



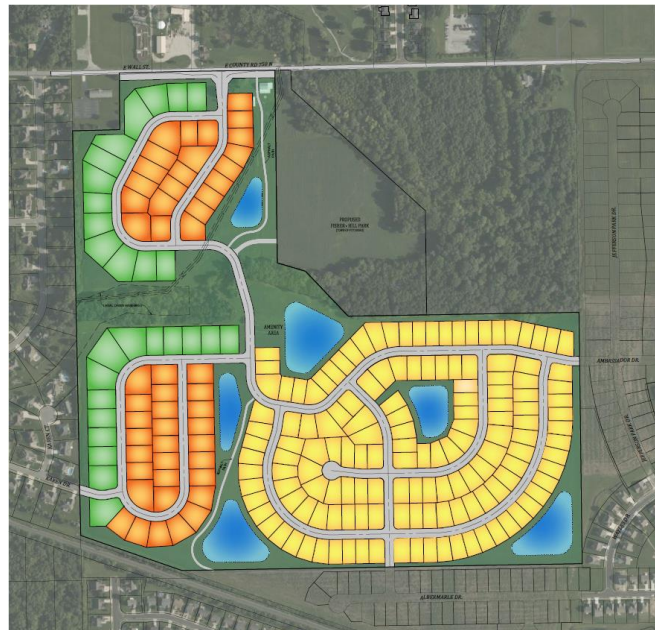
# HIDDEN HILLS, an Addition to the Town of Pittsboro

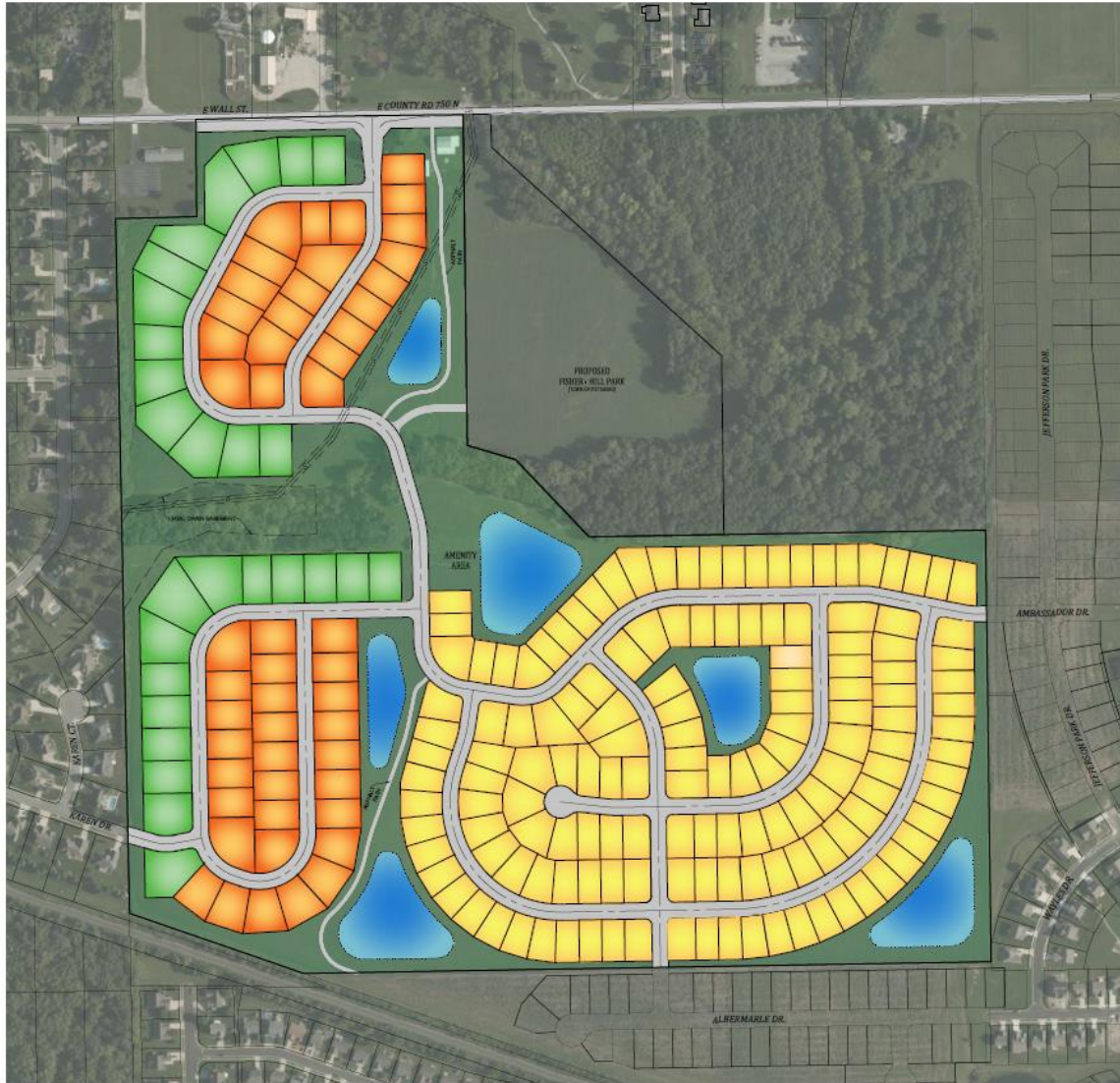
PRESENTED BY: FISHER-HILL FAMILY FARMS & PYATT BUILDERS  
JUNE 22, 2021

PYATT BUILDERS | 630 3rd Avenue SW, Suite 200, Carmel, IN 46032

# HIDDEN HILLS

Conceptual Plan Summary	
Total Number of Lots	222
Total Area	127.2 ac
Overall Density (lots / acre)	1.75 lots / ac
Common Area (acres)	34.5 ac
Town Park Area (acres)	15.2 ac
Total Open Space (acres)	49.7 ac
Open Space Percentage	39%





# HIDDEN HILLS

CONCEPTUAL PLAN

**CONCEPTUAL PLAN SUMMARY:**  
 TOTAL AREA: 127.2 ACRES ± (PER GIS MAPPING)  
 TOTAL NUMBER OF LOTS: 222  
 DENSITY: 1.75 UNITS PER ACRE  
 TOTAL COMMON AREA: 34.5 ACRES ±  
 PARK AREA: 15.2 ACRES ±  
 TOTAL OPEN SPACE: 49.7 ACRES ±

AREA • A  
 100' WIDE LOTS: 27  
 MIN. LOT WIDTH: 100'  
 15,000 SF MIN.

AREA • B  
 90' WIDE LOTS: 50  
 MIN. LOT WIDTH: 90'  
 12,000 SF MIN.

AREA • C  
 70' WIDE LOTS: 145  
 MIN. LOT WIDTH: 70'  
 9,000 SF MIN.

PLANS PREPARED BY:  
**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46158  
 BUS: (317) 707-3700, FAX: (317) 707-3800  
 E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com)  
 WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)



Scale: 1" = 100'  
 Drawn by: JDB  
 Date: 08/10/2011  
 Project No.: 21183  
 Drawing No.: 21183\_Preliminary\_2

## EXCLUSIVES HOME SERIES

Lot Development Standards – Area A	
Minimum Lot Size	15,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet, 30 feet minimum between homes
Minimum Rear Yard Setback	25 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	2,000 square feet – single story 2,400 square feet – 2-story

Lot Development Standards – Area B	
Minimum Lot Size	12,000 square feet
Minimum Lot Width	90 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet, 30 feet minimum between homes
Minimum Rear Yard Setback	25 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	2,000 square feet – single story 2,400 square feet – 2-story

## LEGACY HOME SERIES

Lot Development Standards – Area C	
Minimum Lot Size	9,000 square feet
Minimum Lot Width	70 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	10 feet minimum, 20 feet minimum between homes
Minimum Rear Yard Setback	20 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	1,500 square feet – single story 1,800 square feet – 2-story

<b>Architectural Standards</b>	
Front Elevation	<ul style="list-style-type: none"> <li>• 100% First Floor Masonry (exclusive of doors, windows Or</li> <li>• Masonry Wainscot up to Bottom of First Floor Windows if Elevation is Historic Architectural Style (i.e. Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc.)</li> <li>• Covered Porch (minimum 25 square feet)</li> <li>• Decorative Front Porch Column(s) per Elevation Style</li> <li>• 1" x 4" Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style</li> <li>• Decorative Gable Trim, Brackets, Vent per Elevation Style</li> </ul>
Side Elevation (Area A & B only)	<ul style="list-style-type: none"> <li>• Masonry Wainscot up to Bottom of First Floor Windows</li> </ul>
Rear Elevation (Area A & B only)	<ul style="list-style-type: none"> <li>• Minimum of One (1) Corner Break and Two (2) windows (Corner Break to include enclosed porch, patio, sunroom, nook, 3-car garage, or garage bump)</li> </ul>
Corner Lot Elevation	<ul style="list-style-type: none"> <li>• Masonry Wainscot up to Bottom of First Floor Windows</li> <li>• One (1) window Per Floor on Street Side (minimum 8 square feet)</li> </ul>
Roof Pitch	<ul style="list-style-type: none"> <li>• Minimum 6:12 (does not include ancillary roofs such as porches, garage extensions, sunrooms, or other extensions with separate roof structures)</li> </ul>
Roof Overhangs	<ul style="list-style-type: none"> <li>• 12" Overhangs on All Sides</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Shutters on Front Elevation (except on Elevations defined as Historic Architectural Style)</li> <li>• Grids in All Windows</li> <li>• Minimum One (1) Window per Side (except for Corner Lots, see above)</li> </ul>
Siding (Area A & B)	<ul style="list-style-type: none"> <li>• Masonry, Wood, Fiber Cement, Stucco, Shake, Board &amp; Batten, E.I.F.S. (No Vinyl)</li> </ul>
Siding (Area C)	<ul style="list-style-type: none"> <li>• Masonry, Wood, Fiber Cement, Stucco, Shake, Board &amp; Batten, E.I.F.S., Heavy Gauge Vinyl (Minimum 0.046 thickness)</li> </ul>
Anti-monotony	<ul style="list-style-type: none"> <li>• No Same Elevation on Adjacent Lots or Directly Across Street</li> <li>• No Same Color on Adjacent Lots or Directly Across Street</li> </ul>
Garages	<ul style="list-style-type: none"> <li>• Minimum Two (2) Car</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>• Shall be Concrete</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Minimum Two (2) Dusk-to-Dawn Coach Lights</li> </ul>
Mailboxes	<ul style="list-style-type: none"> <li>• Uniform Mailboxes Installed by Builder</li> </ul>

<b>Landscape Standards</b>	
Lots – Front Yards	<ul style="list-style-type: none"> <li>• Minimum Two (2) Trees, 2” Caliper Shade or Ornamental minimum</li> <li>• Minimum Twelve (12) Shrubs or Bushes, 18” in Height minimum</li> <li>• Full Sod from Street to Front of Home</li> </ul>
Corner Lots (Street Side)	<ul style="list-style-type: none"> <li>• Minimum Two (2) Trees, 2” Caliper Shade or Ornamental or 6’ Evergreen minimum</li> <li>• Minimum Twelve (12) Shrubs or Bushes, 18” in Height minimum</li> <li>• Full Sod Side Yard</li> </ul>
Buffer – Along Wall Street	<ul style="list-style-type: none"> <li>• Mounding 3’-4’ High</li> <li>• Per every 100’: <ul style="list-style-type: none"> <li>○ Four (4) Evergreens Trees, 6’ minimum</li> <li>○ Three (3) Shade Trees, 2” minimum</li> <li>○ Three (3) Ornamental Trees, 2” minimum</li> <li>○ Twenty-five (25) Shrubs or bushes, 18” minimum</li> </ul> </li> </ul>
Buffer – West Boundary (along Deer Meadows)	<ul style="list-style-type: none"> <li>• Mounding 4’-5’ High (unless drainage is impeded or existing Trees are required to be remove to install mound)</li> <li>• Per every 100’: <ul style="list-style-type: none"> <li>○ Four (4) Evergreens Trees, 6’ minimum</li> <li>○ Three (3) Shade Trees, 2” minimum</li> <li>○ Three (3) Ornamental Trees, 2” minimum</li> <li>○ Twenty-five (25) Shrubs or bushes, 18” minimum</li> </ul> </li> </ul>
Buffer – Along Railroad in Southwest Corner	<ul style="list-style-type: none"> <li>• Per every 100’: <ul style="list-style-type: none"> <li>○ Four (4) Evergreens Trees, 6’ minimum</li> <li>○ Three (3) Shade Trees, 2” minimum</li> </ul> </li> </ul>
Buffer – Along Common Boundary with Jefferson Park	<ul style="list-style-type: none"> <li>• Per every 100’: <ul style="list-style-type: none"> <li>○ Three (3) Evergreens Trees, 6’ minimum</li> <li>○ Two (2) Shade Trees, 2” minimum</li> </ul> </li> </ul>

**EXCLUSIVES HOME SERIES**





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## LEGACY HOME SERIES



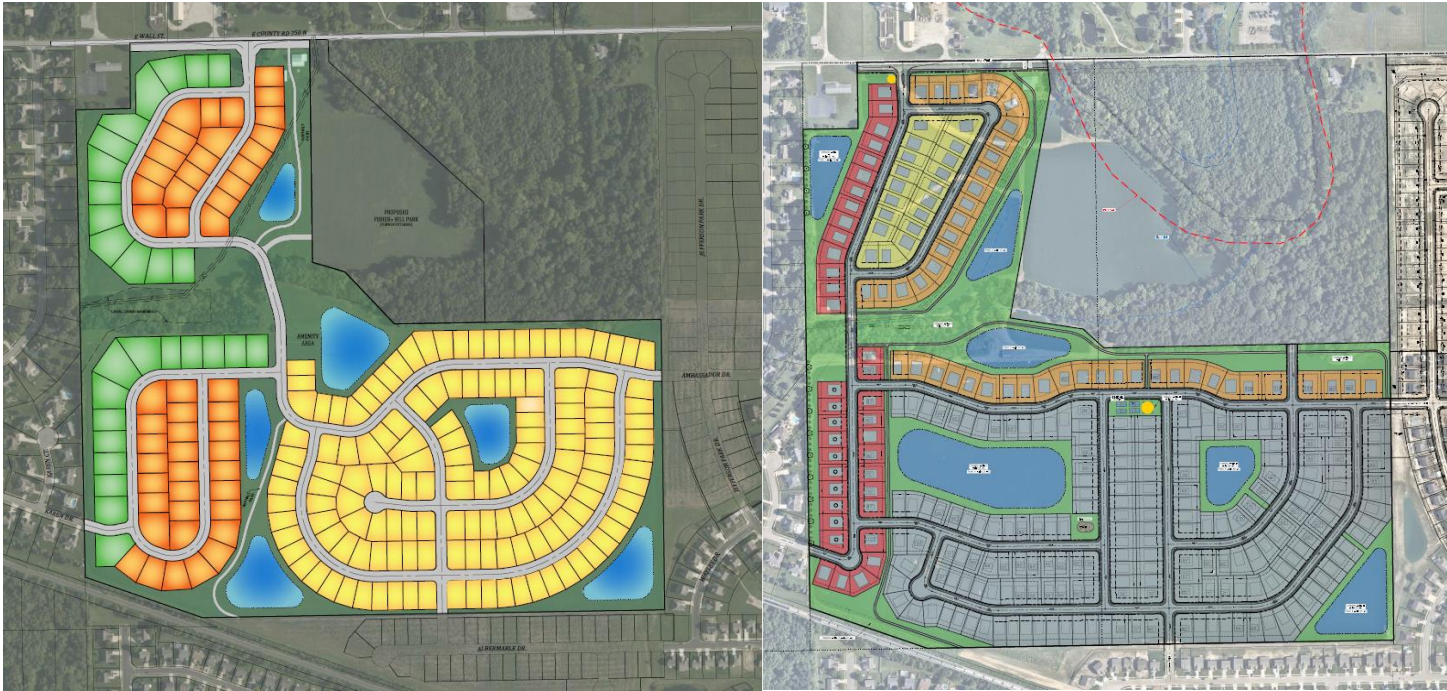
# LEGACY HOME SERIES



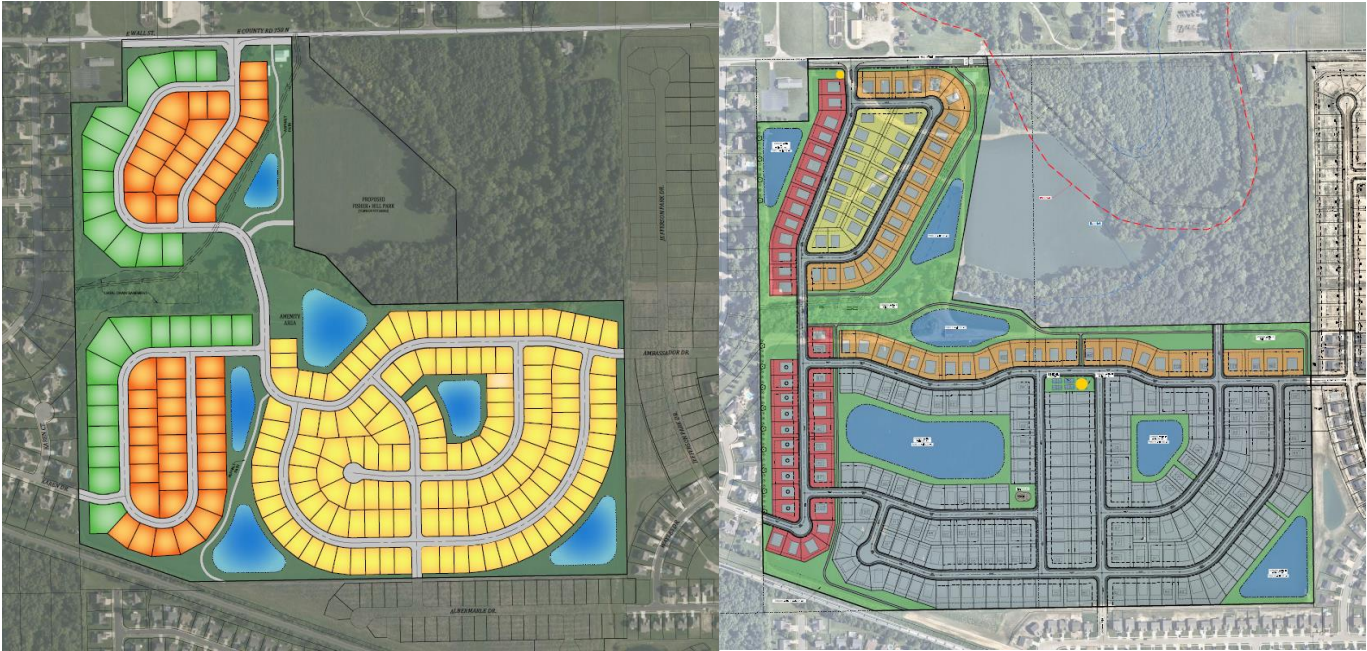
## LEGACY HOME SERIES



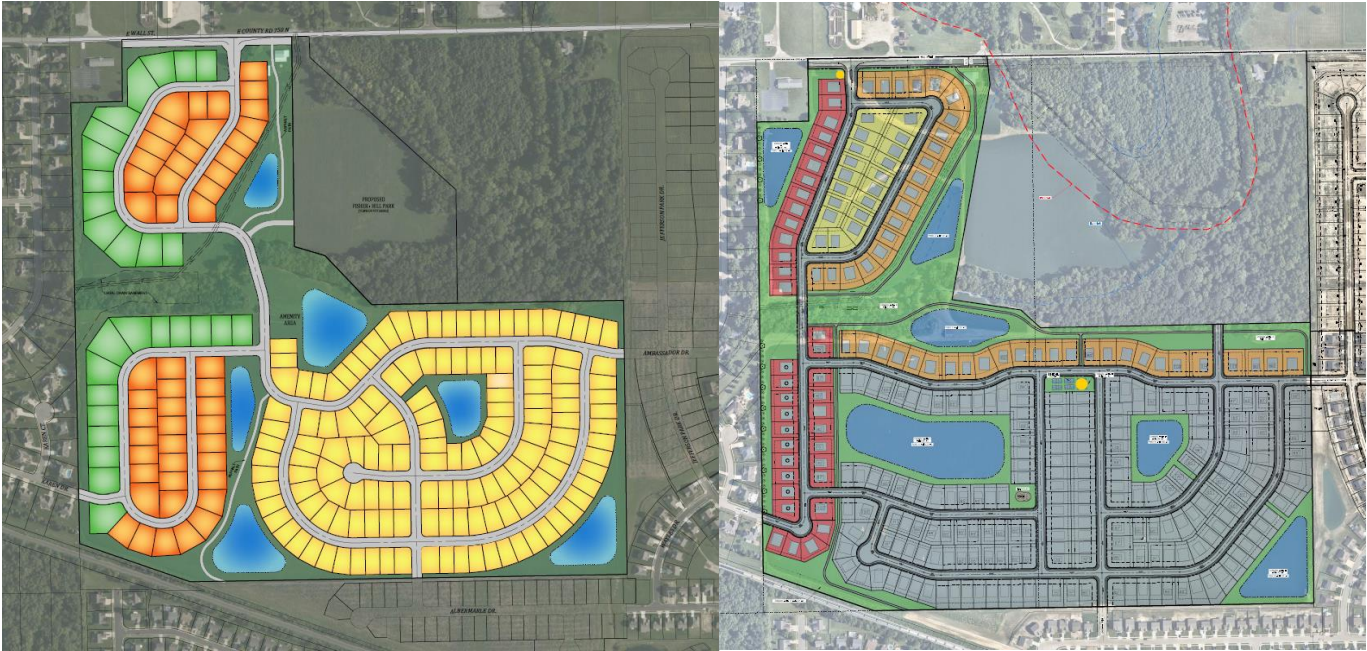
COMMUNITY COMPARISON		
	Pyatt	Arbor
Total Lot Count	222	292
Density	1.75	2.63



LOT COMPARISON		
Lot Development Standards	Pyatt - Exclusives	Silverthorne
No. of Lots	77	102
Minimum Lot Size	15,000 sf & 12,000 sf	9,100 sf
Minimum Lot Width	100 feet & 90 feet	70 feet, 75 feet & 80 feet
Minimum Front Yard Setback	30 feet	25 feet
Minimum Side Yard Setback	15 feet, 30 feet between homes	7.5 feet, 20 feet between homes
Minimum Rear Yard Setback	25 feet	20 feet
Minimum Living Area	2,000 square feet – one story 2,400 square feet – 2-story	1,800 square feet – one story 2,300 square feet – 2-story



LOT COMPARISON		
Lot Development Standards	Pyatt - Legacy	Arbor
No. of Lots	145	190
Minimum Lot Size	9,000 sf	7,200 sf
Minimum Lot Width	70 feet	60 feet
Minimum Front Yard Setback	30 feet	25 feet
Minimum Side Yard Setback	10 feet, 20 feet between homes	5 feet, 15 feet between homes
Minimum Rear Yard Setback	20 feet	15 feet
Minimum Living Area	1,500 square feet – one story 1,800 square feet – 2-story	1,300 square feet – one story 1,800 square feet – 2-story





ARCHITECTURAL COMPARISON		
Architectural Standards	Pyatt	Silverthorne
Front Elevation	100% First Floor Masonry (exclusive of doors, windows) Or Masonry Wainscot up to Bottom of First Floor Windows if Elevation is Historic Architectural Style (i.e. Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc.)	24” Masonry Wainscot
	Covered Porch (minimum 25 square feet)	No Standard
	Decorative Front Porch Column(s) per Elevation Style	No Standard
	1” x 4” Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style	No Standard
	Decorative Gable Trim, Brackets, Vent per Elevation Style	No Standard
Side Elevation	Masonry Wainscot up to Bottom of First Floor Windows	24” Masonry but <b>No Masonry</b> if Front has min. of 30% Masonry
Rear Elevation	Minimum of One (1) Corner Break and Two (2) windows <b>all Lots</b>	Minimum of One (1) Corner Break and One (1) window, Two Ornamental shrubs and Four (4) standard shrubs <b>only for Lot that back up to Road (Wall St.)</b>
Corner Lot Elevation	Masonry Wainscot up to Bottom of First Floor Windows	Minimum of three (3) materials with a masonry wainscot required as one (1) with exclusions
	One (1) window Per Floor on Street Side (minimum 8 square feet)	One (1) window for Ranch and Two (2) for 2-Story on Street Side (minimum 2’ x 4’)
Roof Overhangs	12” Overhangs on All Sides	12” Overhangs <b>except where there is brick, then min. of 8”</b>
Anti-monotony	No Same Elevation on Adjacent Lots or Directly Across Street	No Same Elevation on Adjacent Lots or Directly Across Street
	No Same Color on Adjacent Lots or Directly Across Street	No Standard

ARCHITECTURAL COMPARISON		
Architectural Standards	Pyatt	Arbor
Front Elevation	100% First Floor Masonry (exclusive of doors, windows) Or Masonry Wainscot up to Bottom of First Floor Windows if Elevation is Historic Architectural Style (i.e. Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc.)	50% Masonry unless home has a Porch, then only 30%
	Covered Porch (minimum 25 square feet)	No Standard
	Decorative Front Porch Column(s) per Elevation Style	No Standard
	1" x 4" Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style	No Standard
	Decorative Gable Trim, Brackets, Vent per Elevation Style	No Standard
Corner Lot Elevation	Masonry Wainscot up to Bottom of First Floor	Minimum of three (3) materials with a masonry wainscot required as one (1)
	One (1) window Per Floor on Street Side (minimum 8 square feet)	One (1) window for Ranch and Two (2) for 2-story on Street Side (minimum 2' x 4')
Roof Overhangs	12" Overhangs on All Sides	12" Overhangs <b>except where there is brick, then min. of 8"</b>
Anti-monotony	No Same Elevation on Adjacent Lots or Directly Across Street	No Same Elevation on Adjacent Lots or Directly Across Street
	No Same Color on Adjacent Lots or Directly Across Street	No Standard

LANDSCAPE COMPARISON		
Landscape Standards	Pyatt	Silverthorne & Arbor
Lots – Front	Minimum <b>Two (2)</b> Trees, <b>2” Caliper</b> Shade or Ornamental minimum	Minimum <b>One (1)</b> Shade Tree, <b>1½” Caliper</b> , Minimum <b>One (1)</b> Ornamental Tree or Shrub, <b>48” in height</b>
	Minimum <b>Twelve (12)</b> Shrubs or Bushes, 18” in Height minimum	Minimum <b>Eight (8)</b> Shrubs or Bushes, 18” in Height minimum
Corner Lot (Street Side)	Minimum Two (2) Trees, <b>2” Caliper</b> Shade or Ornamental or 6’ Evergreen minimum	Minimum One (1) Trees, <b>1½” Caliper</b> Shade and One (1) 6’ Evergreen minimum
	Minimum <b>Twelve (12)</b> Shrubs or Bushes, 18” in Height minimum	Minimum <b>Six (6)</b> Shrubs or Bushes, 18” in Height minimum
Buffer – Along Wall Street	Mounding 3’-4’ High Per every 100’ <ul style="list-style-type: none"> <li>• Four (4) Evergreens Trees, 6’ minimum</li> <li>• Three (3) Shade Trees, 2” minimum</li> <li>• Three (3) Ornamental Trees, 2” minimum</li> <li>• Twenty-five (25) Shrubs or bushes, 18” minimum</li> </ul>	No Defined Standard
Buffer – West Boundary (along Deer Meadows)	Mounding 4’-5’ High (unless drainage is impeded or existing Trees are required to be remove to install mound) Per every 100’: <ul style="list-style-type: none"> <li>• Four (4) Evergreens Trees, 6’ minimum</li> <li>• Three (3) Shade Trees, 2” minimum</li> <li>• Three (3) Ornamental Trees, 2” minimum</li> <li>• Twenty-five (25) Shrubs or bushes</li> </ul>	No Mounding Per every 50’: <ul style="list-style-type: none"> <li>• One (1) Shade Tree, no minimum size</li> <li>• Three (3) Large Shrubs</li> </ul>
Buffer – Along Railroad in Southwest Corner	Per every 100’: <ul style="list-style-type: none"> <li>• Four (4) Evergreens Trees, 6’ minimum</li> <li>• Three (3) Shade Trees, 2” minimum</li> </ul>	Per every 100’: <ul style="list-style-type: none"> <li>• Two (2) Shade Trees, 3” minimum</li> <li>• Three (3) Ornamental-2” min. or Evergreen Trees-6’ min.</li> </ul>
Buffer – Along Common Boundary with Jefferson Park	Per every 100’: <ul style="list-style-type: none"> <li>• Three (3) Evergreens Trees, 6’ minimum</li> <li>• Two (2) Shade Trees, 2” minimum</li> </ul>	No Standard

## AMENITIES

The following are examples of the amenity area items that are planned for Hidden Hills.



# AMENITIES

