



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee Meeting

DATE: 5/1/2024, at 4:00 PM

DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

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

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

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

a. 3-6-24

4. Public Hearings

a. **Copper Trails (FKA Flat Fork PUD)**

Parcel: 13-16-07-00-00-017.000

Case: PP-24-2

Request: Request to approve a Primary Plat of 90 lots on 50.07 acres, known as the Copper Trails (FKA Flat ForkPUD) property. Subject site is generally located east of Georgia Road and north of E. 96th Street.

Petitioner: Carlos Luna (cluna@emht.com)

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

b. **Orchard Run (FKA Flat Fork PUD)**

Parcel: 13-16-07-00-00-010.000, 13-16-07-00-00-010.002 & 13-16-07-00-00-011.000

Case: PP-24-3

Request: Request to approve a Primary Plat of 124 lots on 57.7 acres, known as the Orchard Run (FKA Flat ForkPUD) property. Subject site is generally located west of Cyntheanne Road and north of E. 96th Street.

Petitioner: Carlos Luna (cluna@emht.com)

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

5. Old Business

6. New Business

7. Staff Communication

8. Board Signatures – Findings of Fact

9. Adjournment

CITY OF FISHERS
Plat Committee
MINUTES
March 6, 2024

The Plat Committee was convened at 4:00 p.m. by Hatem Mekky at Launch Fishers.

A roll call was taken- members present: Hatem Mekky, Selina Stoller via Teams, Ross Hilleary
Members absent: None

Others present: Rodney Retzner, Kay Prange, Ross Hilleary, Kevin Martín,
Christy Cashin, Bill Butz, Brad Williams.

Previous Minutes of the 2-7-24 meeting were approved. Mr. Hilleary made a Motion to approve, seconded by M. Stoller. The Minutes were approved, 3-0.

Public Hearing:

a. Villas at Fishers District Replat (The Union)

Parcel: 15-15-06-00-00-002.012

Case: PP-24-1

Request: Request to replat the Villas at Fishers District Primary Plat Block A from a maximum of six (6) lots to maximum ten (10) lots for The Union at Fishers District development.

Petitioner: Kimley-Horn on behalf of Thompson Thrift, Bill Butz (bill.butz@kimley-horn.com)

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

Kevin Martín presented the Staff Report. This replat is for a multi-use building south of Fishers District. Staff recommends approval. There have been no Public Comments.

Bill Butz of Kimly-Horn discussed architectural renderings. It may size differently as vendors are chosen.

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

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

The Meeting was adjourned at 4:13 PM.

PUD ZONING INFORMATION

MIN. SQUARE FEET	9,000 SF
MIN. BUILDING SETBACK	20 FT
MIN. REAR YARD SETBACK	35 FT
MIN. SIDE YARD SETBACK	5 FT
MIN. ROAD FRONTAGE	73 FT
MIN. OPEN SPACE	30%
MAX DENSITY (units/acres)	3.0

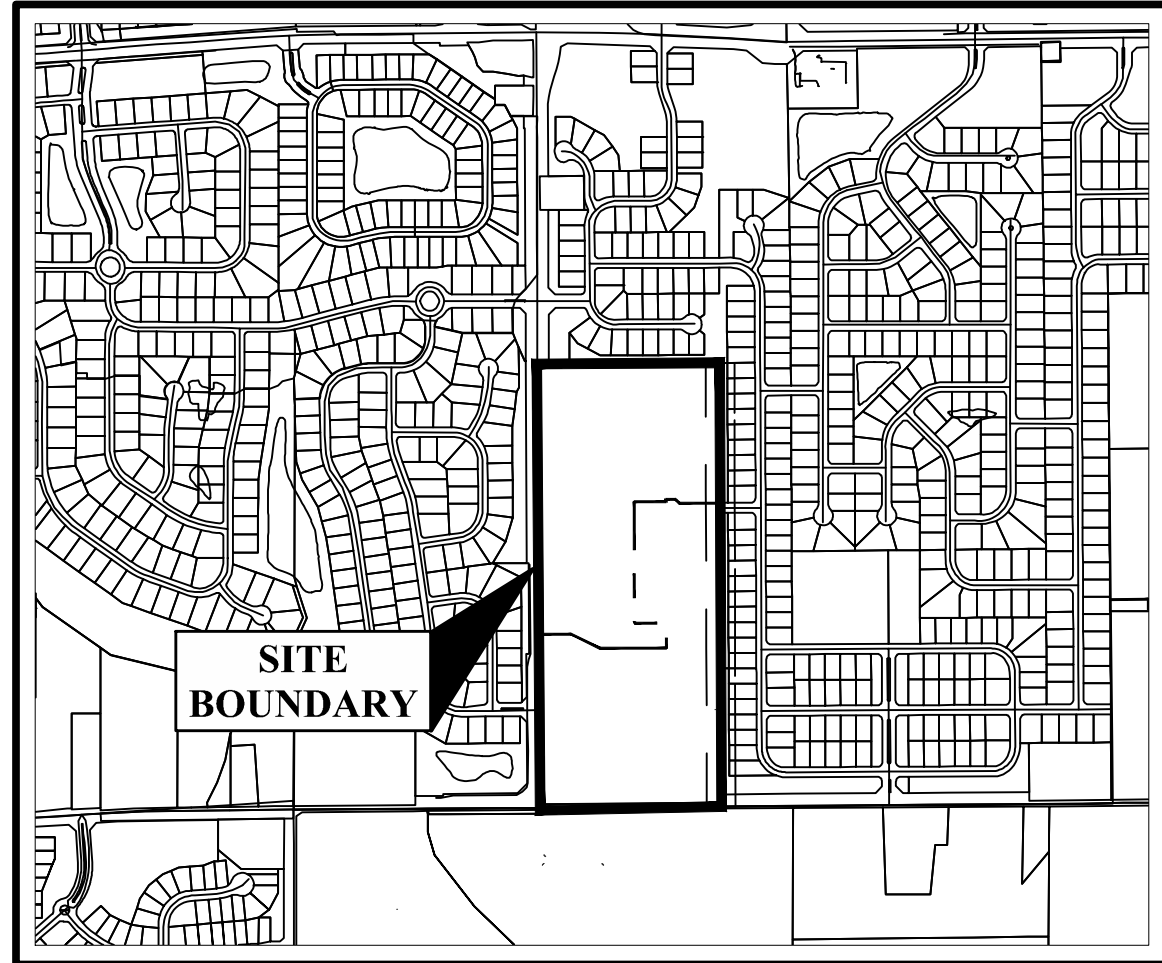
PROJECT INFORMATION

±50.39 ACRES	
90 LOTS	1.8 LOTS/ACRE
DESIGN SPEED	25 MPH
TOTAL C.A.	15.61 AC±
USEABLE OPEN SPACE (INCLUDES LAKES)	15.61 AC± (100.00%)
OPEN SPACE PERCENTAGE	31.0% (30% MINIMUM REQ.)

SHEET INDEX

TITLE SHEET	1
SITE PLAN	2-4
UTILITY PLAN	5
OPEN SPACE PLAN	6

CITY OF FISHERS, HAMILTON COUNTY, INDIANA
PRIMARY PLAT
FOR
COPPER TRAILS
2024
PP-24-2



LOCATION MAP

Not to Scale

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point South 89 degrees 31 minutes 27 seconds West 375.80 feet of the Southeast corner of said Southwest Quarter Section to the centerline of an Electric Line Easement as recorded in Deed Record 183, pages 45-46, in the Office of the Recorder of Hamilton County, Indiana, being the point of beginning of this description; thence along the centerline of said Electric Line Easement by the next three (3) courses: 1) North 00 degrees 11 minutes 03 seconds West 824.19 feet; 2) North 00 degrees 09 minutes 08 seconds West 815.70 feet; 3) North 00 degrees 08 minutes 50 seconds West 666.84 feet; thence South 89 degrees 31 minutes 27 seconds West parallel to the South line of said Quarter Section a distance of 948.68 feet to the West line of the East Half of said Quarter Section; thence South 00 degrees 16 minutes 36 seconds East to the South line of said Quarter Section a distance of 2,507.09 feet; thence North 89 degrees 31 minutes 27 seconds East along the South line of said Quarter Section a distance of 944.06 feet to the point of beginning, containing 50.105 acres, more or less

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

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

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

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

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

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

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

DEVELOPER/OWNER

NVR, Inc. ("Ryan Homes")
Michael Lewis
8425 Woodfield Crossing Blvd.
Indianapolis, IN 46240
Tel: (317) 847-6821
Email: milewis@nvrinc.com

PREPARED BY:

EMHT
Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

The work product shown on Sheets No. 2-4 (Sheets 1-3) were prepared and provided by Garcia Surveyors Inc., who is the sole party responsible for this work. EMHT does not represent or warrant the work performed or the work product provided.

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
April 2024

ADJOINING PROPERTY OWNERS		
PARCEL	PARCEL NUMBER	PARCEL OWNER
1		RIGHT OF WAY
2	13-02-00-31-39-0-0	STEEPLECHASE FISHERS HOMEOWNERS ASSOCIATION
3	13-02-00-31-39-0-0	STEEPLECHASE FISHERS HOMEOWNERS ASSOCIATION
4	13-02-00-31-39-0-0	STEEPLECHASE FISHERS HOMEOWNERS ASSOCIATION
5		RIGHT OF WAY
6		RIGHT OF WAY
7	13-02-00-31-39-0-0	STEEPLECHASE FISHERS HOMEOWNERS ASSOCIATION
8	13-02-00-31-39-0-0	STEEPLECHASE FISHERS HOMEOWNERS ASSOCIATION

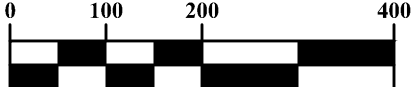
STREETS

NAME	LENGTH(LF±)
STREET A	2308
STREET D	1556
MANIFESTO DRIVE	254
STABLE STONE TERRACE	685

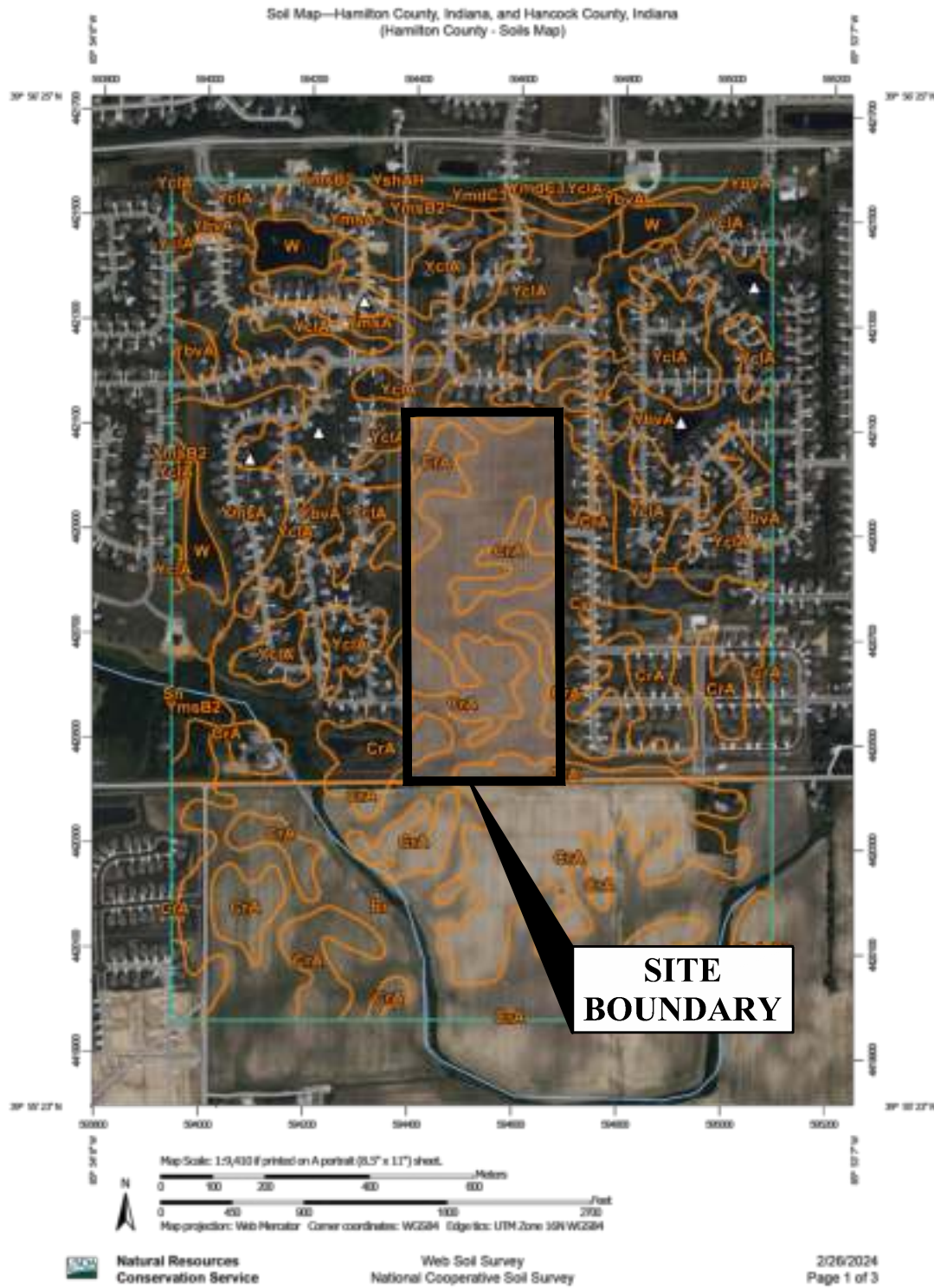
INDEX MAP

Scale: 1" = 200'

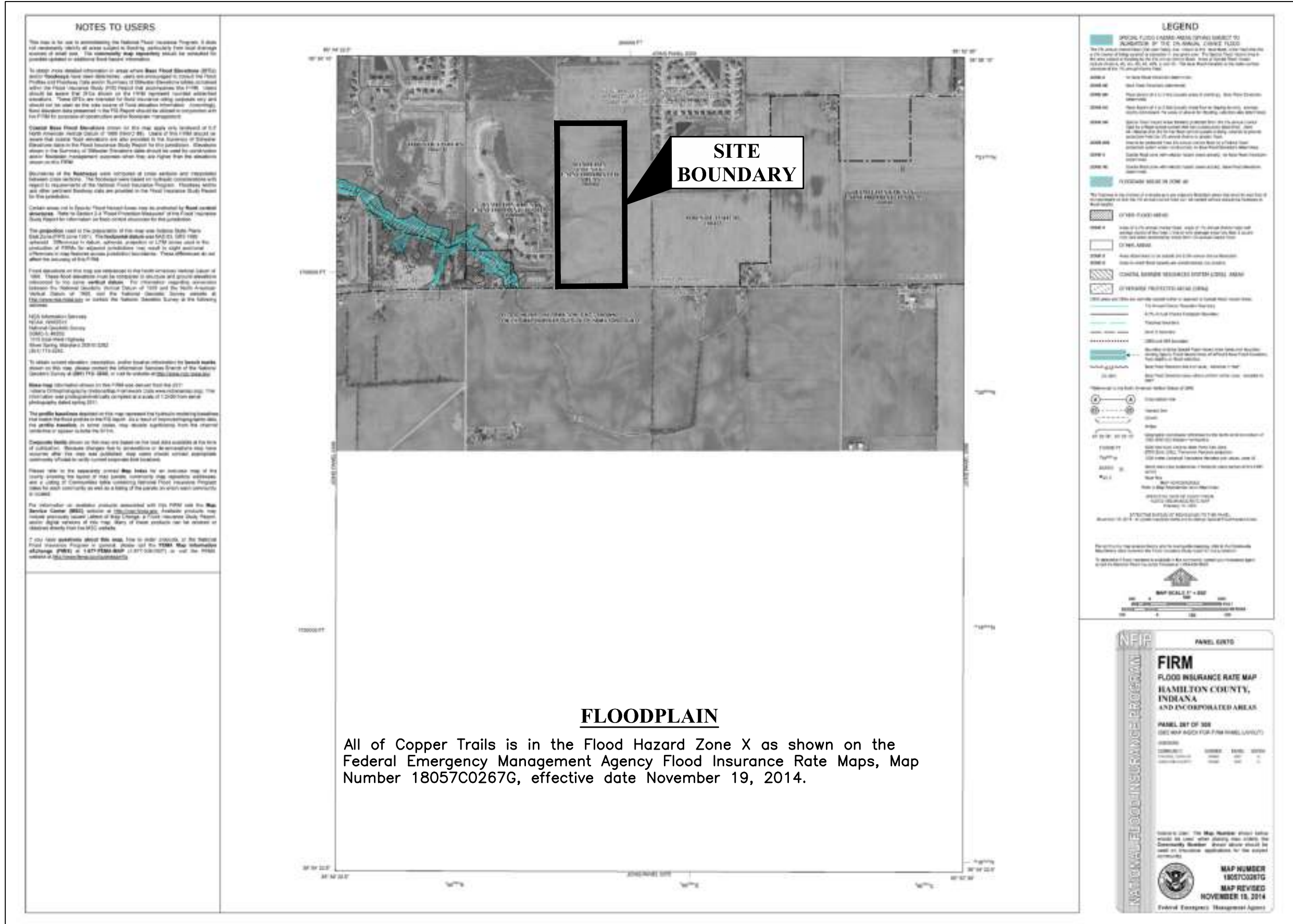
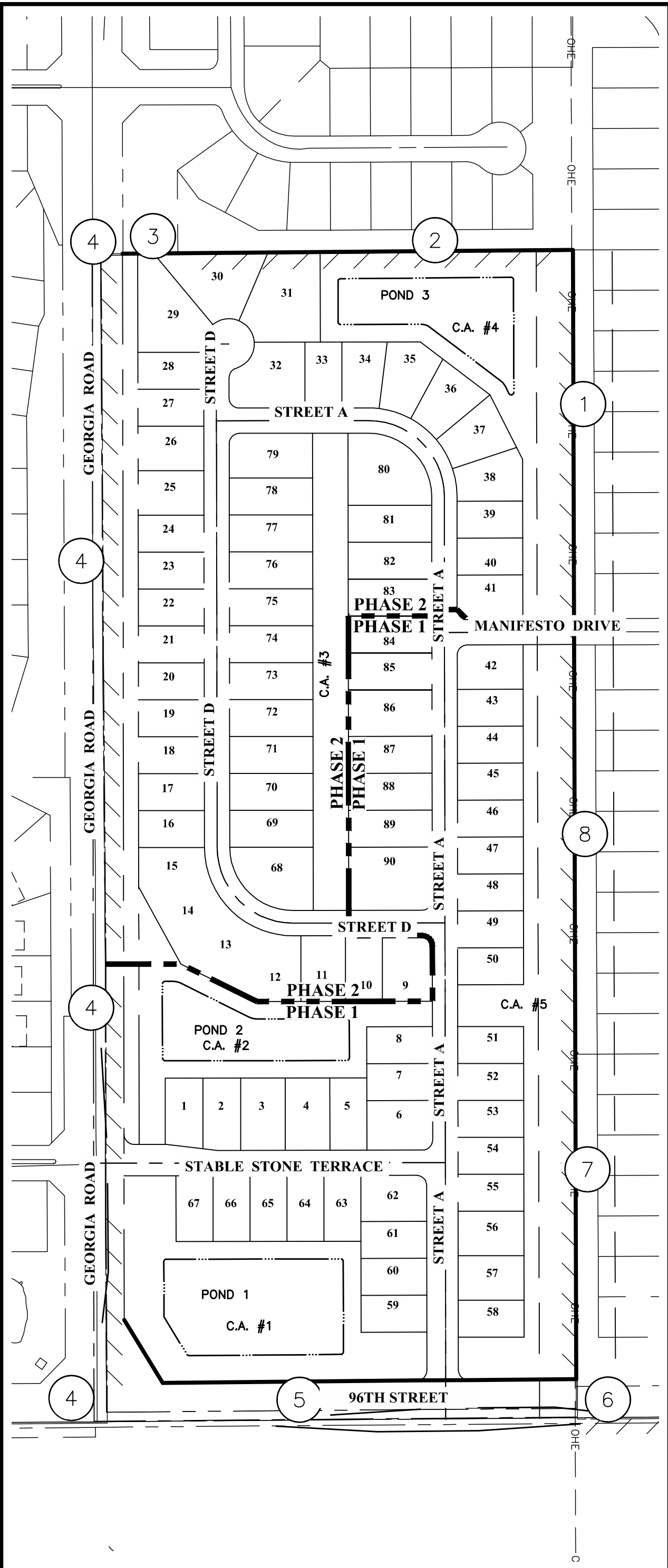
GRAPHIC SCALE



1 inch = 200 feet



Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
C/A	Crookley all loam, fine loamy subsoil, 0 to 2 percent slopes	40.4	10.6%
Cy	Crookley all loam, 0 to 2 percent slopes	55.2	12.0%
Sh	Shoals all loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.0	0.0%
W	Water	8.4	1.9%
YbA	Brookston silty clay loam, Urban land complex, 0 to 2 percent slopes	88.5	19.3%
YbA	Crookley all loam, fine loamy subsoil Urban land complex, 0 to 2 percent slopes	91.6	20.0%
YmC3	Miami clay loam-Urban land complex, 0 to 12 percent slopes, severely eroded	4.3	0.9%
YmE4	Miami all loam-Urban land complex, 0 to 2 percent slopes	25.3	5.5%
YmE2	Miami all loam-Urban land complex, 2 to 6 percent slopes, eroded	6.7	1.5%
YbA4H	Shoals all loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration	0.0	0.0%
Subtotals for Soil Survey Area		328.2	71.6%
Totals for Area of Interest		488.5	100.0%
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	68.8	15.0%
C/A	Crookley all loam, New Castle 10' Plow, 0 to 2 percent slopes	81.4	13.4%
Subtotals for Soil Survey Area		130.2	28.4%
Totals for Area of Interest		488.5	100.0%



FLOODPLAIN

All of Copper Trails is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 18057C0267G, effective date November 19, 2014.

REVISIONS

MARK DATE DESCRIPTION

NVR, INC. ("RYAN HOMES")

CITY OF FISHERS, HAMILTON COUNTY, INDIANA

PRIMARY PLAT

COPPER TRAILS

TITLE SHEET

EMHT

Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

DATE

April 2024

SCALE

AS NOTED

JOB NO.

20240048

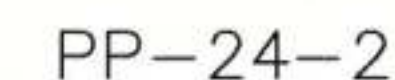
SHEET

1/6

(IN FEET)
1 inch = 50. ft.

100	LOT NUMBER
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
C.A.	COMMON AREA
P.T.E.	PERPETUAL TRAIL EASEMENT

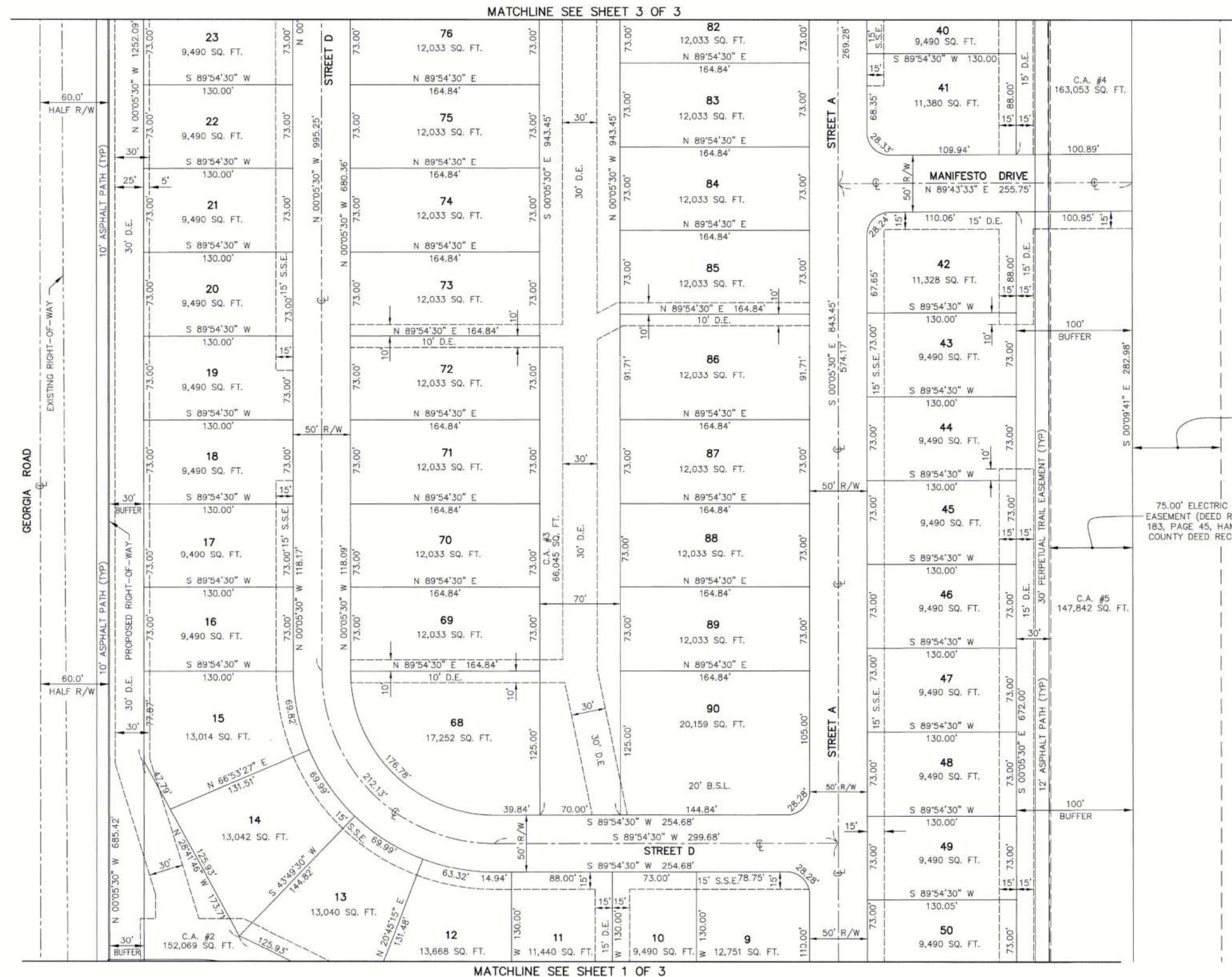
Date _____



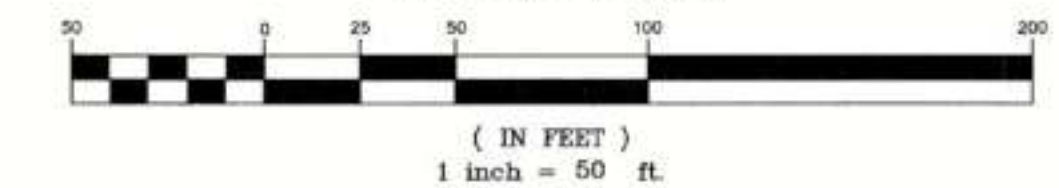
GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA

Page 5 of 25

COPPER TRAILS
PRIMARY PLAT
FISHERS, INDIANA



GRAPHIC SCALE



LEGEND

- | | |
|--------|--------------------------|
| 100 | LOT NUMBER |
| D.E. | DRAINAGE EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| R/W | RIGHT OF WAY |
| C.A. | COMMON AREA |
| P.T.E. | PERPETUAL TRAIL EASEMENT |

Anthony A. Garcia
Indiana Professional Land Surveyor No. 21100007

4/15/24
Date:



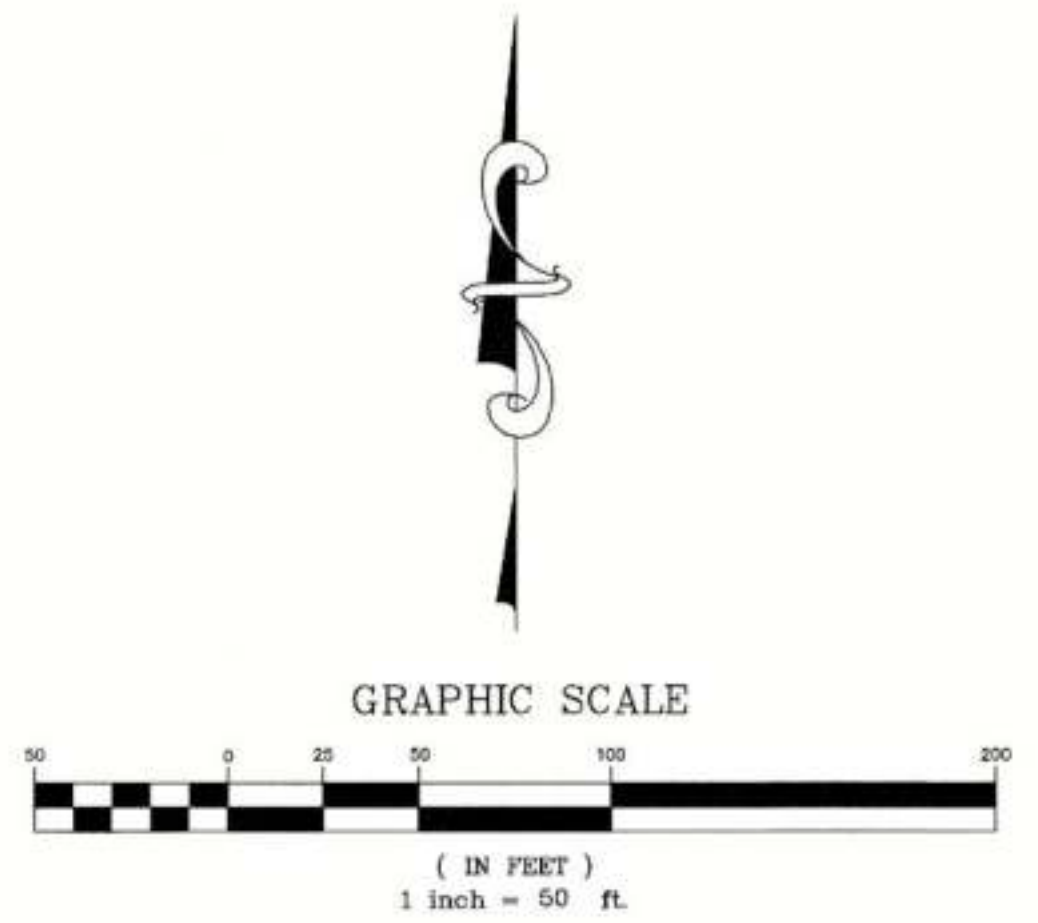
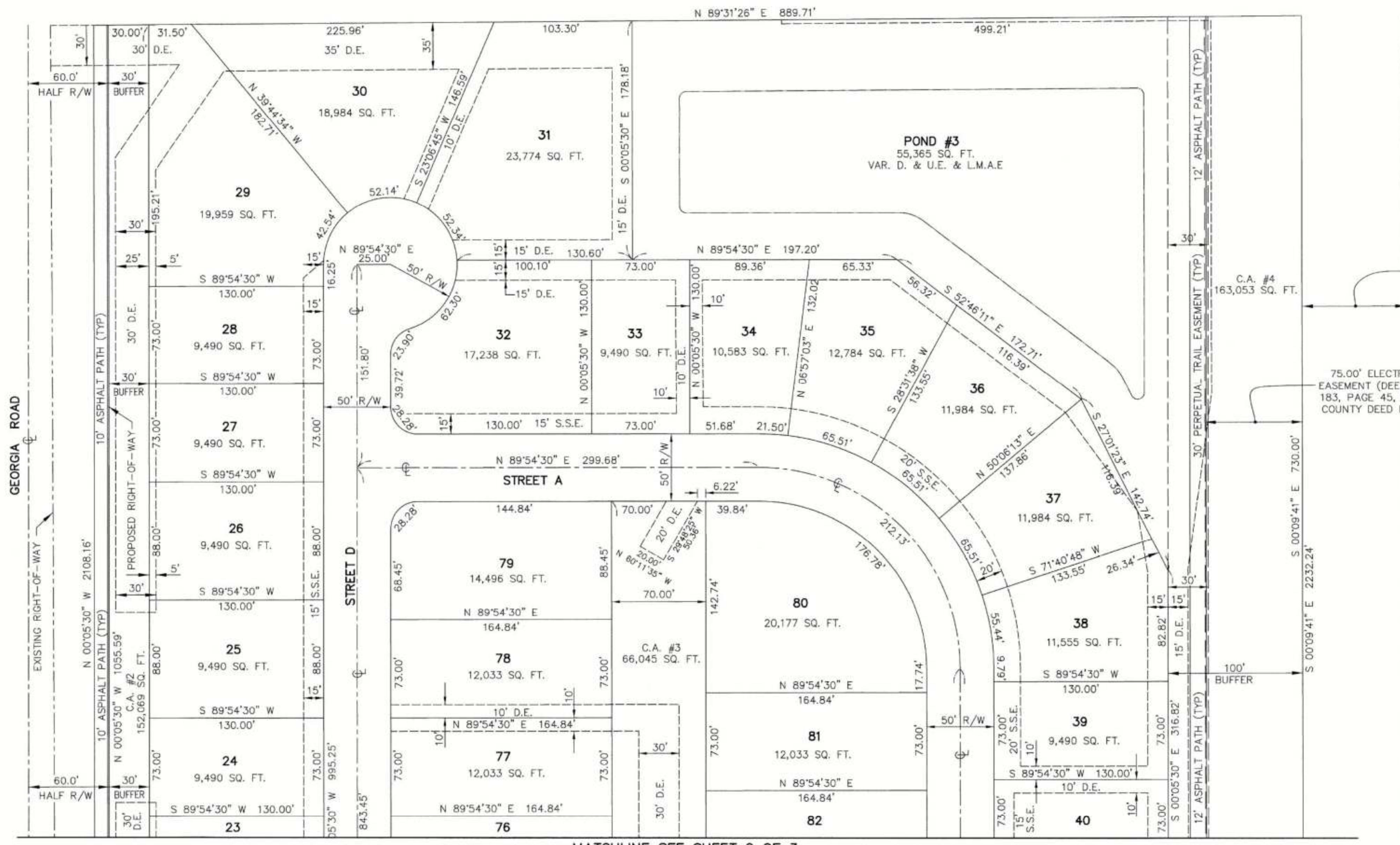
PP-24-2

1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA

REVISION TABLE:				JOB NUMBER:	DRAWING NAME:	OUPS TICKET NUMBER:	
REV.	DESCRIPTION:	BY:	DATE:	244S05614	244-05614-SUB-PLAT 1	-----	
				JOB NAME:	DRAWN BY:	SCALE:	DATE:
				FLAT FORK DEVELOPMENT	LMB	1" = 50'	04/15/24
				CLIENT NAME:	CHECKED BY:	SHEET 2 of 3	
				EMH&T	DK		
				DESCRIPTION:	SURVEYED BY:		
				PRIMARY PLAT	DK		

COPPER TRAILS
PRIMARY PLAT
FISHERS, INDIANA



- LEGEND**
- 100 LOT NUMBER
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - R/W RIGHT OF WAY
 - C.A. COMMON AREA
 - P.T.E. PERPETUAL TRAIL EASEMENT

Anthony A. Garcia
Anthony A. Garcia
Indiana Professional Land Surveyor No. 21100007
Date: 4/15/24



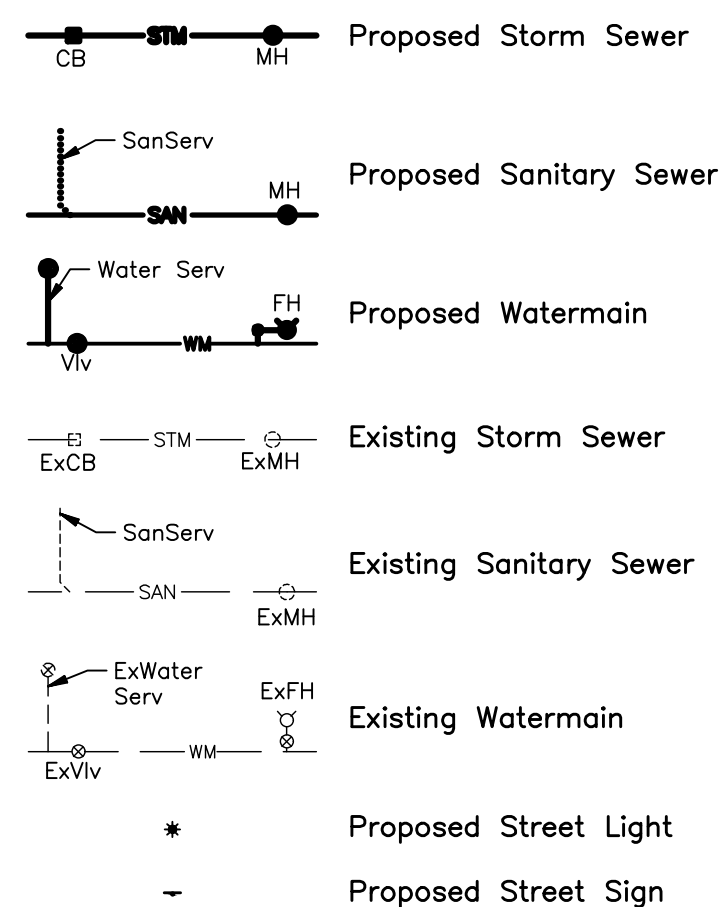
PP-24-2

1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA

REVISION TABLE:				JOB NUMBER:	DRAWING NAME:	OUPS TICKET NUMBER:	
REV.	DESCRIPTION:	BY:	DATE:	244S05614	244-05614-SUB-PLAT 1	-----	
				JOB NAME:	DRAWN BY:		
				FLAT FORK DEVELOPMENT	LMB		
				CLIENT NAME:	CHECKED BY:		
				EMH&T	DCK		
				DESCRIPTION:	SURVEYED BY:		
				PRIMARY PLAT	DCK		
						SCALE:	DATE:
						1" = 50'	04/15/24
						SHEET	
						3 of 3	

LEGEND

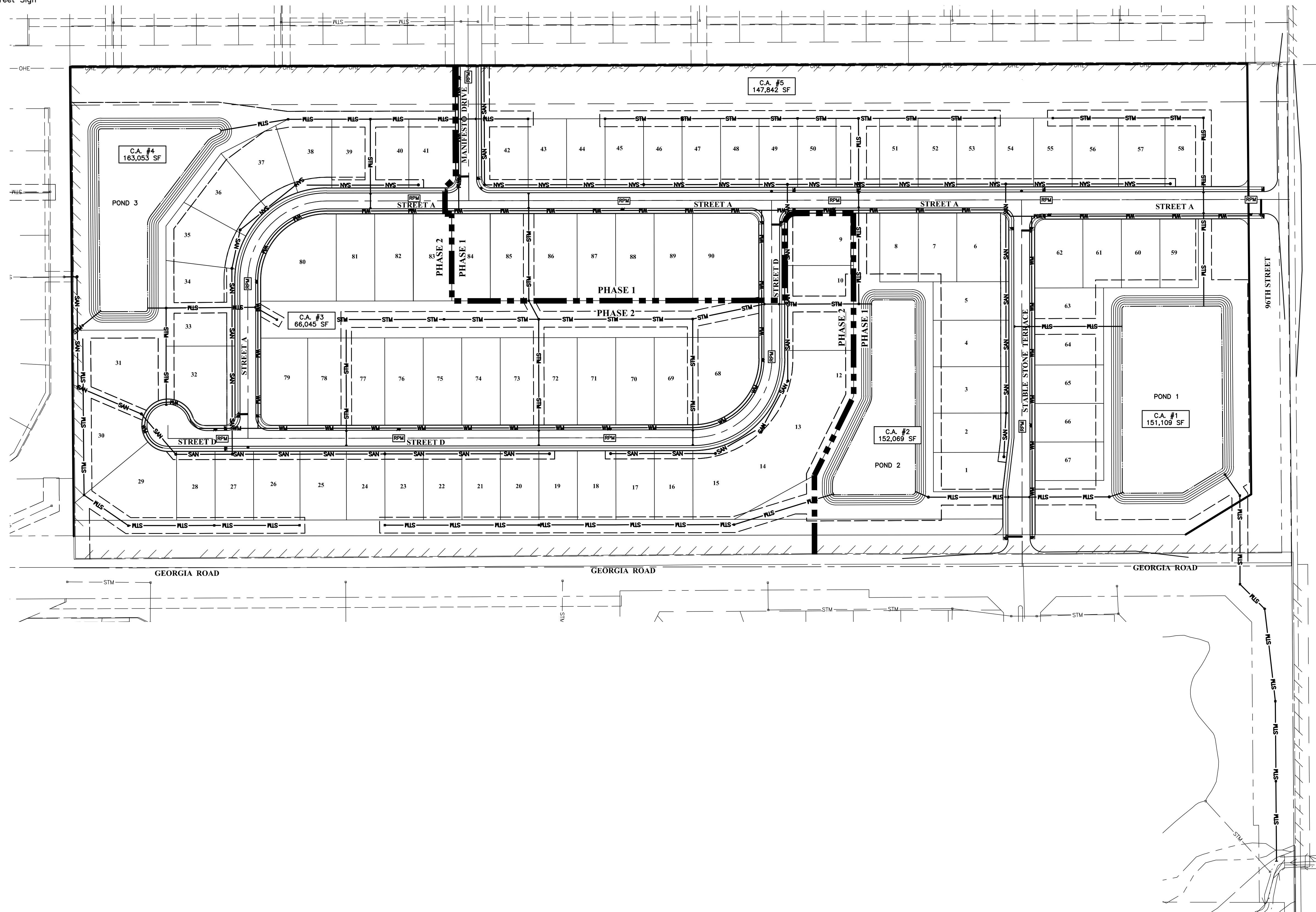
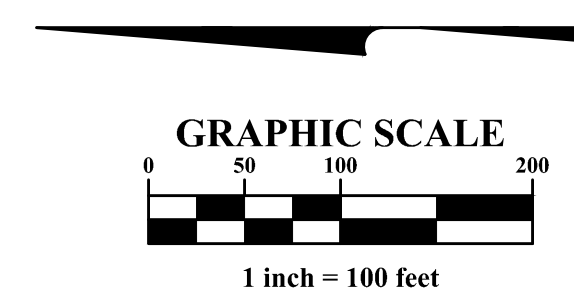


LEGEND

100	LOT NUMBER
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY

NOTES:

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



PRELIMINARY
.....
**NOT TO BE USED FOR
CONSTRUCTION**

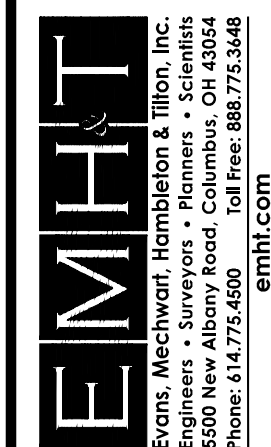
PLAN SET DATE
April 2024

PP-24-2

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NVR, INC. ("RYAN HOMES")

CITY OF FISHERS, HAMILTON COUNTY, INDIANA
PRIMARY PLAT
FOR
COPPER TRAILS
UTILITY PLAN



DATE
April 2024

SCALE

1" = 100'

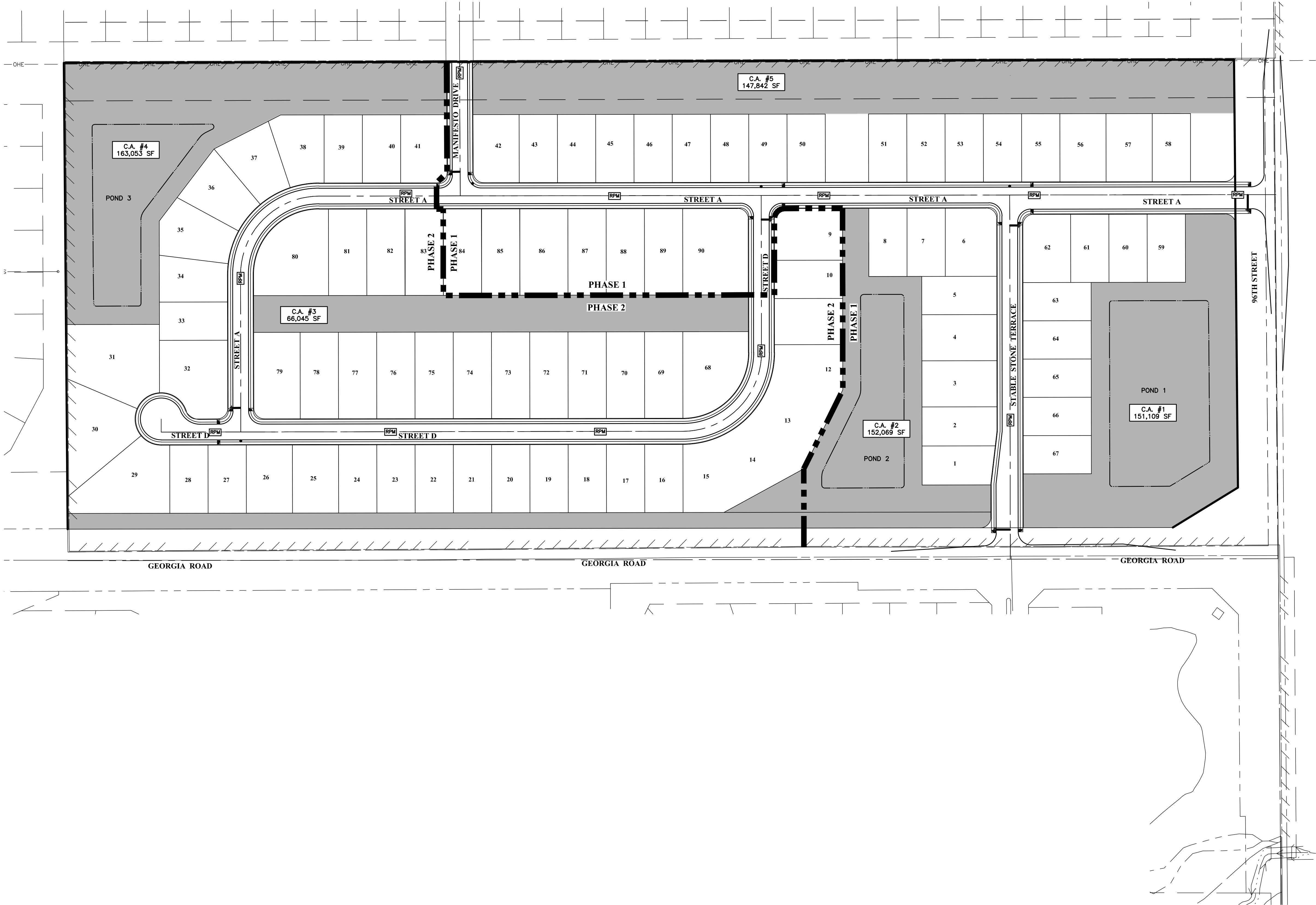
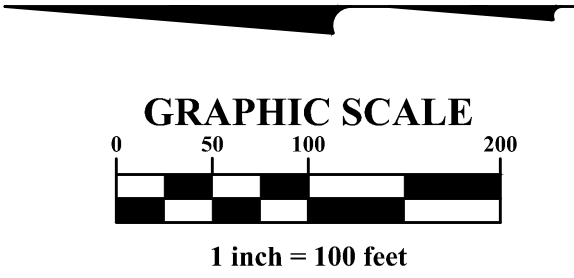
JOB NO.
20240048

SHEET

5/6

I:\20240048\Draw\045Plans\EB\W20240048-PPW-06-06.dwg, Last Saved: By: Luna, Rueben, 4/15/2024 4:17 PM, Last Printed: By: Luna, Rueben, 4/15/2024 4:21 PM (No Xrefs)

COMMON AREA SUMMARY (OPEN SPACE)	
CA #1	151,109 SF
CA #2	152,069 SF
CA #3	66,045 SF
CA #4	163,053 SF
CA #5	147,842 SF
TOTAL COMMON AREA	±680,120 SF
TOTAL COMMON AREA	±15.61 ACRES



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
April 2024

PP-24-2

REVISIONS			NVR, INC. ("RYAN HOMES")	CITY OF FISHERS, HAMILTON COUNTY, INDIANA PRIMARY PLAT FOR COPPER TRAILS OPEN SPACE PLAN	 Evans, Mechwart, Hamblen & Tillon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com
MARK	DATE	DESCRIPTION			
DATE			April 2024	SCALE	1" = 100'
JOB NO.			20240048		
SHEET			6/6		



Plat Committee Staff Report

Meeting Date: May 1, 2024

DEPARTMENT CONTACT:

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

CASE NUMBER:

PP-24-2

PETITIONER:

Carlos Luna (cluna@emht.com)

PROPERTY**ADDRESS/LOCATION:**

13-16-07-00-00-017.000

REQUEST: Request to approve a Primary Plat of 90 lots on 50.07 acres, known as the Copper Trails (FKA Flat Fork PUD) property. Subject site is generally located east of Georgia Road and north of E. 96th Street.

**APPLICABLE
REGULATIONS:**

Flat Fork PUD, Greenway
Overlay District & UDO

EXISTING ZONING:

Flat Fork PUD,
Greenway Overlay
District & UDO

FISHERS 2040:

Suburban Residential

PARCEL SIZE: 50.07 acres

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

This property is zone PUDR – Flat Fork PUD - with the Greenway Overlay District.

North: Steeplechase PUD (Single Family)

East: Reserve at Steeplechase PUD (Single Family), The Boulders PUD (Single Family), Greenway Overlay District

South: Hancock County

West: Southeast Fishers PUD (Single Family), R2 (Place of Worship)



PETITION OVERVIEW:

The petitioner requests approval of a primary plat for Copper Trails, a subdivision that is part of the Flat Fork PUD.

Zoning

The zoning of the property is PUD-R (Flat Fork PUD) with the Greenway Overlay District. The concept plan is below. The PUD consists of primarily single family homes.



Concept Plan for Copper Trails subdivision (FKA Flat Fork PUD)

Lot Standards

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

Vehicular Access & Street Design

Access will be provided from Georgia Road, E. 96th Street, and Manifesto Drive. All drives will have full access. There will be a ROW dedication on the northeast corner of Georgia Road and E. 96th Street.

Pedestrian Improvements

The development will be required to make Geist Greenway trail improvements and other pedestrian connections to new and existing parks and trails.

Open Space & Landscaping

No open space is required, but there is a landscaping plan within the approved PUD.

Utilities

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

Waivers Requested

No waivers are requested.

PUBLIC COMMENT:

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

At the time of writing this staff report, Staff communicated with three people. Matt Addison inquired via email about when PUD documents would be available to the public to review and was concerned that the public was not given enough time to review the documents. He also asked for the rezone ordinance. Richard Hoffman called, and wondered when the PUD documents would be available as well. He also asked about the difference between this approval and the rezoning in the fall. Finally, Matt Robinson, who lives at 9789 Mustang Trail, expressed concern about the commercial portion of the subdivision.

STAFF RECOMMENDATION:

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

A public hearing is required.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

PUD ZONING INFORMATION

MIN. SQUARE FEET	9,000 SF
MIN. BUILDING SETBACK	20 FT
MIN. REAR YARD SETBACK	35 FT
MIN. SIDE YARD SETBACK	7.5 FT
MIN. ROAD FRONTAGE	73 FT
MIN. OPEN SPACE	30%
MAX DENSITY (units/acres)	3.0

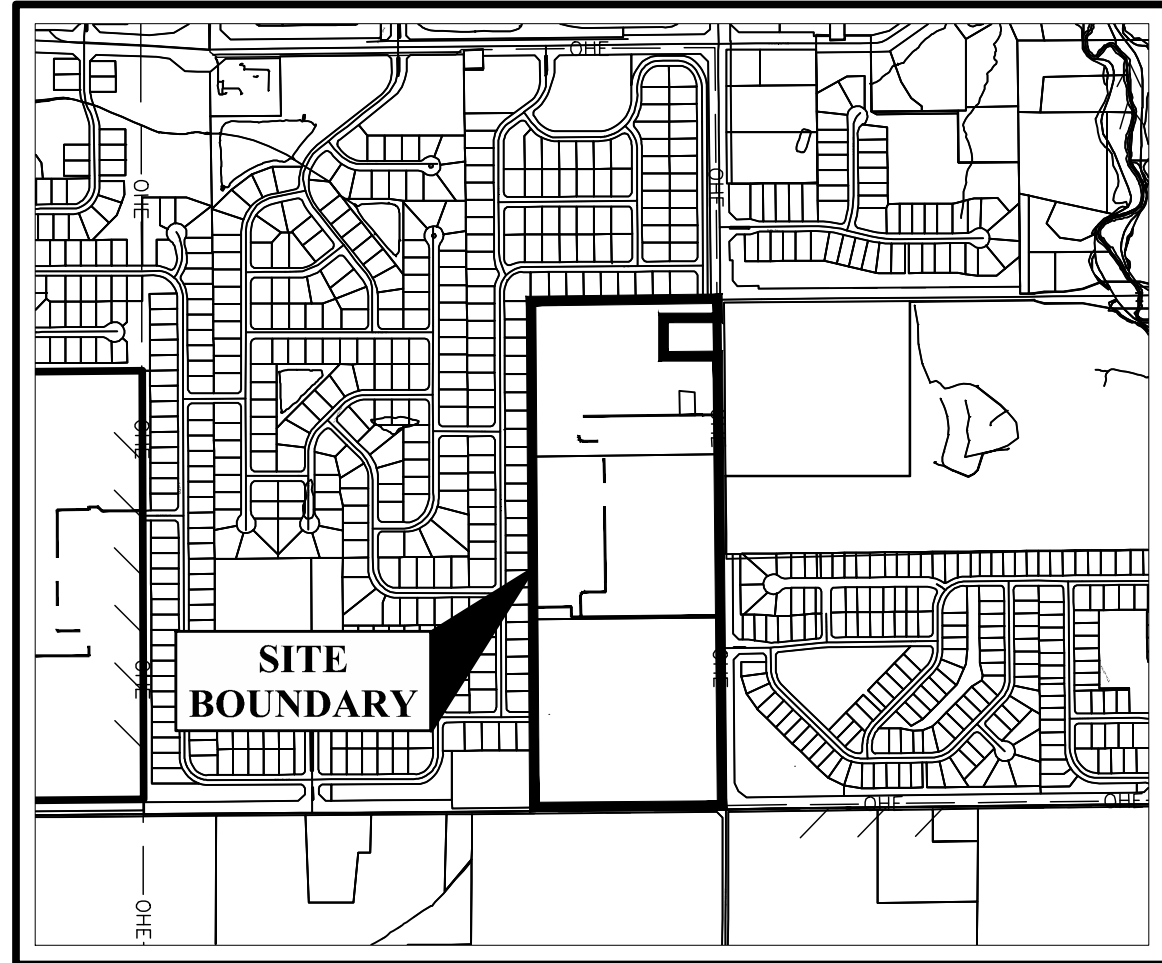
PROJECT INFORMATION

±57.7 ACRES	2.1 LOTS/ACRE
DESIGN SPEED	25 MPH
TOTAL C.A.	13.4 AC±
USEABLE OPEN SPACE (INCLUDES LAKES)	13.4 AC± (100.00%)
OPEN SPACE PERCENTAGE	23.2% (30% MINIMUM REQ.)

SHEET INDEX

TITLE SHEET	1
SITE PLAN	2-4
UTILITY PLAN	5
OPEN SPACE PLAN	6

CITY OF FISHERS, HAMILTON COUNTY, INDIANA
PRIMARY PLAT
FOR
ORCHARD RUN
2024
PP-24-3



LOCATION MAP

Not to Scale

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 33 minutes 20 seconds East 100.00 feet along the east line of said Southeast Quarter (the bearings in this description are based on a survey prepared by Curtis C. Huff, recorded as Instrument Number 200500083272 in the Office of the Recorder of Hamilton County, Indiana) to the northeast corner of Heritage Minor Subdivision, per plot thereof, recorded as Instrument Number 9609624712 in the Office of said Recorder, the following three (3) courses are along the north, west and south lines of said plot: 1)thence South 89 degrees 17 minutes 46 seconds West 300.00 feet; 2)thence South 00 degrees 33 minutes 20 seconds East 200.00 feet; 3)thence North 89 degrees 17 minutes 46 seconds East 300.00 feet to the east line of said Southeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 00 degrees 33 minutes 20 seconds East 2,357.19 feet to the southeast corner of said Southeast Quarter; 2)thence South 89 degrees 33 minutes 23 seconds West 894.88 feet to the southwest corner of Overlap Tract No. 1 as described on said survey; thence North 00 degrees 24 minutes 15 seconds West 2,652.67 feet along the west line of said Overlap Tract No. 1 and the east lines of Tracts "B", "C" and "D" as shown on said survey to the north line of said Southeast Quarter; thence North 89 degrees 17 minutes 46 seconds East 987.87 feet along said north line to the POINT OF BEGINNING. Containing 59.045 acres, more or less.

NOTES:

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

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

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

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

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

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

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

DEVELOPER/OWNER

NVR, INC. ("RYAN HOMES")
Michael Lewis
8425 Woodfield Crossing Blvd.
Indianapolis, IN 46240
Tel: (317) 847-6821
Email: mlew@nvrinc.com

PREPARED BY:



Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

The work product shown on Sheets No. 2-4 (Sheets 1-3) were prepared and provided by Garcia Surveyors Inc., who is the sole party responsible for this work. EMHT does not represent or warrant the work performed or the work product provided.

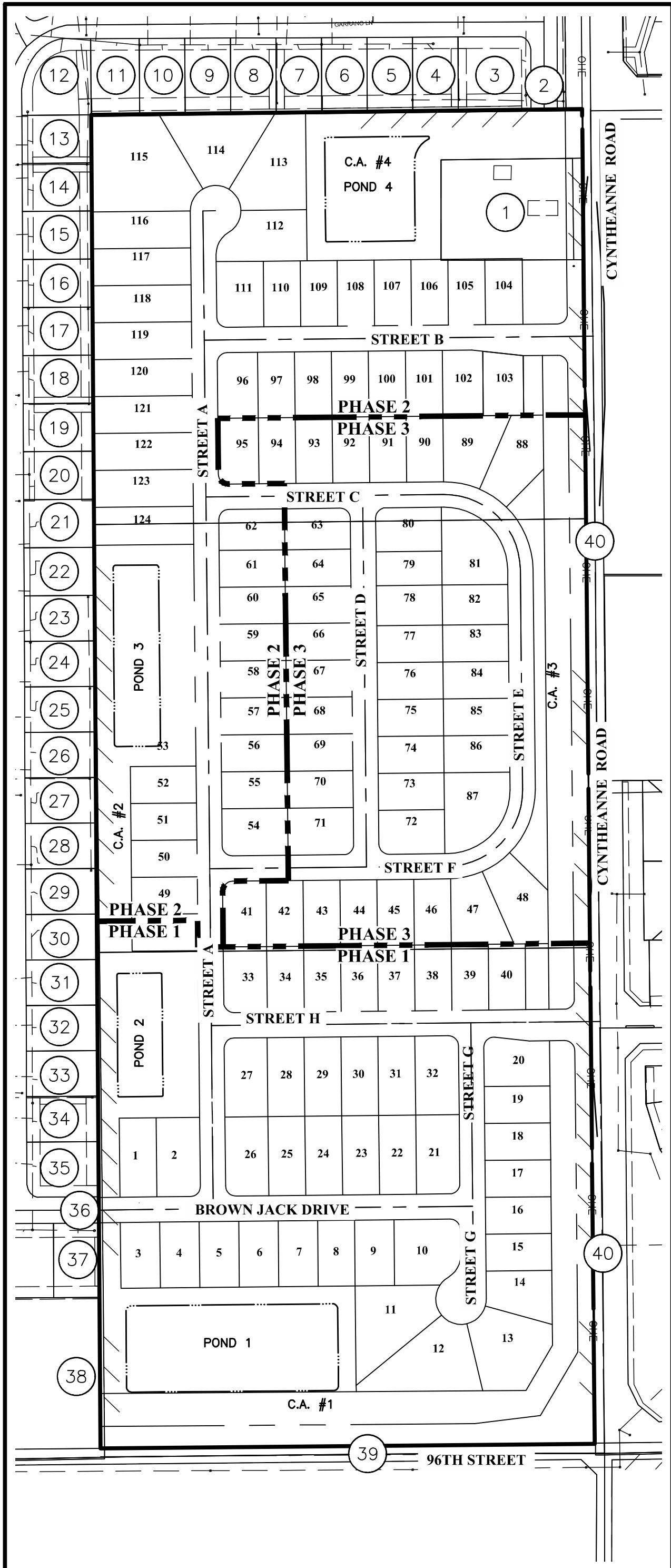
PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
April 2024



Map Unit Symbol	Map Unit Name	Acres in ADI	Percent of ADI
Br	Brookston silty clay loam, 0 to 2 percent slopes	2.2	0.5%
O/A	Crozier silt loam, fine loamy subsoil, 0 to 2 percent slopes	58.2	13.9%
Cy	Cyclone silt loam, 0 to 2 percent slopes	102.3	24.5%
HuF	Hennepin loam, 18 to 50 percent slopes	3.8	0.9%
MnB2	Miami silt loam, 2 to 8 percent slopes, eroded	4.4	1.0%
Or	Orellana	18.8	4.5%
W	Water	0.9	0.2%
YbA	Brookston silty clay loam, Urban land complex, 0 to 2 percent slopes	69.9	16.7%
YbA	Crozier silt loam, fine loamy subsoil Urban land complex, 0 to 2 percent slopes	75.5	18.1%
Subtotals for Soil Survey Area		338.8	80.4%
Totals for Area of Interest		417.6	100.0%

Map Unit Symbol	Map Unit Name	Acres in ADI	Percent of ADI
Br	Brookston silty clay loam, 0 to 2 percent slopes	45.1	10.8%
O/A	Crozier silt loam, New Castle 10' Ponds, 0 to 2 percent slopes	35.0	8.4%
MnB2	Miami silt loam, 2 to 8 percent slopes, eroded	1.7	0.4%
Subtotals for Soil Survey Area		81.8	19.6%
Totals for Area of Interest		417.6	100.0%

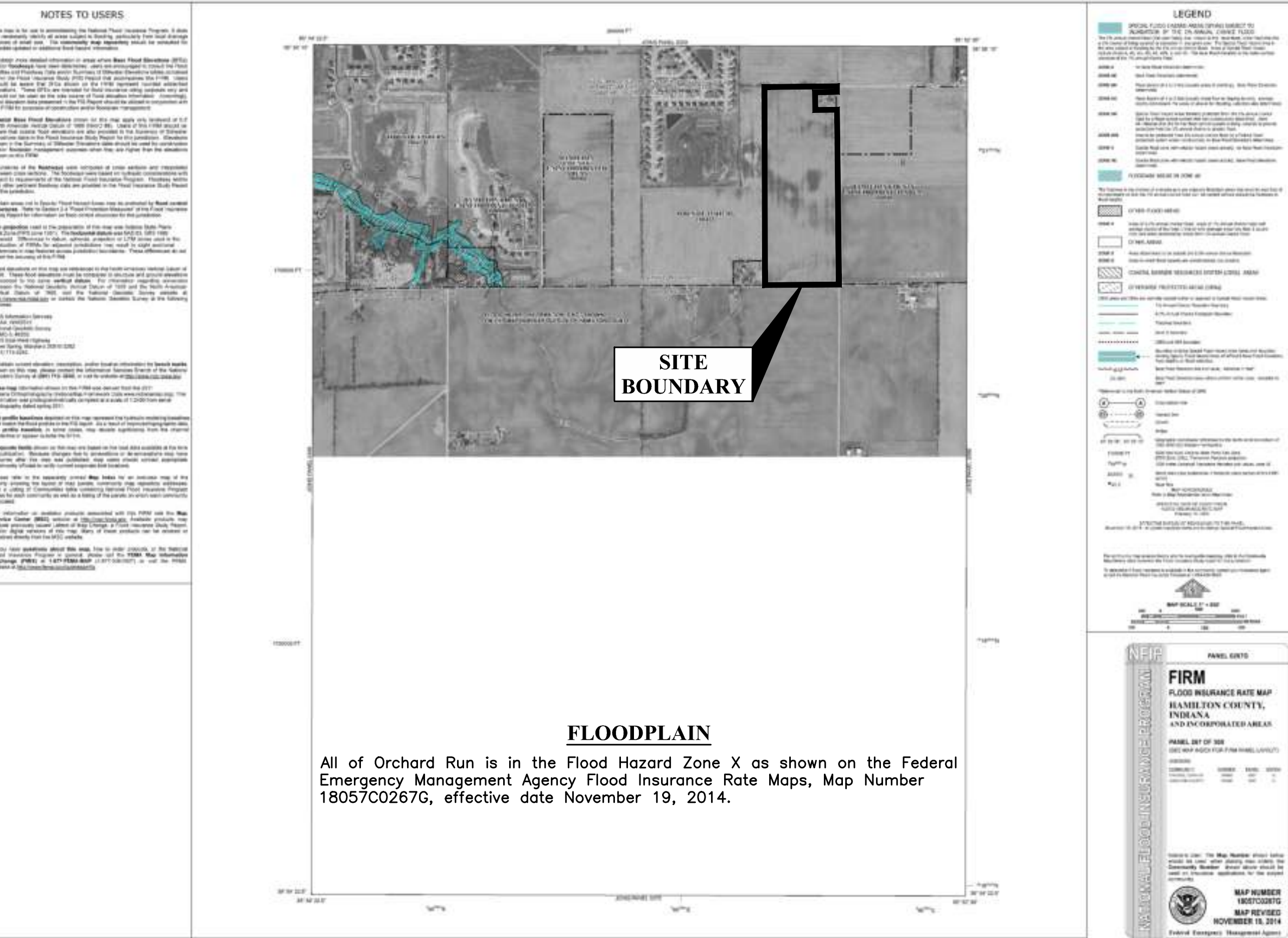


STREETS	NAME	LENGTH(LF±)
STREET A		1999
STREET B		752
STREET C		545
STREET D		735
STREET E		585
STREET F		545
STREET G		571
STREET H		750
BROWN JACK DRIVE		740

INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

KEYNOTE	PARTIAL SURVEYOR	PARTIAL OWNER
1	12-16-02-00000-001	STUART, DONALD E & JENDA D NEW
2	12-16-02-00000-002	RIGHT OF WAY
3	12-16-02-00000-003	BLACKIE, PA, DAVID C & BARBARA A LEW
4	12-16-02-00000-004	HULLIG, NATHAN P & JENNIFER LEW
5	12-16-02-00000-005	MICHAEL, PATRICIA D
6	12-16-02-00000-006	SPINA, MATTHEW D & NICOLE A NEW
7	12-16-02-00000-007	WORTHON, KATHY A & R. ST
8	12-16-02-00000-008	ROTHMAN, ERIC & AMANDA NEW
9	12-16-02-00000-009	CARMICHAEL, JEFFREY L & JENNIFER NEW
10	12-16-02-00000-010	BOBBAY, DONALD L & MARGARET NEW
11	12-16-02-00000-011	WRIGHT, CORY & DANA NEW
12	12-16-02-00000-012	WRIGHT, MICHAEL D & MICHELLE C
13	12-16-02-00000-013	GILLEN, LOUISE & CYZETTER NEW
14	12-16-02-00000-014	GILLEN, BLANCK & LISA NEW
15	12-16-02-00000-015	WELLS, JAMES R
16	12-16-02-00000-016	SMITH, DARRELL G & SARA NEW
17	12-16-02-00000-017	WELLS, KYLE D
18	12-16-02-00000-018	BRIDGES, MICHAEL & JESSICA NEW
19	12-16-02-00000-019	BRIDGES, MICHAEL & JESSICA NEW
20	12-16-02-00000-020	BRIDGES, MICHAEL & JESSICA NEW
21	12-16-02-00000-021	BRIDGES, MICHAEL & JESSICA NEW
22	12-16-02-00000-022	BRIDGES, MICHAEL & JESSICA NEW
23	12-16-02-00000-023	BRIDGES, MICHAEL & JESSICA NEW
24	12-16-02-00000-024	BRIDGES, MICHAEL & JESSICA NEW
25	12-16-02-00000-025	BRIDGES, MICHAEL & JESSICA NEW
26	12-16-02-00000-026	BRIDGES, MICHAEL & JESSICA NEW
27	12-16-02-00000-027	BRIDGES, MICHAEL & JESSICA NEW
28	12-16-02-00000-028	BRIDGES, MICHAEL & JESSICA NEW
29	12-16-02-00000-029	BRIDGES, MICHAEL & JESSICA NEW
30	12-16-02-00000-030	BRIDGES, MICHAEL & JESSICA NEW
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32	12-16-02-00000-032	BRIDGES, MICHAEL & JESSICA NEW
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36	12-16-02-00000-036	BRIDGES, MICHAEL & JESSICA NEW
37	12-16-02-00000-037	BRIDGES, MICHAEL & JESSICA NEW
38	12-16-02-00000-038	BRIDGES, MICHAEL & JESSICA NEW
39	12-16-02-00000-039	BRIDGES, MICHAEL & JESSICA NEW
40	12-16-02-00000-040	BRIDGES, MICHAEL & JESSICA NEW



FLOODPLAIN

All of Orchard Run is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 18057C0267G, effective date November 19, 2014.

REVISIONS

MARK DATE DESCRIPTION

NVR, INC. ("RYAN HOMES")

CITY OF FISHERS, HAMILTON COUNTY, INDIANA

PRIMARY PLAT

FOR

ORCHARD RUN

TITLE SHEET

EMHT

Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com

DATE

April 2024

SCALE

AS NOTED

JOB NO.

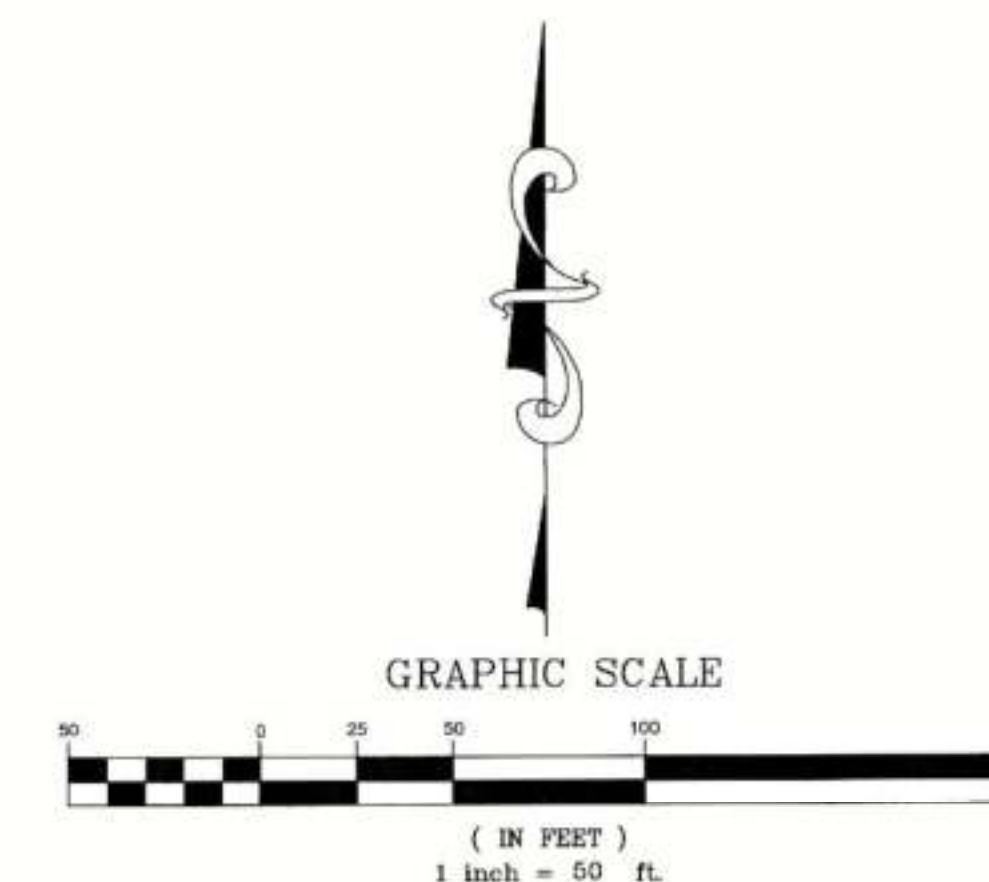
20240048

SHEET

1/6

ORCHARD RUN

PRIMARY PLAT
FISHERS, INDIANA



LEGEND

100	LOT NUMBER
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
C.A.	COMMON AREA
P.T.E.	PERPETUAL TRAIL EASEMENT



A.A.G.
Anthony A. Garcia
Indiana Professional Land Surveyor No. 21100007

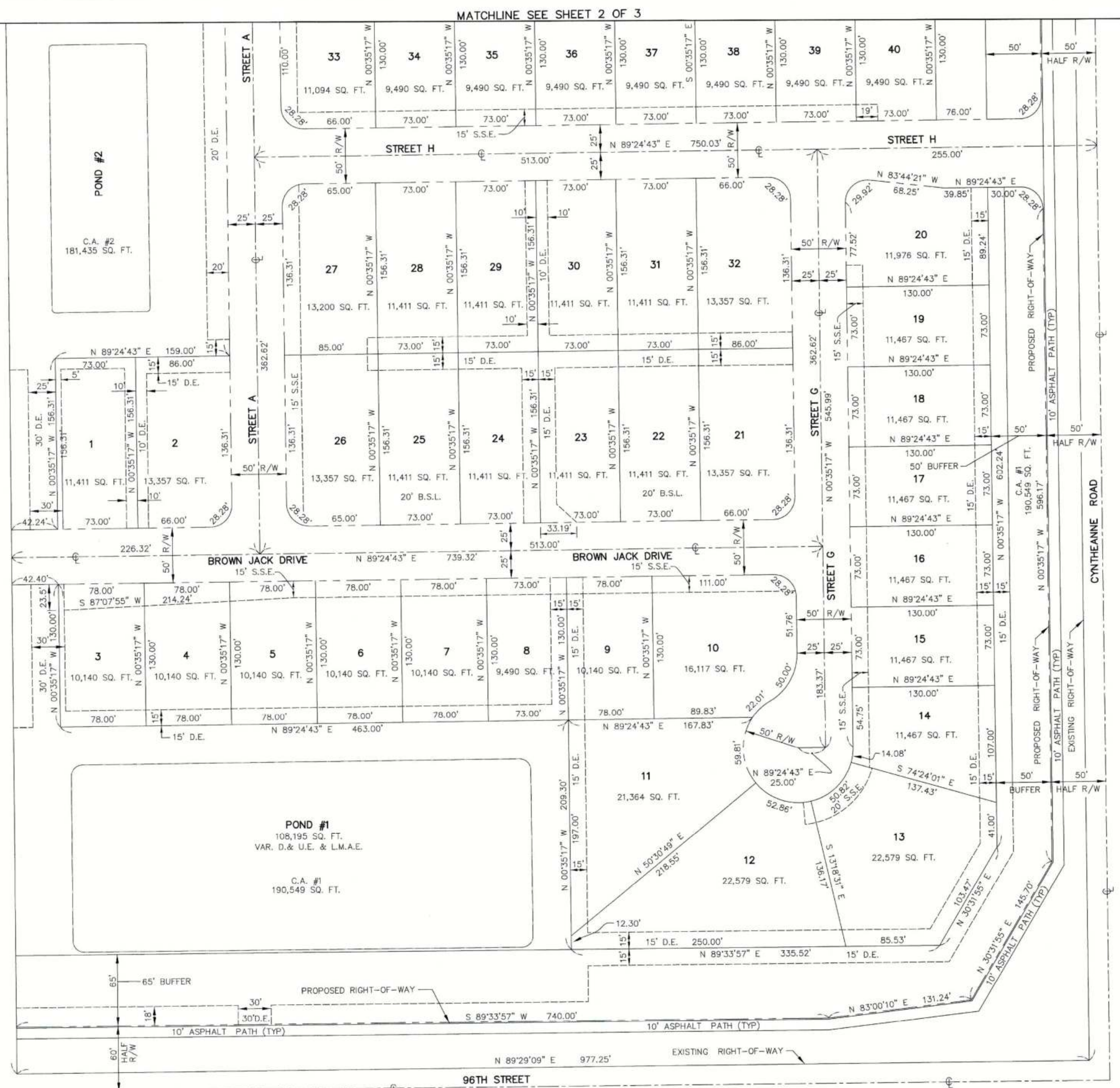
4/15/24
Date:

PP-24-3

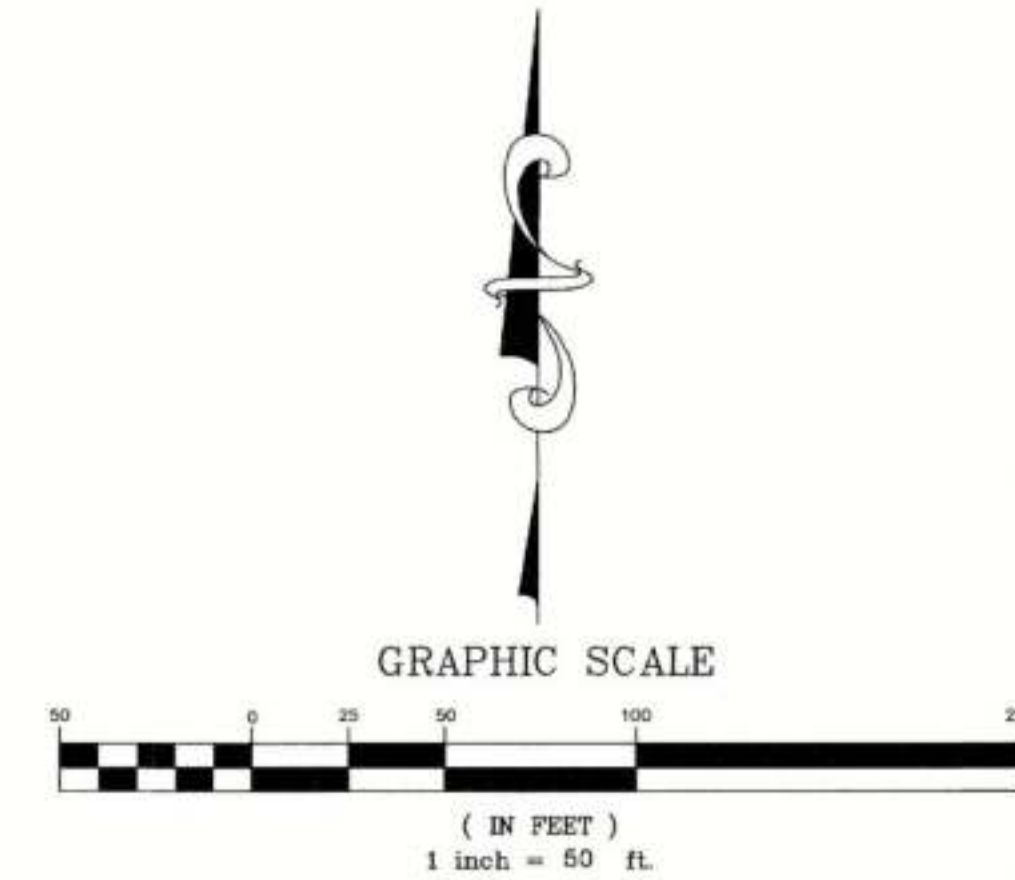
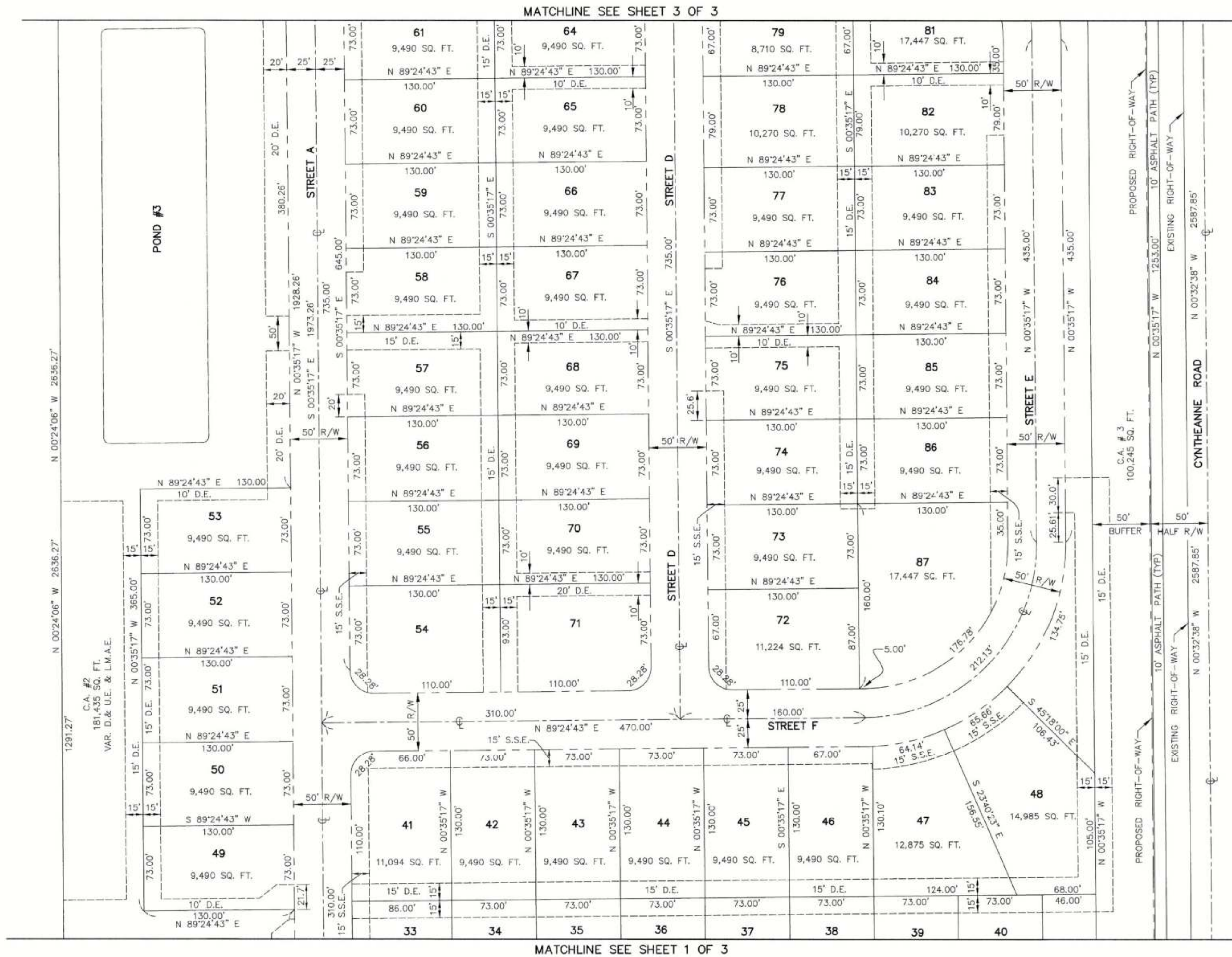
1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA

JOB NUMBER: 244S05614	DRAWING NAME: 244-05614-SUB-PLAT 2	OWPS TICKET NUMBER: -----
JOB NAME: FLAT FORK DEVELOPMENT	DRAWN BY: KJS	SCALE: 1" = 50'
CLIENT NAME: EMH&T	CHECKED BY: DCK	DATE: 04/15/24
DESCRIPTION: PRIMARY PLAT	SURVEYED BY: DCK	SHEET 1 of 3



ORCHARD RUN
PRIMARY PLAT
FISHERS, INDIANA



LEGEND

100	LOT NUMBER
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
C.A.	COMMON AREA
P.T.E.	PERPETUAL TRAIL EASEMENT

Anthony A. Garcia
Anthony A. Garcia
Indiana Professional Land Surveyor No. 21100007

4/15/24
Date:



PP-24-3

1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA

REVISION TABLE:

REV.	DESCRIPTION:	BY:	DATE:

JOB NUMBER:
244S05614
JOB NAME:
FLAT FORK DEVELOPMENT
CLIENT NAME:
EMH&T
DESCRIPTION:
PRIMARY PLAT

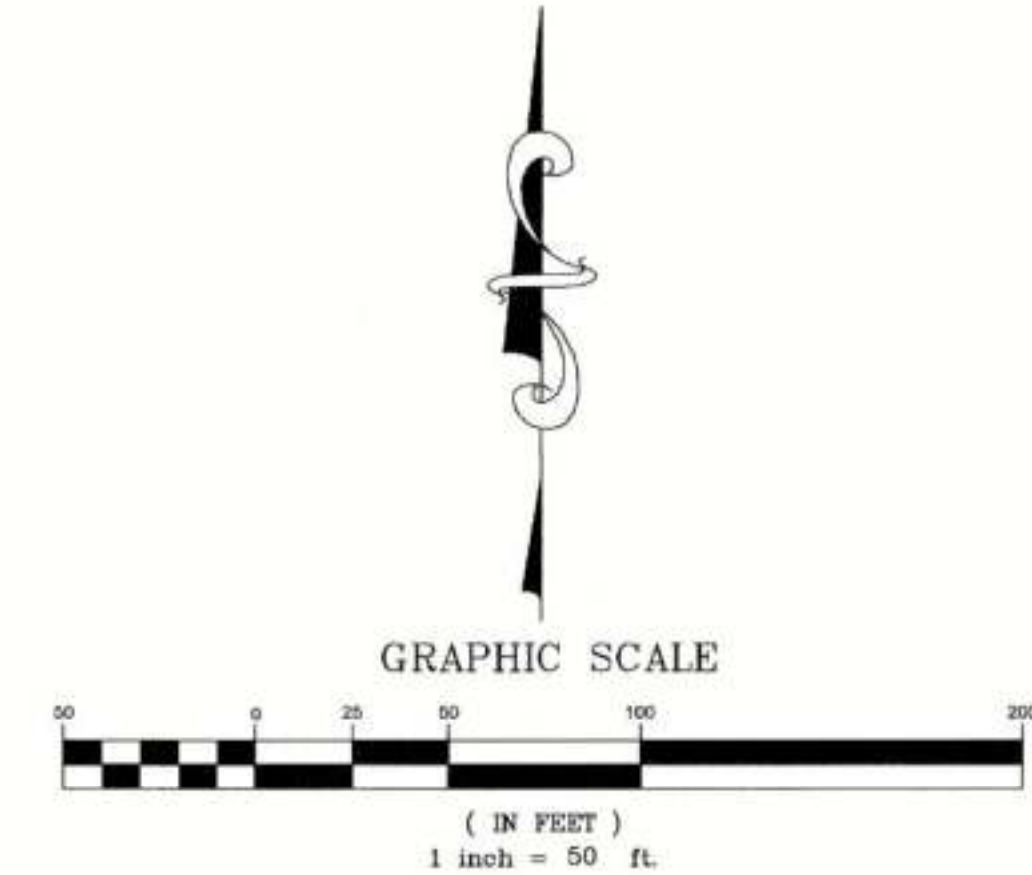
DRAWING NAME:
244-05614-SUB-PLAT 2
DRAWN BY:
KJS
CHECKED BY:
DCK
SURVEYED BY:
DCK

OUPS TICKET NUMBER:

SCALE:
1" = 50'
DATE:
04/15/24

SHEET
2 of 3

ORCHARD RUN
PRIMARY PLAT
FISHERS, INDIANA



LEGEND

- 100 LOT NUMBER
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
R/W RIGHT OF WAY
C.A. COMMON AREA
P.T.E. PERPETUAL TRAIL EASEMENT



Anthony A. Garcia
Anthony A. Garcia
Indiana Professional Land Surveyor No. 21100007
Date: 4/15/24

PP-24-3

1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA

REVISION TABLE:

REV.	DESCRIPTION:	BY:	DATE:

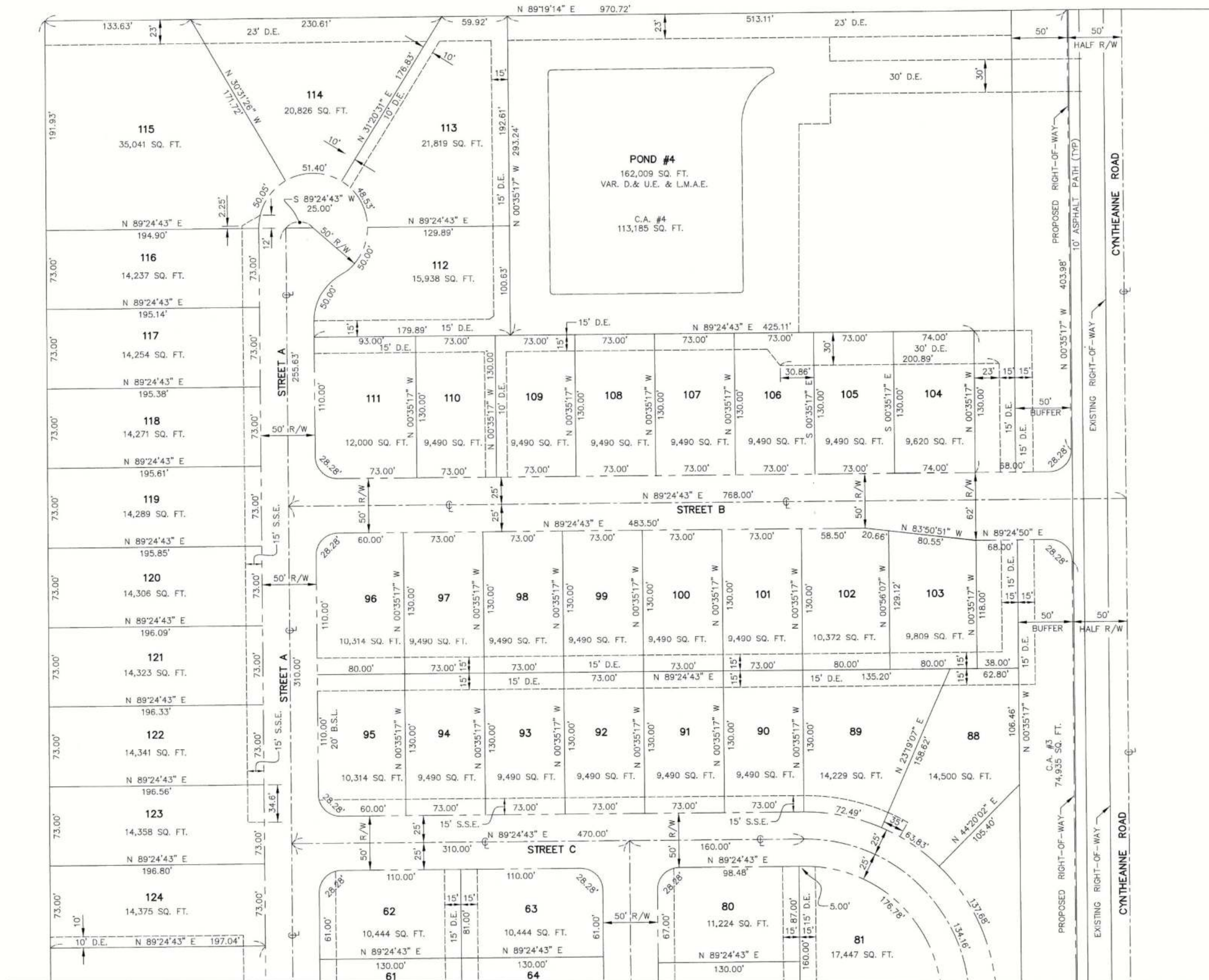
JOB NUMBER:
244S05614
JOB NAME:
FLAT FORK DEVELOPMENT
CLIENT NAME:
EMH&T
DESCRIPTION:
PRIMARY PLAT

DRAWING NAME:
244-05614-SUB-PLAT 2
DRAWN BY:
KJS
CHECKED BY:
DCK
SURVEYED BY:
DCK

OUPS TICKET NUMBER:

SCALE:
1" = 50'
DATE:
04/15/24

SHEET
3 of 3



MATCHLINE SEE SHEET 2 OF 3

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STM

CB

MH

Proposed Storm Sewer

SanServ

San

MH

Proposed Sanitary Sewer

Water Serv

WM

FH

Proposed Watermain

STM

ExCB

ExMH

Existing Storm Sewer

SanServ

San

ExMH

Existing Sanitary Sewer

ExWater Serv

WM

ExFH

Existing Watermain

*

Proposed Street Light

+

Proposed Street Sign

100

LOT NUMBER

B.S.L.

BUILDING SETBACK LINE

D.E.

DRAINAGE EASEMENT

S.S.E.

SANITARY SEWER EASEMENT

R/W

RIGHT OF WAY

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

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
April 2024

REVISIONS		
MARK	DATE	DESCRIPTION

NVR, INC. ("RYAN HOMES")

CITY OF FISHERS, HAMILTON COUNTY, INDIANA
PRIMARY PLAN
FOR
ORCHARD RUN
UTILITY PLAN

EMHIT

Evans, Mechwart, Hamilton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
14750 E. 14th Avenue, Suite 200, Indianapolis, IN 46240
Phone: 317.775.4500 emhit.com

DATE	APRIL 2024
SCALE	1" = 100'
JOB NO.	20240048
SHEET	5/6

PP-24-3

Page 19 of 25



Plat Committee Staff Report

Meeting Date: May 1, 2024

DEPARTMENT CONTACT:

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

CASE NUMBER:

PP-24-3

PETITIONER:

Carlos Luna (cluna@emht.com)

PROPERTY**ADDRESS/LOCATION:**

13-16-07-00-00-010.000, 13-16-07-00-00-010.002 & 13-16-07-00-00-011.000

REQUEST: Request to approve a Primary Plat of 124 lots on 57.7 acres, known as the Orchard Run (FKA Flat Fork PUD) property. Subject site is generally located west of Cyntheanne Road and north of E. 96th Street.

APPLICABLE REGULATIONS:

Flat Fork PUD, Greenway
Overlay District & UDO

EXISTING ZONING:

Flat Fork PUD, Greenway
Overlay District & UDO

FISHERS 2040:

Suburban Residential

PARCEL SIZE: 57.7 acres

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

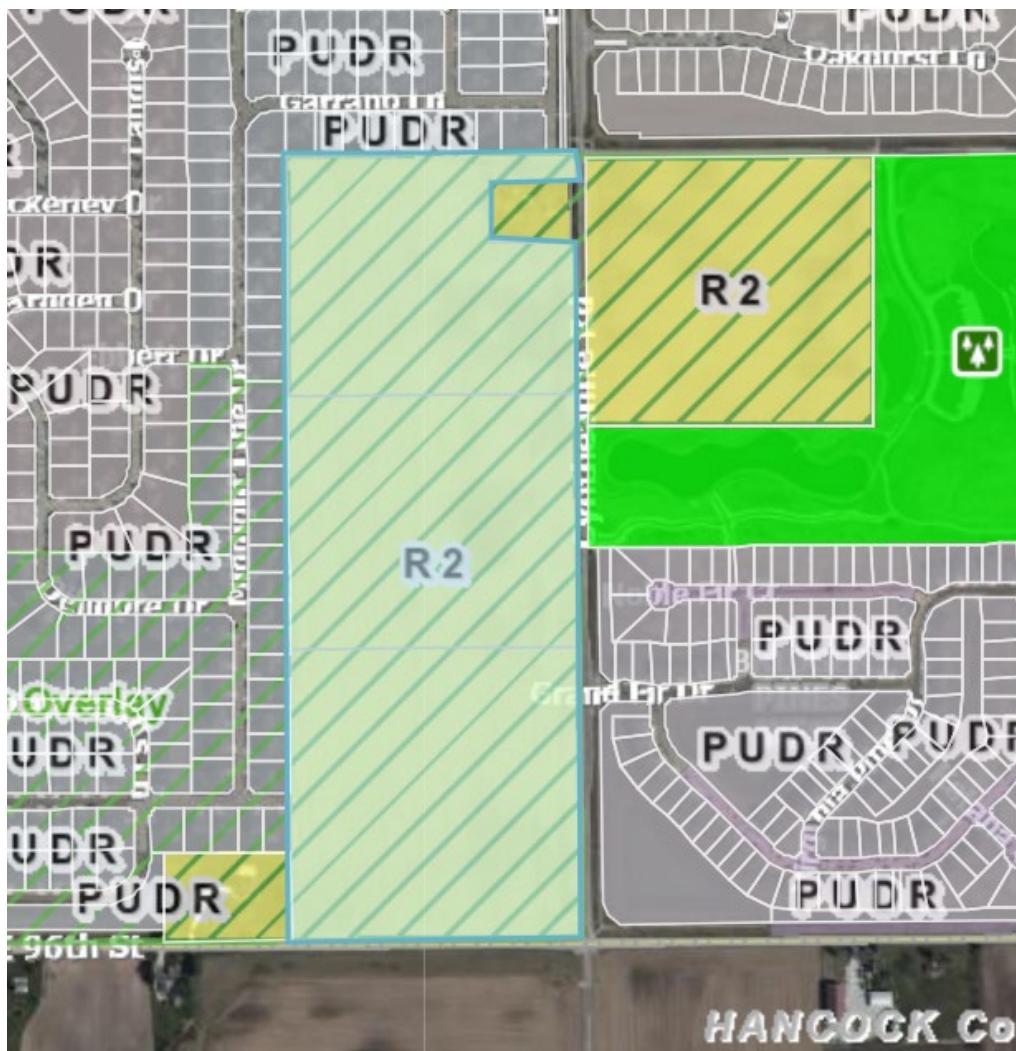
This property is zone PUD-R – Flat Fork PUD - with the Greenway Overlay District.

North: Steeplechase PUD (Single Family) & Oakhurst PUD (Single Family)

East: Bridger Pines II PUD (Single Family), Open Space (Flat Fork Creek Park), R2 (Vacant) & Greenway Overlay District

South: Hancock County

West: Reserve at Steeplechase PUD (Single Family), The Boulders PUD (Single Family), R2 (Single Family) & Greenway Overlay District



PETITION OVERVIEW:

The petitioner requests approval of a primary plat for Orchard Run, a subdivision that is part of the Flat Fork PUD.

Zoning

The zoning of the property is PUD-R (Flat Fork PUD) with the Greenway Overlay District. The concept plan is below. The PUD consists of primarily single family homes.



Concept Plan for Orchard Run subdivision (FKA Flat Fork PUD)

Lot Standards

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

Vehicular Access & Street Design

Access will be provided from Cyntheanne Road and Brown Jack Drive. All drives will have full access. There will be a ROW dedication on the northwest corner of Cyntheanne Road and E. 96th Street.

Pedestrian Improvements

The development will be required to create pedestrian connections to new and existing parks and trails.

Open Space & Landscaping

No open space is required, but there is a landscaping plan within the approved PUD.

Utilities

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

Waivers Requested

No waivers are requested.

PUBLIC COMMENT:

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

At the time of writing this staff report, Staff communicated with two people. Matt Addison inquired via email about when PUD documents would be available to the public for review and was concerned that the public was not given enough time to review the documents. He also asked for the rezone ordinance. Chris Dobbs, who lives at 9870 Midnight Line Drive, expressed concern about traffic, wear on the roads from the new development, the trash service, and the frequency of farmland converting to development.

STAFF RECOMMENDATION:

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

A public hearing is required.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny