



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
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PUBLIC HEARING INFORMATION

Case #: PC-21-016

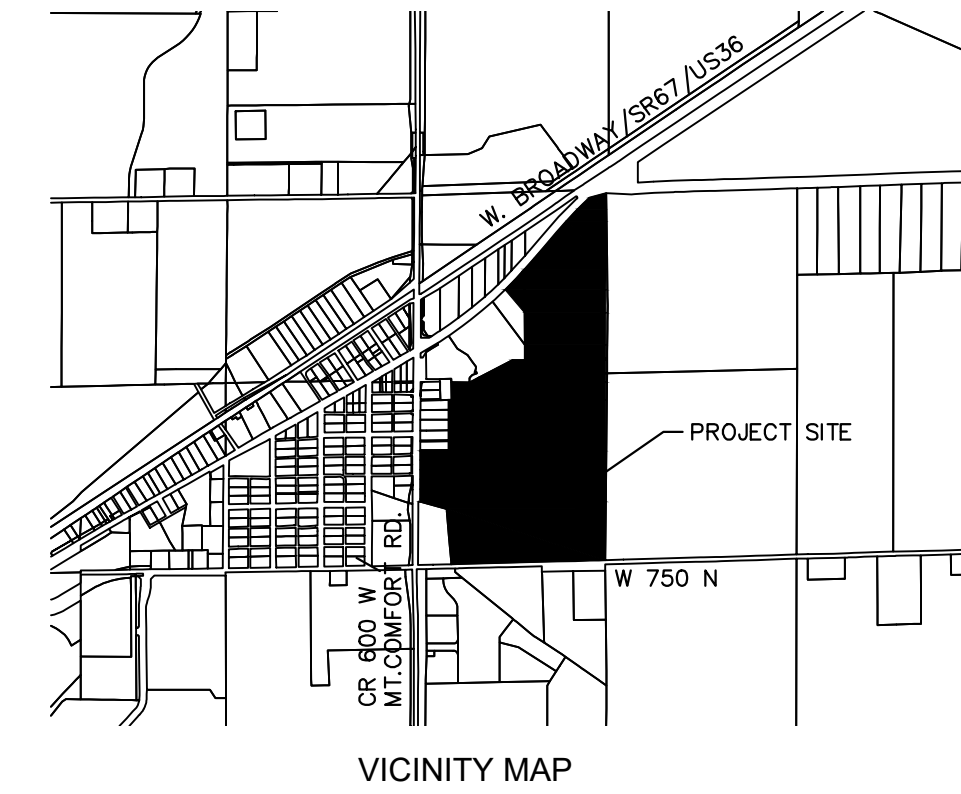
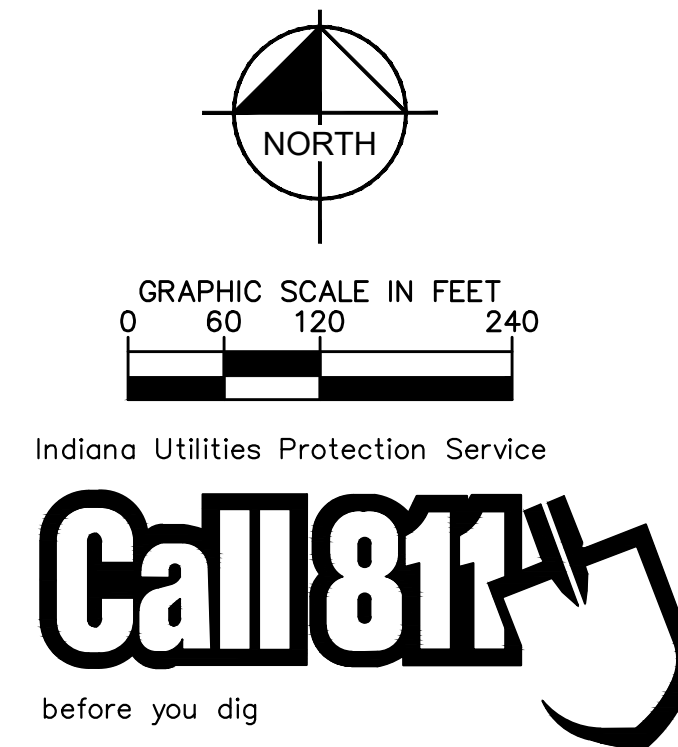
Title: Rebar Development's request for approval of a preliminary plan (primary plat) for +/- 49 acres located near the southeast corner of CR 600W & W Broadway

Meeting Date: this petition currently scheduled to be heard at the February 15th 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 www.mcccordsville.org and click on "Agendas & Minutes".

PRIMARY PLAT OF MCCORD SQUARE SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 17 NORTH, RANGE 5 EAST IN VERNON TOWNSHIP,
HANCOCK COUNTY, INDIANA



LAND DESCRIPTION
(from Title Commitment 102100238)

TRACT 1:
A part of the Northwest Quarter of Section 25, Township 17 North, Range S East, Hancock
County, Indiana, more particularly described as follows;

Commencing at the southwest corner of said Northwest Quarter; thence North 88 degrees 23 minutes 49 seconds East along the south line of said Southwest Quarter 258.5 feet to the pole corner of the 1/4 section; thence North 88 degrees 23 minutes 49 seconds East 10.0 feet; thence North 76 degrees 07 minutes 13 seconds West 236.50 feet to the west line of said Southwest Quarter; thence North 88 degrees 23 minutes 49 seconds East 45.00 feet; thence South 81 degrees 51 minutes 00 seconds East 201.58 feet; thence North 88 degrees 23 minutes 49 seconds East 74.00 feet to the northeast corner of said Southwest Quarter; thence North 88 degrees 23 minutes 49 seconds East 1,099.47 feet to the east line of the West 1/2 of said Southwest Quarter; thence North 88 degrees 23 minutes 49 seconds East 1,450.58 feet to the south line of said Southwest Quarter; thence South 88 degrees 23 minutes 49 seconds East along said south line 1,085.19 feet to the place of beginning, containing 36.663 acres, more or less.

LESS AND EXCEPTING that portion of land conveyed to Clark Brothers LLP, an Indiana limited liability partnership recorded September 29, 2005 as Instrument No. 050013561 and more particularly described as follows, to-wit:

Part of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, all in Hancock County, Indiana, described as follows: Commencing at the Southwest corner of said Quarter Section; thence North 00 degrees 07' minutes 43 seconds East (grid bearing based on NAD83) 134.43 feet to a Stake; thence South 89 degrees 23 minutes 48 seconds East (grid bearing based on NAD83) 134.43 feet to the Westerly extension of the South line of Lot 8 in the Original Plat of the Town of McCordsville recorded in Plat Book 2, page 27 in the Office of the Recorder of Hancock County, Indiana; thence South 89 degrees 23 minutes 48 seconds East (grid bearing based on NAD83) 134.43 feet to the South line and the Eastern extension of the South line of said Lot 8 a distance of 244.89 feet to the Point of Beginning marked by a 5/8 inch rebar with cap stamped "SCHNEIDER FIRM #0001" (hereinafter referred to as "rebar") at the Northeast corner of a tract of land described in Instrument No. 040012261; thence North 00 degrees 07' minutes 43 seconds East (grid bearing based on NAD83) 134.43 feet to the South line of said tract of land; thence South 89 degrees 23 minutes 48 seconds East a distance of 130.00 feet to a "rebar"; thence North 62 degrees 40 minutes 46 seconds East a distance of 34.00 feet to the South line of said tract of land; thence South 89 degrees 23 minutes 48 seconds East a distance of 125.91 feet to the Point of Beginning marked by a 5/8 inch rebar with cap stamped "SCHNEIDER FIRM #0001" (hereinafter referred to as "rebar") at the Northeast corner of a tract of land described in Instrument No. 040012261; thence South 00 degrees 07' minutes 43 seconds East (grid bearing based on NAD83) 134.43 feet to the Point of Beginning, containing 0.95 acres, more or less.

TRACT II:

Lot numbered eight (8) in Myrta Smith's Addition to the Town of McCordsville, Hancock County, Indiana.

TRACT III

Lot 5 in Myrta Smith's Addition, an Addition to the Town of McCordsville, Hancock County, Indiana. Except a North division of Lot 5 in Myrta Smith's Addition to the Town of McCordsville, Indiana, described as follows:

Commencing at the Northwest corner of said Lot 5; thence East on the North line thereof 200 feet to the Northeast corner of Lot 5; thence South on the East line thereof 6.0 feet; thence Westerly 260 feet to a point; thence Northwesterly to the point of beginning.

Also: a North division line of Lot 6 of Myrta Smith's Addition to the Town of McCordsville, Indiana, described as follows:

Commencing at the Northwest corner of said Lot 6; thence East on the North line thereof 200 feet to the Northeast corner of Lot 6; thence South on the East line thereof 4.5 feet; thence Northwesterly to the place of beginning.

TRACT IV:
Lot Number Six (6) of Myrta Smith's Addition, as per plat thereof, recorded in Book 4, page 51 in the Office of the Recorder of Hancock County, Indiana.

TRACT V:
Lot Number 7 in Myrta Smith's Addition to the Town of McCordsville, as per plat thereof recorded in Plat Book 4, page 51, in the Office of the Recorder of Hancock County, Indiana.

(from Title Commitment 102100301)

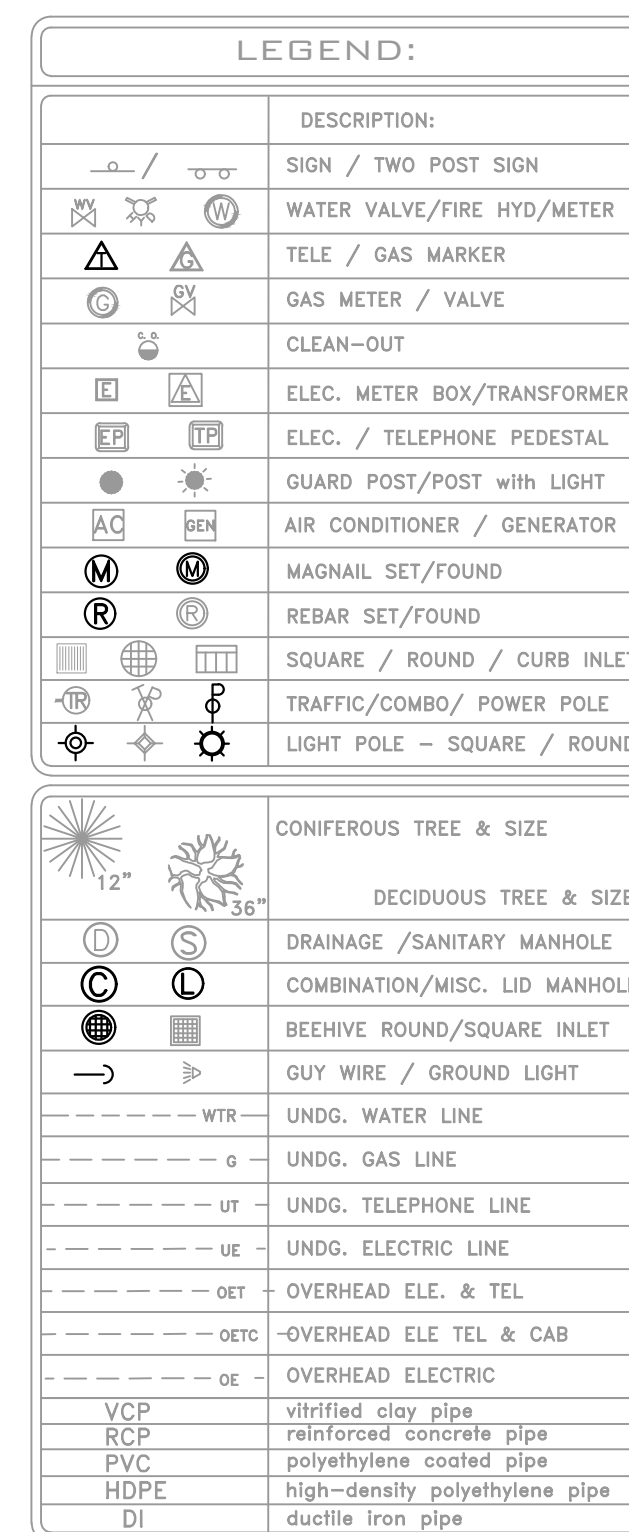
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE NORTH 88 DEGREES 23 MINUTES 38 SECONDS EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER A DISTANCE OF 1343.62 FEET TO THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID HALF-QUARTER SECTION TO THE NORTHEAST QUARTER A DISTANCE OF 1450.54 FEET TO THE NORTHEAST CORNER OF INSTRUMENT #040018587 AS FOUND IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE SOUTH 12 DEGREES 12 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF INSTRUMENT #040018587 A DISTANCE OF 5611.1 FEET TO A POINT ON THE EAST LINE NINE MILE SQUARE COMMONS SECTION ONE PER PLAT THEREOF; RECORDED AS INSTRUMENT #060014948 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION ONE PER PLAT TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREES 36 MINUTES 10 SECONDS WEST ALONG THE NORTHERLY PROLONGATION OF SAID EAST LINE 23.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 67; THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID STATE ROAD 67 TO THE INTERSECTION OF SAID STATE ROAD 67 TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 39 DEGREES 27 MINUTES 02 SECONDS EAST 44.96 FEET TO 5/8-INCH IRON REBAR WITH "WELD REINFORCING" CAPS AT THE SOUTHWEST CORNER OF INSTRUMENT #94-9188 AS FOUND IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID INSTRUMENT #94-9188 A DISTANCE OF 480.53 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID WEST HALF OF SAID NORTHWEST QUARTER FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF SECTION 25 A DISTANCE OF 693.75 FEET TO THE POINT OF BEGINNING, CONTAINING 9.05 ACRES MORE OR

(from Title Commitment 102100304)

A part of the West Half of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, more particularly described as follows:

Beginning at a point which point is described as being a point in the Southeastly right of way line of State Road #67 which point is 150 feet northeasterly, measured along said right of way line from the intersection of said right of way line with the line of the Southeastly right of way line of the Southwest Corner of said Half Quarter Section; running thence Northeast in and along said right of way line 211 feet; continuing thence Northeasterly on and along said right of way line and along the line of the Northeastly right of way line of the Southwest Corner of said Half Quarter Section, measured along said right of way line 164 degrees and 22 minutes a distance of 200 feet deed (196.82 feet measured to a corner of the Northeastly right of way line of the Southwest Corner of said Half Quarter Section); thence continuing Northeasterly on and along said right of way line making an interior angle of 164 degrees and 22 minutes a distance of 200 feet deed (196.82 feet measured to a corner of the Northeastly right of way line of the Southwest Corner of said Half Quarter Section); thence South in and along said East line 445.3 feet; thence West 482.6 feet deed (479.95 feet measured) to the place of beginning. Containing 2.92 acres, deed (2.792 acres measured), more or less.



DEVELOPMENT STANDARDS		
ZONE: PUD (As Amended)		
OVERLAY: NONE		
1.	Minimum Lot Area	0.75 acres
2.	Minimum Lot Width	50 feet
3.	Minimum Front Yard Setback	15 feet
4.	Maximum Front Yard Setback	17 feet
5.	Minimum Side Yard Setback	10 feet
6.	Minimum Rear Yard Setback	10 feet
7.	Minimum Building Separation	10 feet
8.	Minimum Livable Floor Area (Dwelling Unit)	900 Square Feet
9.	Maximum Lot Coverage	\-90 %
10.	Maximum Height-Principal	50 feet
11.	Minimum Height-Principal	24 feet
12.	Minimum Commercial Ground Floor Area**	50% of building footprint (100% for buildings fronting Mt. Comfort Road)
13.	Minimum Non-residential Ground Floor Area	75% of building footprint
14.	Maximum Dwelling Units per Lot	NA
15.	Maximum No. of Dwellings per Building	NA
16.	Maximum No. of Accessory Structures	Not Permitted
17.	Maximum No. of Residential Units	500

REFER TO PUD FOR ADDITIONAL STANDARDS AND DETAILS.

FLOOD MAP DESIGNATION

THE ACCURACY OF THE FLOOD HAZARD DATA IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF HANCOCK COUNTY PANEL 18059C0018D, HANCOCK COUNTY DATED DECEMBER 4, 2007.

NOTES:

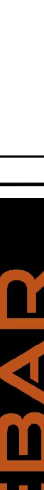

1. THE BLOCKS SHOWN ON THIS PRIMARY PLAT MAY BE DIVIDED FURTHER WITHOUT AMENDING THIS PRIMARY PLAT, SO LONG AS THEY COMPLY WITH THE TOWN OF MCCORDSVILLE ZONING ORDINANCE OR AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS.
2. THE NUMBER OF LOTS SHOWN ON THIS PRIMARY PLAT MAY BE DIVIDED FURTHER WITHOUT AMENDING THIS PRIMARY PLAT, SO LONG AS THEY COMPLY WITH THE TOWN OF MCCORDSVILLE ZONING ORDINANCE AND THE TOTAL NUMBER OF LOTS DOES NOT EXCEED 15.

PREPARED BY:

CENTRAL STATES CONSULTING, LLC
23-B NORTH GREEN STREET
BROWNSBURG, IN46112
317-858-8662

DEVELOPER/PREPARED FOR:

REBAR MCCORDSVILLE, LLC
8700 NORTH STREET, SUITE 120
FISHERS, INDIANA 46038

SHEET NUMBER		KHA PROJECT NO. 170046003		ORIGINAL ISSUE: 11/18/2021		MCCORD SQUARE SUBDIVISION		PRIMARY PLAT						SCALE: _____ AS NOTED DESIGNED BY: WAB DRAWN BY: WAB CHECKED BY: WAB		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, KANSAS CITY, MO 64114 PHONE: 317-218-9550 WWW.KIMLEY-HORN.COM		No. _____ DATE _____ REVISIONS _____ BY _____	
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