



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 8/5/2026 at 4:00 PM

**ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at [FishersIN.gov/Plat](https://fishersin.gov/Plat).

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

a. 6-3-26

4. Public Hearings

a. **Prairie Reserve**

Address: 13375 Prairie Baptist Rd

Parcel: 13-11-25-00-00-008.000, 13-11-25-00-00-009.000, 13-11-25-00-00-010.002

Case: PP-26-4

Request: Request to approve a Primary Plat of 26 lots on 17.52 acres, known as the Saratoga Holdings LLC property. Subject site is generally located west of Prairie Baptist Rd at Silverleaf Blvd, with a common address of 13375 Prairie Baptist Rd.

Petitioner: Karen Collins, CEC Inc.

Planner: Christy Cashin

b. **Crossing Contrast**

Address: 0 USA Parkway

Parcel: 15-15-06-00-00-001.103

Case: PP-26-6

Request: Request to approve a Primary Plat of 2 lots on 8.24 acres and new public right-of-way known as Block B of the Crossing at Fishers District. Subject site is generally located at south of the USA Parkway roundabout, with a common address of 0 USA Parkway.

Petitioner: Casey Fiacable, Kimley-Horn

Planner: Christy Cashin

5. Old Business

6. New Business

a. Barland Homestead

Address: 10638 Cyntheanne Rd

Parcel: 13-16-05-00-00-020.003

Case: PP-26-3

Request: Request to approve a minor Primary Plat of 2 lots on 4.0 acres, known as the Barland Homestead property. Subject site has a common address of 10638 Cyntheanne Rd, Fortville, IN.

Petitioner: Garrick Walton, Cross County Consulting

Planner: Christy Cashin

7. Staff Communication

8. Board Signatures – Findings of Fact

9. Adjournment

**City of Fishers
Plat Committee MINUTES
June 3, 2026**

A roll call was taken - members present - Ross Hilleary, Selina Stoller, Hatem Mekky.
Others present: Rodney Retzner from Krieg DeVault, Christy Cashin, Kelly Lewark, Nathan Althouse

Mr. Mekky asked for a Motion for approval of 12-3-25 Minutes. Mr. Hilleary made a Motion to approve, seconded by Ms. Stoller. The Minutes were approved 3-0.

MINOR PLAT

Pax Collis Estates

Address: 14150 E 113th St, Fishers, IN

Parcel: 13-15-01-00-00-003.002

Case: PP-26-2

Request: Request to approve a Primary Plat of 2 lots on 4.58 acres, known as the Pax Collis Estates property. Subject site has a common address of 14150 E 113th St.

Petitioner: Nathan Althouse

Planner: Christy Cashin

Christy Cashin presented the Staff Report. Pax Collis Estates will be a subdivision of 2 lots. Both lots meet the minimum requirements of the UDO. Future development will be needed to meet pedestrian improvements, open space, and connection to all major utilities. The existing driveway on 113th Street will provide vehicular access for both lots. No Waivers have been requested. Ms. Stoller asked about the orientation of the homes, which was addressed by Nathan Althouse. Staff recommends approval with the TAC review comments being addressed.

Mr. Mekky asked for a Motion. Ross Hilleary made a Motion to approve, seconded by Ms. Stoller. The Motion was approved, 3-0.

Note: there will be a Plat meeting in July and Selina will not be present.

The meeting was adjourned at 4:08.



Plat Committee Staff Report

Meeting Date: August 5, 2026

DEPARTMENT CONTACT:

Christy Cashin

CASE NUMBER:

PP-26-4

PETITIONER:

Karen Collins, CEC Inc.

PROPERTY ADDRESS/LOCATION:

13375 Prairie Baptist Rd

(Parcel: 13-11-25-00-00-008.000, 13-11-25-00-00-009.000, 13-11-25-00-00-010.002)

REQUEST: Request to approve a Primary Plat of 26 lots on 17.52 acres, known as the Saratoga Holdings LLC property. Subject site is generally located west of Prairie Baptist Rd at Silverleaf Blvd, with a common address of 13375 Prairie Baptist Rd.

APPLICABLE REGULATIONS:

City of Fishers UDO

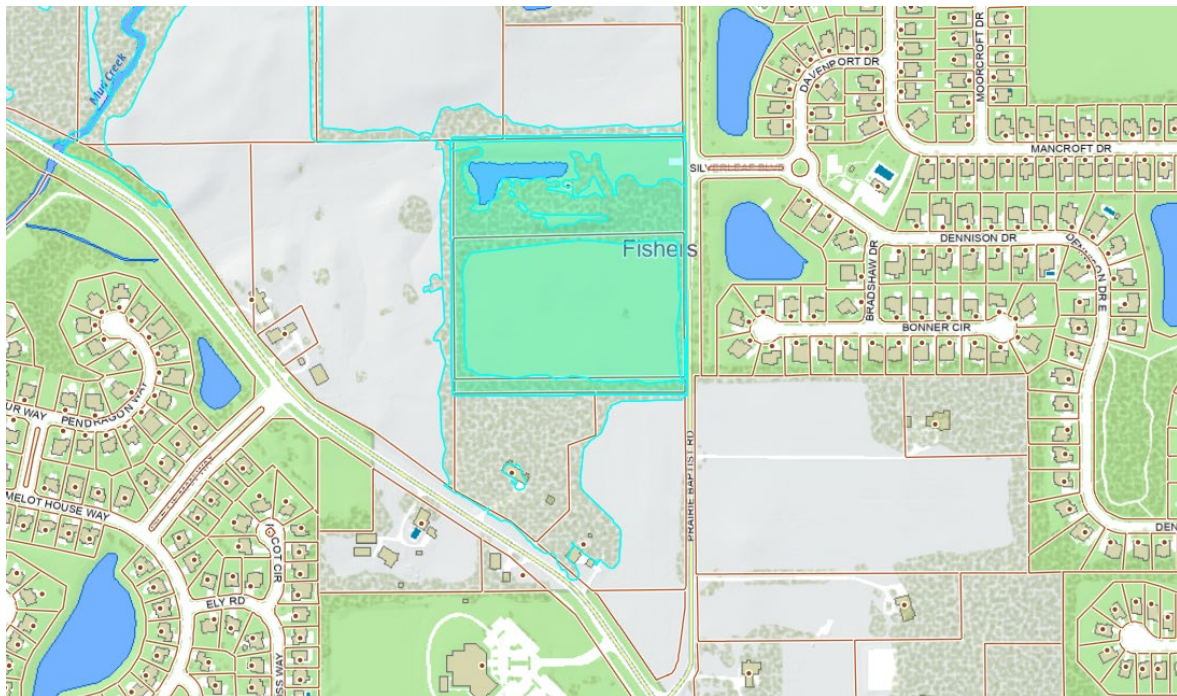
EXISTING ZONING:

R2 Residential Zoning

FISHERS 2040:

Core Residential

LOT SIZE: 17.52 acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve

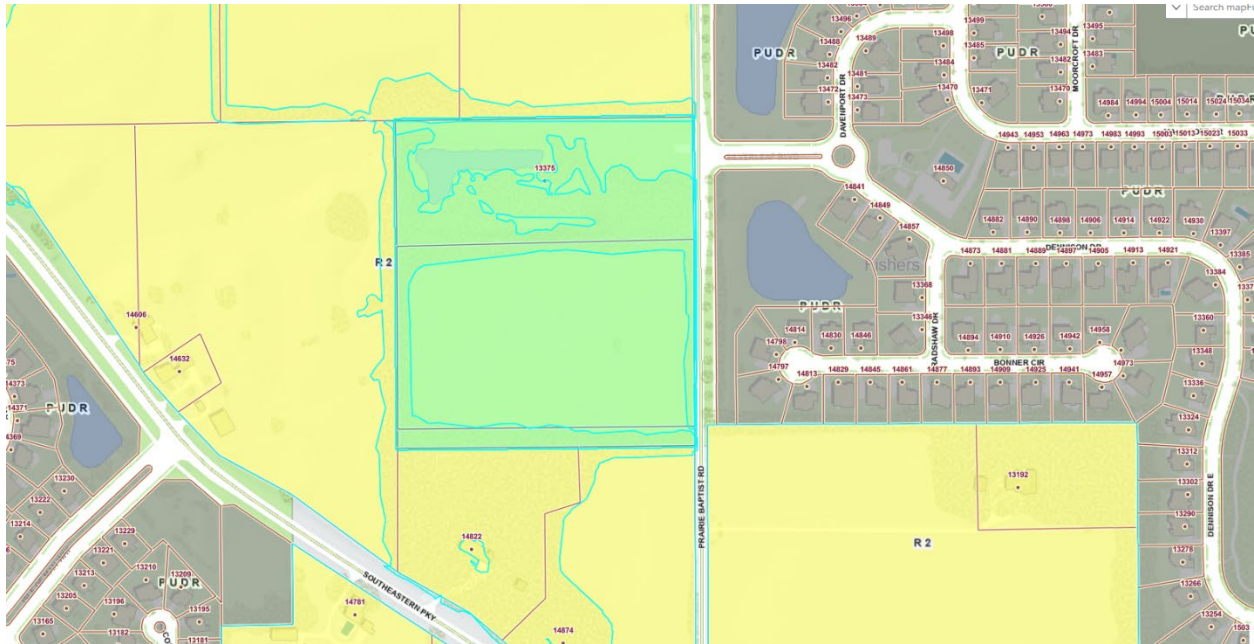
☐ Continue

☐ Deny

☐ No Recommendation

ZONING HISTORY:

This property is zoned R2 Residential under the City of Fishers Unified Development Ordinance (UDO).



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

Karen Collins, on behalf of the property owner, requests approval of a Primary Plat to subdivide three adjacent residential lots into twenty-six (26) single-family residential lots.

Lot Standards:

All lots meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Vehicular access will be provided via Prairie Baptist Road. Two internal public streets will be constructed as part of the development.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements. The development will include a new path along Prairie Baptist Road, as well as an internal pedestrian network of trails and sidewalks.

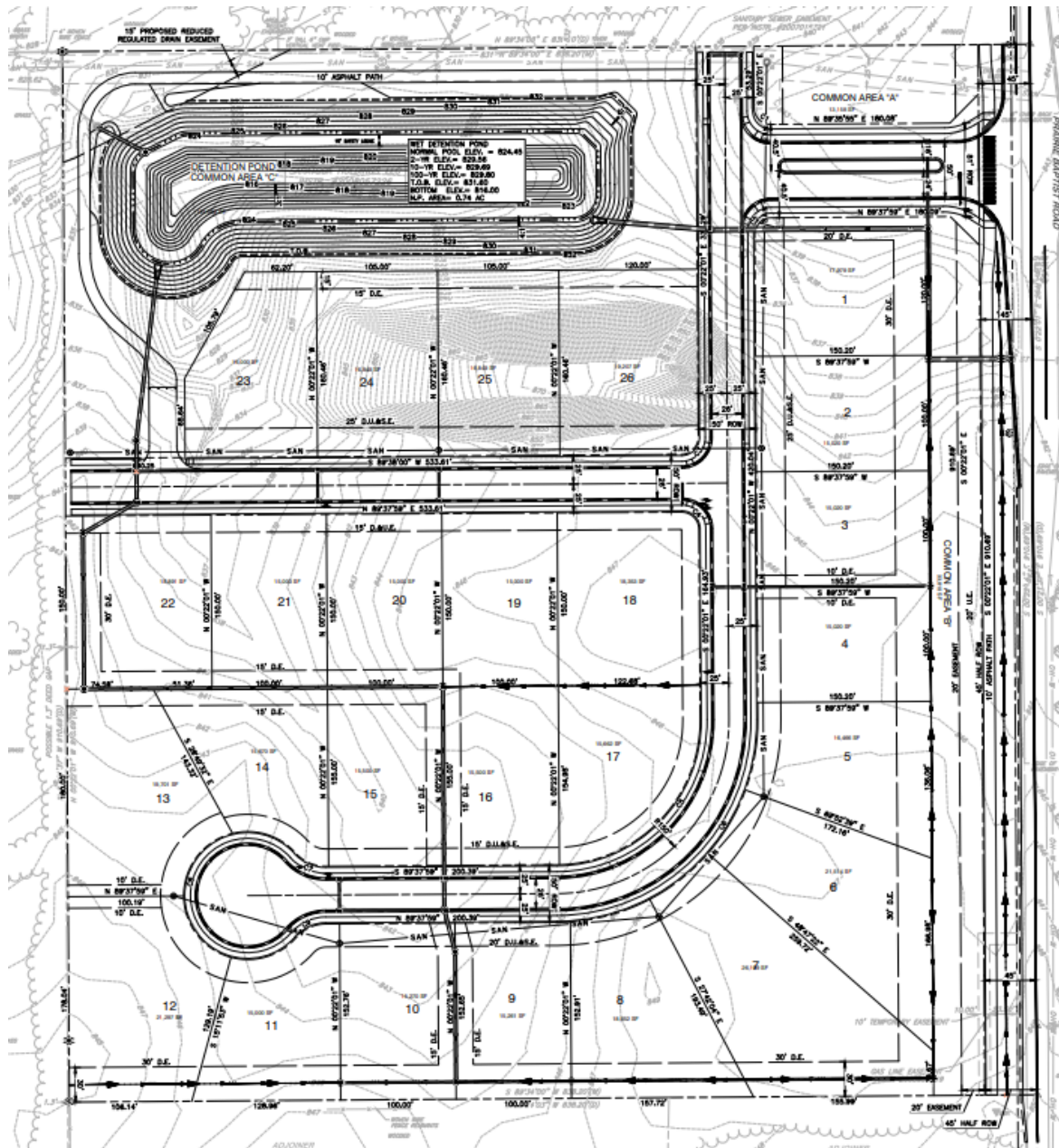
Future development will be required to meet minimum open space and landscaping requirements under the UDO Development Standards.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.



Proposed Primary Plat

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on June 25, 2026.
Staff recommends approval with the following conditions:

- 1) All TAC comments are addressed.

STAFF RECOMMENDATION

☒ Approve

☐ Continue

☐ Deny

☐ No Recommendation

PRAIRIE RESERVE PRIMARY PLAT PP-26-4

13375 PRAIRIE BAPTIST ROAD
FISHERS, HAMILTON COUNTY, INDIANA 46037
JULY 28, 2026



SOILS MAP
NOT TO SCALE

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	3.2	18.6%
MmA	Miami silt loam, 0 to 2 percent slopes	0.3	1.7%
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	4.3	25.6%
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	9.0	53.1%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.2	1.1%
Totals for Area of Interest		16.9	100.0%

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 25123101658 AND 25123101702 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBER 18057C0257G (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF FISHERS, HAMILTON COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

BENCHMARKS:

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OPUS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD83). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM#1: MAG SPIKE 1.0 FOOT UP ON THE WEST FACE OF UTILITY POLE #HM-9752, LOCATED 50± FEET EAST OF THE CENTERLINE OF PRAIRIE BAPTIST ROAD AND 160± FEET NORTH OF THE CENTERLINE OF SILVERTON BOULEVARD.

ELEV. = 847.04

TBM#2: CUT "X" ON THE RIM ON THE NORTH RIM OF A DRAINAGE MANHOLE LOCATED AT THE NORTHWEST CORNER OF THE DRAINAGE POND FOUND ON THE NORTH END OF THE SITE AND 850± FEET WEST OF THE CENTERLINE OF PRAIRIE BAPTIST ROAD.

ELEV. = 828.62

TBM#3: CUT "X" ON THE ARROW BOLT OF A FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF PRAIRIE BAPTIST ROAD AND SILVERTON BOULEVARD.

ELEV. = 844.88

TBM#4: CUT SQUARE ON TOP OF THE SOUTHEAST CORNER OF A STORM STRUCTURE LOCATED 20± EAST OF PRAIRIE BAPTIST ROAD AND 170± SOUTH OF E. 137TH STREET.

ELEV. = 840.96

LEGAL DESCRIPTION (FILE NO. 25-1994)

FROM INSTRUMENT NUMBER 2008057226

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 5 EAST, FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 1,039.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 21 MINUTES 37 SECONDS EAST ALONG SAID EAST LINE 910.69 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 03 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 838.20 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 37 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 910.69 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 03 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 838.20 FEET TO THE PLACE OF BEGINNING, CONTAINING 17.524 ACRES, MORE OR LESS.

OWNER/TEAM INFORMATION

CIVIL ENGINEER & LAND SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
433 N CAPITOL AVENUE, SUITE 200
INDIANAPOLIS, IN 46204
PH: (317) 655-7777
FX: (317) 655-7778
CONTACT: KAREN COLLINS, PE
EMAIL: kcollins@cecinc.com

OWNER
SARATOGA HOLDINGS, LLC
11911 LAKESIDE DRIVE
FISHERS, IN 46038
PHONE: (317) 506-9050
CONTACT: CORBY THOMPSON
EMAIL: corbyt@yahoo.com

DEVELOPER
DAVIS BUILDING GROUP
3950 PRIORITY WAY S DRIVE
INDIANAPOLIS, IN 46240
PHONE: (269) 663-8340
CONTACT: BRADLEY DAVIS
EMAIL: bdavis@davisshomes.com

DRAWING INDEX		
SHEET NO.	SHEET TITLE	DRAWING NO.
01	TITLE SHEET	C000
02	PRIMARY PLAT	C200
03	OPEN SPACE PLAN	C201



VICINITY MAP
BING AERIAL IMAGE
ACCESSSED MAY 2026
SCALE: 1"=2,000'

UTILITY COMPANIES

SANITARY SEWER SERVICE
FISHERS UTILITIES
3 MUNICIPAL DRIVE
FISHERS, IN 46038
PHONE: (317) 595-3111
JEREMY SCHMITT
schmittj@fishersin.gov

WATER SERVICE
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING JR. DR.
INDIANAPOLIS, IN 46202
RICHARD NEWELL
PHONE: (317) 927-4377
rnewell@citizensenergygroup.com

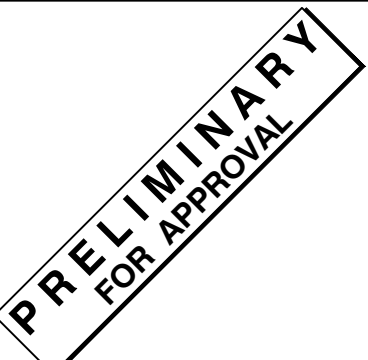
GAS SERVICE
CITIZENS ENERGY GROUP
16000 ALLISONVILLE ROAD
NOBLESVILLE, INDIANA 46061
CHAD MILLER
PHONE: (317) 776-5590
chad.r.miller@centerpointenergy.com

STREETS AND HIGHWAYS
CITY OF FISHERS
1 MUNICIPAL DR.
FISHERS, IN 46038
PHONE: (317) 595-3160

FIRE DEPARTMENT
CITY OF FISHERS
2 MUNICIPAL DRIVE
FISHERS, IN 46038
PHONE: (317) 595-3200
THOMAS PAYNE, FIRE MARSHALL
paynet@fisher.in.gov

COUNTY SURVEYOR
HAMILTON COUNTY
1 HAMILTON COUNTY SQUARE
NOBLESVILLE, IN 46060
PHONE: (317) 776-8495
GARY R. DUNCAN, JR., COUNTY SURVEYOR
surveyor@hamiltoncounty.in.gov

TELEPHONE SERVICE
AT&T
240 N. MERIDIAN ST., ROOM 1791
INDIANAPOLIS, IN 46204
PHONE: (317) 610-5472
JASON HILL



TITLE SHEET

DRAWING NO.:

C000

433 N. Capitol Avenue
Suite 200
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com



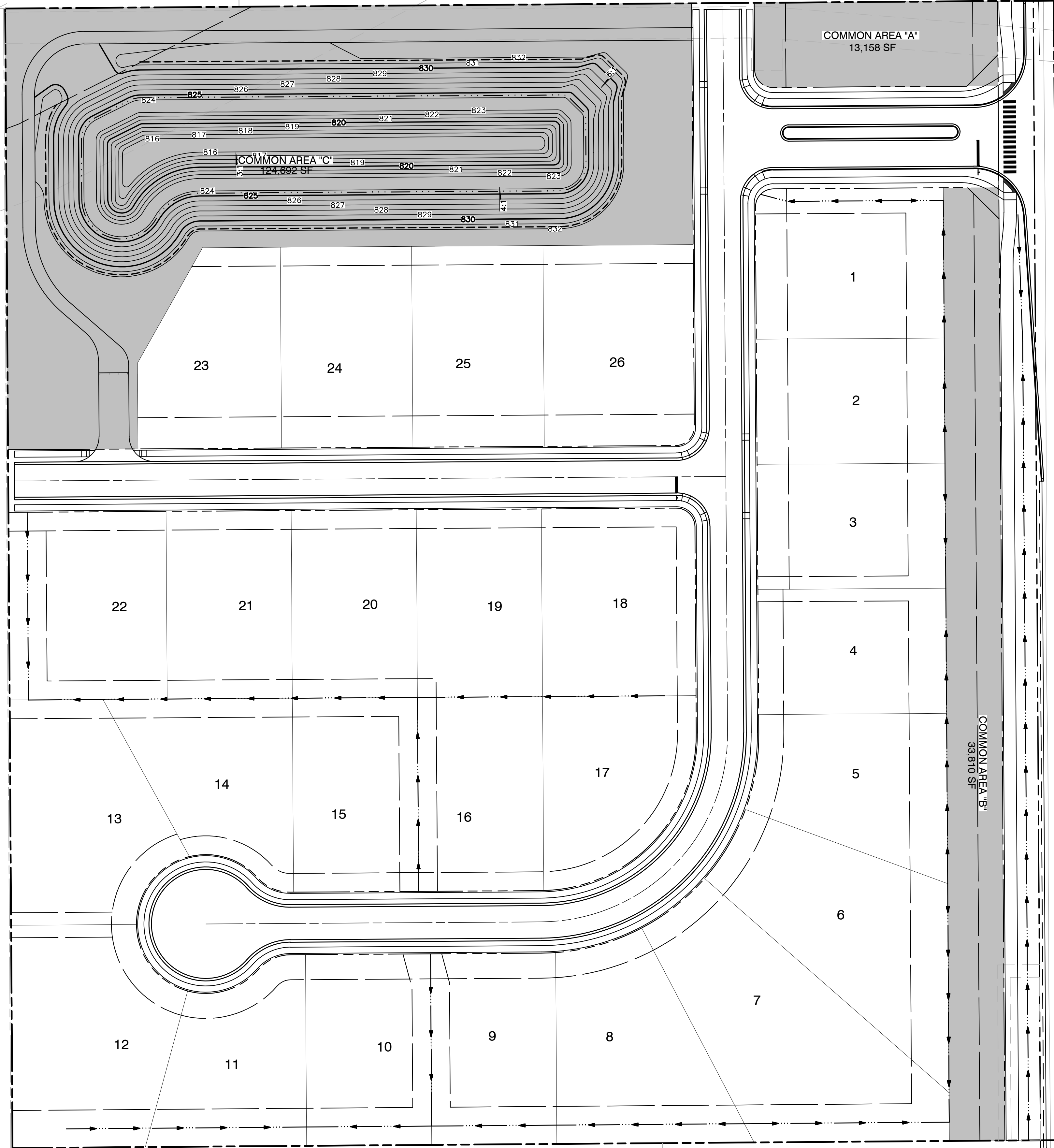
Civil & Environmental
Consultants, Inc.

PRIMARY PLAT PP-26-4
DAVIS BUILDING GROUP, LLC
PRAIRIE RESERVE
13375 PRAIRIE BAPTIST ROAD
FISHERS, INDIANA

DATE:	DRAWN BY:	MCL	KCC
JULY 28, 2026	AS SHOWN	357-840	357-840
PROJECT NO.:		KCC	
APPROVED BY:		KCC	

[illegible]

Page 9 of 19



COMMON AREA "A"
13,158 SF

SILVERLEAF BLVD.

PRAIRIE BAPTIST ROAD

COMMON AREA "B"
33,810 SF

	EXISTING SUBJECT PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING FENCE (AS NOTED)
	EXISTING WOOD LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD LINES
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	TBM
	ELEC. LIGHT POLE, UTILITY POLE, GUY WIRE
	GAS VALVE, GAS METER, GAS LINE MARKER
	IRRIGATION CONTROL BOX, WATER VALVE, FIRE HYDRANT
	CABLE PULL BOX
	BEEHIVE INLET, CURB INLET, ROUND STORM INLET, DRAINAGE MANHOLE, REGULATED DRAIN MARKER
	SANITARY MANHOLE
	SIGN, BOLLARD
	DECIDUOUS TREE, CONIFEROUS TREE

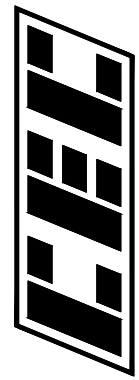
_____ PROPOSED EASEMENT
 _____ PROPOSED LOT LINE
 _____ PROPOSED SETBACK LINE

COMMON AREA "A" = 13,158 SF
COMMON AREA "B" = 33,810 SF
COMMON AREA "C" = 124,494 SF
TOTAL COMMON AREA = 171,462 SF = 3.936 ACRES
TOTAL SITE ACREAGE = 17,524 ACRES
ACRES OPEN SPACE = 3.936 ACRES
PERCENTAGE OPEN SPACE = 22.46%

REVISION RECORD	
NO	DATE DESCRIPTION

ENGINEERING SURVEYING AND ANTEQUARIAN ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF N.C., P.L.C. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF P.R., P.L.C. THE ARCHITECTURE SERVICE OF THE CHILD WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, L.L.C.

433 N. Capitol Avenue
Suite 200
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com



Civil & Environmental
Consultants, Inc.

**PRIMARY PLAT PP-26-4
DAVIS BUILDING GROUP, LLC
PRAIRIE RESERVE
13375 PRAIRIE BAPTIST ROAD
FISHERS, INDIANA**

OPEN SPACE PLAN

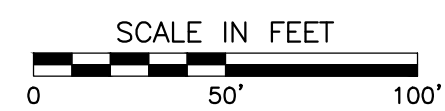
DATE:	JULY 28, 2026	DRAWN BY:	JAR
DWG SCALE:	1" = 50'	CHECKED BY:	KKC
PROJECT NO:			357-840
APPROVED BY:			KKC

DRAWING NO.:

C201



PRELIMINARY
FOR APPROVAL





Plat Committee Staff Report

Meeting Date: August 5, 2026

DEPARTMENT CONTACT:

Christy Cashin

CASE NUMBER:

PP-26-6

PETITIONER:

Casey Fiacable, Kimley-Horn

PROPERTY ADDRESS/LOCATION:

0 USA Parkway (Parcel: 15-15-06-00-00-001.103)

REQUEST: Request to approve a Primary Plat of 2 lots on 8.24 acres and new public right-of-way known as Block B of the Crossing at Fishers District. Subject site is generally located at south of the USA Parkway roundabout, with a common address of 0 USA Parkway.

APPLICABLE REGULATIONS:

The Yard Phase II PUD
City of Fishers UDO

EXISTING ZONING:

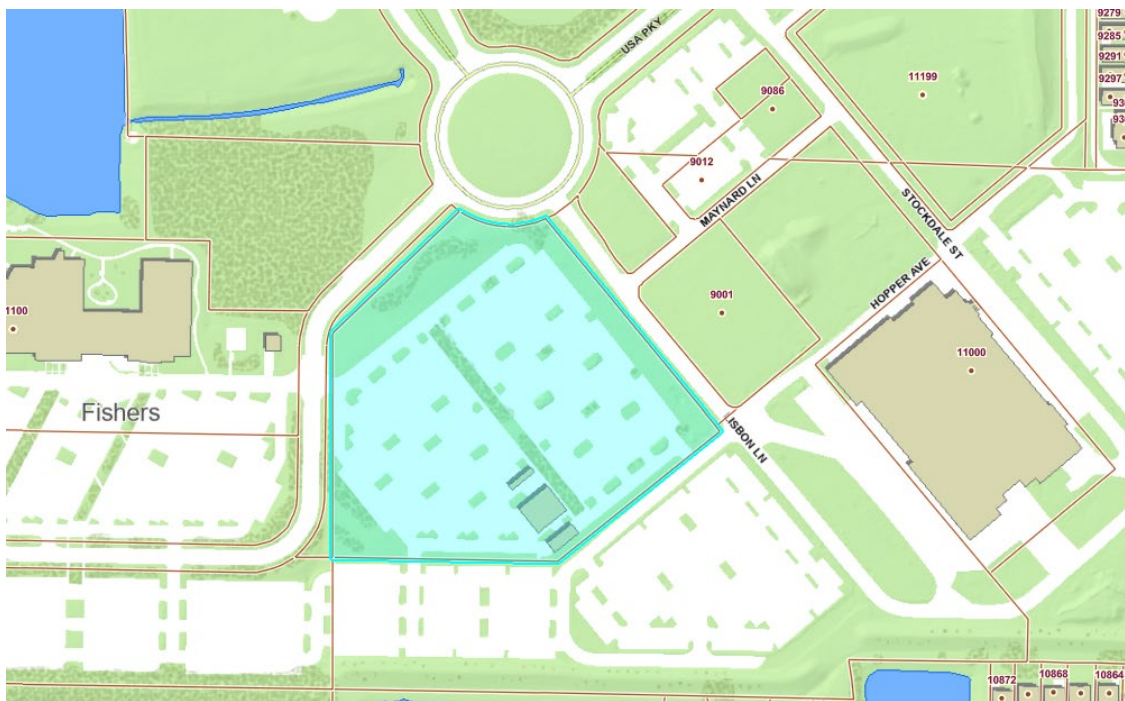
The Yard Phase II PUD
I69 Overlay District

FISHERS 2040:

Employment Node

LOT SIZE: 8.24 acres

LOCATION MAP

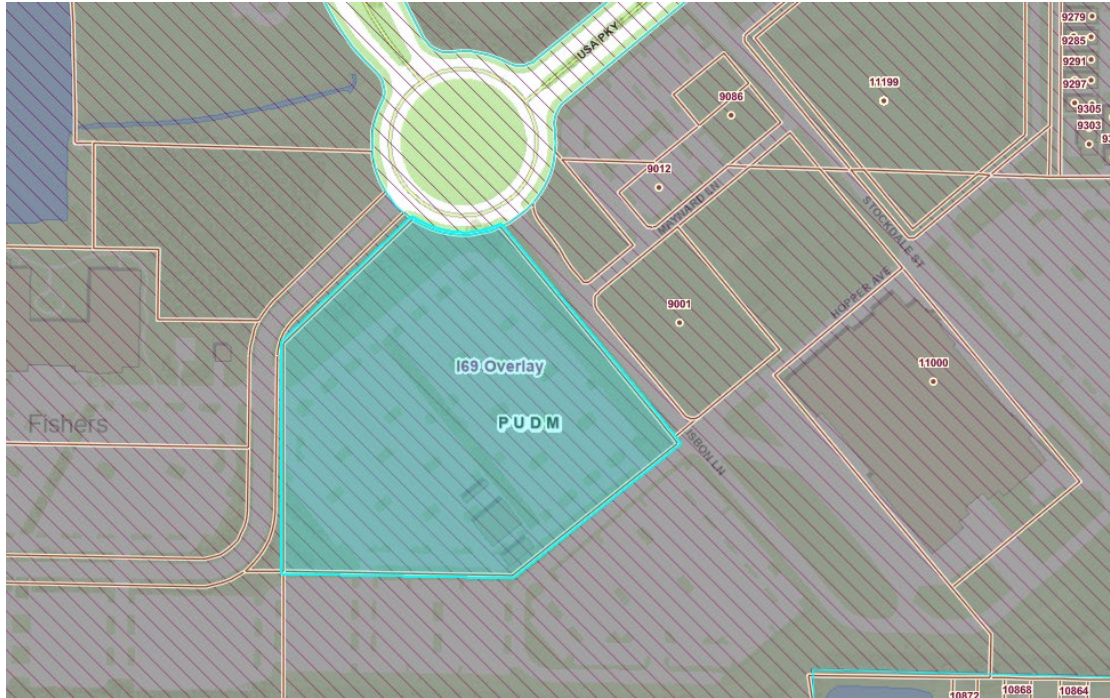


STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation

ZONING HISTORY:

This property is zoned The Yard Phase II PUD and I-69 Overlay District under the City of Fishers Unified Development Ordinance (UDO).



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

Casey Fiacable of Kimley-Horn, on behalf of the property owner, requests approval of a Primary Plat to subdivide one lot into two lots with new public right-of-way.

Lot Standards:

Lots 1 and 2 meet the minimum requirements of the PUD and UDO, where applicable.

Vehicular Access & Street Design:

Vehicular access will be provided via USA Drive and Lisbon Lane, as well as via the extension of Maynard Lane through the proposed public street within the development.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

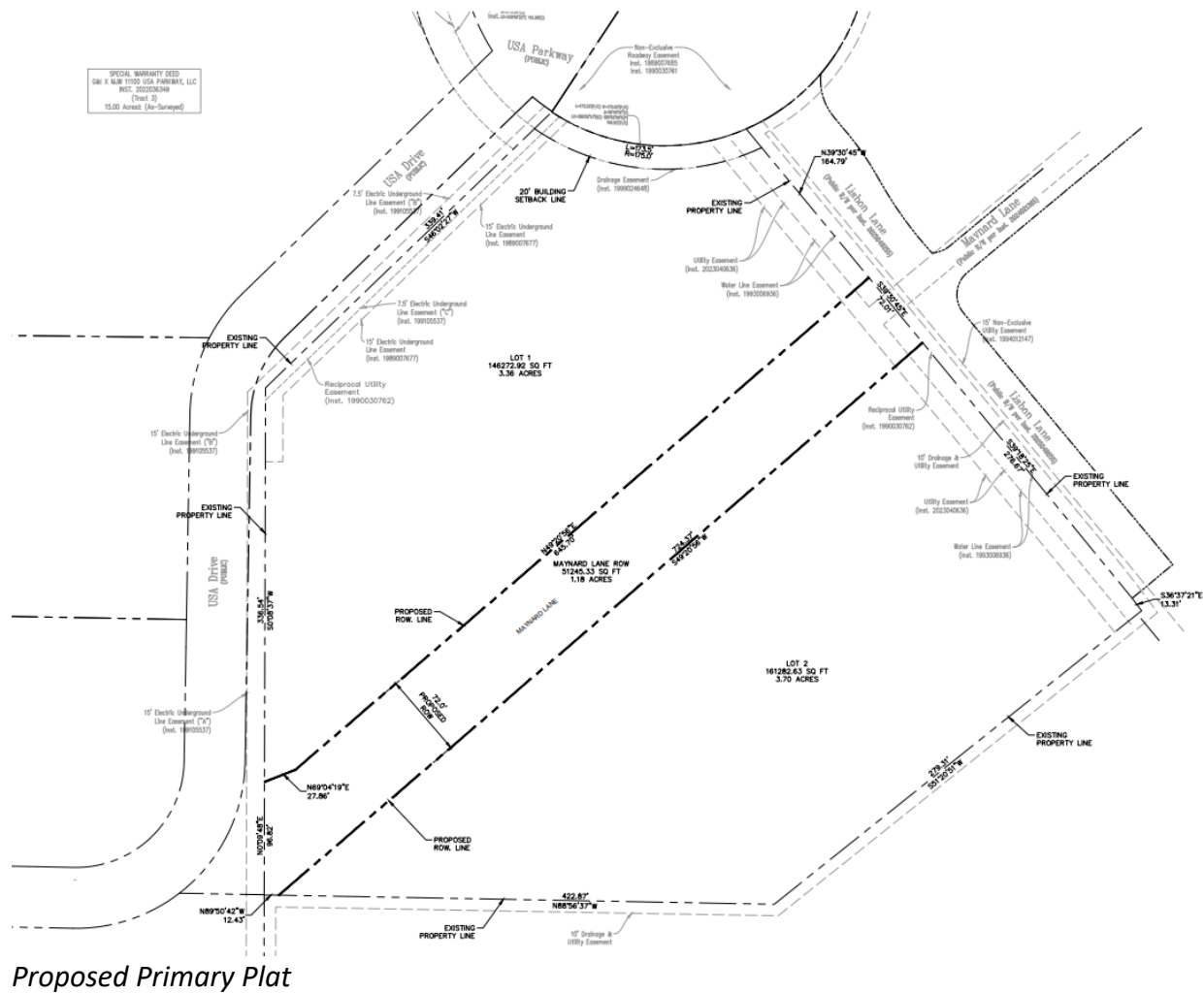
Future development will be required to meet minimum open space and landscaping requirements under the PUD and UDO.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.



STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on July 30, 2026.
Staff recommends approval with the following conditions:

- 1) All TAC comments are addressed.

STAFF RECOMMENDATION

☒ Approve

☐ Continue

☐ Deny

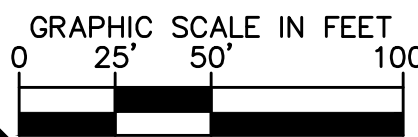
☐ No Recommendation

PP 26-6

PP 26-6



Call 811 
before you dig



BENCHMARKS

The horizontal and vertical location data shown on this survey are based upon a position solution derived from Global Positioning System (GPS) observations processed by Seiler VRS network. The coordinate values shown are in US Survey feet in the Indiana State Plane Coordinate System (East Zone) (NAD_83 (2011)) (Epoch 2010.00).

Unless otherwise noted, elevations shown hereon are based upon the Seiler VRS RTK Network and are on the 1988 North American (NAD 83) Survey feet. The orthometric elevation was derived utilizing the most recent geoid model (Geoid 18). It is my opinion that the uncertainty in the elevation of the project benchmark does not exceed 0.10 foot.

CP 100 N: 1711444.4 X' CUT IN CONCRETE.	E: 232789.9	Elev.: 811.1'
CP 101 N: 1711610.9 X' CUT IN CONCRETE.	E: 232939.8	Elev.: 812.2'
CP 102 N: 1711465.1 X' CUT IN CONCRETE.	E: 232449.2	Elev.: 811.9'
CP 103 N: 1711658.4 MAG NAIL SET IN ASPHALT PARKING LOT.	E: 232604.9	Elev.: 811.1'
CP 104 N: 1712361.5 5/8" REBAR WITH SCHNEIDER	E: 232477.7 CONTROL CAP SET.	Elev.: 810.4'

CP 105	N: 1711779.9 5/8" REBAR WITH SCHNEIDER	E: 232312.3 CONTROL CAP	Elev.: 807.3' SET.
CP 107	N: 1711891.4 MAG NAIL SET IN ASPHALT PARKING LOT.	E: 232845.7 CONTROL CAP	Elev.: 811.7'
CP 150	N: 1711498.3 5/8" REBAR WITH SCHNEIDER	E: 232030.9 CONTROL CAP	Elev.: 807.9' SET.
CP 151	N: 1711472.6 5/8" REBAR WITH SCHNEIDER	E: 231360.4 CONTROL CAP	Elev.: 806.6' SET.
CP 152	N: 1711723.9 "X" CUT IN CONCRETE.	E: 231521.7 CONTROL CAP	Elev.: 808.0'
CP 153	N: 1711520.5 5/8" REBAR WITH SCHNEIDER	E: 230882.4 CONTROL CAP	Elev.: 810.1' SET.
CP 154	N: 1712128.1 5/8" REBAR WITH SCHNEIDER	E: 231094.6 CONTROL CAP	Elev.: 808.0' SET.
CP 155	N: 1712113.4 5/8" REBAR WITH SCHNEIDER	E: 231554.6 CONTROL CAP	Elev.: 807.9' SET.
CP 156	N: 1711375.5 5/8" REBAR WITH SCHNEIDER	E: 231214.5 CONTROL CAP	Elev.: 806.1' SET.
CP 157	N: 1711335.5 5/8" REBAR WITH SCHNEIDER	E: 231824.3 CONTROL CAP	Elev.: 806.4' SET.
CP 300	N: 1711797.4 "X" CUT IN CONCRETE.	E: 231967.5 CONTROL CAP	Elev.: 807.8'
CP 304	N: 1711814.0 "X" CUT IN CONCRETE.	E: 231183.1 CONTROL CAP	Elev.: 807.9'

DESIGN AND CONSTRUCTION SHALL COMPLY WITH CURRENT FISHERS CONSTRUCTION SPECIFICATION AND STANDARD CONSTRUCTION DETAILS.

DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

PER THE CURRENT FLOOD INSURANCE RATE MAP NUMBER 180575C0234G EFFECTIVE NOVEMBER 19, 2014, THE SITE IS LOCATED IN ZONE "X", INDICATING IT LIES OUTSIDE OF THE 500-YEAR FLOOD LIMITS.

SUBDIVIDER

BUCKINGHAM COMPANIES
941 N. MERIDIAN ST.
INDIANAPOLIS, IN 46204
(317) 506-1843

PREPARED BY

KIMLEY-HORN & ASSOCIATES, INC
500 E 96TH STREET, STE 300
INDIANAPOLIS, IN 46240
(317) 218-9560

LEGAL DESCRIPTION

THE LAND REFERRED TO HERIN BELOW IS SITUATED IN THE COUNTY OF HAMILTON,
STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

BLOCK B IN THE CROSSING AT FISHERS DISTRICT PLAT USA PARKWAY FISHERS, IN.,
AS PER PLAT THEREOF OCTOBER 24, 2023 IN DOCUMENT 2023040636 IN THE
OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

SCALE:	AS NOTED	 Kimley»Horn ©2026 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM
DESIGNED BY:	AMS	
DRAWN BY:	TTT	
CHECKED BY:	CMF	



BUCKINGHAM

PRIMARY PLAT

THE CONTRAST
USA PARKWAY,
FISHERS, IN 46037

ORIGINAL ISSUE:	06/18/2026
KHA PROJECT NO.	170291018
SHEET NUMBER	



Plat Committee Staff Report

Meeting Date: August 5, 2026

DEPARTMENT CONTACT:
Christy Cashin

CASE NUMBER:
PP-26-3

PETITIONER:
Garrick Walton

PROPERTY ADDRESS/LOCATION:
10638 Cyntheanne Rd.

REQUEST: Request to approve a Primary Plat of 2 lots on 4.0 acres, known as the Barland Homestead property. Subject site has a common address of 10638 Cyntheanne Rd, Fortville, IN.

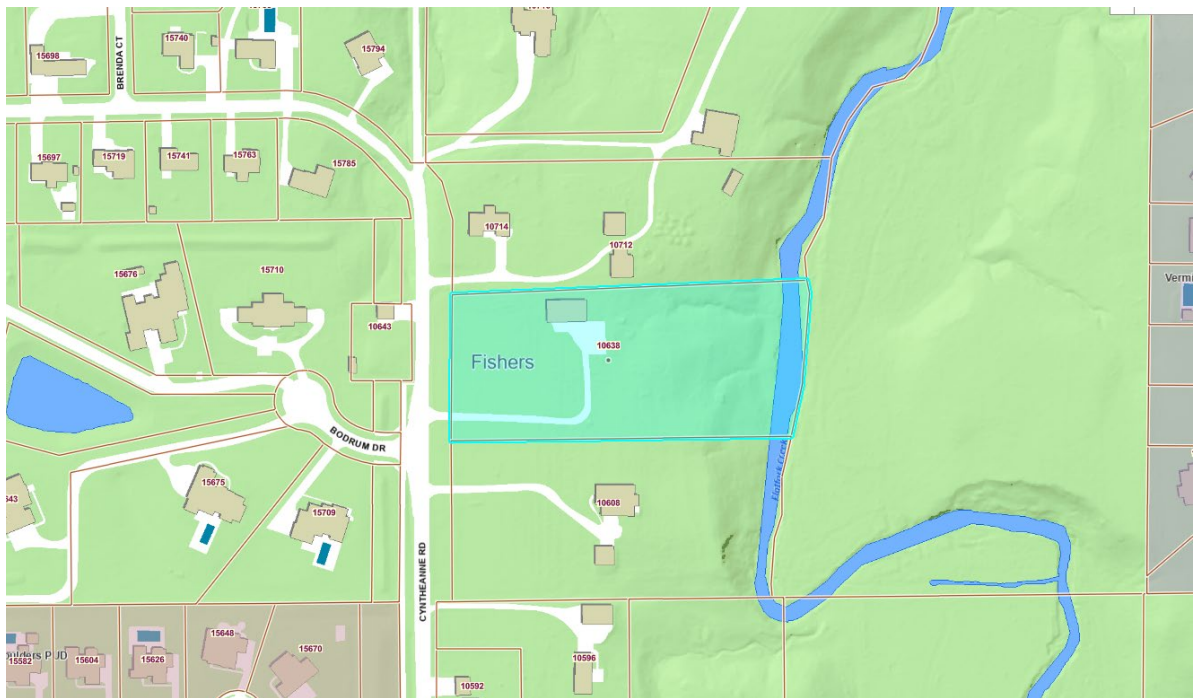
APPLICABLE REGULATIONS:
City of Fishers UDO

EXISTING ZONING:
R2 Residential Zoning

FISHERS 2040:
Estate Residential

LOT SIZE: 4.00 acres

LOCATION MAP

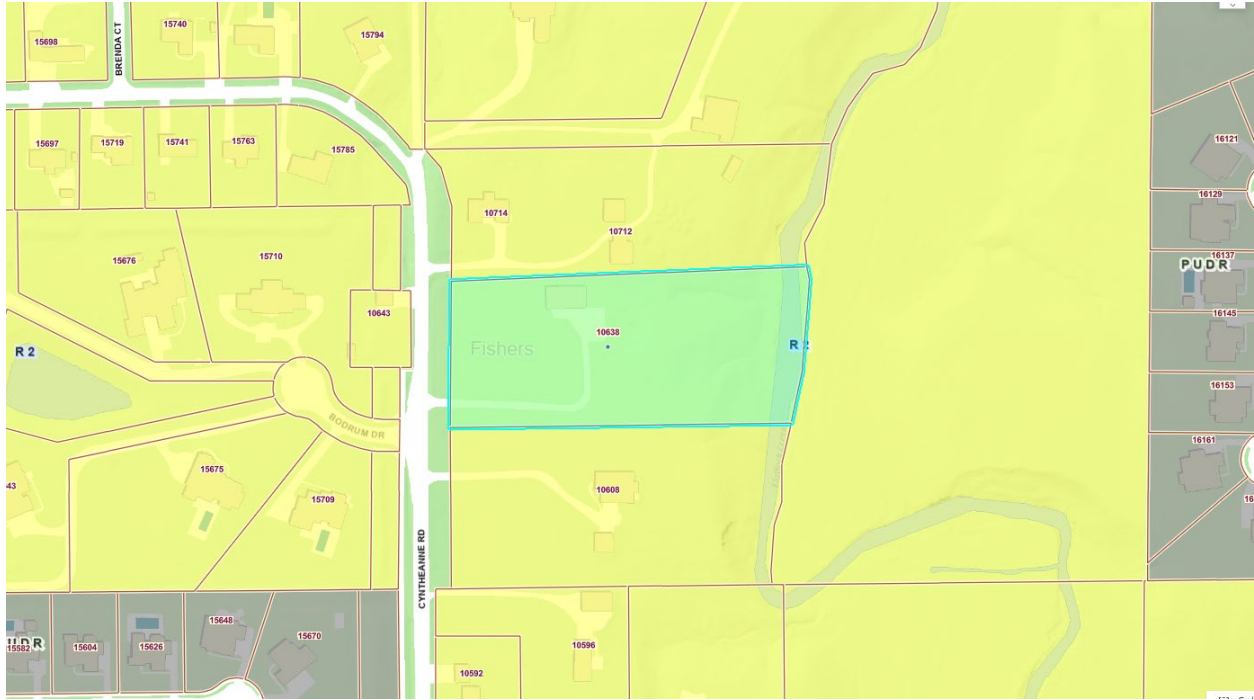


STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation

ZONING HISTORY:

This property is zoned R2 Residential under the City of Fishers Unified Development Ordinance (UDO).



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

Nathan Althouse, on behalf of the property owner, requests approval of a Primary Plat to subdivide an existing single-family residential lot into two single-family residential lots.

Lot Standards:

Lots 1 and 2 meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Vehicular access to Lot 1 will be provided via a new proposed drive on Cyntheanne Rd. Access to Lot 2 will be provided through the existing driveway.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

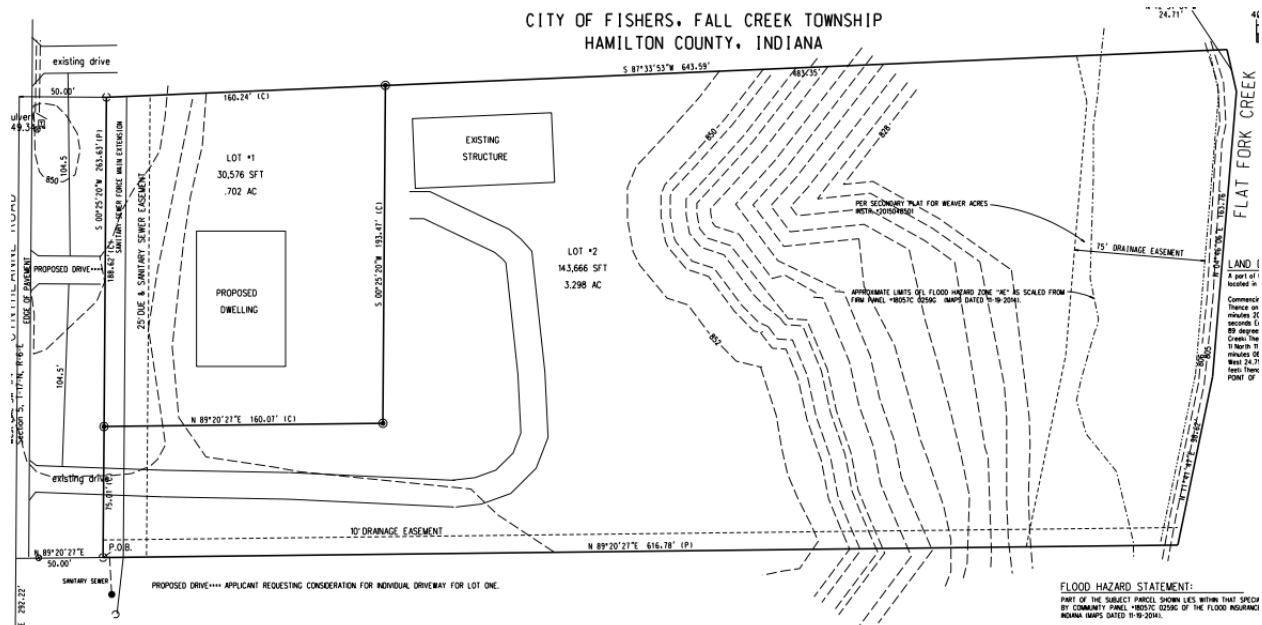
Future development will be required to meet minimum open space and landscaping requirements under the UDO.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.



Proposed Primary Plat

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on May 28, 2026.

Staff recommends approval with the following conditions:

- 1) All TAC comments are addressed.
- 2) Per City of Fishers Engineering, the owner will extend the low pressure sewer across Lots 1 and 2 as part of a residential building permit for Lot 1 or Lot 2, whichever comes first.

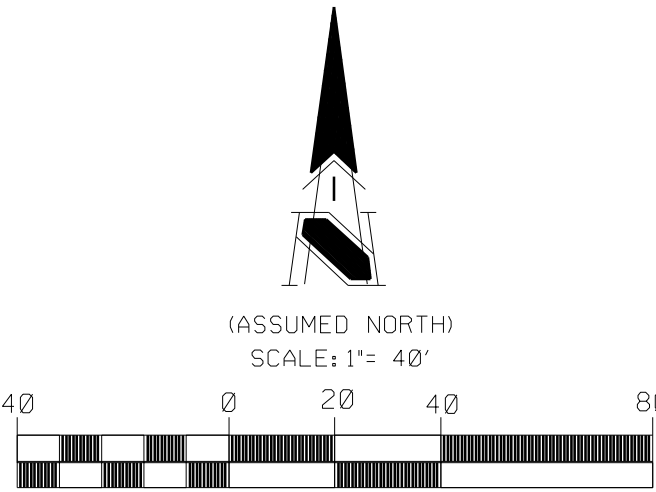
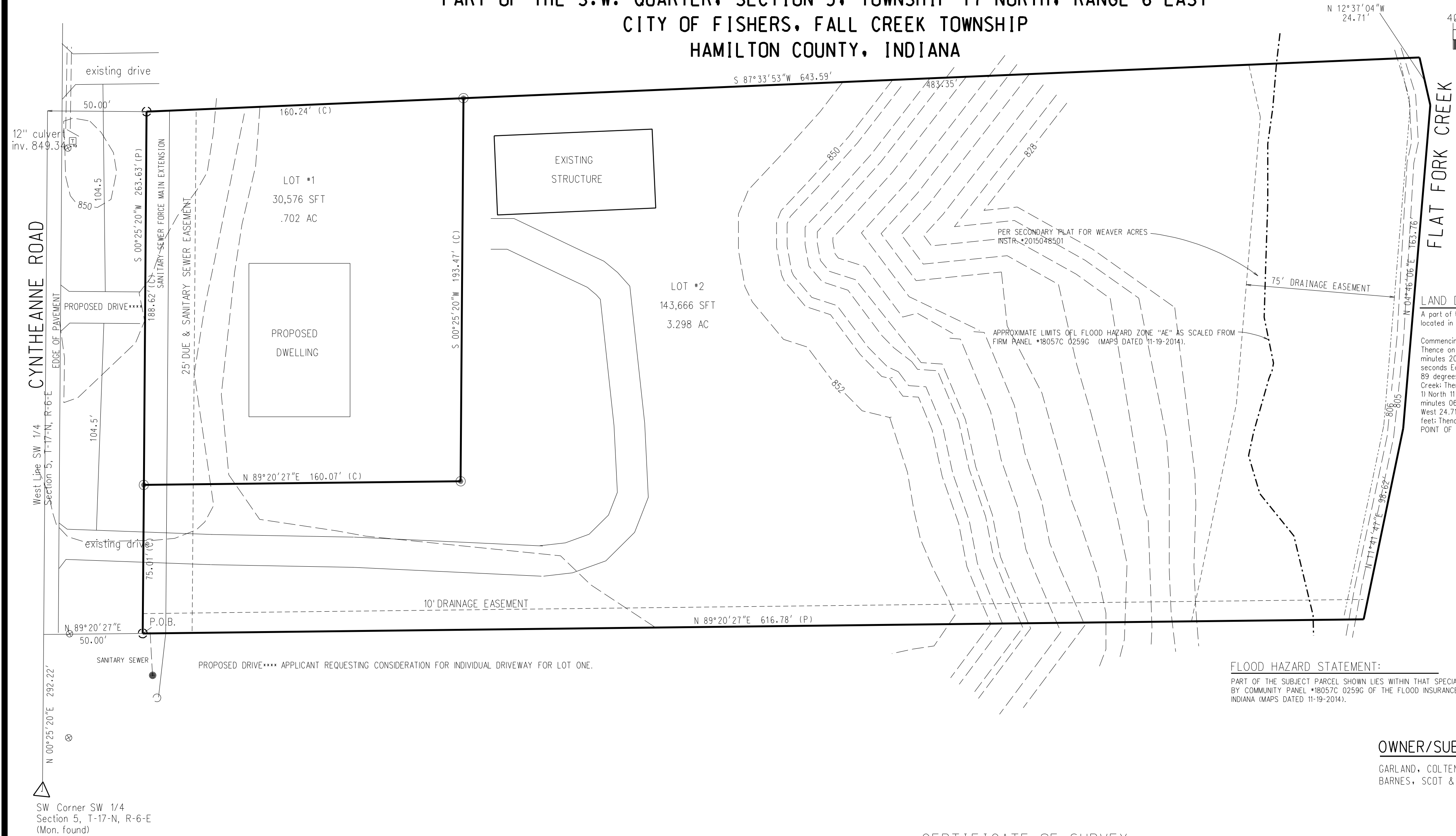
STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation

PRIMARY PLAT: PP-26-3

BARLAND HOMESTEAD SUBDIVISION

REPLAT OF LOT #4 WEAVER ACRES
PART OF THE S.W. QUARTER, SECTION 5, TOWNSHIP 17 NORTH, RANGE 6 EAST
CITY OF FISHERS, FALL CREEK TOWNSHIP
HAMILTON COUNTY, INDIANA



LEGEND	
▲	= SECTION CORNER
●	= REBAR W/CAP FOUND
⊙	= 5/8" REBAR WITH CAP STAMPED "S.D.S. 900002" SET
AC.	= ACRES
SFT	= SQUARE FEET
UDE	= UTILITY DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
(C)	= CALCULATED
(P)	= PLATTED
⊗	= UTILITY POLE

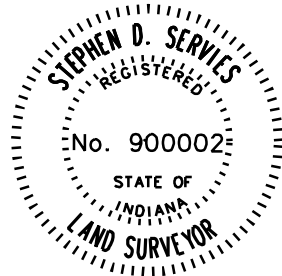
LAND DESCRIPTION
A part of the Southwest Quarter of Section 5, Township 17 North, Range 6 East, located in Fall Creek Township, Hamilton County, Indiana, being described as follows:
Commencing at the Southwest corner of the Southwest quarter of said Section 5; Thence on and along the West line of said Southwest quarter North 00 degrees 25 minutes 20 seconds West 292.22 feet; Thence North 89 degrees 20 minutes 27 seconds East 50.00 feet to the POINT OF BEGINNING; Thence continuing North 89 degrees 20 minutes 27 seconds East 616.78 feet to the centerline of Flat Fork Creek; Thence on the centerline of Flat Fork Creek the following (3) courses: 1) North 11 degrees 41 minutes 47 seconds East 98.62 feet; 2) North 04 degrees 46 minutes 06 seconds East 163.76 feet; 3) North 12 degrees 37 minutes 04 seconds West 24.71 feet; Thence South 87 degrees 33 minutes 53 seconds West 643.59 feet; Thence South 00 degrees 25 minutes 20 seconds West 263.23 feet to the POINT OF BEGINNING containing 4.000 acres, more or less.

FLOOD HAZARD STATEMENT:
PART OF THE SUBJECT PARCEL SHOWN LIES WITHIN THAT SPECIAL FLOOD HAZARD ZONE "AE" AS SHOWN BY COMMUNITY PANEL #18057C 0259G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED 11-19-2014).

OWNER/SUBDIVIDER/DEVELOPER
GARLAND, COLTEN & BROOKE- SUBDIVIDER
BARNES, SCOT & JODI- OWNER

CERTIFICATE OF SURVEY
THIS SUBDIVISION CONSISTS OF 2 LOT, NUMBERED LOT 1 THRU 2
THE SIZE OF LOTS AND WIDTHS OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I, STEPHEN D. SERVIES, THE UNDERSIGNED HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE PLAT AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

CERTIFIED THIS 22nd DAY OF JUNE, 2026
Stephen D. Servies
Stephen D. Servies
Professional Land Surveyor No. 900002



SOURCE OF TITLE
WEAVER ACRES INSTR. #2015048501
LOT #4 - #2015059694
SURVEYOR
PREPARED BY: Stephen D. Servies PLS #900002

CROSS COUNTY CONSULTING, LLC
RESIDENTIAL - COMMERCIAL
COMPLETE SITE DEVELOPMENT SERVICES
5921 CADILLAC DRIVE INDPLS, INDIANA 46224
EMAIL: CROSSCOUNTY@ATT.NET