown in Exhibit D.

 - D. Roofs: Dimensional shingles shall be require on a minimum roof pitch of 8:12 with twelve (12) inch overhangs around the entire Dwelling,

 - E. Windows:
 - i. Minimum 5-1/2” 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.
 - ii. A minimum of one (1) window shall be located on each side façade of a Dwelling.

- F. Architectural Diversity: All Dwellings must comply with the architectural diversity standards included in Exhibit F which regulates two dwellings on either side of the subject dwelling and three across the street. This standard exceeds the standards of the UDO which only regulates the dwelling on either side of the subject dwelling.

Landscaping and Lighting Standards:

4. Shade and Evergreen trees were added to 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 width along the rear of Lot 20 thru Lot 27. The UDO includes no standard for this area.
5. 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. This was added to screen headlights from the rear of lots in Oak Manor. The current zoning requires no mound or landscaping along this perimeter.
6. 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. The current zoning requires no mound or landscaping along this perimeter.
7. 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. The current zoning requires no preservation along this perimeter.
8. Street lighting shall not be placed at the end of the cul-de-sacs illustrated on the Concept Plan in order to reduce light along the north perimeter of the property.

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

9. No Accessory Buildings (sheds, yard barns, etc.) shall be permitted. Both the current zoning and R4 permit accessory structures.
10. No playsets, swing sets, basketball goals, trampolines or above ground pools shall be permitted. Both the current zoning and R4 permit the above.
11. Fences: All fences shall be (i) black metal and (ii) a maximum of 48” in height. Both the current zoning and R4 permit a wide variety of fences including 6’ tall wood stockade fences.
12. A minimum of twenty-five (25) percent of all Dwellings within the District shall include basements. The current zoning and R4 have no minimum standard.
13. A minimum of twenty-five (25) percent of all Dwellings within the District shall be one and one-half story Dwellings. The current zoning and R4 have no minimum standard.

14. A minimum of fifty (50) percent of all Dwellings within the District shall include a minimum 4-foot garage addition or 3-stall garage. The current zoning and R4 have no minimum standard.
15. 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. The current zoning and R4 have no standard.
16. The following standards are required to be included in the Covenants, Conditions and Restrictions of an owner's association and such owner's association shall be solely responsible for the enforcement of such standards. The UDO does not limit parking or modifications to garages in this manner. This is a standard that is required to be in the Covenants for the neighborhood and could not legally be removed without amending the PUD.
 - A. On street parking shall be highly discouraged. Driveways and Garages shall be used for parking of vehicles. No modification shall be permitted which would reduce the number of vehicles which may be parked within a garage below the number for which the garage was originally designed.
 - B. A boat or recreational vehicle may be parked in a property owner's driveway for a period not to exceed two (2) days in order to clean and winterize the vehicle.
 - C. No vehicles of any type shall be stored/parked on the street overnight.

Amenities. The following amenities are proposed.

17. Trails as shown and located on the Concept Plan shall be installed that provide connectivity between Oak Road and 161st Street and access to the neighborhood's Open Space. The installation of the proposed path ways will connect residents by path north to the Midland Trail.
18. A fountain will be required in the detention pond which is not required per the UDO.
19. A minimum of one (1) bench sitting area shall be provided which is not required per the UDO.
20. 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 as generally depicted in Exhibit E which is not required per the UDO.
21. A pergola, in Common Area D, including (i) a minimum 10' by 12' structure and (ii) a minimum 15' by 15' hardscape area which is not required per the UDO.
22. Exhibit E was added which includes images designed to capture the intended amenities to be constructed in the District which is not required per the UDO.

EXHIBIT "B"

Page 1 of 1

(Concept Plan)



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"

Page 6 of 9

(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