

PLANNED UNIT DEVELOPMENT PLANS FOR:  
**MORNINGSIDE AT MCCORDSVILLE**

A Mult-use Residential and Commercial development  
Section 1, Township 16 North, Range 5 East, Hancock County, Indiana.

DATE: 2/24/2023

Project Jurisdiction Summary

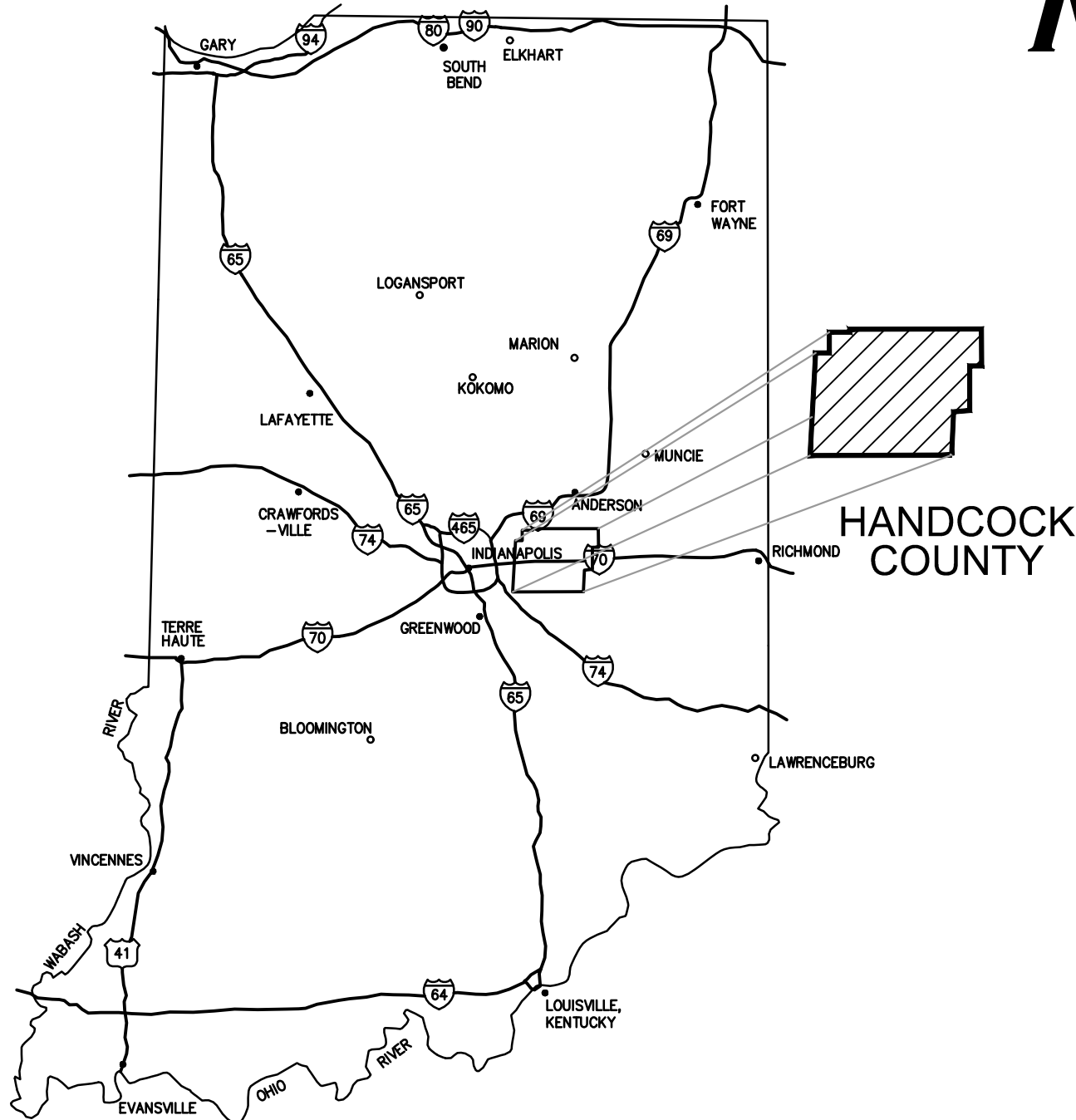
Sanitary Sewer Utility:  
Western Hancock Utilities (Aqua Indiana)  
5750 Castle Creek Pkwy N. Dr., Suite 314,  
Indianapolis, in 46250  
(317) 577-1390

Water Utility:  
Citizens Water  
150 Dr. Martin Luther King Jr. St.  
Indianapolis, in 46200  
(317) 477-1150

Storm Sewer, Site Drainage, SWPPP &  
Rule 5:  
111 S American Legion Place, Suite 171  
Hancock County Annex  
Greenfield, IN 46140  
(317) 477-1150

Street:  
McCordsville Public Works  
6280 W 800 N  
McCordsville, IN 46055  
(317) 335-3493

Plan Commission:  
Town of McCordsville Planning and Building  
Department  
6280 W 800 N  
McCordsville, IN 46055  
(317) 335-3604

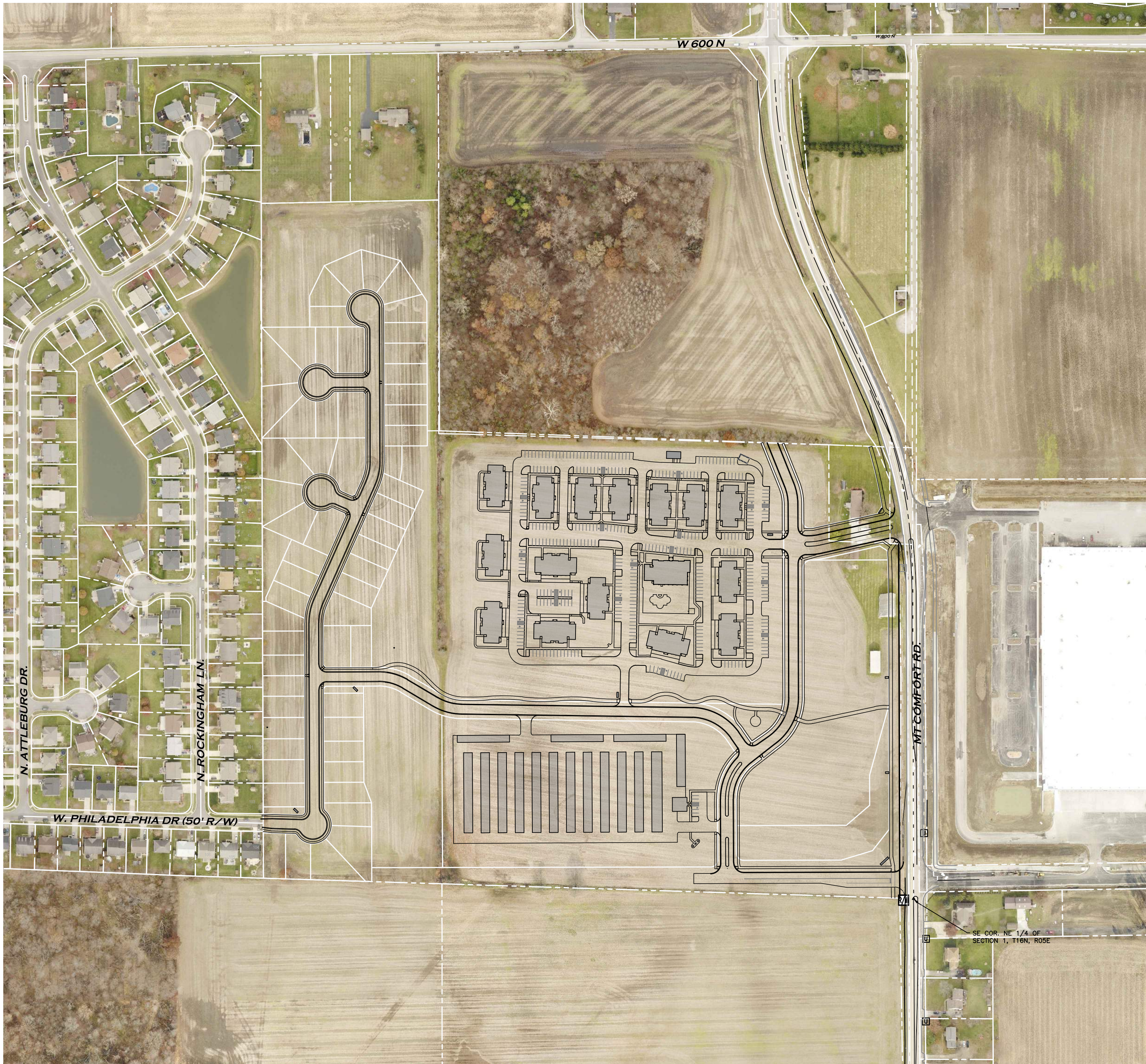


GENERAL LOCATION MAP

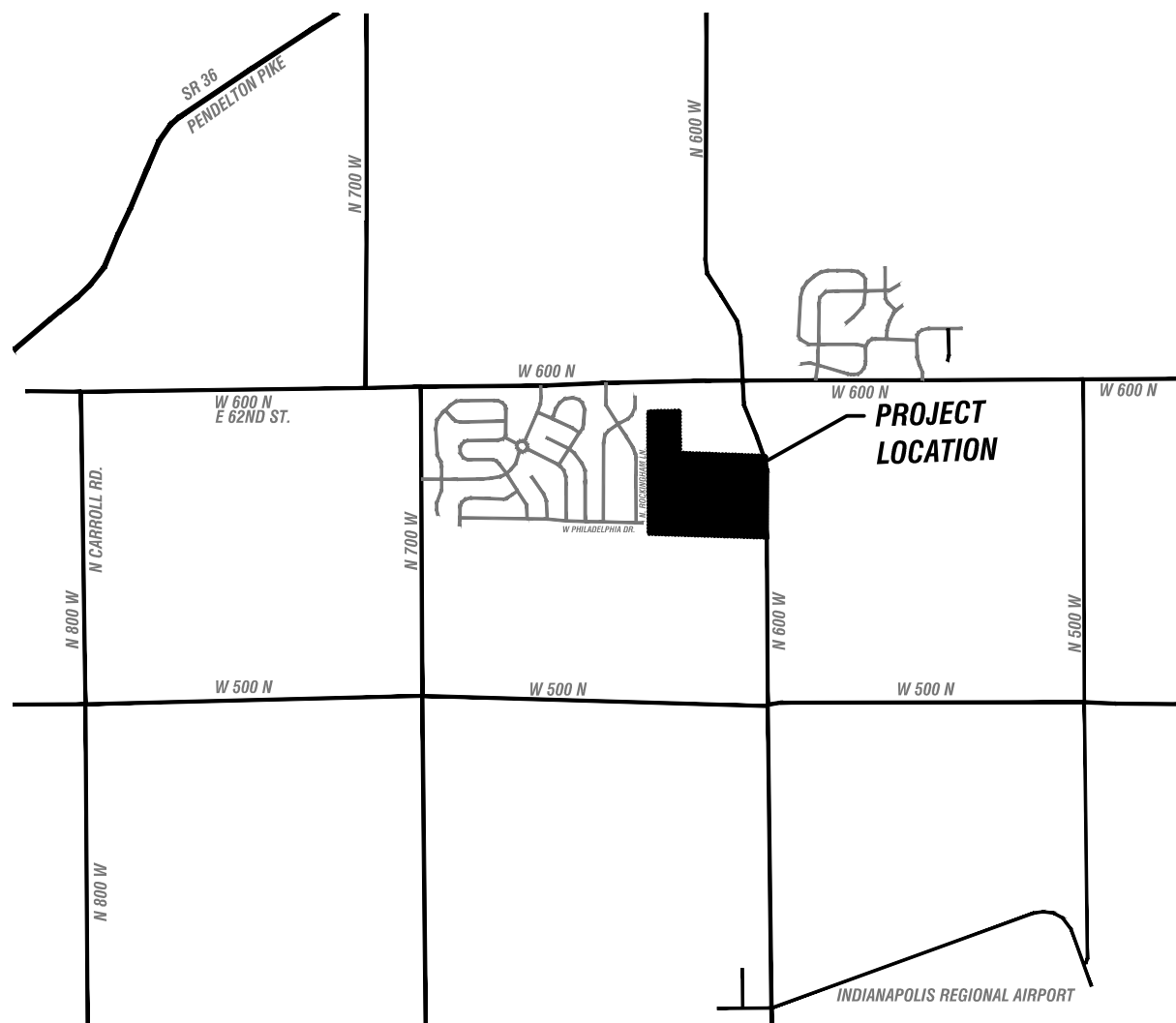


FLOODPLAIN MAP  
NOT TO SCALE

UTILITY CONTACT INFORMATION				
UTILITY PROVIDER	Utility Type	CONTACT	PHONE	ADDRESS
CENTERPOINT ENERGY (SOUTH) (FORMERLY VECTREN)	GAS	JON EASTHAM	765.287.2119	1800 W. 26th St. Muncie, IN 47302 publicproject@centerpointenergy.com
CHARTER COMMUNICATIONS INDIANAPOLIS (FORMERLY BRIGHT HOUSE)	CABLE TV, FIBER OPTIC	DAN BIELACZYK	231.941.3819	1392 Trade Centre, Traverse City, MI 49696 dan.bielaczyk@charter.com
CITIZENS WATER	WATER	UTILITY COORDINATION	317.927.6038	2150 DR. MARTIN LUTHER KING JR. ST., Indianapolis, IN 46200 utilitycoordination@citizensenergy.com
COMCAST CABLE (INDIANAPOLIS) NINESTAR CONNECT (FORMERLY CENTRAL INDIANA POWER)	CABLE	NINE STAR ENGINEERING	317.326.3131	2243 E. Main St., Greenfield, IN 46140 engineering@ninestarconnect.com
NINESTAR CONNECT (FORMERLY CENTRAL INDIANA POWER)	ELECTRIC	NINE STAR ENGINEERING	317.326.3131	2243 E. Main St., Greenfield, IN 46140 engineering@ninestarconnect.com
WESTERN HANCOCK UTILITIES	SEWER	JIM SHIELDS, PE SARAH BAKER	317.577.1390 X 52207 260.625.4700 X55221	5750 Castle Creek Pkwy N. Dr., Suite 314, Indianapolis, in 46250 jshields@aquamerica.com svbakerr@aquamerica.com



PROJECT MAP  
1" = 200'



AREA MAP  
NOT TO SCALE

Sheet List Table		
#	DWG TITLE	DESCRIPTION
1	T-1	TITLE SHEET & MAPS
2	S-1	RETRACEMENT SURVEY
3	S-2	RETRACEMENT SURVEY
4	P-0	ZONING MAP
5	P-1	PRIMARY PLAT
6	PD-1	PRIMARY DEVELOPMENT PLAN - OVERALL
7	PD-2	PRIMARY DEVELOPMENT PLAN - NORTHEAST
8	PD-3	PRIMARY DEVELOPMENT PLAN - SOUTHEAST
9	PD-4	PRIMARY DEVELOPMENT PLAN - NORTHWEST
10	PD-5	PRIMARY DEVELOPMENT PLAN - SOUTHWEST



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silt clay loam, 0 to 2 percent slopes	42.0	66.5%
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	21.2	33.5%
Totals for Area of Interest		63.2	100.0%

SOILS MAP  
NOT TO SCALE

LAND SURVEYOR:  
**MCGIBSON**  
LIMITED SURVEYING  
1810 N. 10th St.  
Greenfield, IN 46140  
(317) 465-4655

SITE ENGINEER:  
**COMMONWEALTH ENGINEERS, INC.**  
A wealth of resources to meet a common goal.  
1810 N. 10th St.  
Greenfield, IN 46140  
(317) 465-4655  
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(317) 465-4655  
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Greenfield, IN 46140  
(317) 465-4655

PRIMARY UNIT DEVELOPMENT PLANS FOR:  
**MORNINGSIDE AT MCCORDSVILLE**  
A MULT-USE DEVELOPMENT  
5746 N 600 W  
McCordsville, IN 46055

GENERAL CONTRACTOR:  
**SUNSTONE CONSTRUCTION COMPANY, LLC**  
15481 Union Chapel Road,  
Suite 110  
Noblesville, IN 46060  
(317) 418-2200

**Sunstone Construction**

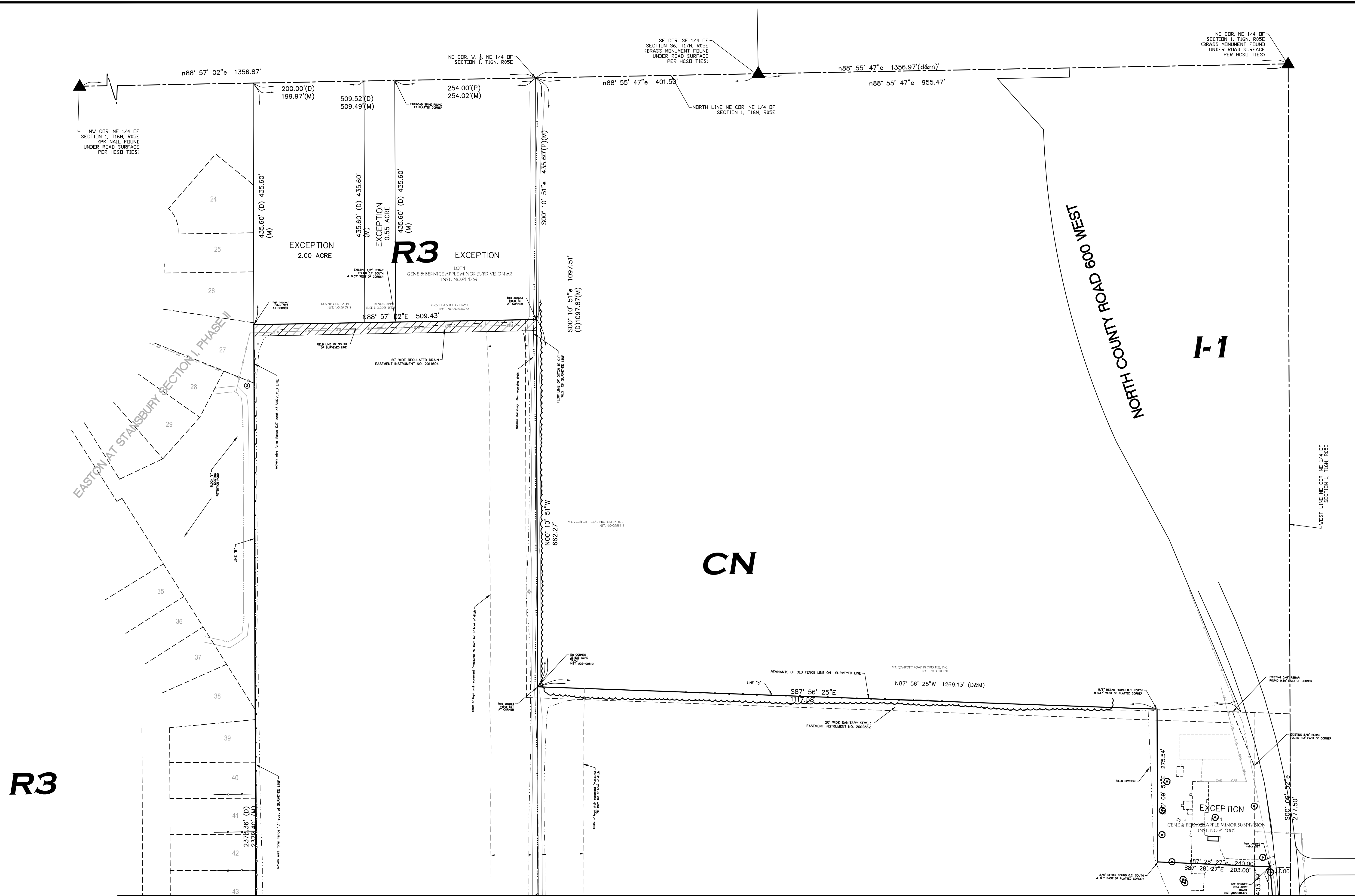
SITE OWNER:  
**M&M 2020, LLC**  
2014 Martindale Dr.  
Greenfield, IN 46140  
(317) 710-2349

SITE DEVELOPER:  
**MORNINGSIDE GROUP**  
920 Tonahawk Trail  
Indianapolis, IN 46214  
(317) 710-2349

Drawing No:  
**T-1**  
Sheet: 1 OF 10

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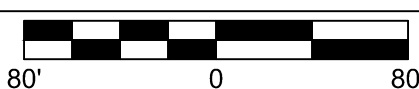




MATCHLINE SEE SHEET S-2



## RETRACEMENT SURVEY



© 2020 COMMONWEALTH ENGINEERS, INC.

**SITE DEVELOPER:**



0 Tomahawk Tra  
ianapolis, In 462  
(317) 710-2349

Drawing No:

**S-1**

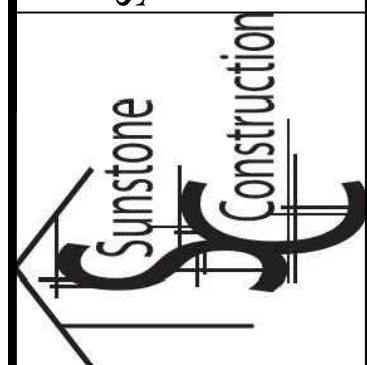
Sheet: 2 OF 10

SITE OWNER:

M&amp;M 2020, LLC

2014 Martindale Dr.

2014 Martindale Dr.  
Green Field, In 46140  
(317) 710-2349



GENERAL CONTRACTOR:

SUNSTONE CONSTRUCTION  
COMPANY, LLC

15481 Union Chapel Road,  
Suite 110

Box 10  
P.O. Box 10  
Hobbesville, In 46060  
(317) 418-2200

## PRIMARY UNIT DEVELOPMENT PIANS FOR:

**MORNINGSIDA AT  
McCORDSVILLE**

## A MULTIT-USE DEVELOPMENT

5746 N 600 W  
McCORDSVILLE, IN 46055



**SITE ENGINEER:**

**COMMONWEALTH<sup>TM</sup>**  
**ENGINEERS, INC.**

**FORT WAYNE**  
9504 Coloway Rd. Ste. 203  
Fort Wayne, IN 46825

**CROWN POINT**  
19 N. Court St.  
Crown Point, IN 46307

**EVANSVILLE**  
420 NW 5th St., 201  
Evansville, IN 47708  
(812) 474-1177

**BOWLING GREEN**  
922 State St. Ste. 400  
Bowling Green, KY 42301  
(270) 297-1177

**LAND SURVEYOR:**



**LINDA SURVEYING**  
321 N. STATE ST.  
GREENFIELD, IN 46140  
(317) 462-4055







PLANNED UNIT DEVELOPMENT DISTRICT ZONING MAP FOR:  
**MORNINGSIDE AT MCCORDSVILLE**  
A Mult-use Residential and Commercial development  
Section 1, Township 16 North, Range 5 East, Hancock County, Indiana.  
DATE: 2/24/2023

MODERNIZED LEGAL DESCRIPTION FOR  
MORNINGSIDE AT MCCORDSVILLE

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 16 NORTH, RANGE 05 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE NORTH 88 DEGREES 12 MINUTES 10 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION A DISTANCE OF 30.02 FEET TO THE SOUTHWEST CORNER OF A 0.234 ACRE EXCEPTION DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 120001477 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 88 DEGREES 12 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1836.22 FEET TO THE SOUTHEAST CORNER OF EASTON AT STANSBURY - SECTION II, AS PER PLAT THEREOF RECORDED AS SLIDE 81 IN PLAT CABINET C IN THE OFFICE OF SAID RECORDER; THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID PLAT AND THE EAST LINE OF EASTON AT STANSBURY - SECTION 1, PHASE I (AS PER PLAT THEREOF RECORDED AS SLIDE 45 IN PLAT CABINET C IN THE OFFICE OF SAID RECORDER) A DISTANCE OF 1936.75 FEET TO THE SOUTHWEST CORNER OF A 2 ACRE PARCEL DESCRIBED IN INSTRUMENT NUMBER 99-7313 RECORDED IN THE OFFICE OF SAID RECORDER; THENCE NORTH 88 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID 2 ACRE PARCEL AND THE SOUTH LINE OF A 0.555 ACRE PARCEL DESCRIBED IN INSTRUMENT NUMBER 201513195 RECORDED IN THE OFFICE OF SAID RECORDER AND ALONG THE SOUTH LINE OF THE "GENE & BERNICE APPLE" - MINOR SUBDIVISION NO. 2 A PART OF 501-T16N-ROSE, IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA" AS PER PLAT THEREOF RECORDED AS SLIDE 8 IN PLAT CABINET B IN THE OFFICE OF SAID RECORDER A DISTANCE OF 509.43 FEET TO THE SOUTHEAST CORNER OF SAID MINOR SUBDIVISION PLAT, SAID POINT BEING ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 662.27 FEET TO THE SOUTHWEST CORNER OF A 26.825 ACRE PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 02-00810 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 87 DEGREES 56 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID 26.825 ACRES AND ALONG AN EXISTING FENCE A DISTANCE OF 1117.58 FEET TO THE NORTHWEST CORNER OF THE "GENE & BERNICE APPLE" MINOR SUBDIVISION A PART OF 501-T16N-ROSE, IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA" AS PER PLAT THEREOF RECORDED AS SLIDE 4 IN PLAT CABINET B IN THE OFFICE OF SAID RECORDER; (THE NEXT TWO (2) CALLS ARE ALONG THE WEST AND SOUTH LINES OF SAID PLAT) (1) SOUTH 00 DEGREES 09 MINUTES 52 SECONDS EAST A DISTANCE OF 275.54 FEET; (2) SOUTH 87 DEGREES 28 MINUTES 27 SECONDS EAST A DISTANCE OF 203.00 FEET TO THE NORTHWEST CORNER OF SAID 0.234 ACRE PARCEL, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS SOUTH 84 DEGREES 08 MINUTES 49 SECONDS WEST A DISTANCE OF 1403.39 FEET FROM SAID POINT; (THE NEXT TWO (2) CALLS ARE ALONG THE WEST LINE OF SAID 0.234 ACRE PARCEL) (1) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 41 MINUTES 17 SECONDS A DISTANCE OF 121.24 FEET; (2) SOUTH 00 DEGREES 09 MINUTES 52 SECONDS EAST A DISTANCE OF 877.66 FEET TO THE POINT OF BEGINNING. CONTAINING 61.630 ACRES, MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD

DISTRICT 'A' (R3 ZONING) LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 16 NORTH, RANGE 05 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, AND RUNNING THENCE NORTH 88 DEGREES 12 MINUTES 12 SECONDS WEST, ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1555.18 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 88 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 311.10 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 22 SECONDS WEST A DISTANCE OF 272.88 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 10 SECONDS WEST A DISTANCE OF 67.23 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 60.19 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 22 SECONDS WEST A DISTANCE OF 61.00 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 32 SECONDS WEST A DISTANCE OF 81.00 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 58.00 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 22 SECONDS WEST A DISTANCE OF 59.00 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 26 SECONDS WEST A DISTANCE OF 69.00 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 31 SECONDS WEST A DISTANCE OF 85.41 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 22 SECONDS WEST A DISTANCE OF 214.65 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 27 SECONDS WEST A DISTANCE OF 180.79 FEET; THENCE NORTH 0 DEGREES 08 MINUTES 51 SECONDS WEST A DISTANCE OF 114.74 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 22 SECONDS WEST A DISTANCE OF 318.48 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 355.10 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 17 SECONDS EAST A DISTANCE OF 509.37 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST A DISTANCE OF 662.27 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 23 SECONDS WEST A DISTANCE OF 35.00 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 51 SECONDS EAST A DISTANCE OF 42.89 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 41 SECONDS WEST A DISTANCE OF 72.99 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 25 SECONDS WEST A DISTANCE OF 45.23 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 34.12 FEET, SAID CURVE HAVING A RADIUS OF 227.00 FEET AND AN INTERNAL ANGLE OF 13 DEGREES 39 MINUTES 35 SECONDS; THENCE SOUTH 0 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 73.70 FEET; THENCE SOUTH 23 DEGREES 49 MINUTES 46 SECONDS WEST A DISTANCE OF 368.63 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 28 SECONDS EAST A DISTANCE OF 169.52 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 17 SECONDS EAST A DISTANCE OF 54.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 28 SECONDS EAST A DISTANCE OF 18.96 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 66.28 FEET, SAID CURVE HAVING A RADIUS OF 123.00 FEET AND AN INTERNAL ANGLE OF 30 DEGREES 52 MINUTES 27 SECONDS; THENCE SOUTH 59 DEGREES 19 MINUTES 05 SECONDS EAST A DISTANCE OF 100.42 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE LEFT A DISTANCE OF 35.47 FEET, SAID CURVE HAVING A RADIUS OF 177.00 FEET AND AN INTERNAL ANGLE OF 11 DEGREES 28 MINUTES 15 SECONDS; THENCE SOUTH 0 DEGREES 27 SECONDS EAST A DISTANCE OF 437.13 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 37 SECONDS WEST A DISTANCE OF 203.08 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 28 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING IN ALL 20.199 ACRES, MORE OR LESS.

DISTRICT 'B' (CZ ZONING) LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 16 NORTH, RANGE 05 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, AND RUNNING THENCE NORTH 00 DEGREES 09 MINUTES 52 SECONDS WEST A DISTANCE OF 111.25 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 19 SECONDS WEST A DISTANCE OF 207.48 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 49 MINUTES 19 SECONDS WEST A DISTANCE OF 280.37 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 31.38 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET AND AN INTERNAL ANGLE OF 89 DEGREES 53 MINUTES 14 SECONDS; THENCE NORTH 00 DEGREES 17 MINUTES 27 SECONDS WEST A DISTANCE OF 156.21 FEET; THENCE ON AND ALONG A NON-RADIAL CURVE TO THE RIGHT A DISTANCE OF 118.97 FEET, SAID CURVE HAVING A RADIUS OF 122.89 FEET, AN INTERNAL ANGLE OF 55 DEGREES 05 SECONDS, AND A BEGINNING RADIAL BEARING OF NORTH 89 DEGREES 40 MINUTES 59 SECONDS EAST; THENCE NORTH 55 DEGREES 07 MINUTES 29 SECONDS EAST A DISTANCE OF 76.82 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE LEFT A DISTANCE OF 170.80 FEET, SAID CURVE HAVING A RADIUS OF 177.00 FEET AND AN INTERNAL ANGLE OF 05 DEGREES 17 MINUTES 15 SECONDS; THENCE NORTH 00 DEGREES 09 MINUTES 46 SECONDS WEST A DISTANCE OF 354.58 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE LEFT A DISTANCE OF 66.98 FEET, SAID CURVE HAVING A RADIUS OF 177.00 FEET AND AN INTERNAL ANGLE OF 21 DEGREES 40 MINUTES 50 SECONDS; THENCE NORTH 21 DEGREES 50 MINUTES 36 SECONDS WEST A DISTANCE OF 118.50 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 21 SECONDS EAST A DISTANCE OF 122.89 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 177.48 FEET, SAID CURVE HAVING A RADIUS OF 1356.94 FEET, AN INTERNAL ANGLE OF 7 DEGREES 29 MINUTES 54 SECONDS, AND A BEGINNING RADIAL BEARING OF SOUTH 73 DEGREES 06 MINUTES 0 SECONDS WEST; THENCE SOUTH 06 DEGREES 41 MINUTES 33 SECONDS EAST A DISTANCE OF 128.12 FEET; THENCE ON AND ALONG A NON-RADIAL CURVE TO THE RIGHT A DISTANCE OF 98.55 FEET, SAID CURVE HAVING A RADIUS OF 1352.49 FEET, AN INTERNAL ANGLE OF 03 DEGREES 50 MINUTES 10 SECONDS; THENCE SOUTH 00 DEGREES 09 MINUTES 52 SECONDS WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 709.61 FEET; THENCE SOUTH 38 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 77.14 FEET; THENCE SOUTH 73 DEGREES 16 MINUTES 09 SECONDS WEST A DISTANCE OF 93.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING IN ALL 7.914 ACRES, MORE OR LESS.

DISTRICT 'C' (I1 ZONING) LEGAL DESCRIPTION:

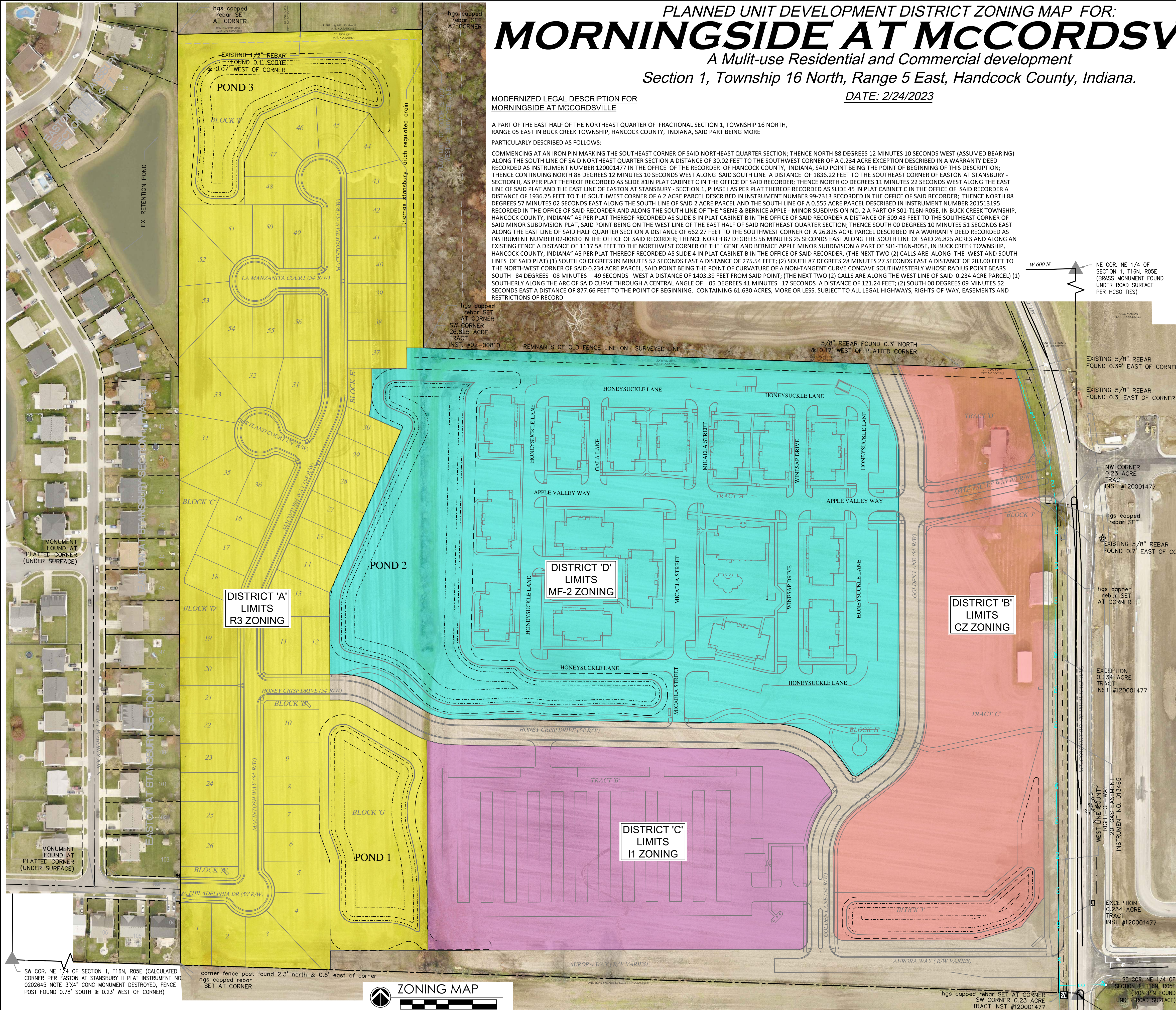
A PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 16 NORTH, RANGE 05 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, AND RUNNING THENCE NORTH 88 DEGREES 12 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1373.91 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 27 SECONDS WEST A DISTANCE OF 46.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 17 MINUTES 27 SECONDS WEST A DISTANCE OF 437.13 FEET; THENCE ON AND ALONG A NON-RADIAL CURVE TO THE LEFT A DISTANCE OF 56.59 FEET, SAID CURVE HAVING A RADIUS OF 177.00 FEET, A BEGINNING RADIAL BEARING OF NORTH 19 DEGREES 12 MINUTES 04 SECONDS EAST, AND AN INTERNAL ANGLE OF 18 DEGREES 19 MINUTES 04 SECONDS; THENCE SOUTH 89 DEGREES 11 MINUTES 28 SECONDS EAST A DISTANCE OF 664.04 FEET; THENCE ON AND ALONG A NON-RADIAL CURVE TO THE RIGHT A DISTANCE OF 116.55 FEET, SAID CURVE HAVING A RADIUS OF 127.41 FEET, A BEGINNING RADIAL BEARING OF SOUTH 01 DEGREES 45 MINUTES 16 SECONDS WEST, AND AN INTERNAL ANGLE OF 53 DEGREES 24 MINUTES 53 SECONDS; THENCE SOUTH 34 DEGREES 52 MINUTES 32 SECONDS EAST A DISTANCE OF 38.33 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 15.04 FEET, SAID CURVE HAVING A RADIUS OF 11.00 FEET AND AN INTERNAL ANGLE OF 78 DEGREES 20 MINUTES 20 SECONDS; THENCE ON AND ALONG A RADIAL CURVE TO THE LEFT A DISTANCE OF 135.17 FEET, SAID CURVE HAVING A RADIUS OF 177.00 FEET, A BEGINNING RADIAL BEARING OF SOUTH 46 DEGREES 32 MINUTES 12 SECONDS EAST, AND AN INTERNAL ANGLE OF 43 DEGREES 45 MINUTES 15 SECONDS; THENCE SOUTH 00 DEGREES 17 MINUTES 27 SECONDS EAST A DISTANCE OF 174.63 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 31.47 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET AND AN INTERNAL ANGLE OF 90 DEGREES 10 MINUTES 04 SECONDS; THENCE SOUTH 89 DEGREES 52 MINUTES 37 SECONDS WEST A DISTANCE OF 768.47 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING IN ALL 7.730 ACRES, MORE OR LESS.

DISTRICT 'D' (MF-2 ZONING) LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 16 NORTH, RANGE 05 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, AND RUNNING THENCE NORTH 00 DEGREES 09 MINUTES 52 SECONDS WEST A DISTANCE OF 1293.57 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 26 SECONDS WEST A DISTANCE OF 431.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 21 DEGREES 50 MINUTES 36 SECONDS EAST A DISTANCE OF 142.44 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 46.54 FEET, SAID CURVE HAVING A RADIUS OF 123.00 FEET AND AN INTERNAL ANGLE OF 21 DEGREES 40 MINUTES 50 SECONDS; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST A DISTANCE OF 554.58 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 118.69 FEET, SAID CURVE HAVING A RADIUS OF 123.00 FEET AND AN INTERNAL ANGLE OF 55 DEGREES 17 MINUTES 15 SECONDS; THENCE SOUTH 55 DEGREES 07 MINUTES 29 SECONDS WEST A DISTANCE OF 38.82 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 17.26 FEET, SAID CURVE HAVING A RADIUS OF 11.00 FEET AND AN INTERNAL ANGLE OF 89 DEGREES 59 MINUTES 59 SECONDS; THENCE NORTH 34 DEGREES 52 MINUTES 32 SECONDS WEST A DISTANCE OF 34.65 FEET; THENCE ON AND ALONG A CURVE TO THE LEFT A DISTANCE OF 166.92 FEET, SAID CURVE HAVING A RADIUS OF 181.41 FEET, A BEGINNING RADIAL BEARING OF SOUTH 55 DEGREES 03 MINUTES 30 SECONDS WEST, AND AN INTERNAL ANGLE OF 53 DEGREES 23 MINUTES 34 SECONDS; THENCE NORTH 89 DEGREES 11 MINUTES 28 SECONDS WEST A DISTANCE OF 684.92 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE RIGHT A DISTANCE OF 63.95 FEET, SAID CURVE HAVING A RADIUS OF 122.28 FEET AND AN INTERNAL ANGLE OF 29 DEGREES 57 MINUTES 45 SECONDS; THENCE NORTH 59 DEGREES 19 MINUTES 05 SECONDS WEST A DISTANCE OF 100.42 FEET; THENCE ON AND ALONG A RADIAL CURVE TO THE LEFT A DISTANCE OF 95.38 FEET, SAID CURVE HAVING A RADIUS OF 177.00 FEET AND AN INTERNAL ANGLE OF 30 DEGREES 52 MINUTES 27 SECONDS; THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS WEST A DISTANCE OF 19.72 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 28 SECONDS WEST A DISTANCE OF 169.52 FEET; THENCE NORTH 23 DEGREES 49 MINUTES 46 SECONDS EAST A DISTANCE OF 368.63 FEET; THENCE NORTH 66 DEGREES 10 MINUTES 14 SECONDS WEST A DISTANCE OF 73.70 FEET; THENCE ON AND ALONG A CURVE TO THE LEFT A DISTANCE OF 54.12 FEET, SAID CURVE HAVING A RADIUS OF 227.00 FEET, A BEGINNING RADIAL BEARING OF NORTH 76 DEGREES 31 MINUTES 50 SECONDS WEST, AND AN INTERNAL ANGLE OF 13 DEGREES 39 MINUTES 35 SECONDS; THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS WEST A DISTANCE OF 45.23 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 41 SECONDS EAST A DISTANCE OF 72.99 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 51 SECONDS WEST A DISTANCE OF 42.89 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 23 SECONDS EAST A DISTANCE OF 35.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 926.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING IN ALL 19.553 ACRES, MORE OR LESS.



LAND SURVEYOR: **MCCORDSVILLE SURVEYING**  
SITE ENGINEER: **COMMONWEALTH ENGINEERS, INC.**  
PRIMARY UNIT DEVELOPING PLANS FOR: **MORNINGSIDE AT MCCORDSVILLE**  
A MULTI-USE DEVELOPMENT  
McCordsville, IN 46055  
GENERAL CONTRACTOR: **SUNSTONE CONSTRUCTION COMPANY, LLC**  
15481 Union Chapel Road, Suite 110  
Noblesville, IN 46060  
(317) 418-2200  
SITE OWNER: **M&M 2020, LLC**  
2014 Martindale Dr.  
Greenfield, IN 46140  
(317) 710-2349  
SITE DEVELOPER: **MORNINGSIDE GROUP**  
920 Tontahawk Trail  
Indianapolis, IN 46214  
(317) 710-2349  
Drawing No: **P-0**  
Sheet: 4 OF 10







# MORNINGSIDE AT MCCORDSVILLE

PRIMARY UNIT DEVELOPMENT PLANS FOR:  
A Mult-use Residential and Commercial development  
Section 1, Township 16 North, Range 5 East, Hancock County, Indiana.

DATE: 2/24/2023

## Project Jurisdiction Summary

**Sanitary Sewer Utility:**  
Western Hancock Utilities (Aqua Indiana)  
5750 Castle Creek Pkwy N. Dr., Suite 314,  
Indianapolis, in 46250  
(317) 577-1390

**Water Utility:**  
Citizens Water  
150 Dr. Martin Luther King Jr. St.  
Indianapolis, in 46200

**Storm Sewer, Site Drainage, SWPPP & Rule 5:**  
McCordsville Public Works  
6280 W 800 N  
McCordsville, IN 46055  
(317) 335-3493

**Street:**  
McCordsville Public Works  
6280 W 800 N  
McCordsville, IN 46055  
(317) 335-3493

**Plan Commission:**  
Town of McCordsville Planning and Building  
Department  
6280 W 800 N  
McCordsville, IN 46055  
(317) 335-3604

## MORNINGSIDE AT MCCORDSVILLE LEGAL DESCRIPTION

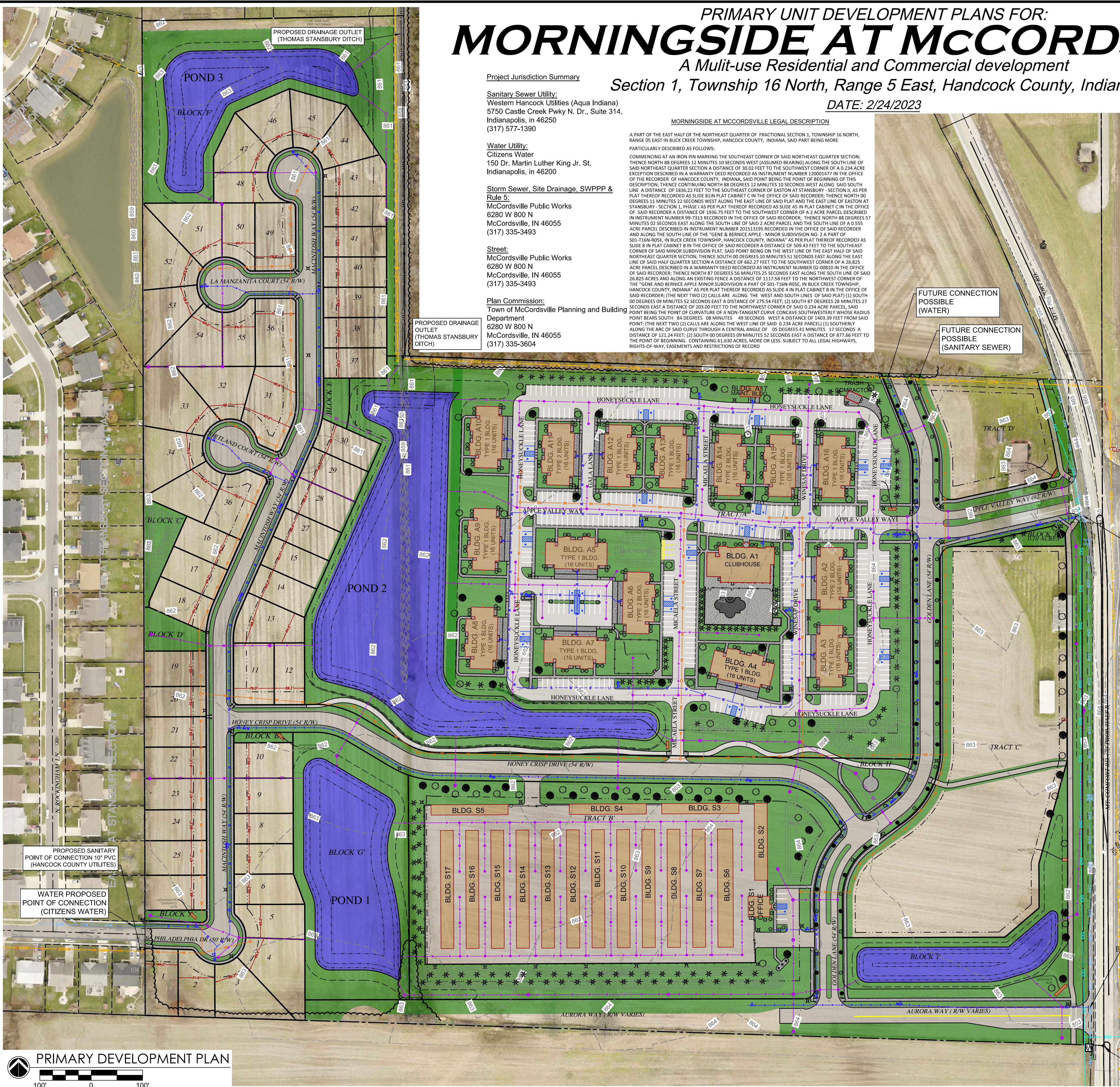
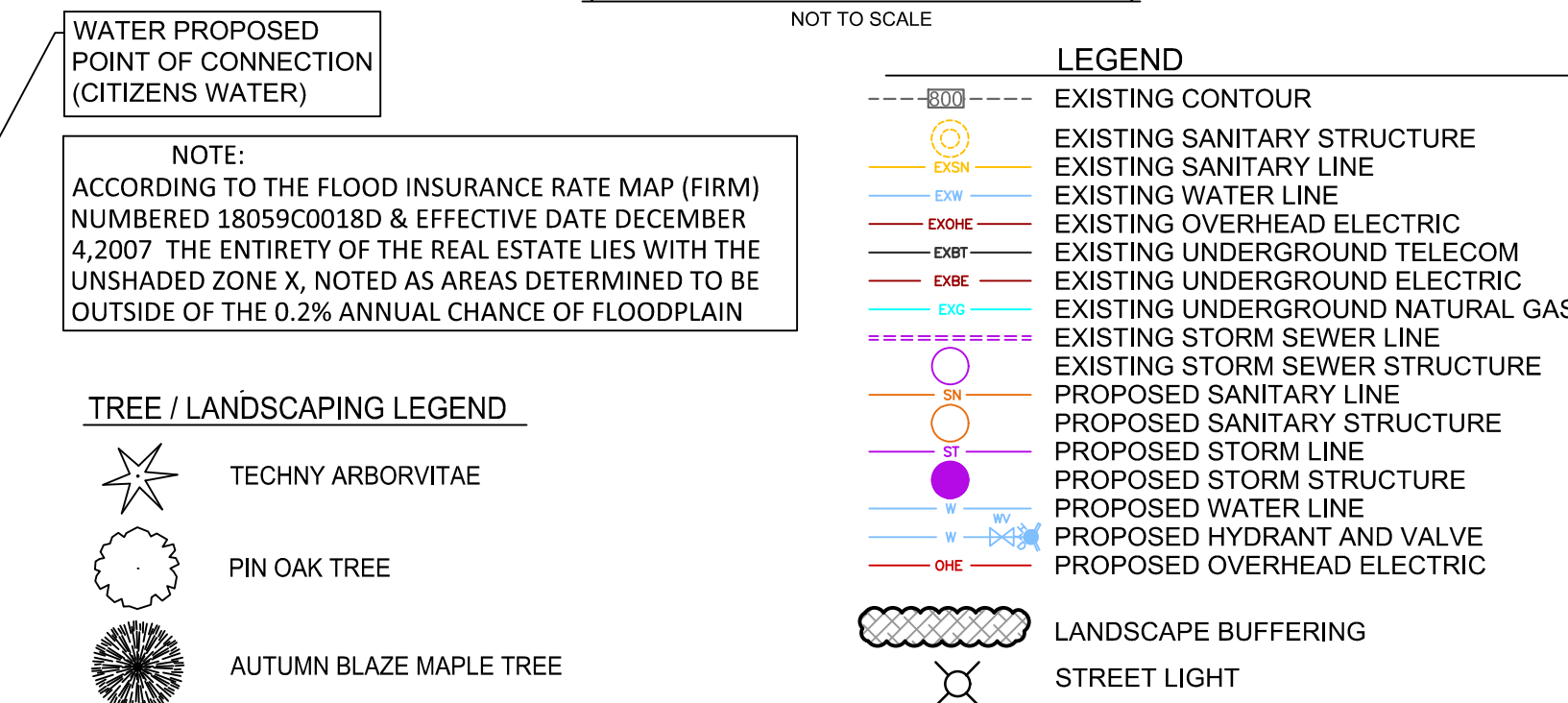
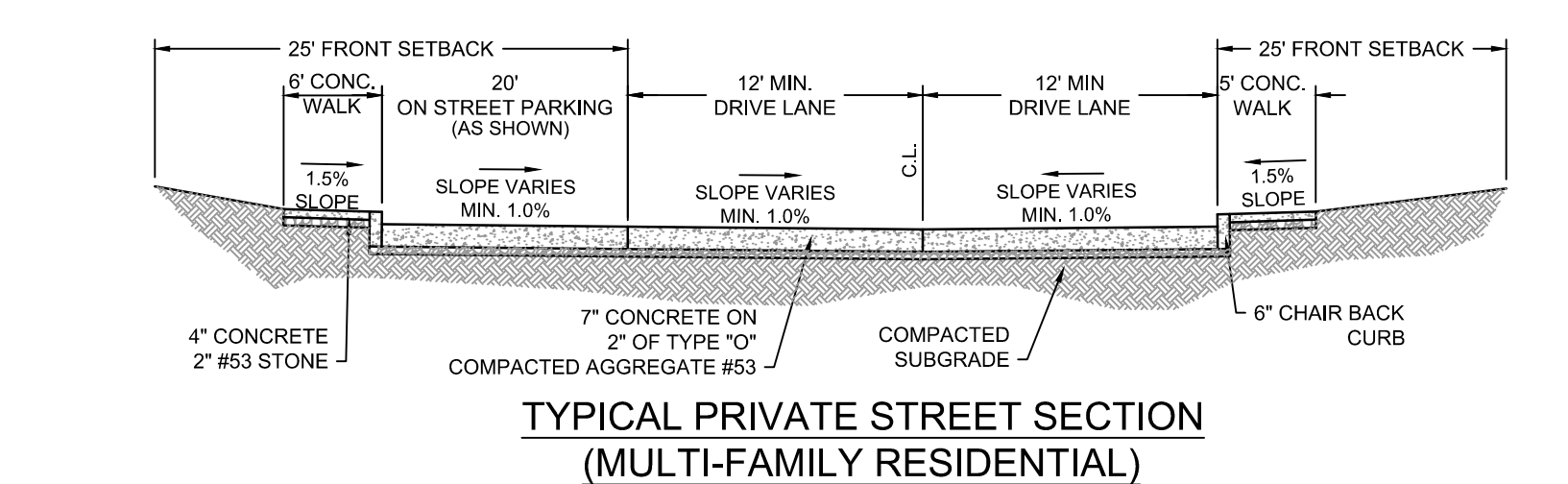
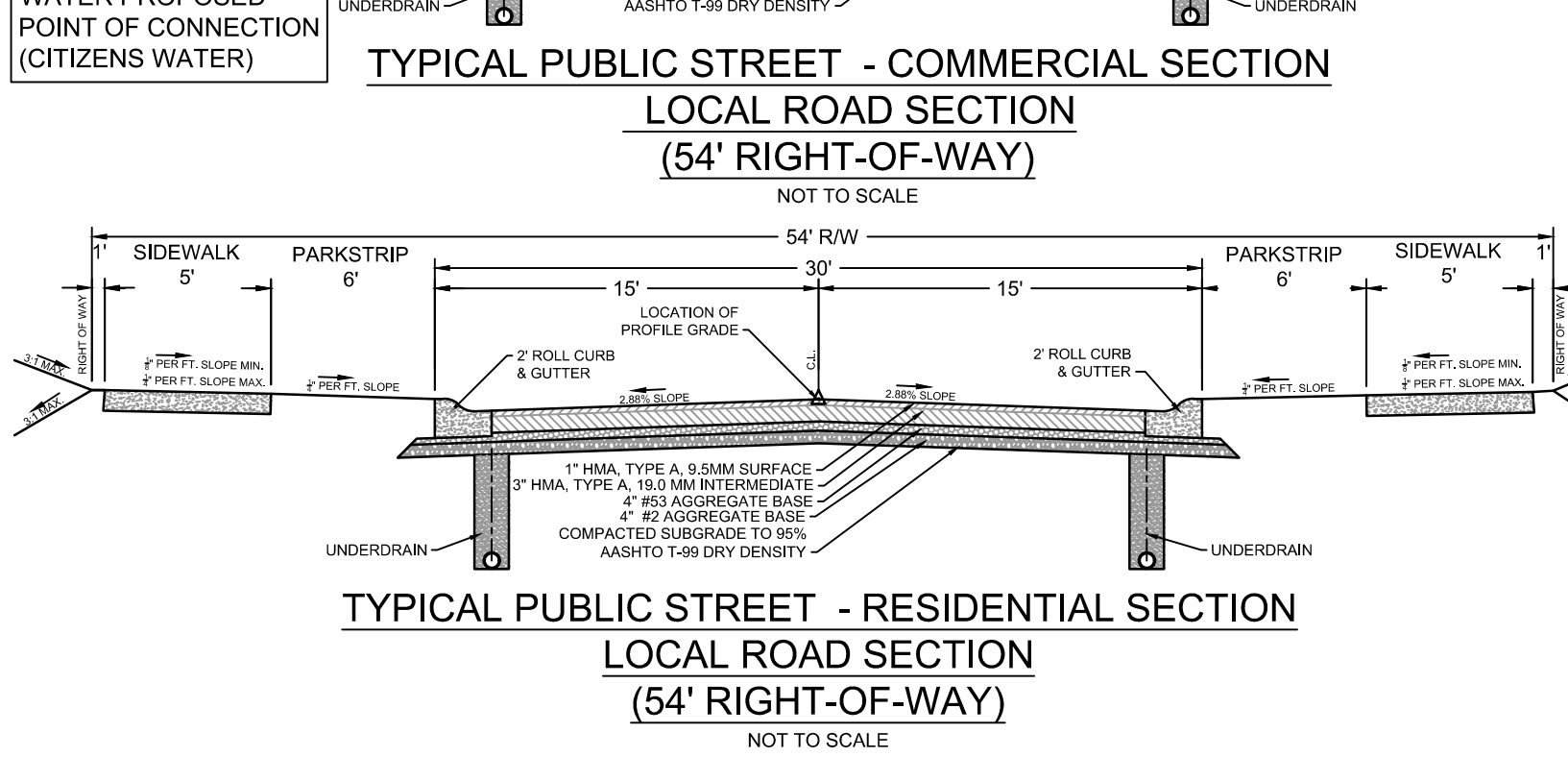
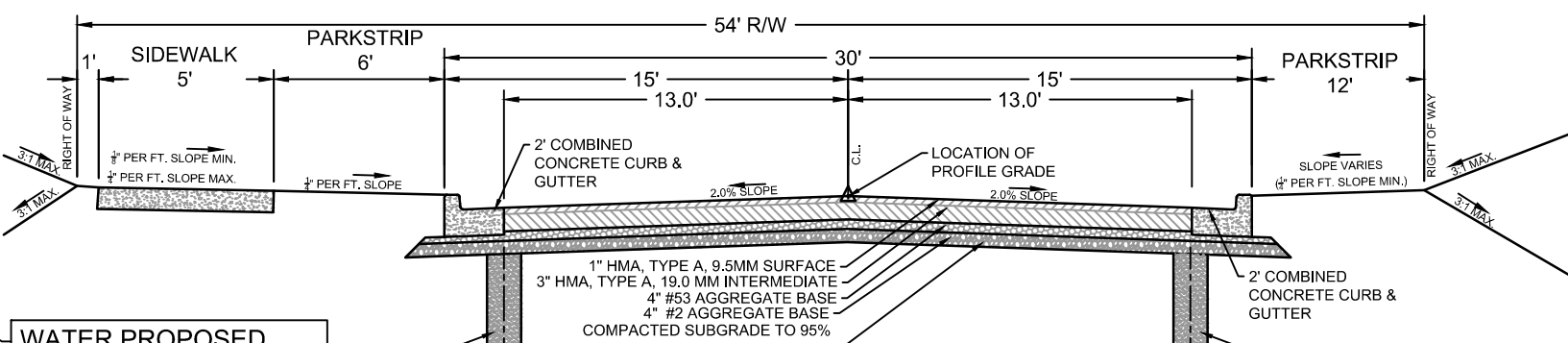
A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 16, TOWNSHIP 16 NORTH, RANGE 05 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN MARKING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 88 DEGREES 12 MINUTES 10 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 300.22 FEET TO THE SOUTHWEST CORNER OF A 0.234 ACRE EXCEPTION DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12001477 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 88 DEGREES 12 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1836.22 FEET TO THE SOUTHEAST CORNER OF EASTON AT STANSBURY - SECTION II, AS PER PLAT THEREOF RECORDED AS SLIDE 8 IN PLAT CABINET C IN THE OFFICE OF SAID RECORDER; THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID PLAT AND THE EAST LINE OF EASTON AT STANSBURY - SECTION I, PHASE I AS PER PLAT THEREOF RECORDED AS SLIDE 45 IN PLAT CABINET C IN THE OFFICE OF SAID RECORDER A DISTANCE OF 1586.75 FEET TO THE SOUTHWEST CORNER OF A 2 ACRE PARCEL DESCRIBED IN INSTRUMENT NUMBER 99-7313 RECORDED IN THE OFFICE OF SAID RECORDER; THENCE NORTH 88 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID 2 ACRE PARCEL AND THE SOUTH LINE OF A 0.555 ACRE PARCEL DESCRIBED IN INSTRUMENT NUMBER 201513195 RECORDED IN THE OFFICE OF SAID RECORDER AND ALONG THE SOUTH LINE OF THE "GENE & BERNICE APPLE - MINOR SUBDIVISION NO. 2, A PART OF 501-TEN-ROSE, IN BUCK CREEK TOWNSHIP, INDIANA" AS PER PLAT THEREOF RECORDED AS SLIDE 8 IN PLAT CABINET B IN THE OFFICE OF SAID RECORDER A DISTANCE OF 509.43 FEET TO THE SOUTHWEST CORNER OF SAID MINOR SUBDIVISION PLAT, SAID POINT BEING ON THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 662.27 FEET TO THE SOUTHWEST CORNER OF A 26.825 ACRE PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 02-03010 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 87 DEGREES 56 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID 26.825 ACRES AND ALONG AN EXISTING FENCE A DISTANCE OF 1117.58 FEET TO THE NORTHWEST CORNER OF THE "GENE & BERNICE APPLE MINOR SUBDIVISION A PART OF 501-TEN-ROSE, IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA" AS PER PLAT THEREOF RECORDED AS SLIDE 4 IN PLAT CABINET B IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 662.27 FEET TO THE SOUTHWEST CORNER OF A 26.825 ACRE PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 02-03010 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 87 DEGREES 56 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID 26.825 ACRES AND ALONG AN EXISTING FENCE A DISTANCE OF 1117.58 FEET TO THE NORTHWEST CORNER OF THE "GENE & BERNICE APPLE MINOR SUBDIVISION A PART OF 501-TEN-ROSE, IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA" AS PER PLAT THEREOF RECORDED AS SLIDE 4 IN PLAT CABINET B IN THE OFFICE OF SAID RECORDER; THE NEXT TWO (2) CALLS ARE ALONG THE WEST AND SOUTH LINES OF SAID PLAT (1) SOUTH 00 DEGREES 09 MINUTES 52 SECONDS EAST A DISTANCE OF 275.54 FEET; (2) SOUTH 87 DEGREES 28 MINUTES 27 SECONDS EAST A DISTANCE OF 203.00 FEET TO THE NORTHWEST CORNER OF SAID 0.234 ACRE PARCEL, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS SOUTH 84 DEGREES 08 MINUTES 49 SECONDS WEST A DISTANCE OF 1403.39 FEET FROM SAID POINT; THE NEXT TWO (2) CALLS ARE ALONG THE WEST LINE OF SAID 0.234 ACRE PARCEL (1) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95 DEGREES 41 MINUTES 17 SECONDS A DISTANCE OF 121.24 FEET; (2) SOUTH 00 DEGREES 09 MINUTES 52 SECONDS EAST A DISTANCE OF 877.66 FEET TO THE POINT OF BEGINNING, CONTAINING 61.580 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD

FUTURE CONNECTION  
POSSIBLE  
(WATER)

FUTURE CONNECTION  
POSSIBLE  
(SANITARY SEWER)

MULT-FAMILY RESIDENTIAL SITE TABULATED DATA																
CURRENT ZONING : R3		PROPOSED ZONING : MF3														
PROPERTY TRACT A (ACRES)		19.27														
NUMBER OF APARTMENT BUILDINGS		16														
NUMBER OF APARTMENT UNITS		240														
DENSITY (UNITS/ACRE)		12.45														
NUMBER OF ACCESSORY BUILDINGS		2														
WATER PROVIDER		CITIZENS WATER														
SEWER PROVIDER		WESTERN HANCOCK UTILITIES (AQUA INDIANA)														
STORM SEWER OUTLET		THOMAS STANSBURY DITCH REGULATED DRAIN														
BUILDING NUMBER	BUILDING TYPE	FOUNDATION AREA (SF)	GROSS AREA (SF)	LIVING AREA (SF)	GARAGES (231 SF)	UNIT 1 1BR/1BA (855 SF)	UNIT 2 1BR/1BA (860 SF)	UNIT 3 1BR/1BA (886 SF)	UNIT 4 1BR/1BA (903 SF)	UNIT 5 2BR/1BA (910 SF)	UNIT 6 2BR/2BA (1,157 SF)	UNIT 7 2BR/2BA (1,168 SF)	UNIT 8 2BR/2BA (1,247 SF)	UNIT 9 3BR/2BA (1,279 SF)	TOTAL UNITS PER BUILDING	REQUIRED PARKING
A1	CLUBHOUSE	5,249	5,070	5,070												16
A2	I	6,473	20,552	16,464	6		2	2	4	4	2		2		4	28
A3	I	6,473	20,072	16,244	6	2			4	4	2			4		28
A4	I	6,473	20,072	16,244	6	2			4	4	2				4	28
A5	I	6,473	20,072	16,244	6	2			4	4	2				4	28
A6	II	6,473	20,552	16,464	6		2	2	4	4	2		2		4	28
A7	I	6,473	20,072	16,244	6	2			4	4	2			4		28
A8	I	6,473	20,072	16,244	6	2			4	4	2			4		28
A9	I	6,473	20,072	16,244	6	2			4	4	2				4	28
A10	I	6,473	20,072	16,244	6	2			4	4	2				4	28
A11	II	6,473	20,552	16,464	6		2	2	4	4	2		2		4	28
A12	I	6,473	20,072	16,244	6	2			4	4	2			4		28
A13	I	6,473	20,072	16,244	6	2			4	4	2				4	28
A14	II	6,473	20,552	16,464	6		2	2	4	4	2		2		4	28
A15	I	6,473	20,072	16,244	6	2			4	4	2				4	28
A16	I	6,473	20,072	16,244	6	2			4	4	2				4	28
A17	MAINT. BLDG	830	830		1				4	4	2					1
TOTAL		106,174	311,900	252,610	91	22	8	44	16	60	22	8	44	16	240	437
PARKING PROVIDED																
GARAGE		78														
EV CHARGING		4														
STANDARD		335														
ADA		32														
TOTAL		445														
		AREA (SY)														
BUILDING		11,797														
SIDEWALKS		5,569														
CONCRETE PAVEMENT		22,378														
CONCRETE DRIVEWAYS		847														
DEVELOPED RECREATION SPACE		1,676														
UNDEVELOPED RECREATION SPACE		27,863														
TOTAL		70,132														



LAND SURVEYOR:  
**MCGIBSON**  
UNIT SURVEYING  
1875 N. East St.  
Suite 200  
Indianapolis, IN 46202  
(317) 455-0555

SITE ENGINEER:  
**COMMONWEALTH**  
ENGINEERS, INC.  
1875 N. East St.  
Suite 200  
Indianapolis, IN 46202  
(317) 455-0555

PRIMARY UNIT DEVELOPMENT PLANS FOR:  
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**MCCORDSVILLE**  
A MULT-USE DEVELOPMENT  
5746 N 800 W  
McCordsville, IN 46055

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Drawing No:  
**PD-1**  
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