

Indiana Utilities Protection Service



SYMBOL	DESCRIPTION
—/—	SIGN / TWO POST SIGN
▲	WATER VALVE/FIRE HYD./METER
⚡	TELE / GAS MARKER
⊕	GAS METER / VALVE
—	CLEAN-OUT
□	ELEC. METER BOX/TRANSFORMER
EP	ELEC. / TELEPHONE PEDESTAL
⊙	GUARD POST/POST WITH LIGHT
AC	AIR CONDITIONER / GENERATOR
Ⓜ	MAGNAIL SET/FOUND
Ⓡ	REBAR SET/FOUND
Ⓢ	SQUARE / ROUND / CURB INLET
Ⓣ	TRAFFIC/COMBO/ POWER POLE
Ⓛ	LIGHT POLE - SQUARE / ROUND

SYMBOL	CONIFEROUS TREE & SIZE	DECIDUOUS TREE & SIZE
○	2"	36"
○	3"	48"
○	4"	60"
○	5"	72"
○	6"	84"
○	8"	108"
○	10"	132"
○	12"	156"
○	14"	180"
○	16"	216"
○	18"	252"
○	20"	300"
○	24"	360"
○	28"	420"
○	32"	480"
○	36"	540"
○	40"	600"
○	44"	660"
○	48"	720"
○	52"	780"
○	56"	840"
○	60"	900"
○	64"	960"
○	68"	1020"
○	72"	1080"
○	76"	1140"
○	80"	1200"
○	84"	1260"
○	88"	1320"
○	92"	1380"
○	96"	1440"
○	100"	1500"
○	104"	1560"
○	108"	1620"
○	112"	1680"
○	116"	1740"
○	120"	1800"
○	124"	1860"
○	128"	1920"
○	132"	1980"
○	136"	2040"
○	140"	2100"
○	144"	2160"
○	148"	2220"
○	152"	2280"
○	156"	2340"
○	160"	2400"
○	164"	2460"
○	168"	2520"
○	172"	2580"
○	176"	2640"
○	180"	2700"
○	184"	2760"
○	188"	2820"
○	192"	2880"
○	196"	2940"
○	200"	3000"
○	204"	3060"
○	208"	3120"
○	212"	3180"
○	216"	3240"
○	220"	3300"
○	224"	3360"
○	228"	3420"
○	232"	3480"
○	236"	3540"
○	240"	3600"
○	244"	3660"
○	248"	3720"
○	252"	3780"
○	256"	3840"
○	260"	3900"
○	264"	3960"
○	268"	4020"
○	272"	4080"
○	276"	4140"
○	280"	4200"
○	284"	4260"
○	288"	4320"
○	292"	4380"
○	296"	4440"
○	300"	4500"
○	304"	4560"
○	308"	4620"
○	312"	4680"
○	316"	4740"
○	320"	4800"
○	324"	4860"
○	328"	4920"
○	332"	4980"
○	336"	5040"
○	340"	5100"
○	344"	5160"
○	348"	5220"
○	352"	5280"
○	356"	5340"
○	360"	5400"
○	364"	5460"
○	368"	5520"
○	372"	5580"
○	376"	5640"
○	380"	5700"
○	384"	5760"
○	388"	5820"
○	392"	5880"
○	396"	5940"
○	400"	6000"
○	404"	6060"
○	408"	6120"
○	412"	6180"
○	416"	6240"
○	420"	6300"
○	424"	6360"
○	428"	6420"
○	432"	6480"
○	436"	6540"
○	440"	6600"
○	444"	6660"
○	448"	6720"
○	452"	6780"
○	456"	6840"
○	460"	6900"
○	464"	6960"
○	468"	7020"
○	472"	7080"
○	476"	7140"
○	480"	7200"
○	484"	7260"
○	488"	7320"
○	492"	7380"
○	496"	7440"
○	500"	7500"

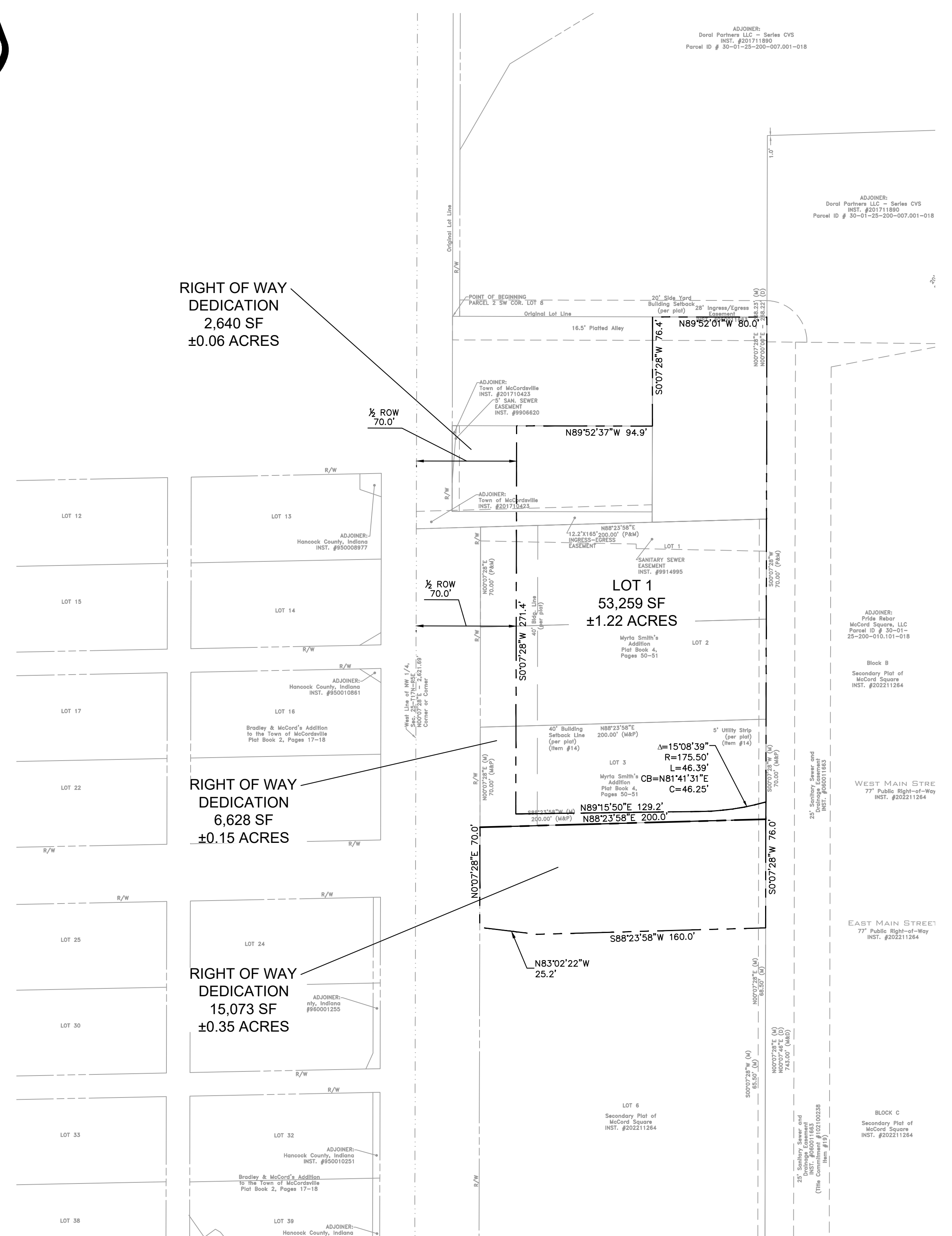
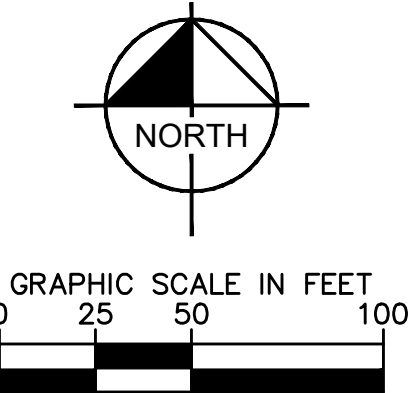
RIGHT OF WAY DEDICATION 2,640 SF ±0.06 ACRES

RIGHT OF WAY DEDICATION 6,628 SF ±0.15 ACRES

RIGHT OF WAY DEDICATION 15,073 SF ±0.35 ACRES

# PRIMARY PLAT OF MCCORD SQUARE SUBDIVISION PHASE 2

## BEING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST IN VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA



LAND DESCRIPTION (from Title Commitment) Parcel 1: LOT NO. 1 IN MYRTA SMITH'S ADDITION TO THE TOWN OF MCCORDSVILLE, AS PER PLAT THERE OF RECORDED IN PLAT CABINET A SLIDE 120, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

Parcel 2: COMMENCING AT A POINT IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST, 76 1/2 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT NO. 8 IN WILLIAM MCCORD'S ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA; SAID DISTANCE BEING MEASURED ALONG A LINE EXTENDING ALONG A WEST LINE OF SAID ADDITION; THENCE SOUTH ON SAID EXTENDED LINE 60 FEET; THENCE EAST AT RIGHT ANGLES 143 FEET; THENCE NORTH AT RIGHT ANGLES 60 FEET; THENCE WEST AT RIGHT ANGLES 143 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.234 ACRES, MORE OR LESS.

Parcel 3: PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST, HANCOCK COUNTY, INDIANA, BEING A PART OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 0103534 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 1178.80 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 50 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND A DISTANCE OF 143.65 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 17 SECONDS EAST A DISTANCE OF 79.96 FEET TO THE EAST LINE OF SAID TRACT OF LAND; THENCE SOUTH 00 DEGREES 07 MINUTES 43 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION AND ALONG SAID EAST LINE A DISTANCE OF 141.23 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 88 DEGREES 23 MINUTES 50 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION AND ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES, MORE OR LESS.

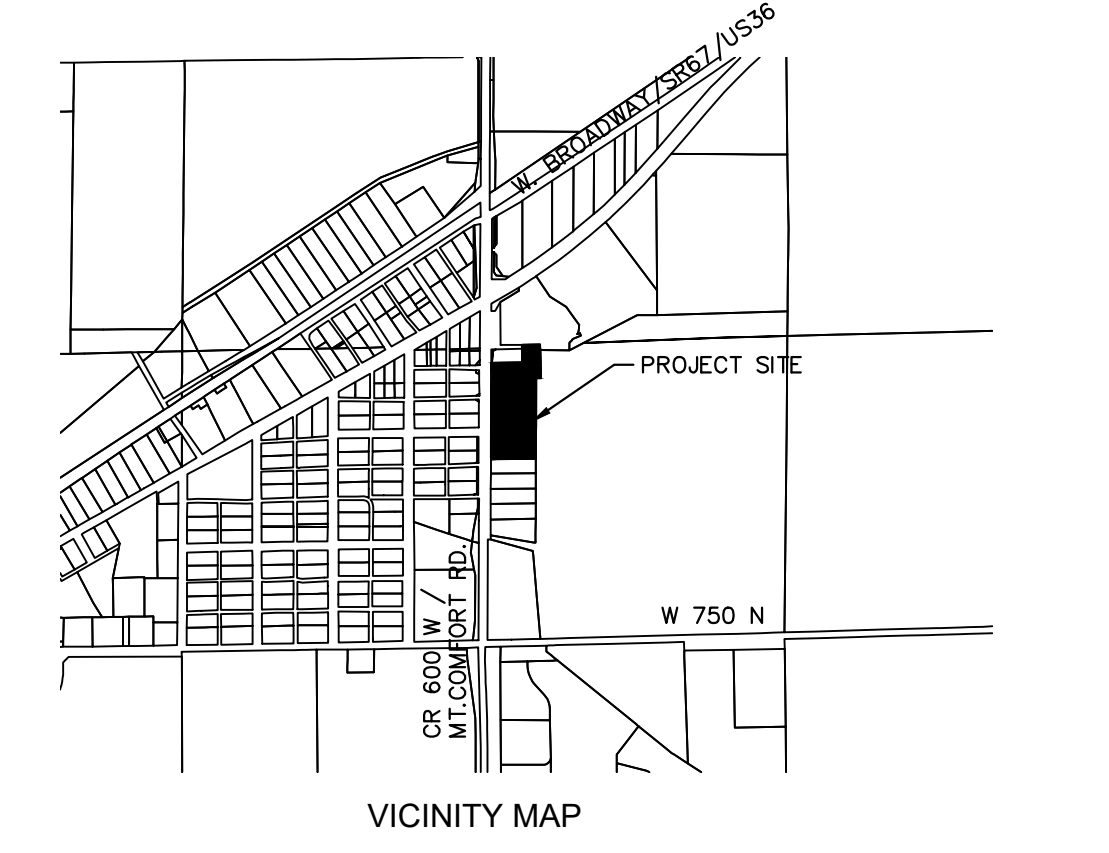
Together with an Easement for Ingress and Egress as follows: BEING A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION BEING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) 1178.8 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 12.2 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 37 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 165.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH SAID WEST LINE 12.2 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 37 SECONDS WEST PARALLEL WITH SAID SOUTH LINE, 165.00 FEET TO THE POINT OF BEGINNING.

HAMMANS LAND DESCRIPTION (from Title Commitment) Lot Number Three (3) in Myrta Smith's Addition to the Town of McCordsville, as per plat thereof recorded May 23, 1949 in Plat Book 4, Page 50, in the Office of the Recorder of Hancock County, Indiana.

WATTS LAND DESCRIPTION (from Title Commitment) Lot No. 2 in Myrta Smith's Addition to the Town of McCordsville, Hancock County, Indiana, as recorded May 23, 1949 in Plat Book 4, Page 50 in the Office of the Recorder of Hancock County, Indiana.

THE ACCURACY OF THE FLOOD HAZARD DATA IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF HANCOCK COUNTY PANEL 18059C0018D, HANCOCK COUNTY DATED DECEMBER 4, 2007.

PRIMARY PLAT NOTES: 1. THE BLOCKS SHOWN ON THIS PRIMARY PLAT MAY BE DIVIDED FURTHER WITHOUT AMENDING THIS PRIMARY PLAT, SO LONG AS THEY COMPLY WITH THE TOWN OF MCCORDSVILLE ZONING ORDINANCE OR AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS. 2. THE NUMBER OF LOTS SHOWN ON THIS PRIMARY PLAT MAY BE DIVIDED FURTHER WITHOUT AMENDING THIS PRIMARY PLAT, SO LONG AS THEY COMPLY WITH THE TOWN OF MCCORDSVILLE ZONING ORDINANCE AND THE TOTAL NUMBER OF LOTS DOES NOT EXCEED 3. 3. THE TOWN SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIRS ON ANY ALLEY, NOR ROADWAY EITHER NOT BUILT TO TOWN STANDARDS AND/OR NOT DEDICATED TO THE TOWN AS PUBLIC RIGHT-OF-WAY. 4. DEVELOPER COMMITS TO CREATING AN OWNERS' ASSOCIATION THAT WILL MANAGE AND MAINTAIN COMMON SPACES. 5. THE RIGHTS-OF-WAY AND ACCESS EASEMENTS ON THIS PLAT MAY BE ADJUSTED AT THE FINAL PLAT STAGE BY THE TOWN OF MCCORDSVILLE IN ORDER TO FACILITATE PROPER ROADWAY DESIGN AND TO ENSURE PROPER MAINTENANCE, ACCESS, AND OPERATIONS. ADDITIONALLY, CHANGES TO THE ALIGNMENT OF CERTAIN ROADWAYS MAY ALSO BE PERMITTED AT THE FINAL PLAT STAGE BY THE TOWN OF MCCORDSVILLE.



DEVELOPMENT STANDARDS - MIXED USE DISTRICT  
ZONE: PUD (As Amended)  
OVERLAY: NONE

1. Maximum Number of Lots	9
2. Minimum Lot Area	0.75 acre
3. Minimum Lot Width	130 feet
4. Minimum Front Yard Setback	15 feet***
5. Maximum Front Yard Setback	17 feet***
6. Minimum Side Yard Setback	10 feet
7. Minimum Rear Yard Setback	10 feet
8. Minimum Building Separation	10 feet
9. Minimum Livable Floor Area (Dwelling Unit)	650 Square Feet
a. One Bedroom	750 Square Feet
b. One Bedroom	750 Square Feet
c. Two+ Bedroom	1,170 Square Feet
10. Maximum Lot Coverage	90 %
11. Maximum Height-Principal	50 feet
12. Minimum Height-Principal	24 feet
13. Minimum Commercial Ground Floor Area**	50% of building footprint (100% for buildings fronting Mt. Comfort Road)
14. Minimum Non-residential Ground Floor Area**	75% of building footprint
15. Maximum Dwelling Units per Lot	NA
16. Maximum No. of Dwellings per Building	NA
17. Maximum No. of Accessory Structures*	Not Permitted
18. Maximum No. of Residential Units	500

\*Uniform, permanent covered parking spaces integrated into the parking lot servicing residential dwelling units (located behind buildings), and trash enclosures shall be permitted. This shall not be interpreted to allow carports.  
\*\*The mixed-use buildings located on lots 7 & 8 shall be designed with a ceiling height that allows retail uses on the entire ground floor; however, this retail may be phased in over time. Initially only one-fifth (1/5) of the ground floor space shall be required to be retail use. The msrb may approve exceptions to this.  
\*\*\*The msrb will determine the setbacks along market drive, 1st/ street, and 3rd/ street based upon the future intended uses of those parcels.

DEVELOPMENT STANDARDS - GATEWAY DISTRICT  
ZONE: PUD (As Amended)  
OVERLAY: NONE

1. Maximum Number of Lots	7
2. Minimum Lot Area	1 acre
3. Minimum Lot Width*	125 feet
4. Minimum Front Yard Setback	50 feet (25' on Market St)
5. Minimum Side Yard Setback	10 feet
6. Minimum Rear Yard Setback	20 feet
7. Minimum Building Footprint	1,500 Square Feet
8. Maximum Lot Coverage	75%
9. Maximum Height-Principal	35 feet
10. Minimum Height-Principal	16 feet
11. Maximum Primary Structure per Lot	1
12. Maximum No. of Dwellings per Building	NA
13. Maximum No. of Accessory Structures**	Not Permitted

\*The lot width of triangle shaped lots may be permitted to be less than 125' if the MSRB determines the lot the lot meets all other development standards and is found to be the best use of the property.  
\*\*Trash enclosures and drive thru canopies shall be permitted.

DEVELOPMENT STANDARDS - VILLAGE DISTRICT  
ZONE: PUD (As Amended)  
OVERLAY: NONE

1. Minimum Lot Area	2,000 Square Feet
2. Minimum Lot Width	20 feet
3. Minimum Front Yard Setback	15 feet
4. Minimum Side Yard Setback	10 feet
5. Minimum Rear Yard Setback	20 feet
6. Minimum Livable Floor Area	1,450 Square Feet
7. Maximum Lot Coverage	60% (only applies to Cottage lots)
8. Maximum Height-Principal	40 feet
9. Maximum Dwelling Units per Lot	1
10. Maximum No. of Dwellings per Building	8
11. Maximum No. of Residential Units	70
12. Minimum Building Separation	15 feet
13. Maximum No. of Accessory Structures*	Not Permitted

\*Trash enclosures shall be permitted.

PREPARED BY: CENTRAL STATES CONSULTING, LLC  
23-B NORTH GREEN STREET  
BROWNSBURG, IN46112  
317-858-8662

DEVELOPER/PREPARED FOR: REBAR MCCORDSVILLE, LLC  
8700 NORTH STREET, SUITE 120  
FISHERS, INDIANA 46038

Kimley-Horn & Associates, Inc.  
250 EAST 86TH STREET, SUITE 580  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM



# MCCORD SQUARE PHASE 2 SUBDIVISION PRIMARY PLAT

ORIGINAL ISSUE: 2/16/2023  
KHA PROJECT NO. 170046007

