


16:41  
OK

110003460 ORDI \$41.00  
04/13/2011 03:19:10P 16 PGS  
Debra Carnes  
Hancock County Recorder IN  
Recorded as Presented  


ORDINANCE NO. 041211

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE  
TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA -- 2011**

This is an ordinance to amend the Zoning Ordinance of the Town of McCordsville, Indiana, Ordinance No. 121410 (the "Zoning Ordinance") and the Villages at Brookside Planned Unit Development District Ordinance No. 052305 (the "PUD Ordinance"), as amended by Ordinance No. 030910 (the "Parcel F Amendment"), and previously enacted by the Town of McCordsville pursuant to its authority under the laws of the State of Indiana, IC 36-7-4 *et seq.*, as amended.

**WHEREAS**, the Plan Commission of the Town of McCordsville has conducted a public hearing as required by law in regard to the application filed by Grand Communities, Ltd. regarding its real estate described in Exhibit A attached hereto (the "Real Estate"); and,

**WHEREAS**, the Plan Commission at its March 15, 2011, meeting sent a favorable recommendation to the Town of McCordsville Town Council;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of McCordsville, Hancock County, Indiana, meeting in regular session, that the PUD Ordinance is hereby amended as follows:

**Section 1. Preliminary Development Plan.** The amendment to the PUD Ordinance's preliminary development plan, attached hereto as Exhibit B, is hereby approved.

**Section 2. Applicability of Ordinance.**

- 2.1 Except as modified by this Ordinance, all other provisions of the PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 2.2 All provisions and representations of the PUD Ordinance that conflict with the provisions of this Ordinance are hereby rescinded and shall be superseded by the terms of this Ordinance.
- 2.3 The homeowners' association for Parcels A, B and D shall be responsible for the maintenance and repair of all internal street lighting and signage within Parcels A, B and D. In addition, the declaration of covenants for Parcels A, B and D shall include a statement substantially similar to the following: **"Notice of HOA Maintenance Responsibility:** Town of McCordsville Ordinance No. 121410 A requires that '[t]he homeowners' association for Parcels A, B and D shall be responsible for the maintenance and repair of all internal street lighting and

BRAND + MORELOCK

signage within Parcels A, B and D.' This requirement may be modified only by the Town Council's approval of an amendment to Ordinance No. 12.14/DA

**Section 3. Approval.** This Ordinance shall be in full force and effect from and after its passage by the Town Council and after the occurrence of all other actions required by law.

**ORDINANCE No. 241211** ADOPTED BY THE Town Council of the Town of McCordsville, Indiana, this 12 day of APRIL, 2011.

**THE TOWN COUNCIL OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA**

**AYE**

**NAY**

**BY:**

<u>B &amp; AB</u>	Brent Barnes	<u>                    </u>
<u>                    </u>	Max Meise	<u>                    </u>
<u>                    </u>	Tom Strayer	<u>                    </u>
<u>Jennifer Williams</u>	Jennifer Williams	<u>                    </u>
<u>Barry Wood</u>	Barry Wood	<u>                    </u>

**ATTEST:**

Cathy Gardner, Clerk-Treasurer,  
The Town of McCordsville, Indiana  
Ordinance No.                     

Approved by: Gregory Morelock, Esq., Town Attorney

Prepared by: Steven D. Hardin, Esq., Attorney at Law, Baker & Daniels, LLP  
Jesse M. Pohlman, Land Use Consultant, Baker & Daniels, LLP  
600 East 96th Street, Suite 600, Indianapolis, Indiana 46240



Exhibit "A"  
Legal Description

**Parcel A**

Part of Section 23, Township 17 North, Range 05 East of the Second Principal Meridian, Town of McCordsville, Vernon Township, Hancock County, Indiana, described as follows:

Commencing at a Harrison Monument found at the northeast corner of the northeast quarter of Section 23; thence North 89 degrees 42 minutes 25 seconds West along the north line thereof 1425.87 feet to the northwest corner of the land described in a General Warranty Deed to PKCW Ohio 86 Partner, LLC as recorded in Instrument 07-0006507 in the Office of the Recorder of Hancock County (the next two courses are along the lines of said land) and the POINT OF BEGINNING; thence South 01 degrees 09 minutes 35 seconds West 1,081.89 feet; thence South 89 degrees 43 minutes 22 seconds East 574.02 feet; thence South 00 degrees 17 minutes 35 seconds West 76.21 feet; thence North 89 degrees 42 minutes 25 seconds West 446.03 feet; thence South 25 degrees 42 minutes 07 seconds West 93.19 feet; thence South 21 degrees 41 minutes 10 seconds West 108.83 feet; thence South 05 degrees 14 minutes 19 seconds West 108.03 feet; thence South 11 degrees 38 minutes 17 seconds East 18.29 feet; thence North 89 degrees 44 minutes 13 seconds West 473.78 feet; thence North 00 degrees 17 minutes 35 seconds East 155.00 feet; thence North 89 degrees 44 minutes 13 seconds West 245.05 feet to the east line of the plat of Deer Crossing Section Two recorded in Plat Cabinet C, Slide 86, thence North 01 degrees 08 minutes 47 seconds East along the east line thereof and the east line of the plat of Deer Crossing Section One recorded in Plat Cabinet C, Slide 72 a distance of 1,314.36 feet to the north line of the northeast quarter; thence South 89 degrees 42 minutes 25 seconds East along said north line 672.84 feet to the POINT OF BEGINNING, containing 23.331 acres, more or less.

**Parcel B East**

Part of Section 23, Township 17 North, Range 05 East of the Second Principal Meridian, Town of McCordsville, Vernon Township, Hancock County, Indiana, described as follows:

Commencing at a Harrison Monument found at the southeast corner of the northeast quarter of Section 23; thence North 01 degree 09 minutes 35 seconds East along the east line thereof 1545.04 feet; thence North 89 degrees 43 minutes 21 seconds West 70.01 feet to the west right of way line of Mount Comfort Road (County Road 600 West) per plat of Villages at Brookside Section I as recorded in Instrument 090006706 in the Office of the Recorder of Hancock County, said point also being the POINT OF BEGINNING; thence North 89 degrees 43 minutes 21 seconds West 781.85 feet; thence South 00 degrees 17 minutes 35 seconds West 76.22 feet;

1383393\_1



thence North 89 degrees 42 minutes 25 seconds West 446.03 feet; thence South 25 degrees 42 minutes 07 seconds West 93.19 feet; thence South 21 degrees 41 minutes 10 seconds West 108.83 feet; thence South 05 degrees 14 minutes 19 seconds West 108.03 feet; thence South 11 degrees 38 minutes 17 seconds East 24.19 feet; thence South 00 degrees 17 minutes 35 seconds West 335.00 feet; thence South 56 degrees 57 minutes 07 seconds East 234.55 feet, thence South 43 degrees 01 minutes 53 seconds East 186.08 feet; thence South 59 degrees 00 minutes 11 seconds West 167.47 feet to a non tangent curve to the right having a radius of 400.00 feet; thence southeasterly along said curve an arc length of 104.05 feet (said curve being subtended by a chord of South 23 degrees 32 minutes 41 seconds East 103.76 feet); thence North 68 degrees 44 minutes 40 seconds East 175.93 feet to a curve to the right having a radius of 214.00 feet; thence easterly along said curve an arc length of 83.72 feet (said curve being subtended by a chord of North 79 degrees 57 minutes 08 seconds East 83.19 feet); thence South 88 degrees 50 minutes 25 seconds East 265.24 feet to the west right of way line of West Brookside Parkway per plat of Villages at Brookside Section 1 as recorded in Instrument 090006706 (the next six courses along said right of way lines); thence North 01 degrees 09 minutes 35 seconds East 72.00 feet to a non tangent curve to the left having a radius of 24.00 feet, thence northeasterly along said curve an arc length of 37.70 feet (said curve being subtended by a chord of North 46 degrees 09 minutes 35 seconds East 33.94 feet); thence South 88 degrees 50 minutes 25 seconds East 72.00 feet to a non tangent curve to the left having a radius of 24.00 feet, thence southeasterly along said curve an arc length of 37.70 feet (said curve being subtended by a chord of South 43 degrees 50 minutes 25 seconds East 33.94 feet); thence South 88 degrees 50 minutes 25 seconds East 411.79 feet; thence North 46 degrees 09 minutes 35 seconds East 41.01 feet to the west right of way line of Mount Comfort Road (County Road 600 West); thence North 01 degrees 09 minutes 35 seconds East along said right of way line 1,004.46 feet to the POINT OF BEGINNING, containing 29.275 acres, more or less.

#### **Parcel D**

Part of Section 23, Township 17 North, Range 05 East of the Second Principal Meridian, Town of McCordsville, Vernon Township, Hancock County, Indiana, described as follows:

Commencing at a Harrison Monument found at the southeast corner of the northeast quarter of Section 23; thence North 01 degree 09 minutes 35 seconds East along the east line thereof 1545.04 feet; thence North 89 degrees 43 minutes 21 seconds West 70.01 feet to the west right of way line of Mount Comfort Road (County Road 600 West) per plat of Villages at Brookside Section 1 as recorded in Instrument 090006706 in the Office of the Recorder of Hancock County; thence North 89 degrees 43 minutes 21 seconds West 781.85 feet; thence South 00 degrees 17 minutes 35 seconds West 76.22 feet; thence North 89 degrees 42 minutes 25 seconds West 446.03 feet; thence South 25 degrees 42 minutes 07 seconds West 93.19 feet; thence South 21 degrees 41 minutes 10 seconds West 108.83 feet; thence South 05 degrees 14 minutes 19 seconds



West 108.03 feet; thence South 11 degrees 38 minutes 17 seconds East 24.19 feet; thence South 00 degrees 17 minutes 35 seconds West 335.00 feet; thence South 56 degrees 57 minutes 07 seconds East 234.55 feet; thence South 43 degrees 01 minutes 53 seconds East 186.08 feet; thence South 59 degrees 00 minutes 11 seconds West 141.47 feet to the POINT OF BEGINNING and the beginning of a non tangent curve to the left having a radius of 426.00 feet; thence westerly along said curve an arc length of 1,008.35 feet (said curve being subtended by a chord of South 81 degrees 11 minutes 36 seconds West 788.90 feet), thence North 76 degrees 36 minutes 59 seconds West 134.00 feet, thence South 80 degrees 29 minutes 16 seconds West 300.23 feet; thence North 88 degrees 52 minutes 01 seconds West 132.00 feet to a non tangent curve to the right having a radius of 176.00 feet; thence southwesterly along said curve an arc length of 243.91 feet (said curve being subtended by a chord of South 51 degrees 25 minutes 37 seconds West 224.85 feet); thence North 88 degrees 52 minutes 18 seconds West 5.01 feet to the west line of the southwest quarter of the northeast quarter; thence South 01 degrees 07 minutes 59 seconds West along said west line 199.07 feet to the northeast corner of the northeast quarter of the southwest quarter; thence North 89 degrees 46 minutes 02 seconds West along the north line thereof 1,333.90 feet to the northwest corner thereof, thence South 01 degrees 07 minutes 35 seconds West along the west line thereof 1,313.18 feet to the southwest corner thereof; thence South 89 degrees 50 minutes 16 seconds East along the south line thereof 1,333.78 feet to the southeast corner thereof and the southwest corner of the northwest quarter of the southeast quarter; thence South 89 degrees 44 minutes 54 seconds East along the south line thereof 1,110.76 feet to a non tangent curve to the left having a radius of 426.00 feet; thence northerly along said curve an arc length of 330.69 feet (said curve being subtended by a chord of North 03 degrees 16 minutes 06 seconds West 322.45 feet); thence North 25 degrees 30 minutes 25 seconds West 385.55 feet to a curve to the right having a radius of 374.00 feet; thence northerly along said curve an arc length of 122.80 feet (said curve being subtended by a chord of North 16 degrees 06 minutes 02 seconds West 122.25 feet); thence South 89 degrees 50 minutes 16 seconds East 10.07 feet to a non tangent curve to the right having a radius of 364.00 feet; thence northerly along said curve an arc length of 210.44 feet (said curve being subtended by a chord of North 09 degrees 40 minutes 42 seconds East 207.52 feet); thence North 26 degrees 14 minutes 25 seconds East 183.78 feet to a curve to the right having a radius of 24.00 feet; thence northeasterly along said curve an arc length of 34.49 feet (said curve being subtended by a chord of North 67 degrees 24 minutes 33 seconds East 31.60 feet) to a point of reverse curve to the left having a radius of 426.00 feet; thence northeasterly along said curve an arc length of 929.28 feet (said curve being subtended by a chord of North 46 degrees 05 minutes 06 seconds East 755.69 feet); thence South 68 degrees 44 minutes 40 seconds West 26.10 feet to a non tangent curve to the left having a radius of 400.00 feet; thence northwesterly along said curve an arc length of 104.05 feet (said curve being subtended by a chord of North 23 degrees 32 minutes 41 seconds West 103.76 feet); thence North 59 degrees 00 minutes 11 seconds East 26.00 feet to the POINT OF BEGINNING, containing 88.576 acres, more or less.



VILLAGES OF BROOKSIDE

MEADOW BREEZE LN.

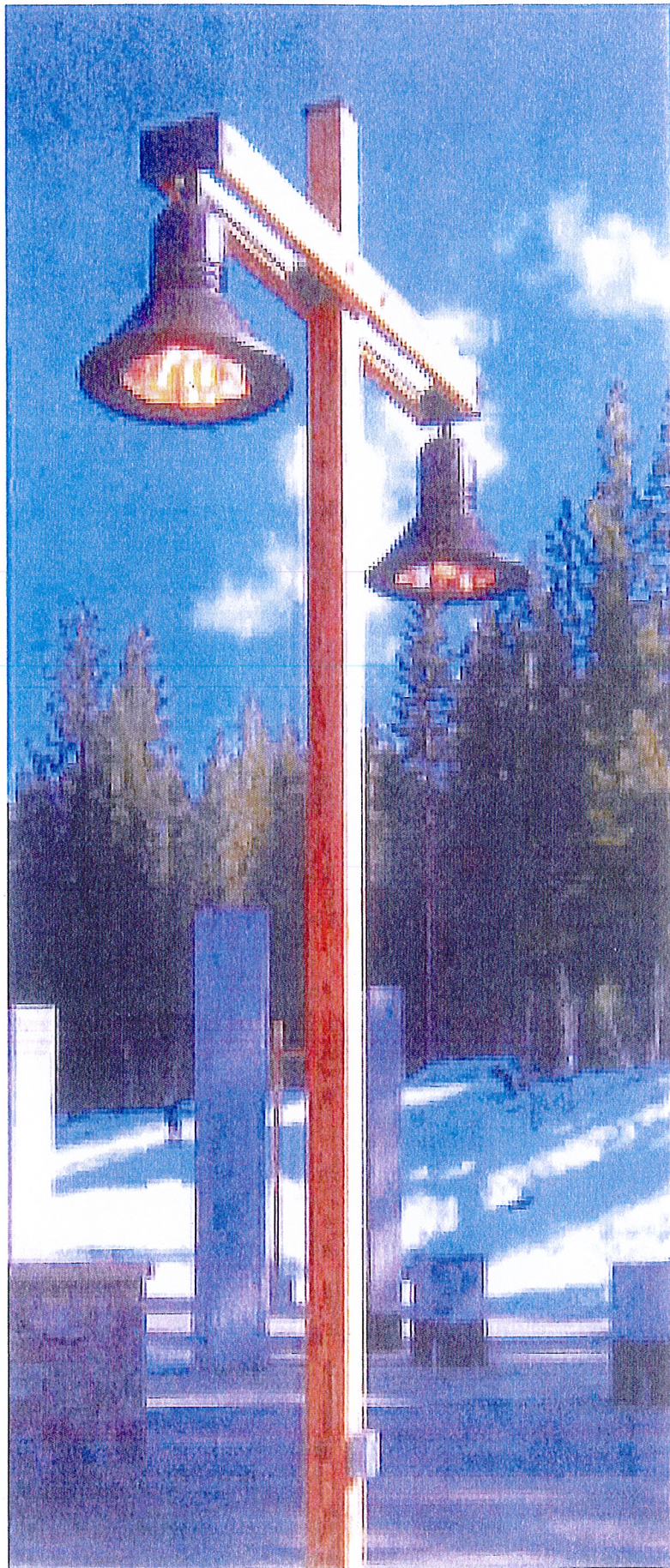
WIND MEADOW WAY

STOP

MEADOW GLEN DR.

AMMINITY SELECTIONS





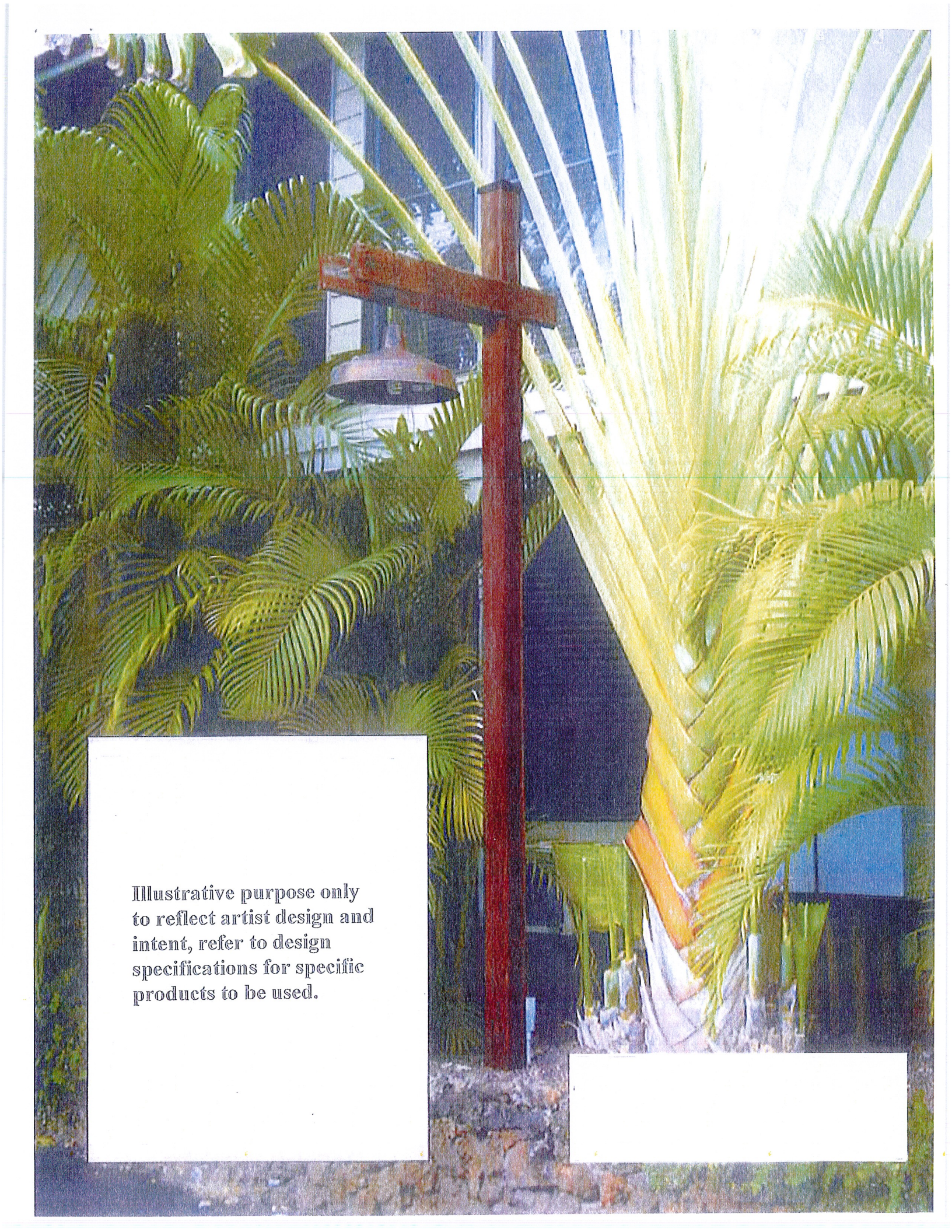
Illustrative purpose only to reflect artist design and intent, refer to design specifications for specific products to be used.





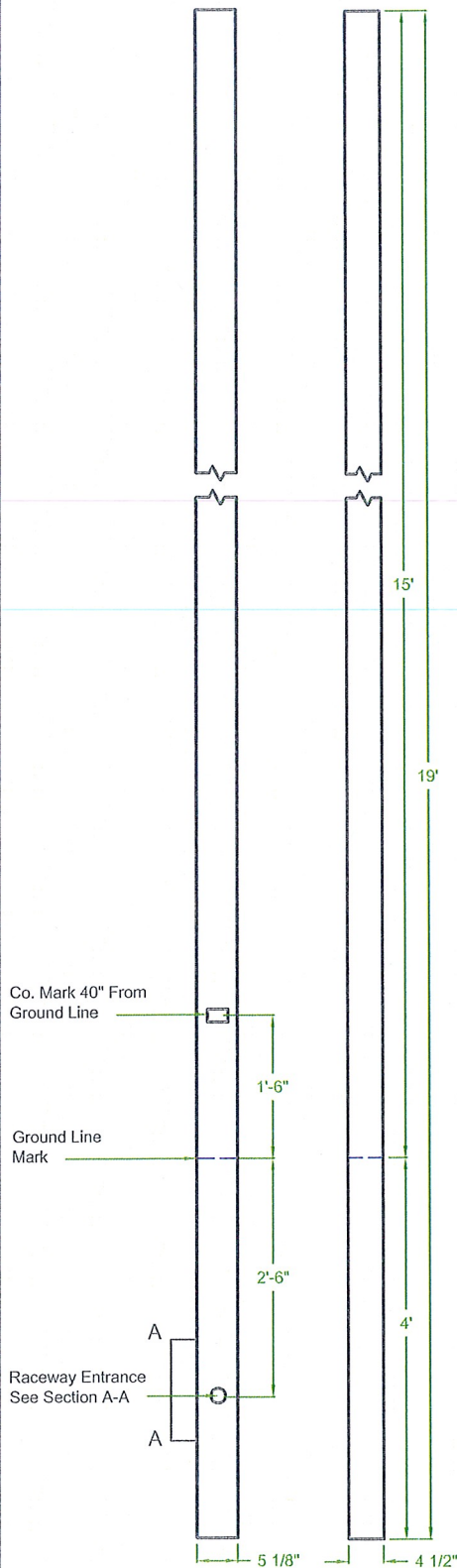
Illustrative purpose only  
to reflect artist design and  
intent, refer to design  
specifications for specific  
products to be used.





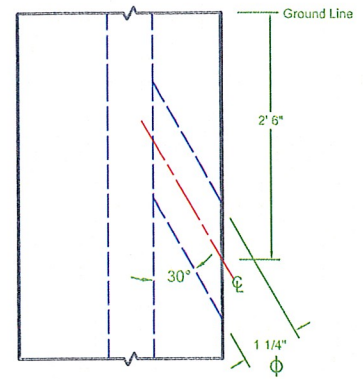
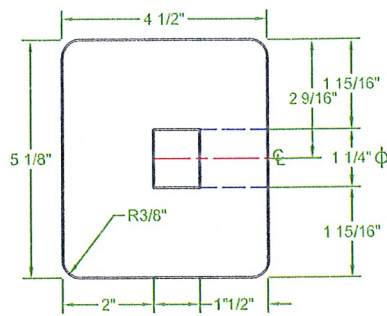
Illustrative purpose only  
to reflect artist design and  
intent, refer to design  
specifications for specific  
products to be used.





Pole Details

SCALE: 1/2" = 1'



Section A-A

SCALE: 3" = 1'

## Specifications

**1.0 General:** Timber Wood Lighting Standards shall be of materials, sizes, styles, patterns and fabrication as specified herein and as shown on JH Baxter detail drawings.

**2.0 Lumber:** Coast region Douglas fir only. L1 laminating grade for strength and appearance is used for manufacturing. Construction grade on all exposed wide faces. Grades are described in current WCLIB Grading Rules.

**3.0 Laminating Requirements:** Light Standards shall be laminated with adhesives meeting or exceeding the exterior durability performance requirements of most recent revision of U.S. Commercial Standard ANSI / AITC A190.1-1983.

**4.0 Surface Finish, Appearance & Tolerance:** Open defects such as knot holes exceeding 1/2" in diameter or wane exceeding 1/4" x 12" shall be filled with woodfiller. Sides shall be surfaced four faces with edges eased to 3/8" radius. Tolerances shall be from +0 to -1/8" for width and thickness and +/- 1/4" in length.

**5.0 Preservative Treatment:** Standards will be treated with 6% pentachlorophenol borne in light hydrocarbon solvent in conformance with AWWA Standards to a minimum net retention of 0.60 pounds per cubic foot of penta. All Standards will be incised on all four sides to 3/4" in depth from butt to 12" above indicated ground mark.

**6.0 Trademark:** Each standard shall be branded to indicate Manufacturer-Month-Year at 18" above intended ground line.

**7.0 Wrapping:** Lighting standards will be individually wrapped.

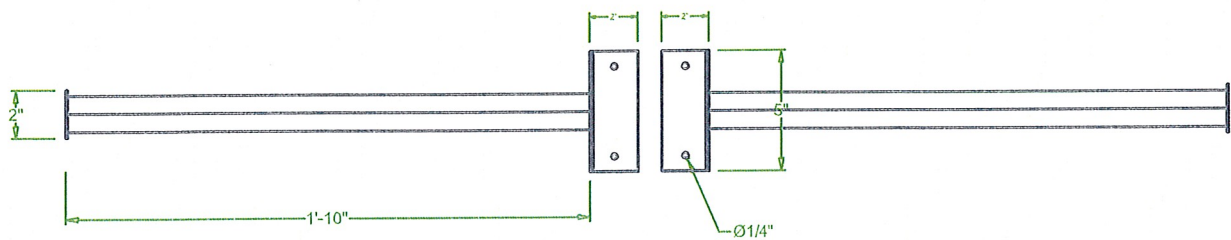
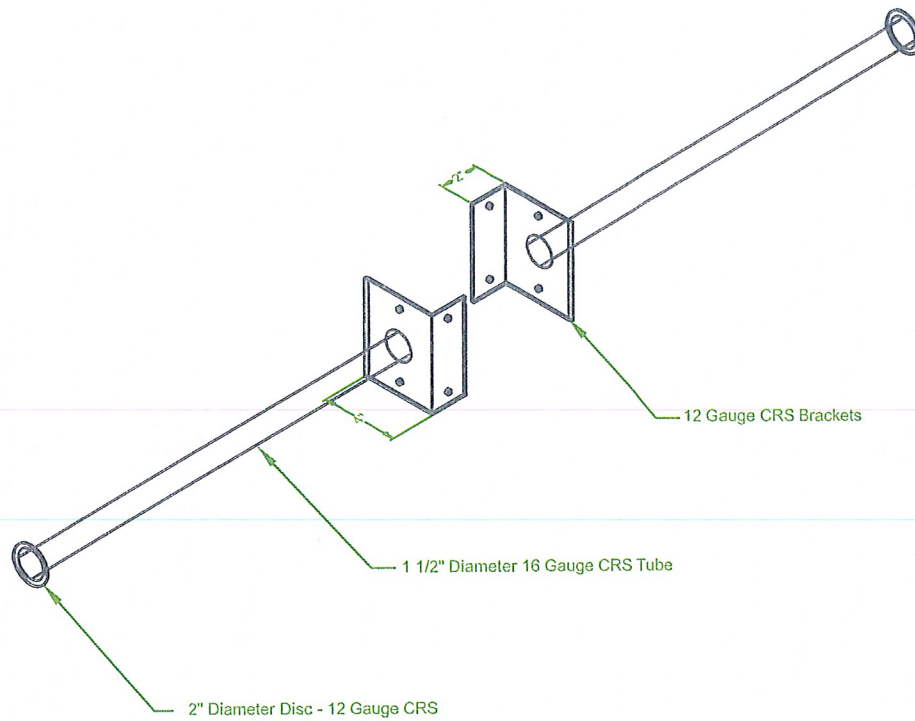
**8.0 Embedment:** As required by local codes and soil conditions. Designed by others. Refer to form no. SL-1281 for recommendations.

**9.0 Top Protection:** Metal cap must be installed unless fixture is top mounted.









SCALE: 1" = 8"

# Banner Pole Bracket



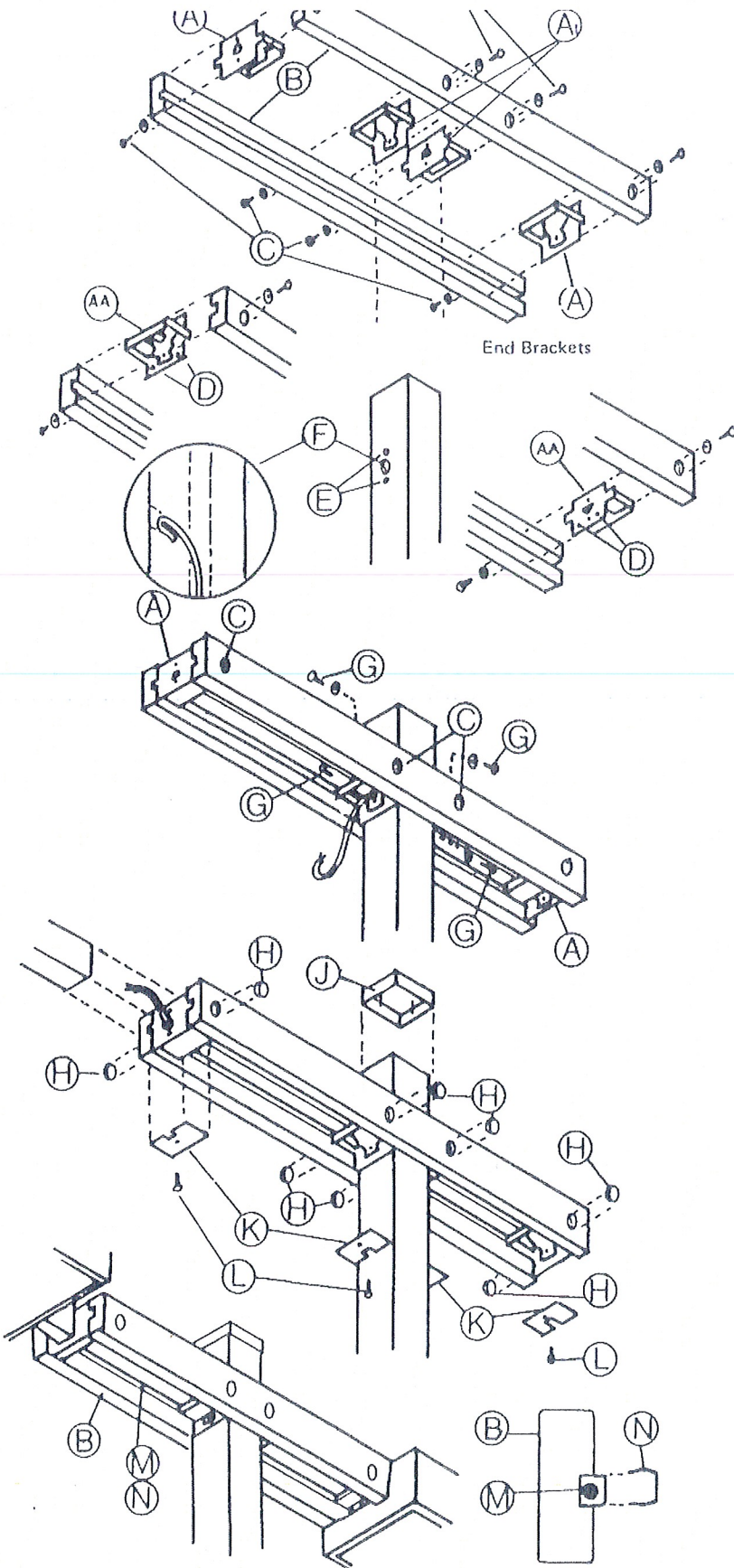
## INSTRUCTIONS FOR TIMBER WOOD LIGHTING STANDARDS TWO-WAY (TYPE B) CROSSARMS

Follow these instructions for proper assembly and installation of Type B crossarms. For installation of luminaires, standard pole, bracket arms and adapters, follow instructions furnished with those articles.

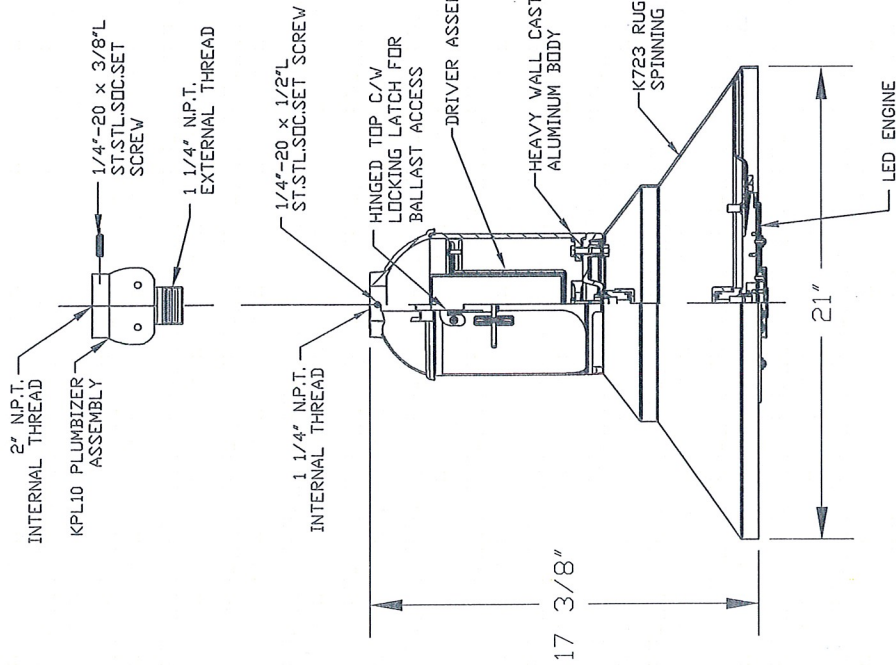
Provide suitable work support. Remove protective wrapping from crossarms only when assembly and erection work is ready to begin. See finishing note, reverse side.

**NOTE:** The aluminum channels now being included with the crossarms are designed to provide added strength to the assembly and should not be removed.

1. Locate and bore holes in lighting standard for brackets, raceway access and cross-feeding wire. See fabrication instructions, reverse side. Note precaution regarding accuracy of pilot hole location.
2. Fish circuit wire through raceway. Bend wire back into access hold "F".
3. Preassemble crossarms "B" and brackets "A" using  $\frac{1}{2}$ " bolts "C" with washer in counterbored holes of crossarm. Tighten bolts to snug position, to seat bracket key into wood keyway, then *back off* about one turn. For inboard mounting of luminaires, end brackets are mounted as indicated "AA". See reverse side for boring of hole "E".
4. Slip preassembled crossarms over top of pole into position at prebored lagbolt holes "E" and access hole "F". Wire may now be hooked and pulled through bracket.
5. Fasten bracket to standard pole with  $\frac{3}{8}$ " bolts, "G" and washers. Use the thru bolt at the top and the  $1\frac{3}{4}$ " lag bolt at the bottom. Check for perpendicular alignment of crossarms. Fully tighten, making sure bracket faces are seated tight against face of pole.
6. Now tighten all  $\frac{1}{2}$ " bolts "C". (Do not crush wood under washers.)
7. Insert plastic plugs "H" into counterbored holes in crossarms and press firmly into place.
8. Mount cap "J" over top of standard.
9. Mount and connect luminaires. Electrical feed wires are run to opposite side and top as needed. Leave just enough wire to lay snug and trim in crossarm groove "M".
10. Cover wires in crossarm raceway groove "M" with rigid PVC raceway cover "N". Fasten bracket cover plate "K" with furnished machine screws "L". Wire exit bracket through slot under cover plate.
11. Erect *complete assembly* in accord with instructions furnished with lighting standard.







**NOTE:**

- 1) LAMP BY OTHERS
- 2) UNDERSIDE OF SPINNING TO BE PAINTED SAME COLOR AS REST OF LUMINAIRE
- 3) PIPE SEALER TO BE USED ON ALL N.P.T. THREADED COMPONENTS

REV.	ALTERATION	DATE	BY

**SPECIFICATIONS**

CATALOGUE NO.: K723-FAFL-III-75(SSL)  
-5000-120-KPL10-XPG

QUANTITY: 75W  
OPTICAL SYSTEM: FLAT ARRAY  
IES LTG. CLASS: TYPE III  
WATTAGE: 75W

SOLID STATE LIGHTING

SERIES: 5000

CCT: 4500K

LINE VOLTAGE: 120V

PAINT: TEXTURED CHICAGO BRONZE

OPTIONS: KPL10 LEVELING DEVICE

**BALLAST TO BE SUPPLIED:**

BALLAST TYPE: ELECTRONIC

BALLAST MANU.: -

CATALOG NUMBER: -



**OPTIONS:**

QUICK DISCONNECT ☒

**OPTIONS:**

FOR BALLAST WIRING DIAGRAM SEE  
DRAWING 209B0458

**CUSTOMER APPROVAL & DATE:**

 		<b>Manufacturing Locations:</b> Burlington, Ontario 1-800-268-7809 Northport, Alabama 1-800-435-6563 Atchison, Kansas 1-800-837-1024 Jefferson, Ohio 1-800-268-7809	
King Luminaire • Stresscrete • Est. 1953			
<b>S T R E S S C R E T E</b> <b>G R O U P</b>			
CUSTOMER ORDER No: -		PROJECT/CUSTOMER: VILLAGES AT BROOKSIDE	
KING U.S. ORDER No: -		DRAWN BY: AT: SC1 TASHI B.	CHECKED BY: DATE: 05/02/11 REVISION:
DRAWING TYPE: CONCEPT DWG.		DRAWING NUMBER: 206A6259	