



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 4/2/2025 at 5:00 PM

**DIRECTIONS: Fishers Municipal Center Theater,
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 and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

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

1. Regular PUD Committee

a. Gerardot Neighborhood

Address: 11052 Cumberland Rd

Parcel: 13-15-05-00-00-034.001, 13-15-05-00-00-034.000, 13-15-05-00-00-035.001

Case: PUD-25-2

Request: Request to approve architecture for the Gerardot PUD, which is a residential community consisting of 21-lot single family detached homes.

Petitioner: Rex Ramage (rex.ramage@pultegroup.com)

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

b. Grantham PUD Amenity Center

Address: Generally located north of E. 113th Street and west of Southeastern Parkway.

Parcel: 13-12-32-00-10-042.000

Case: PUD-25-3

Request: Request to approve the architecture for a new amenity center within the Grantham PUD, generally located north of E. 113th Street and west of Southeastern

Parkway.

Petitioner: Kyle Eichhorn (keichhorn@hwcengineering.com)

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

2. **Riverplace PUD Committee**
3. **Staff Communication**



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: April 2, 2025

TDEPARTMENT CONTACT:
Christy Cashin (cashinc@fishers.in.us)

CASE NUMBER:
PUD-25-2

PETITIONER:
Rex Ramage (rex.ramage@pultegroup.com)

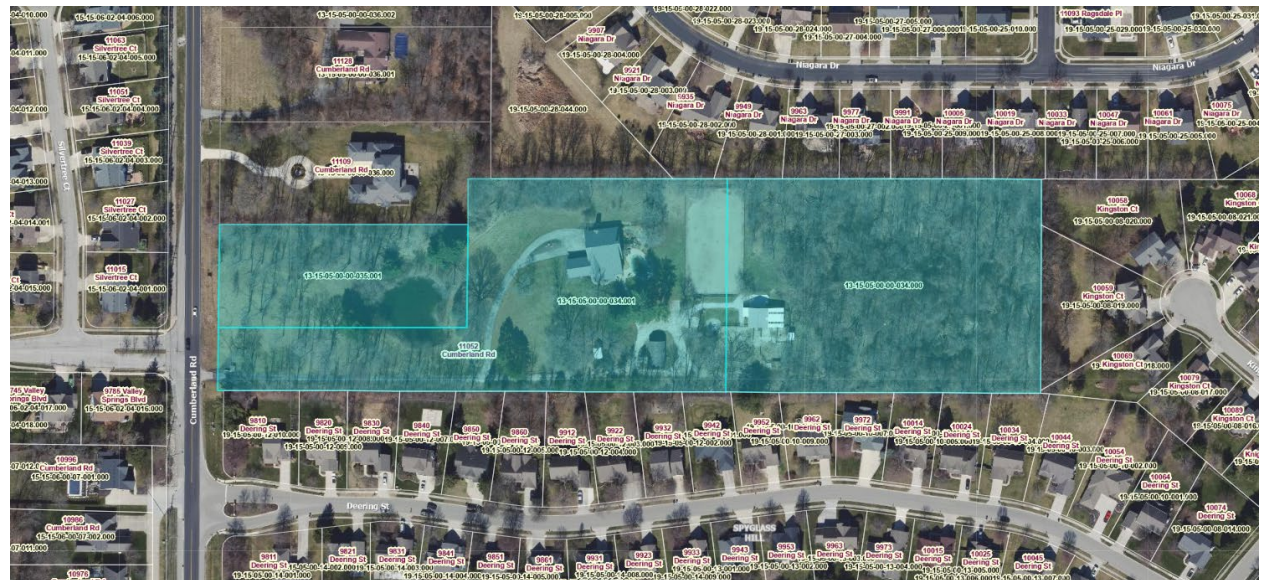
PROPERTY ADDRESS/LOCATION:
11052 Cumberland Rd, Fishers, IN

REQUEST: Request to approve architecture for the Gerardot PUD, which is a residential community consisting of 21-lot single family detached homes.

APPLICABLE REGULATIONS: City of Fishers UDO	EXISTING ZONING: R2-Residential	FISHERS 2040: Suburban Residential
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Lot Size: 9.15 acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve
 Approve with Conditions
 Continue
 Deny

ZONING HISTORY

The property is currently zoned R2 Residential. A rezone changing the zoning to PUD-R (RZ-25-1) is under consideration by the Plan Commission. This PUD would be known as the Gerardot PUD. Where the PUD is silent, the City's Unified Development Ordinance (UDO) applies.

PETITION OVERVIEW

The petitioner requests approval of the architecture for proposed residential development known as Gerardot. The development will contain approximately 21 single-family lots. The subject site is located at 11052 Cumberland Rd and includes the following parcels:

- Parcel No. 13-15-05-00-00-035.001 (1.43 ac)
- Parcel No. 13-15-05-00-00-034.001 (3.97 ac)
- Parcel No. 13-15-05-00-00-034.000 (3.75 ac)

The petitioner is requesting approval of the following models and elevations. Staff recommends the removal of all elevations listed in red.

- Amberwood
 - CR2M
 - EC2G
 - EC2H
 - HR2M
 - HR2S
 - NC2G
 - PR2M
- Greenfield
 - CR2G
 - EC2G
 - EC2H
 - HR2G
 - HR2H
 - HR2J
 - HR3M
 - HR3S
 - NC2G
 - PR2M
 - FH2G-B
- Hilltop
 - CR2G
 - EC2G
 - EC2H
 - HR2G
 - HR2H
 - HR2I
 - HR3M
 - HR3S
 - NC2G
 - PR2M
- Riverton
 - CR2G
 - EC2G
 - EC2H
 - HR2G
 - HR2M
 - HR3M
 - NC2G
 - PR2M
- Westchester
 - CR2G
 - EC2G
 - EC2H (board & batten)
 - EC2H
 - HR2G
 - HR3S
 - HR3T
 - NC2G
 - PR2M



Concept plan

ELEVATIONS

Amberwood Home Exteriors



Greenfield Home Exteriors



Hilltop Home Exteriors



Riverton Home Exteriors



Westchester Home Exteriors



STAFF COMMENTS

Amberwood:

- EC2G – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes. The Jerkinhead clipped gabled roof is inharmonious with the other homes in the collection.
- EC2H – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes.
- PR2M – The pyramid roof, without gabled roof bumpouts/modulation is inharmonious with the other homes in the collection.

Greenfield:

- EC2G – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes. The Jerkinhead clipped gabled roof is inharmonious with the other homes in the collection.
- EC2H – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes.
- HR2G-HR3M – The space above the garage door and below the 2nd floor windows needs modulation (awning, etc) to breakup the massing vertically.
- HR2H-HR3M – The 2nd floor windows, above the garage doors, should not meet with the trim board/new pattern/color.
- HR3S – The pyramid roof is inharmonious with the other homes in the collection and doesn't meet our roof pitch requirements.
- PR2M – The pyramid roof on the front façade bumpouts/modulation is inharmonious with the other homes in the collection.

Hilltop

- EC2G – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes. The Jerkinhead clipped gabled roof is inharmonious with the other homes in the collection.
- EC2H – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes. The Jerkinhead clipped gabled roof is inharmonious with the other homes in the collection.
- PR2M – The pyramid roof on the front façade bumpouts/modulation is inharmonious with the other homes in the collection.

PUD-25-2
April 2, 2025

Riverton

- EC2G – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes.
- EC2H – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes. The Jerkinhead clipped gabled roof is inharmonious with the other homes in the collection.
- PR2M – The pyramid roof on the front façade bumpouts/modulation is inharmonious with the other homes in the collection.

Westchester

- EC2G – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes. The Jerkinhead clipped gabled roof is inharmonious with the other homes in the collection.
- EC2H – The board and batten pattern is too large and the white trim within the board and batten does not blend with the other homes. The Jerkinhead clipped gabled roof is inharmonious with the other homes in the collection.
- PR2M – The pyramid roof on the front façade bumpouts/modulation is inharmonious with the other homes in the collection.

ARCHITECTURAL DETAILS:

Materials used on this project are as follows:

- Masonry consistent across the neighborhood
- Fiber Cement Siding

All homes will have the following features:

- Covered stoop or porch
- Multiple roof lines
- High quality material either masonry or fiber cement board
- Two- or three-car garage

SURROUNDING CHARACTER:

This property is surrounded by residential properties, zoned PUDR-Legends at Geist to the south, R3-Residential to the north.



STAFF RECOMMENDATION

Staff recommends approval of the concept plan and the following elevations:

- Amberwood
 - CR2M
 - HR2M
 - HR2S
 - NC2G
- Greenfield
 - EC2G
 - NC2G
 - FH2G-B
- Hilltop
 - CR2G
 - HR2G
 - HR2H
 - HR2I
 - HR3M
 - HR3S
 - NC2G
- Riverton
 - CR2G
 - HR2G
 - HR2M
 - HR3M
 - NC2G
- Westchester
 - CR2G
 - EC2H
 - HR2G
 - HR3S
 - HR3T
 - NC2G

With the following conditions:

- 1) All TAC comments are addressed during the SIP process.
- 2) Any new proposed elevations shall require approval by the PUD Committee.
- 3) Any changes to the approved elevations shall require approval by the PUD Committee, at the discretion of the Planning and Zoning Director.

STAFF RECOMMENDATION

Approve Approve with Conditions Continue Deny

AMBERWOOD

3-5 Bedrooms | 2.5-3 Bathrooms | 2,323+ sq. ft.

Pulte Planning Center® | Ranch-Style Floorplan | Large, Eat-In Island



Amberwood Home Exteriors



GREENFIELD

4-7 Bedrooms | 2.5-5 Bathrooms | 3,021+ sq. ft.
Walk-In Bedroom Closets | Pulte Planning Center® | Loft/Game Room



Greenfield Home Exteriors





HILLTOP

4-7 Bedrooms | 2.5-5 Bathrooms | 2,899+ sq. ft.
Spacious, Walk-In Pantry | Everyday Entry® | Large Walk-In Closets



Hilltop Home Exteriors



RIVERTON

4-6 Bedrooms | 2.5-4 Bathrooms | 3,126+ sq. ft.
Garage with Storage Bay | Pulte Planning Center® | Spacious Loft



Riverton Home Exteriors



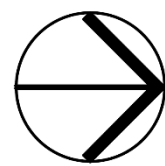
WESTCHESTER

4-7 Bedrooms | 2.5-5 Bathrooms | 3,300+ sq. ft.
Expanded Everyday Entry® | Pulte Planning Center® | Spacious Loft



Westchester Home Exteriors





ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 9.1 +/- ACRES FROM R2 TO PUD-R FOR A PROJECT KNOWN AS GERARDOT PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into Unified Development Ordinance, (“UDO”), for the City of Fishers (the “City”), previously enacted pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. ___-___-__ as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its _____, 2025 meeting sent a _____ recommendation to the Common Council by a vote of ____ () in favor and ____ () opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City’s Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in Exhibit A, to PUD-R.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plans, and illustrative architectural exhibits shall be approved as shown in Exhibit B (“Petitioner’s Packet”), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this ____ day of _____, 2025.

ORDINANCE NO. _____

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecila Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2025, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR’S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR’S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Rex Ramage, Vice President Land Planning & Entitlements, Pulte Homes of Indiana, LLC, 11595 N. Meridian Street, Suite 700, Carmel, Indiana, 46032

“I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.” - Rex Ramage

Exhibit A – Real Estate Description and Depiction

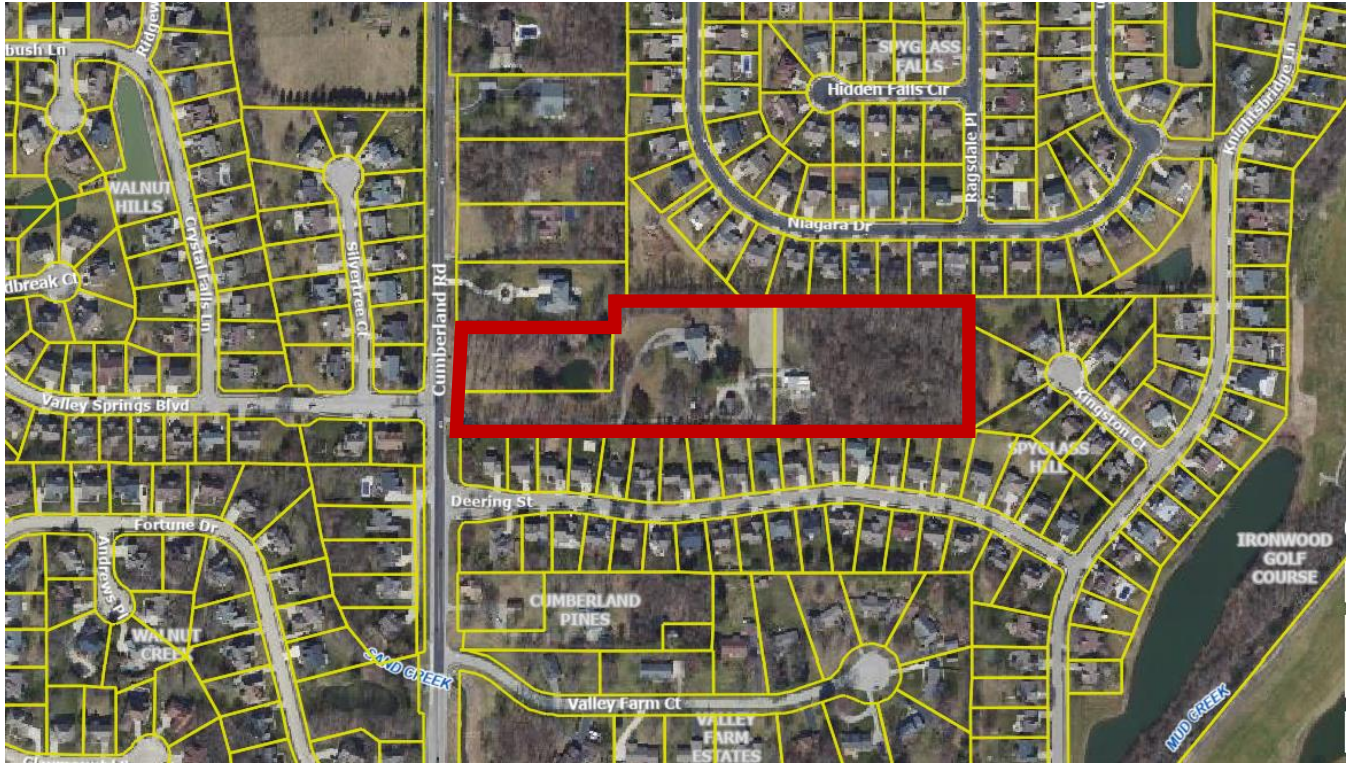
**Gerardot Property Legal Description
(per ALTA dated 3/11/25)**

Part of the Southwest Quarter of Section 5, Township 17 North, Range 5 East of the Second Principal Meridian, in the City of Fishers, Fall Creek Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2024-356-S, more particularly described as follows:

COMMENCING at the northwest corner of said Southwest Quarter, marked by a Harrison monument; thence South 00 degrees 29 minutes 37 seconds West (grid bearing, Indiana State Plane – East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 71.80 feet; thence South 89 degrees 55 minutes 53 seconds East a distance of 40.00 feet to the east right-of-way of Cumberland Road, as described in Instrument Number 2022006638 in the Office of the Hamilton County Recorder, and the POINT OF BEGINNING, marked by a 5/8-inch rebar with yellow cap stamped “HWC ENGINEERING FIRM #0114”; thence South 00 degrees 29 minutes 37 seconds West along said east right-of-way a distance of 257.75 feet to the north line of Spyglass Hill, Section 4F, the plat of which is recorded in Plat Cabinet 1, Slide 404 as Instrument Number 9417841 in said Recorder’s Office; thence South 89 degrees 49 minutes 14 seconds East along the north line of said Spyglass Hill, Section 4 and along the north line of Spyglass Hill, Section 4D, the plat of which is recorded in Plat Cabinet 1, Slide 398 as Instrument Number 9409211 in said Recorder’s Office, a distance of 1280.21 feet to a southwest corner of Spyglass Hill, Section 4B, the plat of which is recorded in Plat Cabinet 1, Slide 391 as Instrument Number 9404480 in said Recorder’s Office; thence North 00 degrees 14 minutes 46 seconds East along the west line of said Spyglass Hill, Section 4B a distance of 332.34 feet to the south line of Spyglass Falls, Section Two-A, the plat of which is recorded in Plat Cabinet 2, Slide 583 as Instrument Number 200100023816 in said Recorder’s Office; thence North 89 degrees 58 minutes 15 seconds West along said south line; along the south line of Spyglass Falls, Section Three-A, the plat of which is recorded in Plat Cabinet 2, Slide 716 as Instrument Number 200100082796 in said Recorder’s Office; and along the south line of Spyglass Falls, Section Three-B, the plat of which is recorded in Plat Cabinet 3, Slide 100 as Instrument Number 200200089394 in said Recorder’s Office, and the westerly extension thereof, a distance of 888.43 feet; thence South 00 degrees 24 minutes 24 seconds West a distance of 71.50 feet; thence North 89 degrees 55 minutes 53 seconds West a distance of 390.47 feet to the POINT OF BEGINNING, containing 9.073 acres, more or less.

PIN:

- Parcel No. 13-15-05-00-00-035.001 (1.43 ac)
- Parcel No. 13-15-05-00-00-034.001 (3.97 ac)
- Parcel No. 13-15-05-00-00-034.000 (3.75 ac)



 REAL ESTATE

2025

Exhibit B – Gerardot PUD



Planning & Zoning Department

City of Fishers

Ordinance: _____



A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

- a. Ordinance No. _____ (this "Ordinance")
- b. Adopted: _____

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development - Residential District (PUD-R) and shall hereafter be known as the "Gerardot PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *R5 Residential District* shall apply to the development of the Real Estate, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *R5 Residential District* shall be permitted in the Real Estate.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Gerardot PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance. The total maximum number of lots within the Gerardot PUD shall not exceed 21 lots.

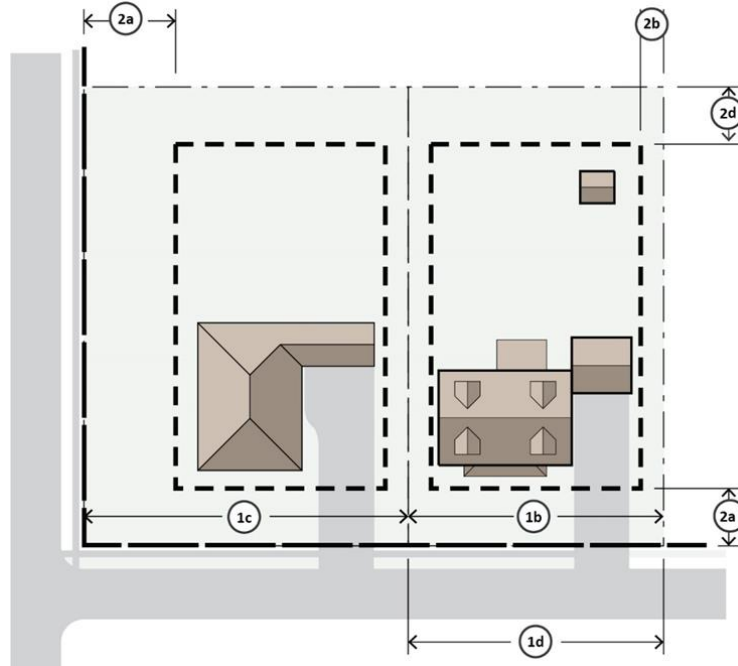
a. Article 3.1. Establishment of Zoning Districts: Shall apply.

b. Article 3.2. Residential Districts: Shall apply, except as modified below:

(1) *Sec. 3.2.6. R5 Residential District:* Shall not apply. Instead the following shall apply to the District:

District Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	8,750 sf
1b. Lot width at building line – standard	70'
1c. Lot width at building line – corner	Shall not apply
1d. Lot frontage	35'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	22' (min. 3' offset on adjacent lots)
2b. Side	7'
2c. Side, Aggregate	14'
2d. Rear	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	2,300 sf
4b. Living unit area, 2-story (min)	2,600 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	60%
5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>
5d. Accessory structures	<i>Article 6.2. Accessory Structure Standards</i>
5e. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>
6. Maximum Lots Permitted	
6a. Maximum Number of Lots	21



- c. **Article 3.3. Nonresidential Districts:** Shall not apply.
- d. **Article 3.4. Other Districts:** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. **Article 6.1. General Provisions:** Shall apply.

b. **Article 6.2. Accessory Structure Standards:** Shall apply.

c. **Article 6.3. Architectural Design Standards:** Shall apply, except as modified below:

- (1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.
- (2) *Section 6.3.4.A.2.e. Residential Design; Standards:* HOLD FOR ANTI-MONOTONY REVIEW
- (3) *Section 6.3.4.B.2.b. Residential Building Form; Façade Standards:* Shall not apply. Instead, the following shall apply:
 - (i) Homes on lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall satisfy this requirement provided that these homes incorporate both of the following features:

- i. A minimum of three (3) materials, colors, and/or patterns, one of which shall be a masonry wainscot a minimum of thirty inches (30”) in height or the bottom of the lowest window sill, on the home’s side elevation façade facing a Public View.
 - ii. A rear façade offset (a minimum of 4’ wide and 4’ feet deep), which may be selected from but not limited to the following:
 - 1. sunroom;
 - 2. covered porch;
 - 3. screened in porch;
 - 4. rear pergola;
 - (4) *Section 6.3.4.B.2.c. Residential Building Form; Facade Standards:* Shall apply, except as modified below:
 - (i) Homes on lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall be exempt from the 50% visibility over a permanent barrier provision.
 - (5) *Section 6.3.4.B.3.a. Residential Building Form; Roof Standards:* Shall apply, except as modified below:
 - (i) Side façade elevations facing a Public View for homes on lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall be exempt from this requirement. Instead, Section 6.3.c above shall apply.
 - (6) *Section 6.3.4.B.4.a. Residential Building Form; Automobile Storage Standards:* Shall apply, except as modified below:
 - (i) Front loaded garages shall comply with one (1) of the following criteria:
 - i. The garage door must be setback from the front façade plane (measured from the farthest forward point of the structure) a minimum of four (4) feet, or
 - ii. The front elevation of the home shall include a covered front porch a minimum of six (6) feet deep (measured at it’s deepest point) and shall span a minimum of 1/3 of the width of the front façade of the home, or
 - iii. The front elevation of the home shall include a covered front porch a minimum of seventy (70) square feet in area.
 - (7) *Section 6.3.4.B.4.c. Residential Building Form; Automobile Storage Standards:* Shall apply, except as modified below:
 - (i) A 3rd car garage bay shall qualify as additional storage area.
 - (8) *Section 6.3.4.B.4.d. Residential Building Form; Automobile Storage Standards:* Shall apply, except as modified below:
 - (i) A third car garage bay shall have a separate door and shall have a 2’ plane separation from adjacent garage door(s).
 - (9) *Section 6.3.4.B.4.e. Residential Building Form; Automobile Storage Standards:* Shall apply. Decorative garage doors shall be substantially similar in quality and character as illustrated in the Garage Door Exhibit, attached hereto as **Exhibit B.5**.
 - (10) *Section 6.3.4.D.2.d. Residential Building Form; Residential Materials Standards:* Shall apply, except as modified below:
 - (i) Façades facing a Public View shall use a cohesive color scheme featuring a minimum of two (2) field materials, colors, or patterns, plus (one) accent material, color, or pattern, plus one (1) trim color. Garage door colors must coincide with the scheme or other accents.
 - (11) *Section 6.3.4.D.2.e. Residential Building Form; Residential Materials Standards:* Shall not apply.
- d. Article 6.4. Entrance & Driveway Standards:** Shall apply.
- e. Article 6.5. Exterior Lighting Standards:** Shall apply.
- f. Article 6.6. Height Standards:** Shall apply.

g. Article 6.7. Landscaping Standards: Shall apply, except as modified below:

- (1) *The* required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. This shall not apply to foundation plantings nor other on-lot landscaping. However, the initial installation of street trees planted in a front yard of an individual homeowner’s property shall be required to be native species.
- (2) *Subsection 6.7.5.B. Lot & Foundation Plantings; Foundation Planting:* Shall apply, except B.2 and B.3 shall not apply. Instead, the following shall apply: All lots shall have a minimum of six (6) shrubs planted along the foundation facing a street.
- (3) All boundaries of the Property shall provide a common area strip a minimum of ten (10) feet in width. The north, east, and south common areas where adjacent to the proposed lots shall consist of three (3) Canopy Trees a minimum of two inches (2”) caliper (DBH) at planting, and four (4) Evergreen Trees a minimum of six feet (6’) in height at planting, per one hundred (100) lineal feet. Any existing trees within these required common areas which are healthy, non-invasive, and a minimum of three inches (3”) caliper (DBH) may be preserved, and if preserved, shall qualify toward the planting requirements set forth above.

h. Article 6.8. Lot Standards: Shall apply, except as modified by this Ordinance.

- (1) Minimum Front Setback: The minimum front setback shall be twenty-two (22) feet, but there shall be a minimum three (3) foot offset on all adjacent lots.

i. Article 6.9. Non-Residential Open Space: Shall not apply.

j. Article 6.10. Outdoor Display & Storage Standards: Shall apply.

k. Article 6.11. Parking & Loading Standards: Shall apply.

l. Article 6.12. Pedestrian Accessibility Standards: Shall apply, except as modified below:

- (1) *Section 6.12.2. Residential:* Shall not apply. Instead, sidewalks and paths shall be provided as generally shown on the Pedestrian Connectivity Exhibit, attached hereto as **Exhibit B.2**, or as otherwise approved by the City’s Engineering Department at a narrower width than what is shown on **Exhibit B.2**. Alternatively, pedestrian improvements may be waived in exchange for a payment in lieu as determined by the Director of Engineering.

m. Article 6.13. Permitted Non-residential Structure Standards: Shall apply.

n. Article 6.14. Property Identification Standards: Shall apply.

o. Article 6.15. Public Art Standards: Shall not apply.

p. Article 6.16. Setback Standards: Shall apply, except as modified by this Ordinance.

q. Article 6.17. Signage Standards: Shall apply.

r. Article 6.18. Wall & Fence Standards: Shall apply.

s. Article 6.19. Water & Sewer Standards: Shall apply.

t. Article 6.20. Vision Clearance Standards: Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply, except as modified by this Ordinance.

a. Article 8.1. General Provisions: Shall apply.

b. Article 8.2. Block, Lot & Access Standards: Shall apply, except as modified below:

- (1) *Subsection 8.2.3.C.2. Blocks; Block Perimeters; Block Standards:* Shall apply, except that, the maximum length for a dead-end street shall be 1,275 feet.
- (2) *Section 8.2.6. Pedestrian Network:* Shall apply, except that the location and width of sidewalks and paths shall be provided as *generally* shown on the Pedestrian Connectivity Exhibit, attached hereto as **Exhibit B.2**, or as otherwise approved by the City’s Engineering Department at a narrower width than what is shown on **Exhibit B.2**. Alternatively, pedestrian network improvements may be waived in exchange for a payment in lieu as determined by the Director of Engineering.

c. Article 8.3. Street & Alley Standards: Shall apply.

d. Article 8.4. Open Space, Common Area & Amenity Standards: Shall apply, except as modified below:

- (1) Section 8.4.6. Open Space: Shall not apply. Instead, Open Space shall be provided as generally shown on the Concept Plan.
- (2) The open space in the northeast corner of the Real Estate shall either be (i) a natural vegetation area with native “no mow” plantings or grasses, or (ii) a reforestation area with a mixture of deciduous or evergreen trees (min. if twenty (20) newly planted trees); provided, however, that except in the event of conflicts with anticipated road, trail, drainage or utility improvements or removal of dead, dying, or diseased vegetation or invasive species, the developer shall use its best efforts to preserve existing trees in the northeast corner of the Real Estate. This open space in the northeast corner of the Real Estate shall also incorporate a seating area which shall be shaded by trees (either new or existing) or a shade structure.
- (3) The open space in the southwest common area shall include a community-focused feature which may include any one of the following: public art, community gardens, community firepit, seating area shaded by trees (either new or existing) or shade structure, or any other feature as may be approved by the Director.

e. Article 8.5. Other Design Standards: Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

ORDINANCE NO. _____

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

Exhibit B.1 – Real Estate Description and Depiction

**Gerardot Property Legal Description
(per ALTA dated 3/11/25)**

Part of the Southwest Quarter of Section 5, Township 17 North, Range 5 East of the Second Principal Meridian, in the City of Fishers, Fall Creek Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2024-356-S, more particularly described as follows:

COMMENCING at the northwest corner of said Southwest Quarter, marked by a Harrison monument; thence South 00 degrees 29 minutes 37 seconds West (grid bearing, Indiana State Plane – East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 71.80 feet; thence South 89 degrees 55 minutes 53 seconds East a distance of 40.00 feet to the east right-of-way of Cumberland Road, as described in Instrument Number 2022006638 in the Office of the Hamilton County Recorder, and the POINT OF BEGINNING, marked by a 5/8-inch rebar with yellow cap stamped “HWC ENGINEERING FIRM #0114”; thence South 00 degrees 29 minutes 37 seconds West along said east right-of-way a distance of 257.75 feet to the north line of Spyglass Hill, Section 4F, the plat of which is recorded in Plat Cabinet 1, Slide 404 as Instrument Number 9417841 in said Recorder’s Office; thence South 89 degrees 49 minutes 14 seconds East along the north line of said Spyglass Hill, Section 4 and along the north line of Spyglass Hill, Section 4D, the plat of which is recorded in Plat Cabinet 1, Slide 398 as Instrument Number 9409211 in said Recorder’s Office, a distance of 1280.21 feet to a southwest corner of Spyglass Hill, Section 4B, the plat of which is recorded in Plat Cabinet 1, Slide 391 as Instrument Number 9404480 in said Recorder’s Office; thence North 00 degrees 14 minutes 46 seconds East along the west line of said Spyglass Hill, Section 4B a distance of 332.34 feet to the south line of Spyglass Falls, Section Two-A, the plat of which is recorded in Plat Cabinet 2, Slide 583 as Instrument Number 200100023816 in said Recorder’s Office; thence North 89 degrees 58 minutes 15 seconds West along said south line; along the south line of Spyglass Falls, Section Three-A, the plat of which is recorded in Plat Cabinet 2, Slide 716 as Instrument Number 200100082796 in said Recorder’s Office; and along the south line of Spyglass Falls, Section Three-B, the plat of which is recorded in Plat Cabinet 3, Slide 100 as Instrument Number 200200089394 in said Recorder’s Office, and the westerly extension thereof, a distance of 888.43 feet; thence South 00 degrees 24 minutes 24 seconds West a distance of 71.50 feet; thence North 89 degrees 55 minutes 53 seconds West a distance of 390.47 feet to the POINT OF BEGINNING, containing 9.073 acres, more or less.

PIN:

- Parcel No. 13-15-05-00-00-035.001 (1.43 ac)
- Parcel No. 13-15-05-00-00-034.001 (3.97 ac)
- Parcel No. 13-15-05-00-00-034.000 (3.75 ac)

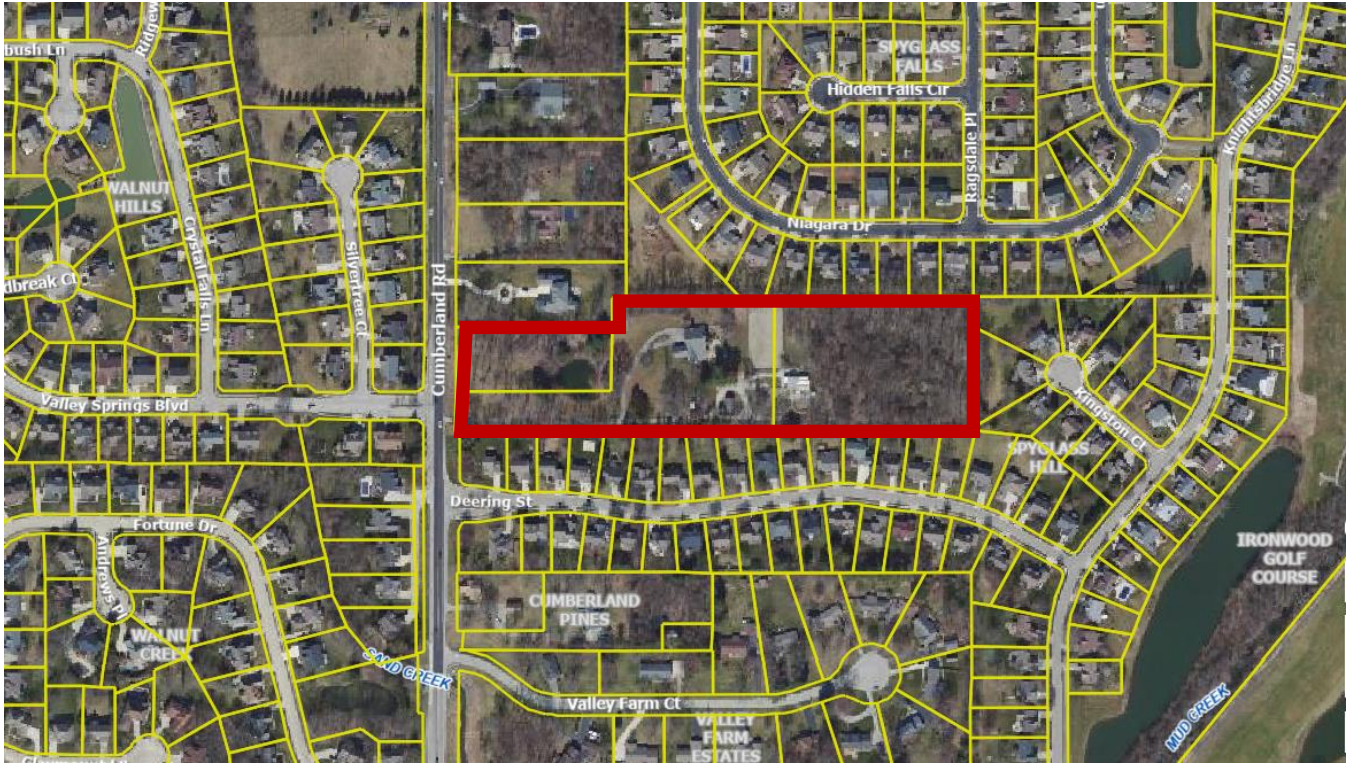


Exhibit B.2 – Concept Plan

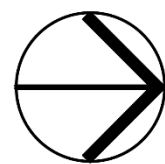


Exhibit B.3 – Illustrative Architectural Exhibit







Exhibit B.4 – Additional Architecture Exhibit



Exhibit B.5 – Garage Door Exhibit





Planned Unit Development (PUD) Committee Staff Report

Meeting Date: April 2, 2025

DEPARTMENT CONTACT:
Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:
PUD-25-3

PETITIONER:
Kyle Eichhorn on behalf of David Weekley
Homes

PROPERTY ADDRESS/LOCATION:
13-12-32-00-10-042.000

REQUEST: Request to approve the architecture for a new amenity center within the Grantham PUD, generally located north of E. 113th Street and west of Southeastern Parkway.

APPLICABLE REGULATIONS:
Grantham PUD and UDO
where applicable

EXISTING ZONING:
Grantham PUD (PUD-R)

FISHERS 2040:
Low Density Suburban
Residential

LOCATION MAP



STAFF RECOMMENDATION

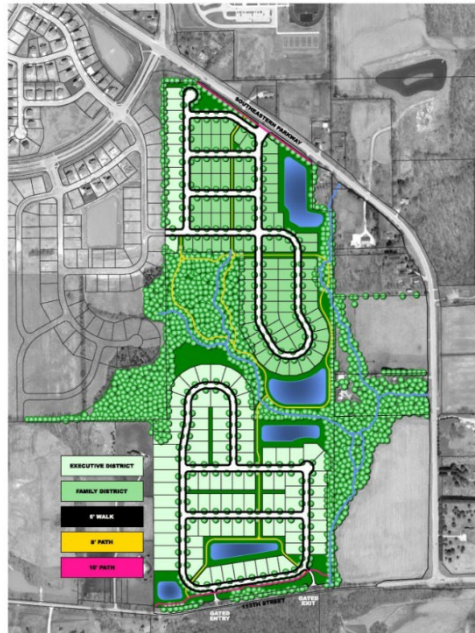
- Approve
 Approve with Conditions
 Continue
 Deny

PUD-25-3
April 2, 2025

ZONING HISTORY:

The property is currently zoned Grantham PUD, Ord. No. 111620A and was approved by the City Council in December 2020. Totalling approximately 120 acres, the development is generally located north of E. 113th Street and west of Southeastern Parkway.

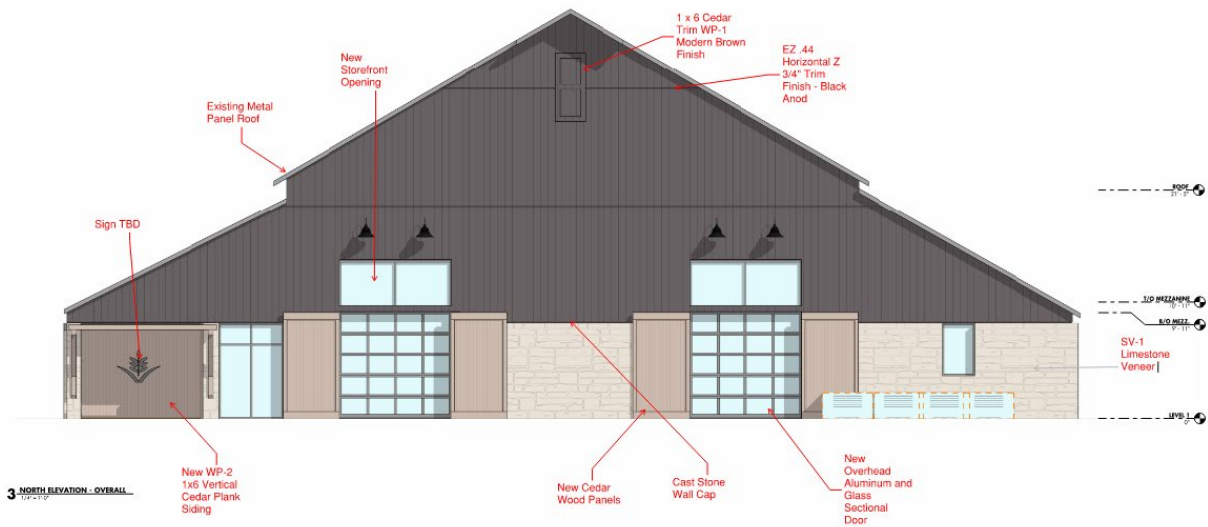
Grantham PUD primarily consists of single-family homes.



North: PUD Residential (Single-Family)
East: PUD Residential (Single-Family), ER Estate-Rural Residential (Vacant Land)
South: PUD Residential (Single-Family)
West: PUD Residential (Single-Family)

PETITION OVERVIEW:

David Weekley Homes requests approval of the architecture for proposed renovations to an existing barn located in Section 3 of the Grantham PUD. The accessory structure will be used as an amenity center and will include a basketball court, kitchen/lounge, and pool storage. Concurrently, the applicant is going through the ILP process.



North Elevation



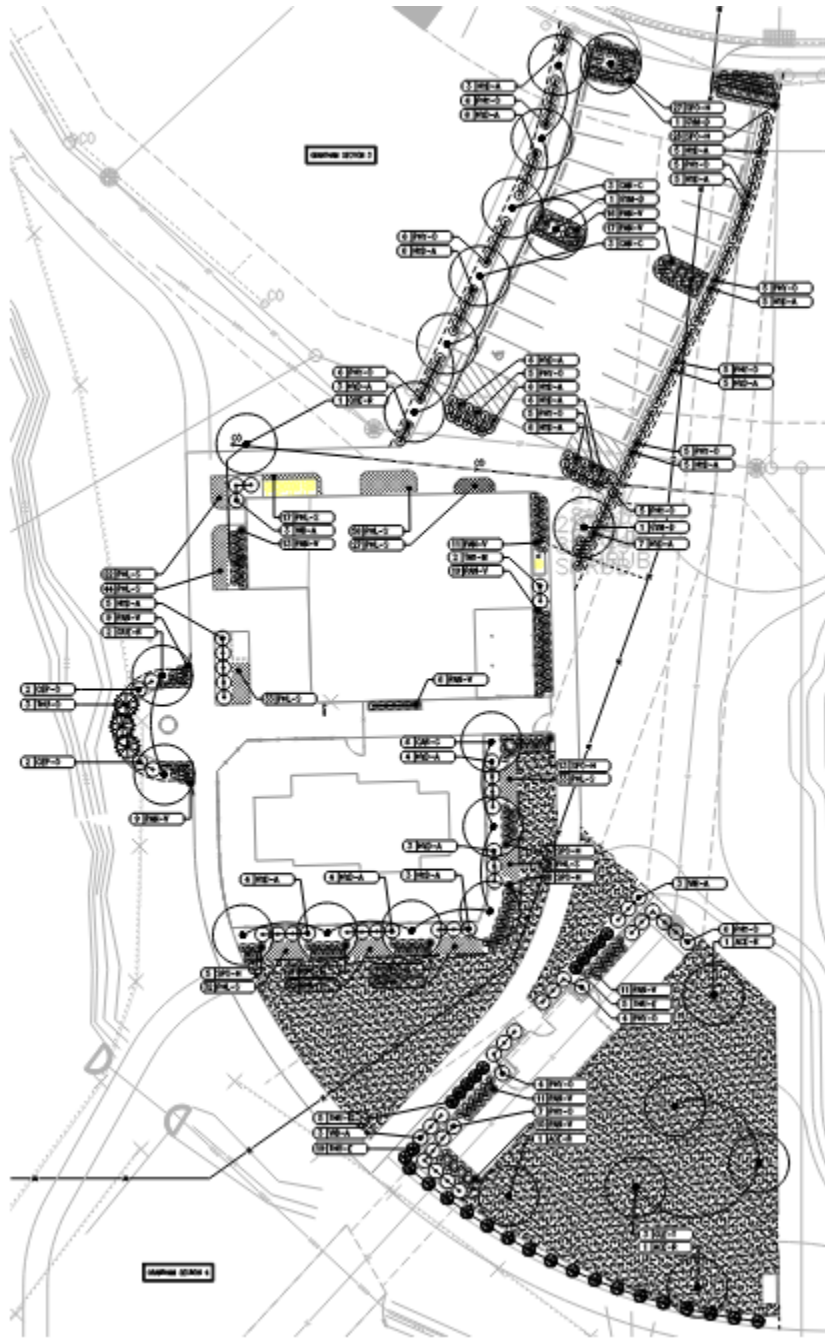
West Elevation



East Elevation



South Elevation



Landscaping Plan

DETAILS:

Materials used on this project are as follows. The location of these materials is called out on the elevations. The colors of these materials are substantially similar to those used in the approved home elevations for the Grantham PUD.

Existing Metal Panel Roof
1x6 Cedar Trim WP-1 Modern Brown Finish
EZ .44 Horizontal Z 3/4" Trim Finish – Black Anod
SV – 1 Limestone Veneer
Overhead Aluminum and Glass Sectional Door
Cedar Wood Panels
Glass Storefront Openings
WP – 2 1x6 Vertical Cedar Plank Siding
Cast Stone Wall Cap with Drip Edge
WP-1 1x6 Dark-Stained Cedar Cladding
Cedar Wood Pergola
Gooseneck Barn Light

ARCHITECTURAL STANDARDS:

Per the Grantham PUD Ordinance No. 111620A, the architectural design standards of the amenity center shall be reviewed and approved by the PUD Committee.

Staff’s review compared the architecture of the amenity center with the architecture of the approved home elevations. Overall, the amenity center architecture appears to be substantially similar in terms of the type and color of materials used.

Staff notes that the metal panel roof is legal non-conforming. It was on the original barn. No change is being made to the roof other than to remove a cupola.

PUD-25-3
April 2, 2025

Staff recommends approval with the condition that all TAC comments are addressed.

STAFF RECOMMENDATION

Approve Approve with Conditions Continue Deny

GRANTHAM AMENITY CENTER

PARCEL 13-12-32-00-00-023.204

ADDRESS OF ADJACENT PARCEL: 16065 SOUTHEASTERN PARKWAY, FORTVILLE, IN 46040

100% BID SET - 12/19/2024



ARCHITECT

BLACKLINE
1043 VIRGINIA AVE., STUDIO 208
INDIANAPOLIS, IN 46203
BLACKLINESTUDIO.NET
317.803.7900

OWNER

DAVID WEEKLEY HOMES
9310 N. MERIDIAN ST #100
INDIANAPOLIS, IN 46260
DAVIDWEEKLEYHOMES.COM
765.516.6710

LA/CIVIL ENGINEER

HWC ENGINEERING
135 N PENNSYLVANIA ST #2800
INDIANAPOLIS, IN 46204
HWCENGINEERING.COM
317.347.3663

MEP ENGINEER

NEO ENGINEERS
11009 FALL CREEK ROAD,
INDIANAPOLIS, IN 46256
NEO-ENGINEERS.COM
317.430.4128

STRUCTURAL ENGINEER

KJG ENGINEERING
527 SAGAMORE PKWY W, WEST
LAFAYETTE, IN 47906
KJGENGINEERING.COM
765.497.4598

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DRAWN:

Author

Checked

REVISION DATE



DRAWING LIST

SHEET INDEX	
SHEET NUMBER	SHEET NAME
G000	COVER SHEET
G001	GENERAL NOTES
G002	MOUNTING LOCATIONS & CLEARANCES
LS001	LIFE SAFETY - CODE SUMMARY AND FLOOR PLAN
D101	FIRST FLOOR DEMO PLAN
S000	STRUCTURAL GENERAL NOTES
S001	EXISTING COLUMN PLAN
S100	FOUNDATION PLAN
S101	MEZZANINE AND LOW ROOF FRAMING PLAN
S300	STRUCTURAL DETAILS
A101	OVERALL FLOOR PLANS
A102	MEZZANINE FLOOR PLAN & PORCH ROOF PLAN
A111	FIRST FLOOR RCP
A112	MEZZANINE RCP
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS - COLOR
A303	EXTERIOR ELEVATIONS - COLOR
A401	BUILDING SECTIONS
A410	SECTION DETAILS
A411	SECTION DETAILS
A601	DOOR TYPES, DETAILS, AND SCHEDULES
A700	GENERAL FINISH INFORMATION AND INTERIOR DETAILS
A701	FIRST FLOOR FINISH PLAN
A702	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS
A703	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS
P001	PLUMBING SYMBOLS AND ABBREVIATIONS
P002	PLUMBING SPECIFICATIONS
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P101	FIRST FLOOR DEMOLITION PLAN - PLUMBING
P102	SECOND FLOOR DEMOLITION PLAN - PLUMBING
P200	FOUNDATION PLAN - PLUMBING WASTE
P201	FIRST FLOOR PLAN - PLUMBING WASTE
P202	SECOND FLOOR PLAN - PLUMBING WASTE
P203	ROOF PLAN - PLUMBING
P300	FOUNDATION PLAN - PLUMBING PIPING

SHEET INDEX	
SHEET NUMBER	SHEET NAME
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P302	SECOND FLOOR PLAN - PLUMBING PIPING
P701	WASTE & VENT ISOMETRIC DIAGRAM
P801	PLUMBING SCHEDULES
P901	PLUMBING DETAILS
H101	FIRST FLOOR DEMOLITION PLAN - HVAC
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H801	HVAC SCHEDULES
H901	HVAC AND MECHANICAL DETAILS
M001	MECHANICAL SYMBOLS AND ABBREVIATIONS
M002	MECHANICAL SPECIFICATIONS
E001	ELECTRICAL SYMBOLS AND ABBREVIATIONS
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E003	ELECTRICAL SPECIFICATIONS
E101	FIRST FLOOR DEMOLITION PLAN - LIGHTING
E102	FIRST FLOOR DEMOLITION PLAN - ELECTRICAL
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E201	FIRST FLOOR PLAN - LIGHTING
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E302	SECOND FLOOR PLAN - POWER AND SYSTEMS
E701	EMERGENCY POWER ONE-LINE DIAGRAM
E801	ELECTRICAL SCHEDULES
E901	ELECTRICAL DETAILS
E902	ELECTRICAL DETAILS



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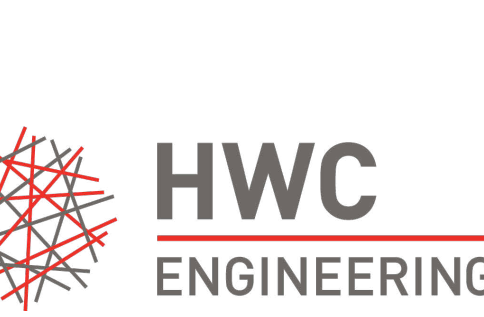
BLACKLINE
1043 VIRGINIA AVE., STUDIO 208
INDIANAPOLIS, IN 46203
BLACKLINESTUDIO.NET
317.803.7900

OWNER



DAVID WEEKLEY HOMES
9310 N. MERIDIAN ST #100
INDIANAPOLIS, IN 46260
DAVIDWEEKLEYHOMES.COM
765.516.6710

LA/CIVIL ENGINEER



HWC ENGINEERING
135 N PENNSYLVANIA ST #2800
INDIANAPOLIS, IN 46204
HWCENGINEERING.COM
317.347.3663

MEP ENGINEER



NEO ENGINEERS
11009 FALL CREEK ROAD,
INDIANAPOLIS, IN 46256
NEO-ENGINEERS.COM
317.430.4128

STRUCTURAL ENGINEER

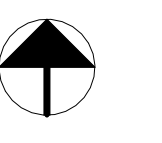


KJG ENGINEERING
527 SAGAMORE PKWY W, WEST
LAFAYETTE, IN 47906
KJGENGINEERING.COM
(765) 497-4598

COVER SHEET
GRANTHAM AMENITY CENTER
 DAVID WEEKLEY HOMES
 ADDRESS OF ADJACENT PARCEL: 16065 SOUTHEASTERN PARKWAY, FORTVILLE, IN 46040

100% BID SET
12/19/2024

G000



ARCHITECT

BLACKLINE
1042 WINDHAM AVE. STUDIO 208
INDIANAPOLIS, IN 46203
BLACKLINESTUDIO.NET
317.883.7900

OWNER

DAVID WEEKLEY HOMES
9310 N. MERIDIAN ST #100
INDIANAPOLIS, IN 46260
DAVIDWEEKLEYHOMES.COM
765.516.6710

LA/CIVIL ENGINEER

HWC ENGINEERING
120 N. PENNINGTON AVE. 5TH FLOOR
INDIANAPOLIS, IN 46204
HWCENGINEERING.COM
317.347.9643

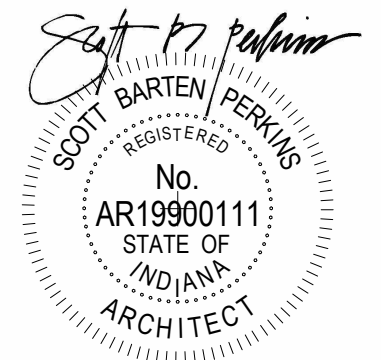
MEP ENGINEER

NEO ENGINEERS
11009 FALL CREEK ROAD,
INDIANAPOLIS, IN 46240
NEO-ENGINEERS.COM
317.430.4128

STRUCTURAL ENGINEER

KJO ENGINEERING
227 SARGENT DRIVE W. WEST
LAFAYETTE, IN 47904
KJOENGINEERING.COM
765.897.4528

CERTIFICATION:



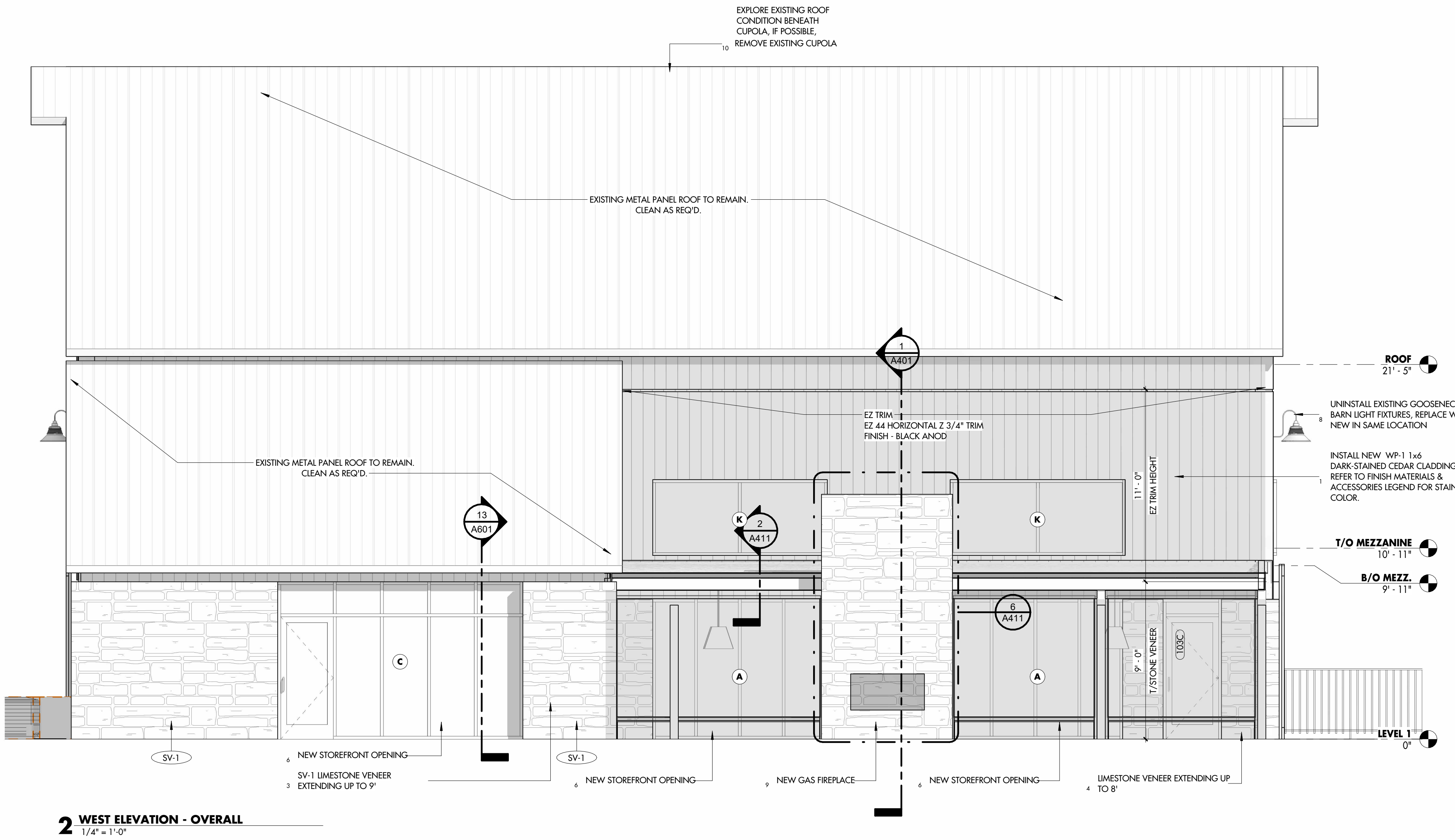
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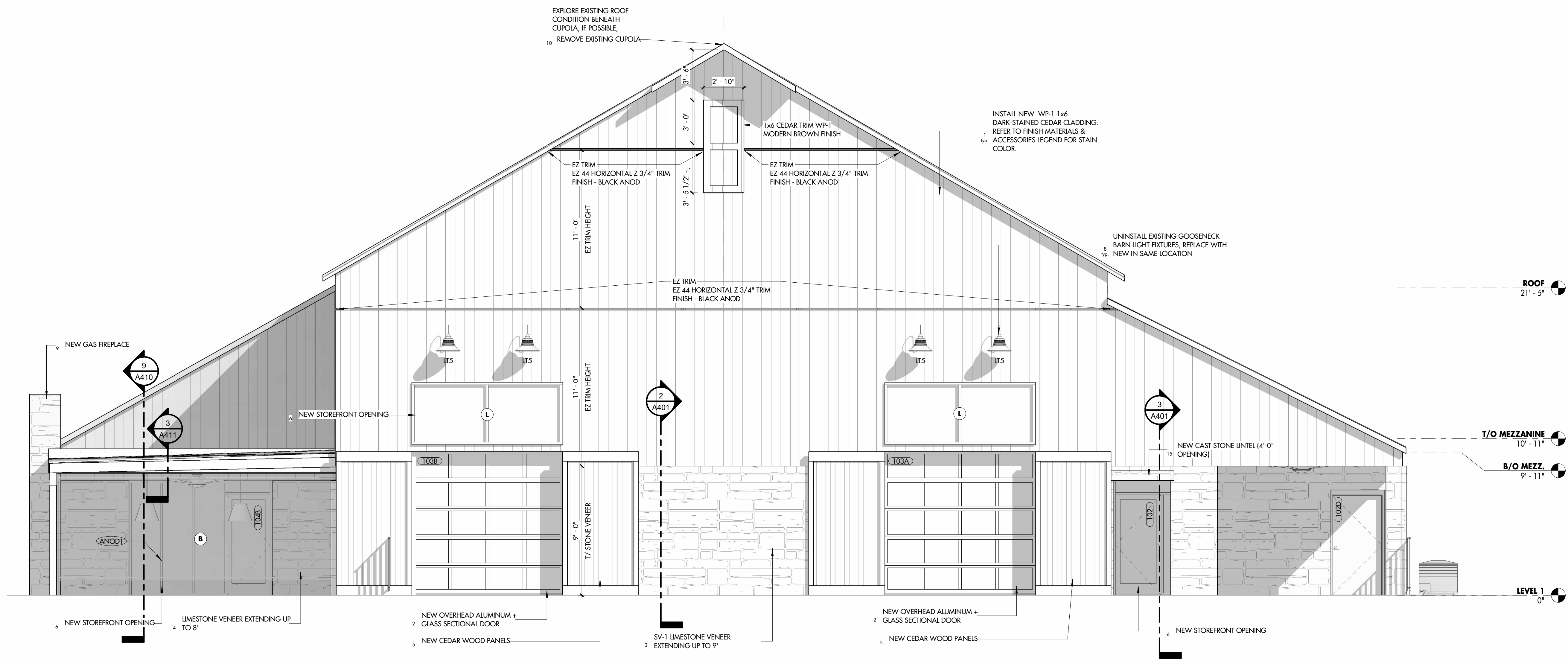
REVISION DATE

EXTERIOR MATERIAL SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	SIZE	STYLE	Color	COMMENTS
AL-1	FINISHED ALUMINUM METAL TRIM	MBCI		FLAT	BURNISHED SLATE	
ANOD-1	ALUMINUM STOREFRONT, BLACK	TYK		BLACK	BLACK	
FC-1	FIBER CEMENT TRIM BOARD, PAINTED	JAMES HARDIE	VAIRES	SMOOTH	PNTD TO MATCH EXISTING ROOF	
SV-1	LIMESTONE, ROUGH, COURSED ASHLAR	BLUCHEL STONE CORP.	4" VENEER	ROUGH	WHITE COUNTRY SQUIRE	
WP-1	VERTICAL CEDAR PLANK SIDING	GREAT LAKES WOOD CO.	1x6	VERTICAL PLANK- CEDAR	MODERN BROWN	
WP-2	VERTICAL CEDAR PLANK SIDING	GREAT LAKES WOOD CO.	1x6	VERTICAL PLANK- CEDAR	CLASSIC CHAR	

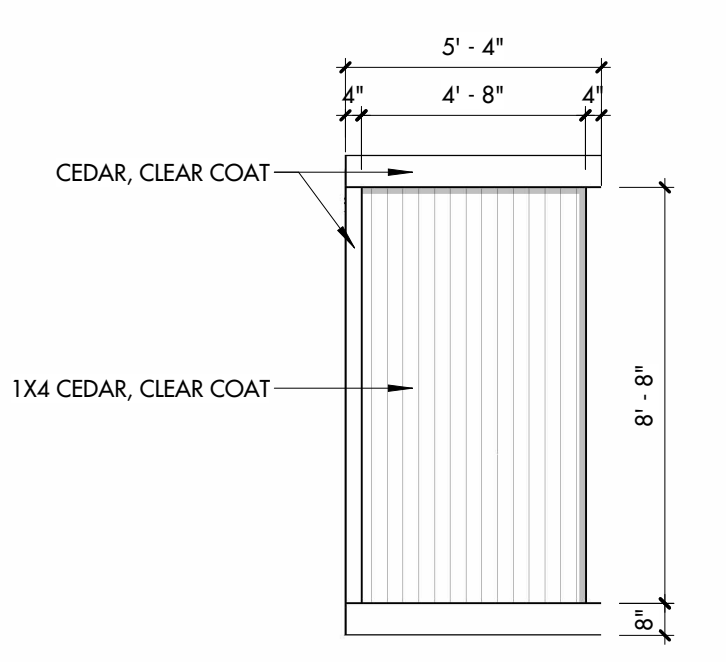
EXTERIOR ELEVATION NOTES	
MARK	DESCRIPTION
1	INSTALL NEW WP-1 1x6 DARK STAINED CEDAR CLADDING. REFER TO FINISH MATERIALS & ACCESSORIES LEGEND FOR STAIN COLOR.
2	NEW OVERHEAD ALUMINUM + GLASS SECTIONAL DOOR
3	SV-1 LIMESTONE VENEER EXTENDING UP TO 9'
4	LIMESTONE VENEER EXTENDING UP TO 8'
5	NEW CEDAR WOOD PANELS
6	NEW STOREFRONT OPENING
8	UNINSTALL EXISTING GOOSENECK BARN LIGHT FIXTURES, REPLACE WITH NEW IN SAME LOCATION
9	NEW GAS FIREPLACE
10	REMOVE EXISTING CUPOLA
13	NEW SIGNAGE TBD
15	NEW CAST STONE LINTEL (4'-0" OPENING)
16	CAST STONE WALL CAP W/ DRIP EDGE
17	NEW WP-2 1x6 VERTICAL CEDAR PLANK SIDING, REFER TO FINISH MATERIALS & ACCESSORIES LEGEND FOR STAIN COLOR.
18	CEDAR WOOD PERGOLA.



2 WEST ELEVATION - OVERALL
1/4" = 1'-0"



1 SOUTH ELEVATION - OVERALL
1/4" = 1'-0"



3 ELEVATION - CEDAR WOOD PANELS
1/4" = 1'-0"

EXTERIOR ELEVATIONS
GRANTHAM AMENITY CENTER
DAVID WEEKLEY HOMES
ADDRESS OF ADJACENT PARCEL: 16045 SOUTHEASTERN PARKWAY FORTVILLE, IN 46040

100% BID SET
12/19/2024

A300

ARCHITECT

BLACKLINE
1001 WINDHAM AVE., STUDIO 208
INDIANAPOLIS, IN 46203
BLACKLINESTUDIO.NET
317.883.7900

OWNER

DAVID WEEKLEY HOMES
9310 N. MERIDIAN ST #100
INDIANAPOLIS, IN 46260
DAVIDWEEKLEYHOMES.COM
765.516.6710

LA/CIVIL ENGINEER

HWC ENGINEERING
120 N. PENNSYLVANIA ST #200
INDIANAPOLIS, IN 46204
HWCENGINEERING.COM
317.437.9443

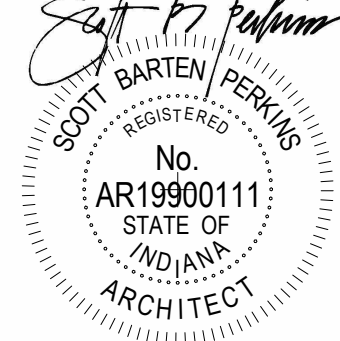
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NEO ENGINEERS
11009 FALL CREEK ROAD,
INDIANAPOLIS, IN 46228
NEO-ENGINEERS.COM
317.430.4128

STRUCTURAL ENGINEER

KJO ENGINEERING
327 SARGENT DRIVE W, WEST
LAFAYETTE, IN 47904
KJOENGINEERING.COM
765.897.4578

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REVISION DATE

EXTERIOR ELEVATIONS

GRANTHAM AMENITY CENTER
DAVID WEEKLEY HOMES

ADDRESS OF ADJACENT PARCEL: 16065 SOUTHEASTERN PARKWAY FORTVILLE, IN 46040

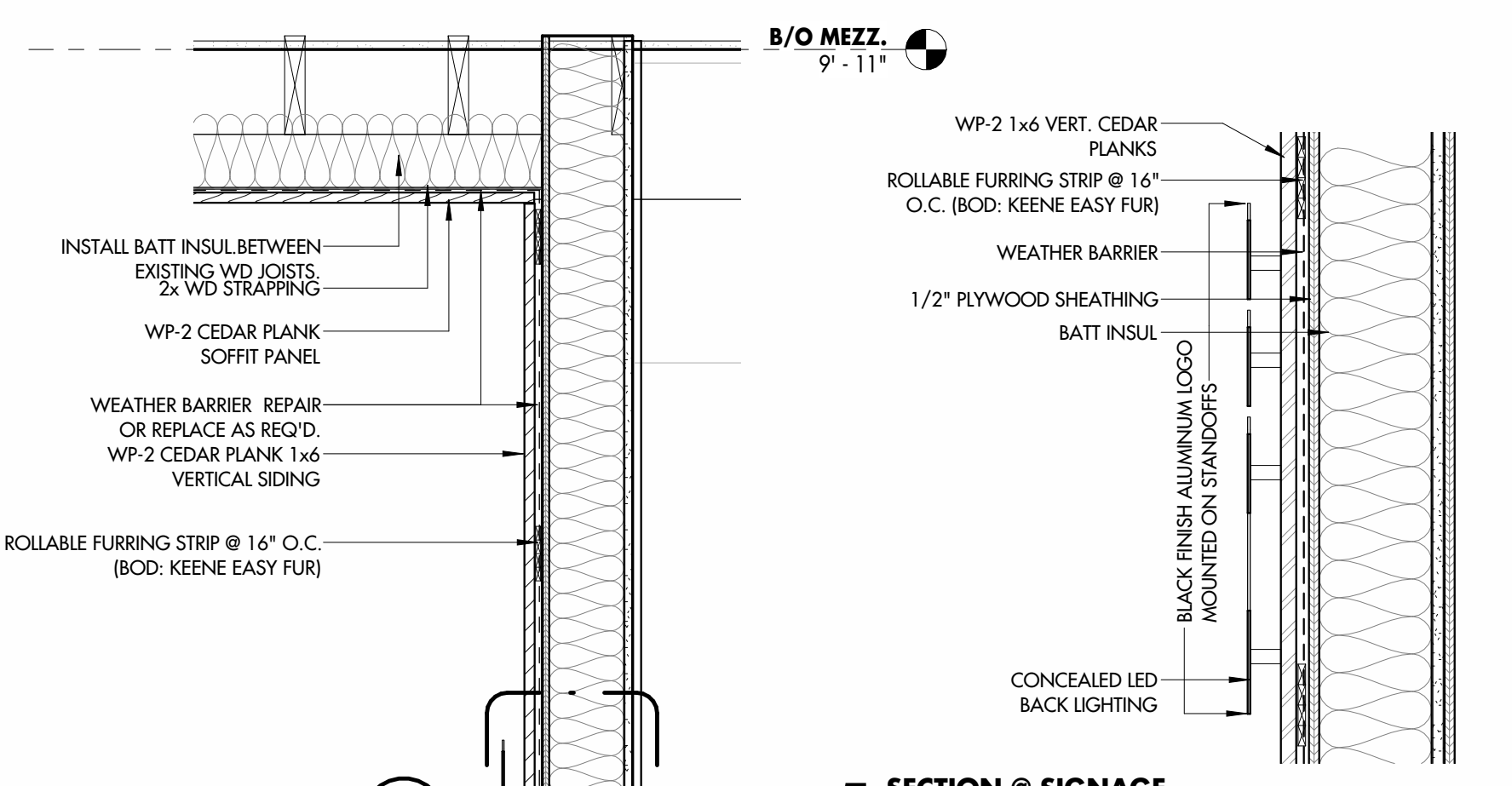
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12/19/2024

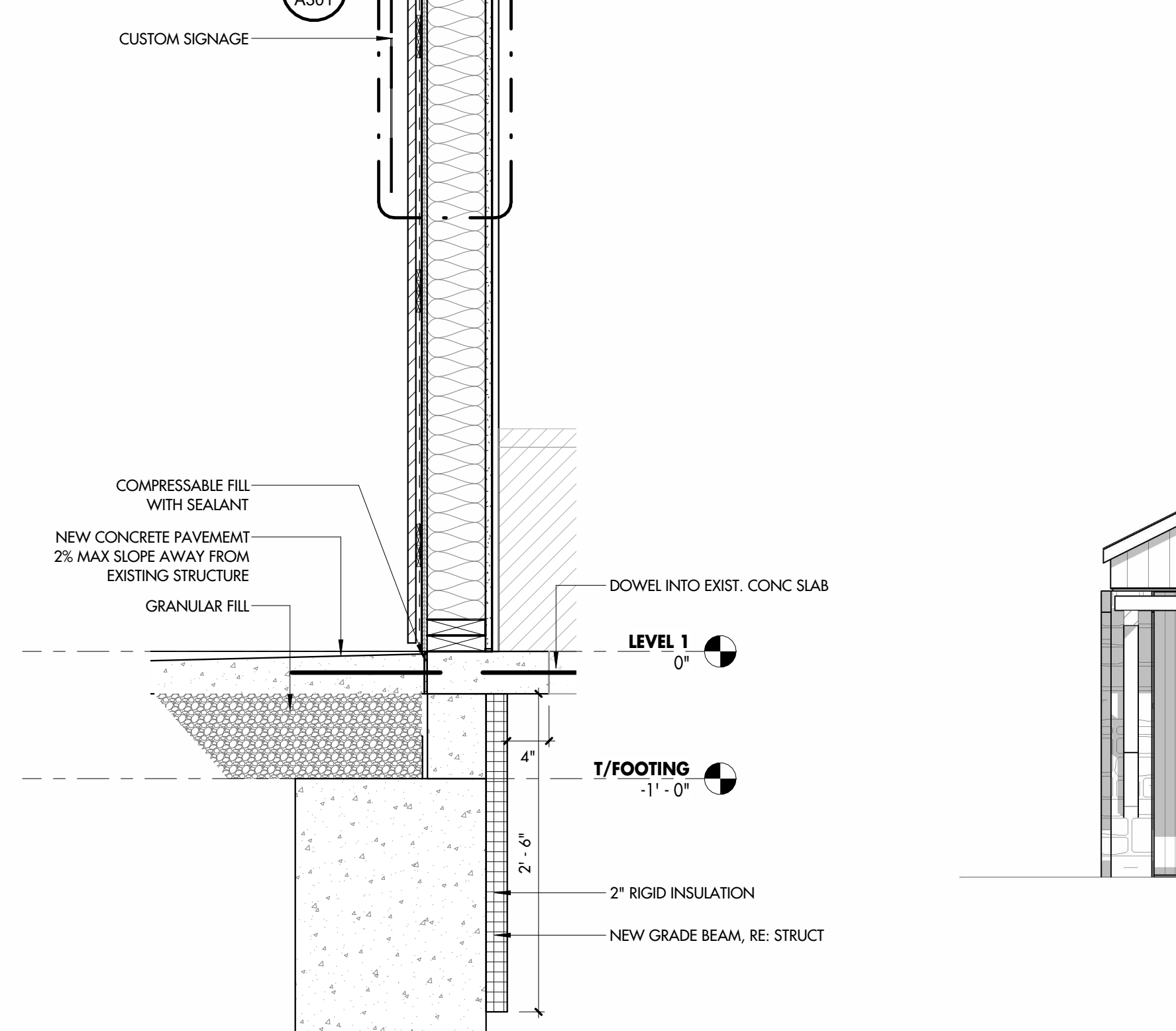
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EXTERIOR MATERIAL SCHEDULE						
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FC-1	FIBER CEMENT TRIM BOARD, PAINTED	JAMES HARDIE	VARIES	SMOOTH	PNTD TO MATCH EXISTING ROOF	
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WP-2	VERTICAL CEDAR PLANK SIDING	GREAT LAKES WOOD CO.	1x6	VERTICAL PLANK: CEDAR	CLASSIC CHAIR	

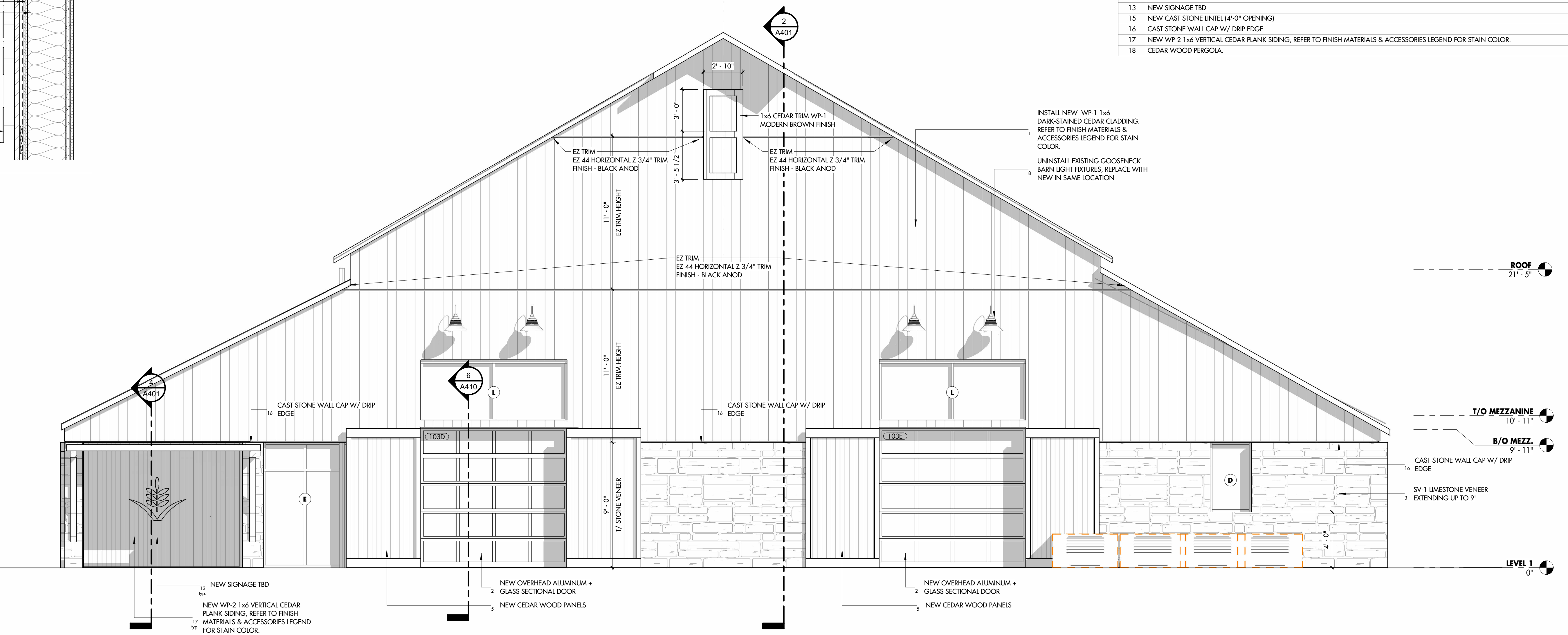
EXTERIOR ELEVATION NOTES	
MARK	DESCRIPTION
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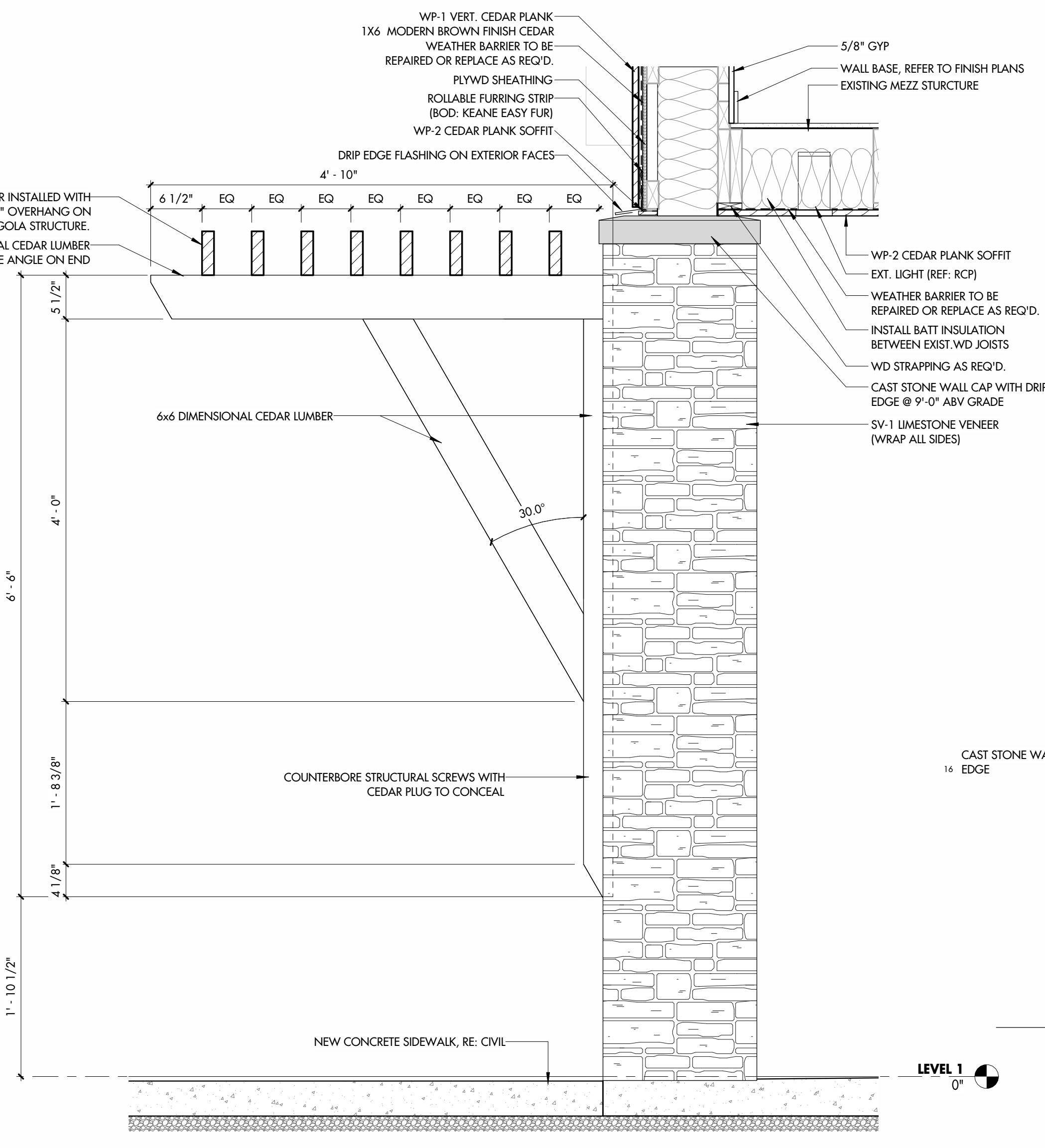
5 SECTION @ SIGNAGE
1 1/2" = 1'-0"



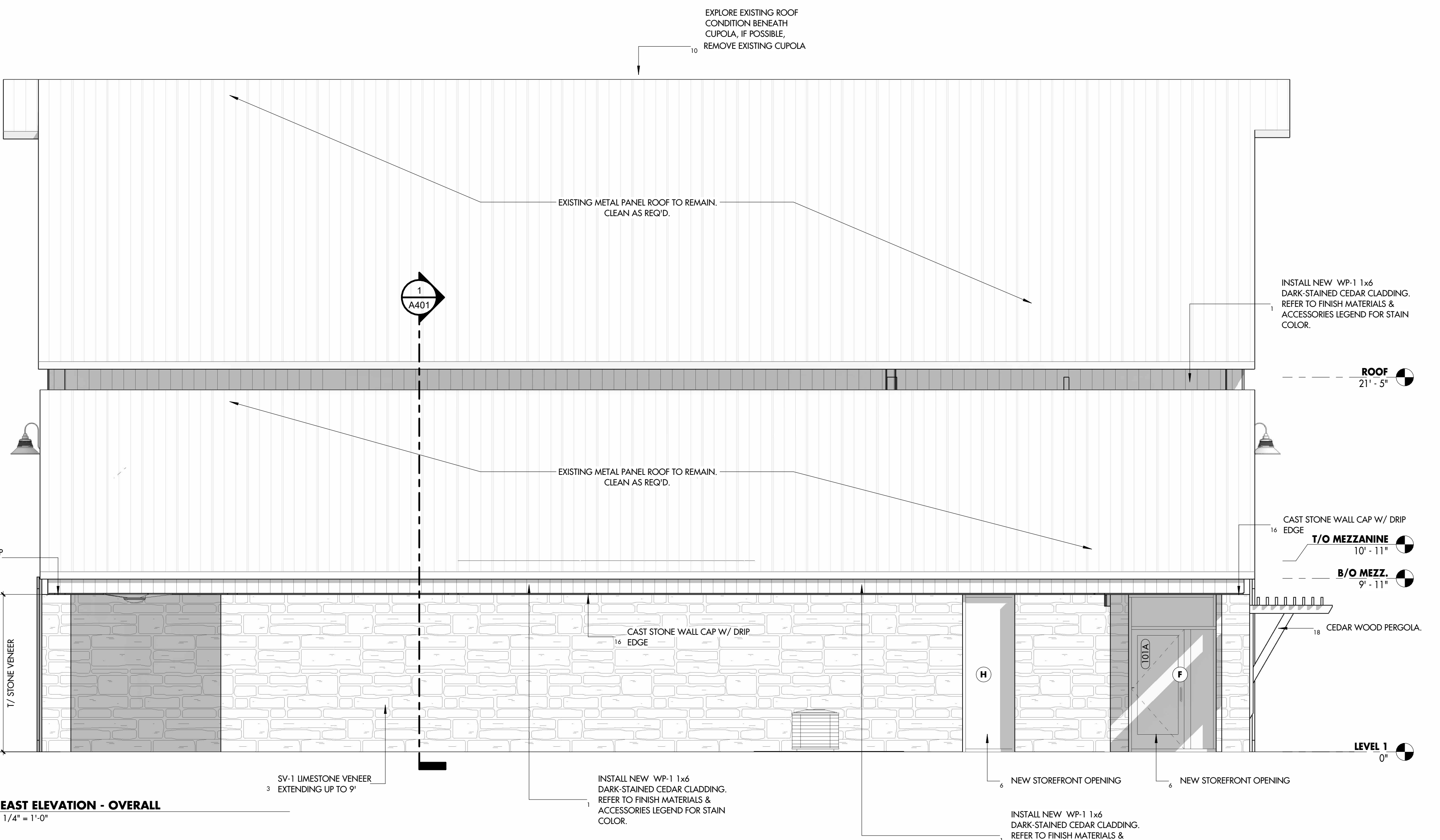
4 SECTION @ ENTRY SIGNAGE
1" = 1'-0"



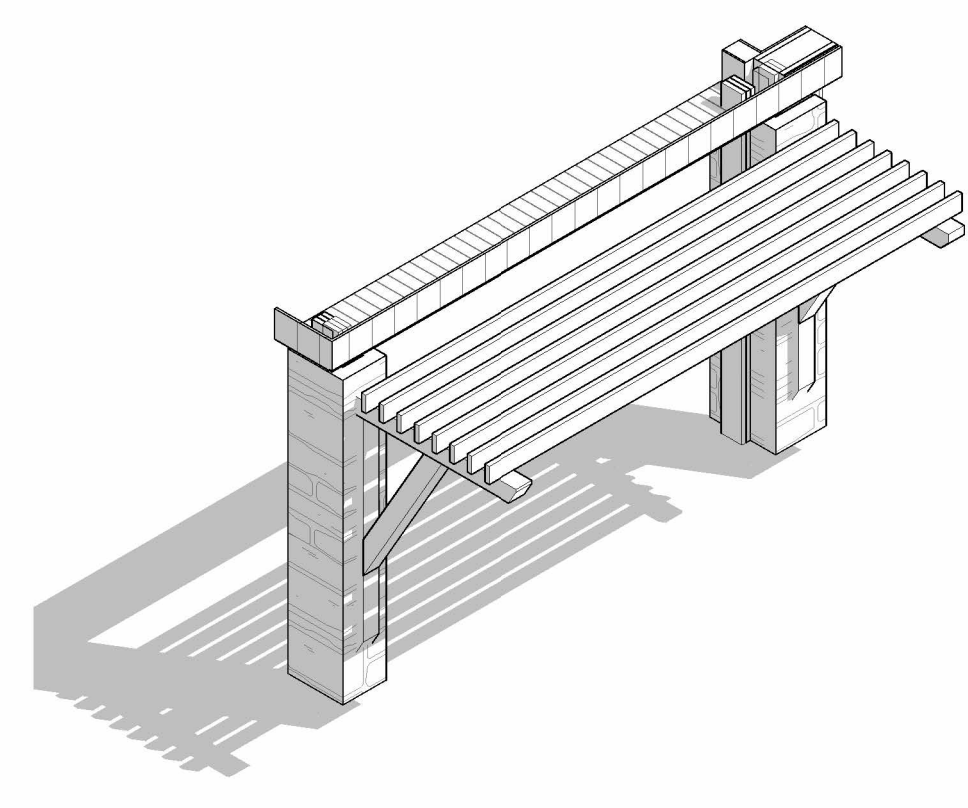
2 NORTH ELEVATION - OVERALL
1/4" = 1'-0"



3 SECTION @ ENTRY OVERHANG - Callout 1
1" = 1'-0"



1 EAST ELEVATION - OVERALL
1/4" = 1'-0"



3D EXTERIOR PERGOLA (FOR REFERENCE)

ARCHITECT

BLACKLINE
1041 WINGHAM AVE., STUDIO 208
INDIANAPOLIS, IN 46203
BLACKLINESTUDIO.NET
317.863.7900

OWNER

DAVID WEEKLEY HOMES
9310 N. MERIDIAN ST #100
INDIANAPOLIS, IN 46268
DAVIDWEEKLEYHOMES.COM
765.516.6710

LA/CIVIL ENGINEER

HWC ENGINEERING
125 N. PENNSYLVANIA ST #200
INDIANAPOLIS, IN 46204
HWCENGINEERING.COM
317.347.3943

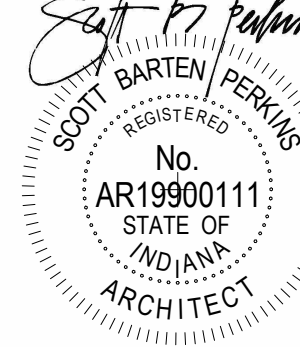
MEP ENGINEER

NEO ENGINEERS
11009 FALL CREEK ROAD,
INDIANAPOLIS, IN 46240
NEO-ENGINEERS.COM
317.430.4128

STRUCTURAL ENGINEER

KJO ENGINEERING
227 SARGENT DRIVE W, WEST
LAFAYETTE, IN 47906
KJOENGINEERING.COM
765.457.4578

CERTIFICATION:



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Author

CHECKED:

Checker

REVISION DATE



3 WEST ELEVATION - OVERALL
1/4" = 1'-0"



2 SOUTH ELEVATION - OVERALL
1/4" = 1'-0"

EXTERIOR ELEVATIONS - COLOR

GRANTHAM AMENITY CENTER
DAVID WEEKLEY HOMES

ADDRESS OF ADJACENT PARCEL: 16065 SOUTHEASTERN PARKWAY, FORTVILLE, IN 46040

100% BID SET

12/19/2024

A302

ARCHITECT

BLACKLINE
 1042 WINGHAM AVE., STUDIO 208
 INDIANAPOLIS, IN 46203
 BLACKLINESTUDIO.NET
 317.683.7900

OWNER

DAVID WEEKLEY HOMES
 9310 N. MERIDIAN ST #100
 INDIANAPOLIS, IN 46268
 DAVEWEEKLEYHOMES.COM
 765.516.6710

LA/CIVIL ENGINEER

HWC ENGINEERING
 125 N. PENNSYLVANIA ST #200
 INDIANAPOLIS, IN 46204
 HWCENGINEERING.COM
 317.347.3943

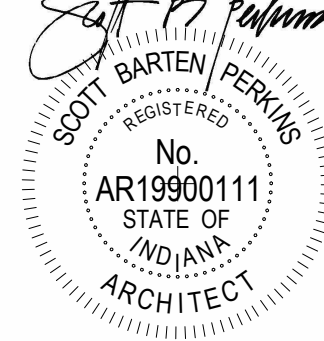
MEP ENGINEER

NEO ENGINEERS
 11069 FALL CREEK ROAD,
 INDIANAPOLIS, IN 46249
 NEO-ENGINEERS.COM
 317.430.4128

STRUCTURAL ENGINEER

KJO ENGINEERING
 227 SARGENT RD W. WEST
 LAFAYETTE, IN 47904
 KJOENGINEERING.COM
 765.497.4258

CERTIFICATION:



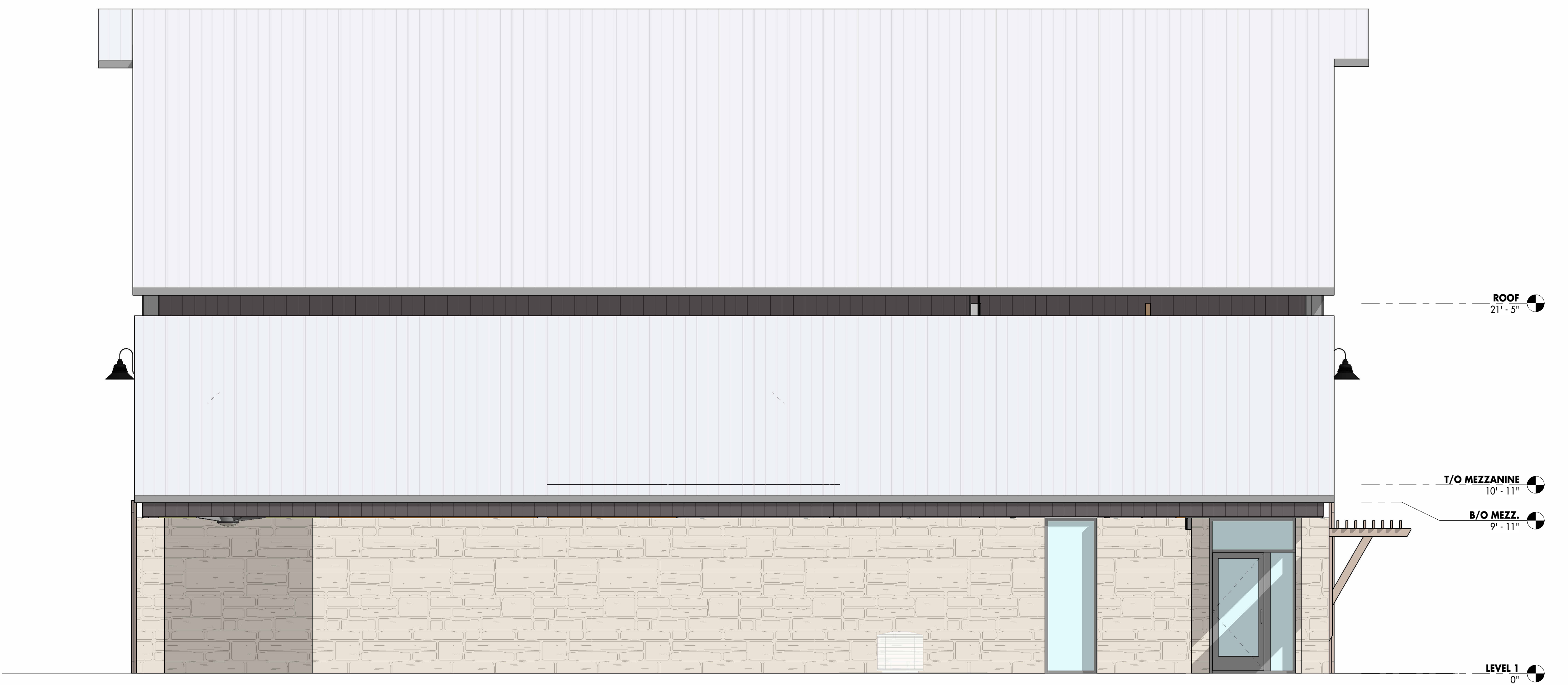
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REVISION DATE



3 NORTH ELEVATION - OVERALL
 1/4" = 1'-0"

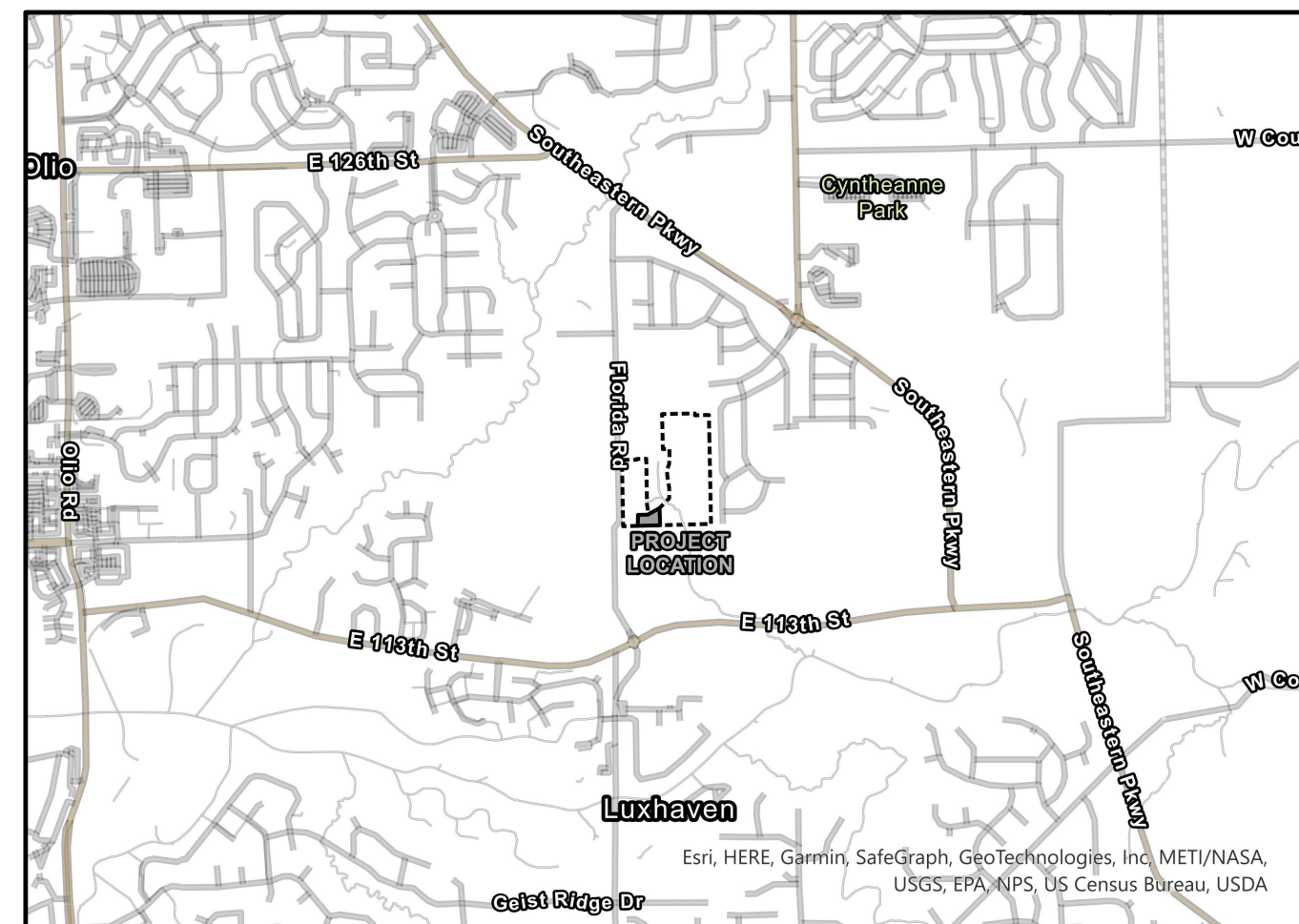


2 EAST ELEVATION - OVERALL
 1/4" = 1'-0"

EXTERIOR ELEVATIONS - COLOR
GRANTHAM AMENITY CENTER
 DAVID WEEKLEY HOMES
 ADDRESS OF ADJACENT PARCEL: 16605 SOUTHEASTERN PARKWAY, FORTVILLE, IN 46040

100% BID SET
 12/19/2024

A303



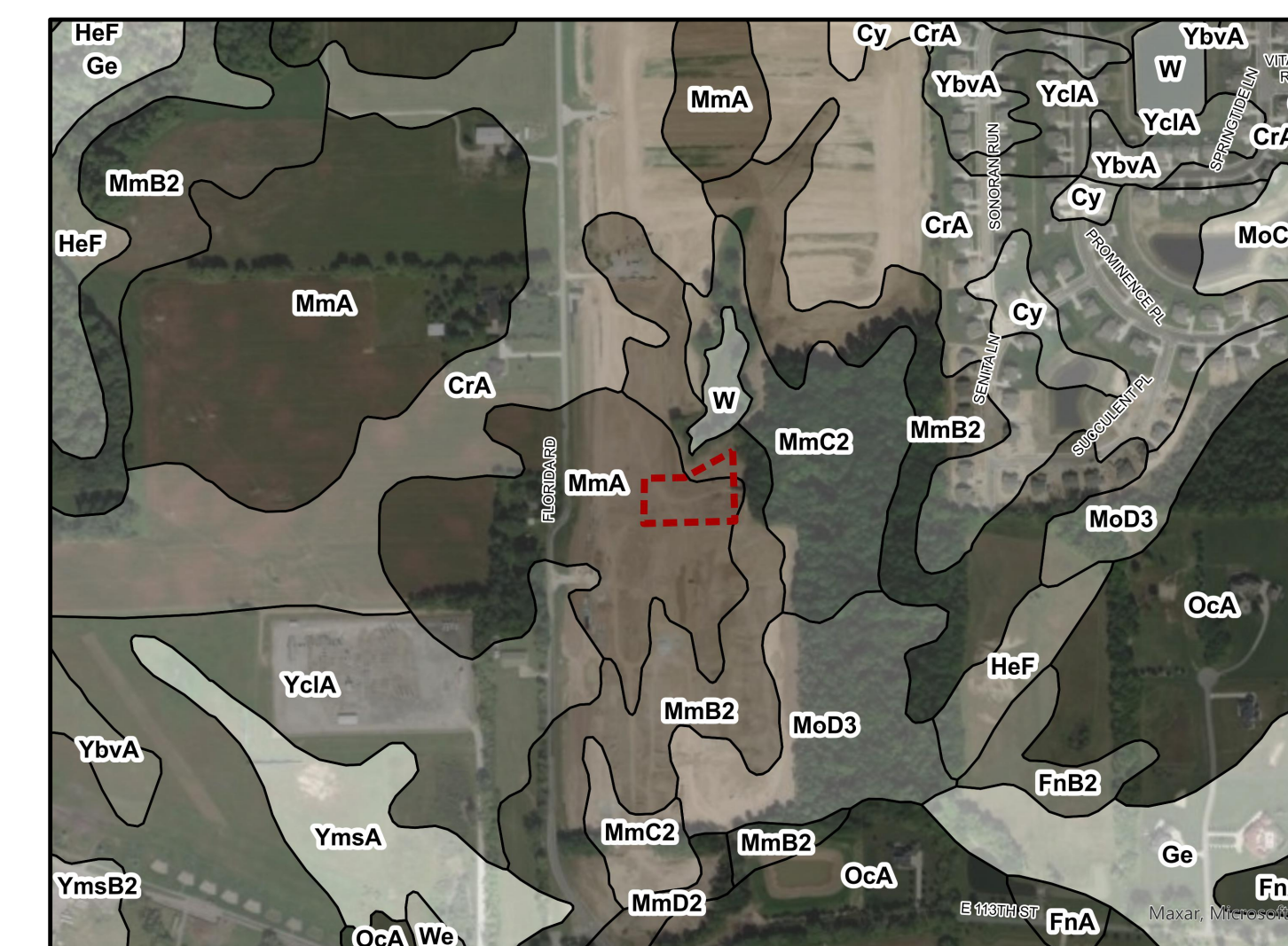
LOCATION MAP
NOT TO SCALE

GRANTHAM AMENITY CENTER FISHERS, INDIANA CONSTRUCTION DRAWINGS

ADDRESS:
11816 GRAY GHOST WAY
FISHERS, IN 46040

DEVELOPER:
MICHAEL MACKINTOSH
CND GRANTHAM, LLC
9310 N. MERIDIAN ST., SUITE 100
INDIANAPOLIS, IN 46260
(317) 508-5961
EMAIL: mmackintosh@dwhomes.com

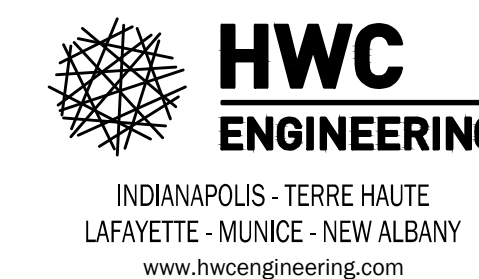
CIVIL ENGINEER and SURVEYOR:
KRISTOPHER K. EICHHORN, PE, PS
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
EMAIL: keichhorn@hwcengineering.com



SOILS MAP
NOT TO SCALE

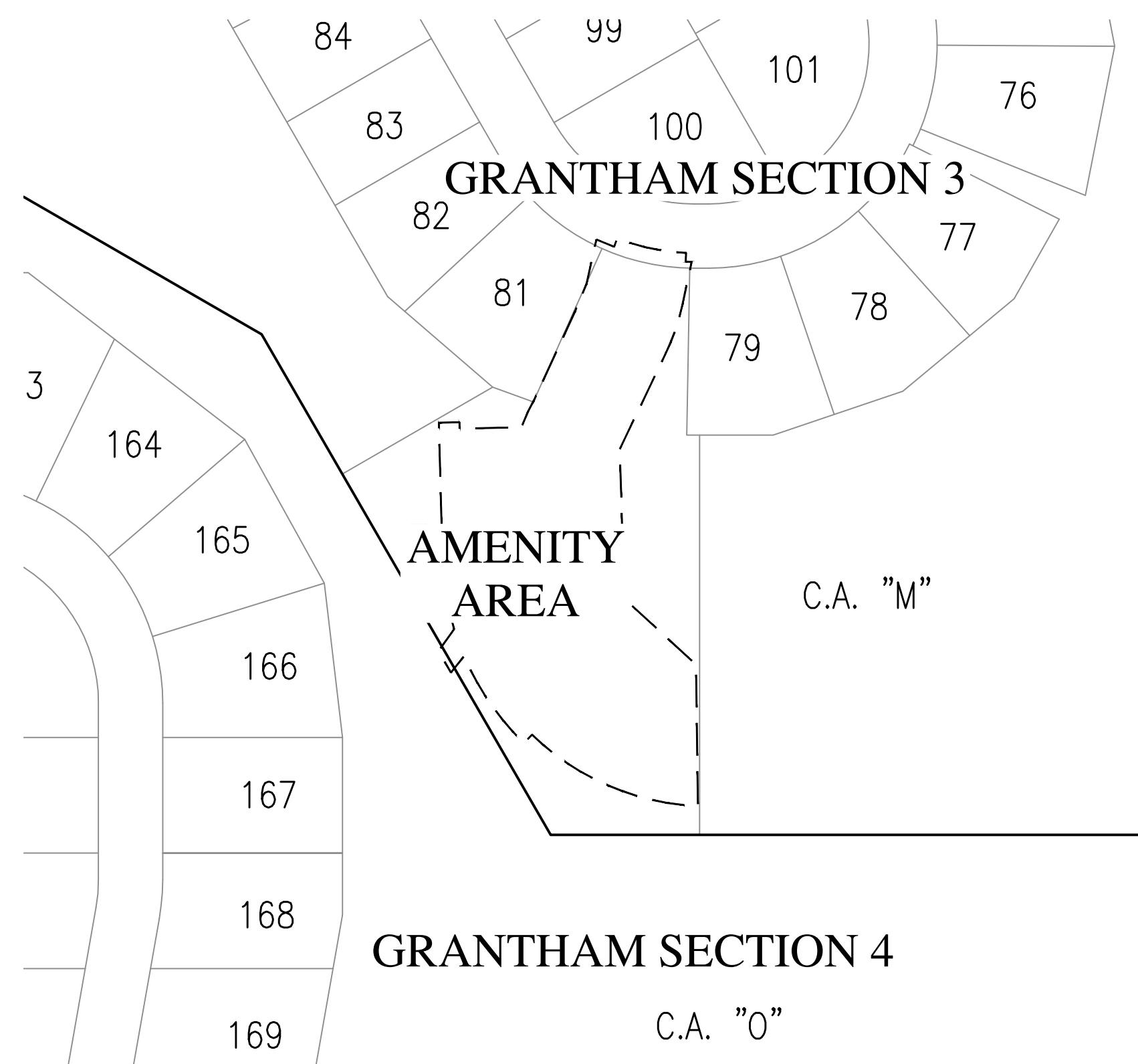
SOILS LEGEND
MmA MIAMI SILT LOAM, 0 TO 2 PERCENT SLOPES
MmB2 MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

REVISIONS		
DATE	DESCRIPTION	BY
1/23/24	TAC REVIEW	HWC
1/15/25	POOL CONFIG.	HWC



SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	DEMOLITION PLAN
C1.2	SITE IMPROVEMENTS PLAN
C1.3	SITE FURNISHINGS PLAN
C1.4-C1.5	SITE GRADING PLAN
C1.6	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.7	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C8.0	STORMWATER POLLUTION PREVENTION PLAN NOTES
C8.1	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C8.2	CONSTRUCTION DETAILS
C8.3	SITE DETAILS
C8.4	FENCE & GATE DETAILS
C8.5-C8.7	SITE FURNISHING DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
SHEETS 1-29	CITY OF FISHERS STANDARD CONSTRUCTION DETAILS



SITE MAP
SCALE: 1" = 100'

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK (HSE 38):
HAMILTON COUNTY GEODETIC CONTROL DISK HCBR 285 A BRONZE DISC STAMPED "HAMILTON COUNTY GEODETIC CONTROL" IN THE NORTH END OF THE EAST CONCRETE HANDRAIL OF THE BRIDGE OVER FALL CREEK, 22 FEET EAST OF THE CENTERLINE OF SOUTHEASTERN PARKWAY AND 102 FEET SOUTH OF THE CENTERLINE OF 113TH STREET.
ELEVATION = 809.14 (NAVD88)

TBM #1:
HWC CONTROL POINT #202
5/8" REBAR WITH RED CAP STAMPED "HWC ENGINEERING RANDOM POINT"
ELEVATION = 800.59 (NAVD88)
[NORTHING: 137,886; EASTING: 821,160]
INGCS HAMILTON ZONE, US FEET

TBM #2:
HWC CONTROL POINT #212
MAG NAIL WITH WASHER STAMPED "HWC ENGINEERING RANDOM POINT"
ELEVATION = 811.84 (NAVD88)
[NORTHING: 138,691; EASTING: 821,210]
INGCS HAMILTON ZONE, US FEET

TBM #3:
HWC CONTROL POINT #208
5/8" REBAR WITH RED CAP STAMPED "HWC ENGINEERING RANDOM POINT"
ELEVATION = 807.47 (NAVD88)
[NORTHING: 139,478; EASTING: 821,928]
INGCS HAMILTON ZONE, US FEET

FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X AND FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180080 0259 G (MAP NUMBER 18057C0259G) OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

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

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.

THE DESIGN AND CONSTRUCTION OF THIS SITE SHALL MEET THE REQUIREMENTS OF THE CITY OF FISHERS, STANDARD CONSTRUCTION DETAILS, CONSTRUCTION SPECIFICATIONS & A.D.A. REQUIREMENTS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

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

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

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

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

NOTE: UTILITY CONFLICTS (INCLUDING UTILITY POLES/PEDESTALS) MUST BE COMPLETELY RESOLVED PRIOR TO THE CONSTRUCTION OF ACCELERATION/DECELERATION, PASSING BLISTER LANES AND/OR LEFT TURN LANES. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING, AND SUBGRADE PREPARATION, ETC.

PREPARED BY:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
MARC DILLER
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: (317) 776-5327
F: (317) 776-5330
MARC.DILLER@DUKE-ENERGY.COM

CITY OF FISHERS (SEWER)
GARY RICHARDSON
ENGINEERING DEPARTMENT
1 MUNICIPAL DRIVE
FISHERS, IN 46038
P: (317) 632-9077 EX. 295
F: (317) 595-3160

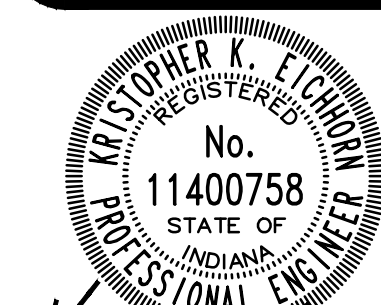
SPECTRUM (CABLE)
GARY RICHARDSON
3030 ROOSEVELT AVE.
INDIANAPOLIS, IN 46218
P: (317) 632-9077 EX. 295
GARY.RICHARDSON@SPECTRUM.COM

CENTERPOINT (GAS)
GERRY JONES
16000 ALLISONVILLE ROAD
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776-5532
F: (317) 776-5553
JLCLARK@VETREN.COM

CITIZENS ENERGY GROUP/ CWA AUTHORITY, INC. (WATER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4351
BHOSTETLER@CITIZENSENERGYGROUP.COM

EMBARQ/SPRINT (TELEPHONE)
TOM RAINY
50 NORTH JACKSON STREET
FRANKLIN, INDIANA 46131
P: (317) 514-4571

GRANTHAM AMENITY CENTER
FISHERS, INDIANA
COVER SHEET



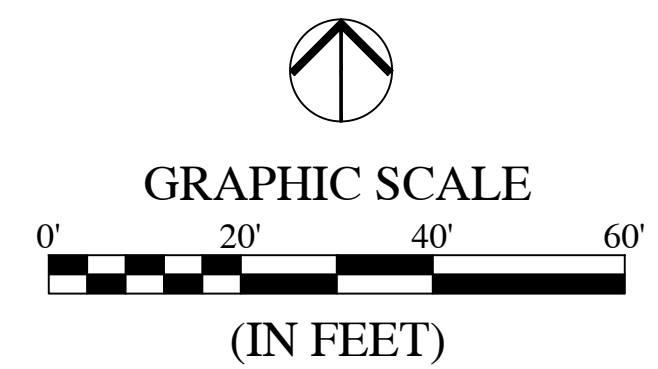
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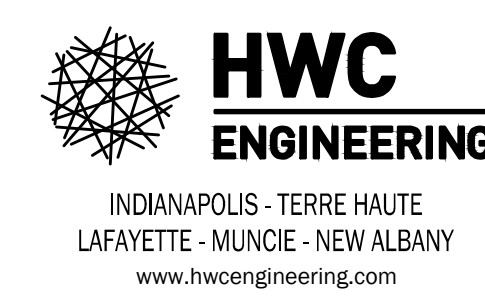
DEMOLITION KEYNOTES:

ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE.

KEY	DESCRIPTION
1	PROTECT BUILDING (SEE ARCHITECTURAL PLANS)
2	PROTECT UTILITY STRUCTURE
3	REMOVE ASPHALT PAVEMENT
4	REMOVE CONCRETE PAD
5	REMOVE GRAVEL
6	PROTECT CONCRETE PAD



REVISIONS		
DATE	DESCRIPTION	BY
1/23/24	TAC REVIEW	HWC
1/15/25	POOL CONFIG.	HWC



UTILITY CONTACTS

ELECTRIC:
NAME
PHONE
WEBSITE

WATER:
NAME
PHONE
WEBSITE

GAS:
NAME
PHONE
WEBSITE

LEGEND:

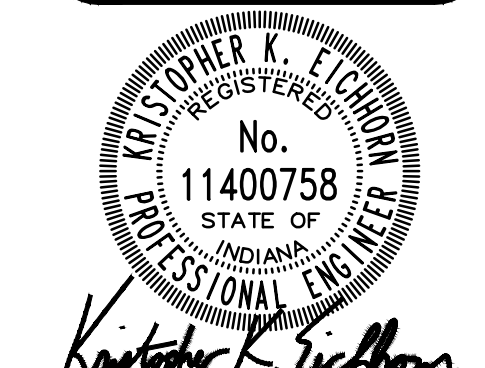
- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- CENTERLINE
- o-o-o EDGE OF WATER
- S- SANITARY SEWER
- ST- STORM SEWER
- W- WATER MAIN
- G- GAS MAIN
- OHE- OVERHEAD ELECTRIC LINE
- T- TELEPHONE SERVICE
- 800- CONTOUR, MAJOR
- 799- CONTOUR, MINOR
- x-x-x- FENCE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ STORM INLET
- ⊙ FIRE HYDRANT
- ⊙ BENCHMARK
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ GAS VALVE
- ⊙ CLEAN OUT
- ⊙ MONUMENT
- ⊙ LIGHT POLE
- ⊙ SIGN
- ⊙ ELECTRIC RISER
- ⊙ TELEPHONE RISER
- ⊙ UTILITY POLE
- ⊙ TRAFFIC LIGHT POLE
- ⊙ GUY ANCHOR
- ⊙ TREE
- ⊙ INLET PROTECTION SEE DETAIL # ON SHEET # FOR DETAILS
- SF-SF- SILT FENCE
- - - CONSTRUCTION LIMITS
- ⊙ TEMPORARY SITE CONSTRUCTION ENTRANCE

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED ON THE PLAN. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.
3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.
4. ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.
5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.
 - A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.
 - B) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.
 - C) ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.
 - D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.
 - E) ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.



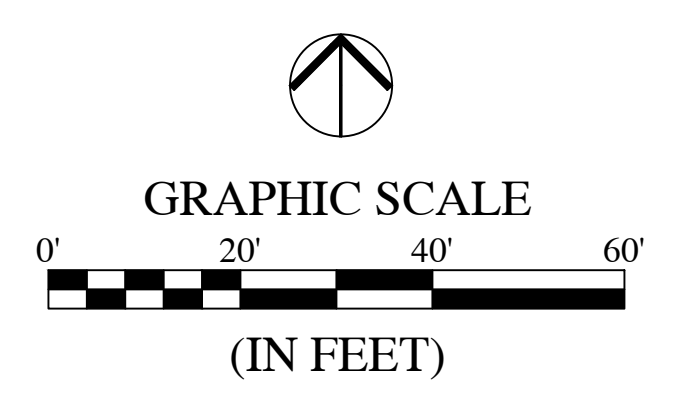
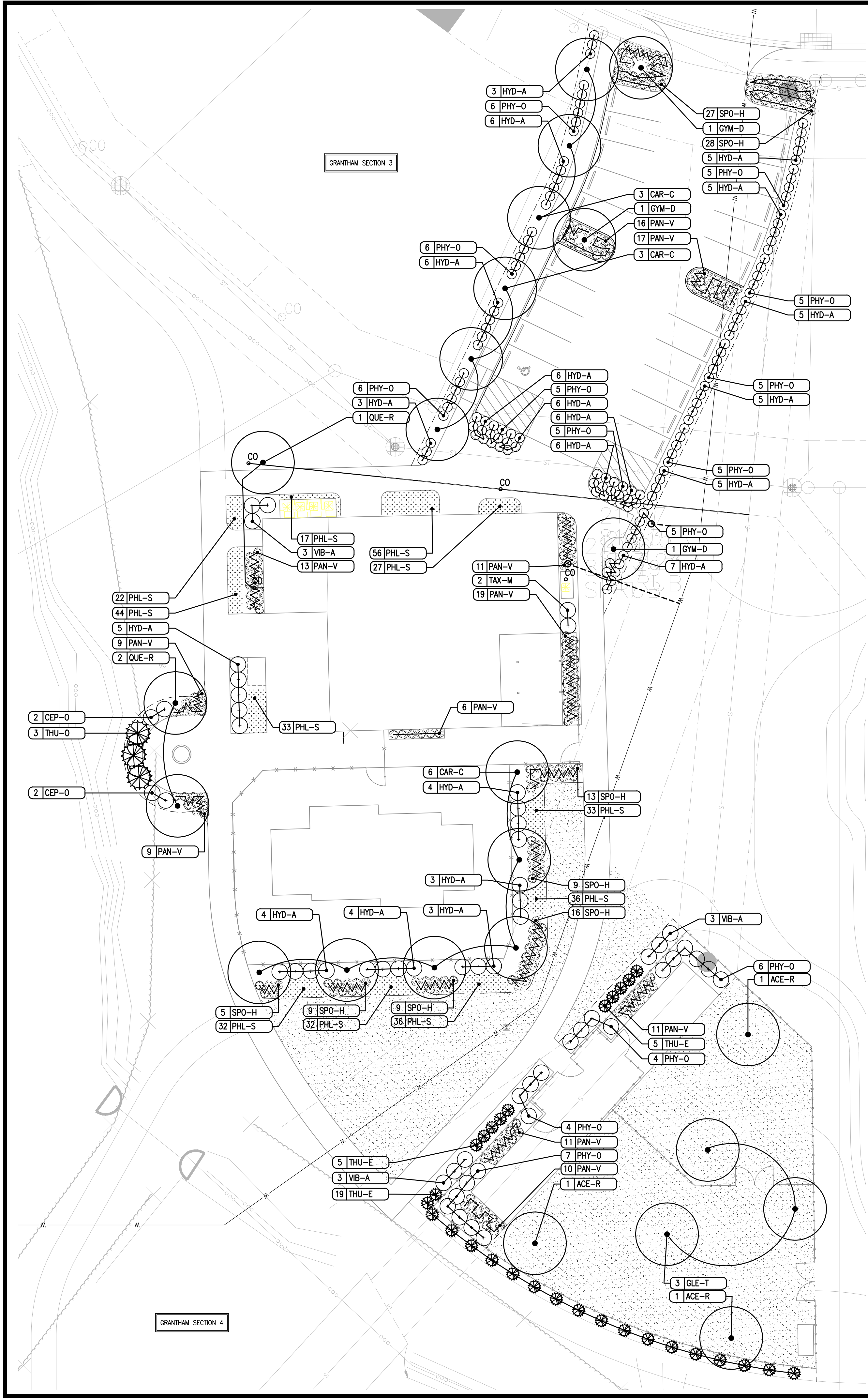
DAVID WEEKLEY HOMES
GRANTHAM AMENITY CENTER
DEMOLITION PLAN



DRAWN BY: MF
 CHECKED BY: RL
 DATE: 11-01-23
 SCALE: AS SHOWN
 SHEET:

C1.1

DEMOLITION PLAN



LEGEND:

	SHADE TREE		SOD
	ORNAMENTAL TREE		PERENNIALS
	EVERGREEN TREE		SPADE EDGE
	SHRUB		STEEL EDGE
	ORNAMENTAL GRASS		
			QUANTITY KEY

LANDSCAPE GENERAL NOTES:

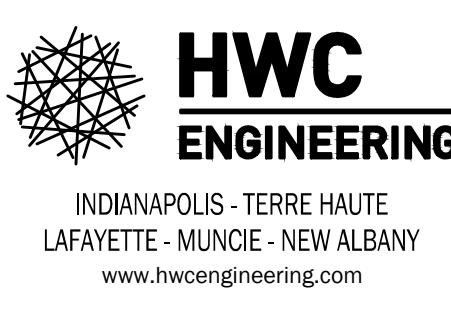
- NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
- CONTRACTOR IS REQUIRED TO NOTIFY LANDSCAPE ARCHITECT OF ANTICIPATED INSTALLATION DATES ONE WEEK PRIOR TO ARRIVAL OF PLANT MATERIAL ON SITE. THE LANDSCAPE ARCHITECT WILL BE AVAILABLE TO REVIEW AND TAG TREES AT THE NURSERY. THE LANDSCAPE ARCHITECT SHALL INSPECT THE QUALITY OF PLANT MATERIAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION AND AS SPECIFIED THROUGHOUT THE MAINTENANCE PERIOD. THE OWNER IS RESPONSIBLE FOR WATERING PER CONTRACTOR'S WRITTEN MAINTENANCE INSTRUCTIONS THROUGHOUT THE GUARANTEE PERIOD. SEE NOTE 19. FOR MAINTENANCE AND GUARANTEE PERIOD REQUIREMENTS.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
- MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS. RENEWAL OF MULCH DURING THE GUARANTEE PERIOD SHALL BE PERFORMED BY THE OWNER AS NEEDED. SEE NOTE 19. FOR MAINTENANCE AND GUARANTEE PERIOD REQUIREMENTS. ALL INTERIOR PARKING LOT PLANTING AREAS TO RECEIVE MULCH UNLESS NOTED OTHERWISE.
- SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANT SYMBOLS AND THE QUANTITY LABEL, THE PLANT SYMBOLS SHALL TAKE PRECEDENCE.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ALL PAVEMENT AND ROUGH GRADING HAS BEEN FINISHED AND APPROVED. LANDSCAPE INSTALLATION SHALL NOT BE PHASED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE INSTALLED IN ONE MOBILIZATION AT THE END OF THE PROJECT UNLESS OTHERWISE NOTED.
- PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
- STAKES AND GUY WIRES USED TO SUPPORT PLANTING MATERIALS SHALL BE REMOVED AFTER ONE YEAR.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED 1/2" - 1" ABOVE GRADE LEVEL.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN THREE VERTICAL LOCATIONS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- MAINTENANCE PERIOD: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MAINTENANCE AND REPLACEMENT THROUGHOUT CONSTRUCTION. UPON RECEIVING WRITTEN ACCEPTANCE FROM THE LANDSCAPE ARCHITECT, CONTRACTOR'S MAINTENANCE PERIOD IS COMPLETE AND GUARANTEE PERIOD BEGINS. OWNER ACCEPTS MAINTENANCE OF PLANTS AND LANDSCAPE BEDS AT START OF GUARANTEE PERIOD PER CONTRACTOR'S WRITTEN MAINTENANCE INSTRUCTIONS.
- WARRANTY: LANDSCAPE CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIAL THROUGH ONE YEAR FROM THE TIME OF WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT ESTABLISHING THE START OF THE GUARANTEE PERIOD.
- REPLACEMENTS: AT THE CONCLUSION OF THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT WILL PERFORM A FINAL INSPECTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT AT THAT TIME WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER. REPLACEMENT PLANT MATERIAL IS TO BE PROVIDED WITH AN ADDITIONAL ONE-YEAR WARRANTY AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE LANDSCAPE ARCHITECT ONE FINAL TIME AT THE CONCLUSION OF THAT PERIOD.

PLANT SCHEDULE:

CODE	QUANTITY	COMMON NAME	SPECIES	HEIGHT	SPREAD	CULTURE	CONTAINER	SEE PLAN	PLANTING
SHADE TREES									
ACE-R	3	ACER RUBRUM	RED MAPLE	2.5"	12"	B&B	SEE PLAN		CENTRAL LEADER
CAR-C	12	CARPINUS CAROLINIANA 'PALISADE'	PALISADE HORNBEAM	2.5"	12"	B&B	SEE PLAN		CENTRAL LEADER
GLE-T	3	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	2.5"	12"	B&B	SEE PLAN		CENTRAL LEADER
GYM-D	3	GYMNOCLADUS DIOCIUS	KENTUCKY COFFEETREE	2.5"	12"	B&B	SEE PLAN		CENTRAL LEADER - MALE ONLY
QUE-R	3	QUERCUS RUBRA	NORTHERN RED OAK	2.5"	12"	B&B	SEE PLAN		CENTRAL LEADER
EVERGREEN TREES									
THU-O	3	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	-	6'	B&B	SEE PLAN		FULL, DENSE BRANCHING
THU-E	29	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	-	6'	B&B	SEE PLAN		FULL, DENSE BRANCHING
SHRUBS									
CEP-O	4	CEPHALANTHUS OCCIDENTALIS 'SMCOSS'	BUTTONBUSH	5 GAL.	24"	CONTAINER	SEE PLAN		FULL IN POT
HYD-A	97	HYDRANGEA ABORESCENS	SMOOTH HYDRANGEA	3 GAL.	24"	CONTAINER	SEE PLAN		FULL IN POT
PHY-O	74	PHYSOCARPUS OPULIFOLIUS	NINEBARK	5 GAL.	24"	CONTAINER	SEE PLAN		FULL IN POT
TAX-M	2	TAXUS X MEDIA 'DENSIFORMIS'	ANGLOJAP YEW	5 GAL.	24"	CONTAINER	SEE PLAN		FULL IN POT
VIB-A	9	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3 GAL.	24"	CONTAINER	SEE PLAN		FULL IN POT
ORNAMENTAL GRASSES									
PAN-V	132	PANICUM VIRGATUM	SWITCH GRASS	1 GAL.	12"	CONTAINER	SEE PLAN		FULL IN POTS
SPO-H	116	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSOED	1 GAL.	12"	CONTAINER	SEE PLAN		FULL IN POTS
PERENNIALS/GROUNDCOVERS									
PHL-S	368	PHLOX STOLONIFERA	CREeping PHLOX	1 GAL.	12"	CONTAINER	18" O.C.		FULL IN POTS

REVISIONS

DATE	DESCRIPTION	BY
1/23/24	TAC REVIEW	HWC
1/15/25	POOL CONFIG.	HWC



DAVID WEEKLEY HOMES
GRANTHAM AMENITY CENTER
LANDSCAPE PLAN

DRAWN BY: MF
 CHECKED BY: RL
 DATE: 11-01-23
 SCALE: AS SHOWN
 SHEET:

L1.0
LANDSCAPE PLAN