



SITE DATA:

JURISDICTION: McCordsville, IN/ Hancock Co.
GROSS SITE ACREAGE: 120 ac
CURRENT ZONING: AG
FUTURE ZONING: PUD

PROPOSED ZONING:

TOTAL LOT COUNT: 330 LOTS
DENSITY: 2.75 DU/AC

PROPOSED LOT DIMENSIONS:

ARBOR PRODUCT

- LOT SIZE: 55' x 130'
- LOT AREA: 7,150 SF
- LOT COUNT: 156 LOTS (47%)

- LOT SIZE: 65' x 130'
- MINIMUM LOT AREA: 8,450 SF
- LOT COUNT: 63 LOTS (19%)

DESTINATION PRODUCT

- LOT SIZE: 61' x 130'
- MINIMUM LOT AREA: 7,930 SF
- LOT COUNT: 111 LOTS (34%)

● CORNER LOTS/HIGH-VISIBILITY LOTS

* AREA A: ARBOR - PERIMETER LOTS

- FRONT SETBACK: 25'
- SIDE YARD SETBACK: 6'
- REAR SETBACK: 15'
- LANDSCAPE BUFFERS: 20' BUFFER AROUND PERIMETER OF PROPERTY
- STREET LENGTH: 15,070 LF
- OPEN SPACE: 37.42 AC. (31%)
- PROPOSED STORMWATER: 8.06 AC. (6.7% OF SITE AC.)
- PROPOSED AMENITIES: 2 PARKS, 2 POCKET PARKS AND TRAIL SYSTEM
- PERIMETER SIDEWALKS: SIDEWALKS ACROSS FRONTAGES
- TREE PRESERVATION: PRESERVE PERIMETER TREES & WOODLOTS