



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 5/7/2025 at 4:00 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 (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](mailto:kelly.lewark@fishers.in.gov), 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. Plat Committee Minutes 4-2-25 - DRAFT

4. Public Hearings

a. **Balmoral Village**

Parcel: 14-14-10-00-00-016.000, 14-14-10-02-01-001.000, 14-14-10-02-01-002.000, 14-14-10-02-01-003.000, 14-14-10-00-00-014.002, 14-14-10-00-00-013.000, 14-14-10-00-00-014.000, 14-14-10-00-00-014.101, 14-14-10-00-00-014.001

Case: PP-25-4

Request: Request to approve a Primary Plat of 174 lots on 44.593 acres, known as the Balmoral Village property.

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

Planner: Grace Wiley (wileyg@fishers.in.us)

b. **Saxony Block AA**

Address: Generally located at the northeast corner of the intersection of Pennington Road and E. 131st Street.

Parcel: 19-11-26-00-00-011.000, 19-11-26-00-00-011.003, 19-11-26-00-00-011.703 and 19-11-26-00-00-011.603

Case: PP-25-5

Request: Request to approve a Primary Plat of 4 lots on 7.94 acres, known as the Saxony Block AA property. Subject site is generally located at the northeast corner of the intersection of Pennington Road and E. 131st Street.

Petitioner: Casey Fiacable (casey.fiacable@kimley-horn.com)

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

5. **Old Business**

6. **New Business**

7. **Staff Communication**

8. **Board Signatures – Findings of Fact**

9. **Adjournment**

[MEET_FOOT]

**CITY OF FISHERS
Plat Committee
MINUTES
April 2, 2025**

The Plat Committee was convened at 4:00 p.m. by Ross Hilleary.

A roll call was taken - members present - Ross Hilleary, Selina Stoller. Hatem Mekky was not present. Others present: Rodney Retzner from Krieg DeVault, Rob Mc Murray, Kevin Martín, Christy Cashin, Bill Butz, Sean Artz, Ellen Boso, Mike Hoff, Jack & Sue Follmar, Peter Watson, Rebecca Castillo Salazar, Peter Watson.

Mr. Hilleary asked for a Motion for 3/5/25 Minutes. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary. The Minutes were approved 2-0.

Public Hearings:

Target

Address: Southeastern Parkway & 136th Street

Parcel: 19-11-23-00-05-002.000

Case: PP-25-1

Request: Request to approve a Primary Plat to subdivide 21.79 acres into a lot and a block to construct a 148,000 sq. ft. retail building and associated parking.

Petitioner: Brad Schoeff (schoeffb@weihe.net)

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

Kevin Martín presented the Staff Report. The new proposed Target location is within the Saxony PUD and the PUD has been approved. Staff recommends approval with the condition that all TAC items upcoming will be addressed. In Committee discussion, Ms. Stoller noted that we trust the TAC committee to address traffic concerns and reconstruct the existing roundabout. Southeastern to 136th will be removed. Additional circulation will be provided by Culver.

Mr. Hilleary opened the Public Hearing.

Sean Artz (16282 Remington Ct.)- he has roundabout concerns about the additional traffic flow.

Seeing no one else to speak about this case, he closed the Public Hearing.

Mr. Hilleary asked for a Motion. Ms. Stoller made a Motion to approve, with the condition that all TAC comments are addressed, which was seconded by Mr. Hilleary. The Motion passed, 2-0.

MedTech Park

Address: 14000 E 136th Street

Parcel: 13-11-24-00-01-001.000

Case: PP-25-2

Request: Request to approve a Primary Plat to subdivide 5.27 acres into 3 lots.

Petitioner: Bill Butz (bill.butz@kimley-horn.com)

Planner: Grace Wiley (wileyg@fishers.in.us)

Kevin Martín presented the Staff Report for Grace Wiley. The request is to subdivide a Primary Plat of 5+ acres into 3 lots, presumably for medical offices. Staff recommends approval, conditional on all TAC comments being addressed, including traffic flow within the site.

Mr. Hilleary opened the Public Hearing.

Seeing no one from the Public to speak about the case, he closed the Public Hearing.

Mr. Hilleary asked for a Motion. Ms. Stoller made a Motion to approve, conditional on the TAC items being addressed, which was seconded by Mr. Hilleary. The Motion was approved, 2-0.

Legacy Senior Living

Address: Generally located at the southeast corner of the intersection of Cyntheanne Road and E. 136th St.

Parcel: 13-12-29-00-00-003.000

Case: PP-25-3

Request: Request to approve a Primary Plat of 2 lots on 23.66 acres, known as the Legacy Living property.

Petitioner: Bill Butz (bill.butz@kimley-horn.com)

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

Kevin Martín presented the Staff Report, which is a request to subdivide the lot at Cyntheanne and 136th St. into 2 lots, one for a senior living facility and one for a commercial site. The architectural design and site plan need to be approved by the PUD Committee. Staff recommends approval with the condition that all TAC comments be addressed.

Mr. Hilleary opened the Public Hearing.

Peter Watson (15839 E. 136th St.)- Mr. Watson is the owner of the North West corner, 2.9 acres. Are the road cuts good for the future? How many stories are planned? He has a meeting with Engineering, Economic Development, and Planning & Zoning on 4/18/25. Can this be tabled? He has concern about access to his property, access to sewers. He is disappointed to not be included in the Britton Falls PUD changes over the years.

Bill Butz of Kimley Horn replied:

1. There are no plans to work in the 100-year area.
2. 2 stories is the highest planned - this is low density Senior living with roof pitch similar to surrounding homes
3. There will be interconnection to the site at 136th and Cyntheanne. The Fishers ordinance requires interconnectivity between commercial lots.
4. Sewer capacity will be answered by the City
5. The sanitary sewer will be continued up to the south edge of his property.

Ross spoke about the PUD and the upcoming meeting will be a good next step.

Selina confirmed that the internal roads would be private. Sean Artz also noted that his lot backs up to this.

Seeing no one else from the Public to speak about the case, he closed the Public Hearing.

Mr. Hilleary asked for a Motion. Ms. Stoller made a Motion to approve, conditional on the TAC items being addressed, which was seconded by Mr. Hilleary. The Motion was approved, 2-0.

The meeting was adjourned at 4:28.



Plat Committee Staff Report

Meeting Date: May 7, 2025

DEPARTMENT CONTACT:
Grace Wiley (wileyg@fishers.in.us)

CASE NUMBER:
PP-25-4

PETITIONER:
Leigh Anne Ferrell
(lferrell@stoepelwerth.com)

PROPERTY ADDRESS/LOCATION:
Generally located southeast of Allisonville Road and Hamilton Hills Lane, west of Willowview Road

REQUEST: Request to approve a Primary Plat of 174 lots on 44.593 acres, known as the Balmoral Village property. Subject site is generally located southeast of Allisonville Road and Hamilton Hills Lane, west of Willowview Road.

APPLICABLE REGULATIONS:
Balmoral Village PUD (Ord. 111824)
& Unified Development Ordinance

EXISTING ZONING:
Balmoral Village PUD

FISHERS 2040:
Suburban Residential

LOT SIZE: Approx. 44.59 acres

LOCATION MAP



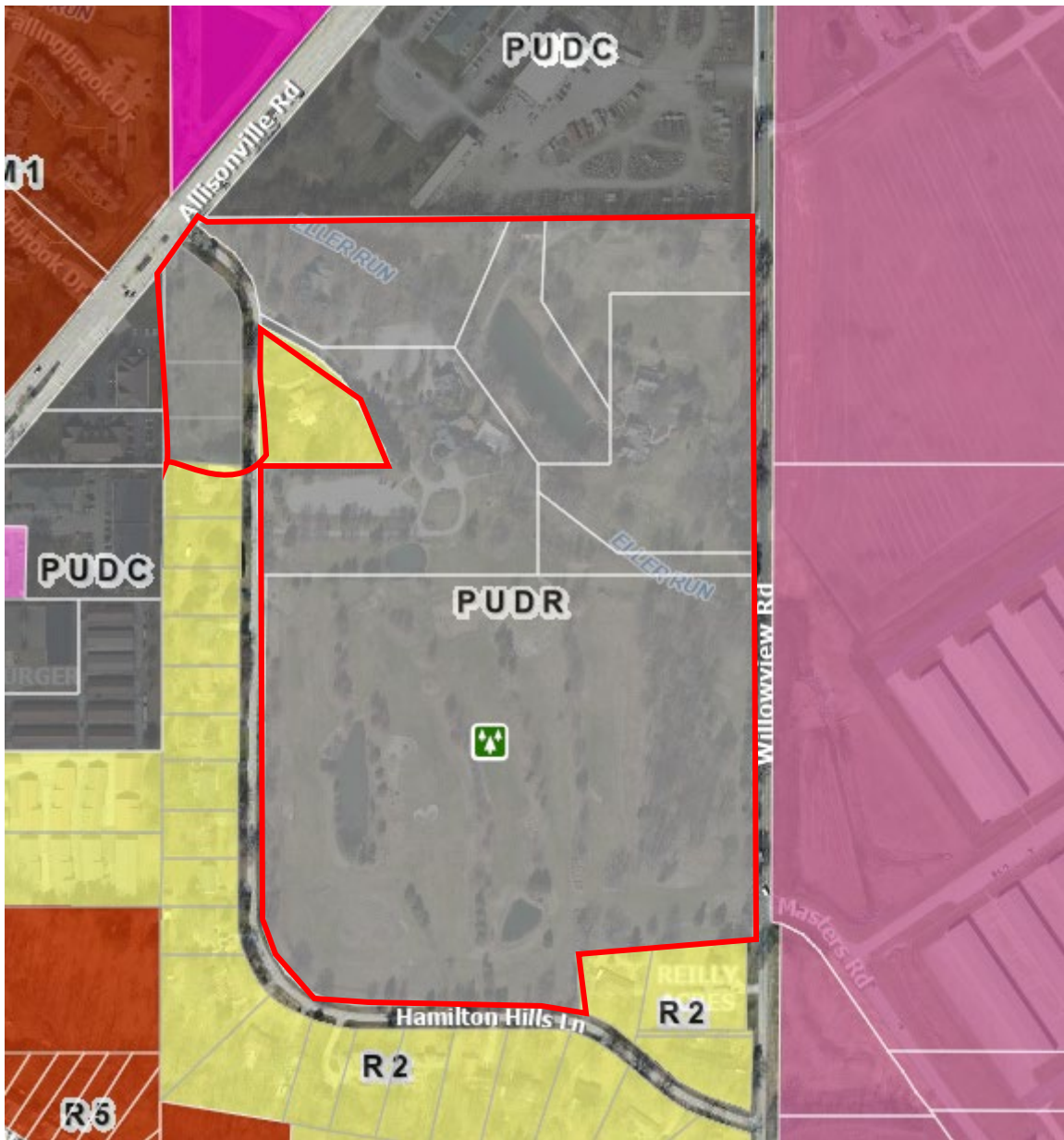
STAFF RECOMMENDATION

- Approve
 Approve with Conditions
 Continue
 Deny

ZONING HISTORY:

The property was rezoned to PUD-R in 2025 under the Balmoral Village PUD Ordinance #11824.

Existing Conditions

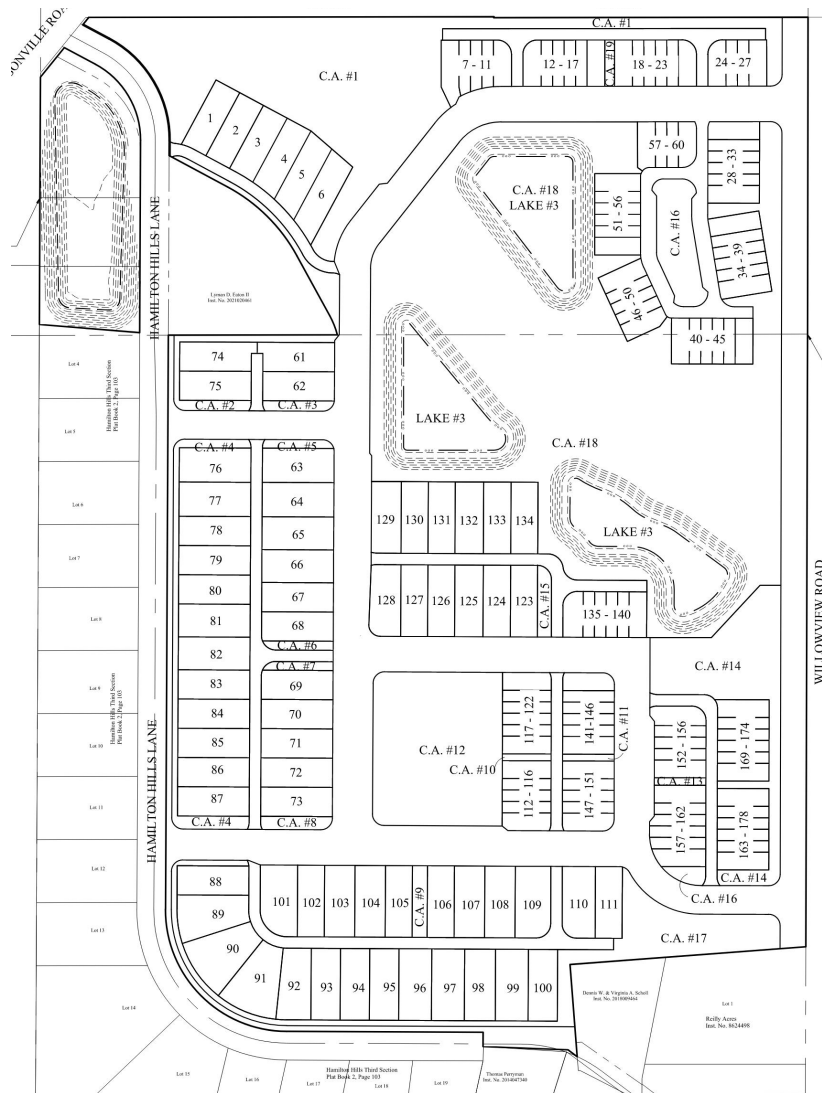


SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Leigh Anne Ferrell, on behalf of Lennar Homes, request approval of a Primary Plat for the future construction of the Balmoral Village neighborhood. The proposed development includes 69 single-family home sites and 105 townhome sites, for a total of 174 residential lots.



Proposed Primary Plat

PP-25-4
May 7, 2025

Lot Standards:

The proposed lots will be required to meet the minimum requirements of the UDO, where applicable, and the minimum requirements of the Balmoral Village PUD.

Vehicular Access & Street Design:

Access will be provided via Hamilton Hills Lane and Willowview Road. Four internal public streets will be constructed as part of the development, as well as 10 internal private streets.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements. The development will include a new sidewalk along Hamilton Hills Lane, as well as an internal pedestrian network of trails and sidewalks.

Open Space and Landscaping:

Future development will be required to meet minimum open space and landscaping requirements. The development will include multiple common areas.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on March 27, 2025.

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



STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 LENNAR HOMES OF INDIANA, INC.
 1555 N. MERIDIAN ST. #400
 CARMEL, IN 46032
 CONTACT: TAYLOR NAVARRE
 PHONE: 786-494-5712

TOTAL SITE = 44,539 ac±
 TOTAL LOTS - 174
 DENSITY - 7.45 u/a

COMMON AREA = 16,797 ac±

SINGLE FAMILY DETACHED

MINIMUM LOT AREA: 5,400 sq ft
 MINIMUM LOT WIDTH AT BUILDING LINE (STANDARD): 43 ft
 MINIMUM LOT WIDTH AT BUILDING LINE (CORNER LOT): 43 ft
 MINIMUM LOT FRONTAGE: 43 ft
 MINIMUM FRONT YARD: 15 ft
 MINIMUM SIDE YARD: 6 ft
 MINIMUM REAR YARD: 20 ft
 MINIMUM BUILDING SEPARATION: 12 ft

TOWNHOME STANDARDS

MINIMUM LOT WIDTH AT BUILDING LINE (STANDARD): 20 ft interior / 24 ft end units
 MINIMUM LOT WIDTH AT BUILDING LINE (CORNER): 20 ft interior / 24 ft end units
 MINIMUM LOT FRONTAGE - ON PUBLIC STREET: 20 ft interior / 24 ft end units
 MAXIMUM IMPERVIOUS AREA OF LOT: 85%
 MINIMUM FRONT YARD: 15 ft
 MINIMUM SIDE YARD:
 MINIMUM REAR YARD: 20 ft

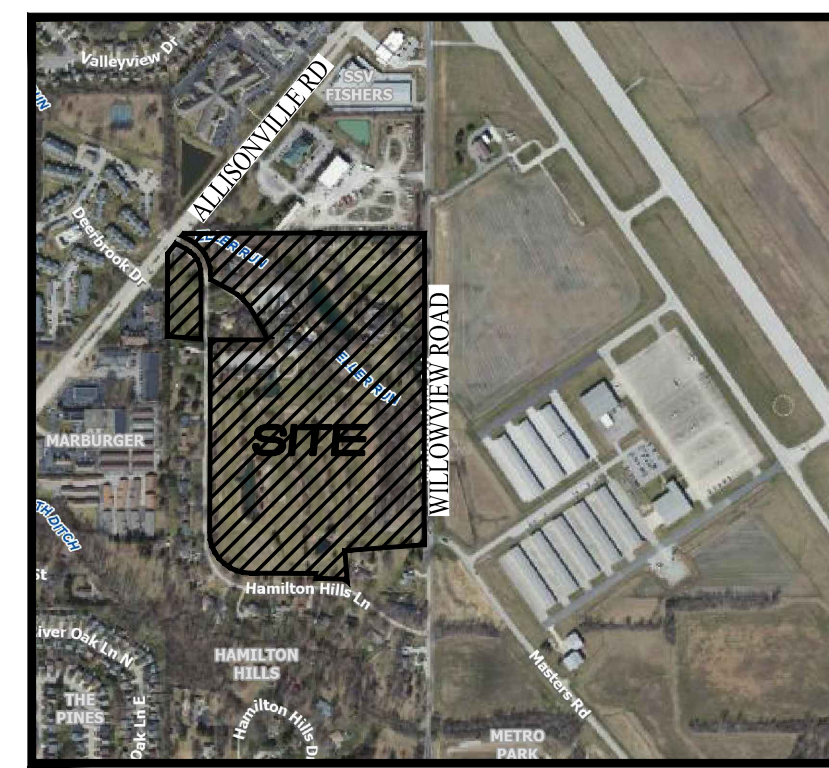
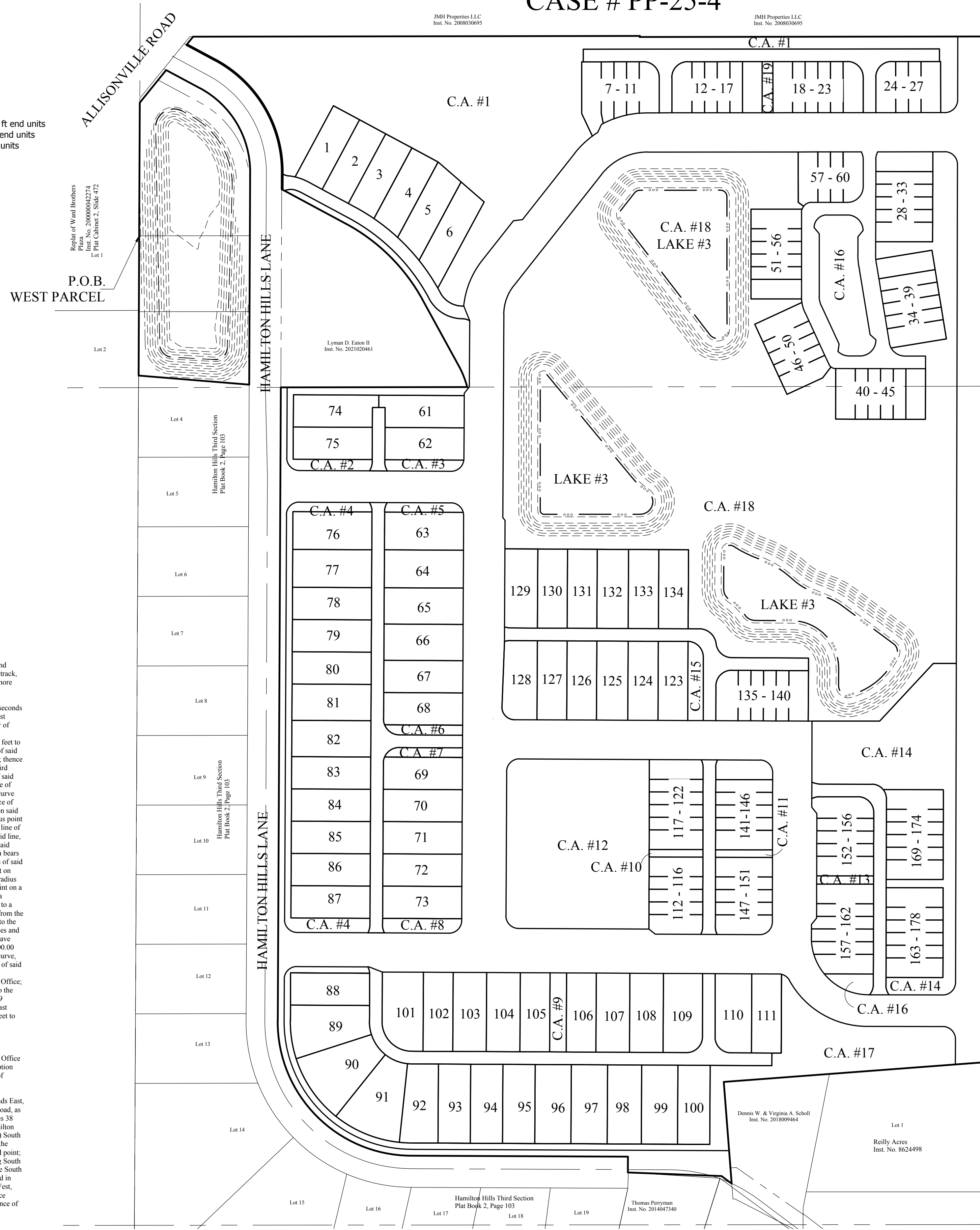
PARALLEL PARKING: 155 SPACES (8' X 22')

BALMORAL VILLAGE PRIMARY PLAT

FISHERS, IN

ZONING: BALMORAL VILLAGE PUD

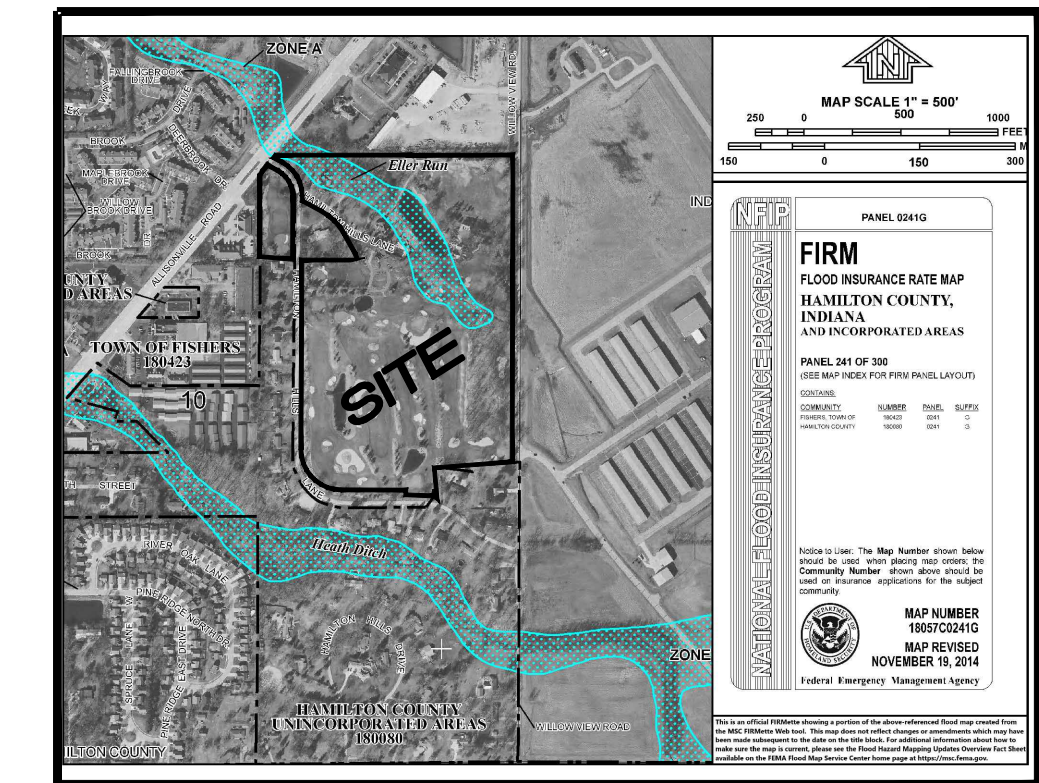
CASE # PP-25-4



LOCATION MAP
 SCALE: 1"=1000'



SOILS MAP
 SCALE: 1"=600'



FLOOD STATEMENT
 A portion of the subject property is located within a Special Flood Hazard Area (Zone A) as said property plots by scale on Community Panel No. 18070241-G of the Flood Insurance Rate Maps (published by the Federal Emergency Management Agency - FEMA) dated November 19, 2014. The remainder of the subject property is located in Zone X - unshaded (Area of minimal flood hazard).

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101 - C105	PRIMARY PLAT
C106 - C107	UTILITY PLAN
C107	OVERALL
C108	OVERALL WITH TOPO

REVISIONS	
SHT.	REVISIONS
ALL	REVISED PER TAC COMMENTS 4-30-25

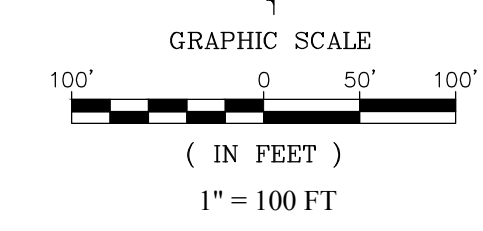
Owner:
 Indianapolis Airport
 Authority

P.O.B.
 EAST PARCEL

Owner:
 Indianapolis Airport
 Authority

WILLOWVIEW ROAD

MASTERS ROAD



LAND DESCRIPTION
EAST PARCEL
 A part of the Northeast and Southeast Quarters of Section 10, Township 17 North, Range 04 East of the Second Principal Meridian, Delaware Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoepelwerth and Associates, Inc. as part of Project 111900LEN, being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 09 minutes 31 seconds West (assumed bearing), along the East line of said Quarter Section, a distance of 1068.85 feet to the Northeast corner of said land; thence South 04 degrees 29 minutes 28 seconds East, along the West line of said land, a distance of 161.25 feet; thence North 53 degrees 03 minutes 42 seconds West, a distance of 20.11 feet; thence North 87 degrees 48 minutes 37 seconds West, a distance of 148.24 feet to the East line of Hamilton Hills Third Section, per plat thereof, recorded in Plat Book 2, Page 103 in said Recorder's Office; thence with the lines of said Subdivision the following 4 courses and distances: 1) North 00 degrees 13 minutes 47 seconds East, a distance of 25.00 feet; 2) thence North 89 degrees 46 minutes 13 seconds West, a distance of 342.50 feet to a point on a curve concave northeasterly, the radius point of which bears North 00 degrees 13 minutes 47 seconds East, a distance of 212.00 feet from said point; 3) thence northwesterly along said curve, an arc length of 333.01 feet to a point on said curve, said point being North 89 degrees 46 minutes 13 seconds West, a distance of 212.00 feet from the radius point of said curve; 4) thence North 00 degrees 16 minutes 47 seconds East, a distance of 1001.92 feet to the South line of the aforementioned Northeast Quarter Section; thence North 89 degrees 54 minutes 26 seconds East, along said line, a distance of 294.72 feet to the Southeast corner of the land described in Instrument Number 2021020461 in said Recorder's Office, said point being a point on a non-tangent curve concave westerly, the radius point of which bears South 75 degrees 15 minutes 00 seconds West, a distance of 150.00 feet from said point; thence with the lines of said land the following 4 courses and distances: 1) northerly along said curve, an arc length of 36.61 feet to a point on said curve, said point being North 61 degrees 15 minutes 57 seconds East, a distance of 150.00 feet from the radius point of said curve; 2) thence North 28 degrees 44 minutes 03 seconds West, a distance of 118.93 feet to a point on a curve concave southwesterly, the radius point of which bears South 61 degrees 15 minutes 57 seconds West, a distance of 300.00 feet from said point; 3) thence northwesterly along said curve, an arc length of 172.79 feet to a point on said curve, said point being North 28 degrees 44 minutes 03 seconds West, a distance of 300.00 feet from the radius point of said curve; 4) thence North 61 degrees 15 minutes 57 seconds East, a distance of 115.45 feet to the East line of said Hamilton Hills Third Section; thence with the lines of said Subdivision the following 3 courses and distances: 1) North 00 degrees 14 minutes 46 seconds East, a distance of 26.51 feet to a point on a curve concave southwesterly, the radius point of which bears North 89 degrees 45 minutes 14 seconds West, a distance of 200.00 feet from said point; 2) thence northwesterly along said curve, an arc length of 216.42 feet to a point on said curve, said point being North 28 degrees 44 minutes 46 seconds East, a distance of 200.00 feet from the radius point of said curve; 3) thence North 61 degrees 15 minutes 57 seconds East, a distance of 51.50 feet to the South line of Right-of-Way line of Allisonville Road as described in Instrument Number 200300128280 in said Recorder's Office; thence North 38 degrees 57 minutes 15 seconds East, along said Right-of-Way line, a distance of 14.50 feet to the South line of the land described in Instrument Number 2008030695 in said Recorder's Office; thence North 89 degrees 54 minutes 37 seconds East, along said line, a distance of 1255.49 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 05 minutes 05 seconds West, along said line, a distance of 552.75 feet to the Point of Beginning, Containing 42.789 acres, more or less.

WEST PARCEL
 A part of Lots 1 - 3 in Hamilton Hills Third Section, per plat thereof recorded in Plat Book 2, Page 103 in the Office of the Recorder of Hamilton County, Indiana, in Delaware Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoepelwerth and Associates, Inc. as part of Project 111900LEN, being more particularly described as follows:

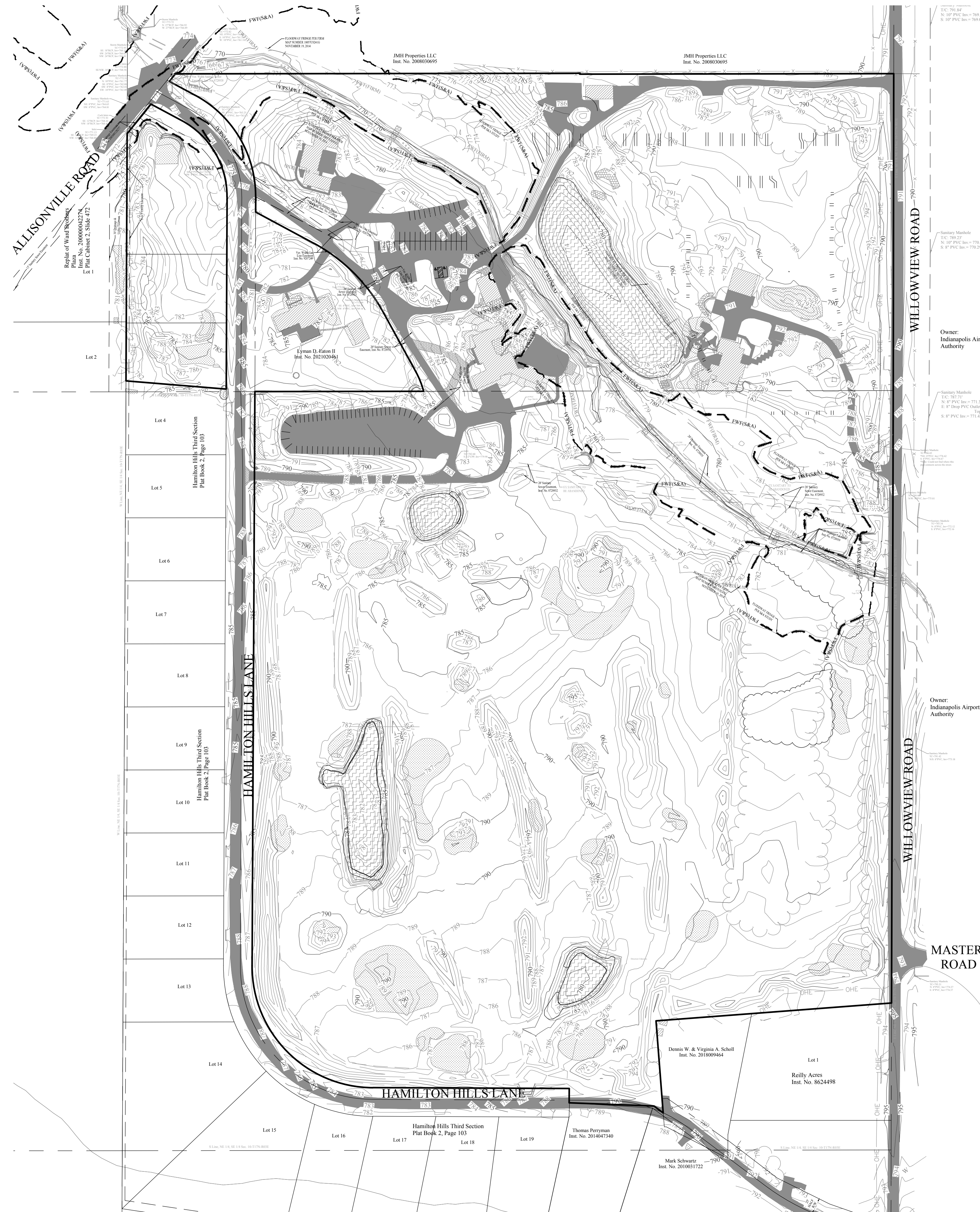
Beginning at the Southwest corner of Lot 1 in said Subdivision; thence North 00 degrees 14 minutes 46 seconds East, along the West line of said Lot, a distance of 210.63 feet to the Southeast Right-of-Way line of Allisonville Road, as described in Instrument Number 200300128280 in said Recorder's Office; thence North 39 degrees 00 minutes 38 seconds East, along said Right-of-Way line a distance of 66.26 feet to the westerly Right-of-Way line of Hamilton Hills Lane, in said Subdivision; thence along said Right-of-Way line the following 3 courses and distances: 1) South 61 degrees 45 minutes 14 seconds East, a distance of 61.07 feet to a point on a curve concave southwesterly, the radius point of which bears South 28 degrees 44 minutes 46 seconds West, a distance of 150.00 feet from said point; 2) thence southeasterly along said curve, an arc length of 162.32 feet to a point on said curve; 3) thence South 89 degrees 45 minutes 14 seconds East, a distance of 150.00 feet from the radius point of said curve; 4) thence South 00 degrees 14 minutes 46 seconds West, a distance of 335.67 feet to the Northeast corner of the land described in Instrument Number 2009022095 in said Recorder's Office; thence North 85 degrees 21 minutes 15 seconds West, along the North line of said land, a distance of 175.52 feet to the West line of Lot 3, in said Subdivision; thence North 00 degrees 14 minutes 46 seconds East, along the West line of Lots 3 and 2 in said Subdivision, a distance of 221.00 feet to the Point of Beginning, Containing 1.804 acres, more or less.

STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 LENNAR HOMES OF INDIANA, INC.
 1155 S. MERIDIAN ST. #400
 CARMEL, IN 46032
 CONTACT: TAYLOR NAVARRE
 PHONE: 786-494-5712

BALMORAL VILLAGE PRIMARY PLAT

FISHERS, IN
 ZONING: BALMORAL VILLAGE PUD
 CASE # PP-25-4



LEGEND

---	FLOW LINE	---	POWER POLE
---	EDGE OF WATER	---	LIGHT POLE
---	BURIED ELECTRIC LINE	---	ELECT. TRANSFORMER
---	OVERHEAD ELECTRIC LINES	---	ELECT. PEDestal
---	BURIED TELEPHONE LINE	---	ELECT. METER
---	MULTIMISC. OVERHEAD LINES	---	GLY WIRE
---	CTV	---	TELEPHONE ACCESS COVER
---	GAS	---	TELEPHONE PEDestal
---	WATER	---	TELEPHONE MANHOLE
---	SANITARY SEWER LINE, MANHOLE	---	CABLE TV ACCESS COVER
---	APPROXIMATE PRELIMINARY BOUNDARY LINE	---	CABLE TV PEDestal
---	SANITARY CLEANOUT	---	TRAFFIC SIGNAL POLE
---	STORM SEWER LINE, MANHOLE	---	TRAFFIC MANHOLE
---	CURB INLET	---	MULTIMISC. UTILITY POLE
---	ROUND INLET	---	GAS VALVE
---	SQUARE INLET	---	GAS METER
---	FENCE LINE	---	GAS MARKER
---	HAMILTON COUNTY SURVEYORS OFFICE	---	WATER METER
---	MEASURD	---	WATER PEDestal
---	RECORDED	---	FIREFYDRANT
---	PLATTED	---	MAILBOX
---	SPECIAL FLOOD HAZARD AREA	---	CONIFERUS/DECIDUOUS TREE
---	PORCH/PERGOLA	---	LANDSCAPE
---	BUILDING	---	POND
---	DECK	---	ASPHALT
---	PAVERS	---	CONCRETE
---		---	EXISTING TREES

THIS DRAWING IS NOT INTENDED TO BE
 AN ORIGINAL BOUNDARY SURVEY, A ROUTE
 SURVEY OR A SURVEYOR LOCATION
 REPORT.

CERTIFIED: 03/03/2025

DENNIS D. OLMSTEAD
 REGISTERED
 No. 900012
 STATE OF INDIANA
 LAND SURVEYOR

STOEPPELWERTH
 ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
 phone: 317.849.5935 fax: 317.849.5942

EXISTING CONDITIONS
 PREPARED FOR:
BALMORAL VILLAGE
 DELAWARE TOWNSHIP
 HAMILTON CO., INDIANA

SECTION 10 TOWNSHIP 17N RANGE R4E
 DRAWN BY: KJMJ CHECKED BY: LAF
 SHEET NO.
C100
 S & A FORM NO. 111900LEN

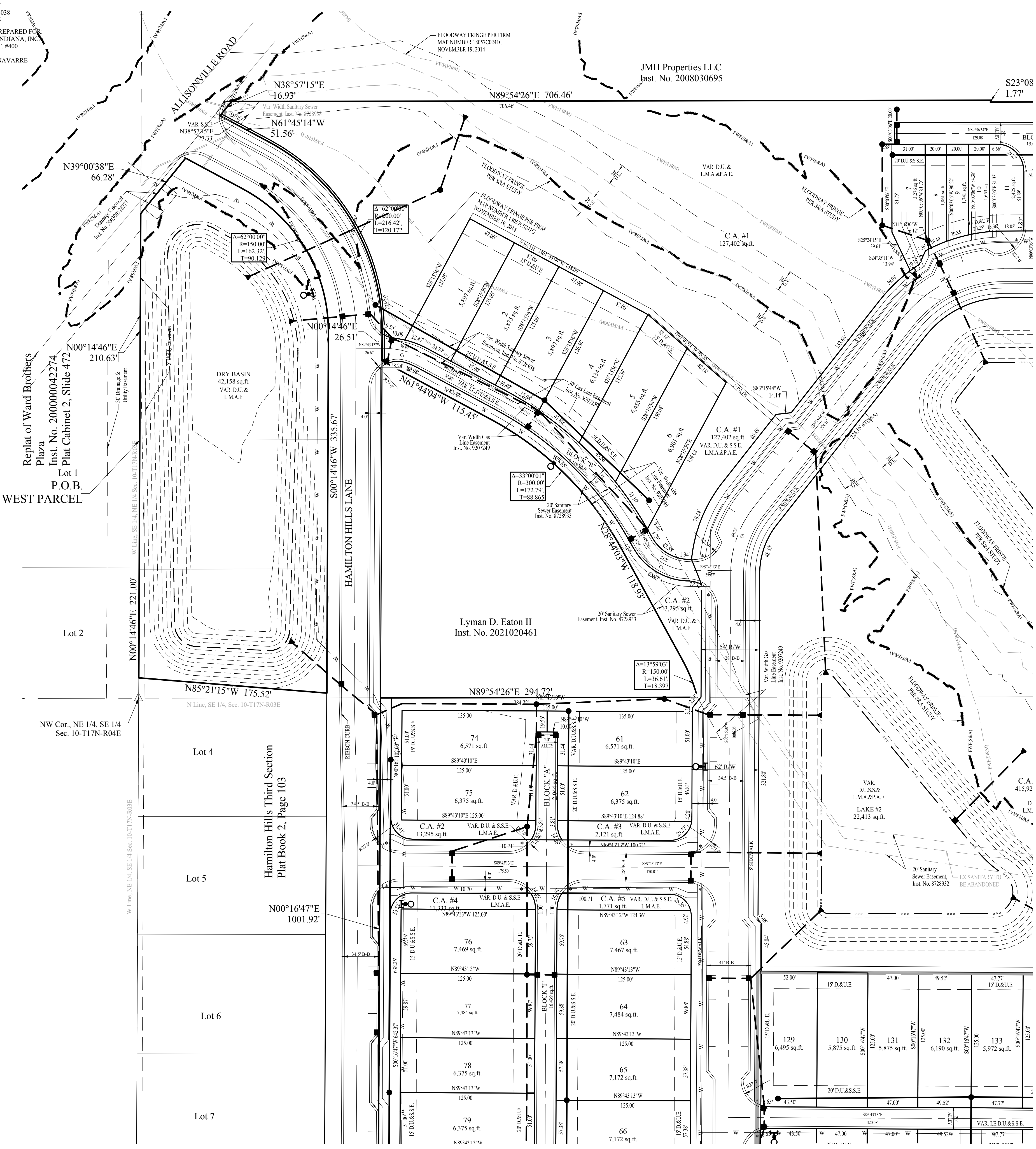


811
 Know what's below.
 Call before you dig.

NO.	DATE	REVISIONS	BY
4-20-25		REVISED PER TAC COMMENTS	LAF

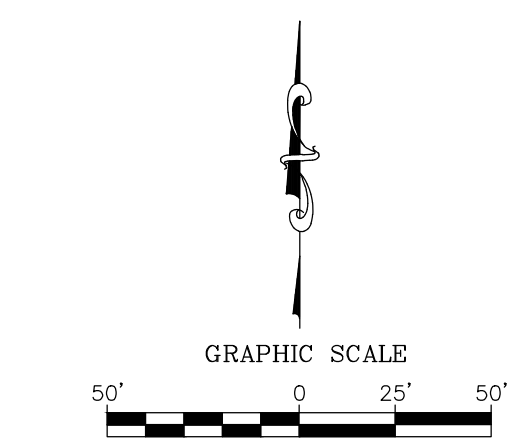
STOEPPELWERTH & ASSOCIATES, INC.
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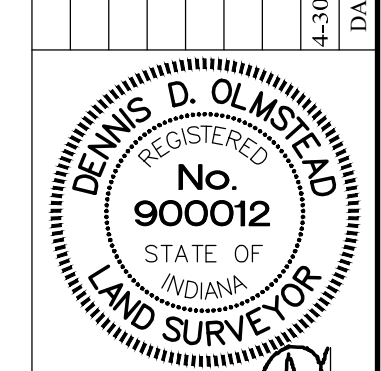
BALMORAL VILLAGE PRIMARY PLAT

FISHERS, IN
 ZONING: BALMORAL VILLAGE PUD
 CASE # PP-25-4



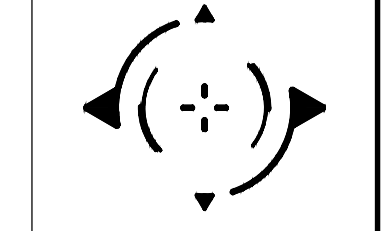
- LEGEND**
- 25 LOT NUMBER
 - B.L. BUILDING LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - C.A. COMMON AREA
 - R/W RIGHT-OF-WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
 - EXISTING CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - FWF (S&A) FLOODWAY FRINGE PER STOEPPELWERTH & ASSOCIATES STUDY
 - FWF (FIRM) FLOODWAY FRINGE PER FIRM MAP

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	36.40	75.00	18.56'	S75°38'12"E	36.04'	27°48'16"
C2	184.31'	320.00	94.79'	S45°14'03"E	181.77'	33°00'01"
C3	53.22'	50.00	29.44'	S59°13'38"E	50.74'	60°59'10"
C4	66.29'	100.00	34.41'	S19°16'17"W	65.08'	37°58'54"
C5	108.26'	120.00	58.12'	S64°06'24"W	104.62'	51°41'18"
C6	47.12'	30.00	30.00'	N44°57'03"E	42.43'	90°00'00"
C7	21.57'	50.00	10.96'	N12°24'30"W	21.40'	24°43'06"
C8	39.77'	35.00	22.34'	N57°19'01"W	37.66'	65°05'56"
C9	16.43'	100.00	8.23'	S4°34'24"E	16.41'	9°24'50"
C10	89.54'	57.00	57.00'	N44°43'13"W	80.61'	90°00'00"
C11	54.98'	35.00	35.00'	S44°52'00"E	49.50'	90°00'00"
C12	180.59'	115.00	114.95'	S44°51'14"E	162.60'	89°58'29"
C13	54.89'	35.00	34.91'	S44°47'36"E	49.43'	89°51'13"
C17	56.46'	36.00	35.91'	N44°47'36"W	50.85'	89°51'13"



THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY OR A SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 03/03/2025
 DDO

STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2505
 phone: 317.849.5935 fax: 317.849.5942



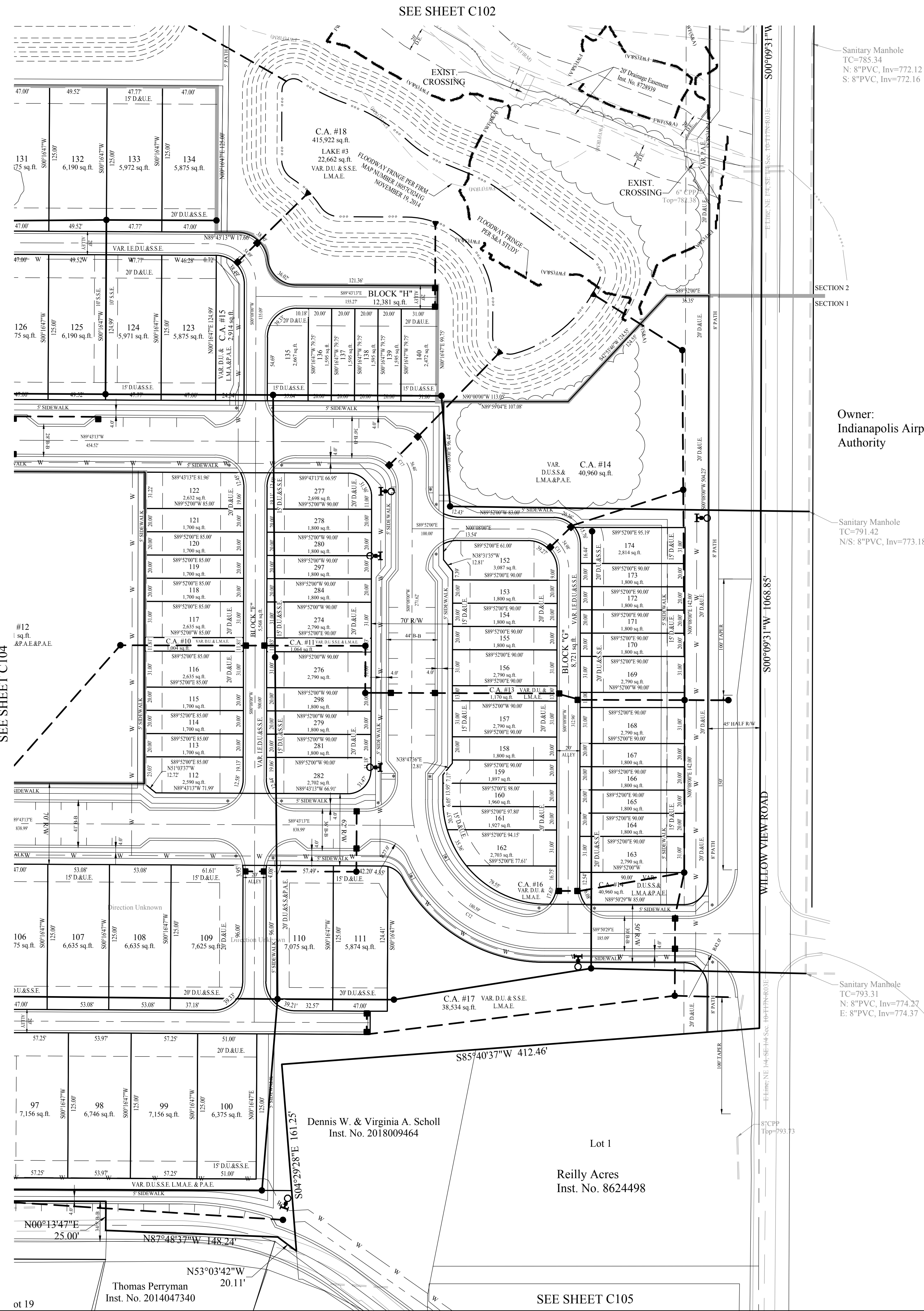
PREPARED FOR:
BALMORAL VILLAGE
 DELAWARE TOWNSHIP
 HAMILTON CO., INDIANA

SECTION: 10 TOWNSHIP: 17N RANGE: R4E
 DRAWN BY: KJMM CHECKED BY: LAF
 SHEET NO:
C101
 S & A FORM NO. 111900LEN



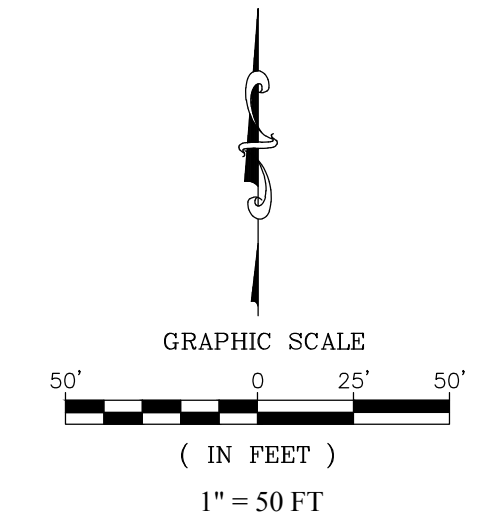
811
 Know what's below.
 Call before you dig.

STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106th STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935
 THIS INSTRUMENT PREPARED FOR:
 LENNAR HOMES OF INDIANA, INC.
 11555 N. MERIDIAN ST., #400
 CARMEL, IN 46033
 CONTACT: TAYLOR NAVARRE
 PHONE: 786-494-5712



BALMORAL VILLAGE PRIMARY PLAT

FISHERS, IN
 ZONING: BALMORAL VILLAGE PUD
 CASE # PP-25-4



LEGEND

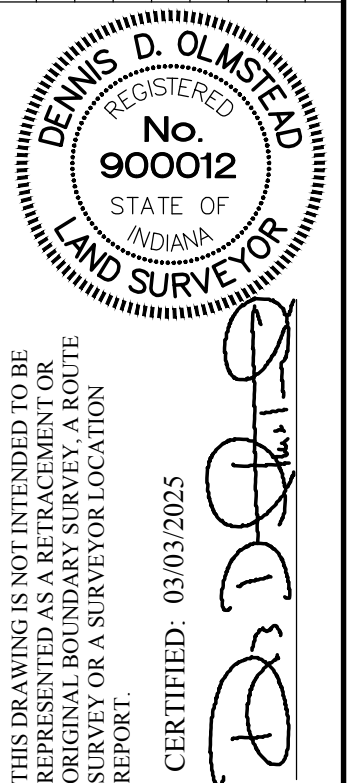
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- B.L. BUILDING LINE
- D.U.&E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- C.A. COMMON AREA
- R/W RIGHT-OF-WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- (---)--- EXISTING CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- w--- PROPOSED WATER LINE
- (---)--- FWF (S&A) FLOODWAY FRINGE PER STOEPPELWERTH & ASSOCIATES STUDY
- (---)--- FWF (FIRM) FLOODWAY FRINGE PER FIRM MAP

Owner:
 Indianapolis Airport
 Authority

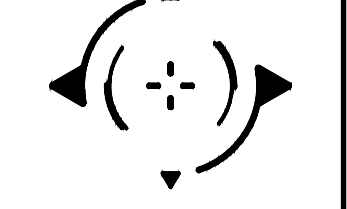
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 TC=791.42
 N/S: 8" PVC, Inv=773.18

Sanitary Manhole
 TC=793.31
 N: 8" PVC, Inv=774.27
 E: 8" PVC, Inv=774.37

NO.	DATE	REVISIONS	LAF	BY



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 phone: 317.849.5935 fax: 317.849.5942



PREPARED FOR:
BALMORAL VILLAGE
 DELAWARE TOWNSHIP
 HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
10	17N	R4E
DRAWN BY:	CHECKED BY:	SHEET NO.
KJMJ	LAF	C103
S & A FORM NO. 111900LEN		



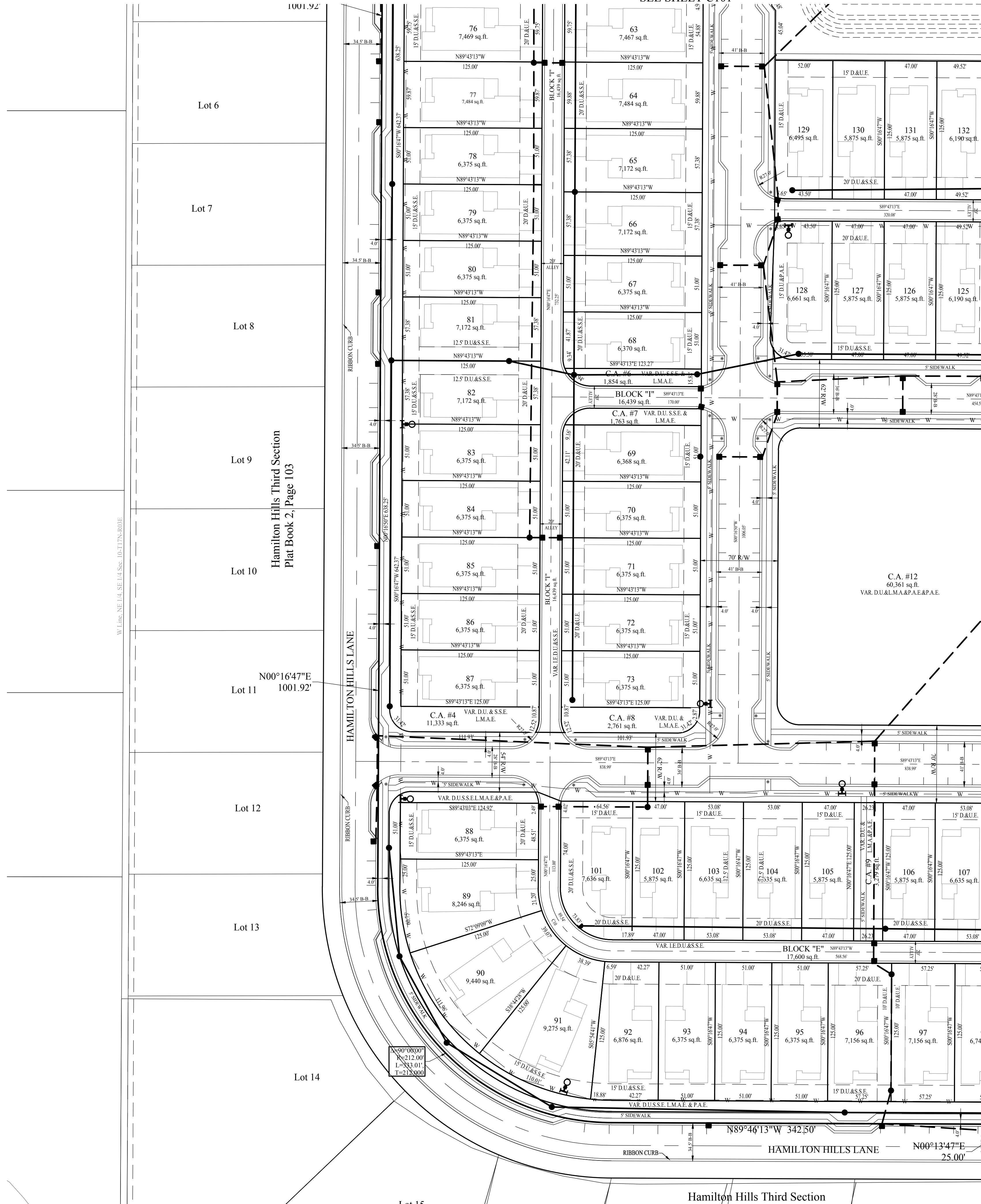
811
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 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

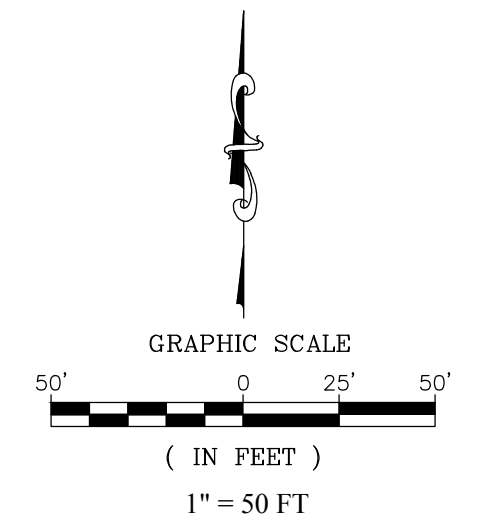
THIS INSTRUMENT PREPARED FOR:
 LENNAR HOMES OF INDIANA, INC.
 11555 N. MERIDIAN ST., #400
 CARMEL, IN 46032
 CONTACT: TAYLOR NAVARRE
 PHONE: 786-494-5712

W. LINE: NE1/4, S1/4, S1/4, S1/4 Sec. 10, T17N, R09E

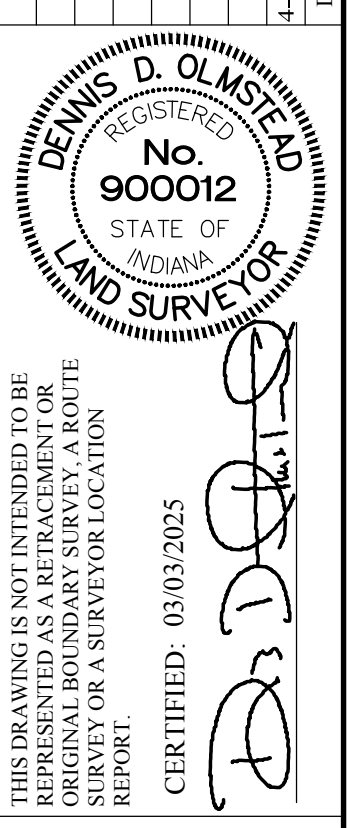


BALMORAL VILLAGE PRIMARY PLAT

FISHERS, IN
 ZONING: BALMORAL VILLAGE PUD
 CASE # PP-25-4



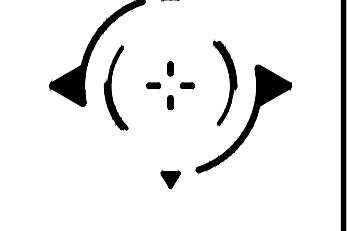
- LEGEND**
- 25 LOT NUMBER
 - B.L. BUILDING LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
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 - EXISTING CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - FWF (S&A) FLOODWAY FRINGE PER STOEPPELWERTH & ASSOCIATES STUDY
 - FWF (FIRM) FLOODWAY FRINGE PER FIRM MAP



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CERTIFIED: 03/03/2025

STOEPPELWERTH
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PREPARED FOR:
BALMORAL VILLAGE
 DELAWARE TOWNSHIP
 HAMILTON CO., INDIANA



Know what's below.
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SECTION 10 TOWNSHIP 17N RANGE R4E
 DRAWN BY: KJMM CHECKED BY: LAF
 SHEET NO. **C104**
 S & A FORM 111900LEN

NO.	DATE	REVISIONS	BY
1	4-30-25	REVISED PER TAC COMMENTS	LAF

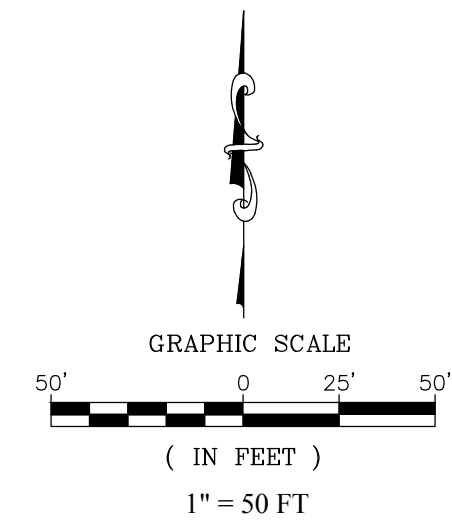
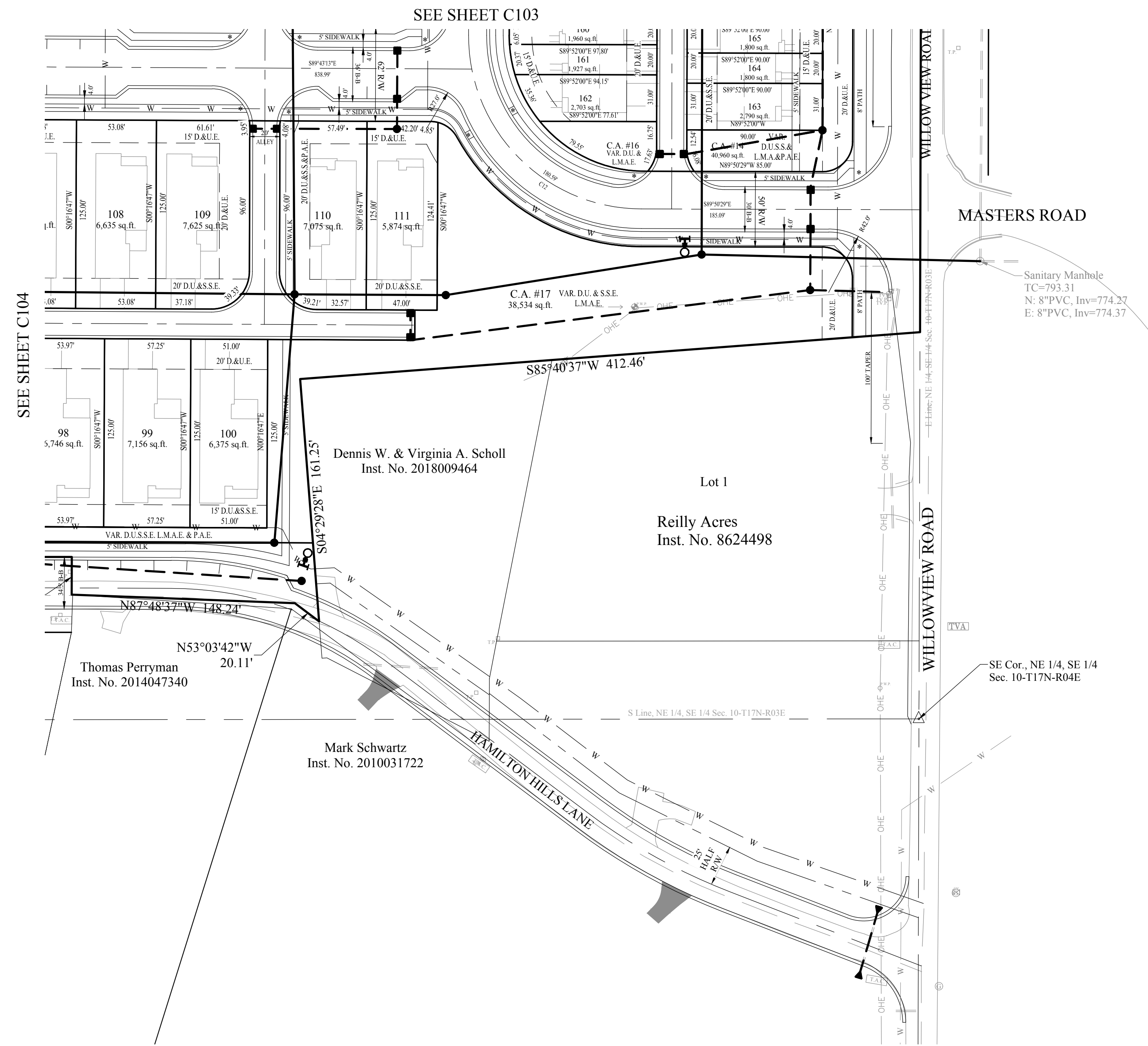


STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
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 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

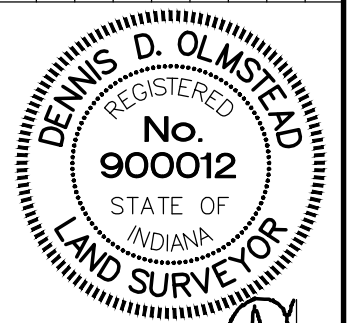
THIS INSTRUMENT PREPARED FOR:
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 CONTACT: TAYLOR NAVARRE
 PHONE: 786-494-5712

BALMORAL VILLAGE PRIMARY PLAT

FISHERS, IN
 ZONING: BALMORAL VILLAGE PUD
 CASE # PP-25-4



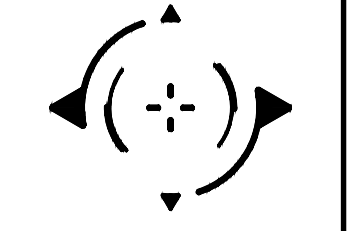
- LEGEND**
- 25 LOT NUMBER
 - B.L. BUILDING LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - C.A. COMMON AREA
 - R/W RIGHT-OF-WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
- - - - - EXISTING CONTOUR
 - - - - - PROPOSED SANITARY SEWER
 - - - - - PROPOSED STORM SEWER
 - - - - - PROPOSED WATER LINE
 - FWF (S&A)..... FLOODWAY FRINGE PER STOEPPELWERTH & ASSOCIATES STUDY
 - FWF (FIRM)..... FLOODWAY FRINGE PER FIRM MAP



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 SURVEY OR A SURVEYOR LOCATION
 REPORT.

CERTIFIED: 03/03/2025

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PREPARED FOR:
BALMORAL VILLAGE
 DELAWARE TOWNSHIP
 HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
10	17N	R4E
DRAWN BY	CHECKED BY	
KJJM	LAF	
SHEET NO.		
C105		
S & A FORM NO. 111900LEN		



DATE	BY
4-30-25	LAF
	REVISIONS

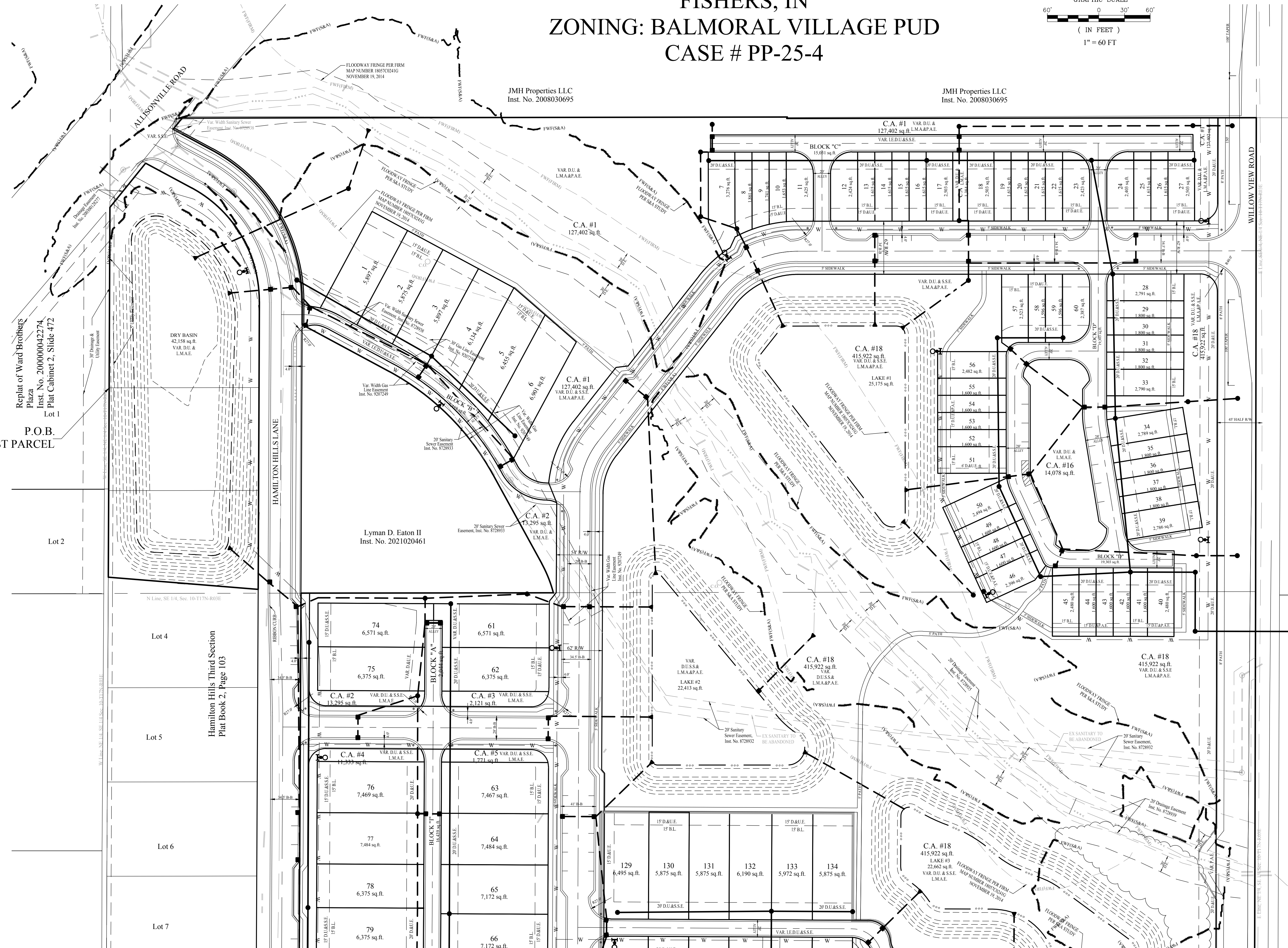
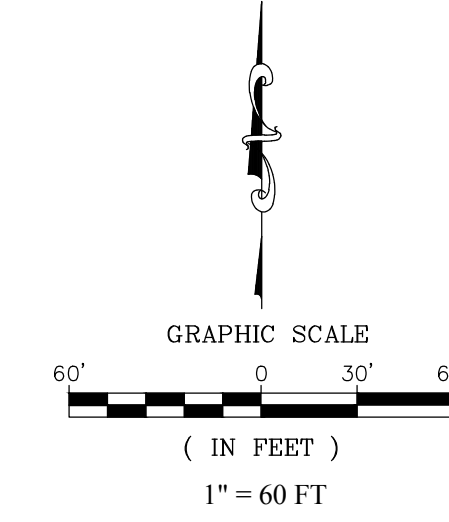
STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 LENNAR HOMES OF INDIANA, INC.
 11555 N. MERIDIAN ST., #400
 CARMEL, IN 46032
 CONTACT: TAYLOR NAVARRE
 PHONE: 786-494-5712

--- EXISTING CONTOUR
 --- PROPOSED SANITARY SEWER
 --- PROPOSED STORM SEWER
 --- PROPOSED WATER LINE
 --- FLOODWAY FRINGE PER STOEPPELWERTH & ASSOCIATES STUDY
 --- FWF (S&A)
 --- FWF (FIRM)
 --- FLOODWAY FRINGE PER FIRM MAP

BALMORAL VILLAGE PRIMARY PLAT

FISHERS, IN
 ZONING: BALMORAL VILLAGE PUD
 CASE # PP-25-4



JMH Properties LLC
 Inst. No. 2008030695

JMH Properties LLC
 Inst. No. 2008030695

Replat of Ward Brothers
 Plaza
 Inst. No. 20000042274
 Plat Cabinet 2, Slide 472
 Lot 1

P.O.B.
 WEST PARCEL

Lot 2

Lyman D. Eaton II
 Inst. No. 2021020461

Lot 4

Lot 5

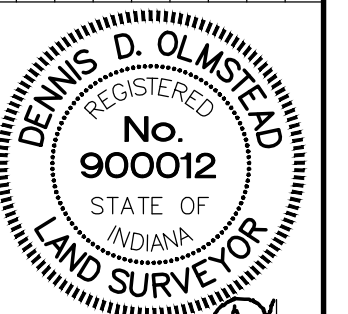
Lot 6

Lot 7

Hamilton Hills Third Section
 Plat Book 2, Page 103

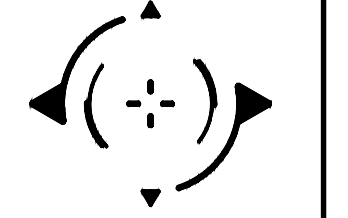
Owner:
 Indianapolis Airp
 Authority

SEE SHEET C106



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 SURVEY OR A SURVEYOR LOCATION
 REPORT.
 CERTIFIED: 03/03/2025

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UTILITY PLAN
 PREPARED FOR:
BALMORAL VILLAGE
 DELAWARE TOWNSHIP
 HAMILTON CO., INDIANA

SECTION 10 TOWNSHIP 17N RANGE R4E
 DRAWN BY: KJMJ CHECKED BY: LAF

SHEET NO.
C106
 S & A FORM
 111900LEN



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4-20-25	REVISED PER TAC COMMENTS	LAF



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 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
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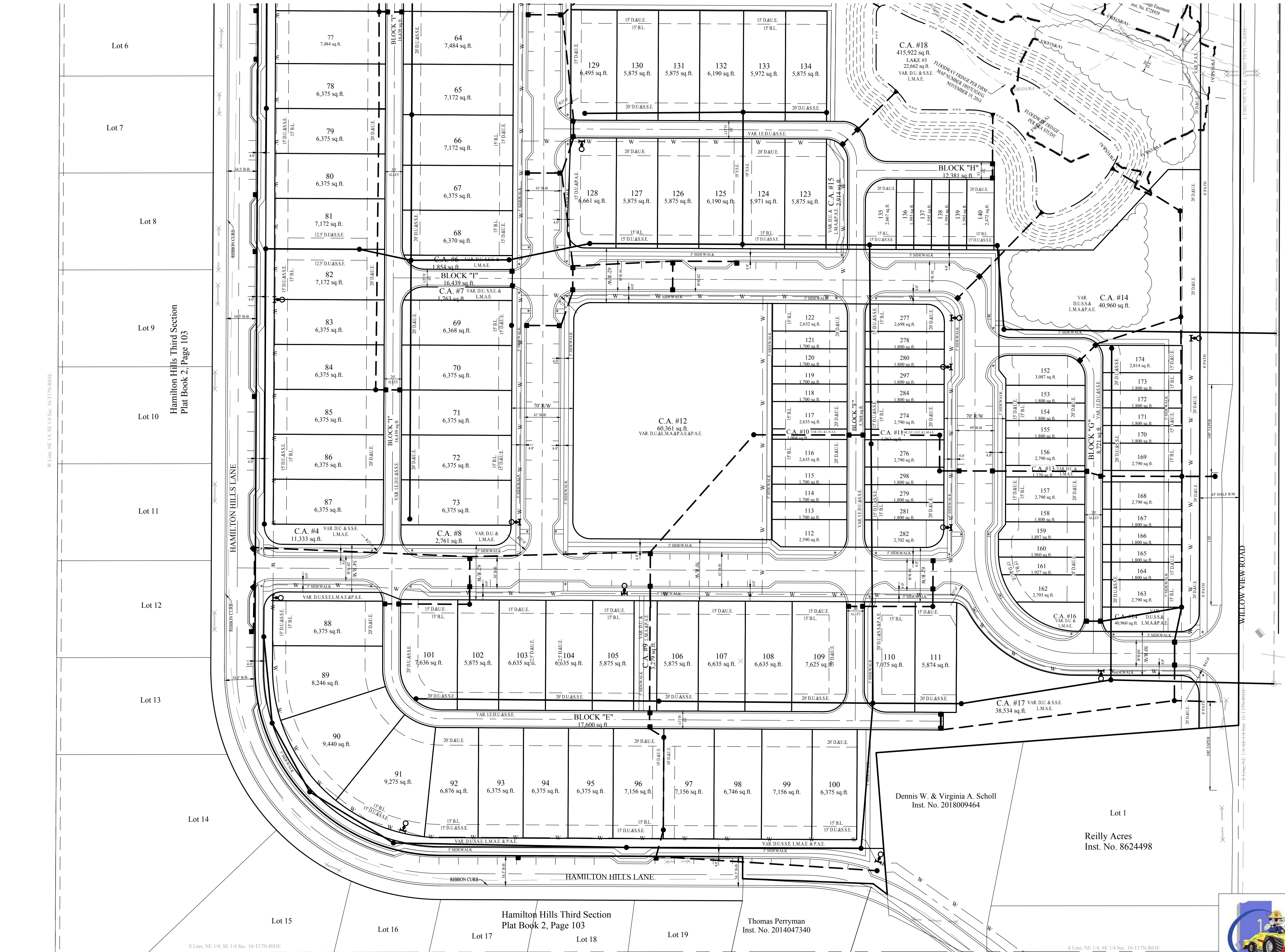
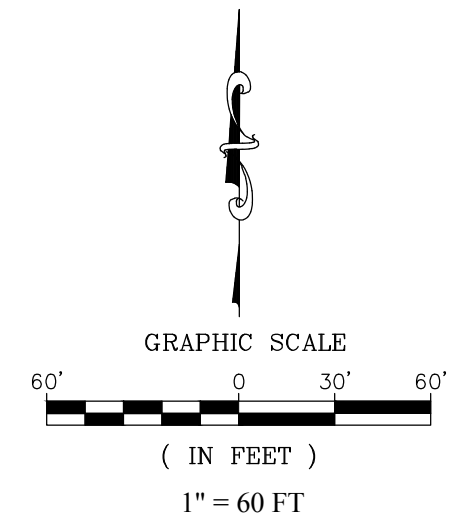
THIS INSTRUMENT PREPARED FOR:
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 11555 N. MERIDIAN ST., #400
 CARMEL, IN 46032
 CONTACT: TAYLOR NAVARRE
 PHONE: 786-494-5712

BALMORAL VILLAGE PRIMARY PLAT

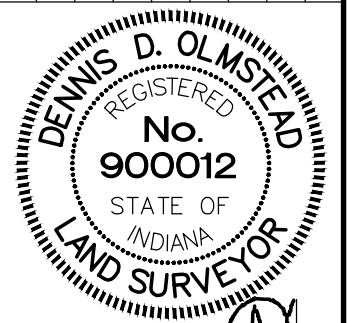
FISHERS, IN
 ZONING: BALMORAL VILLAGE PUD
 CASE # PP-25-4

SEE SHEET C105

- EXISTING CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- FLOODWAY FRINGE PER STOEPPELWERTH & ASSOCIATES STUDY
- FWF (S&A)
- FWF (FIRM)
- FLOODWAY FRINGE PER FIRM MAP

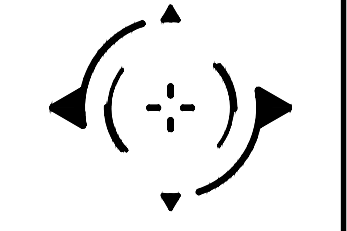


Owner:
 Indianapolis Airport
 Authority



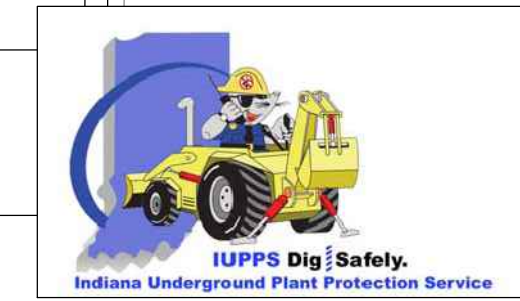
THIS DRAWING IS NOT INTENDED TO BE
 AN ORIGINAL BOUNDARY SURVEY, A ROUTE
 SURVEY OR A SURVEYOR LOCATION
 REPORT.
 CERTIFIED: 03/03/2025
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UTILITY PLAN
 PREPARED FOR:
BALMORAL VILLAGE
 DELAWARE TOWNSHIP
 HAMILTON CO., INDIANA

SECTION 10 TOWNSHIP 17N RANGE R4E
 DRAWN BY: KJJM CHECKED BY: LAF
 SHEET NO.
C107
 S & A FORM NO. 111900LEN



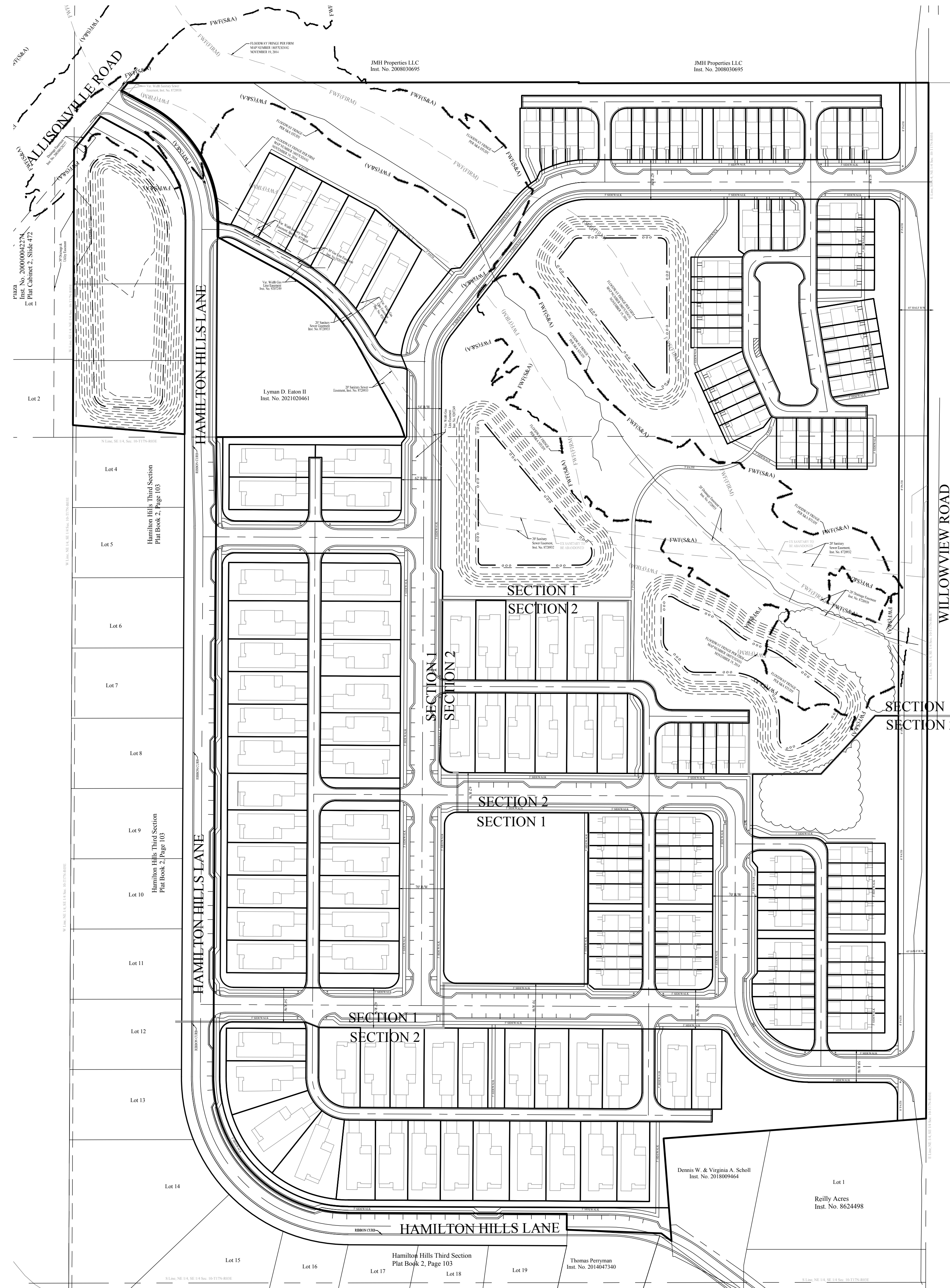
811
 Know what's below.
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BY: _____ DATE: _____
 REVISIONS: _____
 4-20-25 REVISED PER TAC COMMENTS



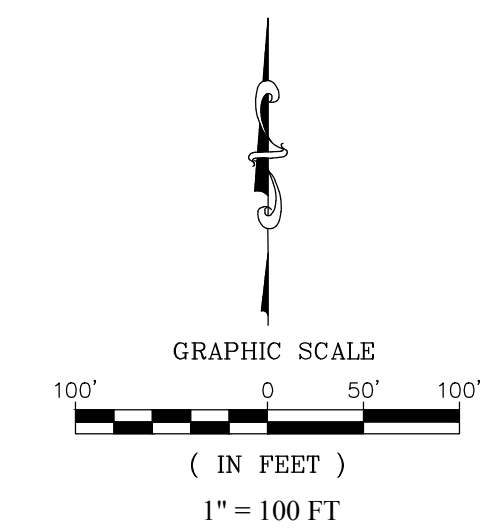
STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 LENNAR HOMES OF INDIANA, INC.
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 CARMEL, IN 46032
 CONTACT: TAYLOR NAVARRE
 PHONE: 786-494-5712



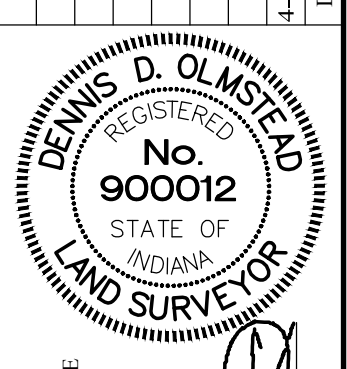
BALMORAL VILLAGE PRIMARY PLAT

FISHERS, IN
 ZONING: BALMORAL VILLAGE PUD
 CASE # PP-25-4



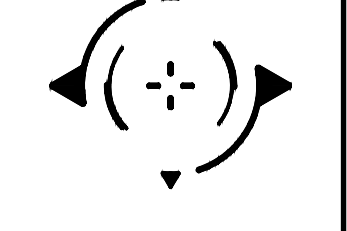
Owner:
 Indianapolis Airport
 Authority

Owner:
 Indianapolis Airport
 Authority



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 REPORT.
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 [Signature]

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OVERALL
 PREPARED FOR:
BALMORAL VILLAGE
 DELAWARE TOWNSHIP
 HAMILTON CO., INDIANA

SECTION 10 TOWNSHIP 17N RANGE R4E
 DRAWN BY: KJMJ CHECKED BY: LAF

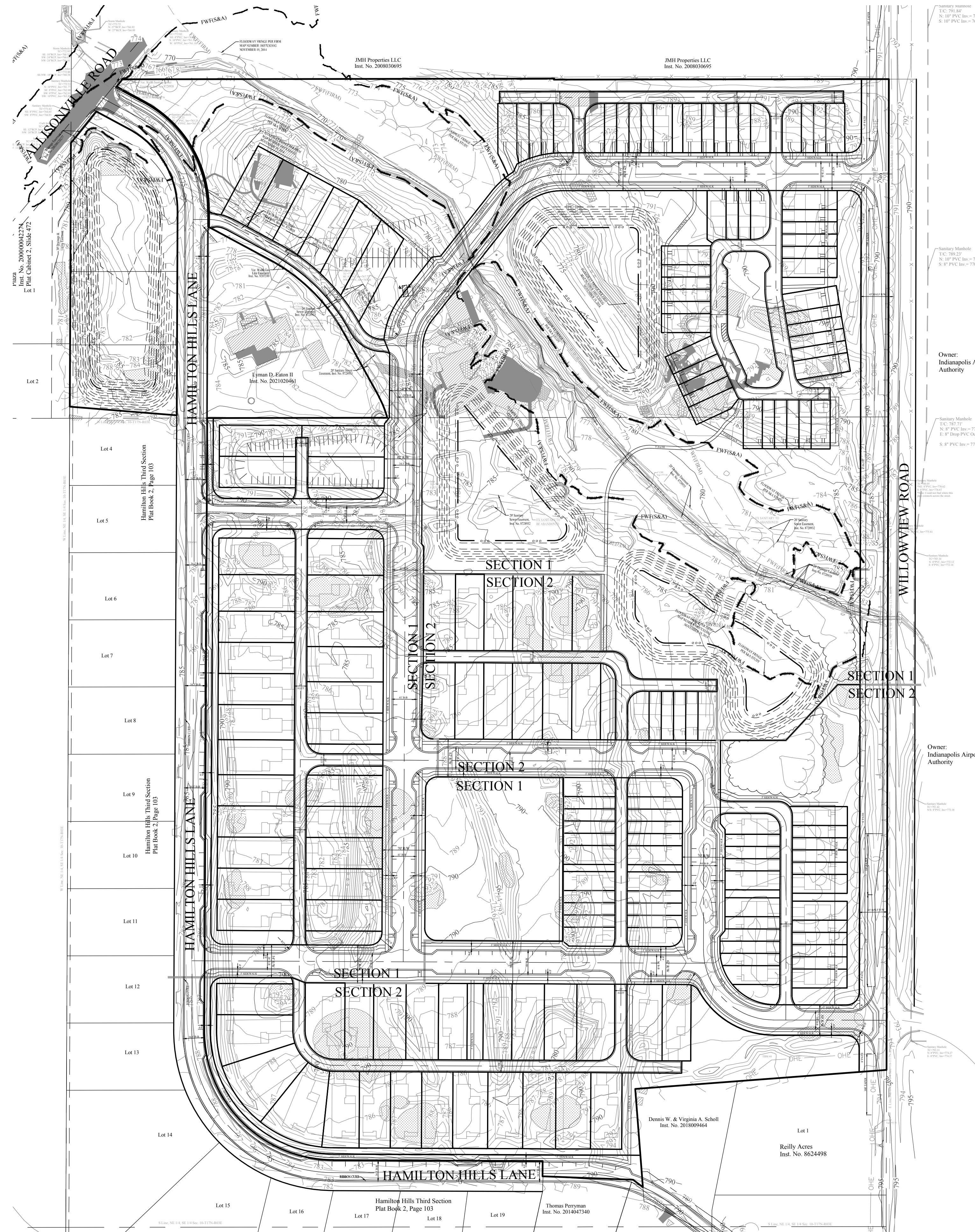
SHEET NO.
C107
 S & A FORM NO. 111900LEN

DATE	REVISIONS	BY
4-30-25	REVISED PER TAC COMMENTS	LAF



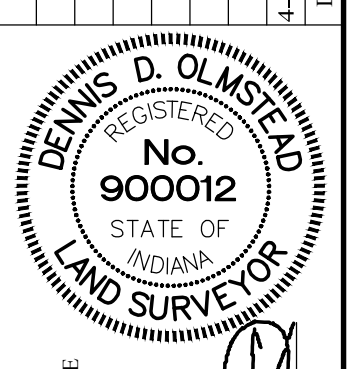
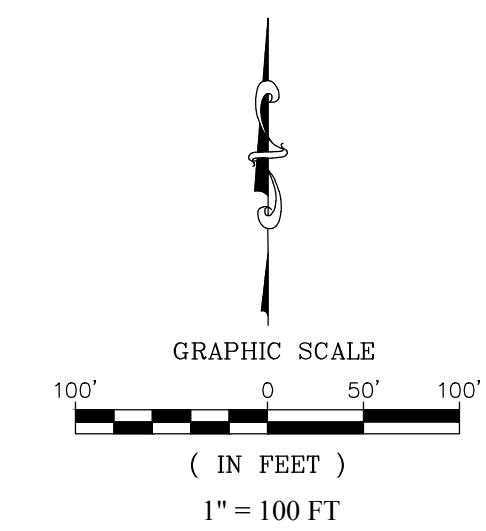
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 CONTACT: TAYLOR NAVARRE
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BALMORAL VILLAGE PRIMARY PLAT

FISHERS, IN
 ZONING: BALMORAL VILLAGE PUD
 CASE # PP-25-4



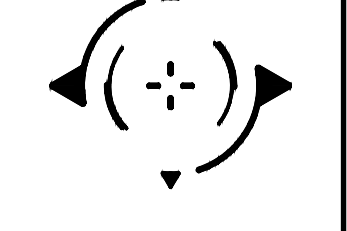
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 REPORT.

CERTIFIED: 03/03/2025

Dennis D. Olmstead

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OVERALL WITH TOPO
 PREPARED FOR:
BALMORAL VILLAGE
 DELAWARE TOWNSHIP
 HAMILTON CO., INDIANA

SECTION 10 TOWNSHIP 17N RANGE R4E
 DRAWN BY: KJMJ CHECKED BY: LAF

SHEET NO.
C108
 S & A FORM NO. 111900LEN

DATE	REVISIONS	BY
4-28-25	REVISED PER TAC COMMENTS	LAF



Plat Committee Staff Report

Meeting Date: May 7, 2025

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

CASE NUMBER:
PP-25-5

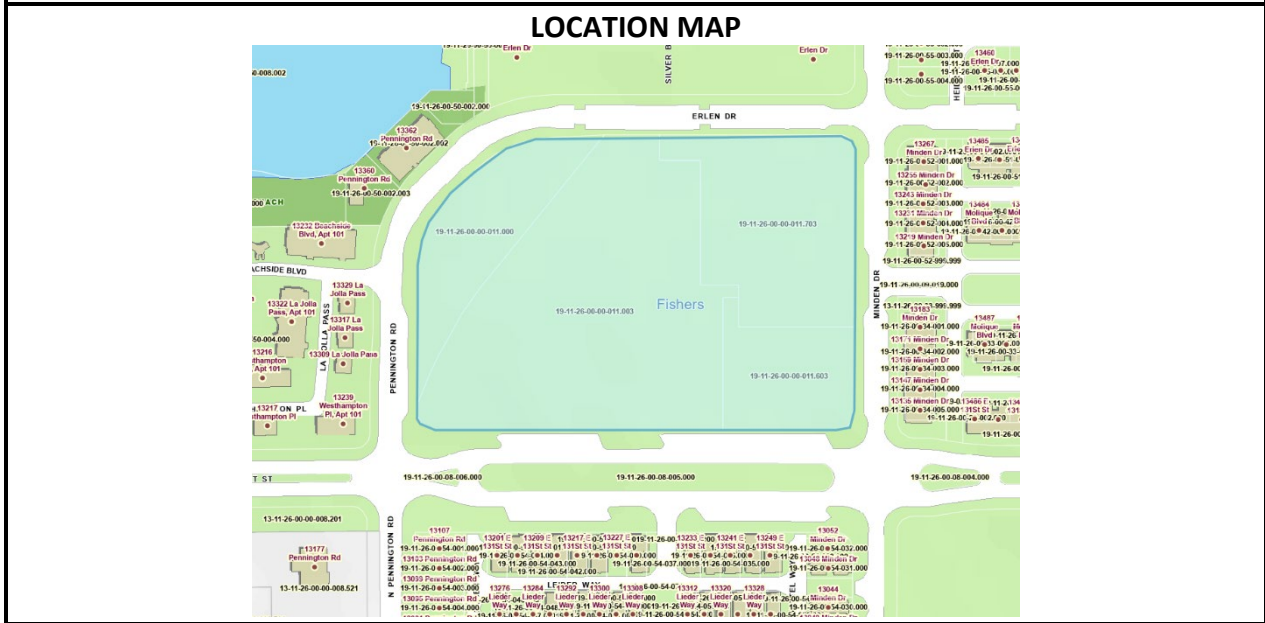
PETITIONER:
Casey Fiacable, (casey.fiacable@kimley-horn.com)

PROPERTY ADDRESS/LOCATION:
Generally located at the northeast corner of the intersection of Pennington Road and E. 131st Street.

REQUEST: Request to approve a Primary Plat of 4 lots on 7.94 acres, known as the Saxony Block AA property. Subject site is generally located at the northeast corner of the intersection of Pennington Road and E. 131st Street.

APPLICABLE REGULATIONS: Saxony PUD (Ord. #101617B) and Unified Development Ordinance (Ord. #071618F)	EXISTING ZONING: PUD-M	FISHERS 2040: Regional Mixed Use
--	----------------------------------	--

LOT SIZE: Approx. 7.94 acres



STAFF RECOMMENDATION

- Approve
 Continue
 Deny
 No Recommendation

Open Space and Landscaping:

Future development will be required to meet minimum landscaping requirements under the UDO. Minimum open space requirement accounted for in the overall concept plan for the Saxony PUD.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on March 27, 2025. Staff recommends approval on the condition that all TAC comments are addressed.

STAFF RECOMMENDATION

Approve Continue Deny No Recommendation

