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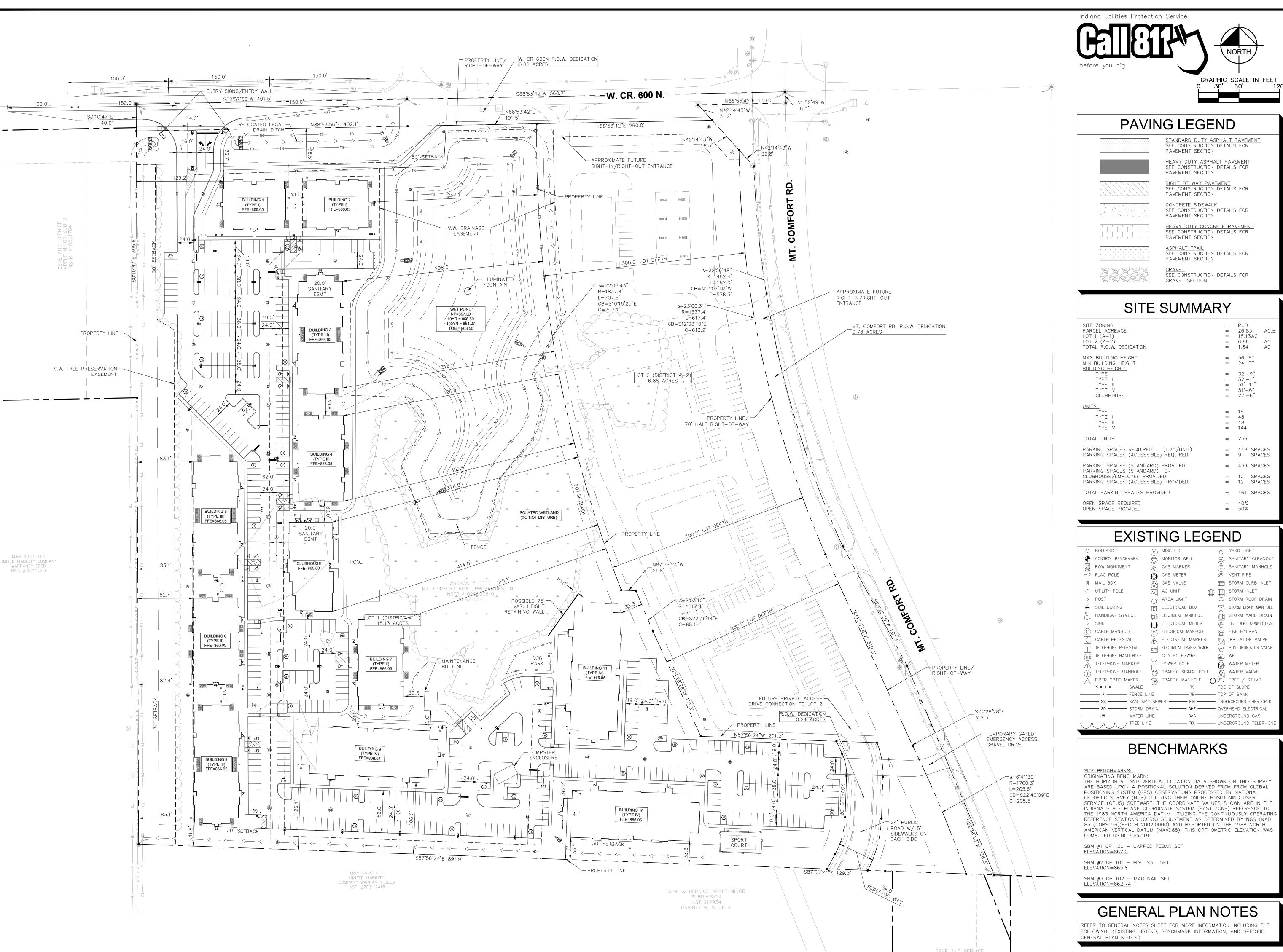
#### **PUBLIC HEARING INFORMATION**

Case #: PC-23-006

<u>Title</u>: Cityscape Residential's request for a Primary Plat rezone of +/- 27acres, located at the southwest corner of CR 600W and CR 600N.

<u>Meeting Date</u>: this petition is currently scheduled to be heard at the April 18th Plan Commission meeting

\*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to <a href="https://www.mcccordsville.org">www.mcccordsville.org</a> and click on "Agendas & Minutes".





## PAVING LEGEND



STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR
PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR

PAVEMENT SECTION ASPHALT TRAIL
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

≫Horn

O Z

### SITE SUMMARY

1				
	SITE ZONING  PARCEL ACREAGE  LOT 1 (A-1)  LOT 2 (A-2)  TOTAL R.O.W. DEDICATION			AC
	MAX BUILDING HEIGHT MIN BUILDING HEIGHT BUILDING HEIGHT:	= =		
	TYPE I  TYPE II  TYPE III  TYPE IV  CLUBHOUSE	=	02	
	UNITS:  TYPE    TYPE     TYPE     TYPE     TYPE  V	= = = =	48 48	
	TOTAL UNITS	=	256	
	PARKING SPACES REQUIRED (1.75/UNIT) PARKING SPACES (ACCESSIBLE) REQUIRED	= =	448 SPA 9 SPA	CES CES
	PARKING SPACES (STANDARD) PROVIDED PARKING SPACES (STANDARD) FOR	=	439 SPA	CES
	CLUBHOUSE/EMPLOYEE PROVIDED PARKING SPACES (ACCESSIBLE) PROVIDED	= =	10 SPA 12 SPA	CES CES
	TOTAL PARKING SPACES PROVIDED	=	461 SPA	CES
	OPEN SPACE REQUIRED OPEN SPACE PROVIDED	= =	40% 50%	

# **EXISTING LEGEND**

$\circ$	BOLLARD	$\odot$	MISC LID		YARD LIGHT
<b>+</b>	CONTROL BENCHMARK	$\bigcirc$	MONITOR WELL	(i)	SANITARY CLEANOUT
ROW	ROW MONUMENT	À	GAS MARKER	S	SANITARY MANHOLE
~~	FLAG POLE	<u>G</u>	GAS METER	$\widetilde{\cap}$	VENT PIPE
•	MAIL BOX	GV	GAS VALVE		STORM CURB INLET
0	UTILITY POLE	AC	AC UNIT	)	STORM INLET
0	POST	$\Box$	AREA LIGHT		STORM ROOF DRAIN
$\Theta$	SOIL BORING	Ē	ELECTRICAL BOX	(D)	STORM DRAIN MANHOLE
Ě	HANDICAP SYMBOL	(EH)	ELECTRICAL HAND HOLE	$\bigcirc$	STORM YARD DRAIN
-	SIGN	Ŏ	ELECTRICAL METER	¢&	FIRE DEPT CONNECTION
(C)	CABLE MANHOLE	(E)	ELECTRICAL MANHOLE	Ŭ	FIRE HYDRANT
$\Box$	CABLE PEDESTAL	A	ELECTRICAL MARKER	IRG	IRRIGATION VALVE
$\Box$	TELEPHONE PEDESTAL	ETR	ELECTRICAL TRANSFORMER	V N	POST INDICATOR VALVE
(TH)	TELEPHONE HAND HOLE	Π.	GUY POLE/WIRE	(WELL)	WELL
À	TELEPHONE MARKER	Ä	POWER POLE	$\widetilde{\mathbb{W}}$	WATER METER
(T)	TELEPHONE MANHOLE	-®	TRAFFIC SIGNAL POLE	wv   	WATER VALVE
Á	FIBER OPTIC MAKER	(TR)	TRAFFIC MANHOLE (		TREE / STUMP
	-< o o o SWALE	$\circ$	TS	- TOE	OF SLOPE
	- X - FENCE LI	NE	———TB———	- TOP	OF BANK
SS SANITARY SEV			/ER FIB UNDERGROUND FIBER		
	— SD — STORM D	RAIN	OHE	- OVE	RHEAD ELECTRICAL
	W WATER LI	NE	GAS	- UND	ERGROUND GAS

# BENCHMARKS

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN T INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICA DATUM UTILIZING THE CONTINUOUSLY OPERATIN REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 83 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS

SBM #1 CP 100 - CAPPED REBAR SET ELEVATION=862.0

SBM #2 CP 101 — MAG NAIL SET <u>ELEVATION=865.8</u>

# GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC

ORIGINAL ISSUE: 2/17/2023 KHA PROJECT NO 170329001

SHEET NUMBER

CITYSCAPE
BROADACRE

SWC MT. COMFORT RD & CR W 600 N,
MCCORDSVILLE. IN 46055

C3.0