



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee Meeting

DATE: 1/4/2023, 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. 12-7-22

4. Public Hearings

a.

PP-22-20 Marketplace Towns

Kyle Eichhorn of HWC Engineering requests to approve a Primary Plat of 53 lots on 5.27 acres, known as Marketplace Towns. Subject site is generally located North of 135th and West of Bent Grass Lane.

Petitioner: Kyle Eichhorn (keichhorn@hwcengineering.com)

Planner: Bre King (kingb@fishers.in.us)S

- 5. Old Business**
- 6. New Business**
- 7. Staff Communication**
- 8. Board Signatures – Findings of Fact**
- 9. Adjournment**

**CITY OF FISHERS
Plat Committee
MINUTES
December 7, 2022**

The Plat Committee convened at 4:10 p.m. at Launch Fishers.

A roll call was taken- members present: Megan Vukusich and Jason Taylor were present in person. Selina Stoller was present via a Teams call. However, technical issues prevented her from joining.

Members absent: None

Others present: Ross Hilleary, Rodney Retzner, Kay Prange, Tracy Gaynor, Bre King.

Previous Minutes of the 11-2-22 meeting were approved. Ms. Vukusich made a Motion to approve, seconded by Mr. Taylor. The Minutes were approved, 2-0.

1. PUBLIC HEARING

a. VAC-22-1 W H DYE Partial Plat Vacation

Joseph Trtan requests to vacate the Secondary Plat and covenants of 2 lots on 5.77 acres of the existing W H DYE Subdivision created around 1915 to create a new 3 lot subdivision known as River Ridge. Subject site is generally located Southwest of Long Grove Ln and Allisonville Rd, with a common address of 14050 Allisonville Rd.

Bre King presented the Staff Report. The plat search went back to 1915. Staff Recommends approval.

Mr. Taylor opened the Public Comment portion of the meeting. Seeing no one present from the Public to speak, he closed the Public Hearing. In Committee discussion, Ms. Vukusich noted that there was an ingress/egress access easement with a shared driveway. Mr. Trtan noted that it would be addressed on the Secondary plat. Mr. Taylor asked for the street to be treated as private vs public.

Mr. Taylor asked for a Motion. Ms. Vukusich made a motion to approve, seconded by Mr. Taylor. The Motion was approved, 2-0.

2. Minor Plat-

a. PP-22-15 River Ridge (Minor) CONTINUED FROM NOVEMBER PLAT COMMITTEE

Joseph Trtan requests to approve a Primary Plat of 3 lots on 5.77 acres, known as River Ridge. Subject site is generally located Southwest of Long Grove Ln and Allisonville Rd, with a common address of 14050 Allisonville Rd.

Bre King presented the Staff Report. This Plat is to establish 3 new parcels. There is access from Allisonville Road and the Plat meets all requirements.

Mr. Taylor asked for a Motion. Ms. Vukusich made a Motion to approve, seconded by Mr. Taylor. The Motion was approved, 2-0.

The Meeting was adjourned at 4:19 PM.



Plat Committee Staff Report

Meeting Date: January 4, 2023

DEPARTMENT CONTACT:

Bre King, Senior Planner (kingb@fishers.in.us)

CASE NUMBER:

PP-22-20

PETITIONER:

Kyle Eichhorn of HWC Engineering
(keichhorn@hwcengineering.com)

PROPERTY ADDRESS/LOCATION:

Subject site is generally located East of SR 37
and West of Bent Grass Lane.

REQUEST: Request to approve a Primary Plat of 53 lots on 5.27 acres, known as Marketplace Towns. Property is zoned PUD (Marketplace Towns).

APPLICABLE REGULATIONS:

Marketplace Towns PUD
Ordinance 051822A

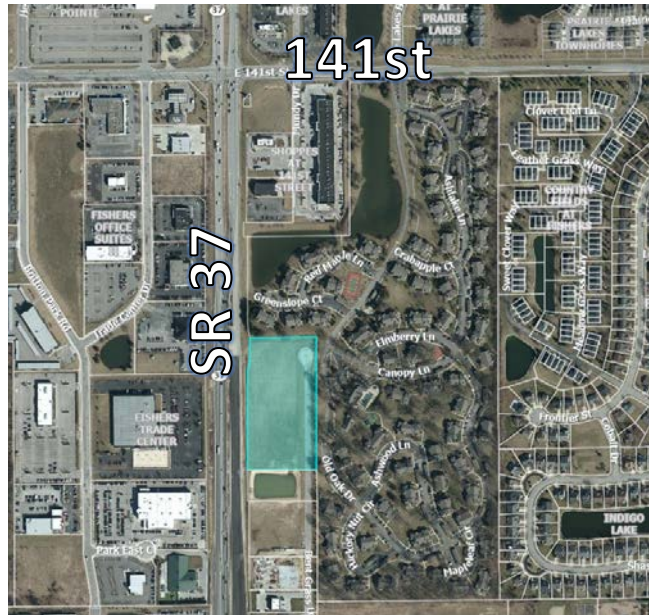
EXISTING ZONING:

Marketplace Towns PUD
Ordinance 051822A

FISHERS 2040:

Employment Node

PARENT PARCEL SIZE: 5.27 acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

From 2005 to October 2022 the property was zoned under the Fishers Marketplace PUD.

The current zoning, Marketplace Towns PUD Ordinance No. 081522A, was adopted on October 10, 2022.

SUMMARY OF PUBLIC COMMENTS:

No public comments have been received at the time of writing this staff report.

PETITION OVERVIEW:

Lot Standards - All proposed lots meet the requirements of the Marketplace Towns PUD.

Vehicular Access & Street Design - Access will be provided to the lots at two entrances off Bent Grass Lane. Bent Grass Lane is currently a private road. During the planning review process, staff requested a connection to the Woods of Britton Apartments, however, the apartments declined the request to connect. Emergency Response is supportive of the primary plat design.

The Primary Plat features new private roads as well as alleys. The proposed private roads are being placed in separate blocks, so in the event that Bent Grass Lane becomes public, the city would be able to easily obtain the roads while the alleys remain private.

Pedestrian Improvements - Marketplace Towns proposes a perimeter path system for pedestrians. While a connection to the apartments was desired and requested, the apartments did not want to connect pedestrian access to this new development. The petitioner is currently working with staff to provide a loop trail around the detention pond to the South and a stub to future development to the South to facilitate greater pedestrian connectivity in the area.

Open Space & Landscaping - Open space is provided as required by the PUD. All required landscaping in common areas and initial plantings on individual lots are required to be native species with an emphasis on drought tolerant varieties. The species will be varied so that no species may be more than 30% of the total plant material to protect against pest and disease.

Utilities - The development will connect to all utilities.

Waivers Requested - None

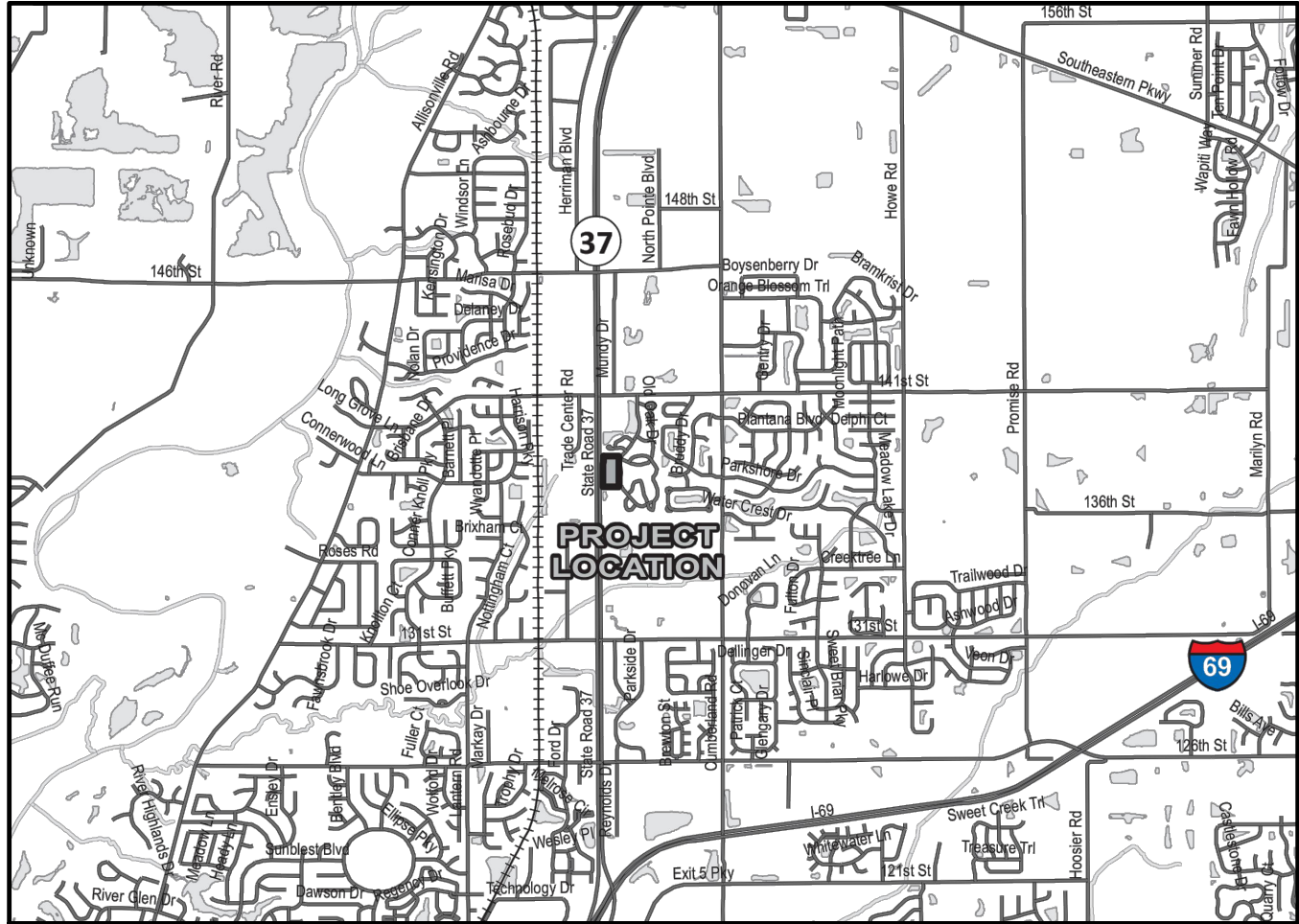
STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on 11/17/2022. Staff recommends approval on the condition that all TAC comments are addressed before final approval is given.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

File Name: W:\Lennar\2021-311-S Lennar- Fishers Marketplace Townhomes\Design\CAD\21311-PP-Cover Sheet.dwg, Layout: C1.0
Plot Date: Nov 01, 2022
Plot Time: 2:51pm
By: tsmith



LOCATION MAP
SCALE 1" = 1/2 MILE

LEGAL DESCRIPTION

PART OF BLOCK A-1 OF THE SECOND RE-PLAT OF BLOCK A-1, COMMON AREA 2 & OUTLOTS 2 & 3 AT FISHERS MARKETPLACE, PER PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2017041460, IN PLAT CABINET 5, SLIDE 717, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH DIAMETER REBAR WITH A CAP STAMPED "ASI FIRM #0094" SET FLUSH AT THE SOUTHEAST CORNER OF SAID BLOCK A-1 (HEREAFTER REFERRED TO AS "SET REBAR"), THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTH AND WEST LINES THEREOF; 1)THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS WEST 349.09 FEET TO A REBAR WITH A "STRUCTUREPOINT" CAP; 2)THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS WEST 500.22 FEET TO A SET REBAR AT THE SOUTHERN CORNER OF PARCEL 27F AS DESCRIBED IN CAUSE NO. 29D01-1908-PL-007719 IN THE HAMILTON SUPERIOR COURT, THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHEAST AND EAST LINES THEREOF; 1)THENCE NORTH 19 DEGREES 45 MINUTES 50 SECONDS EAST 47.24 FEET TO SET REBAR; 2)THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS WEST 117.99 FEET TO A SET REBAR ON THE NORTH LINE OF SAID BLOCK A-1, THE FOLLOWING TWO (2) COURSES ARE ALONG THE NORTH AND EAST LINES THEREOF; 1)THENCE NORTH 89 DEGREES 28 MINUTES 01 SECOND EAST 333.46 FEET TO A REBAR WITH AN "ACE" CAP; 2)THENCE SOUTH 00 DEGREES 00 MINUTES 16 SECONDS EAST 665.93 FEET TO THE POINT OF BEGINNING, CONTAINING 5.274 ACRES, MORE OR LESS

FLOOD NOTE:

The accuracy of any flood hazard data shown is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone X (shaded and unshaded) as said tract plots by scale on Community Panel Number 18057002596 of the Flood Insurance Rate Maps for Hamilton County, Indiana (maps dated November 19, 2014).

MARKETPLACE TOWNS PRIMARY PLAT FISHERS, INDIANA

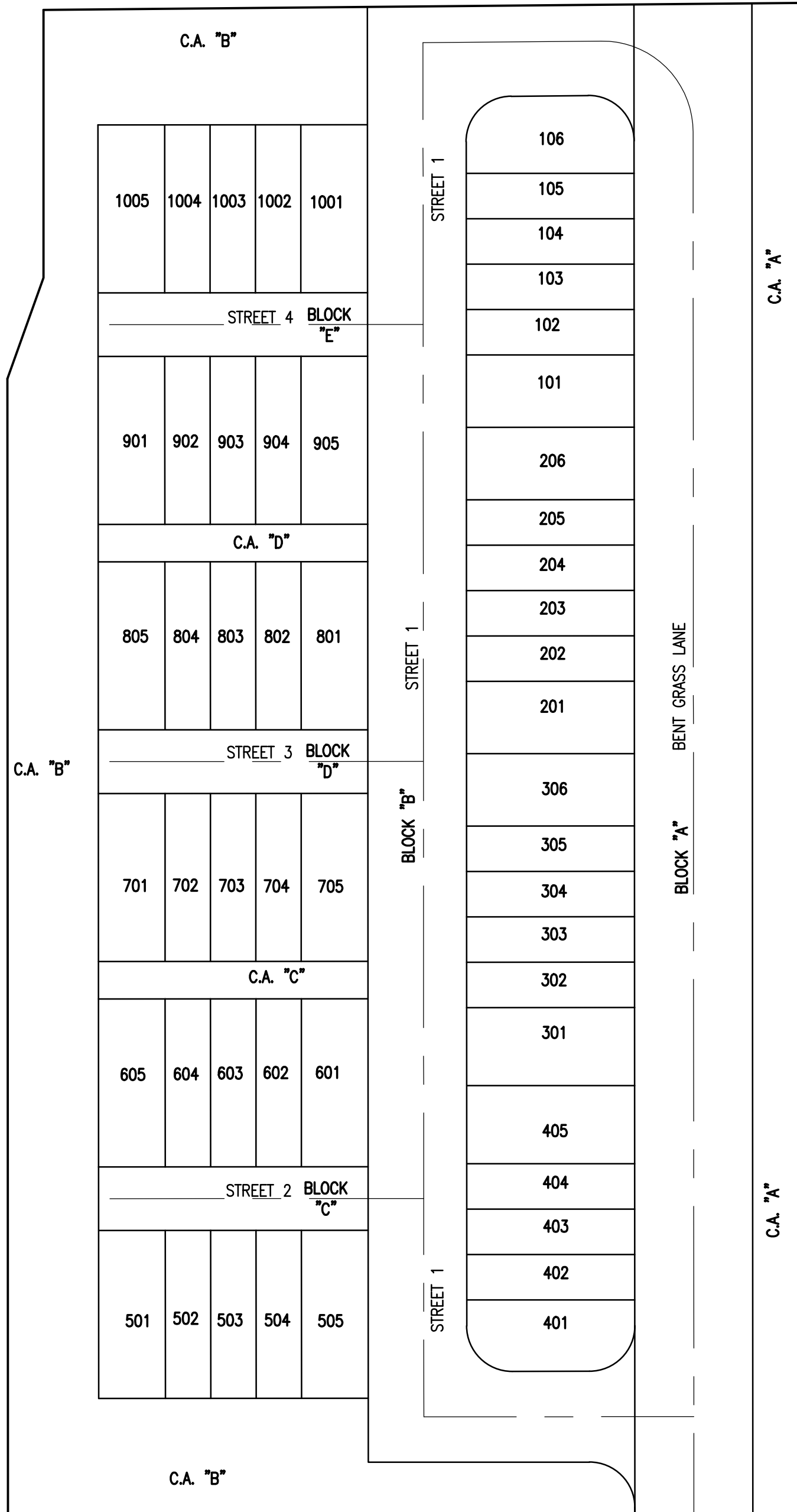
ZONING: MARKETPLACE TOWNS PUD 081522A

DEVELOPER:

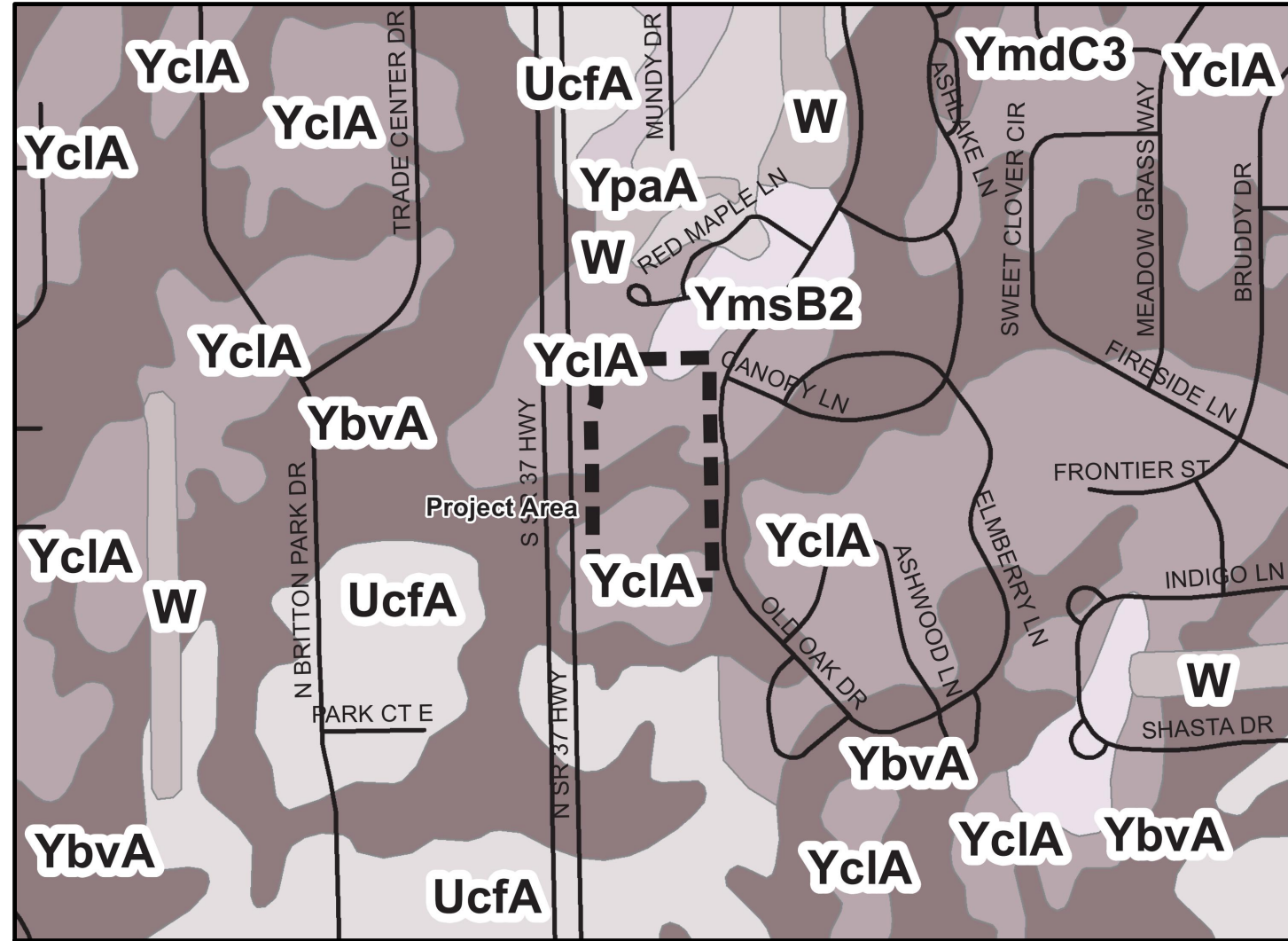
LENNAR HOMES OF INDIANA, LLC.
11555 N. MERIDIAN ST., SUITE 400
CARMEL, INDIANA 46032
(317) 659-3200
Tony.Bagato@lennar.com

CIVIL ENGINEER and SURVEYOR:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
keichhorn@hwcengineering.com



SITE MAP
SCALE: 1" = 50'



SOILS MAP
NOT TO SCALE

SOILS LEGEND

MmIA MIAMI SILT LOAM, 0 TO 2 PERCENT SLOPES
MmB2 MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
MmC2 MIAMI CLAY LOAM, 6 TO 12 PERCENT SLOPES, ERODED
MmD2 MIAMI SILT LOAM, 12 TO 18 PERCENT SLOPES, ERODED
MoD3 MIAMI CLAY LOAM, 12 TO 18 PERCENT SLOPES, SEVERELY ERODED
OaA OCKLEY SILT LOAM, 0 TO 2 PERCENT SLOPES
YcIA CROSBY SILT LOAM, FINE- LOAMY SUBSOIL- URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2	PRIMARY PLAT PLAN
C1.3	OVERALL OPEN SPACE PLAN

DOCKET NO. _____

25% = COMMON AREA 1.31 AC.
TOTAL ACREAGE 5.274 AC.

ACREAGE	5.274
LOTS	53
GROSS DENSITY	9.95 LOTS/ACRE

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

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

Indiana 811
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UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC) JESSI HARRINGTON 100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46062 P: (317) 776-5365 F: (317) 776-5330 JESSICA.HARRINGTON@DUKE-ENERGY.COM	SAMCO/HSE UTILITIES (SEWER) TOM KALLIO 11901 LAKESIDE DRIVE FISHERS, INDIANA 46038 P: (317) 577-1150 EXT. 201 F: (317) 577-3462 TKALLIO@SAMCOINC.US	SPECTRUM (CABLE) GARY RICHARDSON 3030 ROOSEVELT AVE. INDIANAPOLIS, IN 46218 P: (317) 632-9077 EX. 295 GARY.RICHARDSON@MYBRIGHTHOUSE.COM
VECTREN (GAS) GERRY JONES 16000 ALLISONVILLE ROAD P.O. BOX 1700 NOBLESVILLE, INDIANA 46061 P: (317) 776-5532 F: (317) 776-5553 JLCLARK@VECTREN.COM	CITIZENS ENERGY GROUP/ CWA AUTHORITY, INC. (WATER) BRAD HOSTETLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 P: (317) 927-4351 BHOSTETLER@CITIZENSENERGYGROUP.COM	EMBARQ/SPRINT (TELEPHONE) TOM RAINY 50 NORTH JACKSON STREET FRANKLIN, INDIANA 46131 P: (317) 514-4571

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

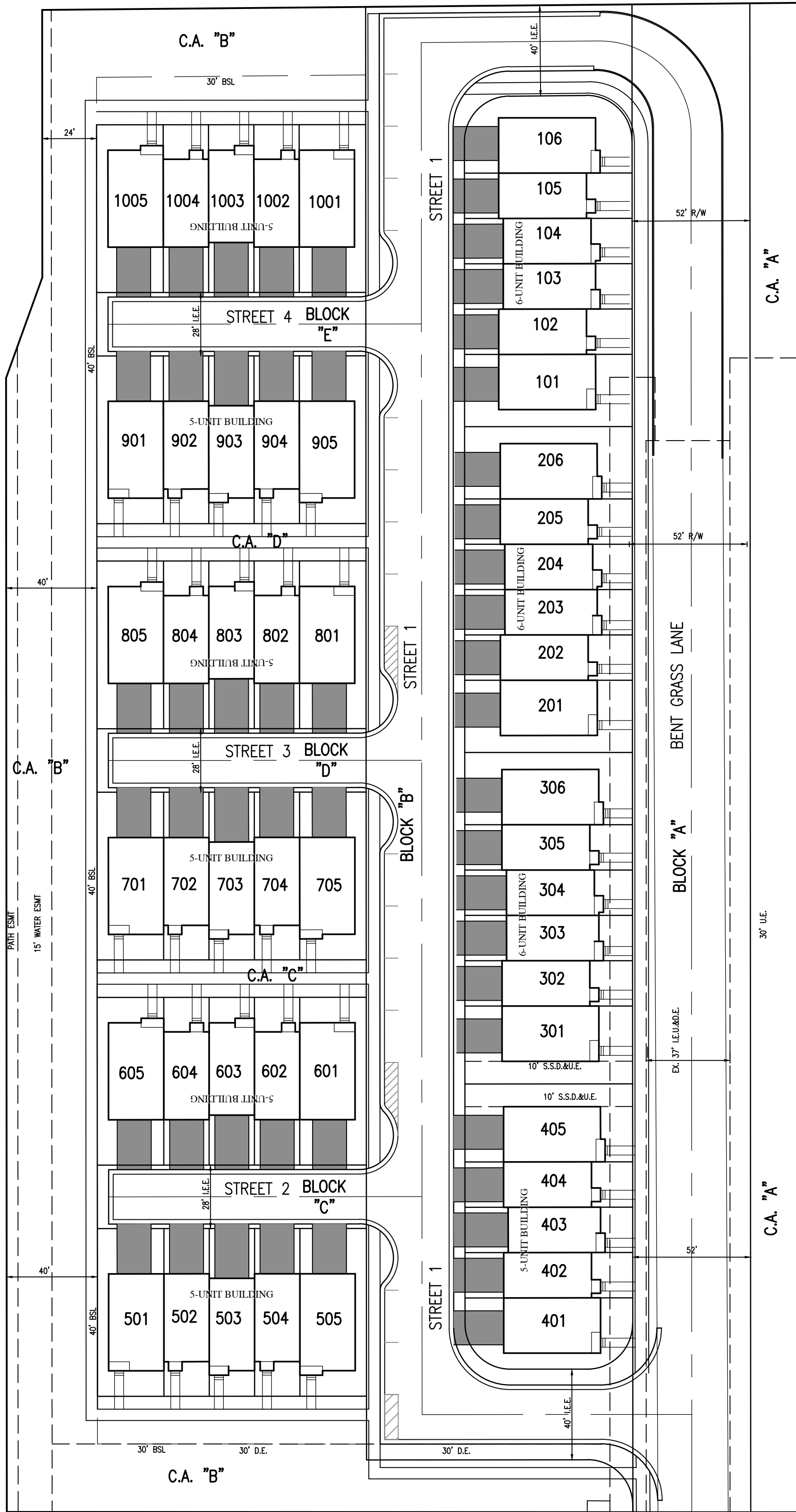
MARKETPLACE TOWNS PRIMARY PLAT
FISHERS, INDIANA
COVER

PROFESSIONAL ENGINEER
No. 11400758
STATE OF INDIANA
NOT A PROFESSIONAL ENGINEER

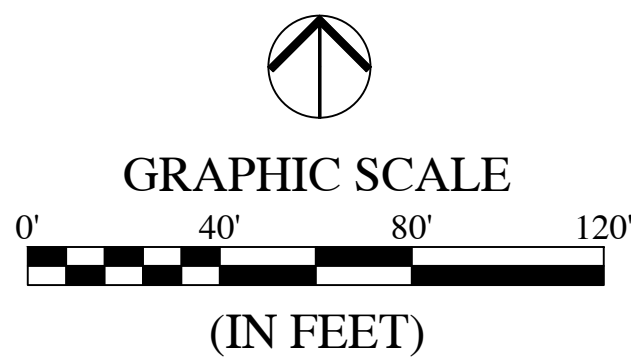
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CHECKED BY
KE
DATE
NOVEMBER 1, 2022
SCALE
AS SHOWN
SHEET

JOB NUMBER
2021-311-S

C1.0
COVER



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LEGEND:

EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	TREE LINE	---

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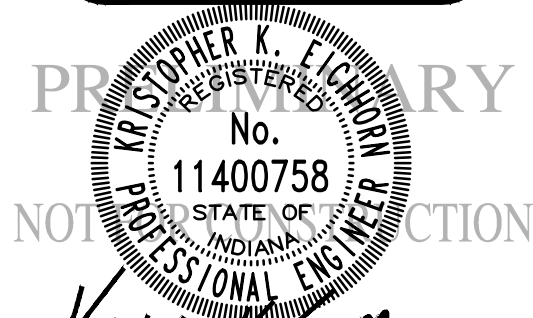
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FISHERS CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS

NUMBER	DESCRIPTION & DATE	BY

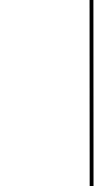


**MARKETPLACE TOWNS PRIMARY PLAT
FISHERS, INDIANA
OVERALL SITE PLAN**



DRAWN BY TS	JOB NUMBER 2021-311-S SHEET
CHECKED BY KE	
DATE NOVEMBER 1, 2022	
SCALE AS SHOWN	
SHEET	

C.1.1
OVERALL SITE PLAN



Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	63.18'	40.00'	56.81'	N45°17'03"W	90°29'53"
C-2	31.59'	20.00'	28.41'	N45°17'03"W	90°29'53"
C-3	31.24'	20.00'	28.16'	S44°42'57"W	89°30'07"
C-4	31.42'	20.00'	28.28'	S45°02'06"E	90°00'00"
C-5	31.42'	20.00'	28.28'	N44°55'54"E	90°00'00"
C-6	31.42'	20.00'	28.28'	N45°02'06"E	90°00'00"

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DOCKET NO.



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GRAPHIC SCALE

0' 50' 100' 150'

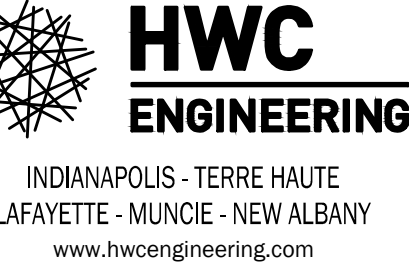


(IN FEET)

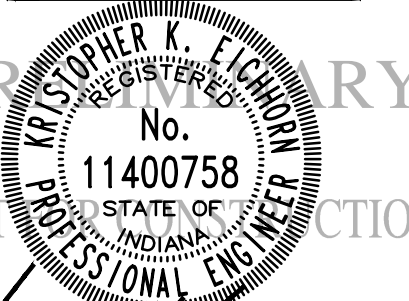
LEGEND:

EXISTING		RIGHT-OF-WAY LINE	PROPOSED
	EASEMENT LINE		
	SETBACK LINE		
	CENTERLINE		
	SWALE / FLOWLINE		
	SUBSURFACE DRAIN		
	SANITARY SEWER		
	STORM SEWER		
	STORM CULVERT		
	WATER MAIN		
	CONTOUR, MAJOR		
	CONTOUR, MINOR		
	FENCE		
	TREE LINE		
	SANITARY MANHOLE		
	STORM MANHOLE		
	STORM INLET		
	STORM END SECTION		
	FIRE HYDRANT		
	FLOW ARROW		
	FLOOD ROUTE		
	SPOT ELEVATION		
	PAVEMENT ELEVATION		
BC	- BACK OF CURB		
CL	- CENTERLINE		
FG	- FINISHED GRADE		
FL	- FLOW LINE		
HP	- HIGH POINT		
INV	- INVERT ELEVATION		
LP	- LOW POINT		
ME	- MATCH EXISTING GRADE		
NP	- NORMAL POOL (ELEVATION)		
PC	- POINT OF CURVATURE		
PT	- POINT OF TANGENCY		
PVC	- POLYVINYL CHLORIDE PIPE		
PVI	- POINT OF VERTICAL INTERSECTION		
RCP	- REINFORCED CONCRETE PIPE		
R/W	- RIGHT-OF-WAY		
TB	- TOP OF BANK GRADE		
TC	- TOP OF CASTING GRADE		

REVISIONS

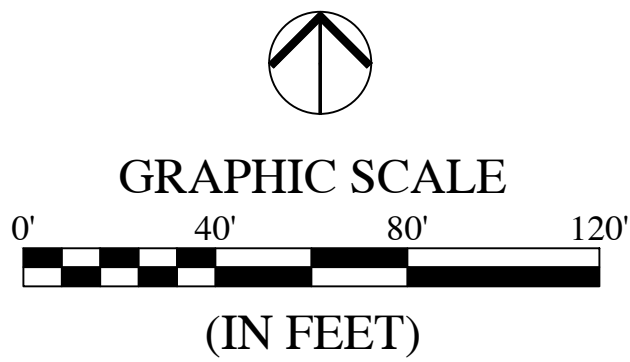
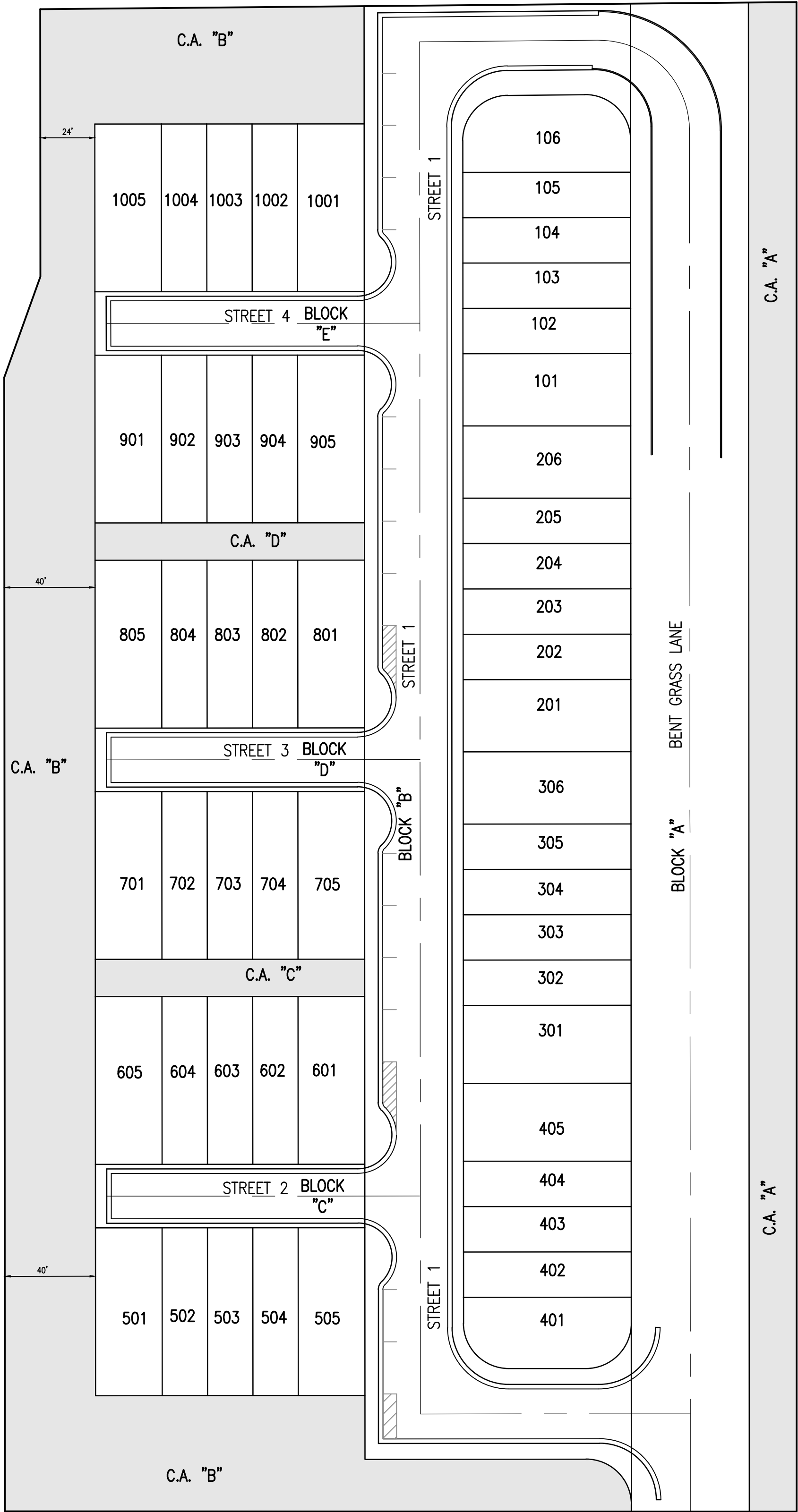
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**MARKETPLACE TOWNS PRIMARY PLAN
FISHERS, INDIANA
PRIMARY PLAN**



DRAWN BY S	JOB NUMBER 2021-311-S
CHECKED BY KE	
DATE NOVEMBER 1, 2022	
SCALE	
AS SHOWN	
SHEET	

C1.2



LEGEND:

EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	TREE LINE	---
---	OPEN SPACE	---

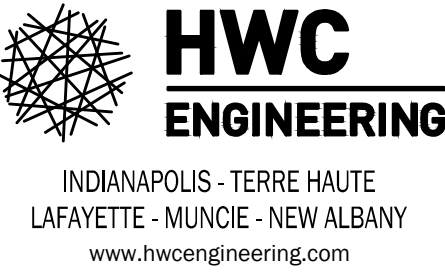
COMMON AREA SUMMARY (OPEN SPACE)

CA "A" = 13,994 SF
CA "B" = 39,056 SF
CA "C" = 1,959 SF
CA "D" = 1,959 SF
TOTAL COMMON AREA = 56,968 SF
TOTAL COMMON AREA = 1.31 ACRES

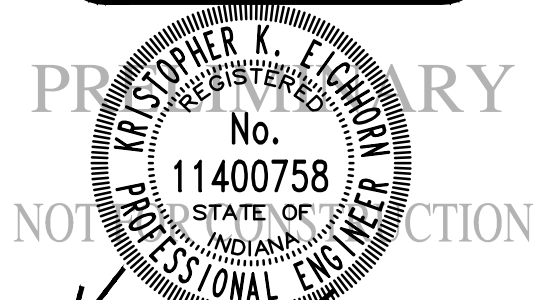
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REVISIONS

NUMBER	DESCRIPTION & DATE	BY



MARKETPLACE TOWNS PRIMARY PLAT
FISHERS, INDIANA
OPEN SPACE PLAN



DRAWN BY TS	JOB NUMBER 2021-311-S
CHECKED BY KE	
DATE NOVEMBER 1, 2022	
SCALE AS SHOWN	
SHEET	

C1.3

OPEN SPACE PLAN