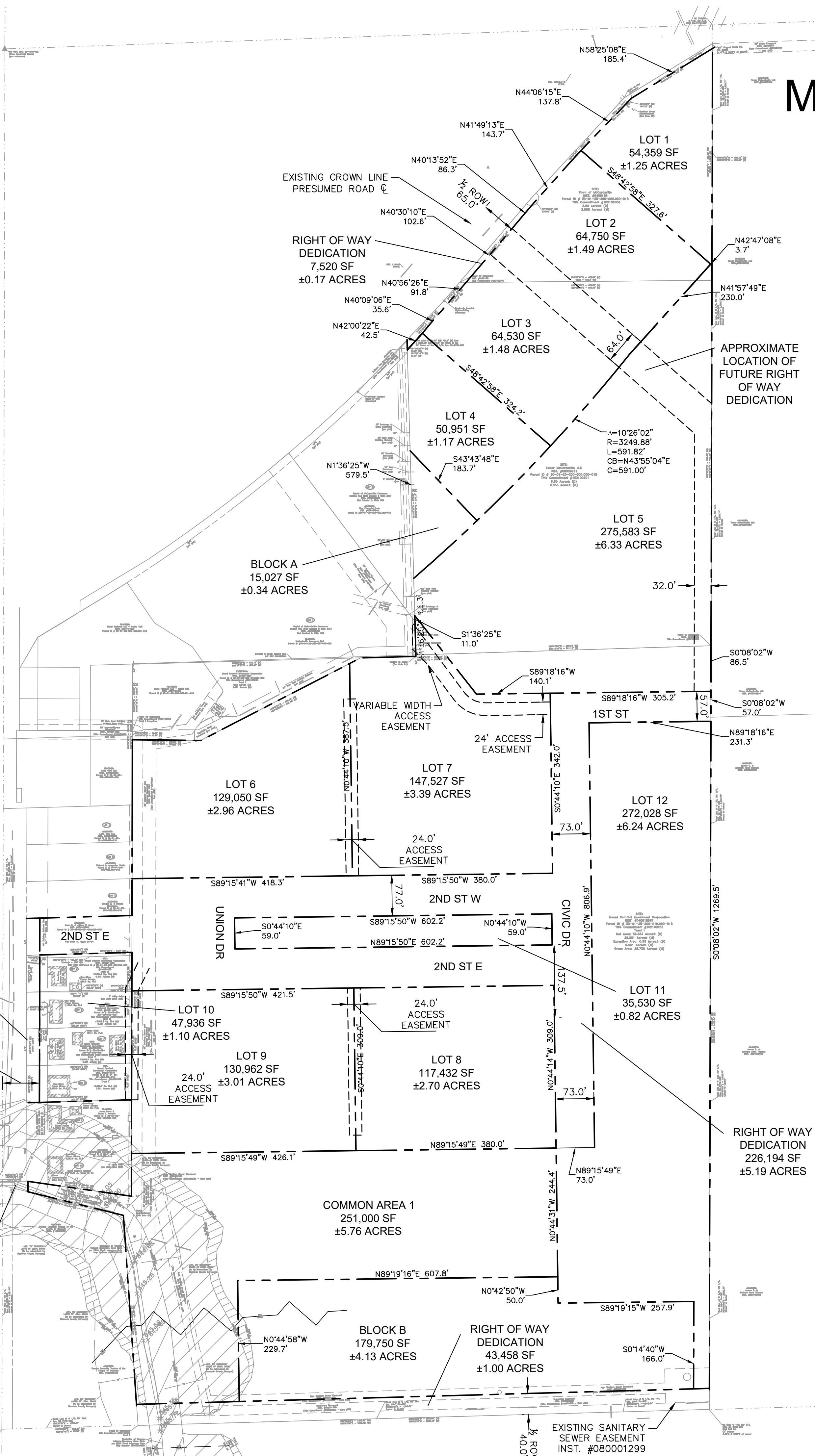


Drawing name: K:\INDO\170046003_Rebar_McCord Square_McCordsville.IN2 Design CAD/Primary Plat 2022-03-03 Primary Plat.dwg Layout1 Mar 03, 2022 8:11am by: Bill Bulz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service

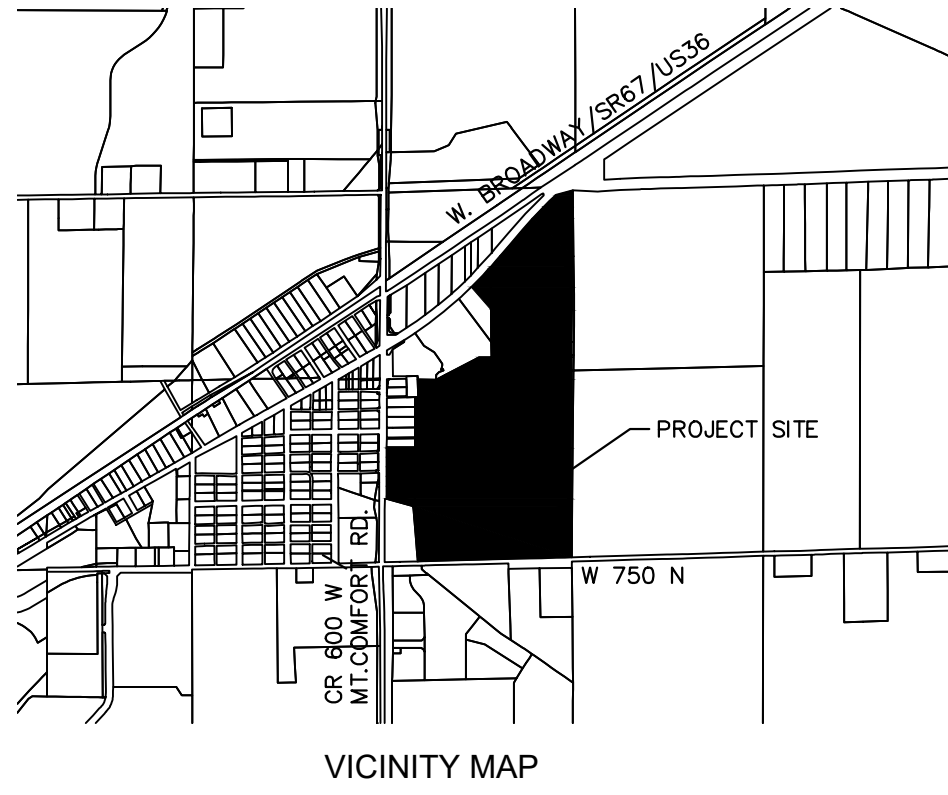
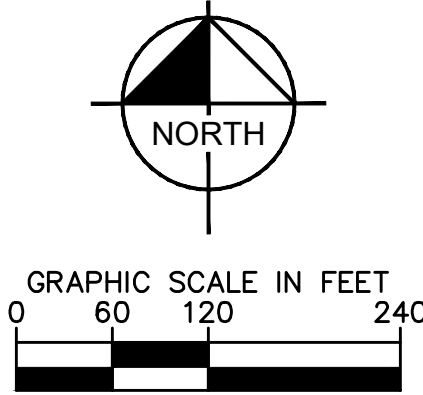


LEGEND:	
DESCRIPTION:	
SIGN / TWO POST SIGN	
WATER VALVE/FIRE HYD/METER	
TELE / GAS MARKER	
GAS METER / VALVE	
CLEAN-OUT	
ELEC. METER BOX/TRANSFORMER	
ELEC. / TELEPHONE PEDESTAL	
GUARD POST/POST WITH LIGHT	
AIR CONDITIONER / GENERATOR	
MAGNAIL SET/FOUND	
REBAR SET/FOUND	
SQUARE / ROUND / CURB INLET	
TRAFFIC/COMBO / POWER POLE	
LIGHT POLE - SQUARE / ROUND	
CONIFEROUS TREE & SIZE	
DECIDUOUS TREE & SIZE	
DRAINAGE / SANITARY MANHOLE	
COMBINATION/MISC. U/D MANHOLE	
BEEHIVE ROUND/SQUARE INLET	
GUY WIRE / GROUND LIGHT	
UNDG. WATER LINE	
UNDG. GAS LINE	
UNDG. TELEPHONE LINE	
UNDG. ELECTRIC LINE	
OVERHEAD ELE. & TEL	
OVERHEAD ELE TEL & CAB	
OVERHEAD ELECTRIC	
virrified clay pipe	
reinforced concrete pipe	
polyethylene coated pipe	
high-density polyethylene pipe	
ductile iron pipe	



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 I:
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 255.5 feet to the point of beginning of this description; thence North 03 degrees 58 minutes 46 seconds West 400.00 feet; thence North 76 degrees 07 minutes 13 seconds West 236.50 feet to the west line of said Southwest Quarter; thence North 00 degrees 07 minutes 46 seconds East along said west line 7.00 feet; thence North 88 degrees 23 minutes 48 seconds East 45.00 feet; thence South 81 degrees 51 minutes 17 seconds East 201.88 feet; thence North 00 degrees 07 minutes 46 seconds East 743.00 feet; thence North 00 degrees 00 minutes 00 seconds East 268.22 feet; thence North 88 degrees 12 minutes 47 seconds East 1,099.47 feet to the east line of the West Half of said Southwest Quarter; thence South 00 degrees 07 minutes 55 seconds West along said east line 1,450.58 feet to the south line of said Southwest Quarter; thence South 88 degrees 23 minutes 49 seconds West along said south line 1,085.19 feet to the place of beginning, containing 36.683 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:

A 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 Indiana State Plane Coordinates, East Zone) along the West line thereof a distance of 1327.43 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 52 minutes 17 seconds East along said Westerly extension, South line and the Easterly 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. 040012227; thence South 00 degrees 07 minutes 43 seconds West along the East line of said tract a distance of 17.37 feet to a "rebar"; thence South 89 degrees 23 minutes 48 seconds East a distance of 130.00 feet to a "rebar"; thence North 82 degrees 40 minutes 00 seconds East a distance of 341.43 feet to a "rebar" on the South line of a tract of land described in deed recorded as Instrument No. 040012262; thence South 88 degrees 23 minutes 50 seconds West along said South line a distance of 433.16 feet to a "rebar" at the Northeast corner of a tract of land described in Instrument No. 040012231; thence South 00 degrees 07 minutes 43 seconds West along the East line of said tract a distance of 125.91 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 Northwest 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 Northwest 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 17 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 1343.82 FEET TO THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 08 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST 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 88 DEGREES 12 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID INSTRUMENT #040018587 A DISTANCE OF 561.11 FEET TO A POINT ON THE EAST LINE MCCORDSVILLE COMMONS SECTION ONE PER PLAT THEREOF; RECORDED AS INSTRUMENT #060014949 IN SAID RECORDER'S OFFICE; THENCE NORTH 01 DEGREES 36 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID PLAT 575.15 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREES 36 MINUTES 10 SECONDS WEST ALONG THE NORTHERLY PROLONGATION OF SAID EAST LINE 23.19 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 67; THENCE ALONG THE RIGHT-OF-WAY FOR STATE ROAD 67, NORTH 43 DEGREES 18 MINUTES 43 SECONDS EAST 102.46 FEET 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 YELLOW "MIDSTATES ENGINEERING" CAP AT THE SOUTHWEST CORNER OF INSTRUMENT #04-9188 AS FOUND IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 32 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID INSTRUMENT #04-9188 A DISTANCE OF 480.53 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 55 SECONDS WEST 485.33 FEET ALONG THE EAST LINE OF THE 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 LESS.

(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 Southeasterly right of way line of State Road #67 which point is 150 feet northeasterly, measured along said right of way line from a point which is 767.5 feet East deed (762.23 feet measured) and 2045.5 feet North 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 making an interior angle of 176 degrees and 9 minutes a distance of 263 feet deed (260.11 feet measured); 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 point of intersection of said right of way with the East line of said Half Quarter Section; thence South in and along said East line 445.3 feet; thence West 452.6 feet deed (479.95 feet measured) to the place of beginning. Containing 2.92 acres, deed (2.792 acres measured), more or less.

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.

PRIMARY PLAT NOTES:

- 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.
- 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.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIRS ON ANY ALLEY, NOR ROADWAY EITHER NOT BUILT TO TOWN STANDARDS AND/OR NOT DEDICATED TO THE TOWN AS PUBLIC RIGHT-OF-WAY.
- DEVELOPER COMMITS TO CREATING AN OWNERS' ASSOCIATION THAT WILL MANAGE AND MAINTAIN COMMON SPACES. THIS ASSOCIATION WILL ALSO PROVIDE ROUTINE MAINTENANCE, SUCH AS TURF MOWING, MAINTENANCE, AND TRIMMING, FOR THE STORMWATER PARK, CIVIC COMMONS, CIVIC GREEN AND PLANTING BEDS IN THE RIGHT-OF-WAY.
- 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.
- THE RIGHTS-OF-WAY AND ACCESS EASEMENTS ON THIS PLAT MAY BE ADJUSTED AT THE FINAL PLAT STAGE BY THE TOWN OF MCCORDSVILLE IN ORDER TO FACILITATE PROPER ROADWAY DESIGN AND TO ENSURE PROPER MAINTENANCE, ACCESS, AND OPERATIONS. ADDITIONALLY, CHANGES TO THE ALIGNMENT OF CERTAIN ROADWAYS MAY ALSO BE PERMITTED AT THE FINAL PLAT STAGE BY THE TOWN OF MCCORDSVILLE.

DEVELOPMENT STANDARDS - MIXED USE DISTRICT

ZONE: PUD (As Amended)	
OVERLAY: NONE	
1. Maximum Number of Lots	9
2. Minimum Lot Area	0.75 acre
3. Minimum Lot Width	150 feet
4. Minimum Front Yard Setback	15 feet***
5. Maximum Front Yard Setback	17 feet***
6. Minimum Side Yard Setback	10 feet
7. Minimum Rear Yard Setback	10 feet
8. Minimum Building Separation	10 feet
9. Minimum Livable Floor Area (Dwelling Unit)	
a. Studio	650 Square Feet
b. One Bedroom	750 Square Feet
c. Two+ Bedroom	1,170 Square Feet

10. Maximum Lot Coverage	90 %
11. Maximum Height-Principal	50 feet
12. Minimum Height-Principal	24 feet
13. Minimum Commercial Ground Floor Area**	50% of building footprint (100% for buildings fronting Mt. Comfort Road)
14. Minimum Non-residential Ground Floor Area**	75% of building footprint
15. Maximum Dwelling Units per Lot	NA
16. Maximum No. of Dwellings per Building	NA
17. Maximum No. of Accessory Structures*	Not Permitted
18. Maximum No. of Residential Units	500

*Uniform, permanent covered parking spaces integrated into the parking lot servicing residential dwelling units (located behind buildings), and trash enclosures shall be permitted. This shall not be interpreted to allow carports.
**The mixed-use buildings located on lots 7 & 8 shall be designed with a ceiling height that allows retail uses on the entire ground floor; however, this retail may be phased in over time. Initially only one-fifth (1/5) of the ground floor space shall be required to be retail use. The marb may approve exceptions to this.
***The marb will determine the setbacks along market drive, 1st/ street, and 3rd/ street based upon the future intended uses of those parcels.

DEVELOPMENT STANDARDS - GATEWAY DISTRICT

ZONE: PUD (As Amended)	
OVERLAY: NONE	
1. Maximum Number of Lots	7
2. Minimum Lot Area	1 acre
3. Minimum Lot Width*	125 feet
4. Minimum Front Yard Setback	50 feet (25' on Market St)
5. Minimum Side Yard Setback	10 feet
6. Minimum Rear Yard Setback	20 feet
7. Minimum Building Footprint	1,500 Square Feet
8. Maximum Lot Coverage	75%
9. Maximum Height-Principal	35 feet
10. Minimum Height-Principal	16 feet
11. Maximum Primary Structure per Lot	1
12. Maximum No. of Dwellings per Building	NA
13. Maximum No. of Accessory Structures**	Not Permitted

*The lot width of triangle shaped lots may be permitted to be less than 125' if the MSRB determines the lot the lot meets all other development standards and is found to be the best use of the property.
**Trash enclosures and drive thru canopies shall be permitted.

DEVELOPMENT STANDARDS - VILLAGE DISTRICT

ZONE: PUD (As Amended)	
OVERLAY: NONE	
1. Minimum Lot Area	2,000 Square Feet
2. Minimum Lot Width	20 feet
3. Minimum Front Yard Setback	15 feet
4. Minimum Side Yard Setback	10 feet
5. Minimum Rear Yard Setback	20 feet
6. Minimum Livable Floor Area	1,450 Square Feet
7. Maximum Lot Coverage	60% (only applies to Cottage lots)
8. Maximum Height-Principal	40 feet
9. Maximum Dwelling Units per Lot	1
10. Maximum No. of Dwellings per Building	8
11. Maximum No. of Residential Units	70
12. Minimum Building Separation	15 feet
13. Maximum No. of Accessory Structures*	Not Permitted

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

NO.	REVISIONS	DATE	BY

AS NOTED
DESIGNED BY: WAB
DRAWN BY: WAB
CHECKED BY: WAB

Kimley»Horn
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INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM



PRIMARY PLAT

MCCORD SQUARE SUBDIVISION

ORIGINAL ISSUE:
11/18/2021
KHA PROJECT NO.
170046003

SHEET NUMBER