

# McCordsville

ESTD  1988

## INDIANA

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

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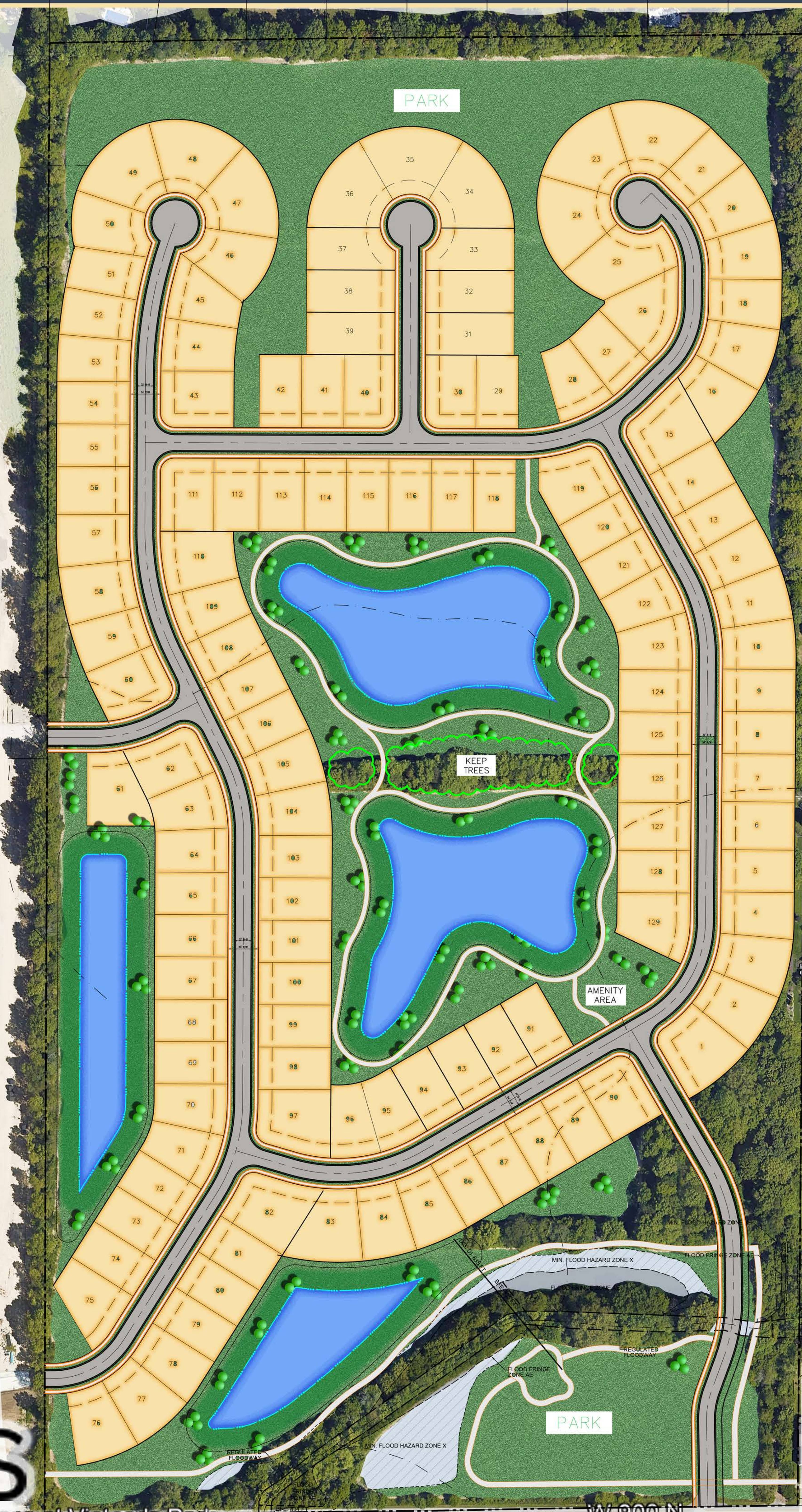
### **PUBLIC HEARING INFORMATION**

Case #: PC-23-012

Title: MI Homes' request for a favorable recommendation on a rezone to Rockport PUD and primary plat approval for 129 lots on +/- 80 acres, located at 6260 W 900N.

Meeting Date: This zoning petition is currently scheduled to be heard at the September 19<sup>th</sup> Plan Commission (PC) meeting.

*\*Meeting agenda, petitioner's packet, 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](http://www.mccordsville.org) and click on "Agendas & Minutes".*



SITE SUMMARY	
LOT TOTAL	129
SITE ACREAGE	80.36
DENSITY	1.62 per Acre
C.A. ACREAGE	38.3
SMALLEST LOT SIZE	75'x130' (9,750 sf)
LARGEST LOT SIZE	100'x130' (13,000 sf)
AVG. LOT SQ FT	11,100 sf



M/I HOMES

**ROCKPORT**

McCORDSVILLE, INDIANA

DATE: 7/5/23

Brookview Ave

VINTNER'S PARK

Coopers Ln

PARK

KEEP TREES

AMENITY AREA

PARK

1st Watch Way

N Coral Reef Rd

N Stormy Port

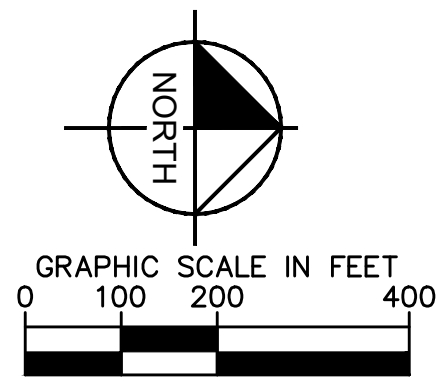
W 900 N

W 900 N

Drees Homes at Vintner's Park

Expect More

# ROCKPORT PRELIMINARY PLAT ZONING: PUD



## LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
VAR.	VARIABLE
T.O.B.E.	TOP OF BANK EASEMENT



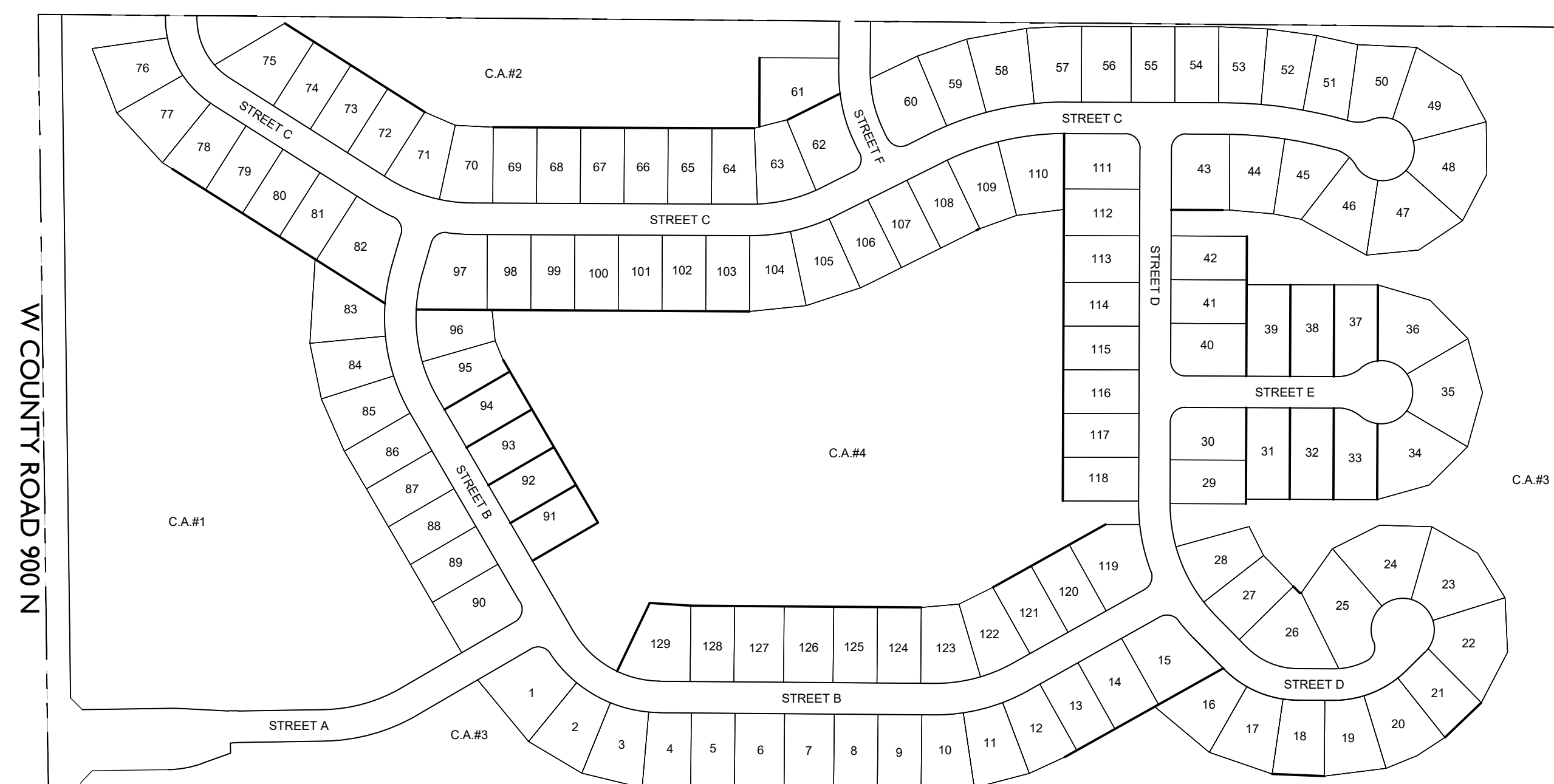
LOCATION MAP  
SCALE: N.T.S.

### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	37.78'	S13°06'16"W	34.29'	86°35'03"	23.55'
C2	25.00'	39.27'	N75°11'16"W	35.36'	90°00'00"	25.00'
C3	25.00'	35.56'	S65°32'41"W	32.64'	81°30'17"	21.54'
C4	25.00'	35.56'	S32°57'02"E	32.64'	81°30'17"	21.54'
C5	24.00'	37.70'	N71°27'00"W	33.94'	90°00'00"	24.00'
C6	24.51'	38.49'	N17°22'51"E	34.66'	90°00'00"	24.51'
C7	25.00'	39.27'	S45°12'36"W	35.36'	90°00'00"	25.00'
C8	25.00'	39.27'	S44°47'24"E	35.36'	90°00'00"	25.00'
C9	25.00'	39.27'	N45°12'36"E	35.36'	90°00'00"	25.00'
C10	25.00'	39.27'	S44°47'24"E	35.36'	90°00'00"	25.00'
C11	25.00'	35.56'	N69°58'14"W	32.64'	81°30'17"	21.54'
C12	25.00'	35.56'	S11°32'03"W	32.64'	81°30'17"	21.54'

### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C13	200.00'	15.55'	N3°12'08"W	15.55'	4°27'21"	7.78'
C14	300.00'	152.96'	N15°34'52"W	151.31'	29°12'48"	78.18'
C15	300.00'	243.39'	N83°03'17"E	236.77'	46°29'05"	128.84'
C16	200.00'	207.18'	N30°08'07"E	198.04'	59°21'14"	113.97'
C17	299.19'	154.97'	N14°22'48"W	153.24'	29°40'36"	79.26'
C18	149.00'	151.13'	N61°25'27"E	144.73'	58°06'54"	82.79'
C19	300.00'	168.28'	N16°17'50"E	166.08'	32°08'20"	86.42'
C20	300.00'	139.68'	N13°06'40"W	138.43'	26°40'39"	71.13'
C21	500.00'	232.65'	N13°07'12"W	230.56'	26°39'36"	118.47'
C22	750.00'	209.55'	N8°12'52"E	208.87'	16°00'32"	105.46'
C23	300.00'	154.09'	N75°29'45"E	152.40'	29°25'42"	78.78'
C24	300.00'	80.23'	N53°07'12"E	79.99'	15°19'24"	40.36'
C25	150.00'	117.81'	N22°57'31"E	114.81'	45°00'00"	62.13'
C26	150.00'	117.81'	N22°02'29"W	114.81'	45°00'00"	62.13'
C27	250.01'	117.12'	N77°03'39"E	116.05'	26°50'30"	59.66'

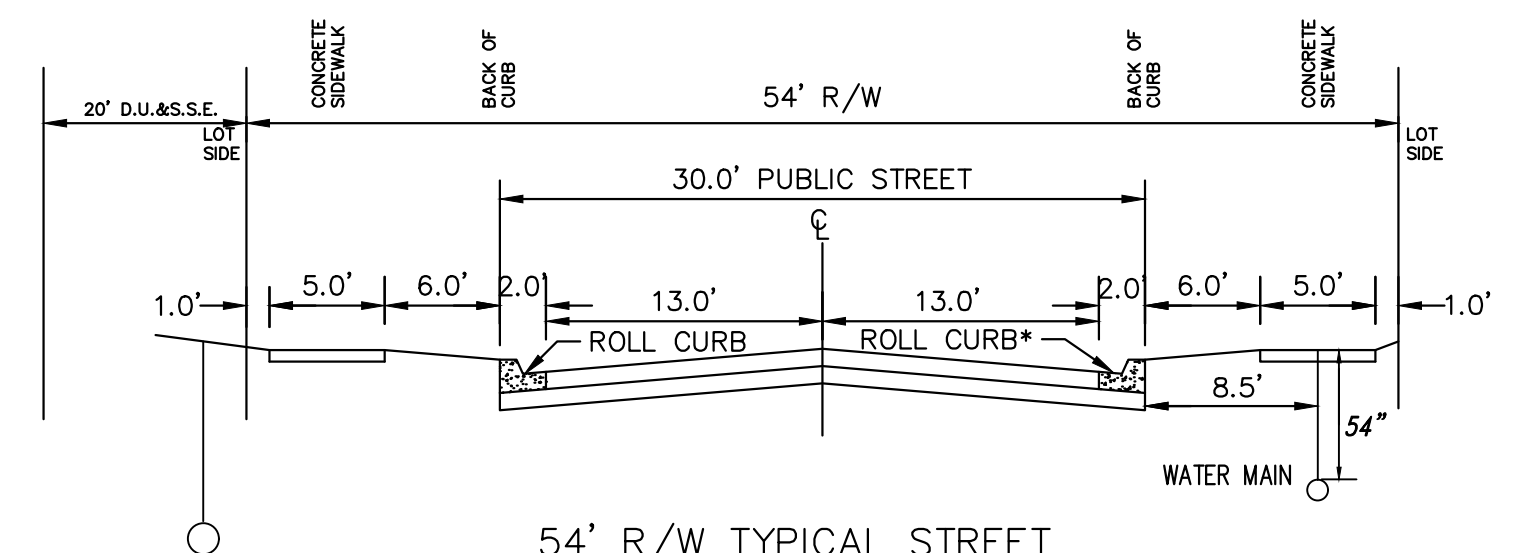


### STREETS

NAME	LENGTH (LF <sup>2</sup> )
STREET A	905
STREET B	1,947
STREET C	2,244
STREET D	1,340
STREET E	388
STREET F	271

### ROCKPORT LOT AND YARD REQUIREMENTS

MIN. NUMBER OF LOTS	128
MIN. LOT AREA	9,500 SF
MIN. LOT WIDTH AT BUILDING LINE	75'
FRONT-YARD SETBACK	25'
SIDE-YARD SETBACK	6'
REAR-YARD SETBACK	20'
MIN. LIVABLE FLOOR AREA (ONE-STORY)	1,900 SF
MIN. LIVABLE FLOOR AREA (TWO-STORY)	2,200 SF
MAX. HEIGHT	35'
MAX. DWELLING UNITS PER LOT	1
MAX. LOT COVERAGE	50%



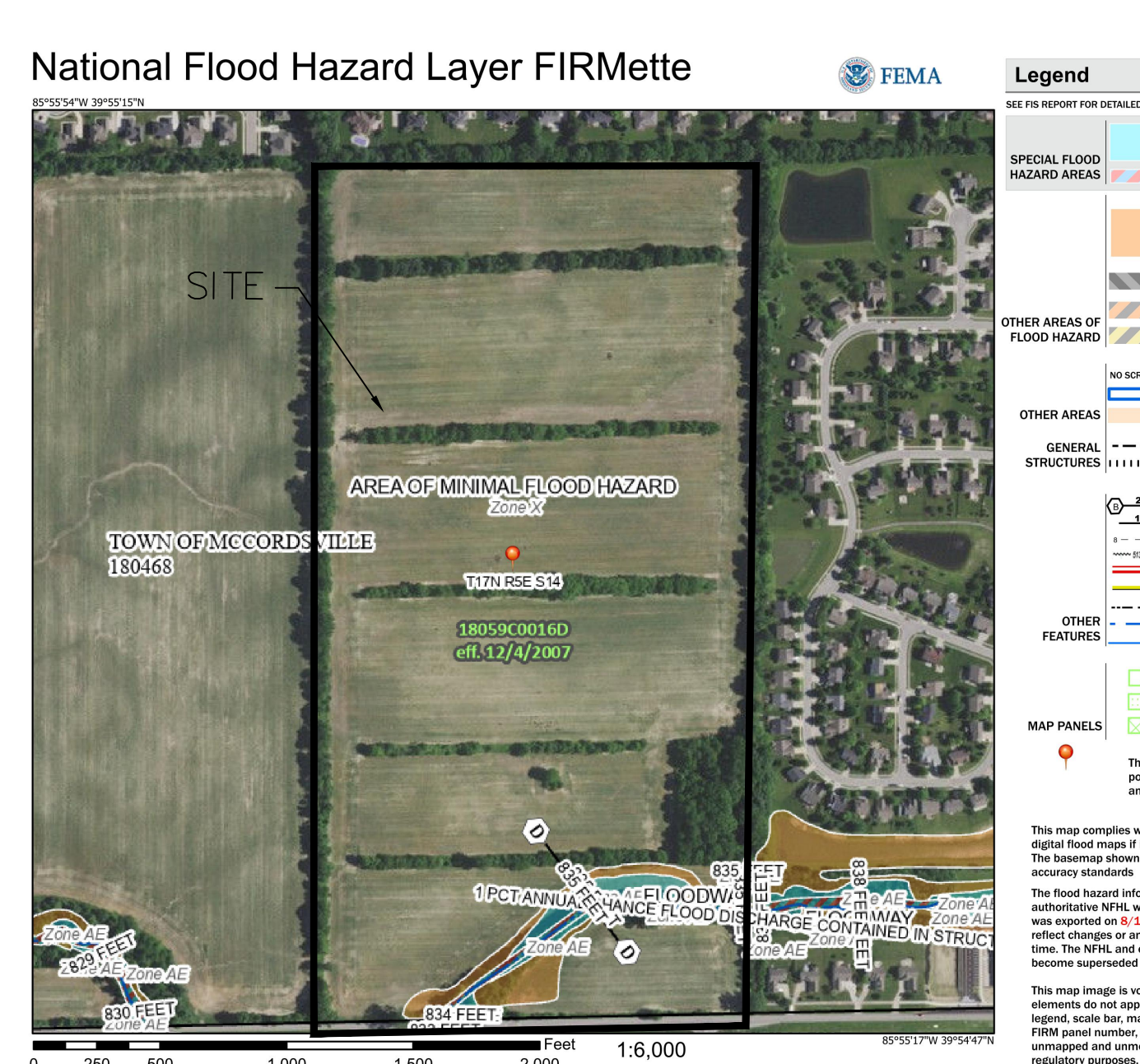
APPROVAL OF PRELIMINARY PLAT PLAN SHALL NOT CONSTITUTE APPROVAL OF THE LANDSCAPE PLAN OR ASSOCIATED MOUNDING AND FENCING.

THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALLED IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS, LANDSCAPED CURB BULB-OUTS AND ISLANDS



### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AGI	Percent of AGI
Br	Brookston silt clay loam, 0 to 2 percent slopes	31.7	37.0%
CA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	33.7	39.3%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.1	1.2%
Mpc3	Miami complex, 6 to 12 percent slopes, severely eroded	5.5	6.4%
So	Sloan silt clay loam	5.4	6.3%
W	Water	0.0	0.0%
YbA	Brookston silt clay loam-Urban land complex, 0 to 2 percent slopes	1.9	2.2%
YbA	Crosby silt loam-Urban land complex, 0 to 2 percent slopes	6.5	7.8%
<b>Totals for Area of Interest</b>		<b>85.7</b>	<b>100.0%</b>



### Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	TRAFFIC CONTROL PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN

NO.	REVISIONS	DATE	BY

AS NOTED

DESIGNED BY: GMS

DRAWN BY: GMS

CHECKED BY: BAH

APPROVAL PENDING

NO FOR CONSTRUCTION

M/I HOMES

COVER SHEET

ROCKPORT

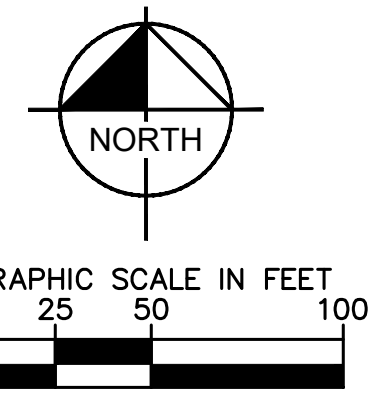
ORIGINAL ISSUE: 08/24/2023

KHA PROJECT NO. 170150022

SHEET NUMBER 1

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# ROCKPORT PRELIMINARY PLAT ZONING: PUD



Indiana Utilities Protection Service  
**Call 811**  
before you dig

MATCHLINE - SEE SHEET 3

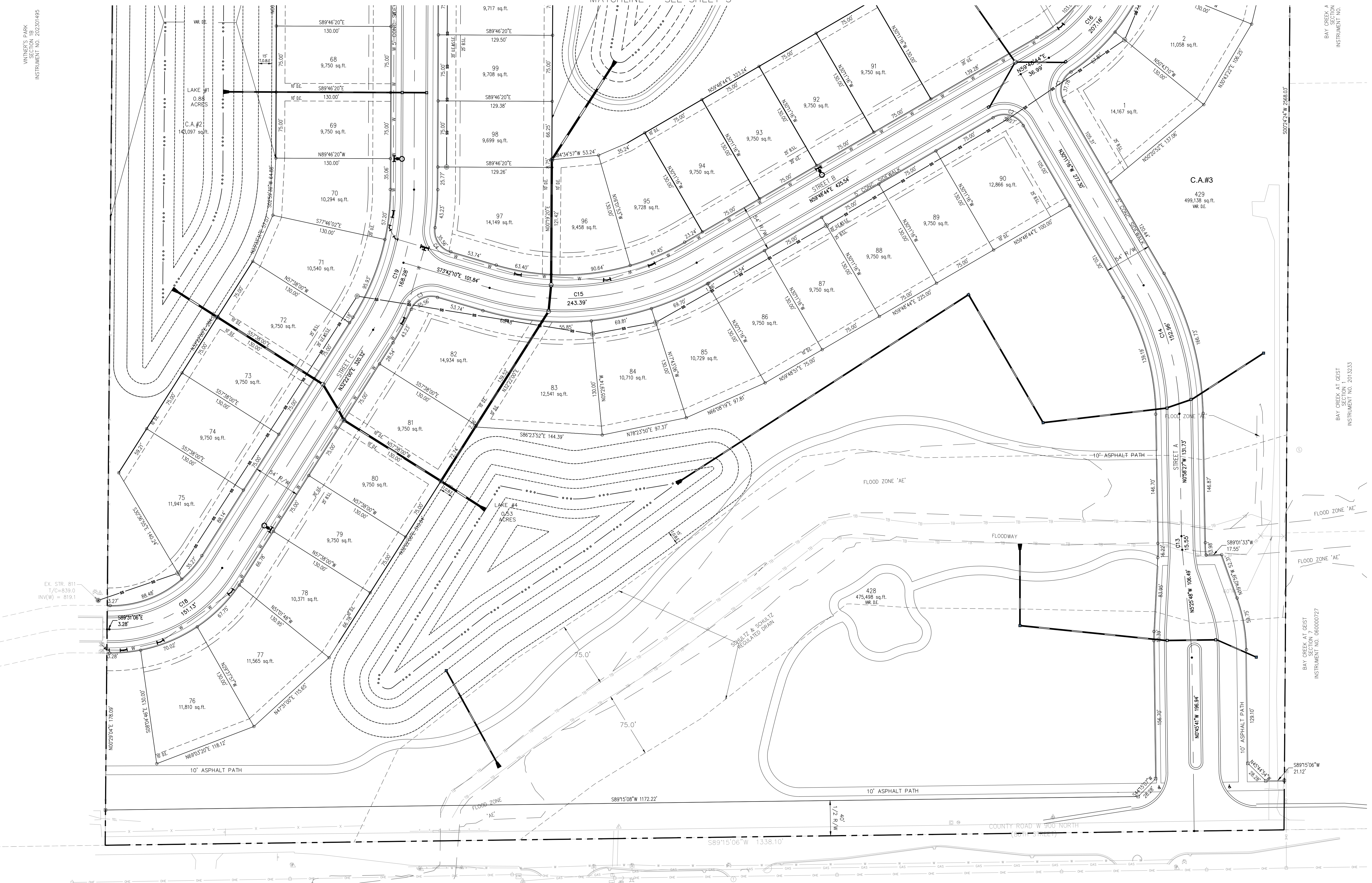
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SECTION 1B  
INSTRUMENT NO. 202301485

BAY CREEK AT  
INSTRUMENT NO.

BAY CREEK AT  
SECTION 1  
INSTRUMENT NO. 2013233

BAY CREEK AT  
SECTION 7  
INSTRUMENT NO. 00000727

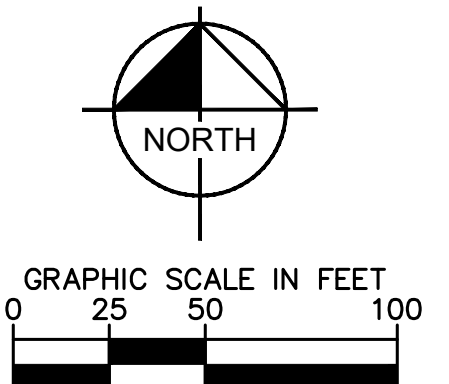
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SECTION 1  
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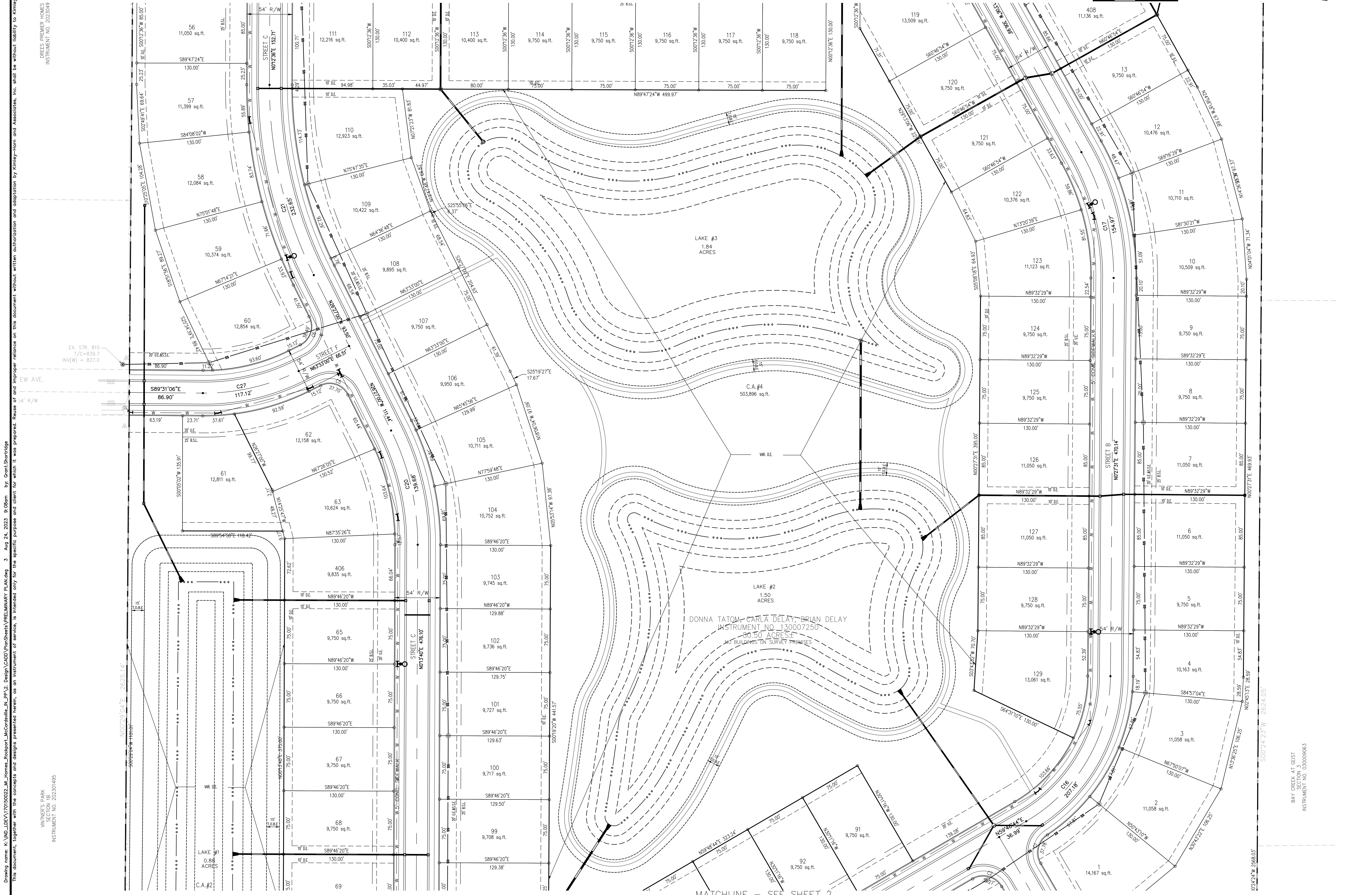
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KIMLEY-HORN		DESIGNED BY: GMS	SCALE: AS NOTED
M/I HOMES		DRAWN BY: GMS	APPROVAL PENDING
PRELIMINARY PLAT		CHECKED BY: BAH	NO FOR CONSTRUCTION
ROCKPORT		DATE	BY
ORIGINAL ISSUE: 08/24/2023		REVISIONS	NO.
KHA PROJECT NO. 170150022		SHEET NUMBER	
2			

# ROCKPORT PRELIMINARY PLAT ZONING: PUD



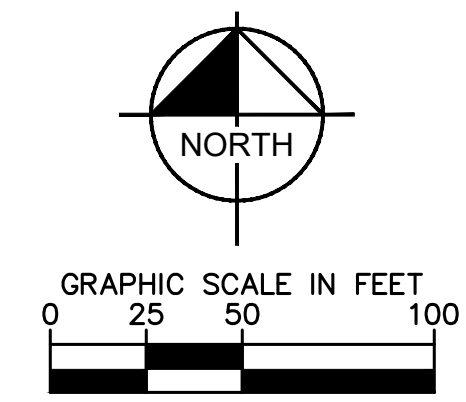
Indiana Utilities Protection Service  
**Call 811**  
before you dig



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<b>PRELIMINARY PLAT</b>	<b>ROCKPORT</b>
 M/I HOMES	 Kimley-Horn <p style="font-size: x-small; margin-top: 5px;">         © 2023 KIMLEY-HORN AND ASSOCIATES, INC.          500 EAST 86TH STREET, SUITE 300,          INDIANAPOLIS, IN 46240          PHONE: 317-912-4129          EMAIL: Brett.Horn@kimley-horn.com          WWW.KIMLEY-HORN.COM       </p>
APPROVAL PENDING NO FOR CONSTRUCTION	AS NOTED DESIGNED BY: GMS DRAWN BY: GMS CHECKED BY: BAH
ORIGINAL ISSUE: 08/24/2023 KHA PROJECT NO. 170150022 SHEET NUMBER <b>3</b>	REVISIONS NO. DATE BY

# ROCKPORT PRELIMINARY PLAT ZONING: PUD



Indiana Utilities Protection Service

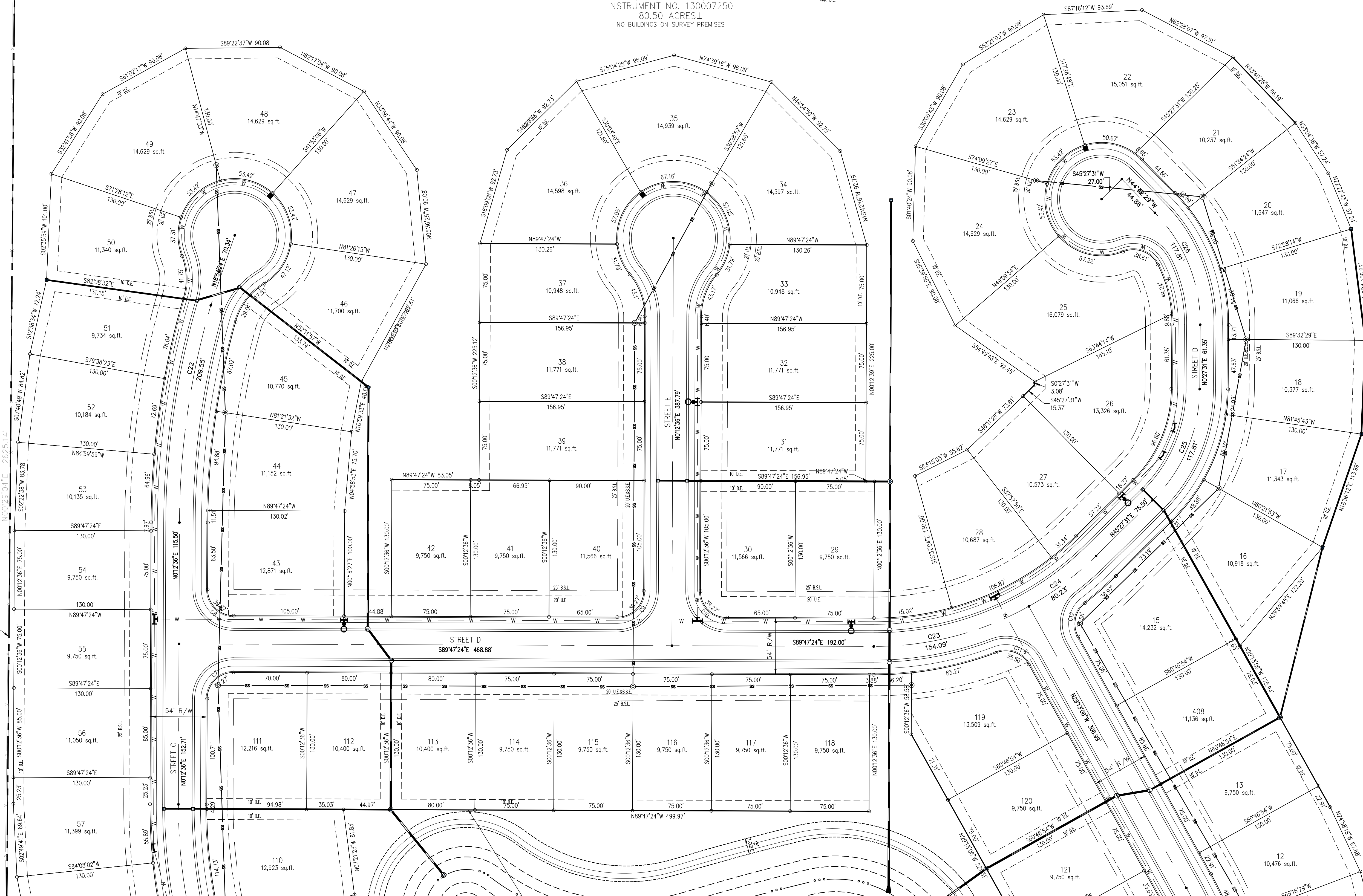


LEGEND	
	FLOW LINE
	BURIED ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	BURIED TELEPHONE LINE
	OVERHEAD TELEPHONE LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE
	EDGE OF WOODS
	LIGHT POLE
	ELECT. TRANSFORMER
	ELECT. METER
	UTILITY PEDESTAL
	UTILITY POLE WITH RISER
	TELEPHONE MANHOLE
	TELEPHONE POLE
	CLEANOUT
	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	INLET OR CATCH BASIN
	M.C.S.
	MEASURED
	RECORDED
	N.A.E.
	TRAFFIC SIGNAL POLE
	TRAFFIC MANHOLE
	TRAFFIC CONTROL BOX
	GAS VALVE
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	MAILBOX
	SIGNS

HIGHLAND SPRINGS  
SECTION 7  
INSTRUMENT NO. 92-7267

429  
499,138 sq. ft.  
WR. DE.

DONNA TATOM, CARLA DELAY, BRIAN DELAY  
INSTRUMENT NO. 130007250  
80.50 ACRES ±  
NO BUILDINGS ON SURVEY PREMISES



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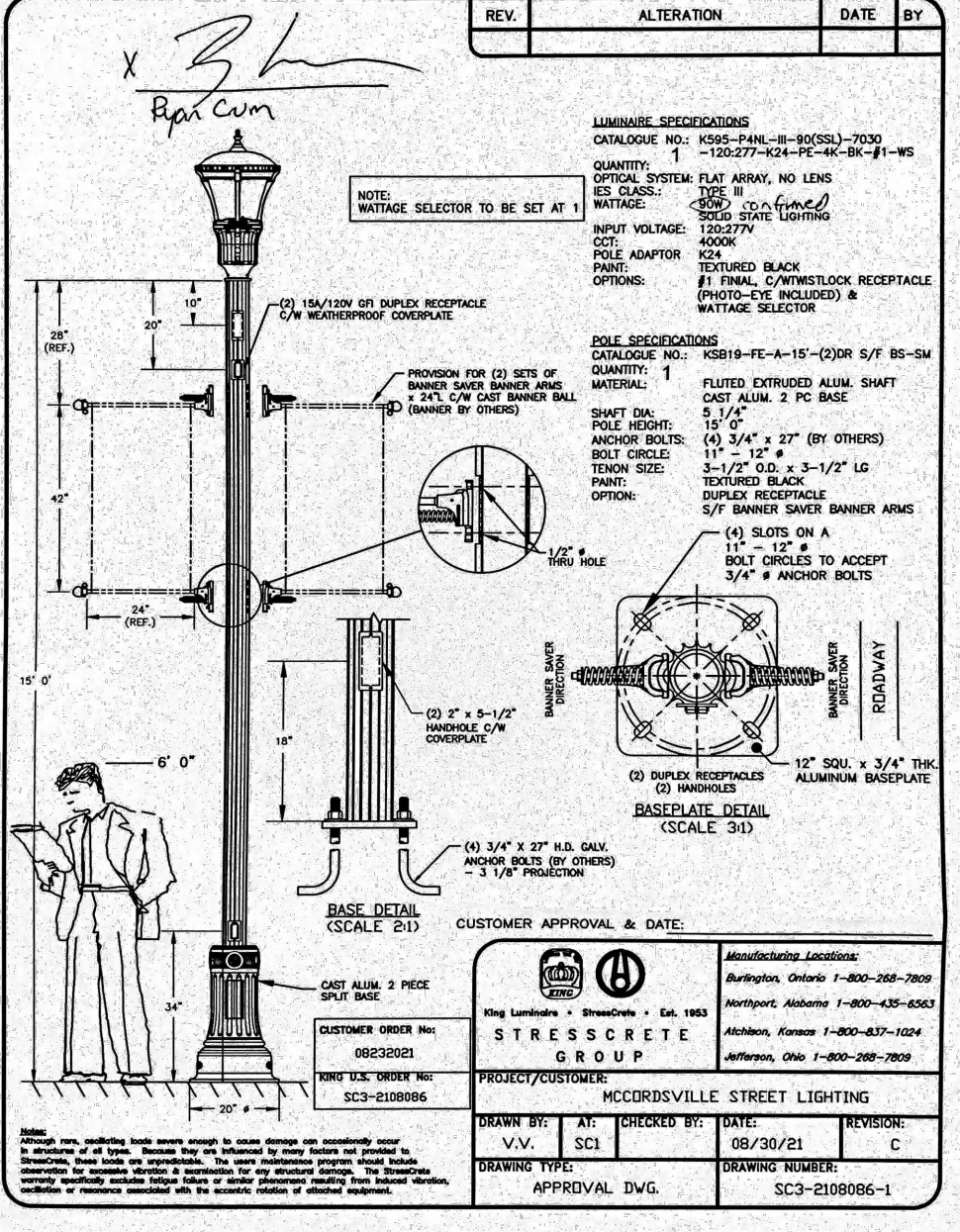
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 INSTRUMENT NO. 202204973

MATCHLINE - SEE SHEET 3

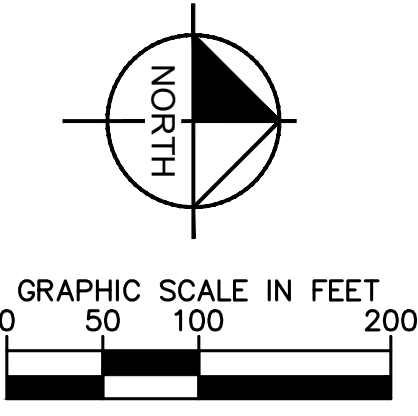
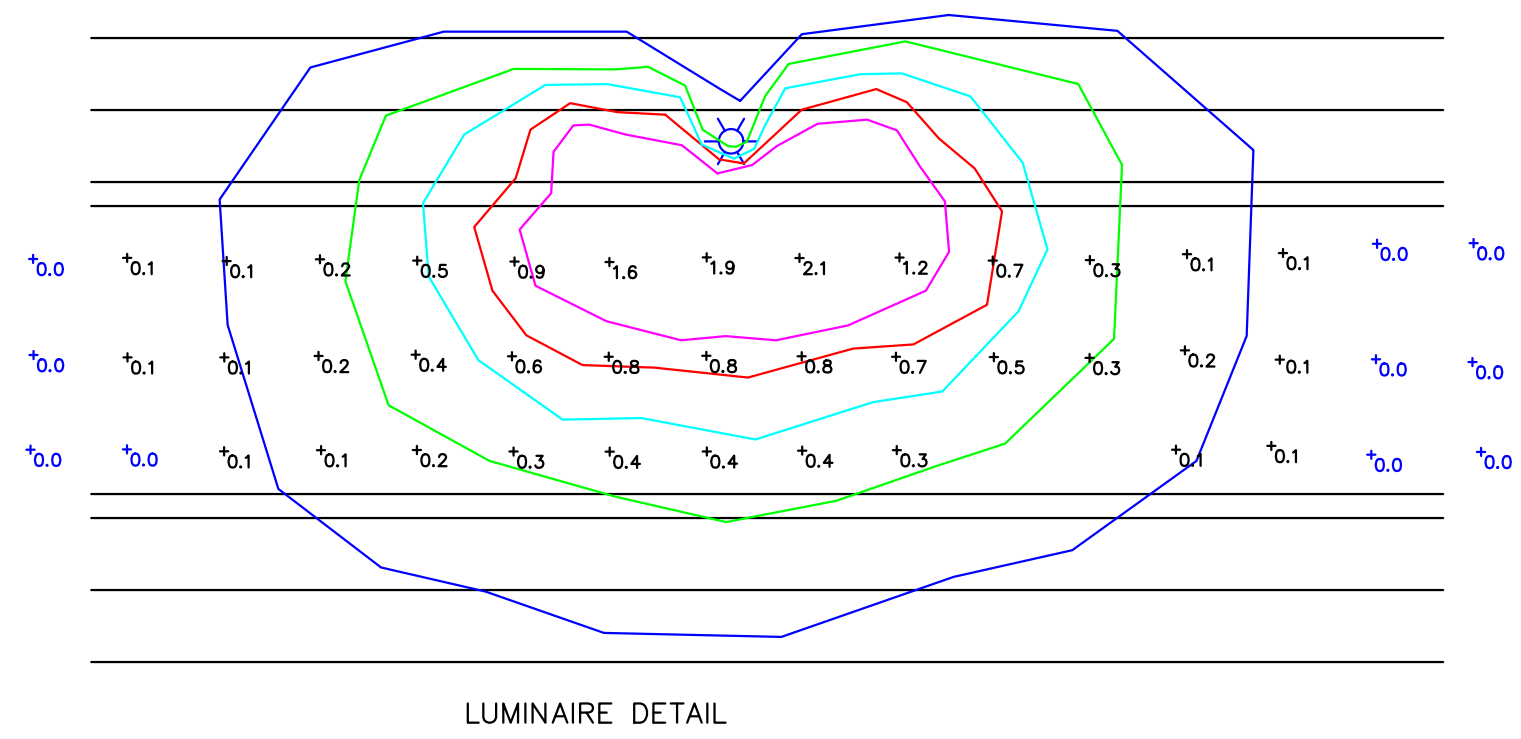
DESIGNED BY: GMS	DESIGNED BY: GMS	DESIGNED BY: GMS	DESIGNED BY: GMS
DRAWN BY: GMS	DRAWN BY: GMS	DRAWN BY: GMS	DRAWN BY: GMS
CHECKED BY: BAH	CHECKED BY: BAH	CHECKED BY: BAH	CHECKED BY: BAH
SCALE: AS NOTED	SCALE: AS NOTED	SCALE: AS NOTED	SCALE: AS NOTED
APPROVAL PENDING	APPROVAL PENDING	APPROVAL PENDING	APPROVAL PENDING
NO FOR CONSTRUCTION	NO FOR CONSTRUCTION	NO FOR CONSTRUCTION	NO FOR CONSTRUCTION
M/I HOMES	M/I HOMES	M/I HOMES	M/I HOMES
PRELIMINARY PLAT	PRELIMINARY PLAT	PRELIMINARY PLAT	PRELIMINARY PLAT
ROCKPORT	ROCKPORT	ROCKPORT	ROCKPORT
ORIGINAL ISSUE: 08/24/2023	ORIGINAL ISSUE: 08/24/2023	ORIGINAL ISSUE: 08/24/2023	ORIGINAL ISSUE: 08/24/2023
KHA PROJECT NO. 170150022	KHA PROJECT NO. 170150022	KHA PROJECT NO. 170150022	KHA PROJECT NO. 170150022
SHEET NUMBER	SHEET NUMBER	SHEET NUMBER	SHEET NUMBER
4	4	4	4
DATE	DATE	DATE	DATE
BY	BY	BY	BY

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Approval: Town of McCordville



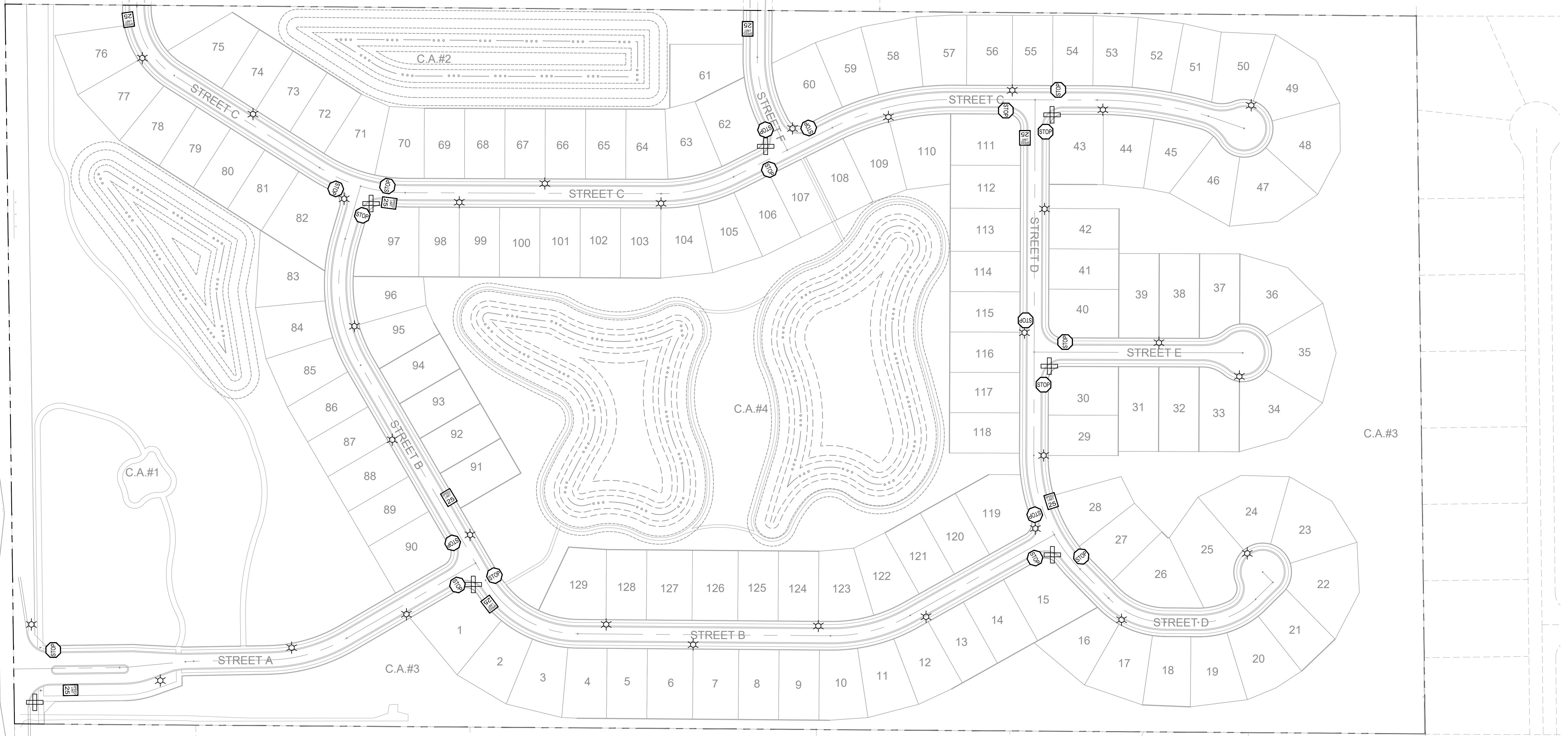
# ROCKPORT PRELIMINARY PLAT ZONING: PUD



**LEGEND**

	ROAD NAME SIGN	7
	STOP SIGN	19
	SPEED LIMIT SIGN	8
	LIGHTING	29

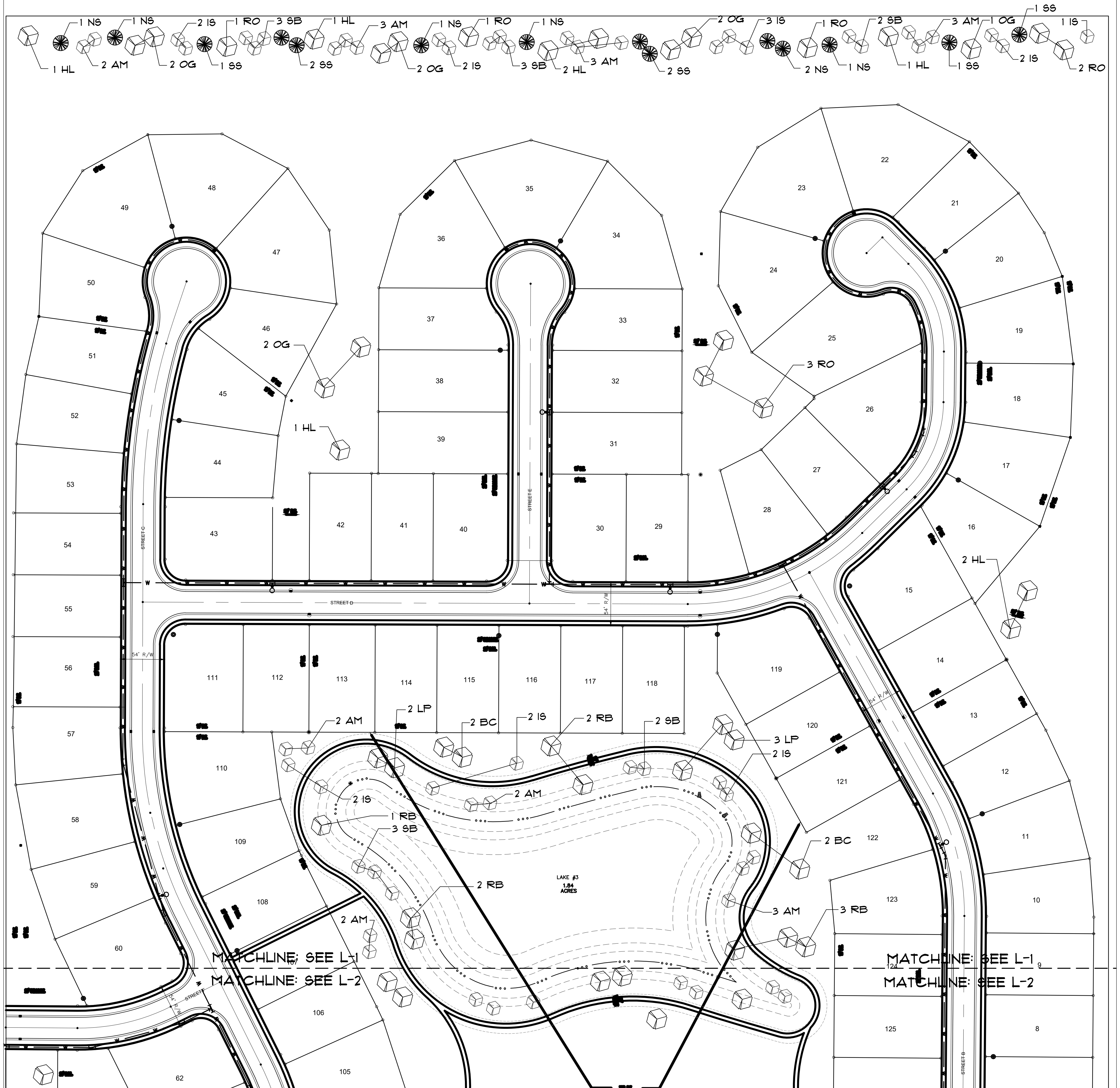
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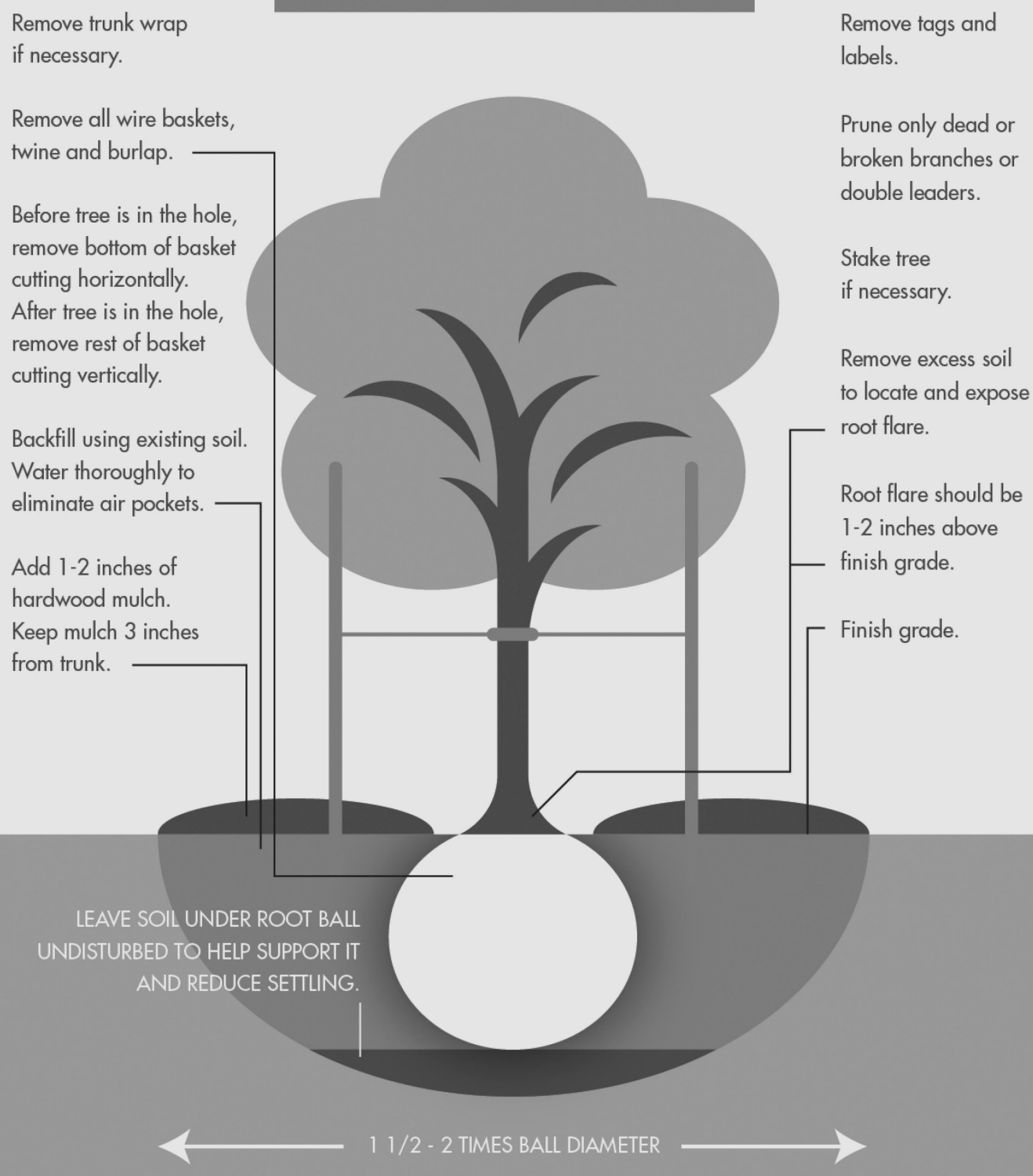
REVISIONS		DATE	BY

<p>SCALE: AS NOTED</p> <p>DESIGNED BY: GMS</p> <p>DRAWN BY: GMS</p> <p>CHECKED BY: BAH</p>	<p><b>Kimley-Horn</b></p> <p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.                  500 EAST 86TH STREET, SUITE 300,                  INDIANAPOLIS, IN 46250                  PHONE: 317-912-4129                  EMAIL: Brett.Horn@kimley-horn.com                  WWW.KIMLEY-HORN.COM</p>
<p>APPROVAL PENDING NOT FOR CONSTRUCTION</p>	
<p><b>M/I HOMES</b></p>	
<p>TRAFFIC CONTROL PLAN</p>	
<p>ROCKPORT</p>	
<p>ORIGINAL ISSUE: 08/24/2023 KHA PROJECT NO. 170150022 SHEET NUMBER <b>5</b></p>	

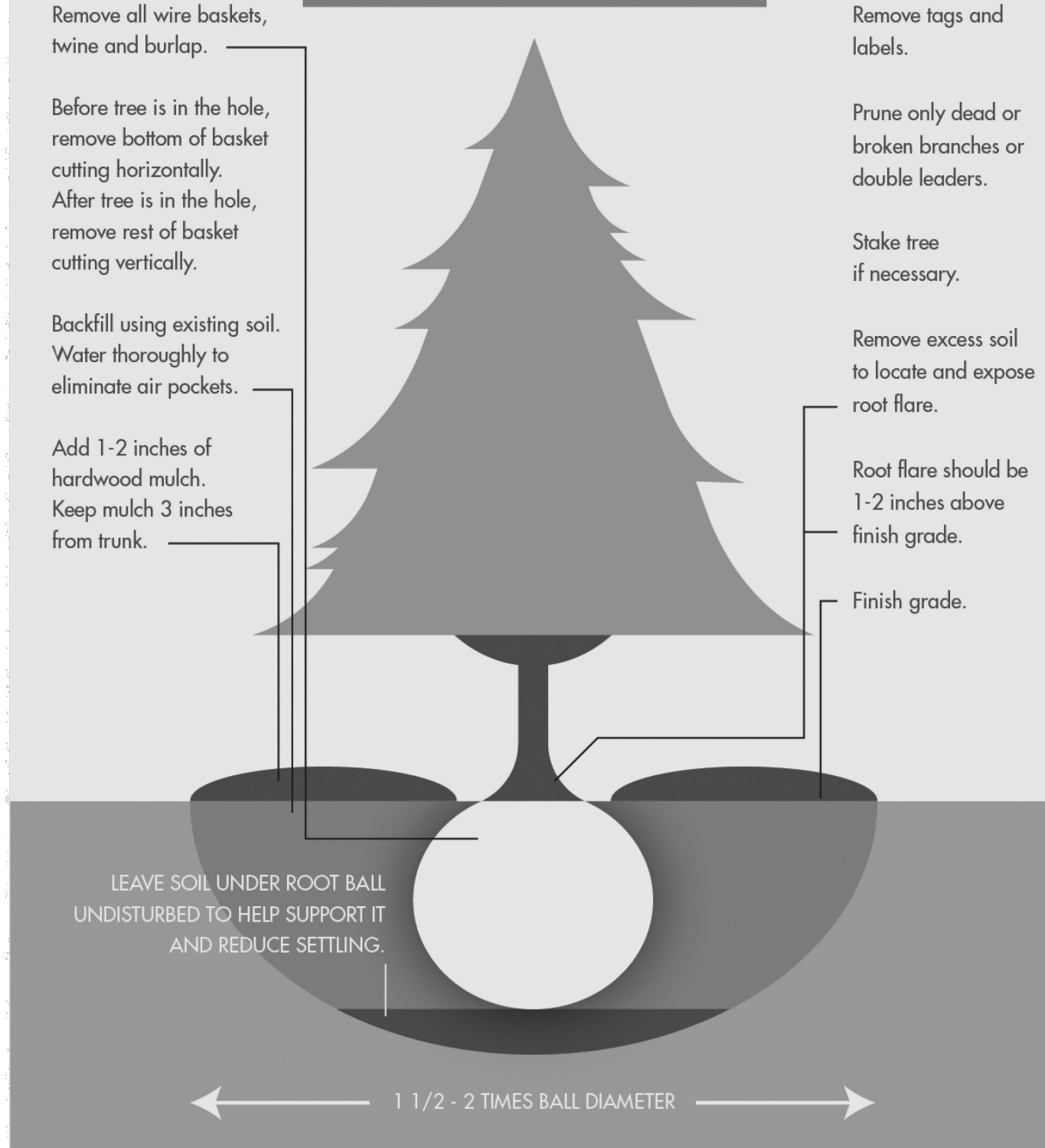




### DECIDUOUS TREE PLANTING DETAIL



### CONIFEROUS TREE PLANTING DETAIL



SCALE 1" = 60'



### PLANT SCHEDULE

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
<b>SHADE TREES</b>					
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	2-1/2"	11
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDTISIA TRICANTHOS 'SHADEMASTER'	2-1/2"	19
	LP	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	2-1/2"	11
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2"	18
	RB	RIVERBIRCH	QUERCUS RUBRA	2-1/2"	24
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	13
<b>ORNAMENTAL TREES</b>					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-1/2"	43
	IS	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	1-1/2"	33
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHER X GRANDIFLORA 'AUTUMN BRILL'	1-1/2"	29
<b>EVERGREEN TREES</b>					
	NS	NORWAY SPRUCE	FICEA ABIES	6'	11
	SS	SERBIAN SPRUCE	FICEA OMORICA	6'	12

SHEET

L

DESIGNER  
TF

DATE: AUG 25TH, 2023

SHEET NAME  
LANDSCAPE PLAN

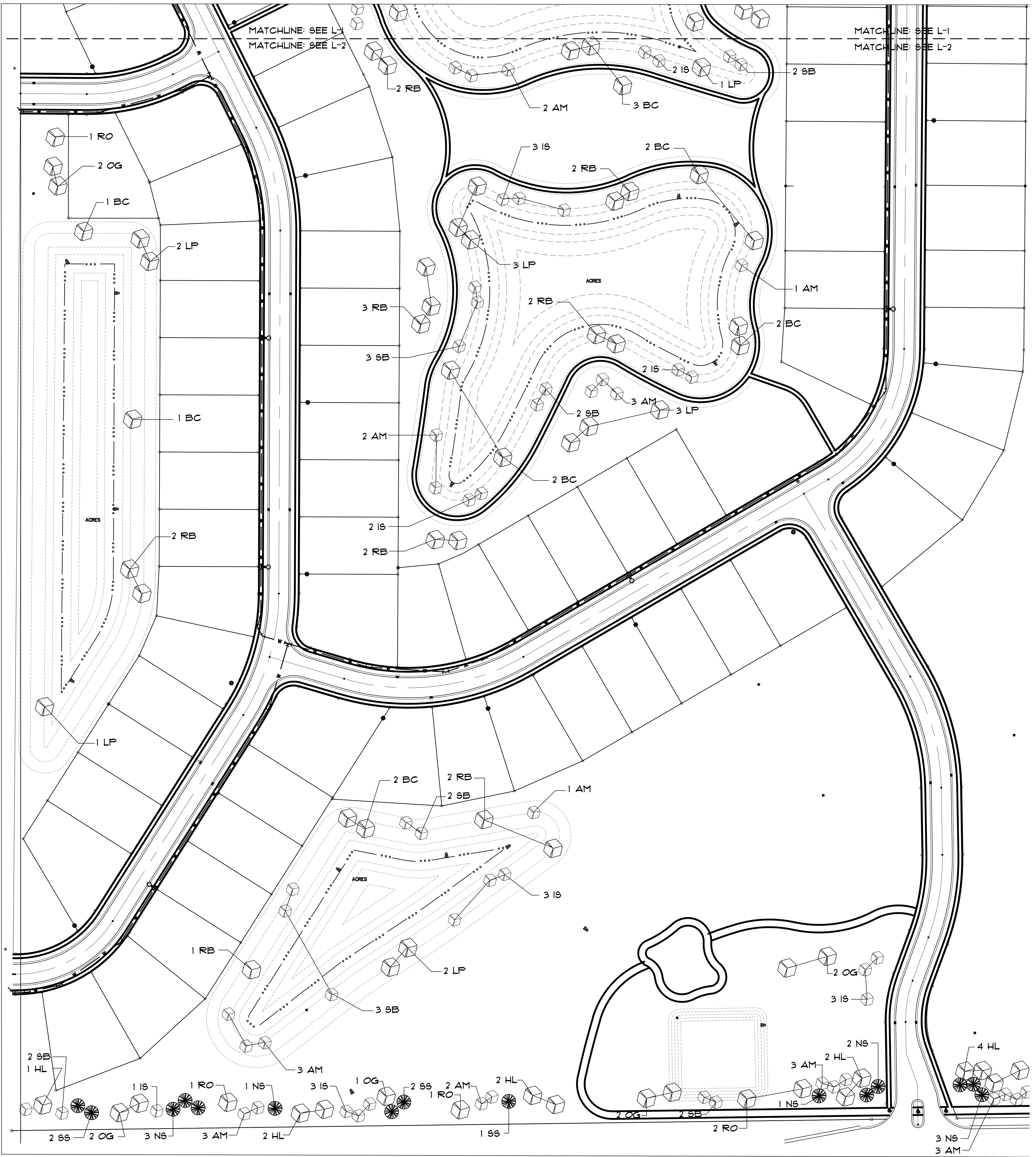
PROJECT NAME  
**ROCKPORT**  
MCCORDSVILLE, IN

M/I HOMES  
3800 KETTERCREE CROSSING,  
SUITE 500  
INDIANAPOLIS, IN 46216

DESIGNED FOR

**Plant to Finish**  
LANDSCAPING  
3875 SCAM EGG ROAD  
WHITELAND, IN 46075  
TEL: 317.938.2021  
WWW.PLANTTOFINISH.COM





SCALE 1" = 60'



PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
<b>SHADE TREES</b>					
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	2-1/2"	11
	HL	HONEYLOCUST 'SHADEMASTER'	GLEDISIA TRICANTHOS 'SHADEMASTER'	2-1/2"	19
	LP	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	2-1/2"	11
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-1/2"	18
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	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1-1/2"	43
	IS	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	1-1/2"	33
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-1/2"	29
<b>EVERGREEN TREES</b>					
	NS	NORWAY SPRUCE	FICEA ABIES	6'	11
	SS	SERBIAN SPRUCE	FICEA OMORIKA	6'	12