

McCordsville

ESTD  1988

INDIANA

Memorandum

Date: January 28, 2025
To: Plan Commission
From: Ryan Crum, Asst. Town Manager – Planning & Development
Re: MSRB Update

Dear Plan Commissioners:

This memo is intended to provide a brief update regarding the last meeting of the McCord Square Review Board (MSRB), which serves the role of the Plan Commission and ARC for projects within the McCord Square PUD.

On January 2nd, the MSRB reviewed two petitions:

1. Taco Bell of America proposed a +/- 2,400 square foot fast food restaurant with drive-thru. The proposed location is in the Gateway District of the McCord Square PUD, which is along the southside of W Broadway, and is the only District in the PUD where traditional, vehicle-oriented regional commercial development is permitted. Taco Bell also sought approval for variances from the Board of Zoning Appeals, prior to the MSRB meeting. The BZA and MSRB both approved the project. The site plan and building renderings are attached to the Plan Commission agenda as reference material.
2. JC Partners proposed the creation of Lot 1A of McCord Square Block A, via a re-plat. Block A is more commonly known as McCord Square Pavilion and comprises the aforementioned Gateway District of the McCord Square PUD. This lot is for the proposed Taco Bell. The re-plat is attached to the Plan Commission agenda as reference material.

Following the review of the petitions the MSRB applied a few conditions of approval and approved both petitions.

The Plan Commission does not have a specific role in the review of these projects, due to the language adopted in the McCord Square PUD; however, staff will provide updates such as this, to continue to engage the Plan Commission in the McCord Square project. Staff will be prepared to provide any additional information at the meeting.



Ryan Crum, AICP, CPM
Asst. Town Manager – Planning & Development
Town of McCordsville



TACO BELL
McCordsville, IN

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING.

2024088.09



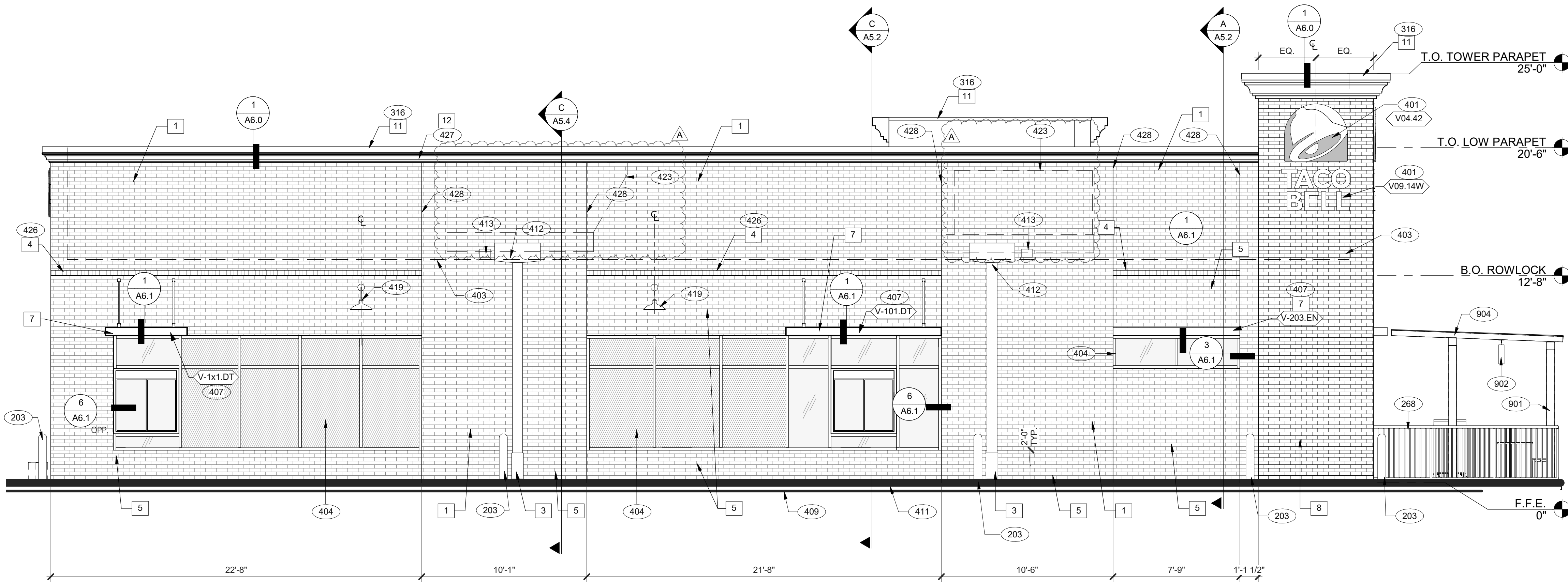
1.800.955.4731 www.gpdgroup.com

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

CAUTION: IF THIS SHEET IS NOT 22"x34" IT IS A REDUCED PRINT



520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101



SEE SHEET A4.0 FOR FINISH SCHEDULE

- 203 PIPE BOLLARD. SEE CIVIL DRAWINGS.
268 BLACK PATIO RAILING, BY G.C.
316 METAL PARAPET CAP.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
403 DASHED LINE INDICATES ROOF BEYOND.
404 STOREFRONT, TYPICAL. SEE SHEET A1.1.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411 CONCRETE CURB.
412 SCUPPER, COLLECTOR AND VERTICAL DOWNSPOUT 6" MIN. REFER TO D/A3.0.
413 OVERFLOW SCUPPER. REFER TO D/A3.0.
418 GAS METER.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
423 OUTLINE OF RTU BEYOND.
426 BRICK ROWLOCK, PROJECT 1/2".
427 FIBERGLASS CORNICE, FYPON OR EQUAL.
428 BRICK EXPANSION JOINT.
901 PATIO COLUMNS. COLOR TO MATCH METAL AWNINGS IN BLACK. SEE STRUCTURAL DRAWINGS.
902 EXTERIOR LIGHTS. REFER TO ELECTRICAL LIGHTING PLANS.
904 PATIO CANOPY, COLOR TO MATCH METAL AWNINGS IN BLACK. PROVIDED AND INSTALLED BY G.C. SEE SHEET A9.0 FOR DETAILS.



LEFT ELEVATION 1/4" = 1'-0" 1

KEY NOTES

A

DATE	REMARKS
A 01.02.25	Pre-MSRB Comments

CONTRACT DATE: 02.14.22
BUILDING TYPE: END. 80FT
PLAN VERSION: MARCH 2021
BRAND DESIGNER: DICKSON
SITE NUMBER: 317219
STORE NUMBER: 463810
PA/PM: SM
DRAWN BY.: RS
JOB NO.: 2024088.09

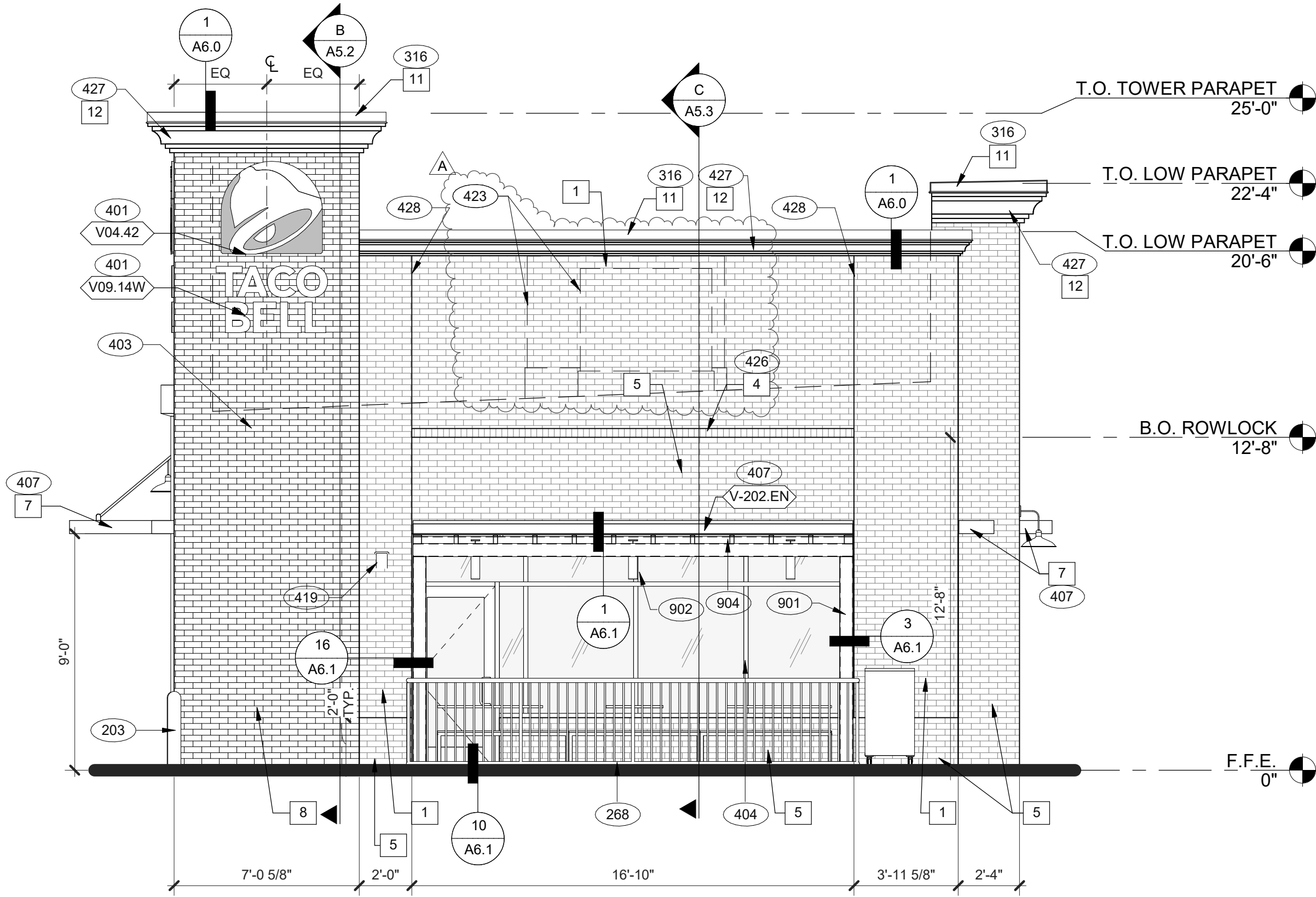
TACO BELL
5857 West Broadway
McCordsville, Hancock, IN 46055



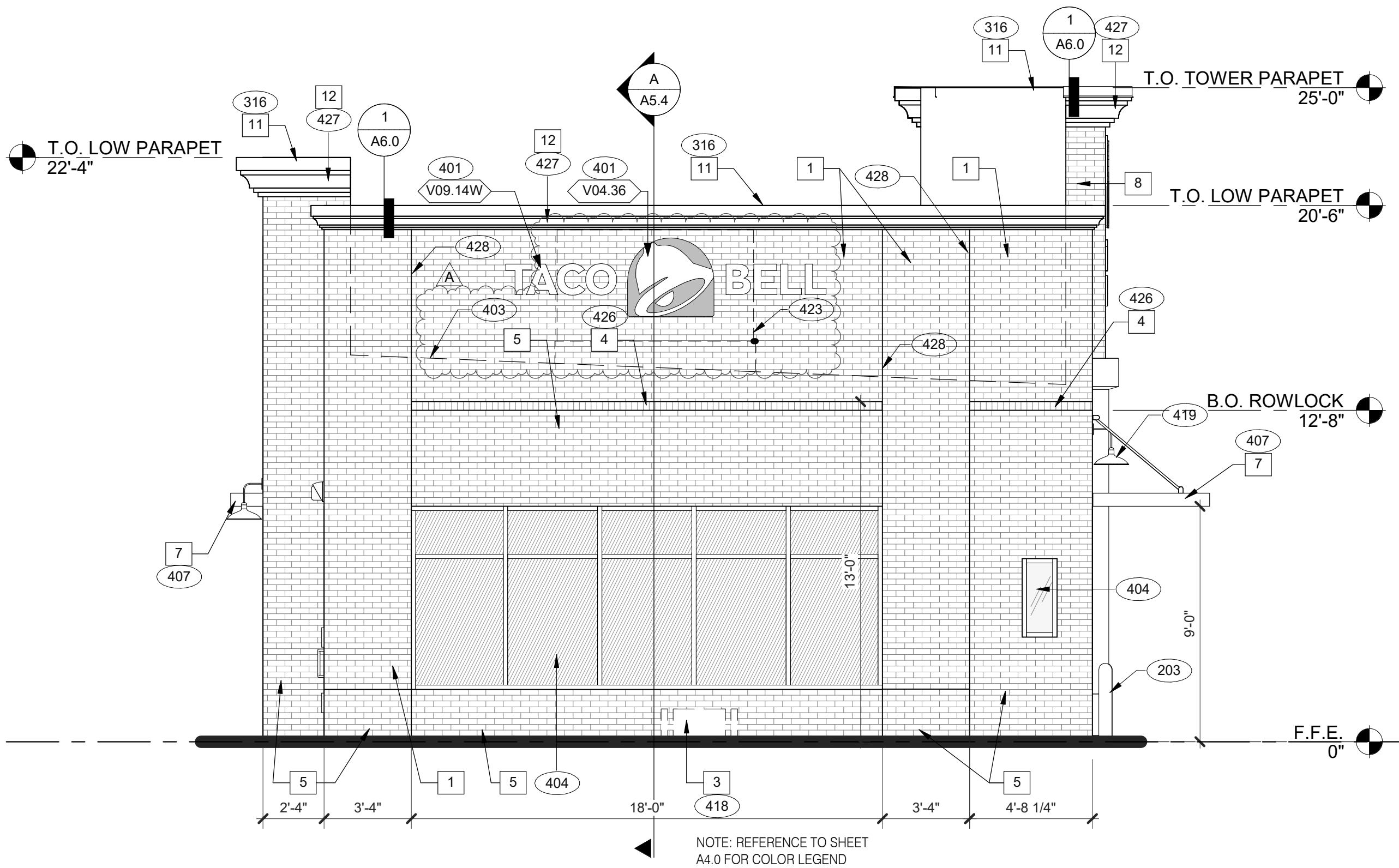
ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.1

PLOT DATE: 12/31/2024 9:26:39 AM



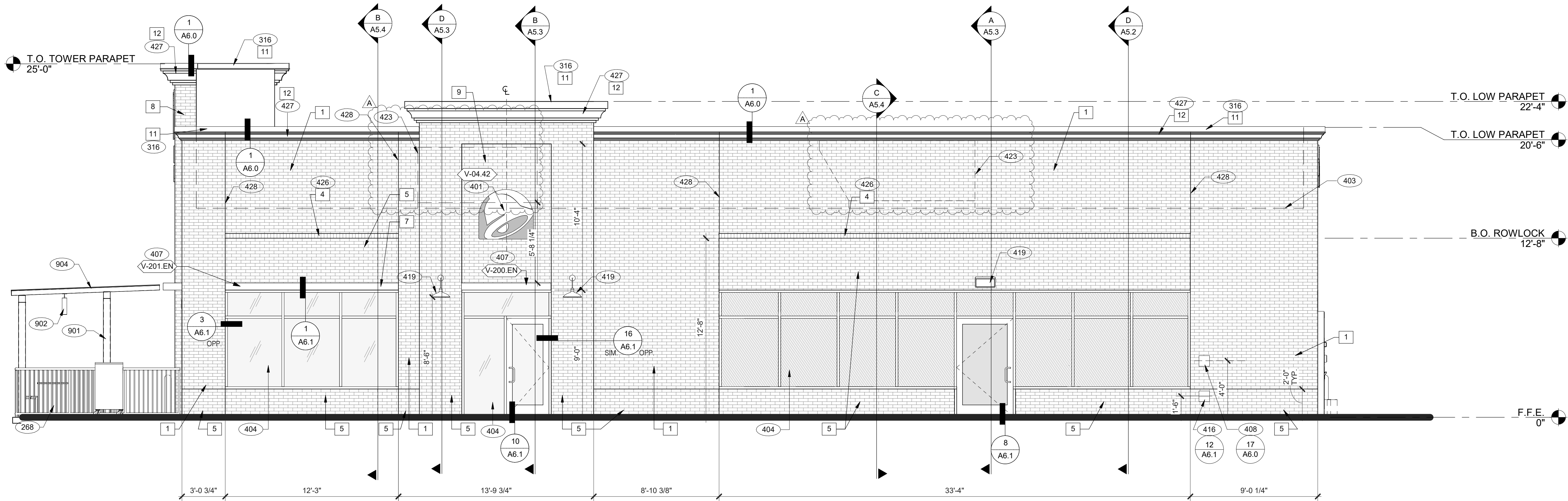
FRONT ELEVATION 1/4" = 1'-0" 2



REAR ELEVATION 1/4" = 1'-0" 3

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RIGHT ENTRANCE ELEVATION 1/4" = 1'-0" 1

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
SIDE ENTRY			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-200.EN	1	SIDE ENTRY AWNING 6'3" L X 6' H X 3'0" D, BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9'0" L X 6' H X 4'0" D, BLACK	A4.1
V-1X1.DT	1	DT AWNING (OVER DT) 5'0" L X 6' H X 4'0" D, BLACK	A4.1
REAR			
V-09.14W	1	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
V-04.36	1	36" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
EYEBROW AWNINGS			
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12'2" L X 6' H X 1'4" D, BLACK	A4.0
V-202.EN	1	FRONT EYEBROW (WINDOW) 16'9" L X 6' H X 1'4" D, BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7'8" L X 6' H X 1'4" D, BLACK	A4.1

MISCELLANEOUS
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

SIGNAGE

F

GENERAL NOTES

E

PAINT NOTES

A

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	BRICK	INTERSTATE BRICK	3 5/8" X 2 1/4" X 7 5/8" SHAPE: FACE BRICK, MODULAR	BRICK: -COLOR = PEWTER / ASH, (50/50) RANDOMIZED -TEXTURE = MATTE -GROUT = GREY	
2	SCUPPERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
3	DOWN SPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
4	BRICK ROWLOCK	INTERSTATE BRICK	3 5/8" X 2 1/4" X 7 5/8" SHAPE: FACE BRICK, MODULAR	BRICK: -COLOR = PEWTER -TEXTURE = SCRATCH -GROUT = GREY	
5	BRICK ACCENT	INTERSTATE BRICK	3 5/8" X 2 1/4" X 7 5/8" SHAPE: FACE BRICK, MODULAR	BRICK: -COLOR = PEWTER -TEXTURE = SCRATCH -GROUT = GREY	
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	INTERSTATE BRICK	3 5/8" X 2 1/4" X 7 5/8" SHAPE: FACE BRICK, MODULAR	BRICK: -COLOR = PLATINUM -TEXTURE = SCRATCH -GROUT = GREY	
9	BRICK RECESS OF SIDE ENTRY PORTAL	INTERSTATE BRICK	3 5/8" X 2 1/4" X 7 5/8" SHAPE: FACE BRICK, MODULAR	BRICK: -COLOR = PLATINUM -TEXTURE = SCRATCH -GROUT = GREY	
10	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	SW PURPLE TB2603C, SEMI-GLOSS	SEE C / A 7.2
11	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	
12	CORNICE	-	FIBERGLASS	WORLDLY GRAY (SW7043), SEMI-GLOSS	

EXTERIOR FINISH SCHEDULE

D

KEY NOTES

B

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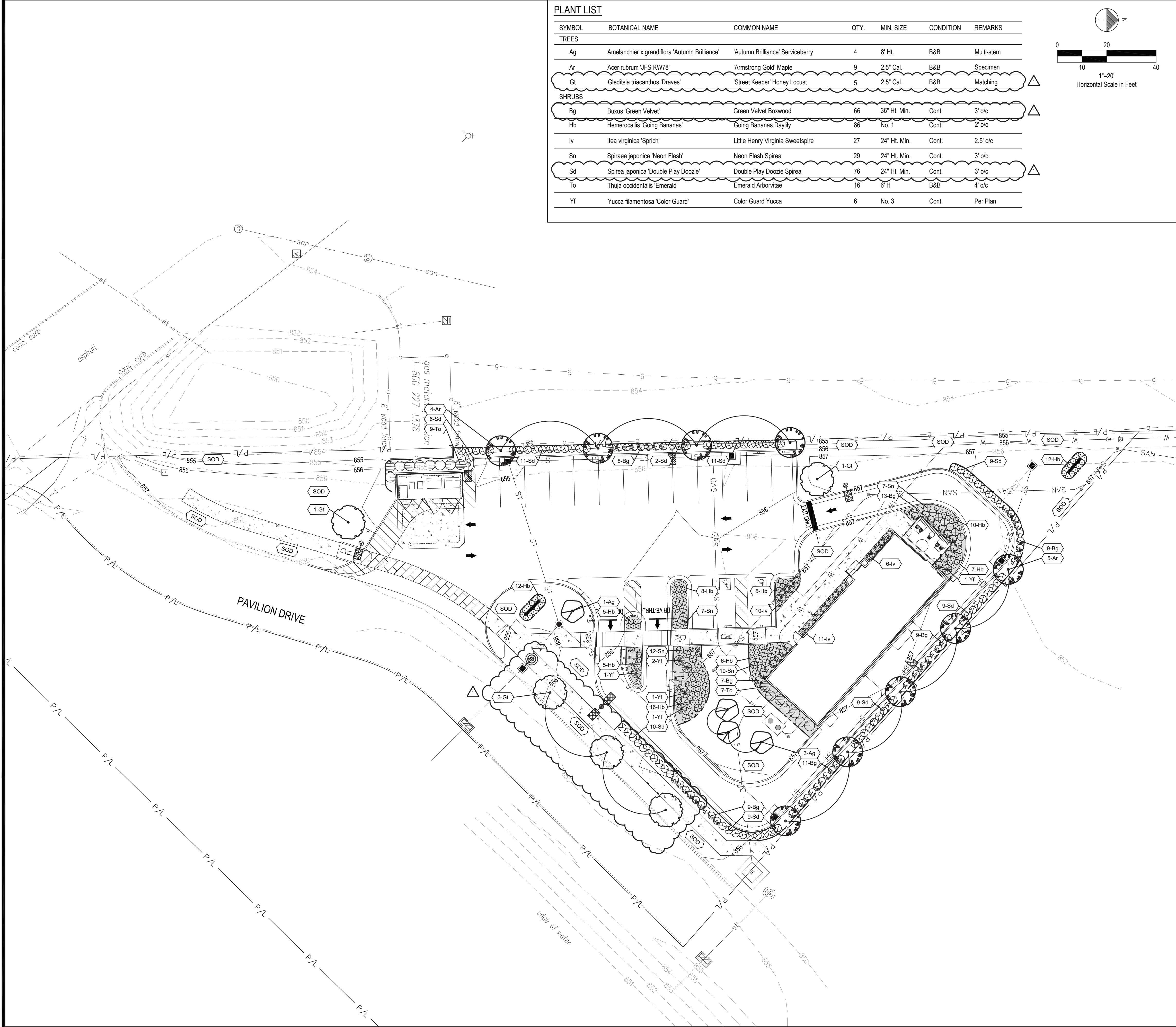


ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.0

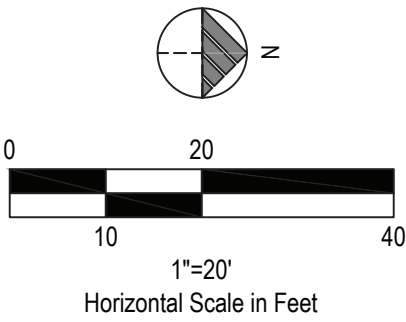
PLOT DATE: 12/31/2024 9:26:36 AM

PLOT DATE:



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MIN. SIZE	CONDITION	REMARKS
TREES						
Ag	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	4	8' Ht.	B&B	Multi-stem
Ar	Acer rubrum 'JFS-KW78'	'Armstrong Gold' Maple	9	2.5" Cal.	B&B	Specimen
Gt	Gleditsia triacanthos 'Draves'	'Street Keeper' Honey Locust	5	2.5" Cal.	B&B	Matching
SHRUBS						
Bg	Buxus 'Green Velvet'	Green Velvet Boxwood	66	36" Ht. Min.	Cont.	3' o/c
Hb	Hemerocallis 'Going Bananas'	Going Bananas Daylily	86	No. 1	Cont.	2' o/c
Iv	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	27	24" Ht. Min.	Cont.	2.5' o/c
Sn	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	29	24" Ht. Min.	Cont.	3' o/c
Sd	Spiraea japonica 'Double Play Doozie'	Double Play Doozie Spirea	76	24" Ht. Min.	Cont.	3' o/c
To	Thuja occidentalis 'Emerald'	Emerald Arborvitae	16	6' H	B&B	4' o/c
Yf	Yucca filamentosa 'Color Guard'	Color Guard Yucca	6	No. 3	Cont.	Per Plan



LANDSCAPE NOTES

- ALL LANDSCAPE BED AREAS SHALL BE MULCHED PER LANDSCAPE SPECIFICATIONS.
- ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE SODDED PER SPECIFICATIONS.

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)

-
- PROPOSED LANDSCAPE BED EDGE

PROPOSED TREE

PROPOSED SHRUB / PERENNIAL

PROPOSED LIMESTONE BOULDER,
DESERT SAND, 24"-36"

PROPOSED PLANT QUANTITY AND SYMBOL

PROPOSED SODDED LAWN

PROPOSED RIVER ROCK MULCH,
SEE LANDSCAPE SPECIFICATIONS ON SHEET L-001

LANDSCAPE CALCULATIONS

MCCORDSVILLE, IN - CODE OF ORDINANCES 154.119 - LANDSCAPING STANDARDS - (4) INTERIOR PARKING LOT PLANTINGS	
CODE REQUIREMENT: PARKING AREAS MUST BE SCREENED FROM PUBLIC ROW, EXISTING OR PLANNED PRIVATE STREET EASEMENT AND/OR ABUT ANY SIDE OR REAR PROPERTY LINE. SCREENING SHALL BE 3' HIGH AT MATURITY WITH NO GAPS EXCEPT FOR DRIVE- AISLES, SIDEWALKS, AND THE LIKE. ONE TREE FOR EACH 50 LF SHALL BE PLANTED ALONG THE PERIPHERAL OF THE PARKING AREA.	PROVIDED: 9 SCREENING TREES
PROJECT REQUIREMENT: PARKING AREA LENGTH = 440 FT. / 50 = 8.8 SCREENING TREES REQUIRED	
MCCORDSVILLE, IN - CODE OF ORDINANCES 154.119 - LANDSCAPING STANDARDS - (4) INTERIOR PARKING LOT PLANTINGS	
CODE REQUIREMENT: NOT LESS THAN 5% OF THE PARKING LOT SHALL BE LANDSCAPED. LANDSCAPE BUFFERS AND LANDSCAPING ADJACENT TO BUILDINGS AND ON THE PERIPHERY OF THE PARKING LOT SHALL NOT BE INCLUDED TOWARD THE INTERIOR PARKING LOT PLANTING REQUIREMENTS.	PROVIDED: 4,150 SF OF INTERIOR PARKING LOT LANDSCAPING
PROJECT REQUIREMENT: 14,700 PARKING LOT SF X 5% = 735 SF INTERIOR PARKING LOT LANDSCAPING REQUIRED.	
MCCORDSVILLE, IN - CODE OF ORDINANCES 154.119 - LANDSCAPING STANDARDS - (4) INTERIOR PARKING LOT PLANTINGS	
CODE REQUIREMENT: ONE SHADE TREE PER 2,400 SF OF SURFACE AREA IS REQUIRED.	PROVIDED: 5 INT. PARKING LOT SHADE TREES 4 INT. PARKING LOT ORNAMENTAL TREES = 2 SHADE TREES 7 TOTAL PARKING LOT SHADE TREES
PROJECT REQUIREMENT: 14,700 / 2,400 = 6.125 INTERIOR PARKING LOT TREES	



520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101



DATE	REMARKS
1 12.05.24	DEVT. COMMENTS

CONTRACT DATE:
BUILDING TYPE: END-20
PLAN VERSION:
BRAND DESIGNER:
SITE NUMBER: 317219
STORE NUMBER: 463810
PA/PM: EA
DRAWN BY.: JRS
JOB NO.: 2024088.09

TACO BELL
5917 W BROADWAY
MCCORDSVILLE, IN 46055

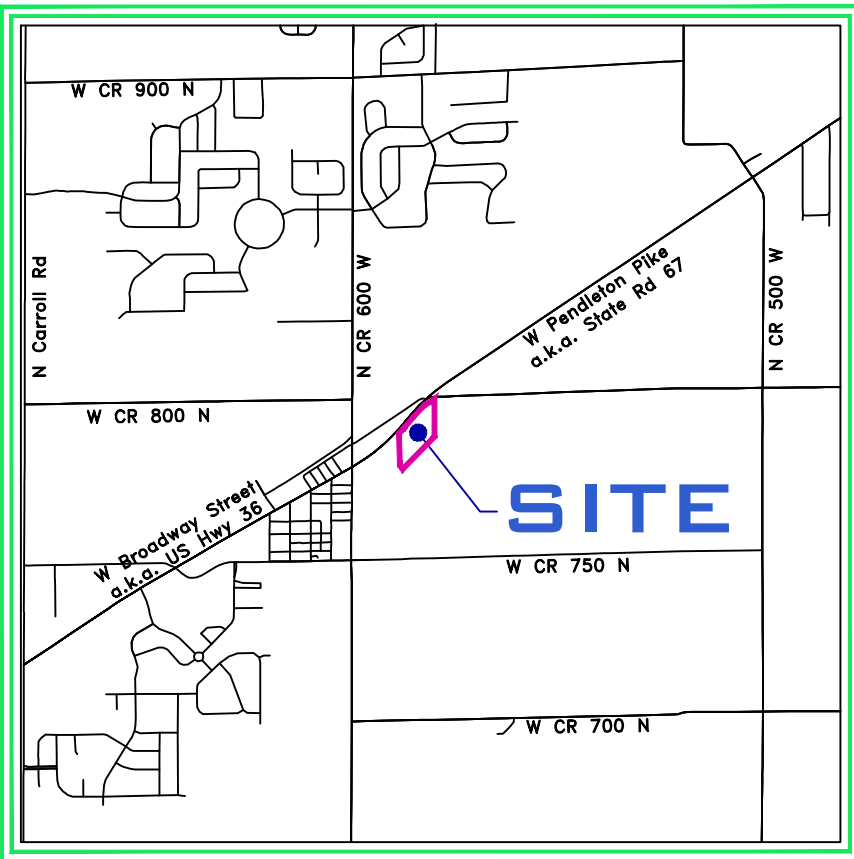


LANDSCAPE
PLAN

L-101

PLOT DATE:

VICINITY MAP
NOT TO SCALE



CURRENT PLAT

A part of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana of the Second Principal Meridian, Vernon Township, Hancock County, Indiana.

REPLAT OF McCORD SQUARE BLOCK A An Addition to the Town of McCordsville, Indiana

LAND DESCRIPTION

Block A of the Secondary Plat of McCord Square, recorded in Plat Cabinet D, Slide 201-203, as Instrument Number 202211264 in the Office of the Recorder of Hancock County, Indiana.

SURVEYOR'S CERTIFICATE

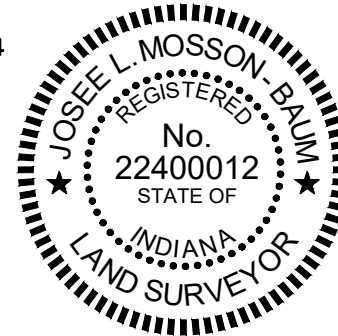
I, Josee L. Mosson-Baum, an Indiana Professional Surveyor, hereby certify that to the best of my information, knowledge and belief, this plat represents a subdivision of land in accordance with the Town of McCordsville Zoning and Subdivision Control Ordinances. That the Perimeter of said subdivision was surveyed in accordance with Indiana Administrative Code 865 I.A.C. 1-12 and that all information required by said rule, including surveyor's report, is shown hereon or is given in a separate boundary survey that has been recorded in the Office of the Recorder of Hancock County as Instrument Number

Further, that all monuments required by 865 IAC 1-12 and this ordinance have be set or will be set prior to the transfer of any lot in this subdivision. The within REPLAT OF McCORD SQUARE BLOCK A consists of one (1) Lot, numbered Lot 1, and four (4) blocks, called Block A, B, C, and D as shown hereon. The size of lots, blocks and common areas and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Hereby certified on this 9th day of December, 2024

ADJOINER:
Tower McCordsville LLC
INST. #060006590

Josee L. Mosson-Baum
Josee L. Mosson-Baum
State of Indiana
Professional Survey No. 22400012



DEDICATION STATEMENT

THE RIGHT-OF-WAYS AS SHOWN WITHIN THIS PLAT IARE HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC STREET. THE SUBORDINATE USE OF SUCH RIGHT-OF-WAYS AS UTILITY AND DRAINAGE EASEMENTS AS PROVIDED HEREIN IS ALSO GRANTED.

RESTRICTIONS

FRONT, SIDE, AND REAR YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF UTILITIES, EXCEPT TRANSMISSION LINES OR MAIN, FOR THE INSTALLATION OF WATER AND SEWER MAINS, PIPES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE UTILITIES.

THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OR REPAIRS ON ANY ALLEY, NOR ANY ROADWAY WHICH IS NOT BUILT TO THE TOWN'S STANDARDS AND/OR NOT DEDICATED AND ACCEPTED AS PUBLIC RIGHTS-OF-WAY.

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY IC-36-7-4 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND BY AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MCCORDSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE PLAN COMMISSION OF THE TOWN OF MCCORDSVILLE AS FOLLOWS:

Adopted by the McCordsville Plan Commission at a public meeting held on

the _____ day of _____, 2024

McCordsville Plan Commission

By: _____
Plan Commission President

Plan Commission Vice President

OWNERS CERTIFICATE

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known as the REPLAT OF McCORD SQUARE BLOCK A, an Addition to the Town of McCordsville, Indiana, all streets shown and not heretofore dedicated are hereby dedicated to the public.

OWNER SIGNATURE _____

PRINTED: NAME, TITLE _____

STATE OF _____)

_____)

COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____, AS

_____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AUTHORIZED PARTY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT S/H E SIGNED, SEALED AND DELIVERED THIS INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AS SUCH AUTHORIZED PARTY AND AS THE FREE AND VOLUNTARY ACT OF THE COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THIS IS AN ACKNOWLEDGEMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

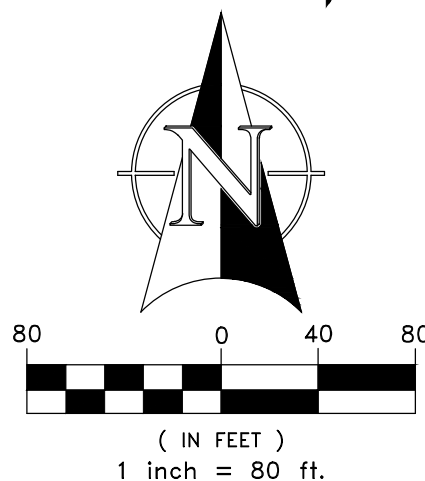
_____, 2024.

THIS INSTRUMENT PREPARED BY:
JOSEE L. MOSSON-BAUM
STATE OF INDIANA
PROFESSIONAL SURVEYOR #22400012
CENTRAL STATES CONSULTING, LLC
P.O. BOX 4
13 WEST PEARL STREET
NORTH SALEM, INDIANA 46165
TELEPHONE: (317) 858-8662

THIS INSTRUMENT WAS PREPARED FOR:
KIMLEY-HORN
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, INDIANA 46240

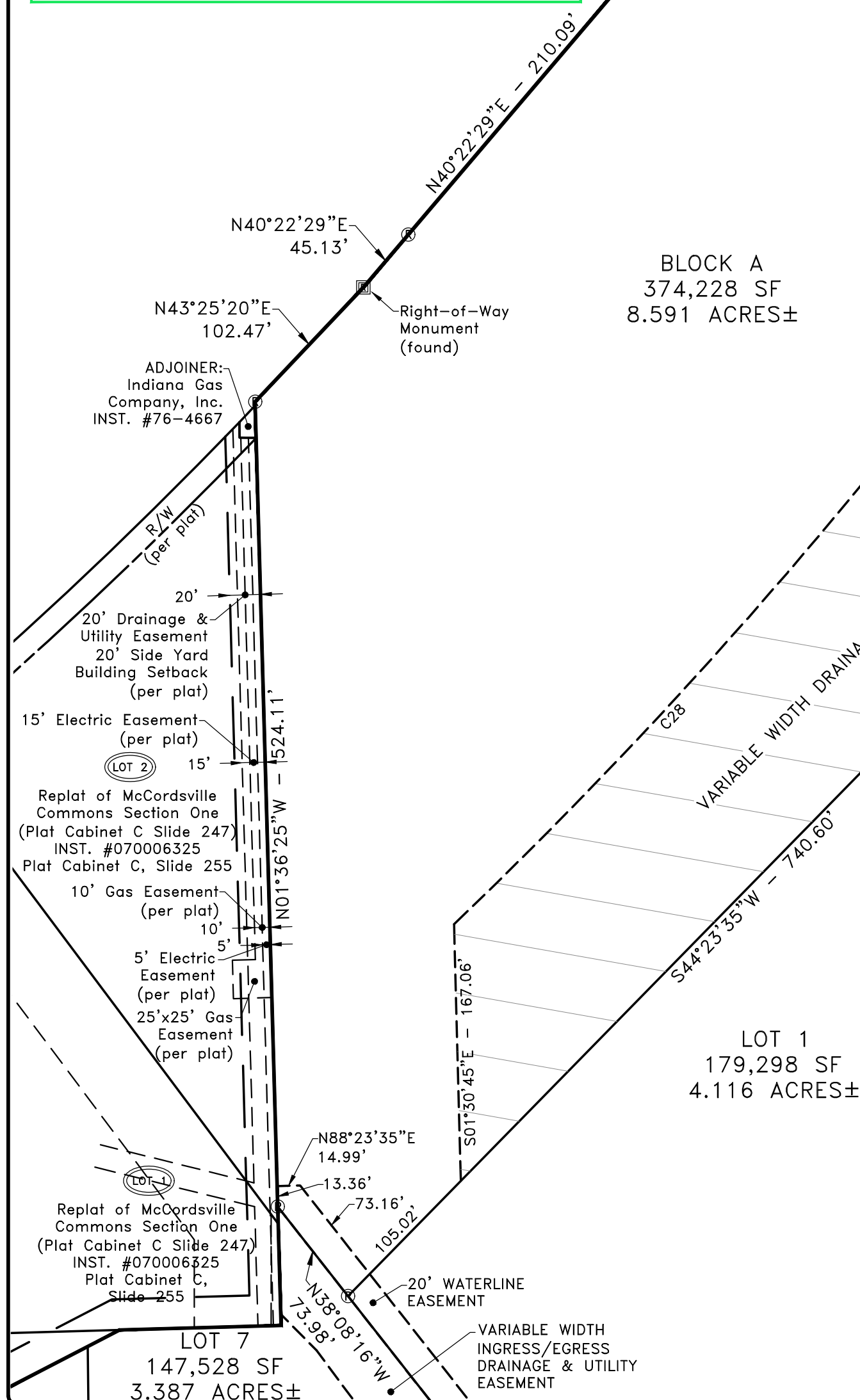
"I affirm, under penalties for perjury, I have taken reasonable care to redact each social security number in this document, unless required by law."

Josee L. Mosson-Baum
Josee L. Mosson-Baum



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY
- REBAR/MAG NAIL/CUT "X" SET FLUSH
- RIGHT-OF-WAY MONUMENT FOUND
- "DRM PS #9600013" CAPPED 5/8" REBAR SET FLUSH



PREPARED BY: JOSEE L. MOSSON-BAUM
CENTRAL STATES CONSULTING, LLC
P.O. BOX 4
13 WEST PEARL STREET
NORTH SALEM, INDIANA 46165
PHONE: 317-858-8662 FAX: 317-342-2857

DATE: 12-09-2024
DWN BY: JLMB
CHKD BY: DRM
SCALE: 1" = 80'

PROJECT NUMBER
24-070

SHEET **1** OF **2**

REPLAT

EASEMENT DETAILS

LEGEND

-

East Line of W 1/2, NW 1/4,
Sec. 25-T17N-R5E
N00°08'02"E - 2,629.77'
Corner to Corner

CIVIC DRIVE
Public Right-of-Way
dedicated per this plat)
37,032 SF
0.850 ACRES±

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	18.33'	29.50'	35°36'10"	N33°46'06"E	18.04'
C2	77.08'	125.50'	35°11'28"	N33°58'26"E	75.88'
C3	36.43'	74.50'	28°00'53"	N30°23'09"E	36.06'
C4	17.13'	85.50'	11°28'43"	S35°32'41"W	17.10'
C5	61.41'	85.50'	41°09'00"	S20°42'32"W	60.09'
C6	44.28'	85.50'	29°40'18"	N14°58'11"E	43.78'

VARIABLE WIDTH
INGRESS/EGRESS
DRAINAGE & UTILITY
EASEMENT

ADJOINER:
Lower McCordsville LLC
INST. #060006590

THIS INSTRUMENT WAS PREPARED FOR:
KIMLEY-HORN
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, INDIANA 46240

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CENTRAL STATES CONSULTING, LLC
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NORTH SALEM, INDIANA 46165
PHONE: 317-858-8662 FAX: 317-342-2857

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CHKD. BY:	DRM
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24-070

SHEET **2** OF **2**

