



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-23-007

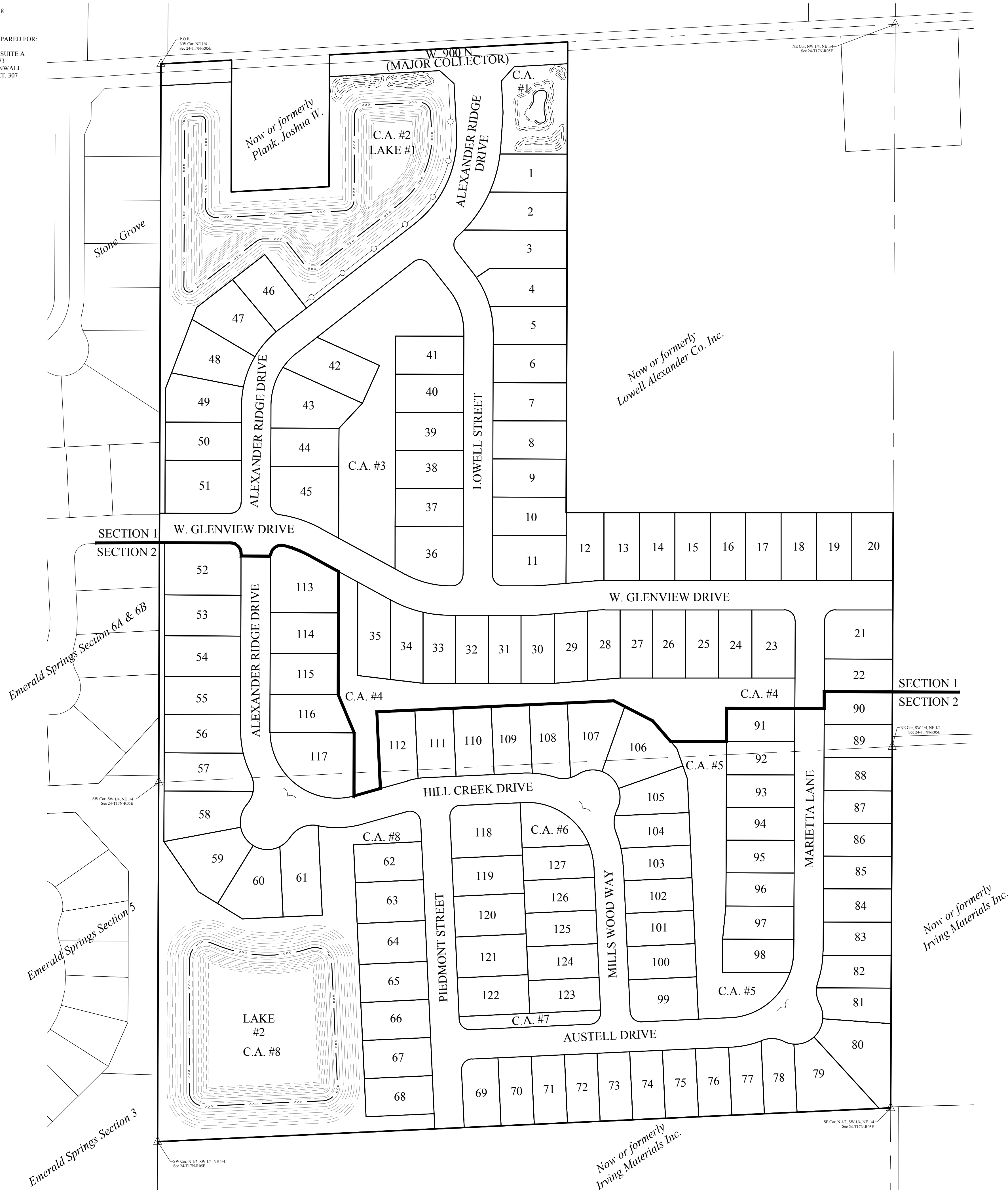
Title: Olthof Home's request for a Primary Plat rezone of +/- 48 acres, located along the southside of CR 900N, approximately 1/2 mile east of CR 600W.

Meeting Date: this petition is currently scheduled to be heard at the April 18th 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.mccordsville.org and click on "Agendas & Minutes".

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

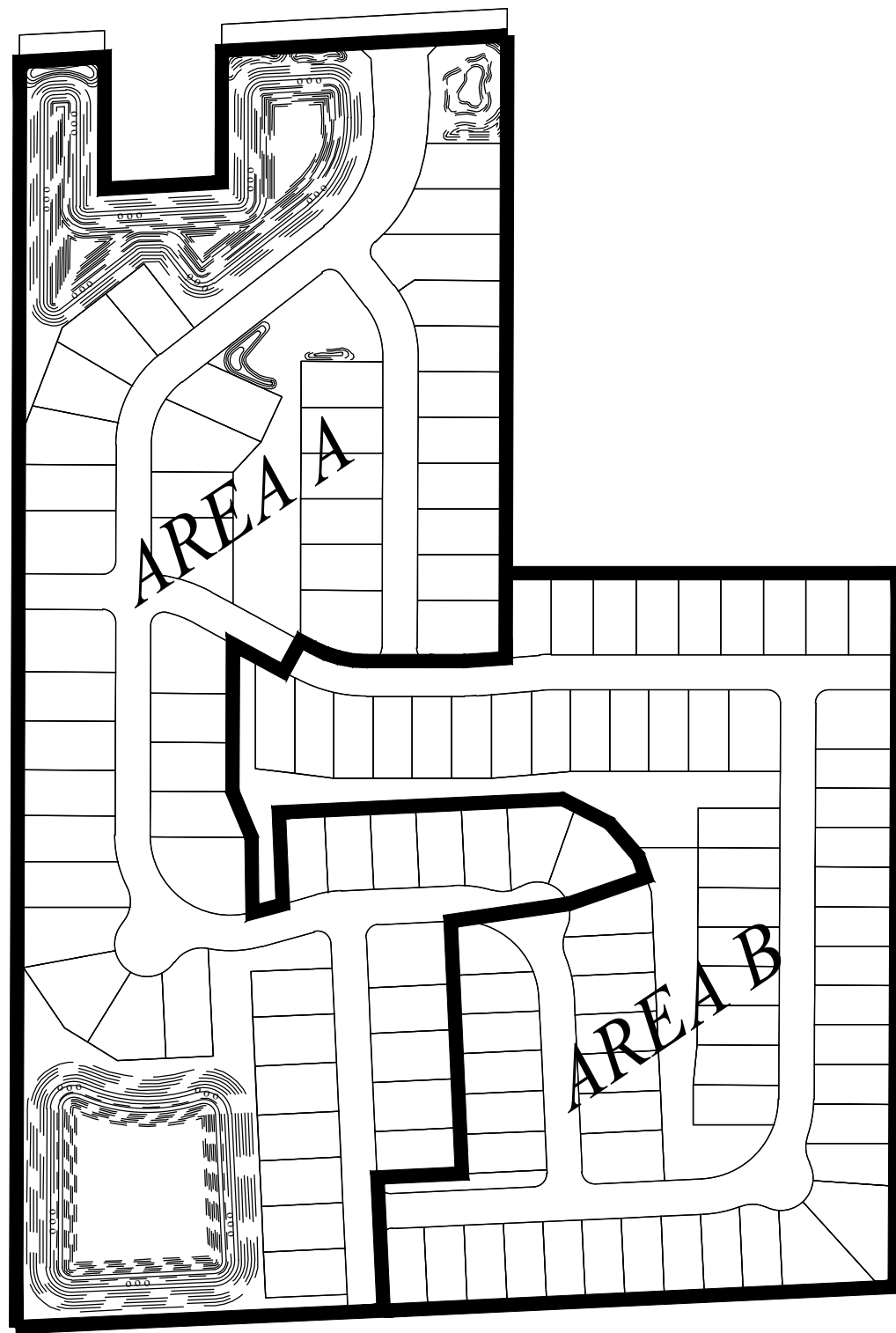
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD



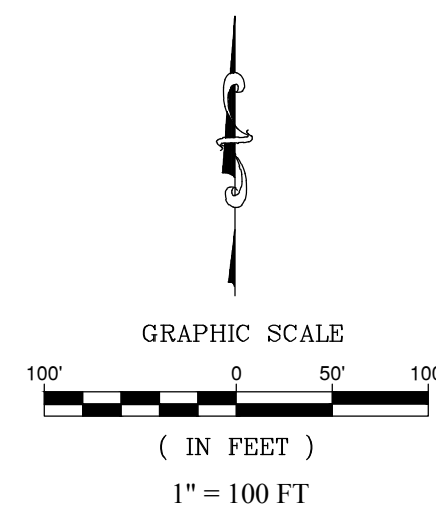
SITE INFO

SITE: 48.225 acres
127 LOTS
DENSITY - 2.6 U/A
OPEN SPACE - 12.3 AC. (25.5%)

SITE DATA AREA A	
ZONING	PUD
FRONT YARD	30'
SIDE YARD	5'
REAR YARD	15'
MINIMUM LOT WIDTH AT BUILDING LINE	70'
MINIMUM LOT AREA	8,750 SQ. FT.
MAXIMUM LOT COVERAGE	50%

SITE DATA AREA B	
ZONING	PUD
FRONT YARD	25'
SIDE YARD	6'
REAR YARD	15'
MINIMUM LOT WIDTH AT BUILDING LINE	60'
MINIMUM LOT AREA	7,200 SQ. FT.
MAXIMUM LOT COVERAGE	60%

THE ALEXANDER RIDGE PUD WILL PROVIDE
A MINIMUM OF 25% OPEN SPACE. DRAINAGE
FACILITIES SHALL BE PERMITTED AS PART
OF THE OPEN SPACE CALCULATION.
THE GROSS DENSITY OF THE ALEXANDER RIDGE PUD
WILL NOT EXCEED 2.7 UNITS PER ACRE.



LAND DESCRIPTION

A part of the Northeast Quarter of Section 24, Township 17 North, Range 05 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoepfelwerth and Associates, Inc. as part of Project 104403, being more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence North 86 degrees 54 minutes 57 seconds East, along the East line of said Quarter Section, a distance of 130.00 feet to the Northwest corner of the land described in Instrument Number 201708147 in the Office of the Hancock County Recorder; thence South 00 degrees 10 minutes 49 seconds West, along the West line of said land and the West line of the land described in Instrument Number 201708146 in said Recorder's Office, a distance of 242.00 feet to the Southwest corner of said Instrument Number 201708146; thence North 86 degrees 54 minutes 57 seconds East, along the South line of said land, a distance of 180.00 feet to the Southeast corner thereof; thence North 00 degrees 10 minutes 49 seconds East, along the East line of said land, a distance of 242.00 feet to the North line of said Quarter Section; thence North 86 degrees 54 minutes 57 seconds East, along said line, a distance of 437.79 feet; thence South 00 degrees 10 minutes 08 seconds West a distance of 864.13 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 600.39 feet to the East line of the West Half of said Quarter Section; thence South 00 degrees 14 minutes 26 seconds West, along said line, a distance of 1,093.47 feet to the Southeast corner of the North Half of the Southwest Quarter of said Quarter Section; thence South 87 degrees 22 minutes 26 seconds West, along the South line of said Half Quarter-Quarter Section, a distance of 1,347.60 feet to the West line of said Quarter Section; thence North 00 degrees 10 minutes 49 seconds East, along said line, a distance of 1,979.11 feet to the Point of Beginning, Containing 48.225 acres, more or less.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

Date: 3/24/2023



PRELIMINARY PLAN

PREPARED FOR:

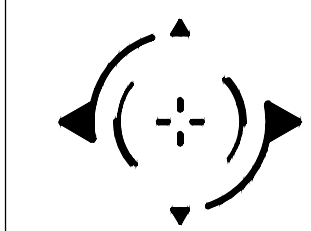
Alexander Ridge

SECTION 24	TOWNSHIP 17N	RANGE 5E
DRAWN BY: LAF	CHECKED BY: GDK	SHEET NO. 1
OF 3 SHEETS S.A. & R.D. NO. 104403OLF		

STOEPPELWERTH

ALWAYS ON

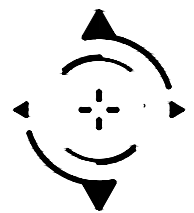
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942



HANCOCK COUNTY INDIANA

VERNON TOWNSHIP





STOEPPELWERTH & ASSOCIATES, INC.
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PHONE: (317) 849-5935

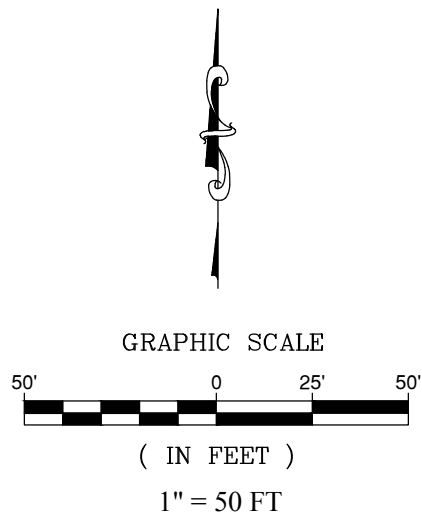
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8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD



- LEGEND**
- 25 LOT NUMBER
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - C.A. COMMON AREA
 - B-B BACK OF CURB
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - R/W RIGHT OF WAY
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - * HANDICAP RAMP

EXISTING LEGEND

- FLOW LINE
- BEC BURIED ELECTRIC LINE
- E OVERHEAD ELECTRIC LINES
- BCTV BURIED CABLE T.V. LINE
- CTV CABLE T.V. LINE
- BTC BURIED TELEPHONE LINE
- T TELEPHONE LINE
- W WATER LINE
- GAS GAS LINE
- SANITARY SEWER LINE; MANHOLE
- STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION
- FENCE LINE
- P.W.P. POWER POLES
- Light Pole
- E.T. ELECT. TRANSFORMER
- E.P. ELECT. PEDESTAL
- E.M. ELECT. METER
- GUY WIRE
- T.P. TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS VALVE
- CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	192.43'	200.00'	104.39'	N24°28'45"E	185.09'	55°07'36"
C2	99.81'	150.00'	51.83'	N18°53'39"W	97.98'	38°07'34"
C3	135.78'	150.00'	72.94'	S26°06'41"W	131.19'	51°51'44"
C4	99.05'	200.00'	50.56'	N75°38'16"W	98.04'	28°22'28"
C5	99.66'	200.00'	50.89'	S75°43'31"E	98.63'	28°32'57"
C6	16.54'	200.00'	8.27'	N87°37'52"E	16.53'	4°44'17"
C7	16.54'	200.00'	8.27'	S87°37'52"W	16.53'	4°44'17"
C8	114.06'	150.00'	59.95'	N22°01'26"E	111.33'	43°34'00"
C9	114.06'	150.00'	59.95'	N65°35'26"E	111.33'	43°34'00"
C10	117.81'	150.00'	62.13'	N25°07'34"W	114.81'	45°00'00"
C11	117.81'	150.00'	62.13'	N70°07'34"W	114.81'	45°00'00"
C12	33.90'	150.00'	17.02'	S80°54'00"W	33.83'	12°56'53"
C13	138.43'	150.00'	74.59'	S79°08'08"E	133.57'	52°52'38"
C14	138.43'	150.00'	74.59'	S26°15'30"E	133.57'	52°52'38"

STOEPPELWERTH

PRELIMINARY PLAN

PREPARED FOR:

LAF

2

OF 3 SHEETS

S & A JOB NO.

104403OLF

TOWNSHIP

17N

RANGE

5E

CHECKED BY:

GDK

Alexander Ridge

VERNON TOWNSHIP

HANCOCK COUNTY, INDIANA

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR A SURVEYOR'S REPORT. IT IS THE PROPERTY OF STOEPPELWERTH & ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

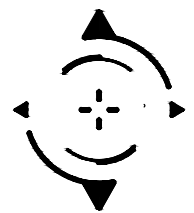
REGISTERED PROFESSIONAL SURVEYOR
No. 900012
STATE OF INDIANA
Dennis D. Olmstead

CERTIFIED: 03/24/2023

BY

REVISIONS

DATE



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307

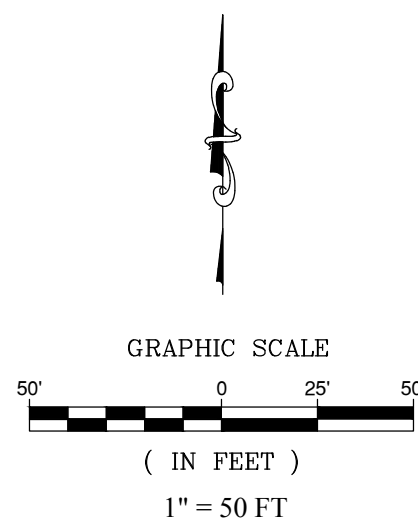


Olthof
Homes
Enjoy Life!

Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD



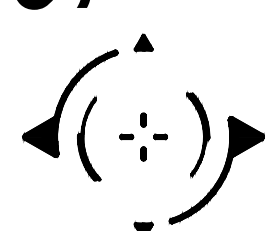
LEGEND	
25	LOT NUMBER
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
B-B	BACK OF CURB
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R/W	RIGHT OF WAY
LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	HANDICAP RAMP

PREPARED FOR:
SECTION: 24
DRAWN BY: LAF
SHEET NO. 4
OF 5 SHEETS
S & A JOB NO. 104403OLF

PRELIMINARY PLAN
Alexander Ridge

VERNON TOWNSHIP
Hancock County, Indiana

STOEPPELWERTH
ALWAYS ON

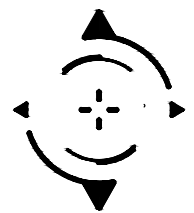


REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
Dennis D. Olmstead
CERTIFIED: 03/24/2023
THIS DRAWING IS NOT INTENDED TO BE
RECEIVED AS A RECORD DRAWING OR
FOR RECORD SURVEY PURPOSES.
SURVEY OR A SURVEYOR LOCATION
REPORT.

DATE

REVISIONS

BY



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FISHERS, INDIANA 46038
PHONE: (317) 849-5935

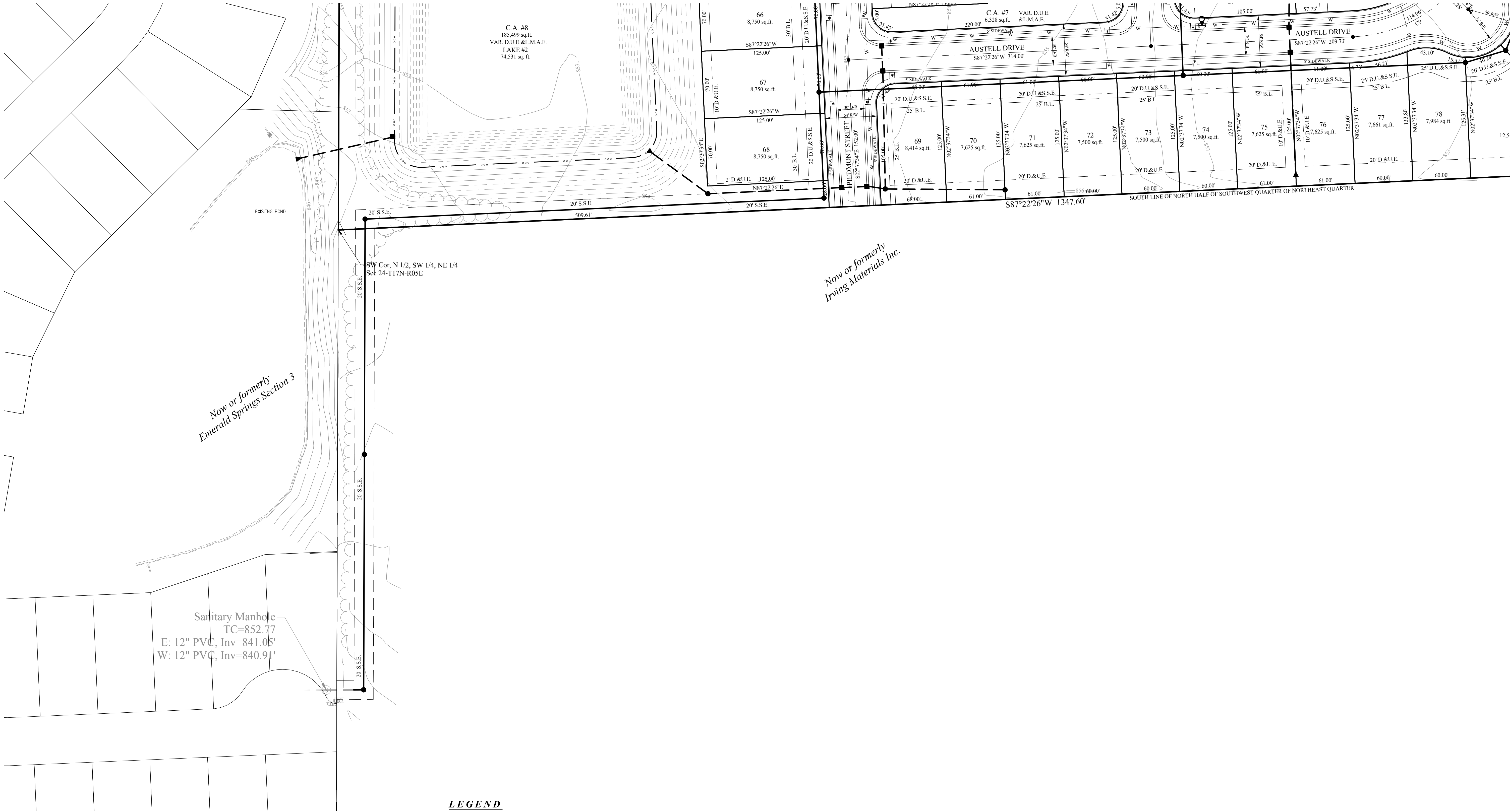
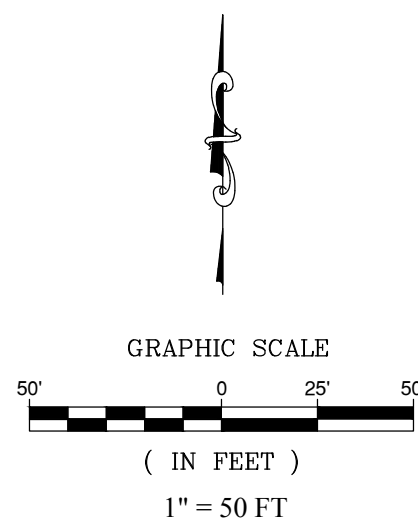
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8051 WICKER AVENUE, SUITE A
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CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD



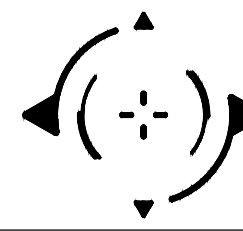
25	LOT NUMBER
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
B-B	BACK OF CURB
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R/W	RIGHT OF WAY

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	HANDICAP RAMP

PREPARED FOR:
Alexander Ridge
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

SECTION: 24 TOWNSHIP: 17N RANGE: 5E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. 5 OF 5 SHEETS
S & A JOB NO. 104403OLF

STOEPPELWERTH
ALWAYS ON
7965 E. 106th Street, Fishers, IN 46038-2905
Phone: 317.849.5935 Fax: 317.849.5942



PRELIMINARY PLAN

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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

CERTIFIED: 03/24/2023

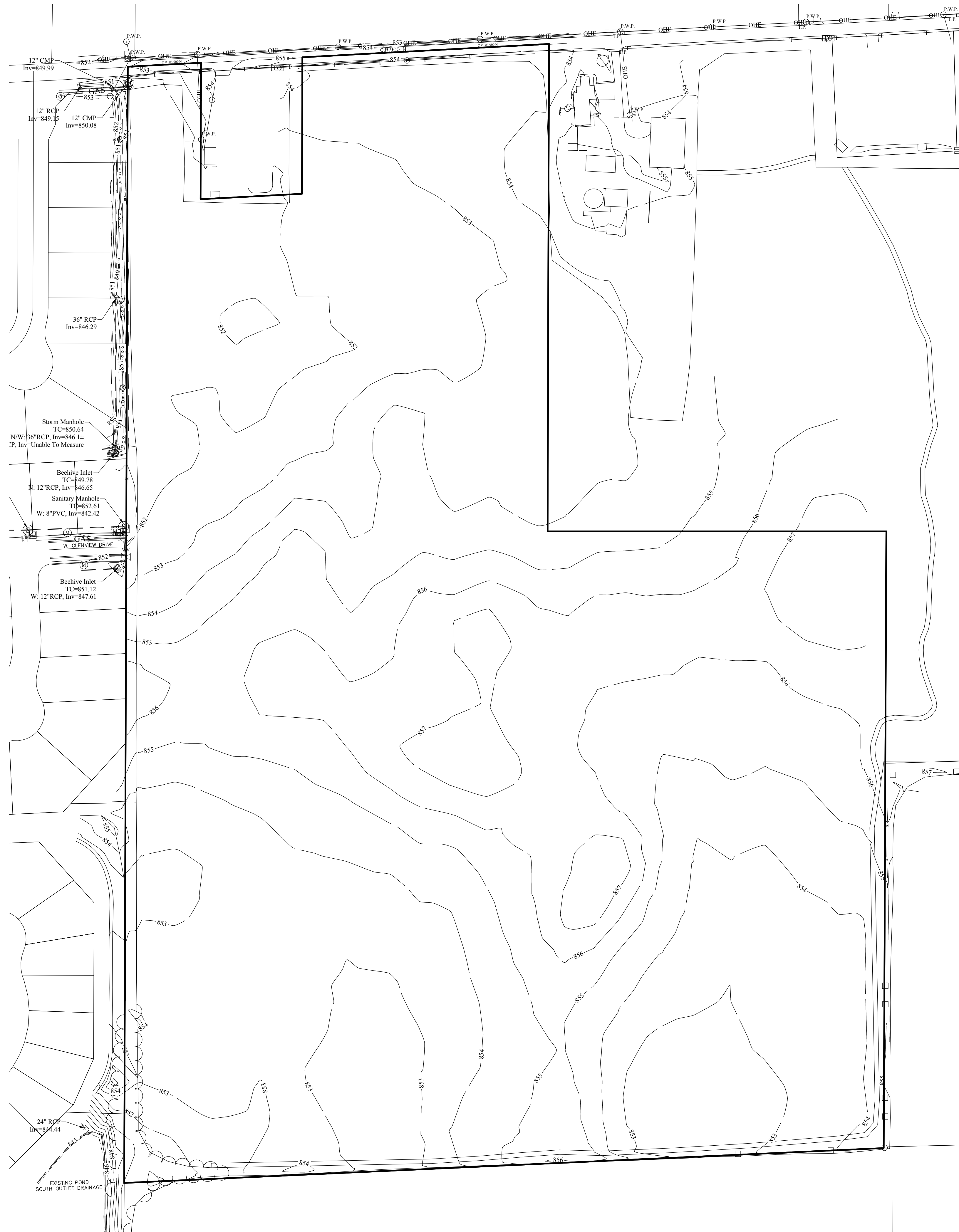

DATE

REVISIONS

BY



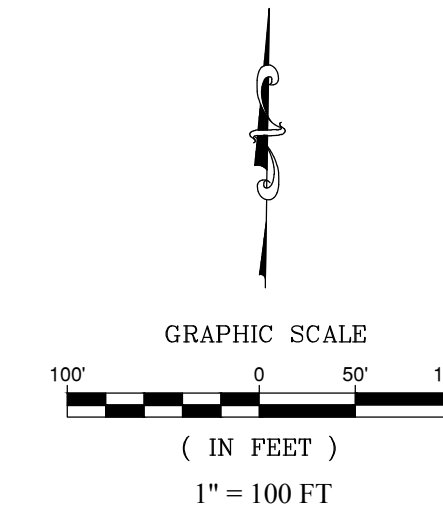
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ST. JOHN, INDIANA 46373
CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD



LEGEND

- | | | | |
|---|---|--|--------------------------|
| → • • • | LOW LINE |  | W.P. POLE |
| — • • • | BURIED ELECTRIC LINE |  | LIGHT POLE |
| — OHE | OVERHEAD ELECTRIC LINES |  | ELECT. TRANSFORMER |
| — T | BURIED TELEPHONE LINE |  | ELECT. PEDESTAL |
| — DHT | OVERHEAD TELEPHONE LINE |  | ELECT. PANEL |
| — TV | BURIED CABLE T.V. LINE |  | GUY WIRE |
| — QTV | OVERHEAD CABLE T.V. LINE |  | FIBER OPTIC ACCESS COVER |
| — GAS | GAS LINE |  | TELEPHONE PEDESTAL |
| — W | WATER LINE |  | TELEPHONE MANHOLE |
| — (S) — | SANITARY SEWER LINE; MANHOLE |  | T.V. ANTENNA |
|  | SUBSURFACE DRAIN RISER |  | CABLE T.V. PEDESTAL |
|  | STORM SEWER LINE; MANHOLE & END SECTION |  | TRAFFIC SIGNAL POLE |
|  | CURB INLET |  | TRAFFIC SIGNAL MANHOLE |
|  | BEEHIVE OR ROUND INLET |  | TRAFFIC CONTROL BOX |
|  | DECORATIVE TREE |  | GAS VALVE |
| — X — | FENCE LINE |  | PROPANE TANK |
| HCSO | HANDCOCK COUNTY SURVEYORS OFFICE |  | GAS MARKER |
| (M) | MEASURED |  | WATER METER |
| (R) | RECORDED |  | WATER VALVE |
| (P) | PLATTED |  | FIRE HYDRANT |
| N.A.E. | NO ASSESSMENT |  | MAILBOX |

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR A CORRECTION OF A PREVIOUS ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 03/24/2023

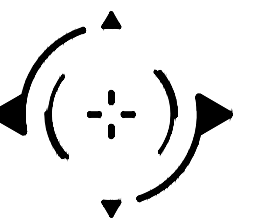
[Signature]

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942



TOPOGRAPHICAL SURVEY

PREPARED FOR:

Alexander Ridge

VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

SECTION: 24	TOWNSHIP: 17N	RANGE: 5E
DRAWN BY: LAF		CHECKED BY: GDK

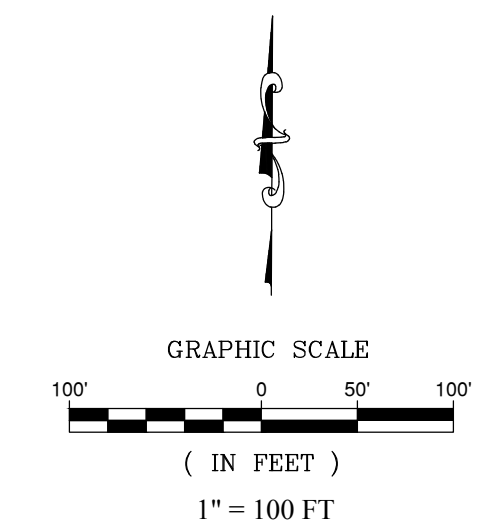
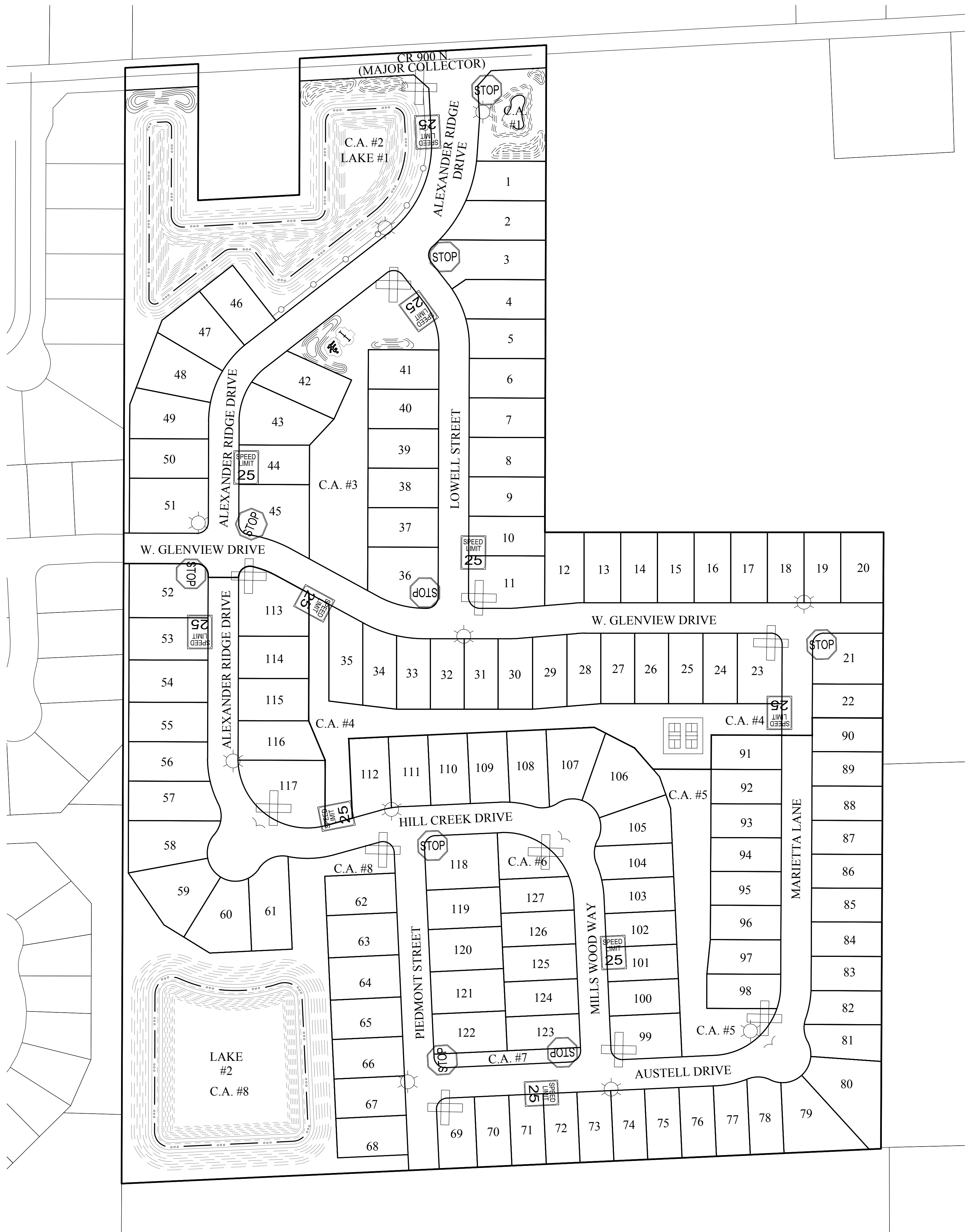
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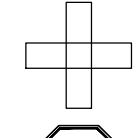
OF 8 SHEETS
S & A JOB NO.
04403OLF

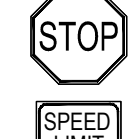
Alexander Ridge

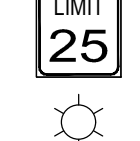
PRELIMINARY PLAN

ZONING: PUD



- LEGEND
- 

ROAD NAME SIGN
- 

STOP SIGN
- 

SPEED LIMIT SIGN
- 

STREET LIGHT

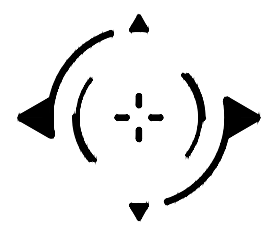
SECTION: 24 TOWNSHIP: 17N RANGE: 5E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. 7
OF 8 SHEETS
S&A PROJ NO. 104403OLF

SIGNAGE & LIGHTING PLAN
PREPARED FOR:
Alexander Ridge
VERNON TOWNSHIP
HANCOCK COUNTY INDIANA

STOEPPELWERTH

ALWAYS ON

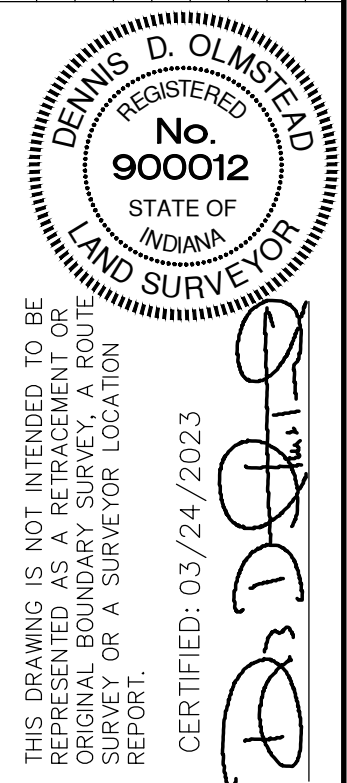
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phone: 317.849.5935 fax: 317.849.5942



REVISIONS

DATE

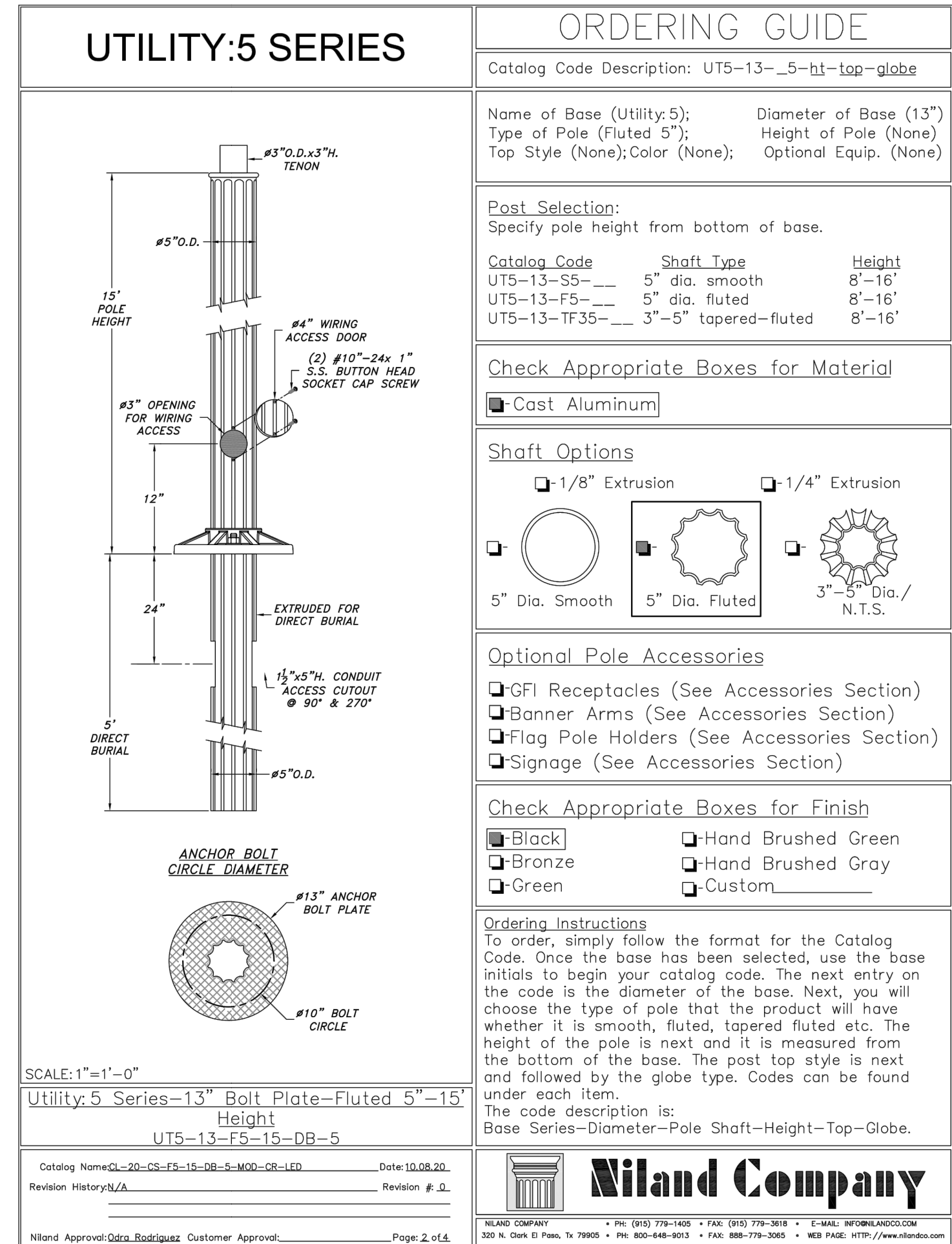
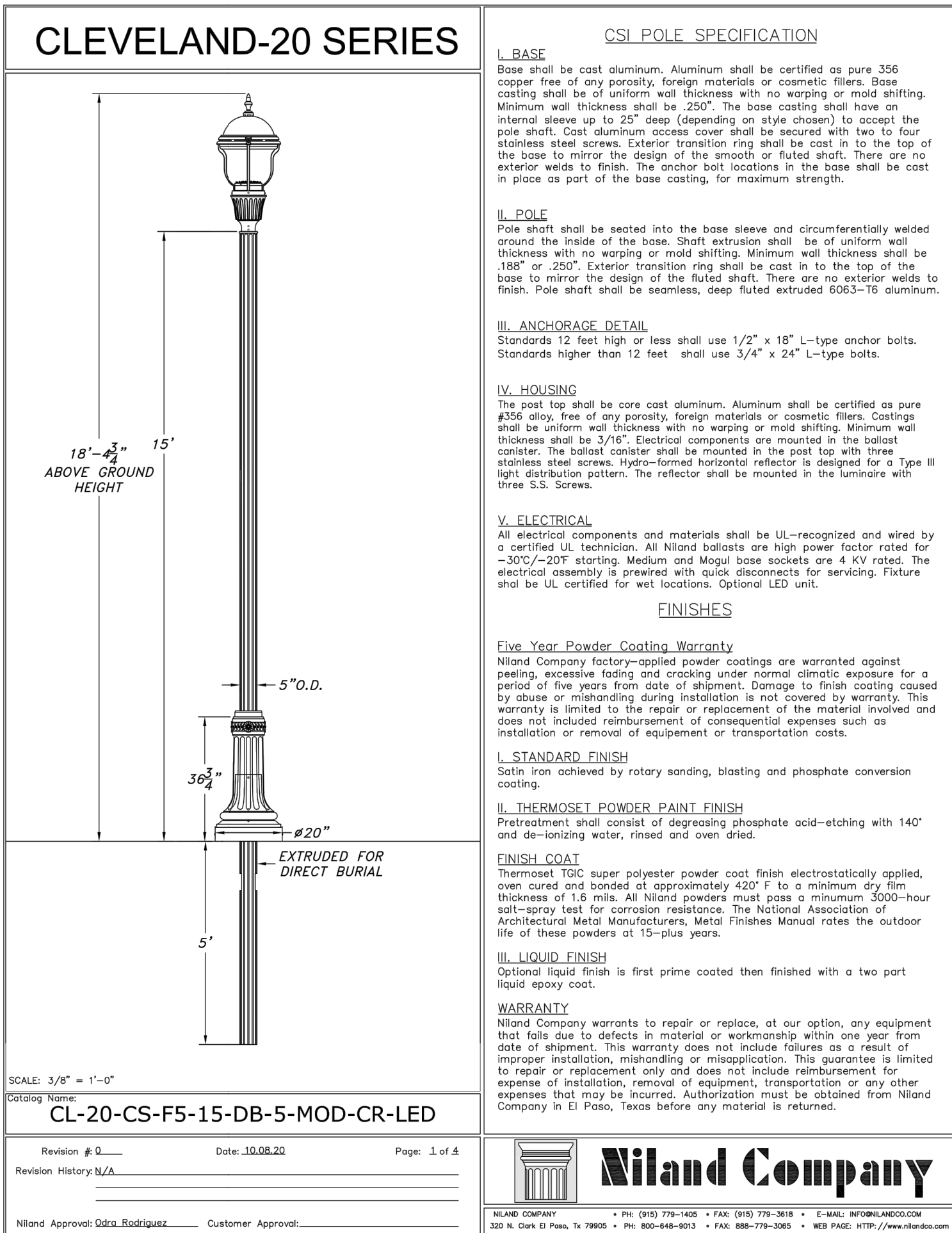
BY



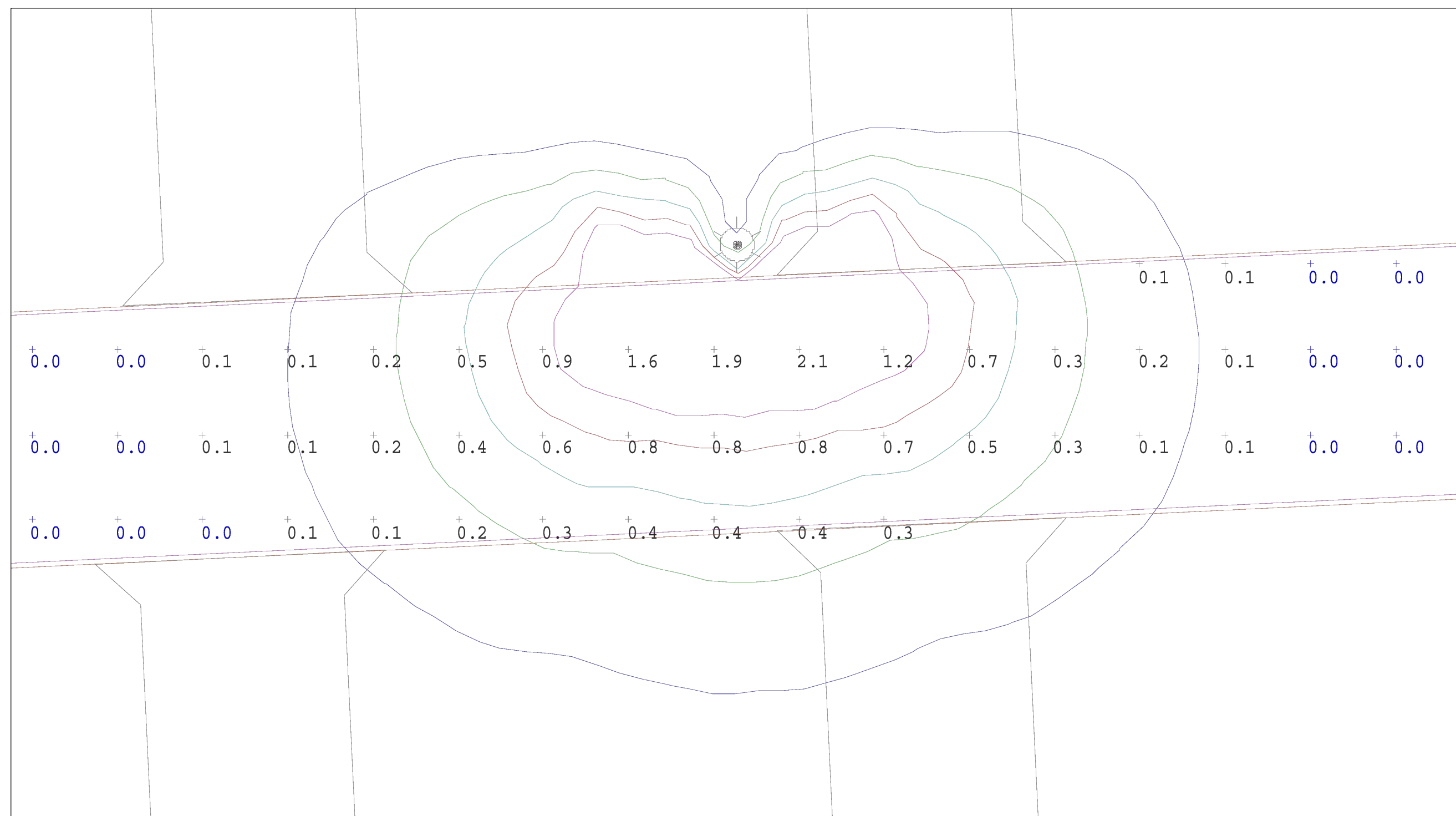
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CERTIFIED: 03/24/2023
D.D.O.



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CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



**STREET LAMPS ARE SUBJECT
TO CHANGE*



LUMINAIRE DETAIL