



Know what's below.
Call before you dig.

Primary Plat Gatherings at Aurora Snider Planned Unit Development

Section 36 - Township 17 North - Range 5 West
Vernon Township, Hancock County

Land Owner:
David Snider & Charles Snider & John Gunn
5401 W 700 N
McCordsville, IN 46055

Parcel ID Number:
30-01-36-100-003.000-016

Current Zoning:
PUD - Ordinance No. 101122D - Snider Planned Unit Development

Legal Description

The West Half of the Northeast Quarter of Section 36, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, being the property granted to David Snider, Charles C. Snider, and Pamela Kuhn ("Snider Tract"), recorded as Instrument Number 0212549 in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:

BEGINNING at the Northwest Corner of the Northeast Quarter of said Section 36, Township 17 North, Range 5 East (the following four courses are along the boundary of said Snider Tract): (one) thence North 88 degrees 47 minutes 15 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 1319.60 feet along the North Line of the West Half of said Northeast Quarter to the Northeast Corner thereof; (two) thence South 00 degrees 10 minutes 59 seconds West 2650.47 feet along the East Line of said West Half coincident with the western boundaries of the tracts of lands granted to Sandra E. Cropper (recorded as Instrument Number 201900305 in said Recorder's Office) and the tract of land granted to Jacobi Legacy Farms, LLC (recorded as Instrument Number 201711625 in said Recorder's Office) to the southwestern corner thereof common with the Southeast Corner of said West Half, being on the northern boundary of Woodhaven Section 8 Plat (recorded as Instrument Number 202202565 in said Recorder's Office); (three) thence South 89 degrees 10 minutes 57 seconds West 1320.49 feet along said northern boundary coincident with the South Line of said West Half to the Southwest Corner thereof being on the eastern boundary of the tract of land granted to Abdolaziz M. and Masoomeh Ardalan ("Ardalan Tract") (recorded as Instrument Number 202200614 in said Recorder's Office); (four) thence North 00 degrees 12 minutes 24 seconds East 2641.39 feet along the West Line of said West Half coincident with the eastern boundaries of the Ardalan Tract, the tract of land granted to Oaklondon Christian Church, Inc. (recorded as Instrument Number 040018585 in said Recorder's Office) and the tract of land granted to Christopher Thomas Wood (recorded as Instrument Number 110011871 in said Recorder's Office) to the POINT OF BEGINNING, containing 80.164 acres, more or less.

Project Summary

A. The Development Standards – 80s

- | | |
|--|---------------------------------------|
| 1. Maximum Number of Lots on the concept plan) | 10 (location depicted by an asterisk) |
| 2. Minimum Lot Area | 10,000 square feet |
| 3. Minimum Lot Width at Building Line | 80 feet |
| 4. Minimum Setbacks: | |
| a. Front-yard Setback | 25 feet |
| b. Side-yard Setback | 10 feet |
| c. Rear-yard Setback | 15 feet |
| 5. Minimum Livable Floor Area (Dwelling Unit) | |
| a. One-story | 2,050 Square Feet |
| b. One & half story (optional loft) | 2,670 Square Feet |
| 6. Maximum Height-Principal | 35 feet |
| 7. Maximum Dwelling Units per Lot | 1 |
| 8. Maximum No. of Dwelling Units | 10 |

B. The Development Standards – 65s

- | | |
|---|-------------------|
| 1. Maximum Number of Lots | 160 |
| 2. Minimum Lot Area | 8,400 square feet |
| 3. Minimum Lot Width at Building Line | 65 feet |
| 4. Minimum Setbacks: | |
| a. Front-yard Setback | 25 feet |
| b. Side-yard Setback | 5 feet |
| c. Rear-yard Setback | 15 feet |
| 5. Minimum Livable Floor Area (Dwelling Unit) | |
| a. One-story | 2,050 Square Feet |
| b. One & half story (optional loft) | 2,670 Square Feet |
| 6. Maximum Height-Principal | 35 feet |
| 7. Maximum Dwelling Units per Lot | 1 |
| 8. Maximum No. of Dwelling Units | 160 |

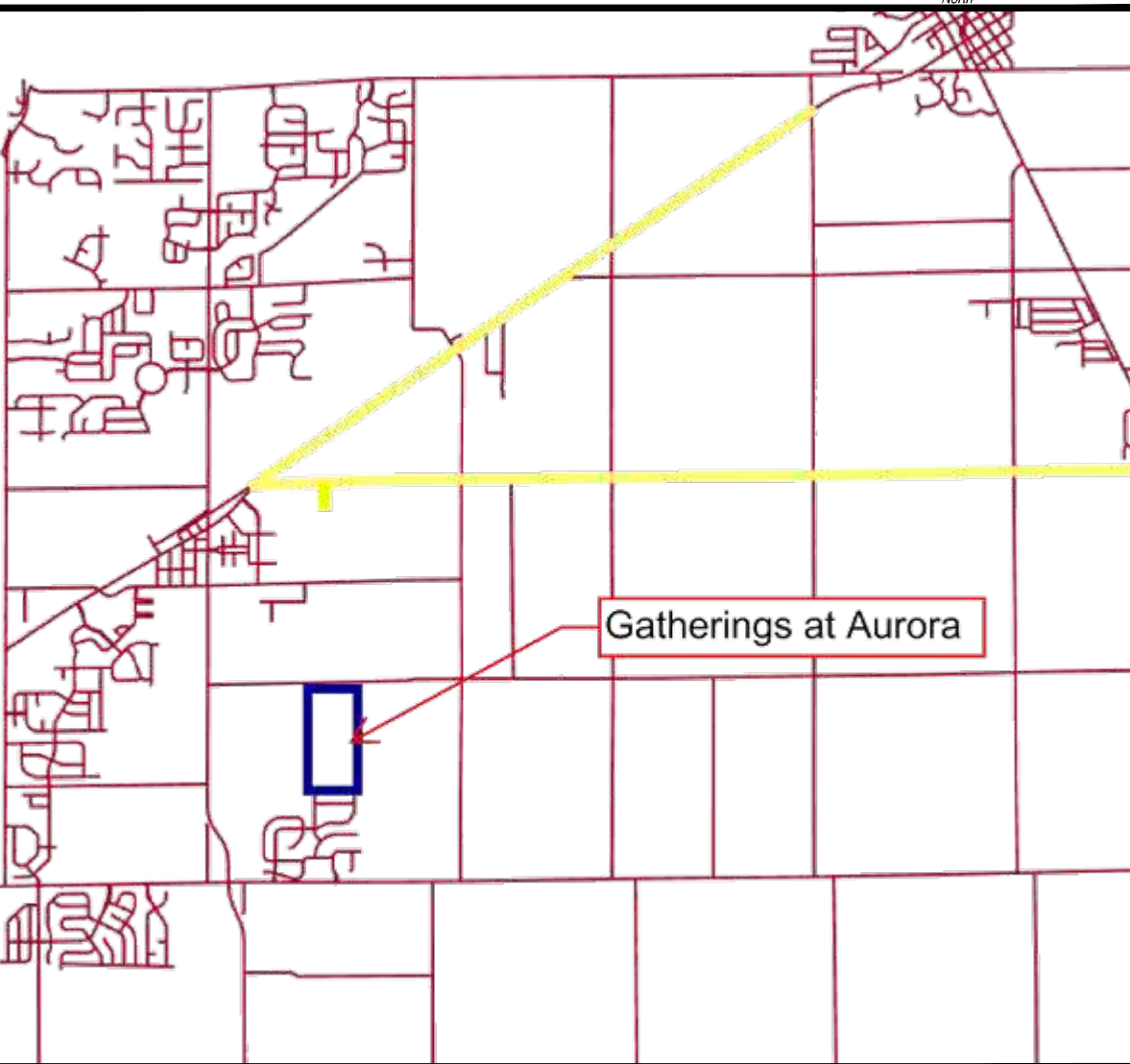
Lot Density = 2.12 Units per Acre

Open Space = 1,127,903 Sft = 32.30%

Local Jurisdictional Contacts

Planning and Zoning Authority Town of McCordsville 6280 West County Road 800 North McCordsville, IN 46055 (317) 335-3604 Contact: Ryan Crum - Director	Local Law Enforcement Town of McCordsville 6280 West County Road 800 North McCordsville, IN 46055 (317) 335-2812
Building & Inspection Authority Town of McCordsville 6280 West County Road 800 North McCordsville, IN 46055 (317) 335-3604 Contact: Ryan Crum - Director	Fire & Rescue Vernon Township Fire Department 600 Vitality Drive Fortville, IN 46040 (317) 485-7327 Contact: Tara Conely

Area Map



Vicinity Map

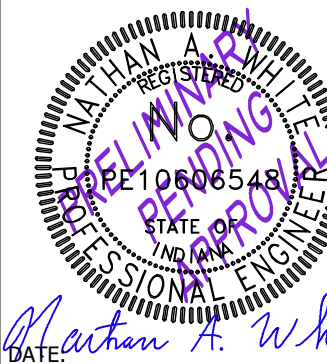


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C105	Conceptual Development Plan
C106	Conceptual Development Plan
C107	Conceptual Development Plan
C108	Proposed Phasing Plan
C109	Conceptual Street Lighting Plan
C110	Roadway Sections, Lot Summary & Miscellaneous Mapping
L000-L301	Conceptual Landscape Plan

REVISIONS:

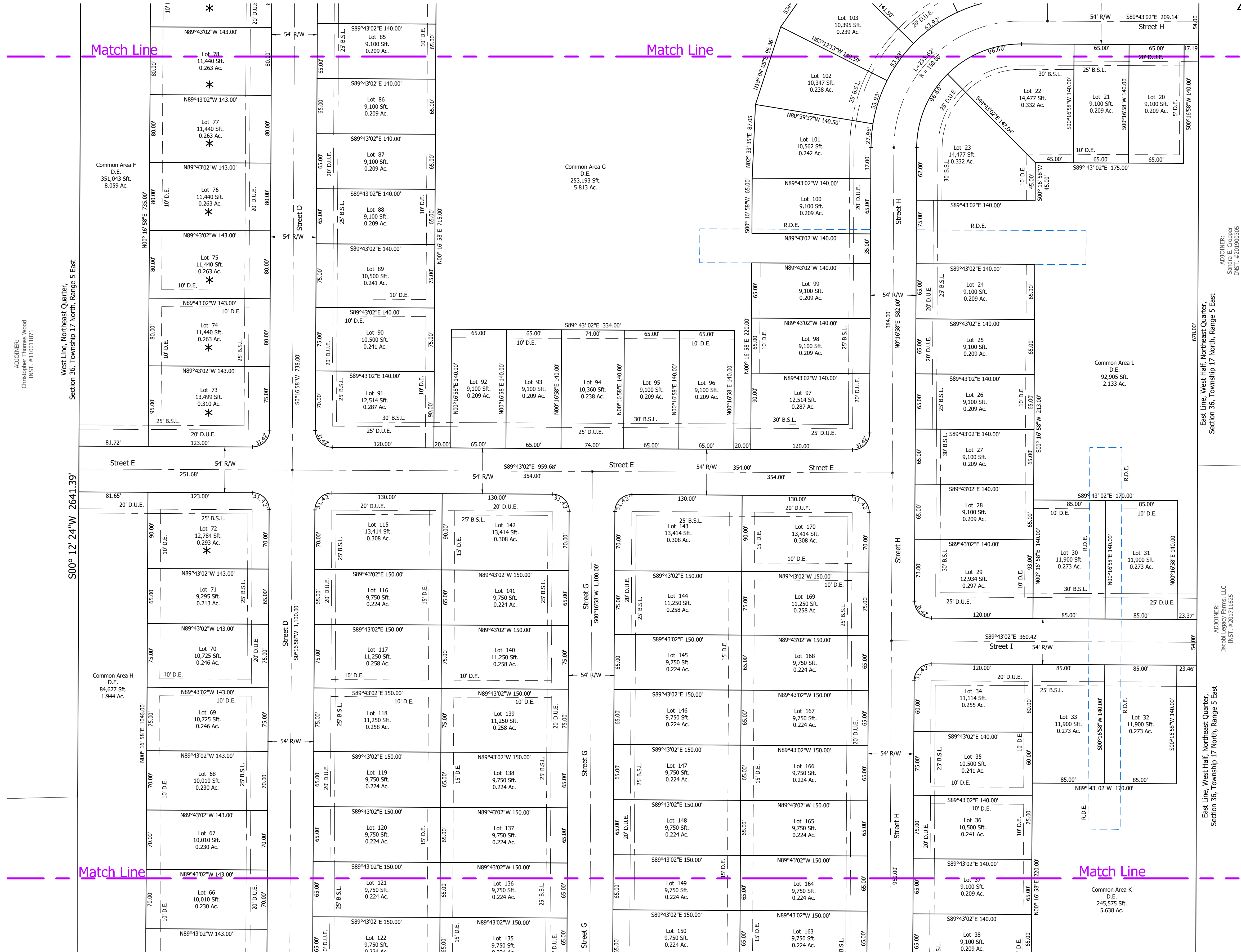
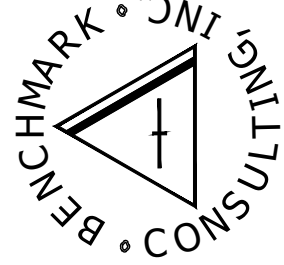
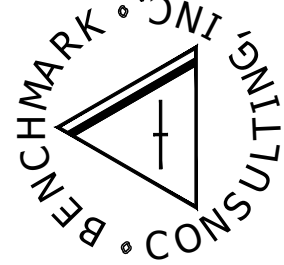
Nathan White Engineering, L.L.C. d.b.a.
BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695
Project Manager: Nathan White
nwhite@benchmarkcon.com

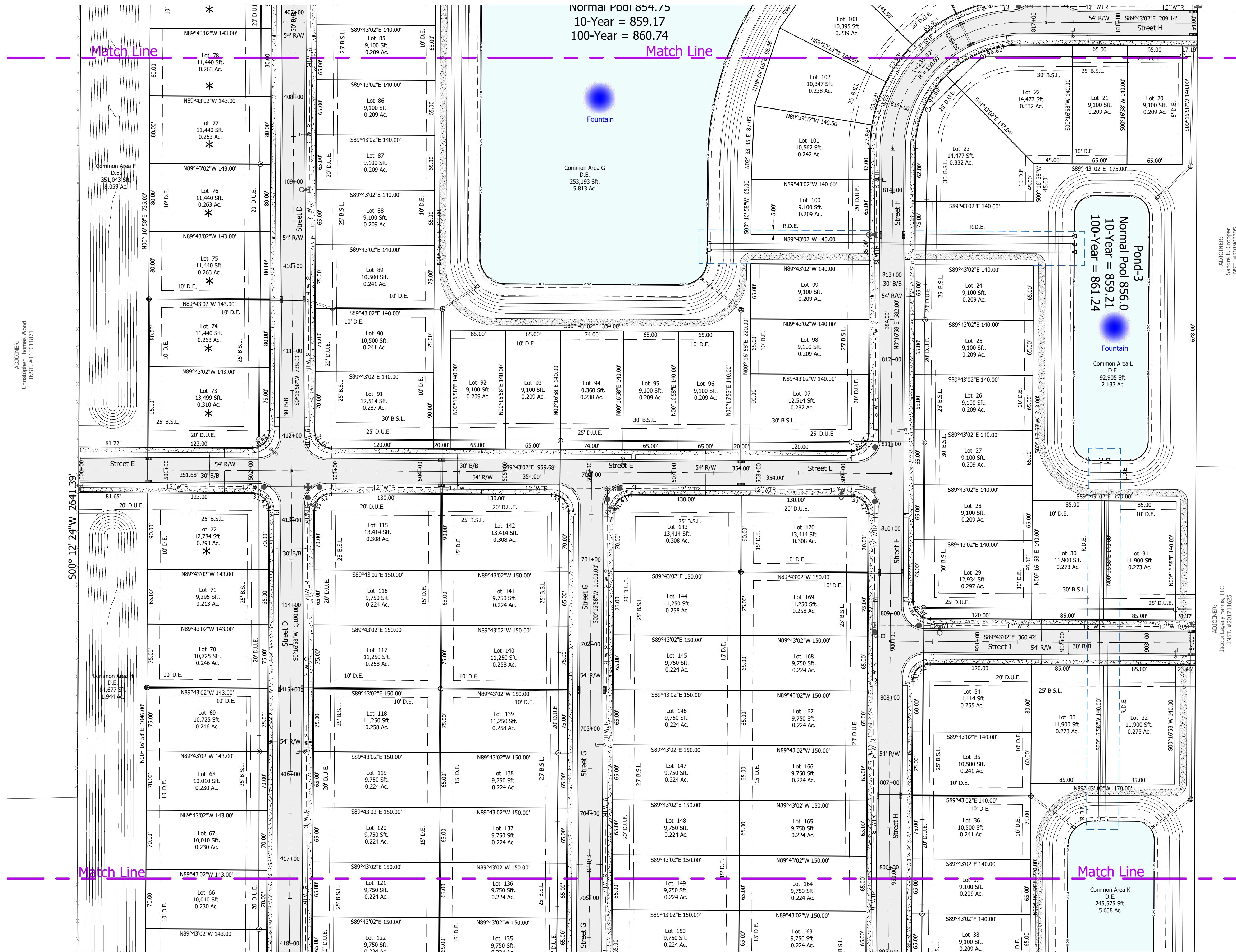


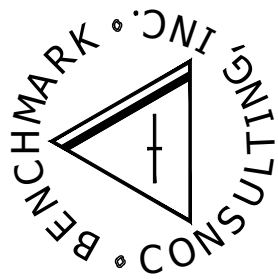
Beazer Homes
9465 Counselors Row, Suite 125
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317-714-4118
Sean Sullivan
sean.sullivan@beazer.com

Gatherings at Aurora
Planned Unt Development
McCordsville, Indiana
Title Sheet

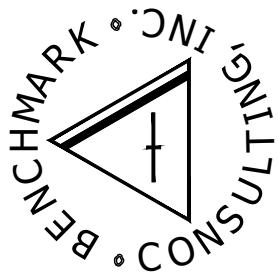
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CHECKED BY: N.A.W.
PROJECT NUMBER: 22007
SHEET # C100



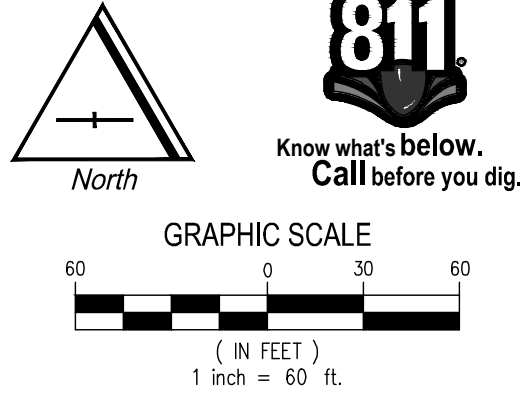
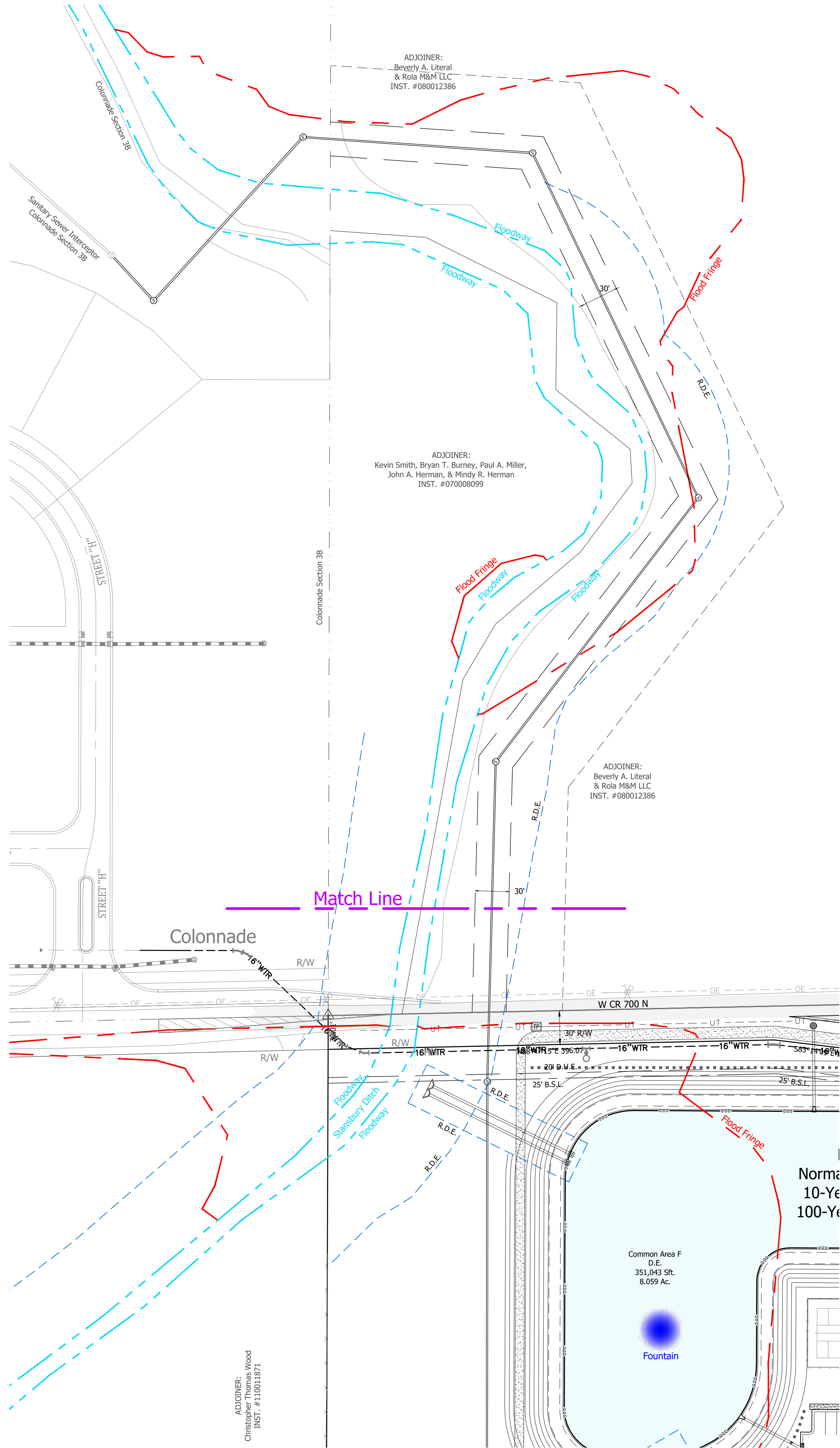




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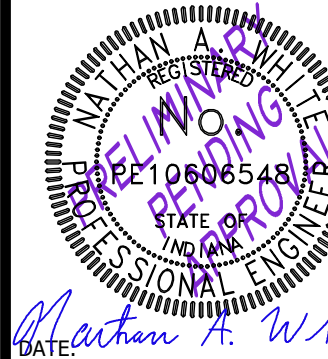
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DATE: 01/19/23
PROJECT NUMBER: 22007
SHEET # C107

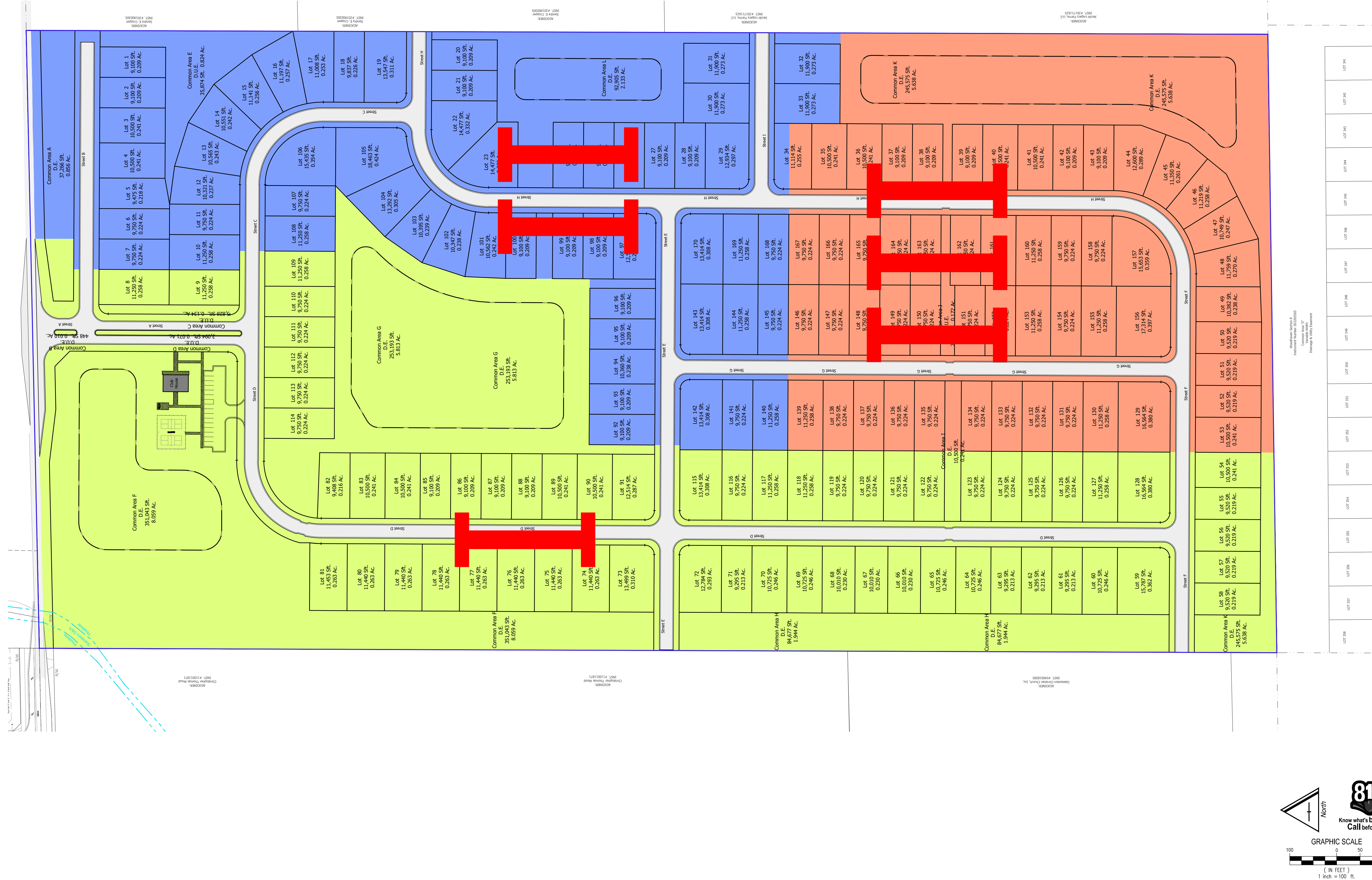
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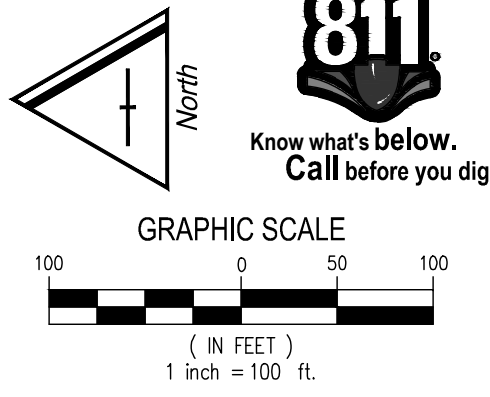
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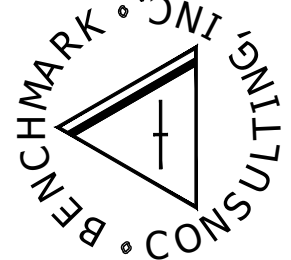
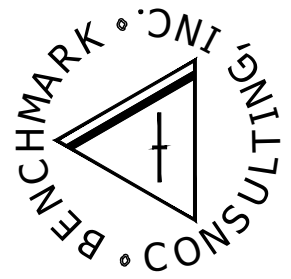


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REVISIONS:





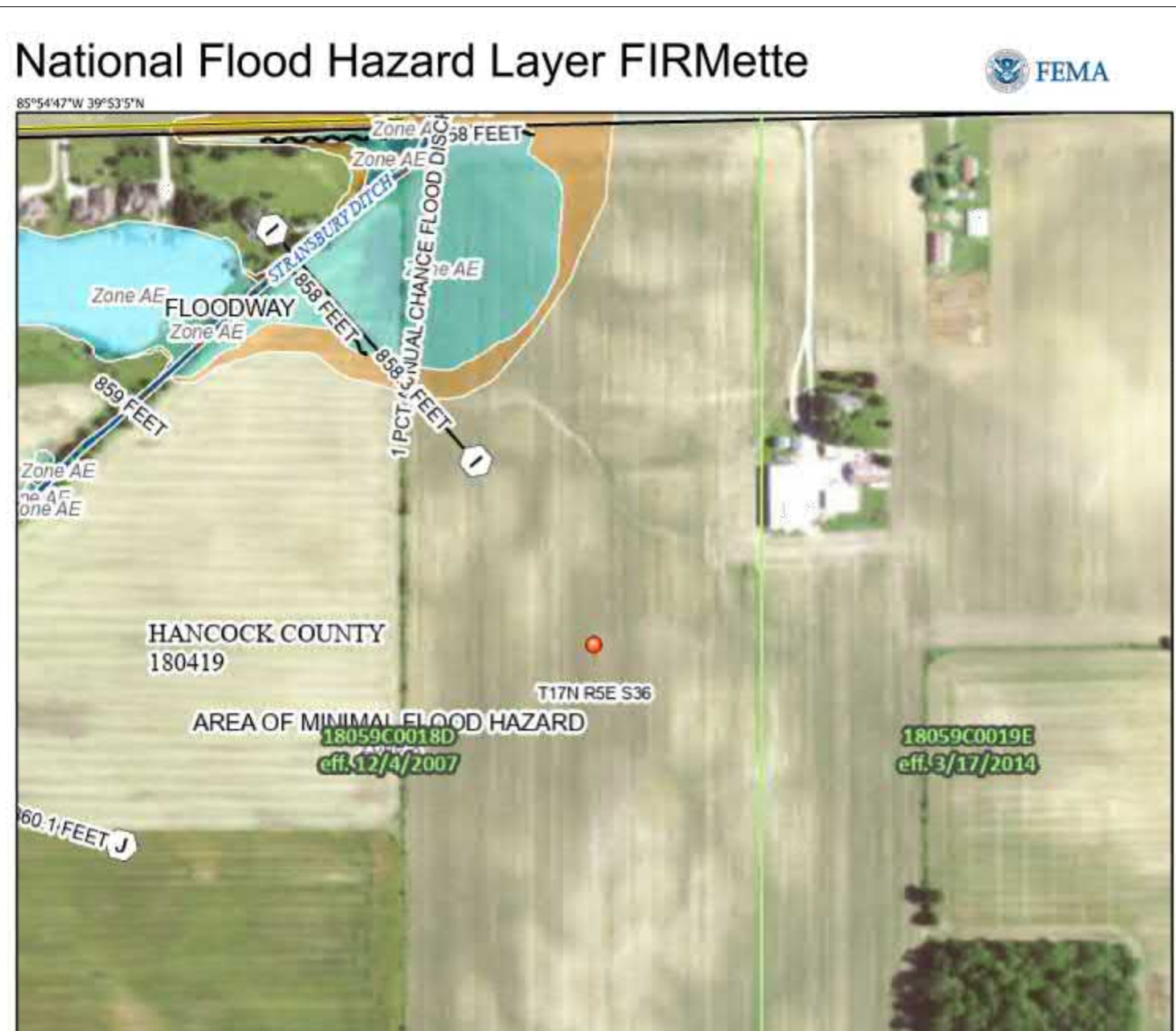
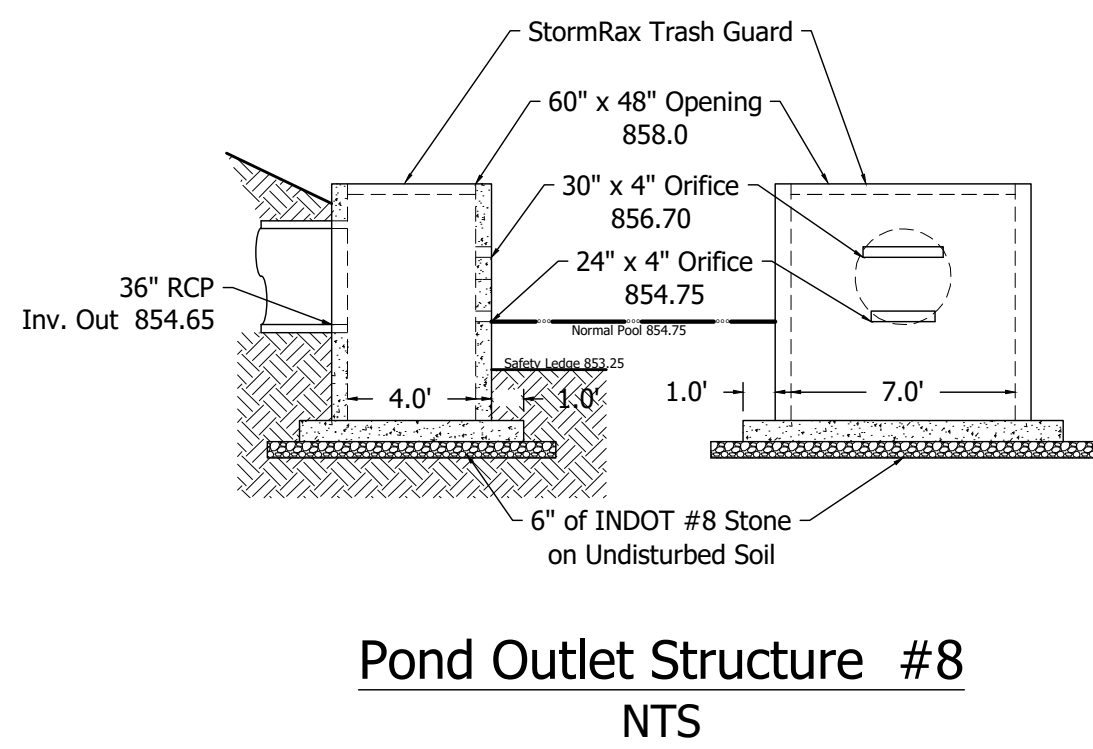
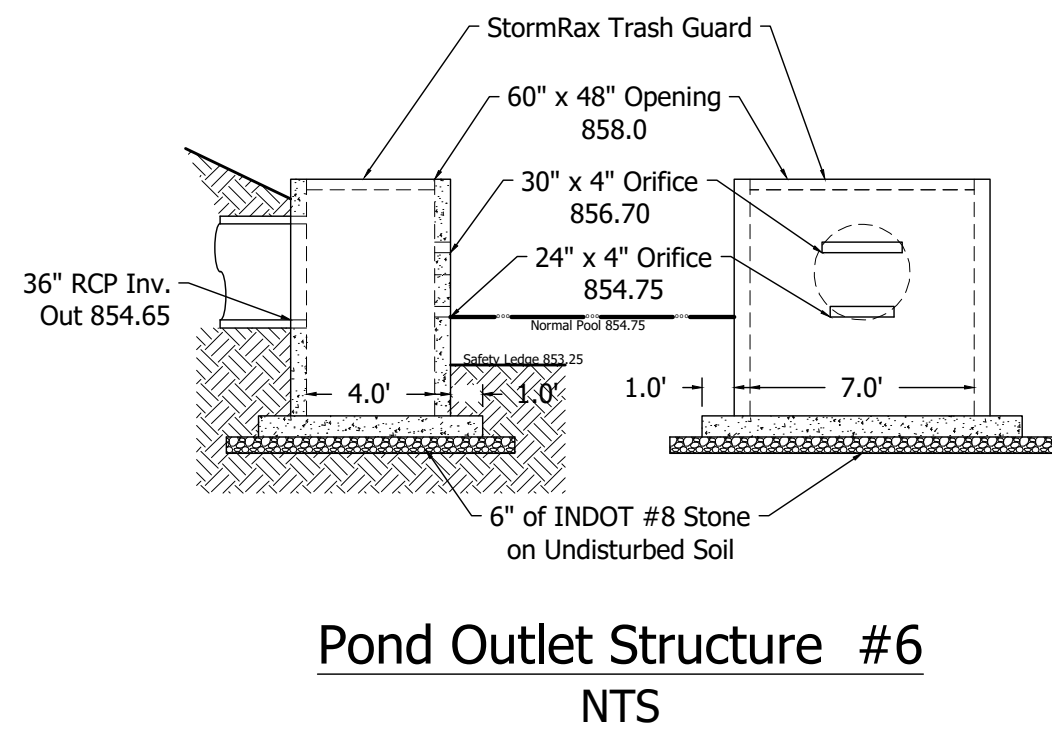
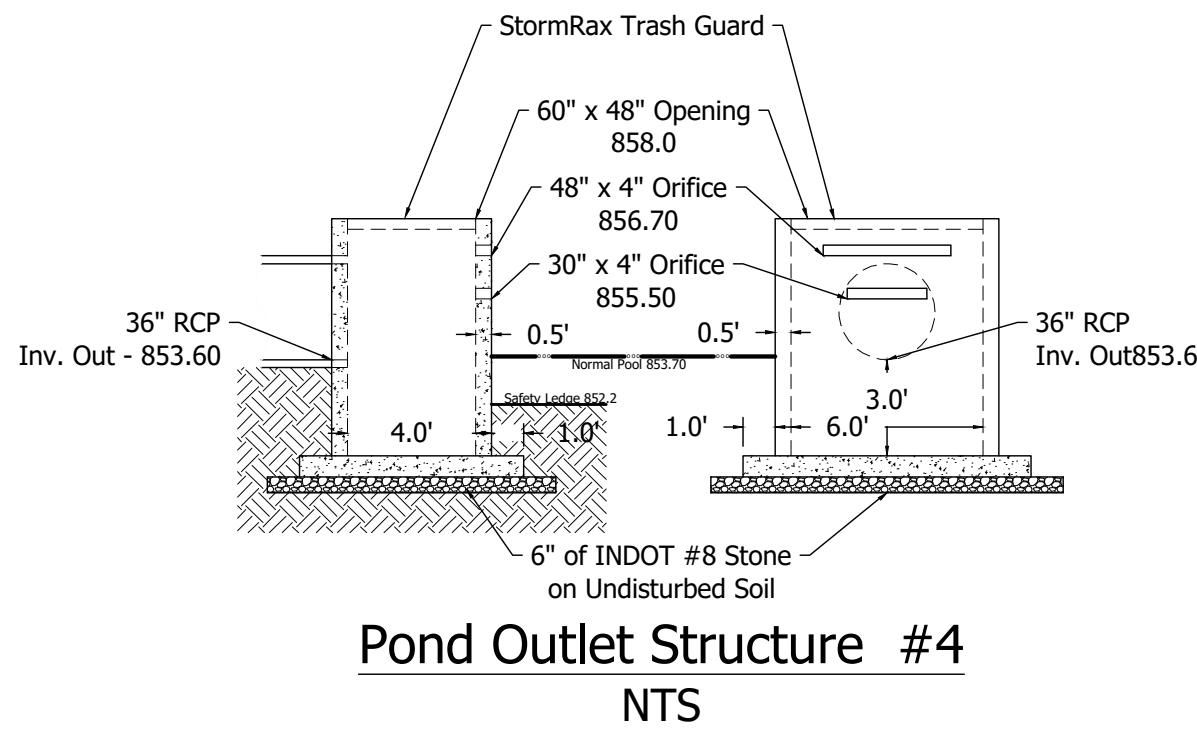
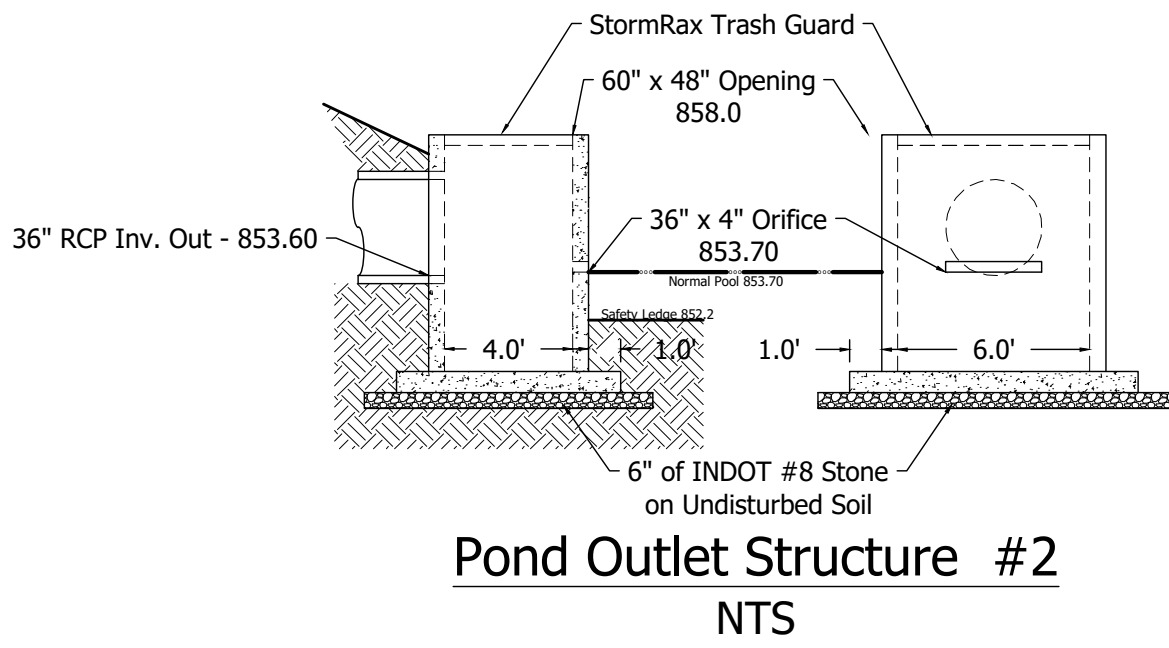


Lot Area		
Lot #	Area Ac.	Area Sft.
1	0.209	9,100
2	0.209	9,100
3	0.241	10,500
4	0.241	10,500
5	0.218	9,475
6	0.224	9,750
7	0.224	9,750
8	0.258	11,250
9	0.258	11,250
10	0.258	11,250
11	0.224	9,750
12	0.237	10,321
13	0.243	10,565
14	0.242	10,551
15	0.256	11,141
16	0.257	11,197
17	0.253	11,008
18	0.226	9,837
19	0.311	13,547
20	0.209	9,100
21	0.209	9,100
22	0.332	14,477
23	0.332	14,477
24	0.209	9,100
25	0.209	9,100
26	0.209	9,100
27	0.209	9,100
28	0.209	9,100
29	0.297	12,934
30	0.273	11,900
31	0.273	11,900
32	0.273	11,900
33	0.273	11,900
34	0.255	11,114
35	0.241	10,500
36	0.241	10,500
37	0.209	9,100
38	0.209	9,100
39	0.209	9,100
40	0.241	10,500
41	0.241	10,500
42	0.209	9,100
43	0.209	9,100
44	0.289	12,600
45	0.261	11,350
46	0.258	11,219
47	0.247	10,749
48	0.270	11,759
49	0.238	10,382
50	0.219	9,520
51	0.219	9,520
52	0.219	9,520
53	0.241	10,500
54	0.241	10,500
55	0.219	9,520
56	0.219	9,520
57	0.219	9,520
58	0.219	9,520
59	0.362	15,787
60	0.246	10,725

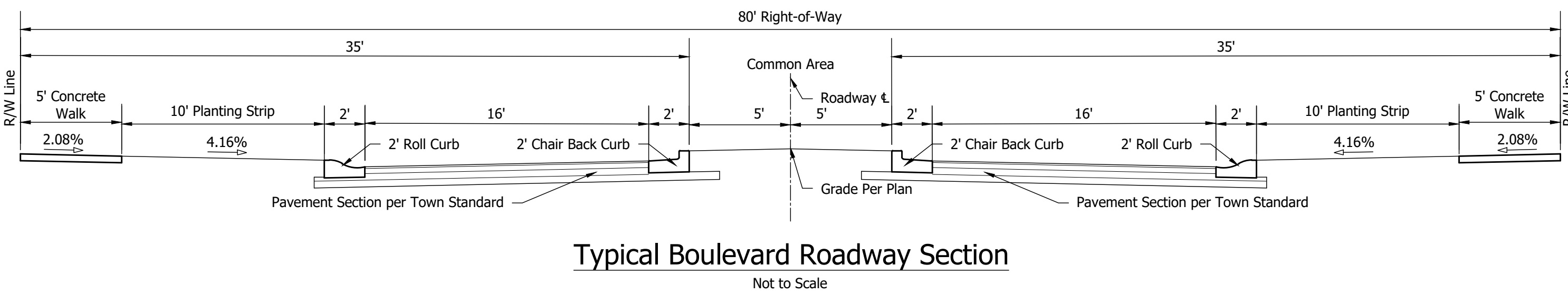
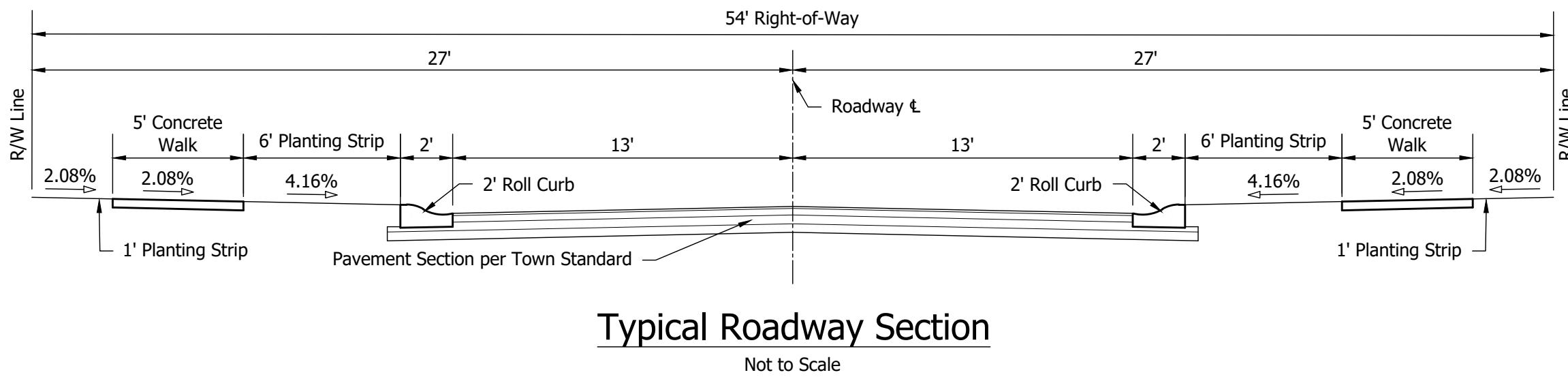
Lot Area		
Lot #	Area Ac.	Area Sft.
61	0.213	9,295
62	0.213	9,295
63	0.213	9,295
64	0.246	10,725
65	0.246	10,725
66	0.230	10,010
67	0.230	10,010
68	0.230	10,010
69	0.246	10,725
70	0.246	10,725
71	0.213	9,295
72	0.293	12,784
73	0.310	13,499
74	0.263	11,440
75	0.263	11,440
76	0.263	11,440
77	0.263	11,440
78	0.263	11,440
79	0.263	11,440
80	0.263	11,440
81	0.263	11,453
82	0.216	9,408
83	0.241	10,500
84	0.241	10,500
85	0.209	9,100
86	0.209	9,100
87	0.209	9,100
88	0.209	9,100
89	0.241	10,500
90	0.241	10,500
91	0.287	12,514
92	0.209	9,100
93	0.209	9,100
94	0.238	10,360
95	0.209	9,100
96	0.209	9,100
97	0.287	12,514
98	0.209	9,100
99	0.209	9,100
100	0.209	9,100
101	0.242	10,562
102	0.238	10,347
103	0.239	10,395
104	0.305	13,292
105	0.424	18,463
106	0.354	15,435
107	0.224	9,750
108	0.258	11,250
109	0.258	11,250
110	0.224	9,750
111	0.224	9,750
112	0.224	9,750
113	0.224	9,750
114	0.224	9,750
115	0.308	13,414
116	0.224	9,750
117	0.258	11,250
118	0.258	11,250
119	0.224	9,750
120	0.224	9,750

Lot Area		
Lot #	Area Ac.	Area Sft.
121	0.224	9,750
122	0.224	9,750
123	0.224	9,750
124	0.224	9,750
125	0.224	9,750
126	0.224	9,750
127	0.258	11,250
128	0.380	16,564
129	0.380	16,564
130	0.258	11,250
131	0.224	9,750
132	0.224	9,750
133	0.224	9,750
134	0.224	9,750
135	0.224	9,750
136	0.224	9,750
137	0.224	9,750
138	0.224	9,750
139	0.258	11,250
140	0.258	11,250
141	0.224	9,750
142	0.308	13,414
143	0.308	13,414
144	0.258	11,250
145	0.224	9,750
146	0.224	9,750
147	0.224	9,750
148	0.224	9,750
149	0.224	9,750
150	0.224	9,750
151	0.224	9,750
152	0.224	9,750
153	0.258	11,250
154	0.224	9,750
155	0.258	11,250
156	0.397	17,314
157	0.359	15,653
158	0.224	9,750
159	0.224	9,750
160	0.258	11,250
161	0.258	11,250
162	0.224	9,750
163	0.224	9,750
164	0.224	9,750
165	0.224	9,750
166	0.224	9,750
167	0.224	9,750
168	0.224	9,750
169	0.258	11,250
170	0.308	13,414

Common Area		
Designation	Area Ac.	Area Sft.
A	0.856	37,266
B	0.010	448
C	0.134	5,828
D	0.071	3,094
E	0.824	35,874
F	8.059	351,043
G	5.813	253,193
H	1.944	84,677
I	0.241	10,500
J	0.172	7,500
K	5.638	245,575
L	2.133	92,905

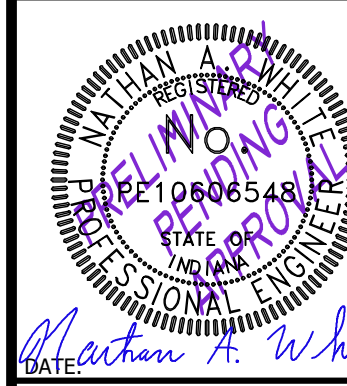
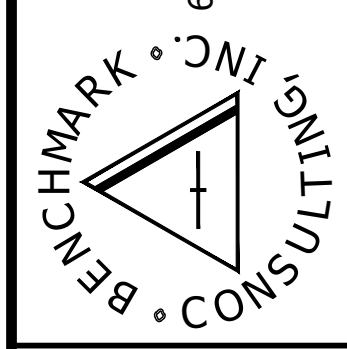


Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	33.5	42.8%
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	42.0	53.6%
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	2.8	3.6%
Totals for Area of Interest		78.3	100.0%



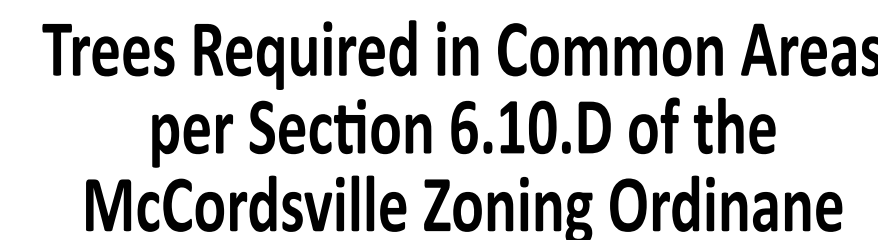
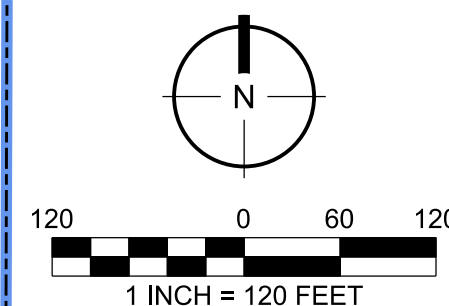
REVISIONS:

Nathan White Engineering, L.L.C. d.b.a.
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Project Manager: Nathan White
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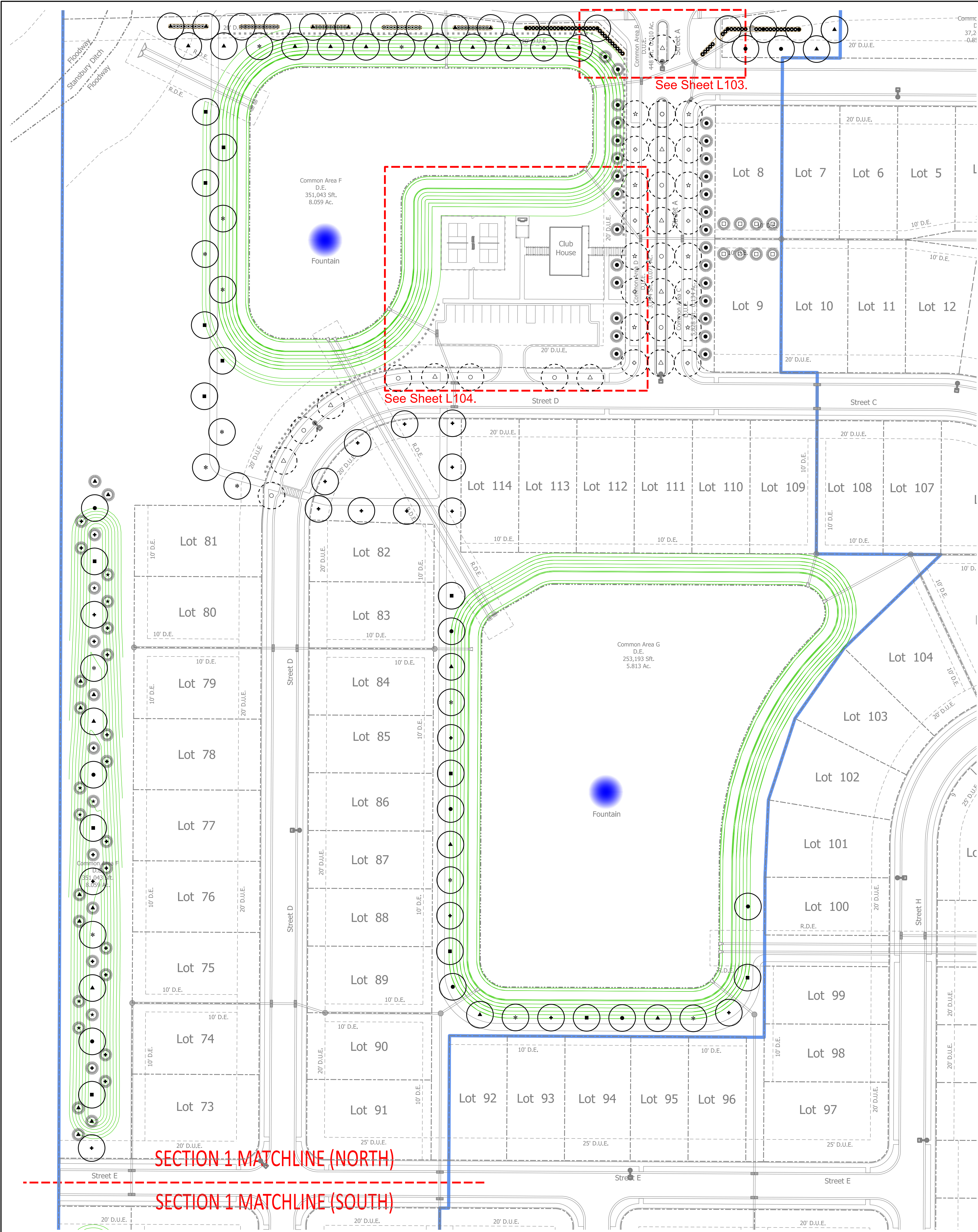
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Gatherings at Aurora
Planned Unit Development
McCordsville, Indiana
Roadway Sections, Lot Summary & Miscellaneous Mappings
DATE: 01/19/23
CHECKED BY: N.A.W.
PROJECT NUMBER: 22007
SHEET # C110



L101 SECTION 1 PLANTING PLAN (NORTH)
L102 SECTION 1 PLANTING PLAN (SOUTH)
L103 SECTION 1 PLANTING PLAN (ENTRANCE)
L104 SECTION 1 PLANTING PLAN (AMENITY)
L201 SECTION 2 PLANTING PLAN
L301 SECTION 3 PLANTING PLAN

L000



PLANT SCHEDULE:

Street Trees (2") by Developer:

- Gleditsia triacanthos var. inermis 'Draves' - 9 (Street Keeper Honeylocust)
- Platinus x acerifolia 'Bloodgood' - 8 (Bloodgood London Planetree)
- Ulmus 'Princeton' - 9 (Princeton Elm)
- Zelkova serrata 'Green Vase' - 8 (Green Vase Zelkova)

Shade Trees (2") by Developer:

- Acer rubrum 'Autumn Radiance' - 22 (Autumn Radiance Red Maple)
- Gleditsia triacanthos inermis 'Skycole' - 18 (Skyline Honeylocust)
- Liquidambar styraciflua 'Worplesdon' - 16 (Worplesdon Sweetgum)
- Liriodendron tulipifera - 18 (Tuliptree)
- Quercus rubra - 14 (Red Oak)

Evergreen Trees (6') by Developer:

- Abies balsamea var. phanerolepis - 9 (Canaan Fir)
- Picea abies - 11 (Norway Spruce)
- Pinus heldreichii - 18 (Bosnian Pine)
- Taxus cuspidata 'Capitata' - 0 (Capitata Pyramidal Yew)
- Thuja stadishii x plicata 'Green Giant' - 28 (Green Giant Arborvitae)

Evergreen Trees (6') by Builder:

- XYZ Evergreen - 8+/- (Builder's Choice)

Shrubs (24") by Developer:

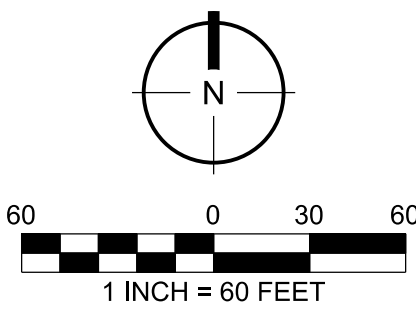
- Aronia melanocarpa 'Viking' - 9 (Viking Black Chokeberry)
- Hydrangea macrophylla 'Bailer' - 18 (Endless Summer Bigleaf Hydrangea)
- Thuja occidentalis 'Woodwardii' - 51 (Woodward Globe Arborvitae)
- Viburnum plicatum tomentosa 'Summer Snowflake' - 18 (Summer Snowflake Doublefile Viburnum)

LEGEND:

- Entry Feature (with Development Sign)
- One Foot Contours (Mound and/or Pond Bank)

NOTES:

- The XYZ Evergreens scheduled above shall be installed in compliance with Section 4.D.9 of PUD Ordinance 101122D.
- In addition to the XYZ Evergreens mentioned above the Builder shall install on each residential Lot a minimum of i) one 2.5" caliper shade tree, ii) two trees consisting of any combination of 6' high evergreens and/or 1.5" caliper ornamentals, and iii) eight 24" high shrubs. The shrubs shall be planted along the foundation of the primary building. Of the three trees required one deciduous tree must be planted within the front yard.



REVISIONS:

BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695

BENCHMARK CONSULTING, INC.

Preliminary
Pending
Approval

DATE:
01/20/2023

DRAWN BY:
EWS

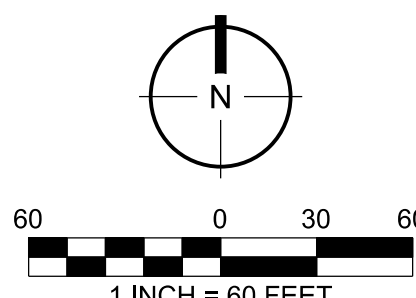
PROJECT NUMBER:
22007

SHEET #:
L101

Gatherings at Aurora
McCordsville, Indiana
Landscaping Plan - Section 1 (North)

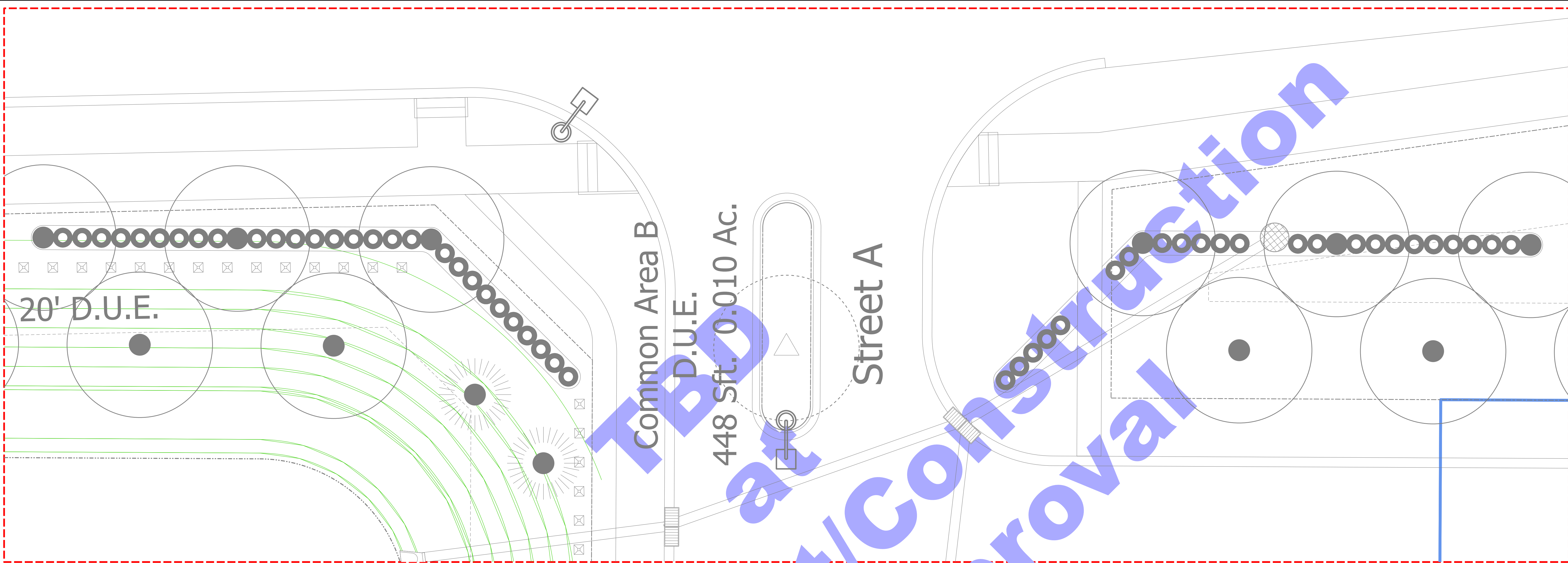
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Sean Sullivan
sean.sullivan@beazer.com

PREPARED FOR:



1. The XYZ Evergreens scheduled above shall be installed in compliance with Section 4.D.9 of PUD Ordinance 101122D.
2. In addition to the XYZ Evergreens mentioned above the Builder shall install on each residential Lot a minimum of i) one 2.5" caliper shade tree, ii) two trees consisting of any combination of 6' high evergreens and/or 1.5" caliper ornamentals, and iii) eight 24" high shrubs. The shrubs shall be planted along the foundation of the primary building. Of the three trees required one deciduous tree must be planted within the front yard.

DATE: 01/20/2023		DRAWN BY: EWS	
PROJECT NUMBER: 22007			
SHEET # L102			
Gatherings at Aurora		McCordsville, Indiana	
Landscaping Plan - Section 1 (South)			
PREPARED FOR:		Beazee Homes 9465 Counselors Row, Suite 125 Indianapolis, IN 46240 317-714-4118 Sean Sullivan sean.sullivan@beazee.com	
DATE:		Preliminary Pending Approval	
REVISIONS:		BENCHMARK CONSULTING, INC. 69 AUGUSTA DRIVE BROWNSBURG, IN 46112 (317) 852-5695	



PLANT SCHEDULE:

Shrubs, Gramanoids, and Forbs by Developer:

Aronia melanocarpa 'Viking' - 0 @
(Viking Black Chokeberry)

Hydrangea macrophylla 'Bailer' - 0 @
(Endless Summer Bigleaf Hydrangea)

Thuja occidentalis 'Woodwardii' - 0 @
(Woodward Globe Arborvitae)

Viburnum plicatum tomentosum 'Summer Snowflake' - 0 @
(Summer Snowflake Doublefile Viburnum)

LEGEND:

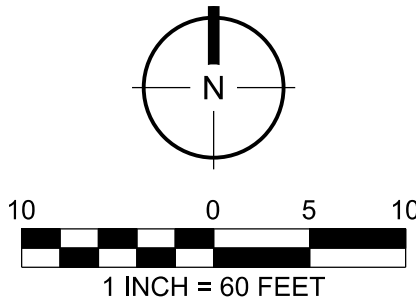
Entry Feature
(with Development Sign)

One Foot Contours
(Mound and/or Pond Bank)

NOTES:

1.

2.



REVISIONS:	
BENCHMARK CONSULTING, INC. 69 AUGUSTA DRIVE BROWNSBURG, IN 46112 (317) 852-5695	
BENCHMARK CONSULTING, INC.	
Preliminary Pending Approval	
DATE:	
Beazer Homes 9465 Counselors Row, Suite 125 Indianapolis, IN 46240 317-714-4118 Sean Sullivan sean.sullivan@beazer.com	
Gatherings at Aurora McCordsville, Indiana Landscape Plan - Entrance	
DATE: 01/20/2023	DRAWN BY: EWS
PROJECT NUMBER: 22007	
SHEET # L103	

PLANT SCHEDULE:

Shrubs, Gramanoids, and Forbs by Developer:

Aronia melanocarpa 'Viking' - 0 @
(Viking Black Chokeberry)

Hydrangea macrophylla 'Bailer' - 0 @
(Endless Summer Bigleaf Hydrangea)

Thuja occidentalis 'Woodwardii' - 0 @
(Woodward Globe Arborvitae)

Viburnum plic. tom. 'Summer Snowflake' - 0 @
(Summer Snowflake Doublefile Viburnum)

LEGEND:

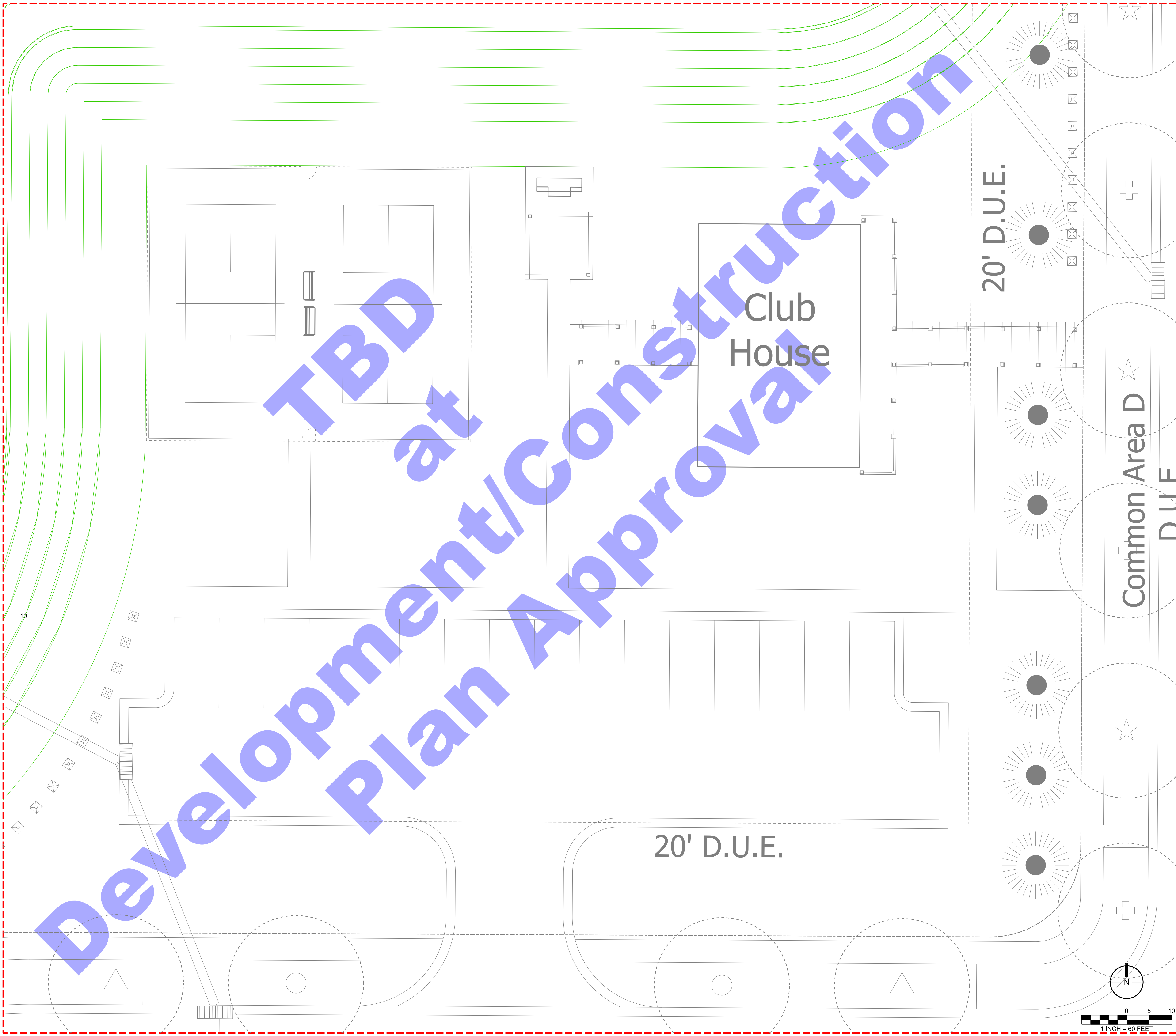
Entry Feature
(with Development Sign)

One Foot Contours
(Mound and/or Pond Bank)

NOTES:

1.

2.



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DATE:		Beazer Homes 9465 Counselors Row, Suite 125 Indianapolis, IN 46240 317-714-4118 Sean Sullivan sean.sullivan@beazer.com	
Gatherings at Aurora		McCordsville, Indiana Landscaping Plan - Amenity	
DATE: 01/20/2023		DRAWN BY: EWS	
PROJECT NUMBER: 22007		SHEET # L104	

