

# McCordsville

ESTD  1988

## INDIANA

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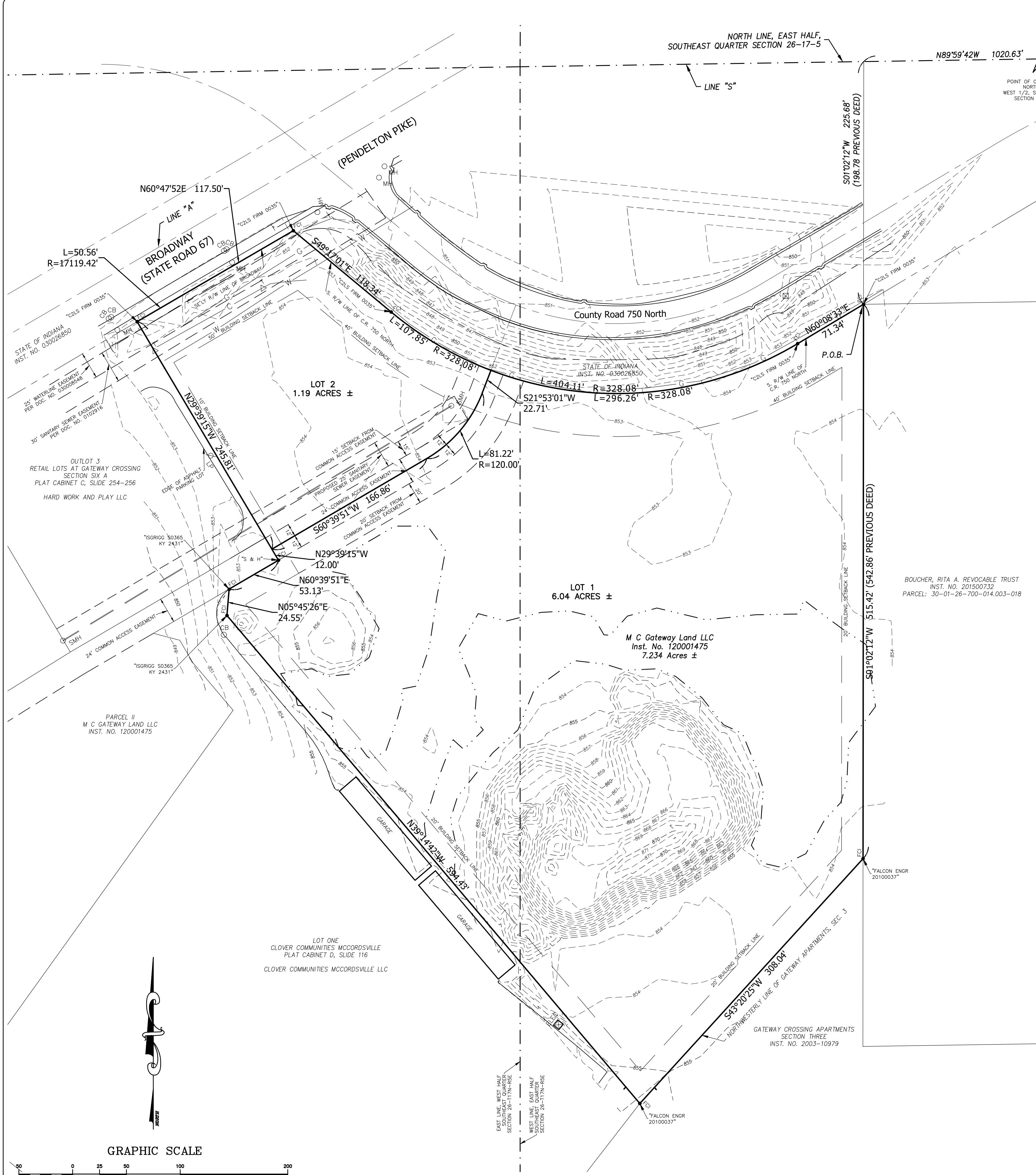
### **PUBLIC HEARING INFORMATION**

Case #: PC-23-017

Title: Real America's request for approval of a Primary Plat for two lots on +/- 7.2 acres, located at the southeast corner of CR 750N and W Broadway.

Meeting Date: This zoning petition is currently scheduled to be heard at the November 21st Plan Commission (PC) meeting.

*\*Meeting agenda, project details, and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to [www.mccordsville.org](http://www.mccordsville.org) and click on "Agendas & Minutes".*



PRIMARY PLAT:  
**GATEWAY CROSSING**  
AN ADDITION TO THE TOWN OF MCCORDSVILLE,  
HANCOCK COUNTY, INDIANA

**PARCEL ADDRESS:**

COUNTY ROAD W. 750 N., MCCORDSVILLE, IN 46055

**LEGAL DESCRIPTION:**

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, IN VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING A PART OF REAL ESTATE PREVIOUSLY DESCRIBED IN INSTRUMENT NUMBER 120001475 AND AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY BY ABONMARCHÉ CONSULTANTS, INC., DATED AUGUST 17, 2022, PROJECT NUMBER 22-0218, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 1,020.63 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 12 SECONDS WEST 225.68 FEET (198.78 BY PREVIOUS DEED) TO THE SOUTH RIGHT-OF-WAY LINE OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2003-26850 IN THE OFFICE OF THE RECORDER, HANCOCK COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 01 DEGREES 02 MINUTES 12 SECONDS WEST 515.42 FEET (542.86 BY PREVIOUS DEED) TO A NORTHWESTERLY BOUNDARY LINE OF GATEWAY CROSSING APARTMENTS, SECTION THREE AS RECORDED IN INSTRUMENT 2003-10979 IN PLAT CABINET "C", SLIDE 122 & 123 IN THE SAID RECORDER'S OFFICE; THENCE SOUTH 43 DEGREES 20 MINUTES 25 SECONDS WEST ALONG THE NORTHWESTERLY BOUNDARY LINES OF SAID GATEWAY CROSSING APARTMENTS 308.04 FEET TO A NORTHEASTERLY BOUNDARY OF LOT ONE IN CLOVER COMMUNITIES MCCORDSVILLE AS PER THE PLAT THEREOF RECORDED IN PLAT CABINET D, SLIDE 116 IN SAID RECORDER'S OFFICE; THENCE NORTH 39 DEGREES 14 MINUTES 42 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 594.43 FEET; THENCE NORTH 05 DEGREES 45 MINUTES 26 SECONDS EAST ALONG SAID NORTHEASTERLY LINE 24.55 FEET TO A SOUTHEASTERLY LINE OF COMMON ACCESS NUMBER 2 RETAIL OUTLOTS AT GATEWAY CROSSING SECTION SIX A AS PER THE PLAT THEREOF RECORDED IN PLAT CABINET C, SLIDES 254-256 IN SAID RECORDER'S OFFICE; THENCE NORTH 60 DEGREES 39 MINUTES 51 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE 53.13 FEET TO THE SOUTHEAST CORNER OF SAID ACCESS NUMBER 2; THENCE NORTH 29 DEGREES 39 MINUTES 15 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID ACCESS NUMBER 2 A DISTANCE OF 24.08 FEET TO THE SOUTHEAST CORNER OF OUTLOT 3 IN SAID RETAIL LOTS OF GATEWAY CROSSING SECTION SIX A; THENCE NORTH 29 DEGREES 39 MINUTES 15 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT 3 A DISTANCE OF 233.72 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 29 DEGREES 22 MINUTES 18 SECONDS EAST 17,119.42 FEET FROM SAID POINT, SAID POINT ALSO BEING ON THE SOUTHEASTERLY BOUNDARY LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2003-26850 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID REAL ESTATE BY THE NEXT FIVE (5) COURSES; 1) NORTHEASTERLY ALONG SAID CURVE 50.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 29 DEGREES 12 MINUTES 08 SECONDS WEST 17,119.42 FEET FROM THE RADIUS POINT OF SAID CURVE; 2) NORTH 60 DEGREES 47 MINUTES 52 SECONDS EAST 117.50 FEET; 3) SOUTH 49 DEGREES 17 MINUTES 01 SECONDS EAST 118.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 40 DEGREES 42 MINUTES 59 SECONDS EAST 328.08 FEET FROM SAID POINT; 4) EASTERLY ALONG SAID CURVE 404.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 29 DEGREES 51 MINUTES 27 SECONDS EAST 328.08 FEET FROM THE RADIUS POINT OF SAID CURVE; 5) NORTH 60 DEGREES 08 MINUTES 33 SECONDS EAST 71.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.234 ACRES, MORE OR LESS.

**ZONING:**

GATEWAY CROSSING "PD-M", ORDINANCE NUMBER 031301, AS AMENDED PER ORDINANCE NUMBER 061119, RECORDED IN INSTRUMENT NUMBER 201906857.

- MIN. LOT WIDTH AT BUILDING LINE = 200 FEET
- MINIMUM SETBACKS
  - a. CR 750 N. = 40 FEET
  - b. EAST PROPERTY LINE = 20 FEET
  - c. SOUTHEAST PROPERTY LINE = 20 FEET
  - d. SOUTHWEST PROPERTY LINE = 20 FEET
  - e. SETBACK ALONG COMMON ACCESS EASEMENT = 20 FEET (LOT 1) = 15 FEET (LOT 2)
  - f. W. BROADWAY (S.R. 67) = 50 FEET
  - g. WEST PROPERTY LINE = 10 FEET

**FLOOD HAZARD STATEMENT:**

THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP #18059C0018D, EFFECTIVE DECEMBER 04, 2007.

**NOTES:**

1. REFERENCE A PLAT OF SURVEY DATED DECEMBER 7, 2021 BY ABONMARCHÉ CONSULTANTS TO BE RECORDED AND NOTED ON THE FINAL PLAT.
2. ALL IMPROVEMENTS SHOWN ARE EXISTING AS OF APRIL 15, 2022.
3. THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPING, FENCING OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY.
4. THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS, INCLUDING NOT BUT LIMITED TO THE COMMON ACCESS DRIVE CONNECTING C.R. 750 N. TO GATEWAY CROSSING BOULEVARD.
5. DEVELOPER/PROPERTY OWNER COMMITS TO CREATING A PROFESSIONAL OWNER'S ASSOCIATION THAT WILL MANAGE AND MAINTAIN ANY COMMON SPACES.



**VICINITY MAP (N.T.S.)**

SYMBOL LEGEND:	
● FCI	= FOUND CAPPED IRON
○ SCI	= SET CAPPED IRON (5/8" REBAR W/ACI CAP)
(M)	= MEASURED DISTANCE
(P)	= PLAT DISTANCE
CB	= CATCH BASIN
○ MH	= MANHOLE
○ SMH	= SANITARY MANHOLE
△	= TELEPHONE UTILITY PEDESTAL
T	= TRAFFIC SIGN
⊞	= ELECTRICAL TRANSFORMER

LINETYPE & HATCH LEGEND:	
— G — G —	= BURIED GAS LINE
— W —	= BURIED WATER LINE
— C —	= BURIED CABLE UTILITY LINE
[Hatch]	= ASPHALT
[Hatch]	= GRAVEL

**NAME AND ADDRESS OF SUBDIVIDER:**

REALAMERICA COMPANIES  
8250 DEAN ROAD  
INDIANAPOLIS, INDIANA 46240

DATE OF PLAT: 04/03/2023  
REVISION 2: 11/08/2023

Anthony M. Gregory  
ANTHONY M. GREGORY, P.S.  
agregory@abonmarche.com  
PROFESSIONAL LAND SURVEYOR #80860005  
STATE OF INDIANA



NO. 2	REVISION DESCRIPTION: PER TOWN OF MCCORDSVILLE COMMENTS	BY: RM	DATE: 11/08/23
NO. 1	REVISION DESCRIPTION: PER TOWN OF MCCORDSVILLE COMMENTS	BY: RM	DATE: 10/30/23

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

SCALE:  
HORZ: 1" = 50'

VERT:

ACI JOB #

**22-0218**

SHEET NO.