



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 12/4/2024 at 4:00 PM

**DIRECTIONS: Fishers Municipal Center, FMC Nickel Plate Conference Room, 3rd floor,
1 Municipal Drive, Fishers, IN 46038,**

, ,

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

Members of the public are encouraged to [submit comments to the board via form submittal](#) before 12 pm on the day of the meeting.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. 10-8-24 Minutes

4. Public Hearings

- a. **Maple Del**

CONTINUED

Parcels: 14-14-01-01-03-002.000, 14-14-01-01-03-005.000

Address: 8145 E 116th St

Case: PP-24-12

Request: Request to approve a primary plat with 64 residential lots on approximately

12 acres, for the construction of Maple Del Subdivision.

Petitioner: Andrew Wert (awert@cchalaw.com)

Planner: Kevin Martin (martinke@fishers.in.us)

b. **Hidden Oaks Subdivision**

Parcels: 13-12-32-00-00-022.000, 13-12-32-00-00-022.003

Case: PP-24-10

Request: Request to approve a Primary Plat of 5 lots on 16.09 acres, known as the Hidden Oaks property. Subject site is generally located west of Southeastern Parkway and north of E. 113th Street.

Petitioner: Leigh Anne Ferrell (lferrell@stoepfelwerth.com)

Planner: Gabrielle Herin (hering@fishers.in.us)

c. **Autumn Estates**

Parcels: 13-12-32-00-00-018.000, 13-12-32-00-00-017.000, 13-12-32-00-00-017.001, 13-12-32-00-00-026.000

Case: PP-24-11

Request: Request to approve a Primary Plat of 102 lots on 73.15 acres, known as the Autumn Estates property. Subject site is generally located northeast of Southeastern Parkway and southeast of Cyntheanne Road.

Petitioner: Brett Huff (brett.huff@kimley-horn.com)

Planner: Gabrielle Herin (hering@fishers.in.us)

5. **Old Business**

6. **New Business**

7. **Staff Communication**

a. **Plat Committee**

4:00 PM

- January 8, 2025
- February 5, 2025
- March 5, 2025
- April 2, 2025
- May 7, 2025
- June 4, 2025
- July 2, 2025
- August 6, 2025
- September 3, 2025
- October 1, 2025
- November 5, 2025

December 3, 2025

8. Board Signatures – Findings of Fact

9. Adjournment

**CITY OF FISHERS
Plat Committee
MINUTES
October 8, 2024**

The Plat Committee was convened at 4:03 p.m. by Hatem Mekky at the Municipal Center Theater.

A roll call was taken - members present: Hatem Mekky, Ross Hilleary

Members absent: Selina Stoller

Others present: Rodney Retzner, Kelly Lewark, Kevin Martín, Gabrielle Herin, Christy Cashin, Grace Wiley, Steve Ramos, Ann DiGregorio, Rick Fain, Mike Walker, Father Dale Ehrman, Cathy Pardee, Luis Trego, Brandon Knox, Karen Collins and Kevin Buchheit.

Previous Minutes of the 8-07-24 meeting were approved. Mr. Hilleary made a Motion to approve, seconded by Mr. Mekky. The Minutes were approved, 2-0.

Public Hearing:

a. Delaware Park Block C-2

Parcel: 15-14-12-00-09-003.101

Case: PP-24-6

Request: Request to approve a Primary Plat of 3 lots on 8.7 acres. Subject site is generally located at southeast corner of the Kincaid Drive & Sunlight Drive, with a common address of 8545 Sunlight Drive.

Petitioner: Eric Glessner (egleissner@civilsite.net)

Planner: Christy Cashin, Senior Planner (cashinc@fishers.in.us)

Christy Cashin presented the Plat request to the committee. All TAC comments have been addressed. Staff recommends approval, with the standard condition of recording the Plat with the County.

Mr. Mekky opened a Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, seconded by Mr. Mekky, with the recording of the Plat with the County. The Motion was approved, 2-0.

b. GBW and Geist Shoppes

Parcel: 13-15-12-00-00-001.003, 13-15-12-00-00-029.001

Case: VAC-24-6

Request: Request to vacate Lot 2 of the Geist Shoppes Subdivision, Subject site is generally located near the intersection of Olivo Rd and E 104th Street, with a common address of 10408 Olivo Road.

Petitioner: Kyra Miller Nathan Althouse (kmiller@msinc.us)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

Gabrielle Herin presented the Plat vacation request to the committee. Staff recommends approval, as it meets all local and state requirements.

Mr. Mekky opened a Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, seconded by Mr. Mekky. The Motion was approved, 2-0.

c. GBW and Geist Shoppes

Parcel: 13-15-12-00-00-001.003, 13-15-12-00-00-029.001

Case: PP-24-7

Request: Request to approve a Primary Plat of 3 lots on 4.08 acres known as the GBW Fishers property. Subject site is generally located near the intersection of Olio Rd and E 104th Street, with a common address of 10404 Olio Road.

Petitioner: Kyra Miller Nathan Althouse (kmiller@msinc.us)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

Gabrielle Herin presented the Plat request to the committee. All TAC comments have been addressed. Staff recommends approval, as it meets all local and state requirements. This is a minor plat and does not require a public hearing.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, seconded by Mr. Mekky. The Motion was approved, 2-0.

d. St. John Vianney Catholic Church Addition

Parcel: 13-12-30-00-00-014.000, 13-12-30-00-00-011.001, 13-12-30-00-00-012.000

Case: PP-24-8

Request: Request to approve a Primary Plat of one lot on 58.91 acres, known as the St. John Vianney Catholic Church property. Subject site is generally located on the northeast corner of Southeastern Parkway and E. 126th Street, with a common address of 15176 Blessed Mother Blvd.

Petitioner: Mike Walker (mwalker@browningday.com)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

Gabrielle Herin presented the Plat request to the committee. All TAC comments have been addressed. Staff recommends approval, with the standard condition of recording the Plat with the County.

Mr. Mekky opened a Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, seconded by Mr. Mekky. The Motion was approved, 2-0.

e. Nickel Row Townhomes

Parcel: 15-14-01-00-00-006.101

Case: PP-24-9

Request: To approve a primary plat with 35 residential lots for the construction of Nickel Row Townhomes, with a common address of 11445 Fishers Pointe Blvd.

Petitioner: Karen Collins (kcollins@af-eng.com)

Planner: Kevin Martín, Assistant Director (martinke@fishers.in.us)

Kevin Martín presented the Plat request to the committee. Staff recommends approval, with the condition that all TAC comments be addressed.

Mr. Mekky opened a Public Hearing.

Cathy Pardee (11460 Enclave Blvd) expressed concerns about the construction in the small area and traffic patterns.

Rick Fain (11239 Boston Way) – he’s representing Fishers Pointe, Inc., he had questions about the dry detention area and notification of the meeting since it was moved.

Mr. Mekky closed the Public Hearing.

Karen Collins from A&F Engineering addressed the residents’ concerns. She said she does not anticipate problems with the construction in the area as it’s a smaller project. The drainage will be an improvement upon the existing drainage.

Mr. Martín confirmed the plat was properly noticed and he responded to all inquiries by the public.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, seconded by Mr. Mekky. The Motion was approved, 2-0.

The Meeting was adjourned at 4:45 PM.

DRAFT



Plat Committee Staff Report

Meeting Date: December 4, 2024

DEPARTMENT CONTACT:

Gabrielle Herin, Senior Planner
(hering@fishers.in.us)

CASE NUMBER:

PP-24-10

PETITIONER:

Leigh Anne Ferrell (lferrell@stoepelwerth.com)

PROPERTY**ADDRESS/LOCATION:**

13-12-32-00-00-022.000,
16601 Southeastern Parkway

REQUEST: Request to approve a Primary Plat of 5 lots on 16.09 acres, known as the Hidden Oaks property. Subject site is generally located west of Southeastern Parkway and north of E. 113th Street.

APPLICABLE REGULATIONS:	EXISTING ZONING:	FISHERS 2040:
Unified Development Ordinance	R2, ER Unified Development Ordinance	Low Density Suburban Residential

PARCEL SIZE: 16.12 acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

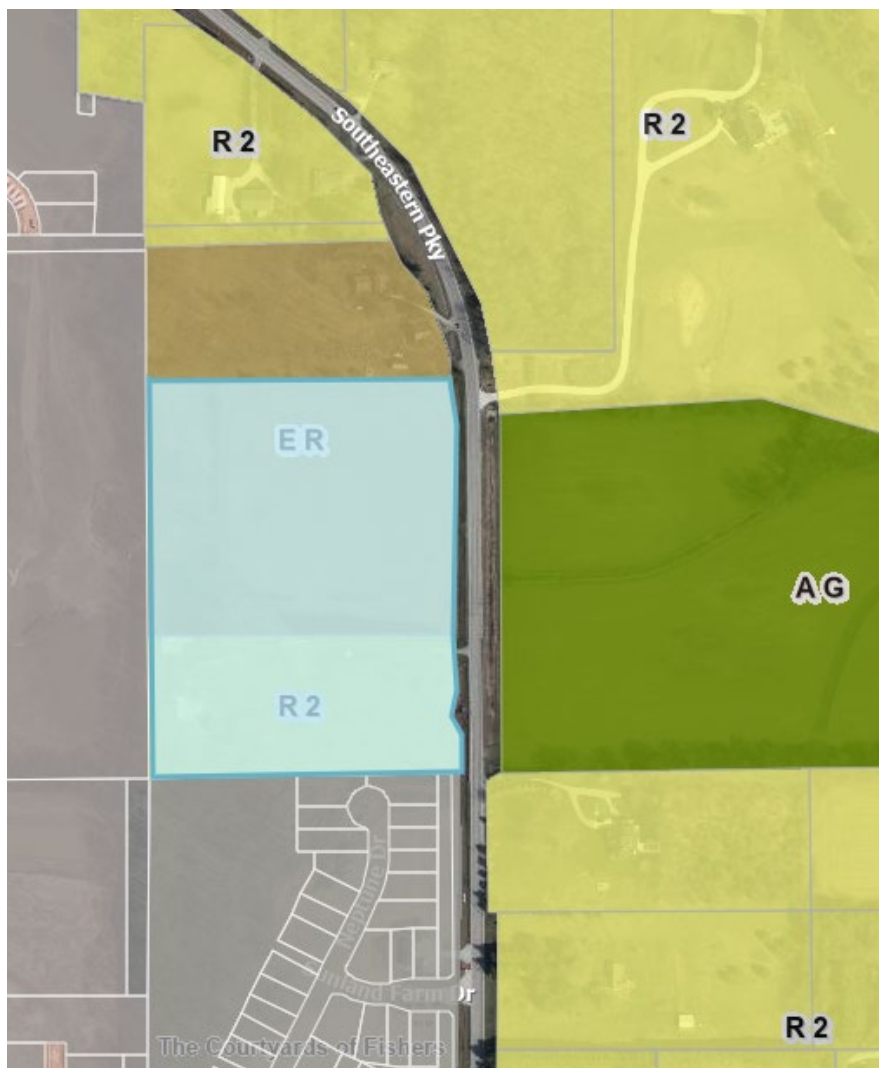
There are two parent lots incorporated into the Primary Plat. Both are in different zoning districts under the Unified Development Ordinance #: 071618F. The property addressed 16601 Southeastern Parkway is zoned R-2, Residential. The property with the parcel number of 13-12-32-00-00-022.000 is zoned ER, Estate Rural Residential.

North: ER (Single Family)

East: AG, R2 (Single Family)

South: Courtyards of Fishers PUD (Single Family)

West: Grantham PUD (Single Family)

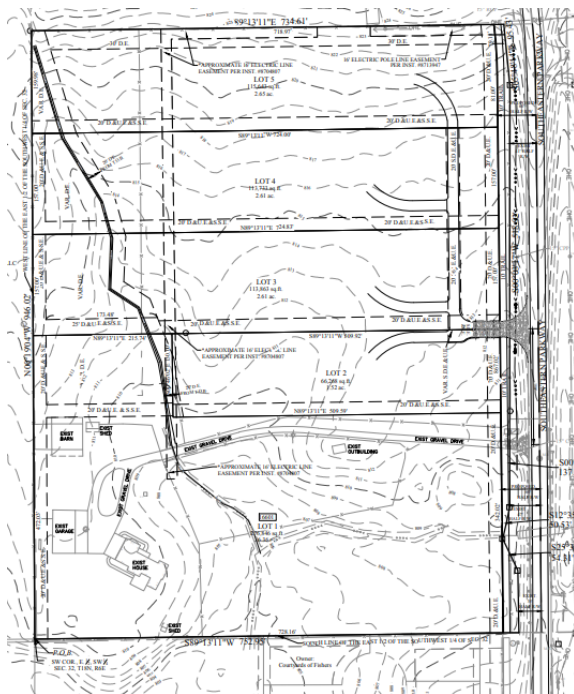


PETITION OVERVIEW:

The petitioner requests approval of a primary plat for Hidden Oaks Subdivision, which includes the property with the parcel number of 13-12-32-00-00-022.000 and 16601 Southeastern Parkway. Parcel number 13-12-32-00-00-022.000 will be split into four lots with a shared driveway. An additional 0.8 acres will be added to 16601 Southeastern Parkway. The existing driveway to 16601 Southeastern Parkway will remain. Currently, there is an accessory structure straddling the northern property line of 16601 Southeastern Parkway. Increasing the lot size of 16601 Southeastern Parkway will correct the issue. As a result, the zoning of the lot will be split between R2 and ER. The parcel will go through the rezoning process.

Zoning

The zoning of the property is ER (Estate Rural Residential) and R2 (Residential) under the UDO. The concept plan is below. The parcel (Parcel #: 13-12-32-00-00-022.000) will be split for single family residential lots.



Concept Plan for Hidden Oaks subdivision

Lot Standards

The proposed lots will be required to meet the standards of the Planned Unit Development and Unified Development Ordinance.

Vehicular Access & Street Design

Access will be provided to the four new lots via a shared driveway from Southeastern Parkway. The existing access drive for 16601 Southeastern Parkway will remain in its current state.

Pedestrian Improvements

The development will be required to add a sidewalk in the right of way along Southeastern Parkway. A sidewalk will not be required of the lot with the existing house.

Open Space & Landscaping

No open space is required, but landscaping will be required as according to the Unified Development Ordinance.

Utilities

The development is not required to connect to water and sanitary services.

Waivers Requested

No waivers are requested.

PUBLIC COMMENT:

This is a minor subdivision because it consists of 5 lots with no new right of way.

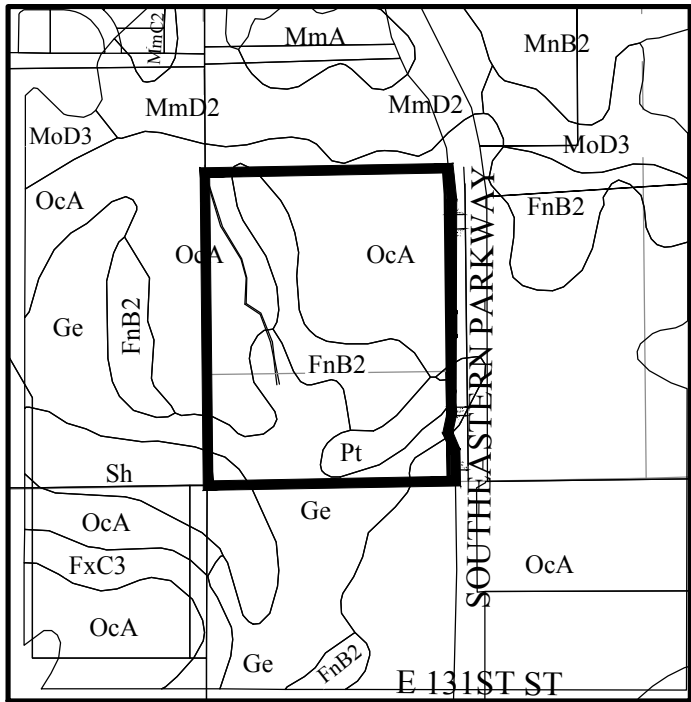
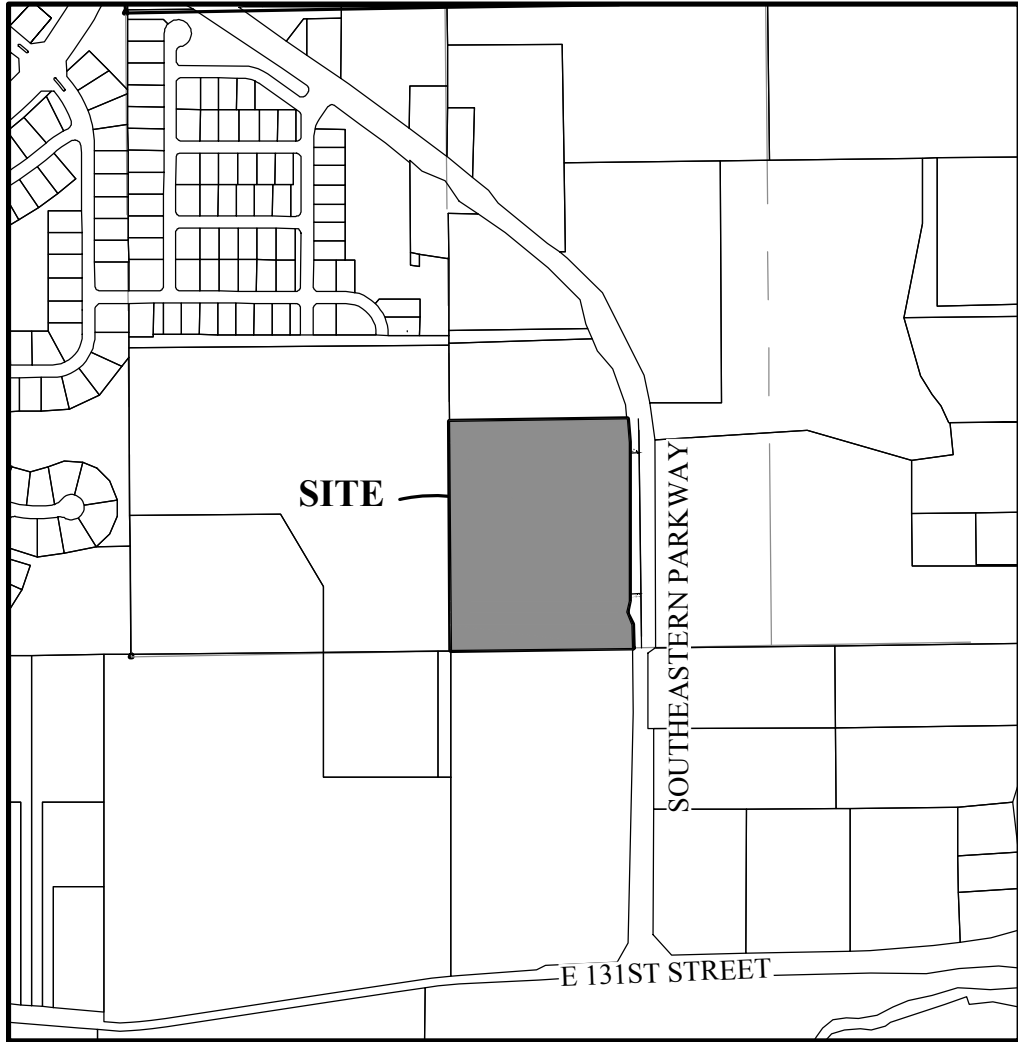
At the time of writing this staff report, Staff has not received any public comments.

STAFF RECOMMENDATION:

The Primary Plat was reviewed by the Technical Advisory Committee (TAC) in September 2024. Staff recommends approval with the condition that all TAC comments are addressed.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny



LAND DESCRIPTION

A part of the East Half of the Southwest Quarter of Section 32, Township 18 North, Range 06 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana. This description prepared by: William A. Neumeier, Indiana LS 22300018, working for Stoepfelwerth and Associates, Inc. as part of Project 111896, being more particularly described as follows:

Beginning at a stone marking the Southwest corner of said Half-Quarter Section; thence North 00 degrees 19 minutes 04 seconds West, along the West line of said Half-Quarter Section, a distance of 946.02 feet; thence North 89 degrees 13 minutes 11 seconds East, parallel with the South line of said Half-Quarter Section, a distance of 734.61 feet to a point on the Westerly extents of the Right-of-Way for Southeastern Parkway (previously State Road 238) as described in Warranty Deed Instrument Number 200600006920 in the office of the Recorder of Hamilton County, Indiana; thence along said Westerly Right-of-Way extends the following two courses: (1) South 05 degrees 48 minutes 44 seconds East, a distance of 95.43 feet; (2) South 00 degrees 03 minutes 17 seconds West, a distance of 518.92 feet to the Southwest corner of said extents, said corner also being the Northwest corner of the Right-of-Way described in Warranty Deed Instrument Number 200600055919; thence along the Westerly extents of said Right-of-Way the following four courses: (1) South 00 degrees 05 minutes 45 seconds East, a distance of 137.15 feet (2) South 12 degrees 35 minutes 51 seconds West, a distance of 50.53 feet; (3) South 25 degrees 33 minutes 13 seconds East, a distance of 54.31 feet; (4) South 01 degree 03 minutes 27 seconds East, a distance of 96.45 feet to a point on the South line of said Half-Quarter Section; thence South 89 degrees 13 minutes 11 seconds West, along said South line, a distance of 752.95 feet to the Point of Beginning, containing 16.114 acres, more or less.

LOT 1
ZONED: R2

MINIMUM FRONT YARD: 55' MINIMUM
SIDE YARD: 15' PRIMARY STRUCTURE, 30' AGGREGATE
MINIMUM REAR YARD: 40'

MAXIMUM IMPERVIOUS AREA: 35%

LOTS 2 - 5
ZONED: ER (ESTATE-RURAL)

MINIMUM FRONT YARD: 60' MINIMUM
SIDE YARD: 30' PRIMARY STRUCTURE
MINIMUM REAR YARD: 50'

MAXIMUM IMPERVIOUS AREA: 35%

FLOOD NOTE:

NO portion of the subject property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale on Community Panels No. 18057C0259G and No. 18057C0278G of the Flood Insurance Rate Maps (published by the Federal Emergency Management Agency - FEMA) dated November 19, 2014. The subject property is located in Zone X - unshaded (Area of minimal flood hazard)

PLANS CERTIFIED BY:

Dennis D. Olmstead
PROFESSIONAL LAND SURVEYOR
NO. 900012

DATE

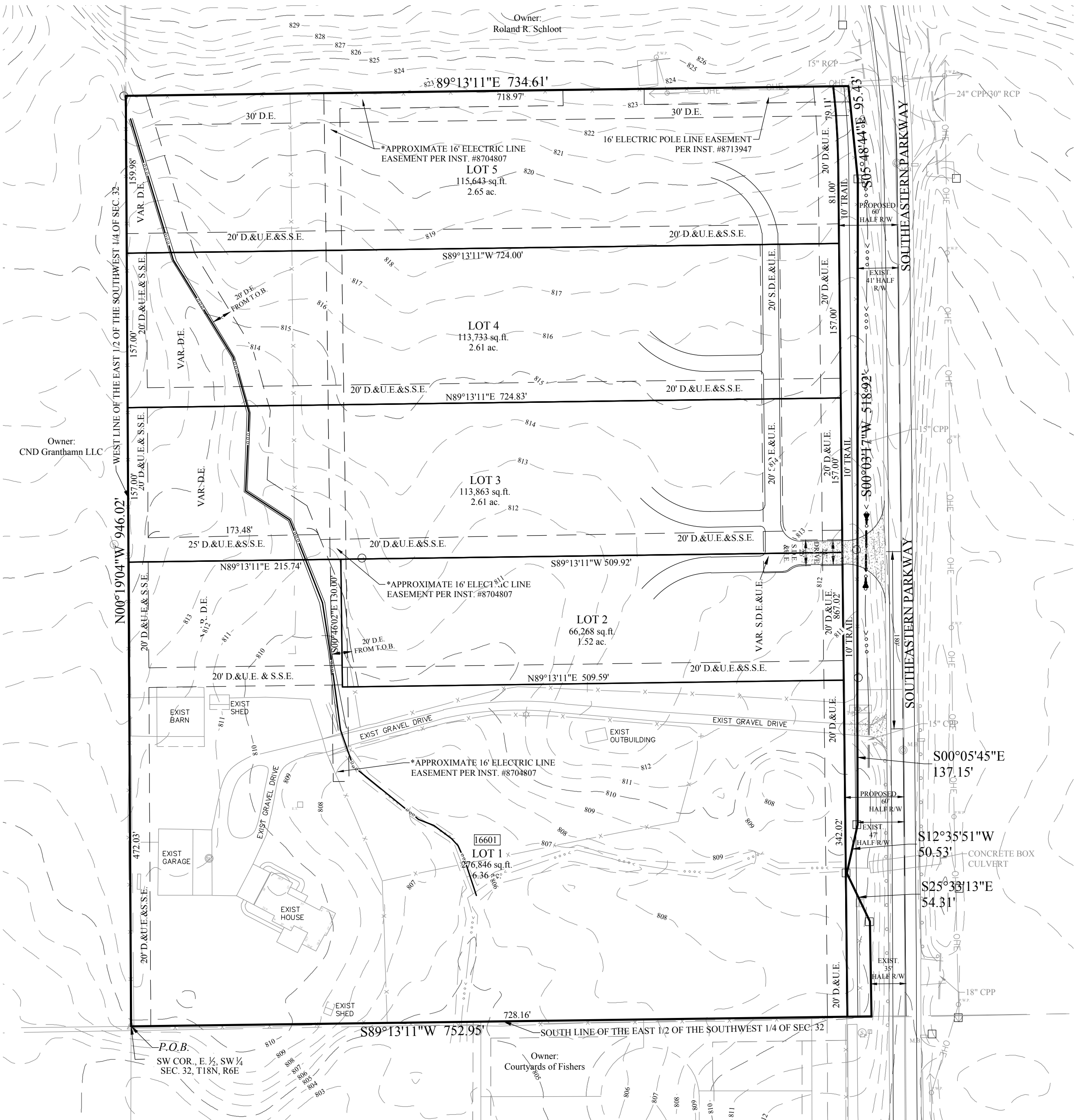
09/03/2024



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH & ASSOCIATES, INC.
7905 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

HIDDEN OAKS PRIMARY PLAT

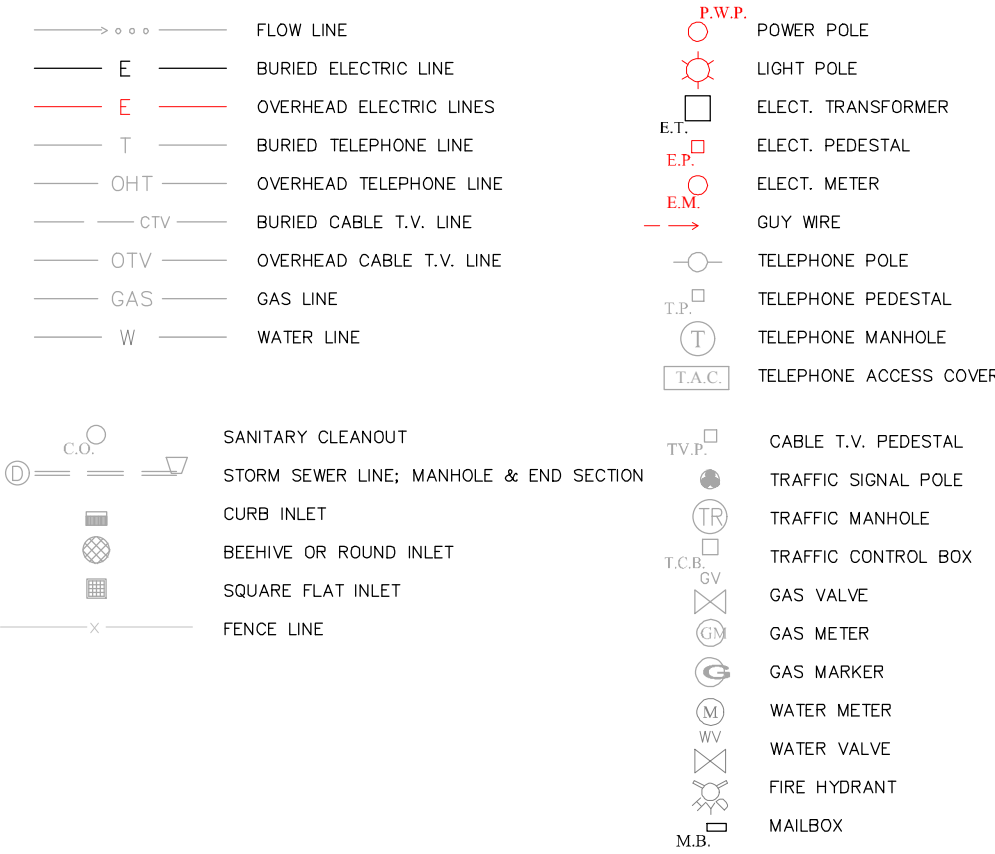
Developed by:
Hidden Oaks Southeastern LLC
Contact: Jennifer Goins
16601 Southeastern Parkway
Fortville, IN 46040
jennifergoins@live.com
PRIMARY PLAT NO.: PP-24-10



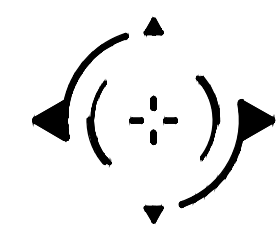
*EASEMENT NOTE: THE EASEMENT DESCRIPTION READS: "BEGINNING AT A POINT ON THE NORTH PROPERTY LINE, SAID POINT BEING FIVE HUNDRED SEVENTY FEET WEST OF THE NORTHEAST PROPERTY CORNER, THENCE SOUTHERLY SEVEN HUNDRED FEET, MORE OR LESS, TO A POINT OF TERMINUS."

THE GRAPHICAL DEPICTION SHOWN HEREON IS WITHOUT BENEFIT OF ANY KNOWLEDGE OF ANY EXISTING UNDERGROUND INFRASTRUCTURE.

LEGEND



STOEPPELWERTH



PRIMARY PLAT
HIDDEN OAKS

DRAWN BY: RBM
CHECKED BY: LAF
SHEET NO.
C100

S & A JOB NO.
111896

THIS DRAWING IS NOT INTENDED TO BE REPRODUCED OR COPIED FOR ANY OTHER SURVEY OR A SURVEYOR LOCATION REPORT.

ALWAYS ON
7905 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

FALL CREEK TOWNSHIP
FORTVILLE, INDIANA

REVISIONS
DATE
MARK
BY



Plat Committee Staff Report

Meeting Date: December 4, 2024

DEPARTMENT CONTACT:

Gabrielle Herin, Senior Planner
(hering@fishers.in.us)

CASE NUMBER:

PP-24-11

PETITIONER:

Brett Huff (brett.huff@kimley-horn.com)

PROPERTY

ADDRESS/LOCATION:

13-12-32-00-00-026.000, 13-12-32-00-00-017.001, 13-12-32-00-00-018.000, 13-12-32-00-00-017.000

REQUEST: Request to approve a Primary Plat of 102 lots on 73.15 acres, known as the Autumn Estates property. Subject site is generally located northeast of Southeastern Parkway and southeast of Cyntheanne Road.

APPLICABLE REGULATIONS:

Unified Development Ordinance

EXISTING ZONING:

R-2

FISHERS 2040:

Estate Residential

PARCEL SIZE: 50.07 acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

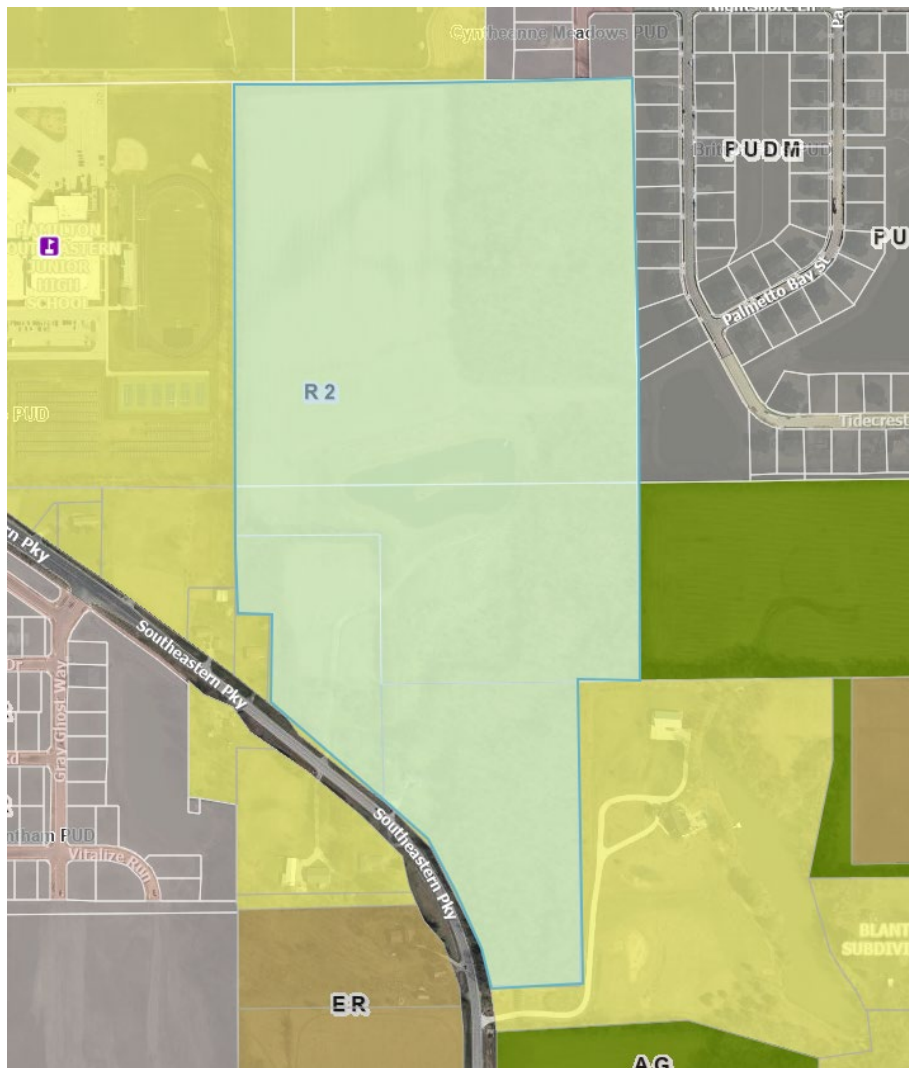
This property is zoned R2 under the Unified Development Ordinance #071618F.

North: R-2, Cyntheanne Meadows PUD, Britton Falls PUD (Park, Single Family)

East: Britton Falls PUD, AG, R-2 (Single Family, Agricultural Land)

South: ER, R-2, AG (Single Family, Agricultural Land)

West: R-2, Grantham PUD (School, Single Family)

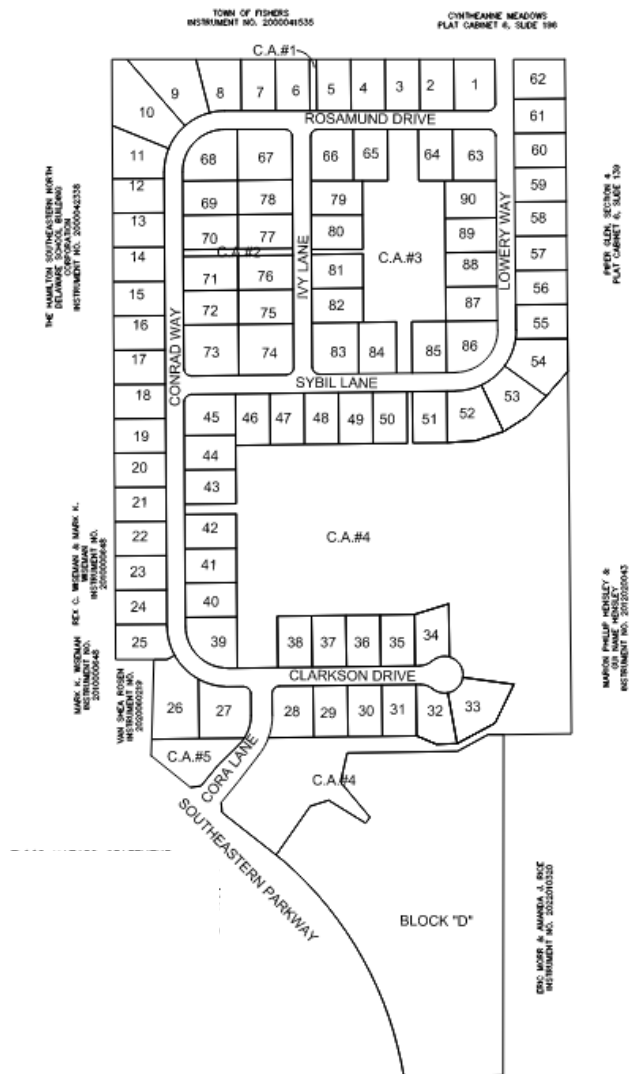


PETITION OVERVIEW:

The petitioner requests approval of a primary plat for Autumn Estates, a subdivision that will be under the standards within the Unified Development Ordinance.

Zoning

The zoning of the property is R-2. The concept plan is below. The PUD consists of primarily single family homes.



Concept Plan for Autumn Estates

Lot Standards

The proposed lots will be required to meet the standards of the Unified Development Ordinance.

Vehicular Access & Street Design

Access will be provided from Cora Lane and Lowery Way. Cora Lane will be full access. Because the proposed subdivision is connecting to the existing Lowery Way, there will also be a full access point off 126th Street through Cyntheanne Meadows.

Pedestrian Improvements

The development will be required to add a pedestrian connection to Cyntheanne Park.

Open Space & Landscaping

No open space is required, but there is a landscaping plan that shows two of the common areas are activated with an 8 feet asphalt path. Additionally, there are intermittent benches and an observation deck adjacent to Lake #2.

Utilities

The development will connect to water, and sanitary services as well as all other utilities during construction.

Waivers Requested

No waivers are requested.

PUBLIC COMMENT:

This is a Major Subdivision (5 or more lots and/or new public right-of-way) and was required to be noticed.

At the time of writing this staff report, Staff communicated with three people. Roland Schloot expressed his concerns in person about the proposed sanitary sewer connection and the removal of farmland. Joseph Witchie asked through email how much it costs for a developer to create this type of plat and to develop land for homesites given certain variables. He also asked for Staff's recommendation on how to preserve the trees that border Piper Glen and whether a conservation easement could be placed in that general area. Finally, he asked for resources that would help strengthen the Piper Glen residents' argument that the aforementioned trees need to be preserved. Todd Eberwine pointed out through email that there was a proposed single thru road connecting Southeastern Parkway and E. 126th Street. He explained the road did not

PP-24-11
December 4, 2024

show up on the proposed plat. He also asked if the area had to be developed as 1 ¾ acre single family lots.

STAFF RECOMMENDATION:

The Primary Plat was reviewed by the Technical Advisory Committee (TAC) in October 2024. Staff recommends approval with the condition that all TAC comments are addressed.

A public hearing is required.

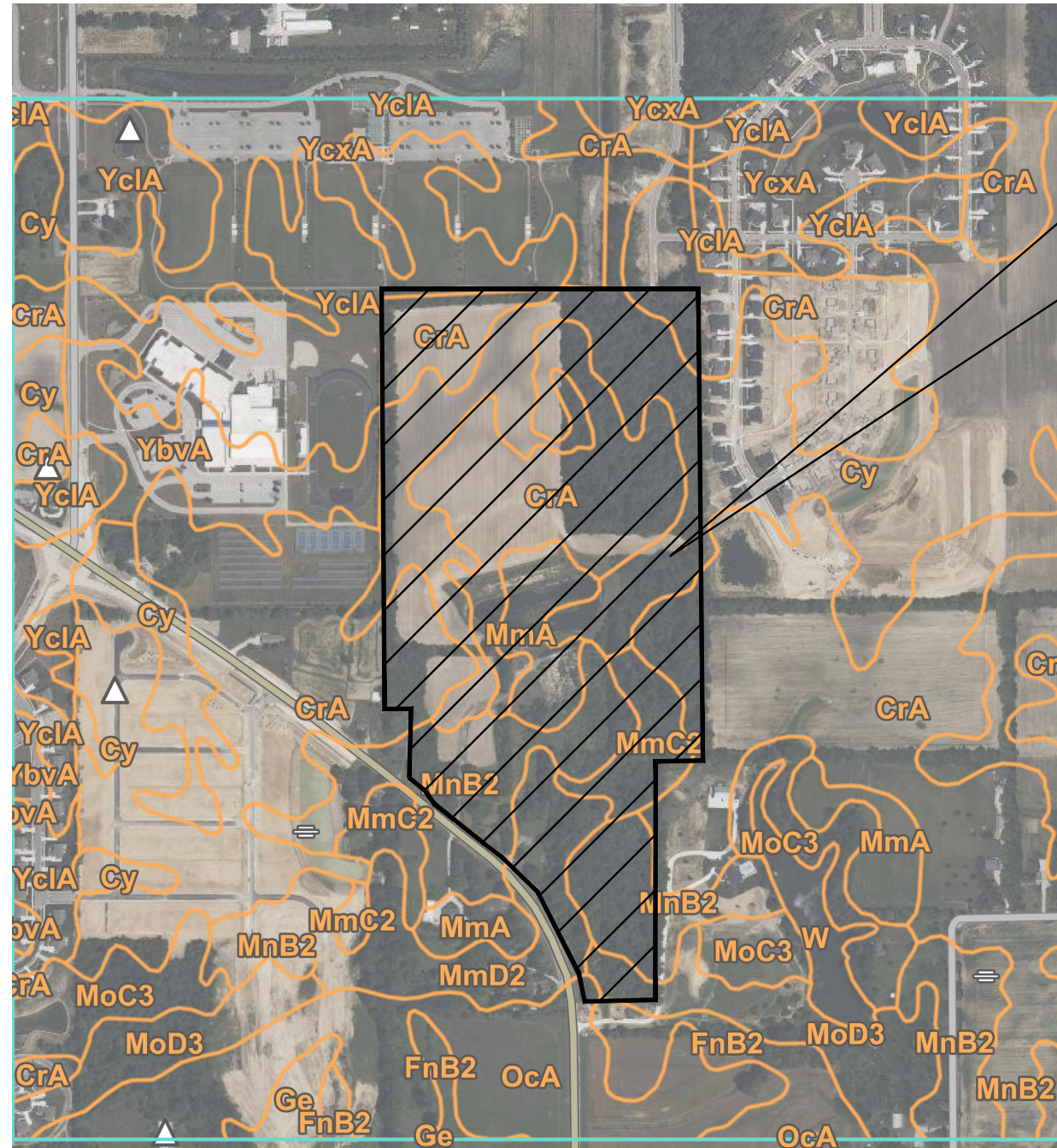
STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

Drawing name: \\kenley-horn.com\m\101\170134066\Autumn_Lenar_Fishers_IN\ Design\CAD\PlanSheets\COVER SHEET.dwg C100 Nov 14, 2024 8:45am by Gavin.Baker
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kenley-Horn and Associates, Inc. shall be without liability to Kenley-Horn and Associates, Inc.

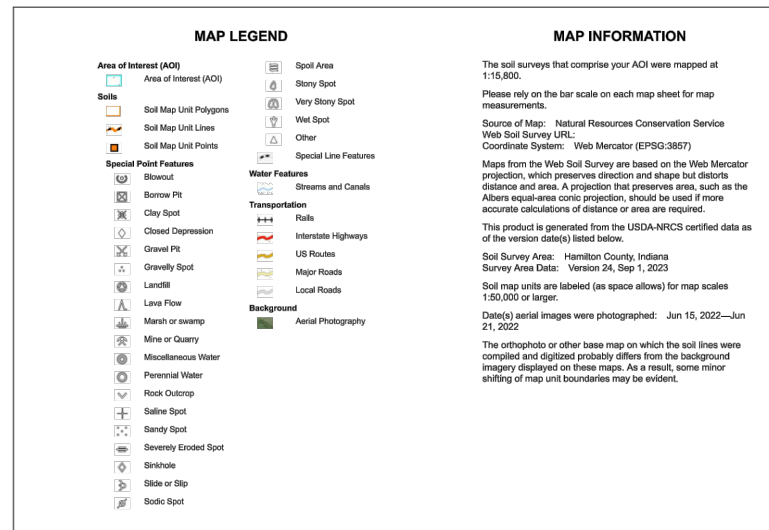
PLANS PREPARED BY:
KIMLEY-HORN & ASSOCIATES
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: BRETT
PHONE: (317) 912-4129
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

PLANS PREPARED FOR:
LENNAR HOMES OF INDIANA, LLC
11555 NORTH MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
CONTACT: GORDAN KRITZ
PHONE: (317) 292-5554



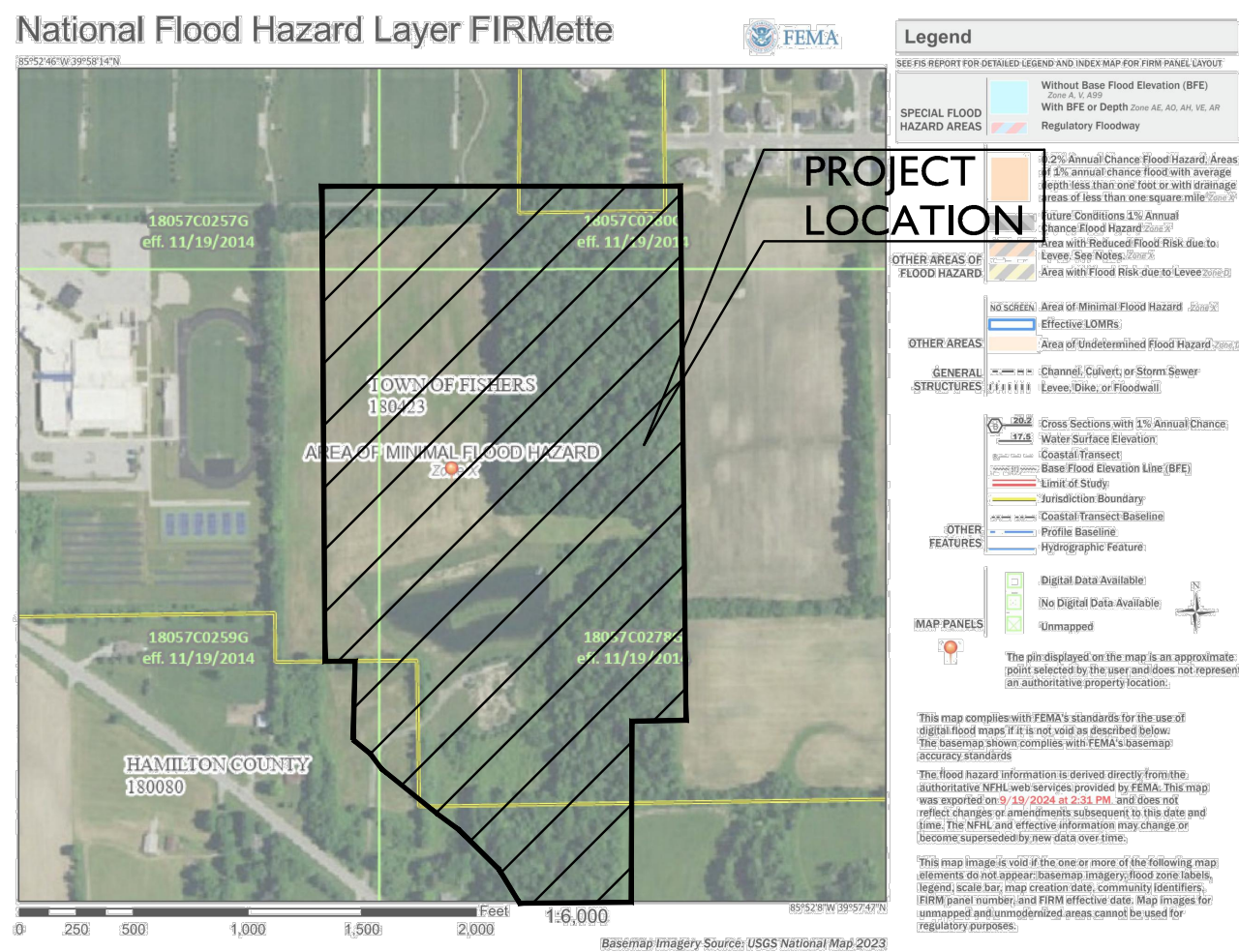
SOILS MAP

NTS



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in A01	Percent of A01
C1A	C1A1: Clay loam, fine-textured, well-drained, 1 to 2 percent slopes	148.7	35.1%
C2	C2A: Clay loam, 0 to 2 percent slopes, well-drained	90.3	19.1%
C3	C3A: Clay loam, 0 to 2 percent slopes, well-drained	9.0	1.8%
C4	C4A: Clay loam, 0 to 2 percent slopes, well-drained	2.2	0.4%
M1A	M1A1: Mottled clay loam, 0 to 2 percent slopes, well-drained	13.1	2.7%
M2	M2A: Mottled clay loam, 0 to 2 percent slopes, well-drained	7.3	1.5%
M3	M3A: Mottled clay loam, 0 to 2 percent slopes, well-drained	11.7	2.4%
M4	M4A: Mottled clay loam, 0 to 2 percent slopes, well-drained	32.9	6.7%
M5	M5A: Mottled clay loam, 0 to 2 percent slopes, well-drained	15.1	3.1%
M6	M6A: Mottled clay loam, 0 to 2 percent slopes, well-drained	17.7	3.6%
M7	M7A: Mottled clay loam, 0 to 2 percent slopes, well-drained	25.8	5.3%
M8	M8A: Mottled clay loam, 0 to 2 percent slopes, well-drained	4.1	0.8%
M9	M9A: Mottled clay loam, 0 to 2 percent slopes, well-drained	19.7	3.9%
M10	M10A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M11	M11A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M12	M12A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M13	M13A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M14	M14A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M15	M15A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M16	M16A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M17	M17A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M18	M18A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M19	M19A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M20	M20A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M21	M21A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M22	M22A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M23	M23A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M24	M24A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M25	M25A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M26	M26A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M27	M27A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M28	M28A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M29	M29A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M30	M30A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M31	M31A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M32	M32A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M33	M33A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M34	M34A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M35	M35A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M36	M36A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M37	M37A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M38	M38A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M39	M39A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M40	M40A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M41	M41A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M42	M42A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M43	M43A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M44	M44A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M45	M45A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M46	M46A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M47	M47A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M48	M48A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M49	M49A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M50	M50A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M51	M51A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M52	M52A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M53	M53A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M54	M54A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M55	M55A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M56	M56A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M57	M57A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M58	M58A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M59	M59A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M60	M60A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M61	M61A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M62	M62A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M63	M63A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M64	M64A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M65	M65A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M66	M66A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M67	M67A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M68	M68A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M69	M69A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M70	M70A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M71	M71A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M72	M72A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M73	M73A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M74	M74A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M75	M75A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M76	M76A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M77	M77A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M78	M78A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M79	M79A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M80	M80A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M81	M81A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M82	M82A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M83	M83A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M84	M84A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M85	M85A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M86	M86A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M87	M87A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M88	M88A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M89	M89A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M90	M90A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M91	M91A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M92	M92A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M93	M93A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M94	M94A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M95	M95A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M96	M96A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M97	M97A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M98	M98A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M99	M99A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%
M100	M100A: Mottled clay loam, 0 to 2 percent slopes, well-drained	34.8	7.1%



FLOOD MAP

NTS

FLOOD HAZARD STATEMENT:
THIS PROJECT LIES WITHIN ZONE X.
PER FIRM MAP NO. 18057C0258G
DATED NOVEMBER 19, 2014 OF THE
FLOOD INSURANCE RATE MAPS FOR
HAMILTON COUNTY, INDIANA. THE
ACCURACY OF THIS FLOOD HAZARD
STATEMENT IS SUBJECT TO SCALE
UNCERTAINTY AND TO ANY OTHER
UNCERTAINTY IN LOCATION OR
ELEVATION ON THE REFERENCE
FLOOD INSURANCE RATE MAP.



LOCATION MAP

PIPER GLEN



NAME	LENGTH (LF±)
CORA LANE	460
CLARKSON DRIVE	748
LOWERY WAY	906
SYBIL LANE	938
IVY LANE	769
CONRAD WAY	1562
ROSAMUND DRIVE	934
TOTAL	6,317

Sheet Number	Sheet Title
C100	COVER SHEET
C101	PRIMARY PLAT
C102	PRIMARY PLAT
C103	PRIMARY PLAT
C104	PRIMARY PLAT
C105	UTILITY PLAN
C106	UTILITY PLAN
C107	UTILITY PLAN
C108	UTILITY PLAN
C109	OPEN SPACE PLAN
C110	ENTRANCE PLAN
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE PLAN
L104	LANDSCAPE PLAN
L105	LANDSCAPE PLAN
L106	LANDSCAPE PLAN
L107	LANDSCAPE PLAN
L108	LANDSCAPE PLAN
L109	LANDSCAPE DETAILS

NOTES:
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE FISHERS STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE CONTRACTOR SHALL SCHEDULE A SITE PRE-CONSTRUCTION MEETING WITH THE FISHERS DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION ON THE SITE BEING STARTED.

THE FINAL SITE INSPECTION WILL NOT BE PERFORMED BY THE FISHERS DEPARTMENT OF ENGINEERING INSPECTOR UNTIL ALL SITE AND RIGHT-OF-WAY WORK IS COMPLETED.

SITE RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED IN THE FISHERS STANDARD FORMAT PRIOR TO ENGINEERING DEPT. RELEASE OF THE COMPLETED SITE.

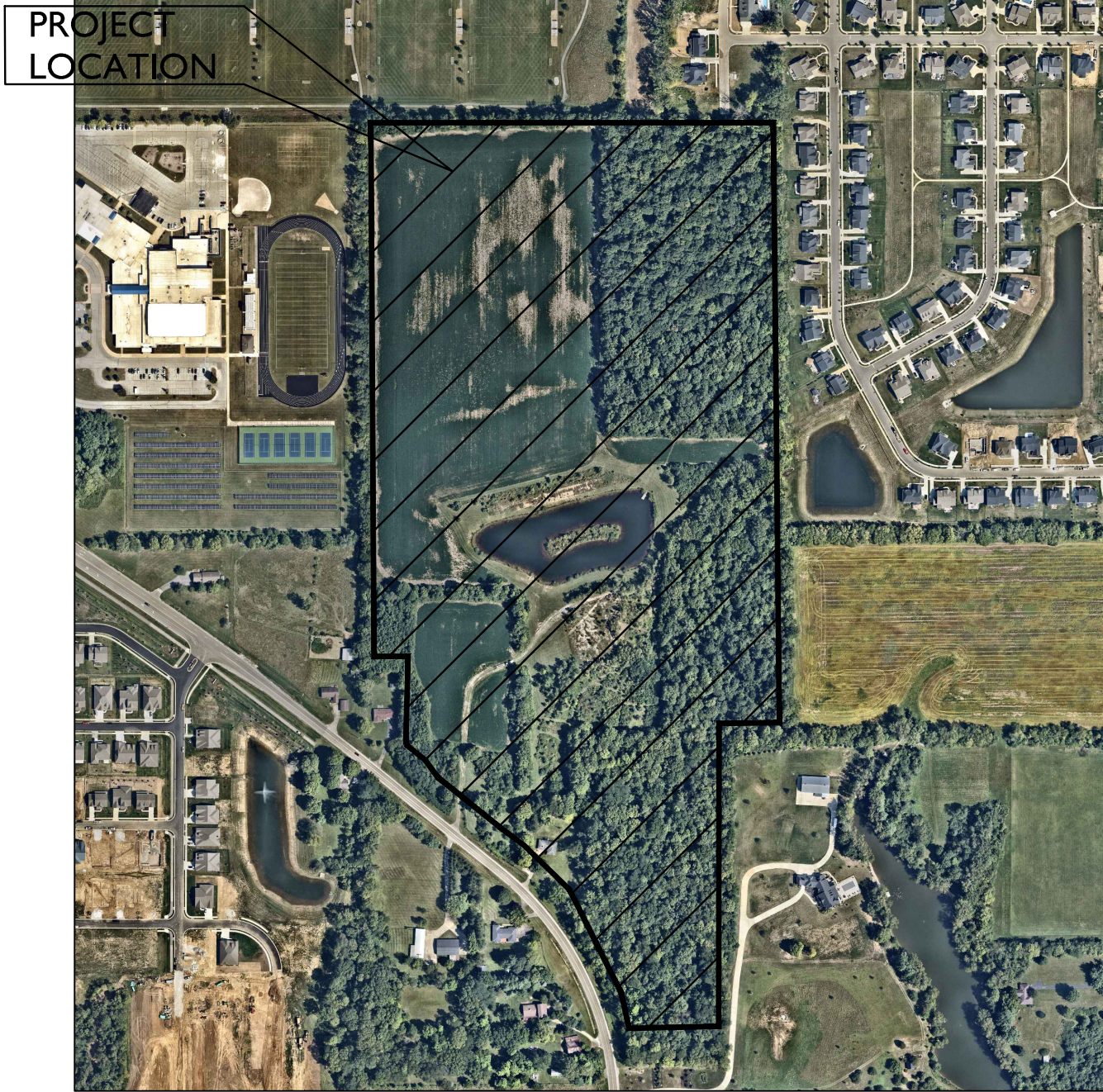
A CITY OF FISHERS RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR UTILITY WORK CROSSING EXISTING PUBLIC RIGHT-OF-WAY.

UTILITY WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR WITHIN 5' OF EXISTING PUBLIC RIGHT-OF-WAY PAVEMENT REQUIRES FLOWABLE FILL.

ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO PAVEMENT MARKINGS, CURB/STONE SHOULDERS, SIGNAGE, ETC. REPAIRS SHALL COINCIDE WITH THE ADJOINING ROAD.

ALL PERIMETER PATHS AND COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS ARE TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.

VICINITY MAP



SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: DMM	CHECKED BY: BAH	REVISIONS	DATE	BY
APPROVAL PENDING NOT FOR CONSTRUCTION						
COVER SHEET				AUTUMN ESTATES		
C100				ORIGINAL ISSUE: 10/01/2024 KHA PROJECT NO. 170134066 SHEET NUMBER		

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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-238-3032
EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

APPROVAL PENDING
NOT FOR
CONSTRUCTION

LENNAR

COVER SHEET

AUTUMN ESTATES

ORIGINAL ISSUE:
10/01/2024
KHA PROJECT NO.
170134066
SHEET NUMBER

C100

Drawing name: \\kenley-horn.com\mww\170134066\Autumn-Lennar-Fishers\170134066\Autumn-Lennar-Fishers\170134066\PRIMARY PLAT.dwg C101 Nov 14, 2024 8:46am by Gavin.Baker
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LEGEND

21	LOT NUMBER
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
S.L.E.	SIGN, LANDSCAPE EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT

TOWN OF FISHERS
INSTRUMENT NO. 2000041534

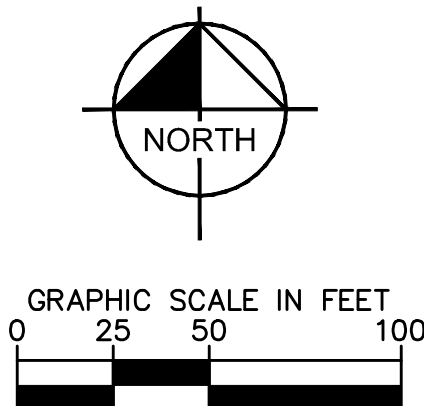
TOWN OF FISHERS
INSTRUMENT NO. 2000041535

AUTUMN ESTATES

PRIMARY PLAT

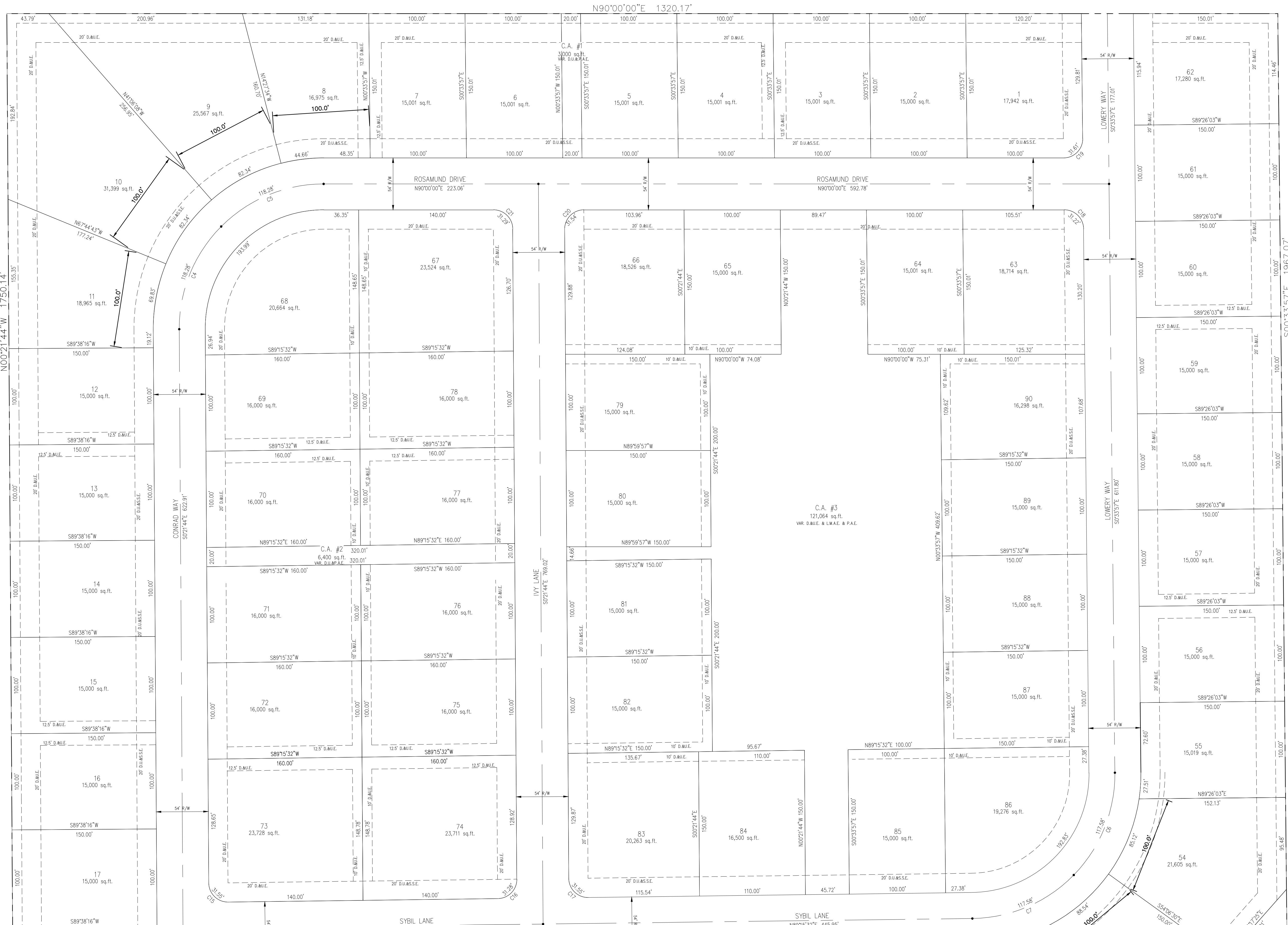
PP-24-11

FISHERS, INDIANA



CYNTHIANNE MEADOWS
PLAT CABINET 6, SLIDE 196

THE HAMILTON SOUTHEASTERN NORTH
DELAWARE SCHOOL BUILDING
CORPORATION
INSTRUMENT NO. 2000042338



PIPER GLEN, SECTION 4
PLAT CABINET 6, SLIDE 139

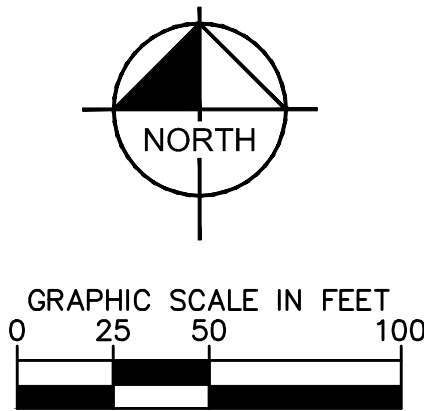
DESIGNED BY: JSM	SCALE: AS NOTED	APPROVAL PENDING NOT FOR CONSTRUCTION	LENNAR	AUTUMN ESTATES	PRIMARY PLAT	ORIGINAL ISSUE: 10/01/2024 KHA PROJECT NO. 170134066 SHEET NUMBER C101
DRAWN BY: DMM	CHECKED BY: BAH	DESIGNED BY: JSM	APPROVAL PENDING NOT FOR CONSTRUCTION	LENNAR	AUTUMN ESTATES	ORIGINAL ISSUE: 10/01/2024 KHA PROJECT NO. 170134066 SHEET NUMBER C101
REVISIONS PER TAC COMMENTS	1	REVISIONS PER TAC COMMENTS	1	REVISIONS PER TAC COMMENTS	1	REVISIONS PER TAC COMMENTS
REVISIONS	DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS
GPB	11/14/2024	GPB	11/14/2024	GPB	11/14/2024	GPB
BY		BY		BY		BY

Drawing name: \\kimley-horn.com\m\m\17013406\Autumn Lennar Fishers\PRIMARY PLAT.dwg C102 Nov 14, 2024 8:45am by Geom.Baker
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LEGEND

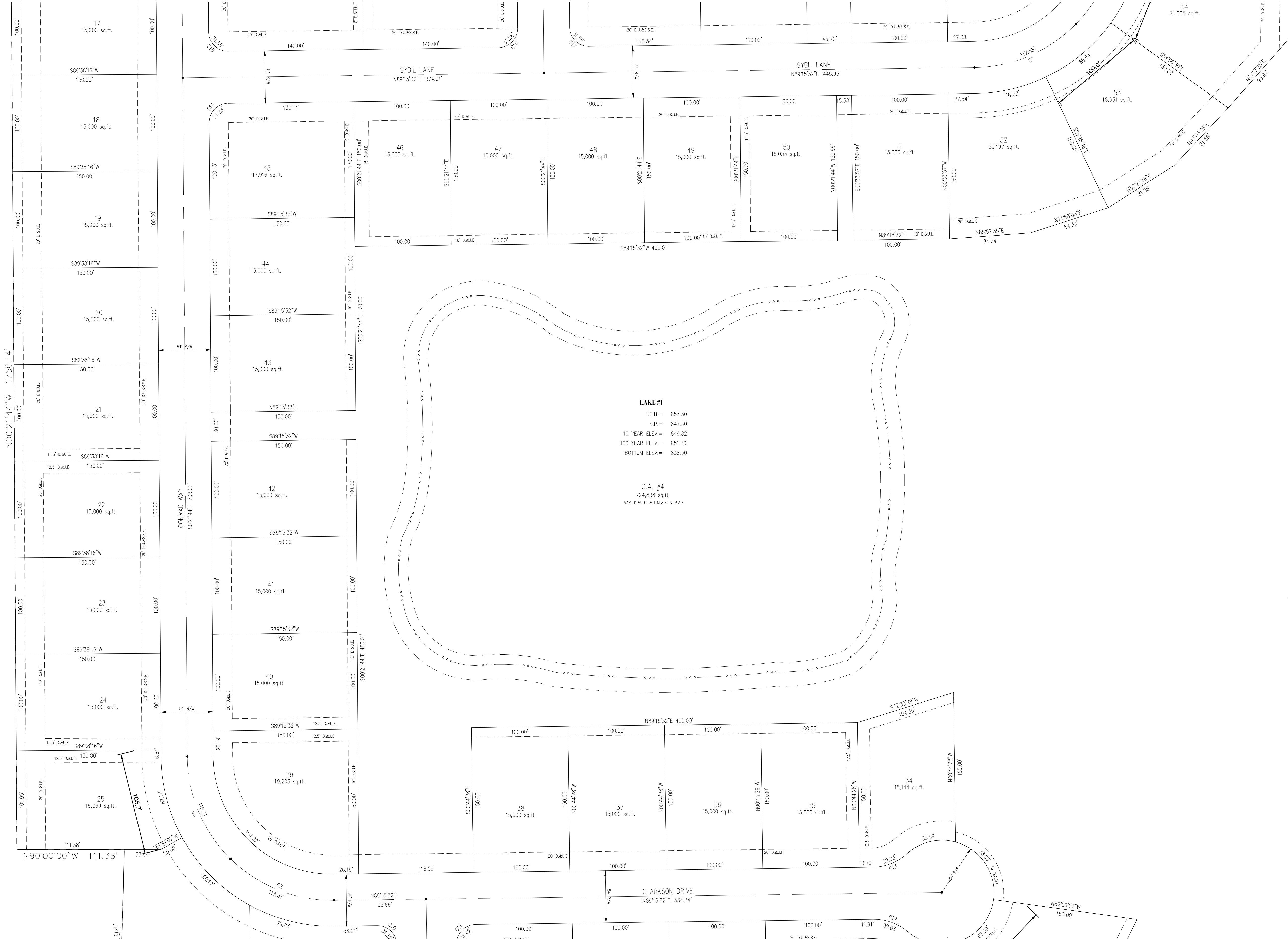
21	LOT NUMBER
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
S.L.E.	SIGN, LANDSCAPE EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT

AUTUMN ESTATES
PRIMARY PLAT
PP-24-11
FISHERS, INDIANA
MATCHLINE SEE SHEET C101



THE HAMILTON SOUTHEASTERN NORTH
DELAWARE SCHOOL BUILDING
INSTRUMENT NO. 200042338

REX C. WISEMAN & MARK K. WISEMAN
INSTRUMENT NO. 2010000648

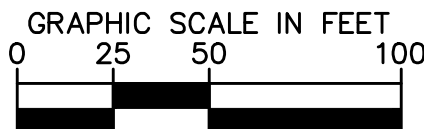


PIPER GLEN, SECTION 4
PLAT CABINET 6, SLIDE 139

MARION PHILIP HENSLEY &
MARION PAUL HENSLEY
INSTRUMENT NO. 2012020043

SCALE: AS NOTED		DESIGNED BY: JSM		DRAWN BY: DMH		CHECKED BY: BAH		REVISIONS		DATE		BY	
APPROVAL PENDING NOT FOR CONSTRUCTION		Kimley»Horn		©2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: Geom.Baker@kimley-horn.com WWW.KIMLEY-HORN.COM		2		REVISIONS TO LANDSCAPE PLANS		11/14/2024		GPB	
PRIMARY PLAT		AUTUMN ESTATES		1		REVISIONS PER TAC COMMENTS		11/5/2024		GPB			
C102		SHEET NUMBER		ORIGINAL ISSUE:		10/01/2024		KHA PROJECT NO.		170134066			

MATCHLINE SEE SHEET C102



M.A.E.
 D.&U.E.
 S.E.
 C.A.
 /W
 L.E.
 A.E.

ERIC MORR & AMANDA J. RICE
INSTRUMENT NO. 2022010320

Kimley»»Horn

Drawing name: \\kenley-horn.com\MM\IND\170134066_Altmen_Fishers\PRIMARY PLAT.dwg C104 Nov 14, 2024 8:45am by GavinBaker

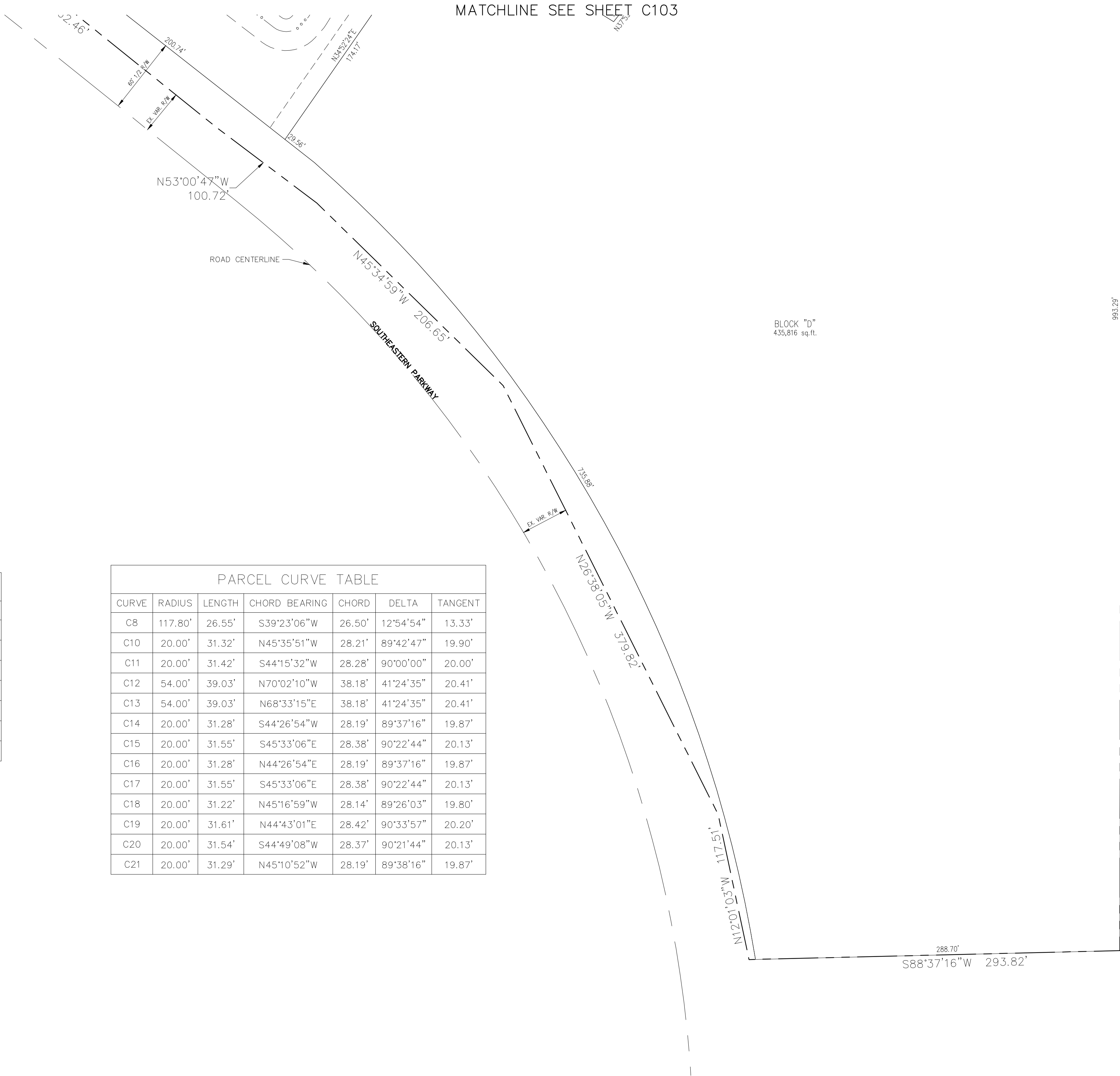
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LEGEND

21	LOT NUMBER
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
S.L.E.	SIGN, LANDSCAPE EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	104.75'	S19°15'52"W	102.63'	40°00'39"	54.61'
C2	150.00'	118.31'	S68°08'47"E	115.26'	45°11'22"	62.42'
C3	150.00'	118.31'	N22°57'25"W	115.26'	45°11'22"	62.42'
C4	150.00'	118.28'	N22°13'42"E	115.24'	45°10'52"	62.41'
C5	150.00'	118.28'	N67°24'34"E	115.24'	45°10'52"	62.41'
C6	150.00'	117.58'	S21°53'25"W	114.59'	44°54'45"	62.00'
C7	150.00'	117.58'	N66°48'10"E	114.59'	44°54'45"	62.00'

PARCEL CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	117.80'	26.55'	S39°23'06"W	26.50'	12°54'54"	13.33'
C10	20.00'	31.32'	N45°35'51"W	28.21'	89°42'47"	19.90'
C11	20.00'	31.42'	S44°15'32"W	28.28'	90°00'00"	20.00'
C12	54.00'	39.03'	N70°02'10"W	38.18'	41°24'35"	20.41'
C13	54.00'	39.03'	N68°33'15"E	38.18'	41°24'35"	20.41'
C14	20.00'	31.28'	S44°26'54"W	28.19'	89°37'16"	19.87'
C15	20.00'	31.55'	S45°33'06"E	28.38'	90°22'44"	20.13'
C16	20.00'	31.28'	N44°26'54"E	28.19'	89°37'16"	19.87'
C17	20.00'	31.55'	S45°33'06"E	28.38'	90°22'44"	20.13'
C18	20.00'	31.22'	N45°16'59"W	28.14'	89°26'03"	19.80'
C19	20.00'	31.61'	N44°43'01"E	28.42'	90°33'57"	20.20'
C20	20.00'	31.54'	S44°49'08"W	28.37'	90°21'44"	20.13'
C21	20.00'	31.29'	N45°10'52"W	28.19'	89°38'16"	19.87'



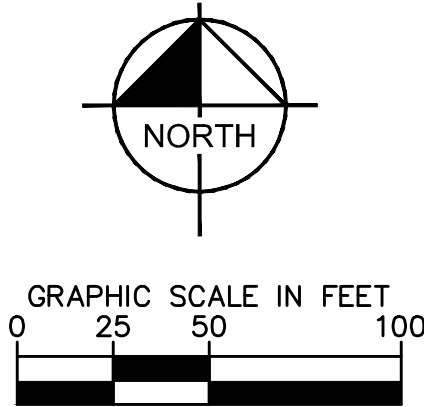
ERIC MORR & AMANDA J. RICE
INSTRUMENT NO. 2022010320

AUTUMN ESTATES

PRIMARY PLAT

PP-24-11

FISHERS, INDIANA



ORIGINAL ISSUE:
10/01/2024
KHA PROJECT NO.
170134066
SHEET NUMBER

C104

AUTUMN ESTATES

PRIMARY PLAT

LENNAR

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: DMH
CHECKED BY: BAH

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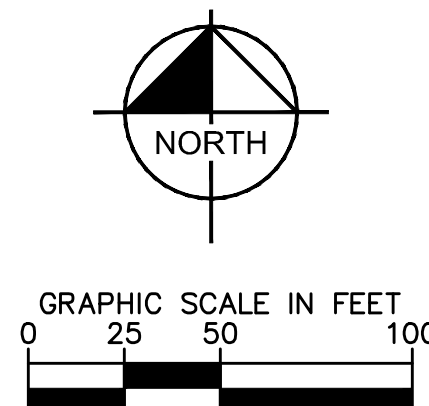
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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-238-3032
EMAIL: GavinBaker@kimley-horn.com
WWW.KIMLEY-HORN.COM

2 REVISIONS TO LANDSCAPE PLANS
1 REVISIONS PER TAC COMMENTS
NO.

11/14/2024
11/5/2024
DATE
BY

TUMN ESTATES
PRIMARY PLAT
PP-24-11
FISHERS, INDIANA

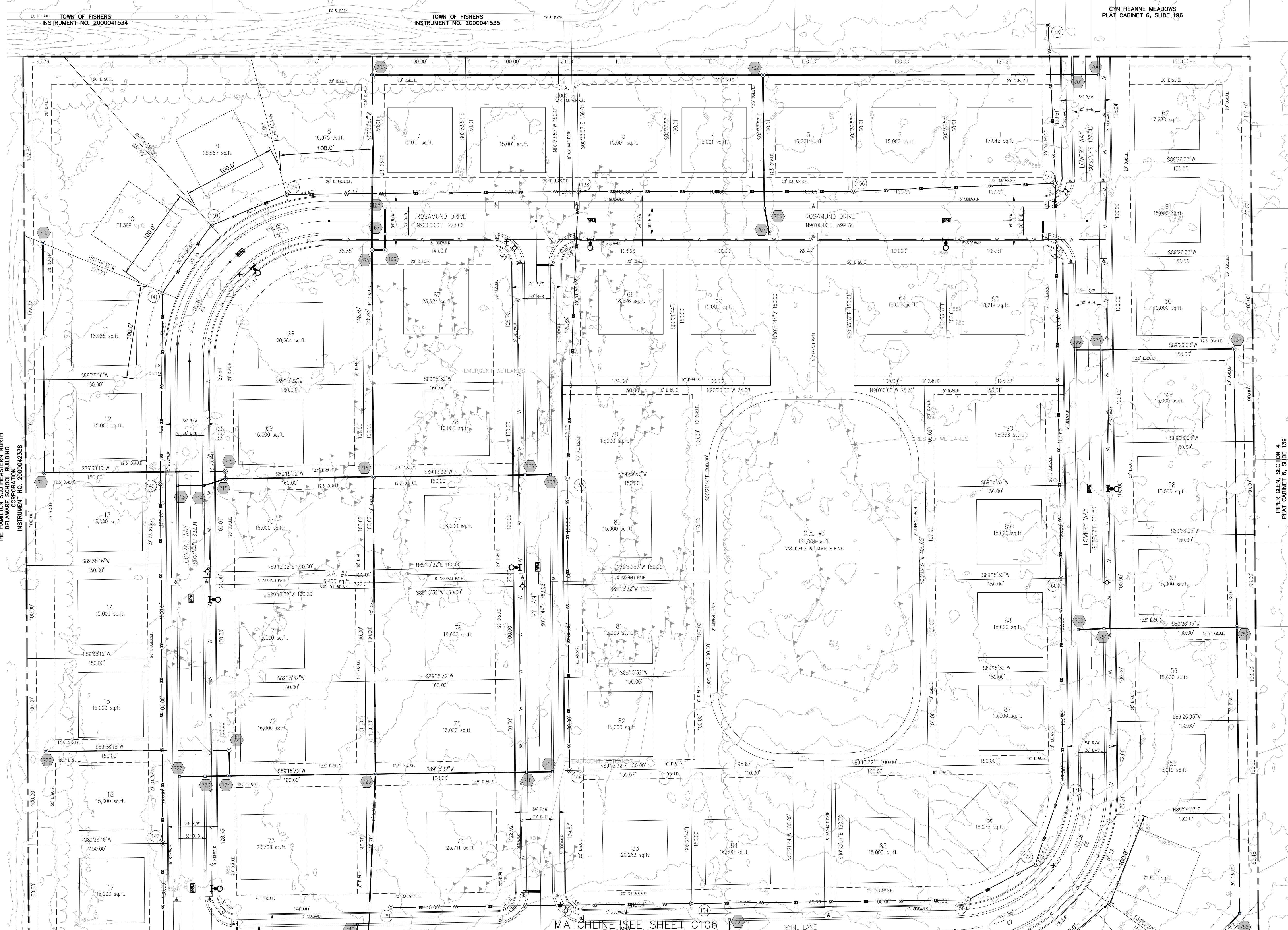
NOTES:
ALL UTILITIES SHOWN ARE TO BE REVIEWED
THROUGH THE TECHNICAL ADVISORY
COMMITTEE (TAC) PROCESS.



- | | |
|--|-------------------------|
| | STORM SEWER |
| | STORM STRUCTURE |
| | FLARED END SECTION |
| | SANITARY SEWER |
| | SANITARY STRUCTURE |
| | WATER LINE |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | STOP SIGN |
| | STREET SIGN |
| | EXISTING CONTOURS |
| | RAISED PAVEMENT MARKERS |

- LEGEND

- | | |
|----------|---------------------------------------|
| 21 | LOT NUMBER |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| C.A. | COMMON AREA |
| R/W | RIGHT OF WAY |
| S.L.E. | SIGN, LANDSCAPE EASEMENT |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |



MATCHLINE SEE SHEET C106

PIPER GLEN, SECTION 4
LAT CABINET 6. SLIDE 139

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INDIANAPOLIS, IN 46240
CONTACT: GAVINN BAKKER
PHONE: 317-238-3032
EMAIL: Govinn.Bakker@kimley-horn.com

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CONSTRUCTION

LENNAR

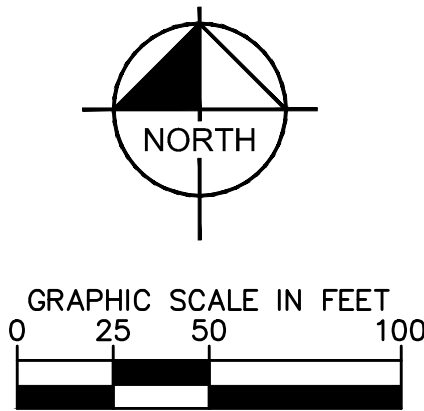
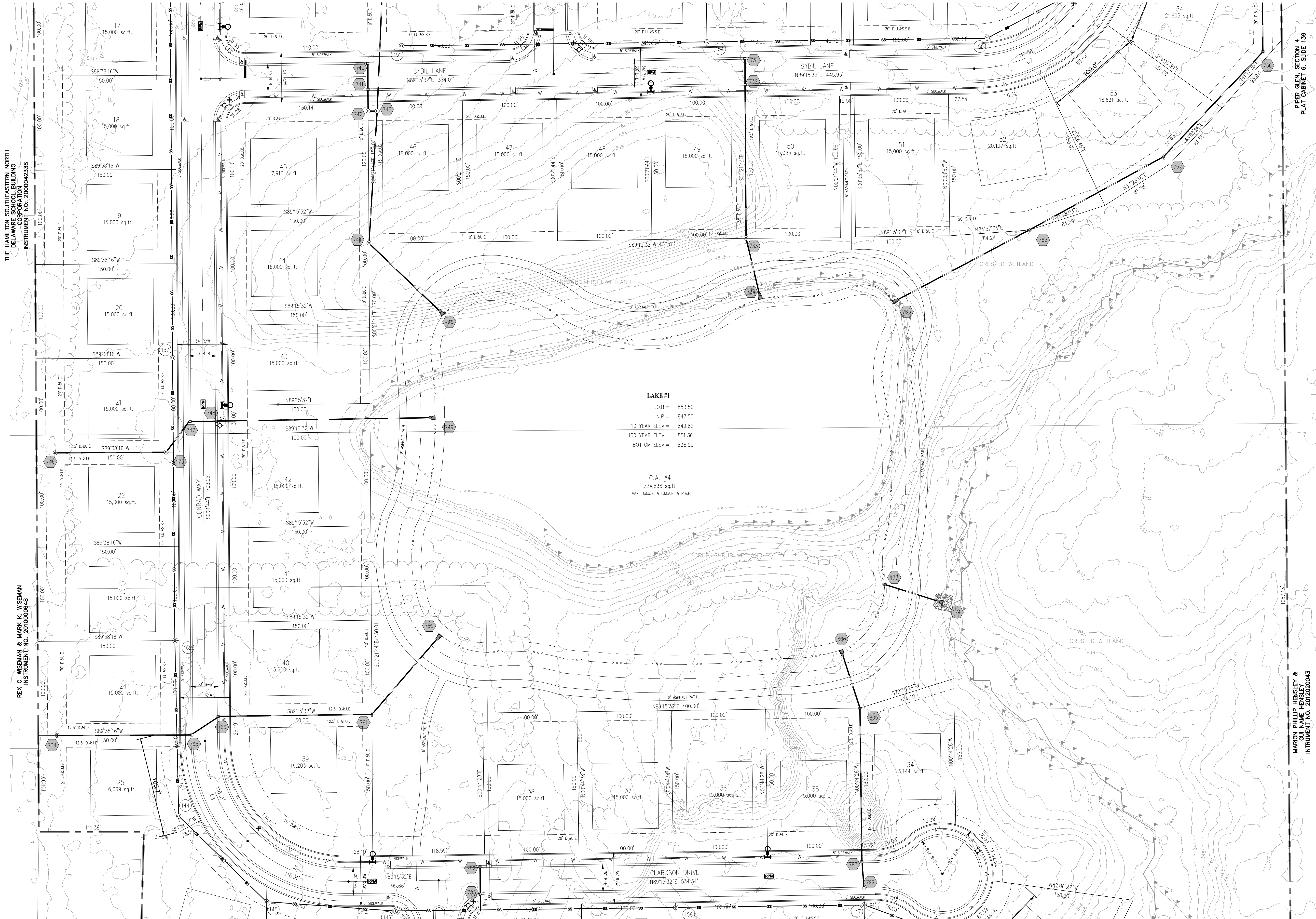
UTILITY PLAN

AUTUMN ESTATES

ORIGINAL ISSUE:	10/01/2024
KHA PROJECT NO.	170134066
SHEET NUMBER	

C105

Drawing name: \\kimley-horn.com\m\lino1\IND\DEV\170134066\Autumn-Lennar-Fishers\IND\170134066\Autumn-Lennar-Fishers\IND\170134066\PRIMARY PLAT.dwg C106 Nov 14, 2024 8:27am by GovenBaker
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- LEGEND**
- STORM SEWER
 - STORM STRUCTURE
 - FLARED END SECTION
 - SANITARY SEWER
 - SANITARY STRUCTURE
 - WATER LINE
 - FIRE HYDRANT
 - LIGHT POLE
 - STOP SIGN
 - STREET SIGN
 - EXISTING CONTOURS
 - RAISED PAVEMENT MARKERS

- LEGEND**
- 21 LOT NUMBER
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - S.L.E. SIGN, LANDSCAPE EASEMENT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT

AUTUMN ESTATES		UTILITY PLAN		APPROVAL PENDING NOT FOR CONSTRUCTION		Lennar		Kimley»Horn		SCALE: AS NOTED		DESIGNED BY: JSM		DRAWN BY: DMH		CHECKED BY: BAH		REVISIONS PER TAC COMMENTS		REVISIONS		DATE		BY	
ORIGINAL ISSUE: 10/01/2024		KHA PROJECT NO. 170134066		SHEET NUMBER C106				©2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, MINNEAPOLIS, MN 55425 CONTACT: GAVIN BAKKER PHONE: 317-238-3032 WWW.KIMLEY-HORN.COM										2 REVISIONS TO LANDSCAPE PLANS		11/14/2024		GPB			
																		1 REVISIONS PER TAC COMMENTS		11/5/2024		GPB			
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LEGEND

- 21

L.M.A.E.
- D.&U.E.

S.S.E.

C.A.

R/W

S.L.E.

P.A.E.
- LOT NUMBER

LANDSCAPE MAINTENANCE ACCESS EASEMENT

DRAINAGE & UTILITY EASEMENT

SANITARY SEWER EASEMENT

COMMON AREA

RIGHT OF WAY

SIGN, LANDSCAPE EASEMENT

PEDESTRIAN ACCESS EASEMENT

LEGEND

- STORM SEWER
- STORM STRUCTURE
- FLARED END SECTION
- SANITARY SEWER
- SANITARY STRUCTURE
- WATER LINE
- FIRE HYDRANT
- LIGHT POLE
- STOP SIGN
- STREET SIGN
- EXISTING CONTOURS
- RAISED PAVEMENT MARKERS

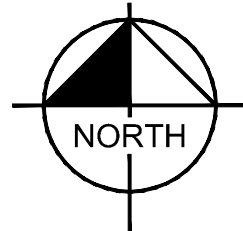
RPM

AUTUMN ESTATES

PRIMARY PLAT

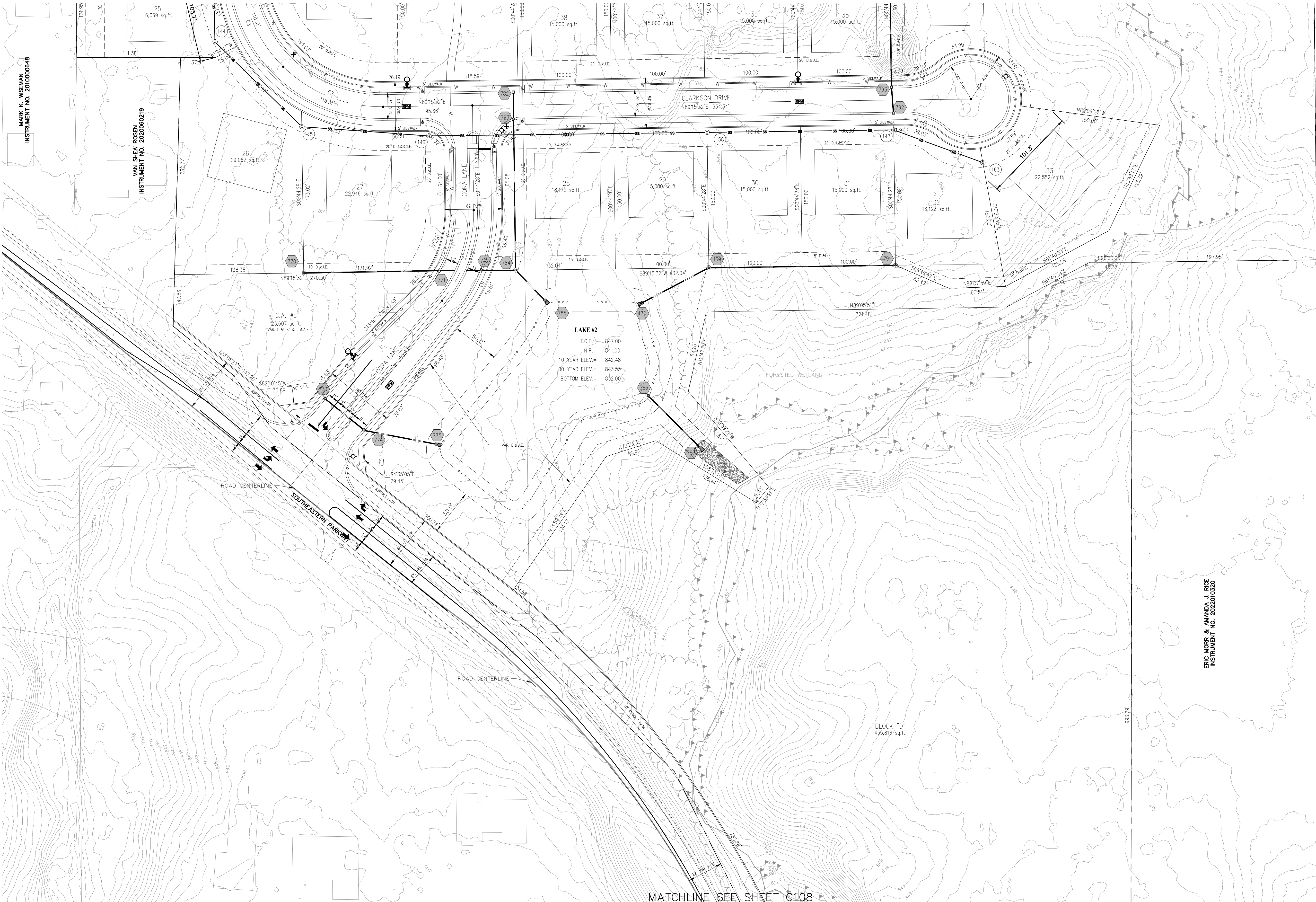
PP-24-11

FISHERS, INDIANA



GRAPHIC SCALE IN FEET
0 25 50 100

MATCHLINE SEE SHEET C106



MARK K. WISEMAN
INSTRUMENT NO. 202000048

VAN SHEA ROSEN
INSTRUMENT NO. 2020060219

MARION PHILIP HENSELEY &
ASSOCIATES, INC.
INSTRUMENT NO. 2020020043

ERIC MORR & AMANDA J. RICE
INSTRUMENT NO. 2022010320

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Kimley»Horn		©2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 66TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: GorminBaker@kimley-horn.com WWW.KIMLEY-HORN.COM		REVISIONS TO LANDSCAPE PLANS		REVISIONS PER TAC COMMENTS		REVISIONS		11/14/2024		11/15/2024		GPB	
2		1		No.		DATE		BY							

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LEGEND

- 21

L.M.A.E.

D.&U.E.

S.S.E.

C.A.

R/W

S.L.E.

P.A.E.
- LOT NUMBER

LANDSCAPE MAINTENANCE ACCESS EASEMENT

DRAINAGE & UTILITY EASEMENT

SANITARY SEWER EASEMENT

COMMON AREA

RIGHT OF WAY

SIGN, LANDSCAPE EASEMENT

PEDESTRIAN ACCESS EASEMENT

LEGEND

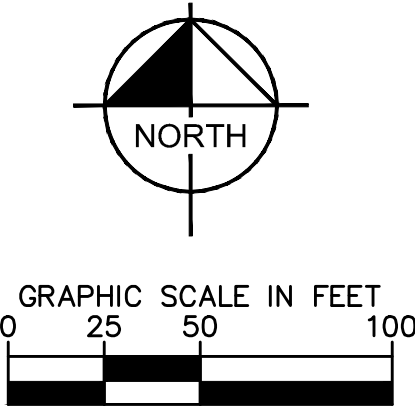
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- STORM STRUCTURE
- FLARED END SECTION
- SANITARY SEWER
- SANITARY STRUCTURE
- WATER LINE
- FIRE HYDRANT
- LIGHT POLE
- STOP SIGN
- STREET SIGN
- EXISTING CONTOURS
- RAISED PAVEMENT MARKERS

AUTUMN ESTATES

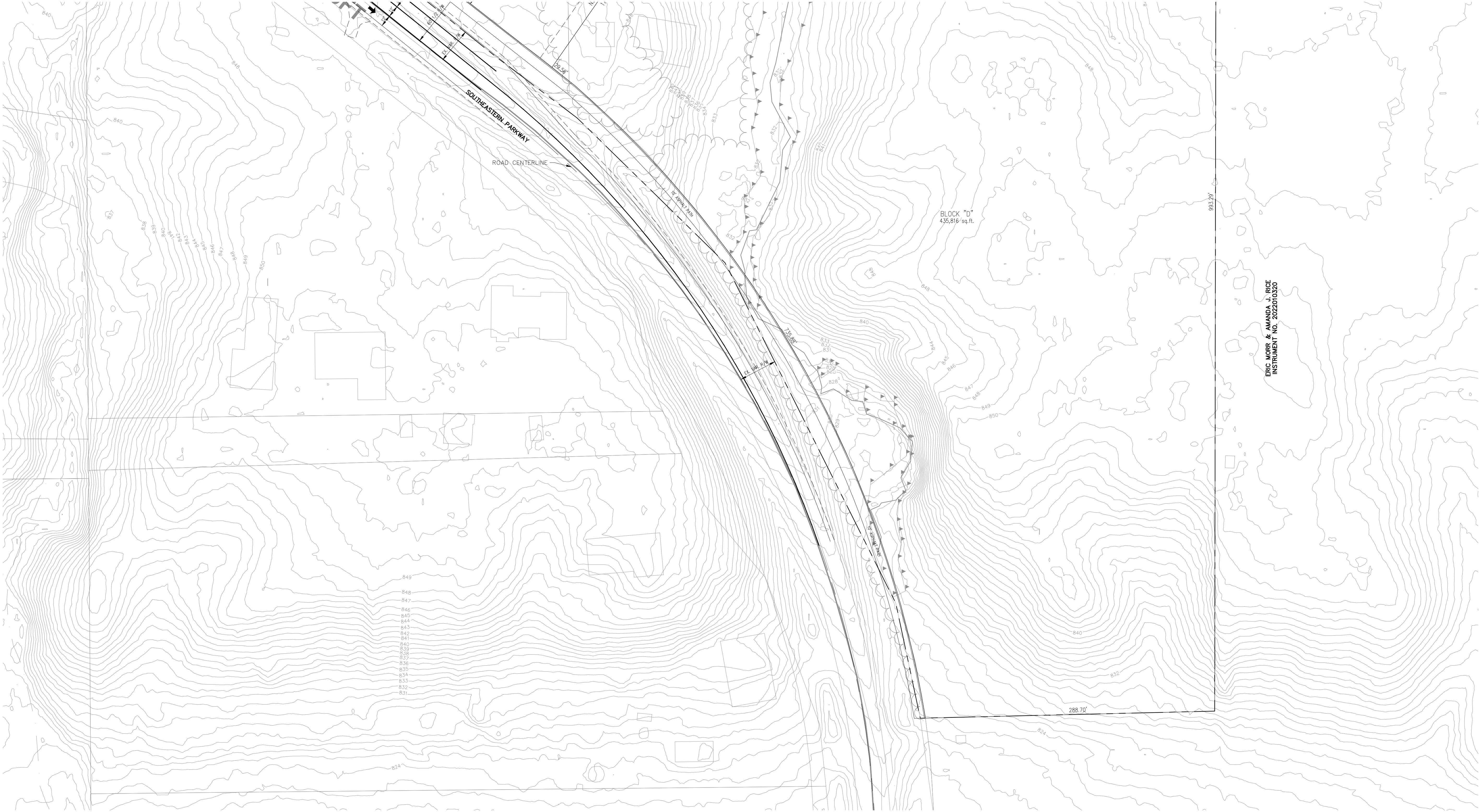
PRIMARY PLAT

PP-24-11

FISHERS, INDIANA



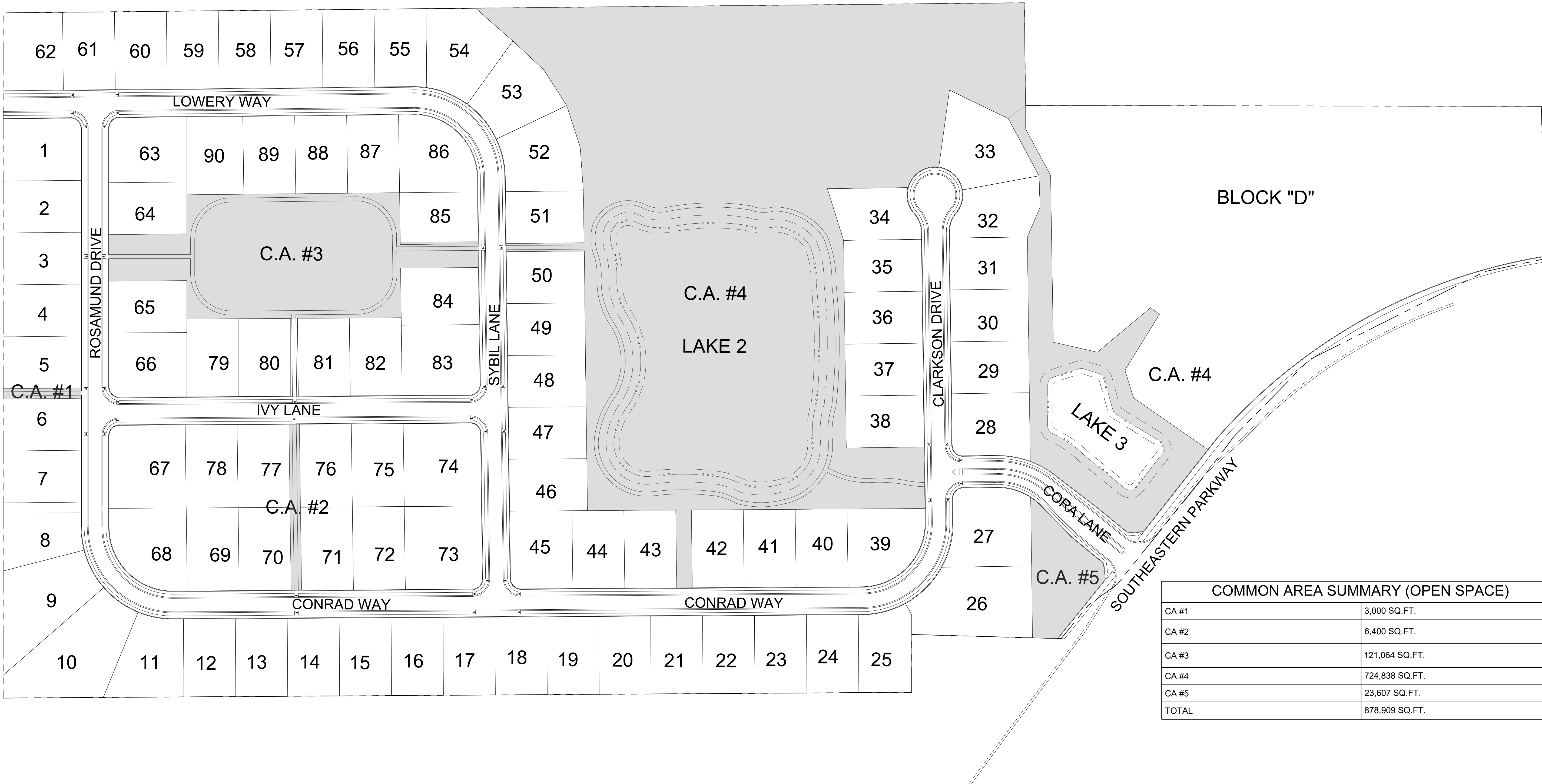
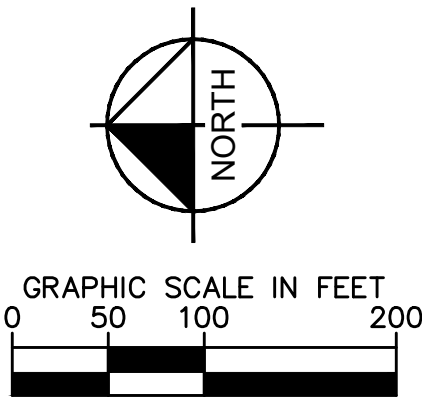
MATCHLINE SEE SHEET C107



C108	SHEET NUMBER		AUTUMN ESTATES	UTILITY PLAN	LENNAR	APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED	Kimley»Horn									
	KHA PROJECT NO. 170134066							©2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: GavinBaker@kimley-horn.com WWW.KIMLEY-HORN.COM									
	ORIGINAL ISSUE: 10/01/2024							DESIGNED BY: JSM									
								DRAWN BY: DMW									
								CHECKED BY: BAH									
								REVISIONS									
								No.									
								1 REVISIONS PER TAC COMMENTS									
								2 REVISIONS TO LANDSCAPE PLANS									
								GPB 11/14/2024									
		GPB 11/5/2024															
		BY DATE															

AUTUMN ESTATES

PRIMARY PLAT
PP-24-11
FISHERS, INDIANA



COMMON AREA SUMMARY (OPEN SPACE)	
CA #1	3,000 SQ.FT.
CA #2	6,400 SQ.FT.
CA #3	121,064 SQ.FT.
CA #4	724,838 SQ.FT.
CA #5	23,607 SQ.FT.
TOTAL	878,909 SQ.FT.

Drawing name: K:\IND_LEV\170134066_Autumn_Lennar_Fishers_JAN\Design\CADD\PlanSheets\PRIMARY PLAT.dwg C109 Nov 14, 2024 1:35pm by: GavinBaker
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SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: DMH

CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

LENNAR

OPEN SPACE
PLAN

AUTUMN ESTATES

ORIGINAL ISSUE:
10/01/2024
KHA PROJECT NO.
170134066
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INDIANAPOLIS, IN 46240
PHONE: 317-238-3032
FAX: 317-238-3032
EMAIL: Gavin.Baker@kimley-horn.com
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2

REVISIONS TO LANDSCAPE PLANS

11/14/2024

GPB

1

REVISIONS PER TAC COMMENTS

11/15/2024

GPB

No.

REVISIONS

DATE

BY

Page 37 of 34

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LEGEND

21	LOT NUMBER
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
S.L.L.	SIGN, LANDSCAPE EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT

LEGEND

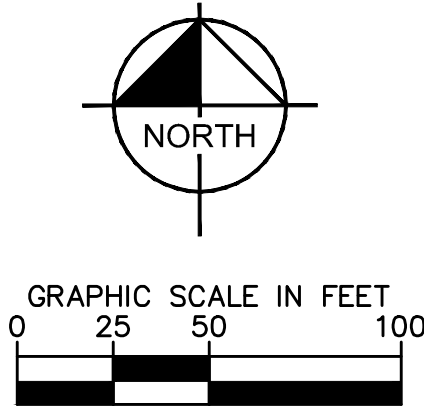
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	STORM STRUCTURE
	FLARED END SECTION
	SANITARY SEWER
	SANITARY STRUCTURE
	WATER LINE
	FIRE HYDRANT
	LIGHT POLE
	STOP SIGN
	STREET SIGN
	EXISTING CONTOURS
	RAISED PAVEMENT MARKERS

AUTUMN ESTATES

PRIMARY PLAT

PP-24-11

FISHERS, INDIANA



Design Speed (mph)	Brake Reaction Time (s)	Brake Reaction Dist. (ft)	Braking Distance (ft)	Minimum Calculated SSD (ft)	Rounded SSD for Design (ft)
15	2.5	55.1	21.6	76.7	80
20	2.5	73.5	38.4	111.9	115
25	2.5	91.9	60.0	151.9	155
30	2.5	110.3	86.4	196.7	200
35	2.5	128.6	117.6	246.2	250
40	2.5	147.0	153.6	300.6	305
45	2.5	165.4	194.4	359.8	360
50	2.5	183.8	240.0	423.8	425
55	2.5	202.1	290.3	492.4	495
60	2.5	220.5	345.5	566.0	570
65	2.5	238.9	405.5	644.4	645
70	2.5	257.3	470.3	727.6	730

STOPPING SIGHT DISTANCE
FOR PASSENGER CAR

Figure 42-1A

Back

V_{major} (mph)	Passenger Car				Single-Unit Truck		Combination Truck		
	Local Road	Collector or Arterial	Local Road	Collector or Arterial	t_g (s)	ISD (ft)	t_g (s)	ISD (ft)	
15	7.5	170	7.5	170	9.5	210	11.5	260	
20	7.5	220	7.5	220	9.5	280	11.5	340	
25	7.5	280	7.5	280	9.5	350	11.5	430	
30	7.5	330	7.5	330	9.5	420	11.5	510	
35	7.5	390	7.5	390	9.5	490	11.5	600	
40	7.5	440	7.5	440	9.5	560	11.5	680	
45	7.5	500	7.5	500	9.5	630	11.5	760	
50	7.5	550	8.5	630	10.5	780	12.5	920	
55	7.5	610	9.0	730	11.0	890	13.0	1060	
60	7.5	670	9.5	840	11.5	1020	13.5	1190	
65	7.5	720	10.0	960	12.0	1150	14.0	1340	
70	7.5	780	10.0	1030	12.0	1240	14.0	1440	

V_{major} = Design speed of major road

t_g = Time gap for minor road vehicle to enter major road

ISD = Intersection sight distance (length of leg of sight triangle along major road)

ISD is shown for a stopped vehicle to turn left onto a two-lane highway with approach grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required ISD recalculated using the formula $ISD = 1.47 V_{major} t_g$.

For a left turn onto a two-way highway with more than two lanes, add 0.5 s for a passenger car, or 0.7 s for a truck for each additional lane from the left in excess of one, to be crossed by a turning vehicle.

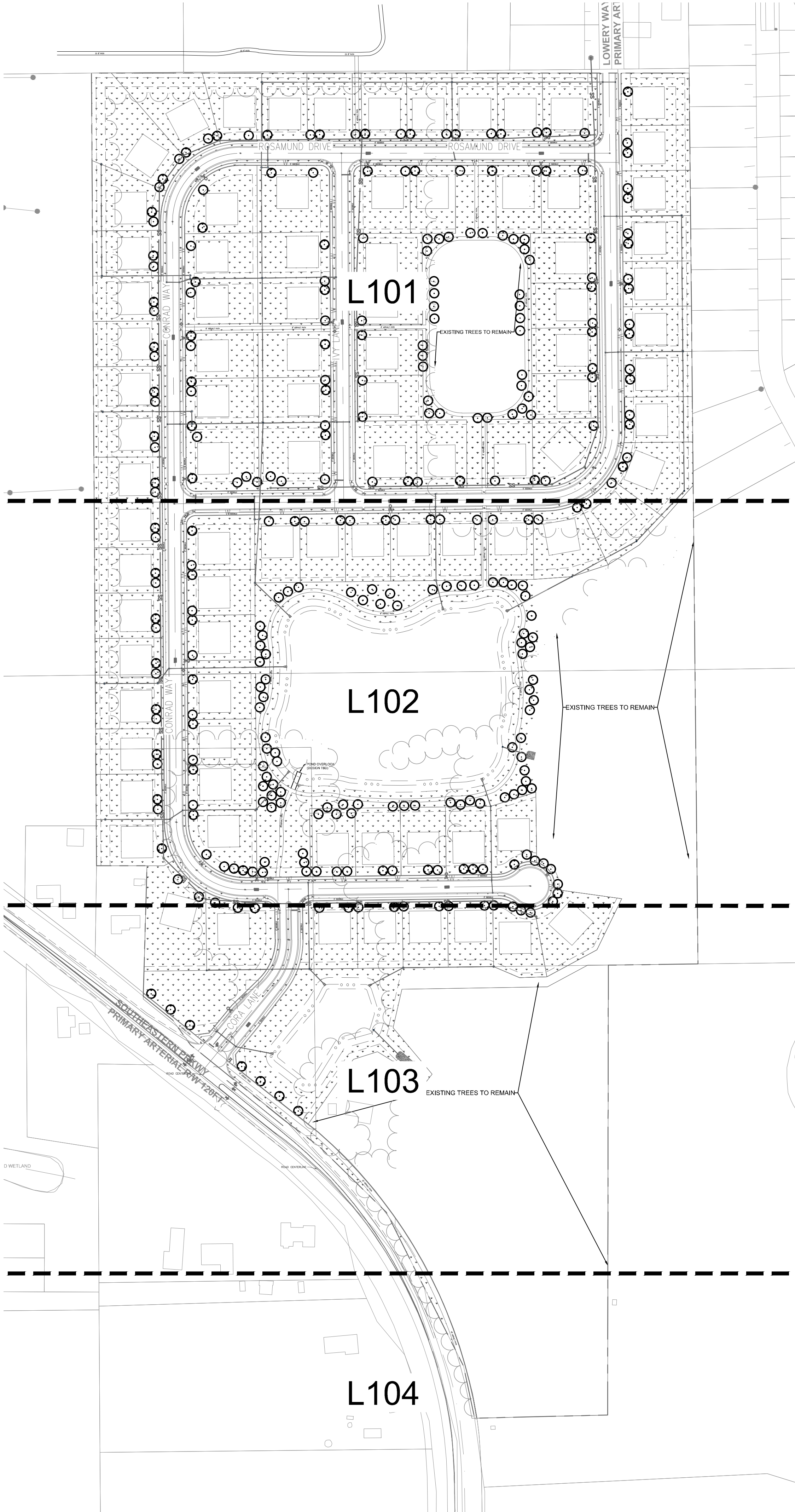
For the minor-road approach, if its grade is an upgrade that is steeper than 3%, add 0.2 s for each percent grade for a left turn. The adjustment for the minor-road approach grade is required only if the rear wheels of the design vehicle would be on an upgrade steeper than 3%.

INTERSECTION SIGHT DISTANCE
FOR STOP-CONTROLLED INTERSECTION

Figure 46-10C

SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: DMM	CHECKED BY: BAH	APPROVAL PENDING NOT FOR CONSTRUCTION	UTILITY PLAN	AUTUMN ESTATES
Kimley»Horn				ORIGINAL ISSUE: 10/01/2024		
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2				REVISIONS TO LANDSCAPE PLANS		
1				REVISIONS PER TAC COMMENTS		
No.				DATE		
BY				GPB		
				11/14/2024		
				GPB		
				11/5/2024		

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CONCEPT PLANT SCHEDULE

	<u>LOT PLANTING TREE</u>	216
	<u>STREET TREE</u>	124

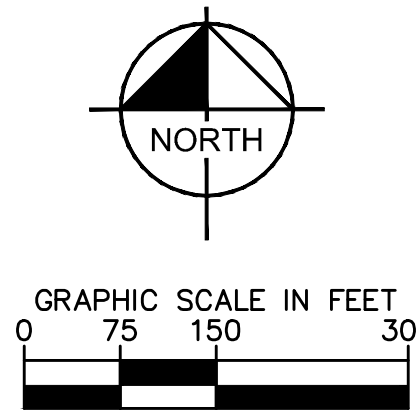
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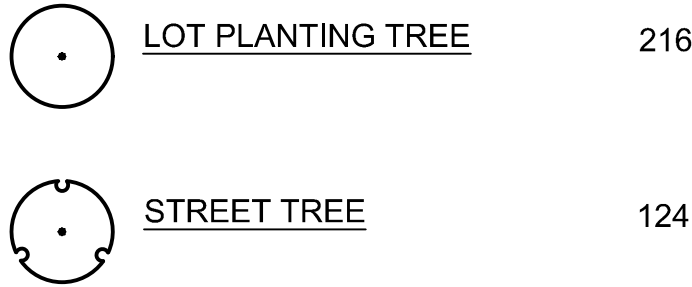
MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

SEEDING LEGEND

 PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL
FESCUE; APPLY AT A RATE OF 350 LBS/ACRE
(8LBS/1000 SQFT)

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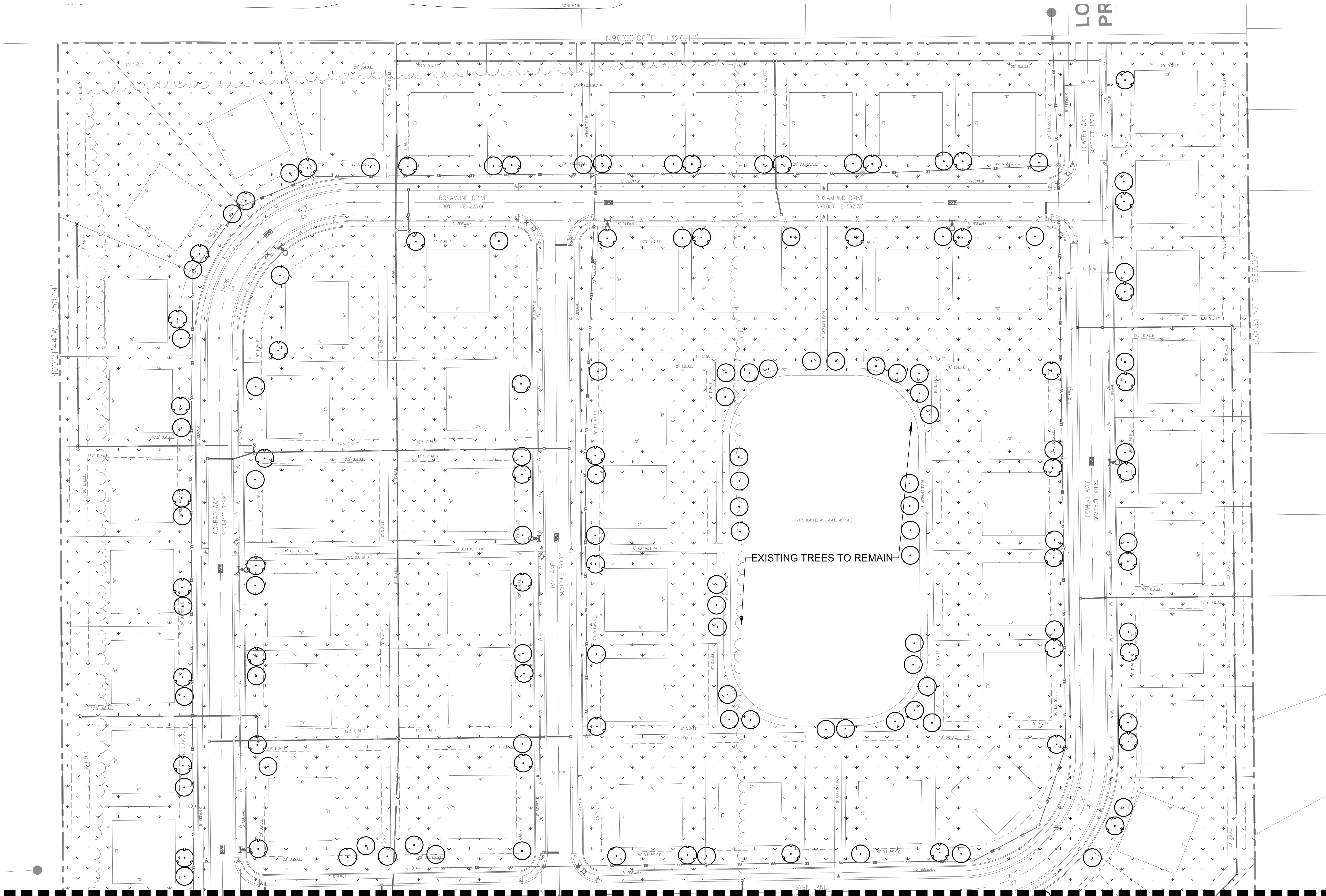
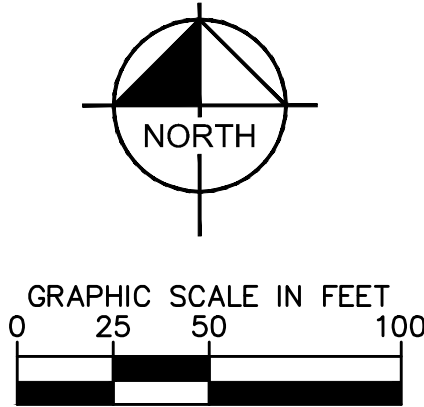
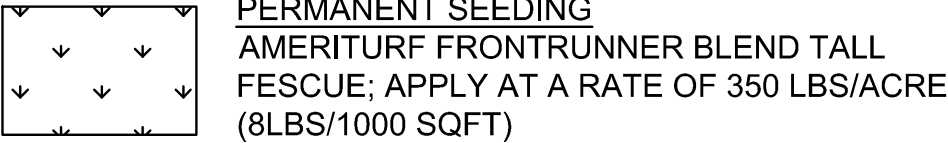
CONCEPT PLANT SCHEDULE



MULCHING LEGEND



SEEDING LEGEND



MATCHLINE SEE SHEET L102

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INDIANAPOLIS, IN 46240
CONTACT: GAVINN BAKKER
PHONE: 317-238-3032
EMAIL: Gavinn.Bakker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: DMM

CHECKED BY: BAH



LENNAR

LANDSCAPE PLAN

AUTUMN ESTATES

ORIGINAL ISSUE:	10/01/2024
KHA PROJECT NO.	170134066
SHEET NUMBER	

L101

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CONCEPT PLANT SCHEDULE

- 

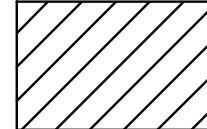
LOT PLANTING TREE

216
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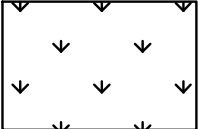
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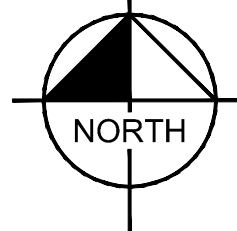
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MULCHING LEGEND

- 
- MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

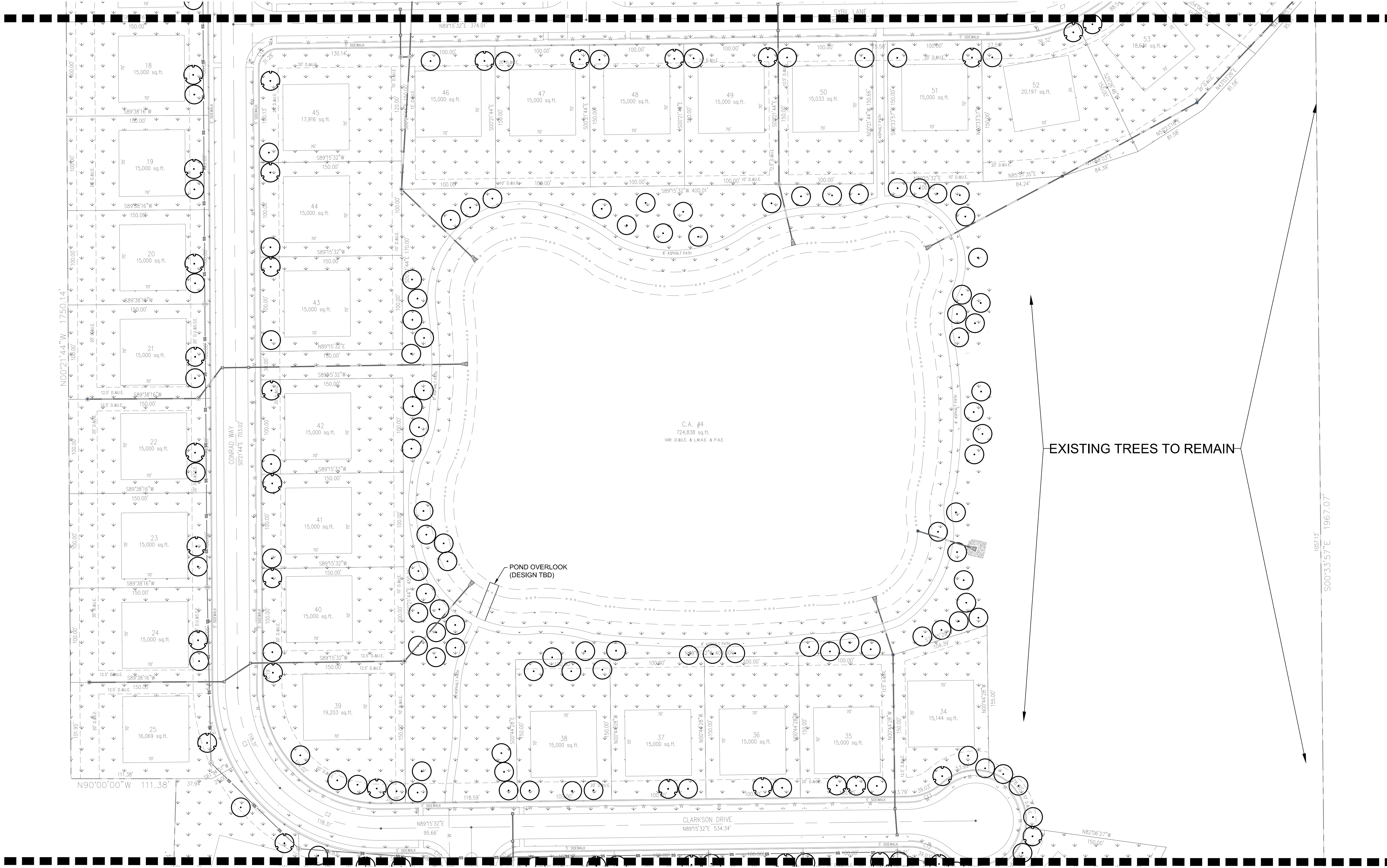
SEEDING LEGEND

- 
- PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL
FESCUE; APPLY AT A RATE OF 350 LBS/ACRE
(8LBS/1000 SQFT)



GRAPHIC SCALE IN FEET
0 25 50 100

MATCHLINE SEE SHEET L101

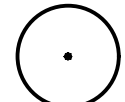


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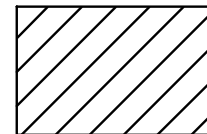
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DRAWN BY: DM		CHECKED BY: BAH	
11/14/2024		11/15/2024	
REVISIONS TO LANDSCAPE PLANS		REVISIONS PER TAC COMMENTS	
1		1	
DATE		DATE	
BY		BY	
KIMLEY-HORN		KIMLEY-HORN	
500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: Gavin.Baker@kimley-horn.com WWW.KIMLEY-HORN.COM		500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: Gavin.Baker@kimley-horn.com WWW.KIMLEY-HORN.COM	
MATTHEW S. BAKER ARCHITECT NOT APPROVED FOR CONSTRUCTION		MATTHEW S. BAKER ARCHITECT NOT APPROVED FOR CONSTRUCTION	
AUTUMN ESTATES		LANDSCAPE PLAN	
L102		L102	
ORIGINAL ISSUE: 10/01/2024		ORIGINAL ISSUE: 10/01/2024	
KHA PROJECT NO. 170134066		KHA PROJECT NO. 170134066	
SHEET NUMBER		SHEET NUMBER	

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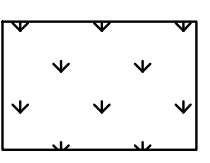
CONCEPT PLANT SCHEDULE

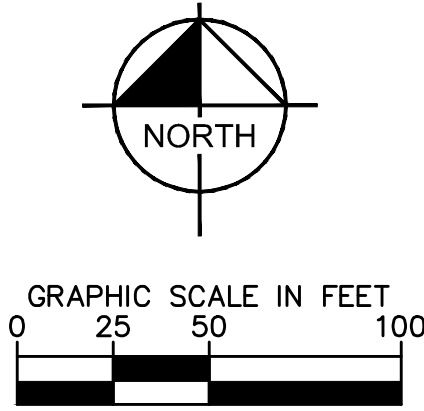
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-  STREET TREE 124

MULCHING LEGEND

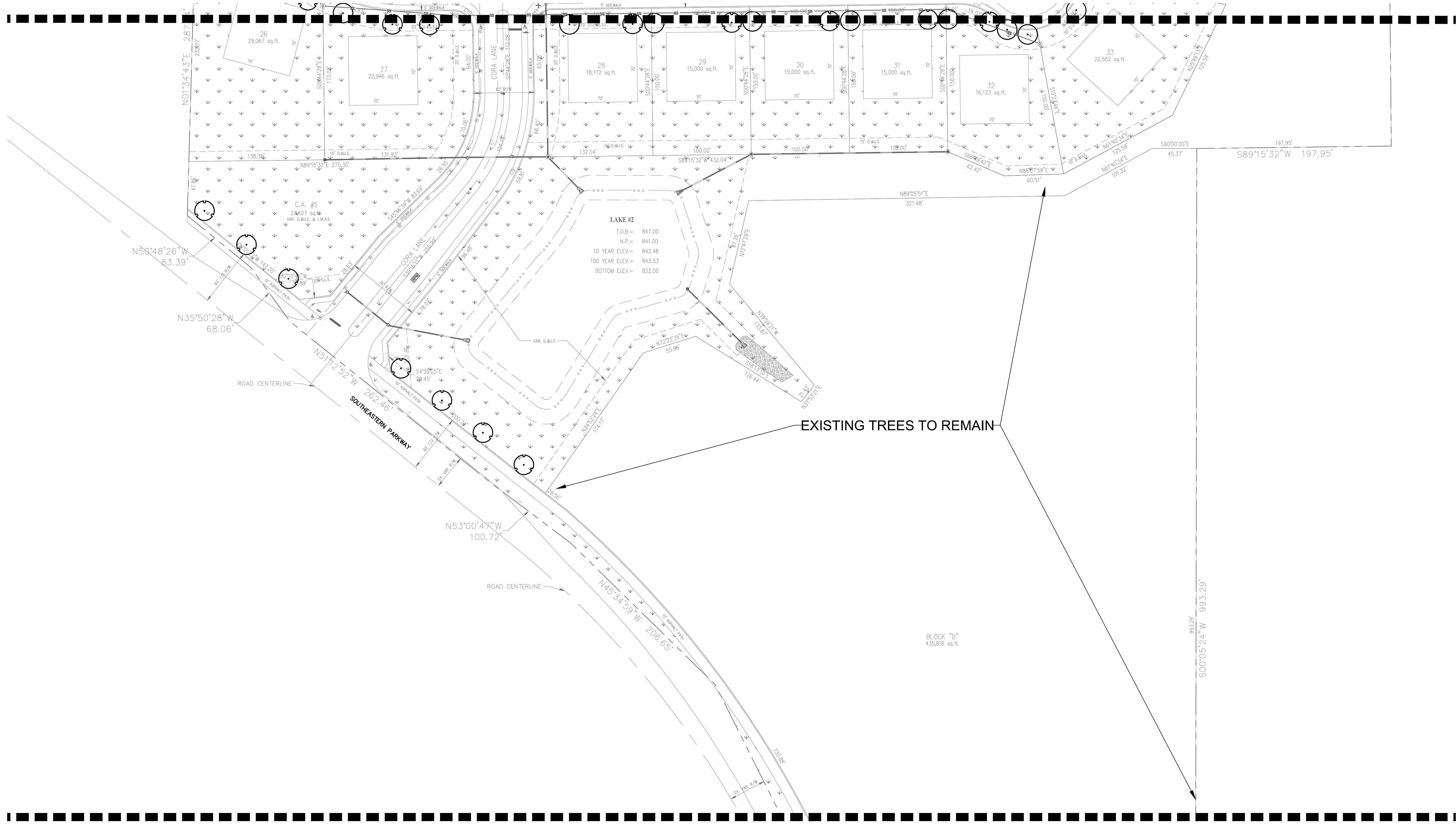
 MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

SEEDING LEGEND

 PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL
FESCUE; APPLY AT A RATE OF 350 LBS/ACRE
(8LBS/1000 SQFT)



MATCHLINE SEE SHEET L102



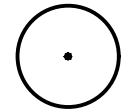
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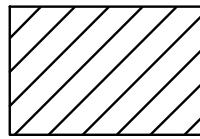
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FAX: 317-238-3032		11/5/2024	
WWW.KIMLEY-HORN.COM		11/5/2024	
SCALE: AS NOTED		DESIGNED BY: JSM	
DRAWN BY: DM		CHECKED BY: BAH	
NOT APPROVED FOR CONSTRUCTION		MATTHEW S. GIBSON, ARCHITECT	
AUTUMN ESTATES		LANDSCAPE PLAN	
ORIGINAL ISSUE: 10/01/2024		KHA PROJECT NO. 170134066	
SHEET NUMBER		L103	

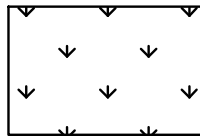
Drawing name: \\kimley-horn.com\MM\101\IND\DEV\170134066\Autumn_Lennar_Fisher_JA\ Design\CADD\PlanSheets\LANDSCAPE PLAN.dwg L104 Nov 14, 2024 8:46am by Gavin.Baker

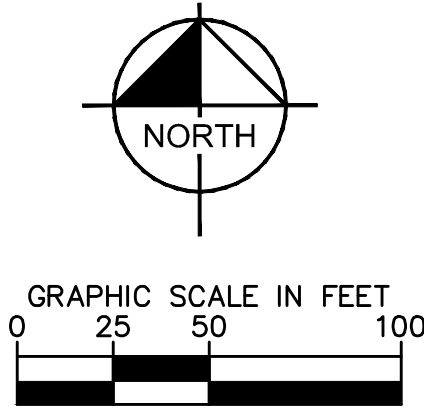
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CONCEPT PLANT SCHEDULE

	LOT PLANTING TREE	216
	STREET TREE	124

MULCHING LEGEND	
	MULCH HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR

SEEDING LEGEND	
	PERMANENT SEEDING AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)



MATCHLINE SEE SHEET L103

ORIGINAL ISSUE: 10/01/2024		AUTUMN ESTATES		LANDSCAPE PLAN		L104	
KHA PROJECT NO. 170134066		NOT APPROVED FOR CONSTRUCTION		DESIGNED BY: JSM		Kimley»Horn	
SHEET NUMBER		Matthew S. Fisher ARCHITECT		DRAWN BY: DMH		©2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: Gavin.Baker@kimley-horn.com WWW.KIMLEY-HORN.COM	
		SCALE: AS NOTED		CHECKED BY: BAH		2 REVISIONS TO LANDSCAPE PLANS	
						1 REVISIONS PER TAC COMMENTS	
						11/14/2024	
						11/5/2024	
						DATE	
						BY	

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LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.

2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.

5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.

7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.

8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.

10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.

11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.

12. WEED FABRIC SHALL BE REQUIRED UNDER MULCH.

13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.

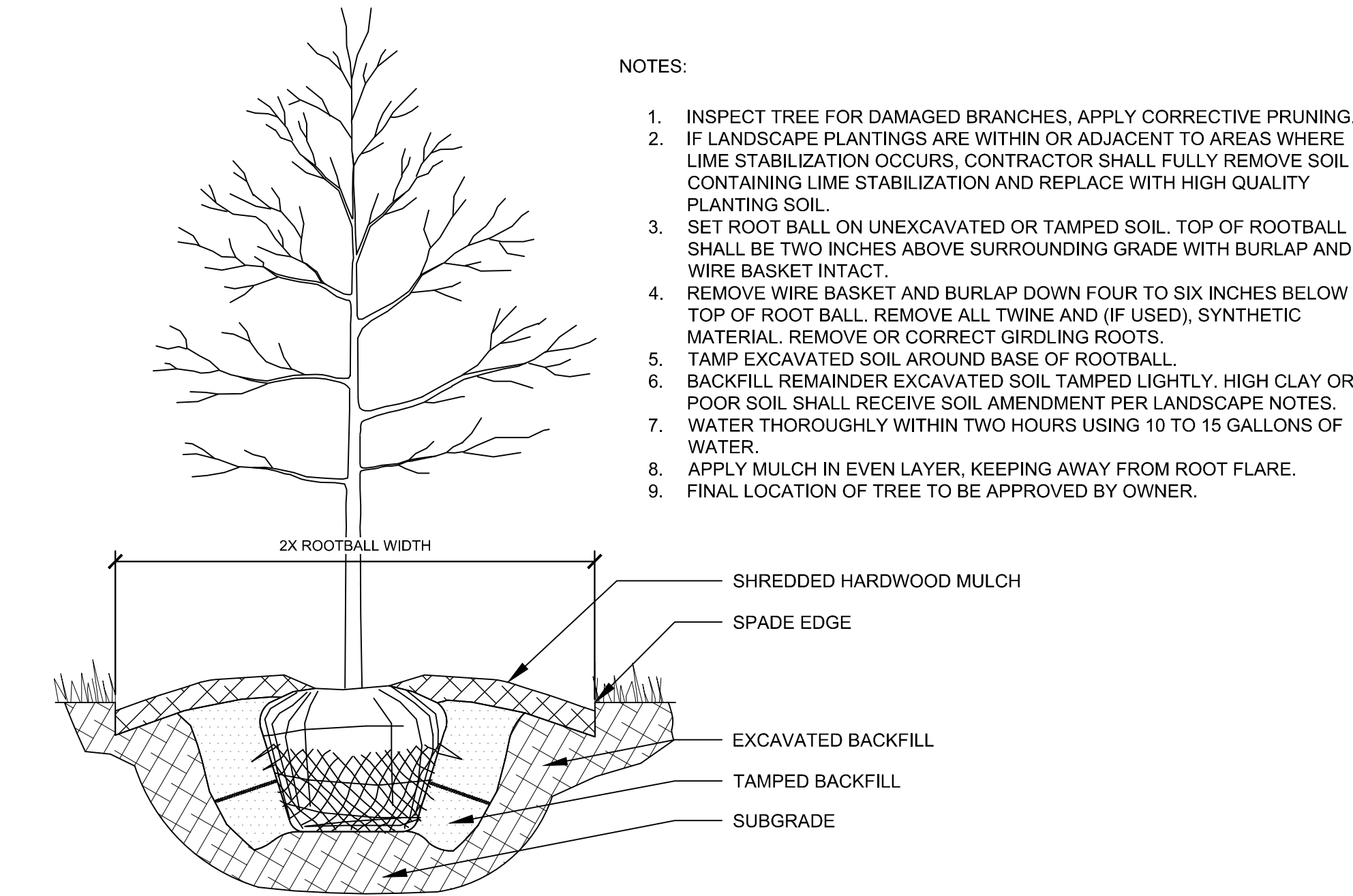
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.



1 TREE PLANTING NTS

ORDINANCE CHART		
ZONING: R2 - Residential District		
REQUIREMENT	REQUIRED	PROVIDED
LOT PLANTING		
• 3 + 1 per 15,000ft² of lot area over 45,000ft² trees and 1/3 of total has to be canopy	• 3,186,414 ft² / 15,000ft² = 212 • 3 + 212 = 215 trees	• 215 trees
STREET TREES		
arterial and collector streets • 1 canopy tree / 50' local streets • 1 canopy tree per lot frontage	Southeastern Parkway 1,089' • 366' / 50' = 7 trees local streets • 90 lots * 1 tree = 90 trees	• 97 trees

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: DMH

CHECKED BY: BAH

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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-238-3032
EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

Kimley»Horn

REVISIONS TO LANDSCAPE PLANS

REVISIONS PER TAC COMMENTS

11/14/2024

11/5/2024

DATE

BY

NOT APPROVED FOR CONSTRUCTION

Matthew J. Baker

AUTUMN ESTATES

LANDSCAPE PLAN

LENNAR

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