



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

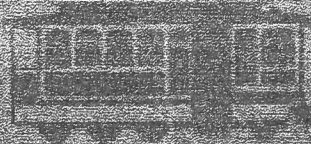
PUBLIC HEARING INFORMATION

Case #: PC-20-020

Title: Primary Plat of +/- 62 acres near the southeast corner of CR 600W & CR 600N

Meeting Date: this zoning petition is currently scheduled to be heard at the January 19th 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".



**MCCORDSVILLE PLAN COMMISSION
SUBDIVISION PRIMARY PLAT APPLICATION**

Subdivision Control Ordinance, Article II

Proposed Subdivision Name: Jarasco Subdivison

Secondary Plat Provided for Review: ☐ with this filing ☒ at a later date

Applicant Information

Name: Larry Siegler

Current Address: 7132 Zionsville Road
(Number) (Street)

Indianapolis IN 46268
(City) (State) (Zip)

Phone No.: 317-805-1261 E-mail Address: Lsiegler@Peterson-Property.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Southwark Metal Manufacturing Company

Current Address: 2800 Red Lion Road
(Number) (Street)

Philadelphia PA 19114
(City) (State) (Zip)

Phone No.: _____ E-mail Address: _____

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Kimley-Horn and Associates - Bill Butz

Current Address: 250 East 96th Street, Suite 580
(Number) (Street)

Indianapolis IN 46240
(City) (State) (Zip)

Phone No.: 317-218-9561 E-mail Address: bill.butz@kimley-horn.com

Administrative Officer Use Only:

Existing Zoning: _____

Date Application Filed: _____

Docket No.: _____

Professional Surveyor's Information

Name: Crossroad Engineers, PC - G.W. Charles

Current Address: 3417 Sherman Drive
(Number) (Street)

Beech Grove
(City)

IN
(State)

46107
(Zip)

Phone No.: 317-780-1555

E-mail Address: gwcharles@crossroadengineers.com

Property Information

Current Address: _____
(Number) (Street)

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

SEC of N 600 W and W 600 N

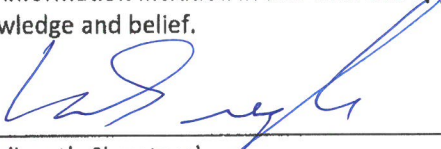
Property Size: 60.85 acres **OR** _____ square feet

Existing Number of Parcels: 3 (includes total number of lots, parcels, blocks, etc.)

Proposed Number of Parcels: 3 (includes total number of lots, parcels, blocks, etc.)

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

12/17/2020
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, if required by the Plan Commission Rules of Procedure, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete. **Note: All property owners must sign this application.**

(Owner's Signature)

(Date)


(Owner's Signature)

12/17/20
(Date)

SUBDIVISION PRIMARY PLAT - APPLICATION CHECKLIST

(McCordsville Subdivision Control Ordinance: Article II)

The following shall be included in the Subdivision Control: Primary Plat Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Subdivision Control Ordinance.

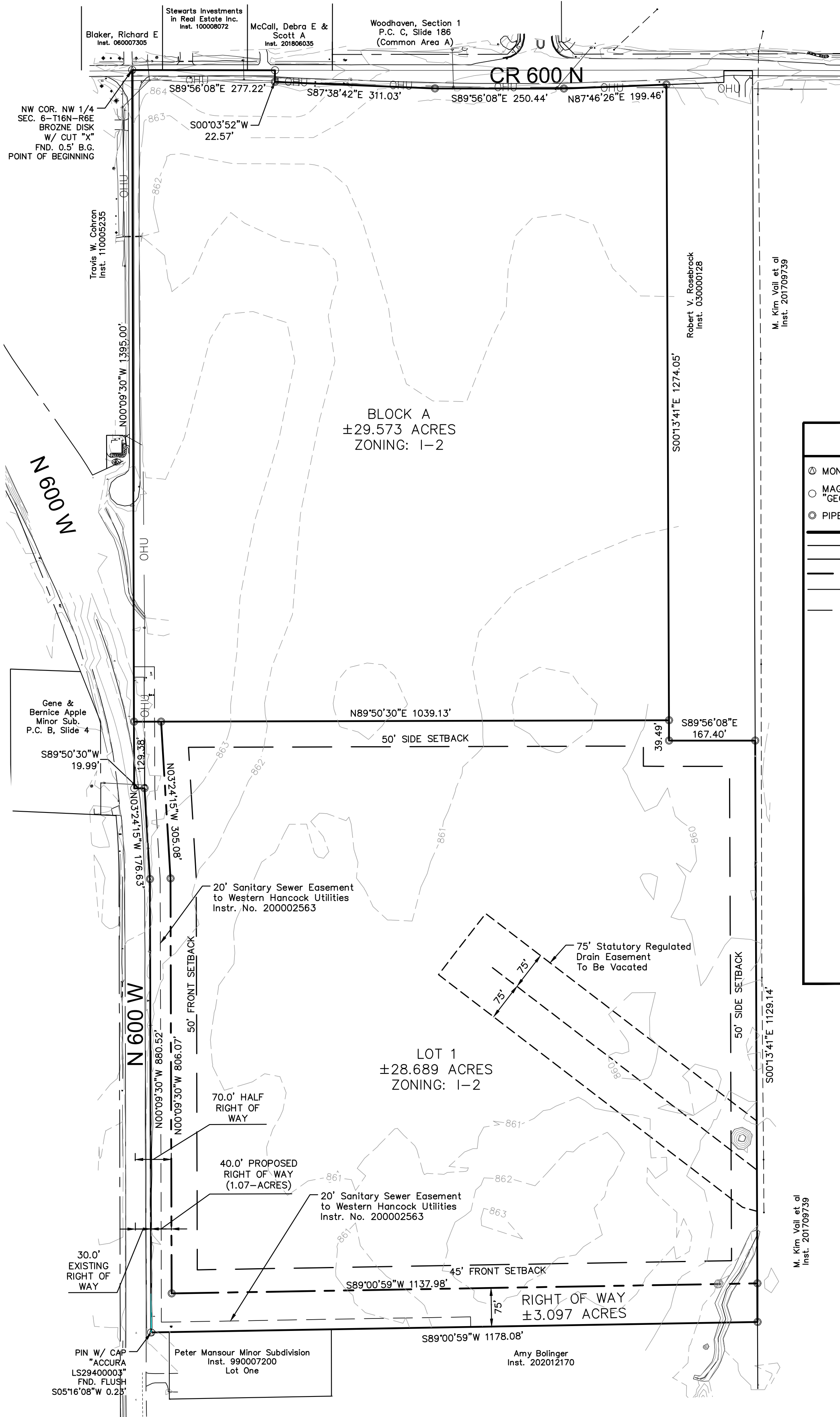
Subdivision, Primary Plat, Application Checklist: To be submitted at least **30 days** prior to the regular meeting of the McCordsville Advisory Plan Commission

- ☐ Subdivision Primary Plat Application
- ☐ Pre-Application Meeting (required)
- ☐ Sketch Plan and Technical Review Committee Consult (required)
- ☐ Filing Fee
- ☐ Supporting Information¹, 10 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer for each of the following where appropriate:
 - ☐ Primary Plat, 24 inches by 36 inches materials encompassing all contiguous parcels of property owned by or under the control of the subdivider
 - ☐ Watershed Map, using USGS contour information
 - ☐ Drainage Plan, in conformance with the Town and county drainage regulations
 - ☐ Feasibility Report, in conformance with the Town's sewage disposal and drainage regulations

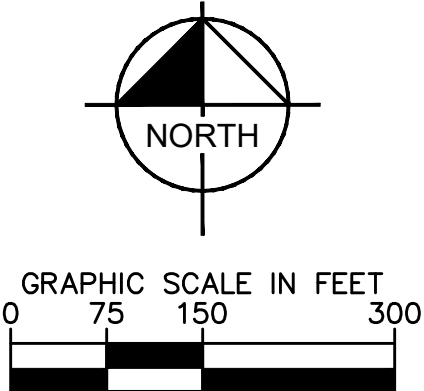
¹ In the event that the information contained herein conflicts with the applicable requirements of the McCordsville Subdivision Control Ordinance, as amended from time to time, or the McCordsville Zoning Ordinance, as amended from time to time, the regulations of the applicable ordinance shall prevail.

PRIMARY PLAT OF
JARASCO SUBDIVISION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,
HANCOCK COUNTY, INDIANA



LEGEND	
⊙ MONUMENT FOUND (TYPE AS SHOWN)	
○ MAG NAIL W/ WASHER "GEORGE W CHARLES LS0800117" SET FLUSH	
○ PIPE W/ CAP "GW CHARLES LS0800117" SET FLUSH	
---	PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	SETBACK LINE
---	PROPOSED RIGHT OF WAY
W	UNDERGROUND WATER LINE
---	OVERHEAD UTILITY
⊠	TELEPHONE PEDESTAL
⊠	ELECTRIC PEDESTAL
⊠	FIBER OPTIC PEDESTAL
⊠	FIRE HYDRANT
⊠	WATER VALVE
⊠	WATER METER
⊠	SANITARY SEWER MANHOLE
⊠	CLEANOUT
⊠	CURB INLET
⊠	SQUARE STORM INLET
⊠	ROUND STORM INLET
⊠	STORM MANHOLE
⊠	TELEPHONE PEDESTAL
⊠	UTILITY POLE
⊠	GUY ANCHOR
⊠	LIGHT POLE
⊠	SIGN
⊠	MAILBOX
⊠	DECIDUOUS TREE



PREPARED BY:
GEORGE W. CHARLES II
CROSSROAD ENGINEERS PC
3417 SHERMAN DRIVE,
BEECH GROVE, IN 46107
www.crossroadengineers.com

PRIMARY PLAT	
JARASCO SUBDIVISION	
ORIGINAL ISSUE: 12/18/2020	
SHEET NUMBER 1 OF 2	

PRIMARY PLAT OF
JARASCO SUBDIVISION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,
HANCOCK COUNTY, INDIANA

SURVEY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST,
BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS WEST A DISTANCE OF 277.22 FEET TO THE SOUTHERLY BOUNDARY OF COUNTY ROAD 600 NORTH, PER INSTRUMENT NUMBER 040008442, AS RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR COURSES: 1) SOUTH 00 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 22.57 FEET; 2) SOUTH 87 DEGREES 38 MINUTES 42 SECONDS EAST A DISTANCE OF 311.03 FEET; 3) SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST A DISTANCE OF 250.44 FEET; 4) NORTH 87 DEGREES 46 MINUTES 26 SECONDS EAST A DISTANCE OF 199.46 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 1274.05 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST A DISTANCE OF 167.40 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 1129.14 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 59 SECONDS WEST A DISTANCE OF 1178.08 FEET TO THE EASTERLY BOUNDARY OF COUNTY ROAD 600 WEST, PER INSTRUMENT NUMBER 930009024, AS RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO COURSES: 1) NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 880.52 FEET; 2) NORTH 03 DEGREES 24 MINUTES 15 SECONDS WEST A DISTANCE OF 176.63 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 19.99 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1395.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.359 ACRES, MORE OR LESS.

DEDICATION STATEMENT FOR STREETS:

THAT I DO HEREBY DEDICATE FOR PUBLIC USE AND BENEFIT FOREVER THE STREETS SHOWN HEREON FOR ALL PUBLIC PURPOSES INCLUDING BUT NOT LIMITED TO ALL STREET AND PEDESTRIAN FACILITY PURPOSES.

I, GEORGE W. CHARLES II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY PHILIP D. GOING REG. NO. LS29400003 WITH ACCURA LAND SURVEYING, PROJECT 03-20-1995, DATED OCTOBER 12, 2020.

GEORGE W. CHARLES II
INDIANA LAND SURVEYOR
REG. NO. LS20800117
EMAIL: gwilliams@crossroadengineers.com
WEBSITE: www.crossroadengineers.com



RECORDING NOTE:

I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
GEORGE W. CHARLES II

DEVELOPMENT STANDARDS

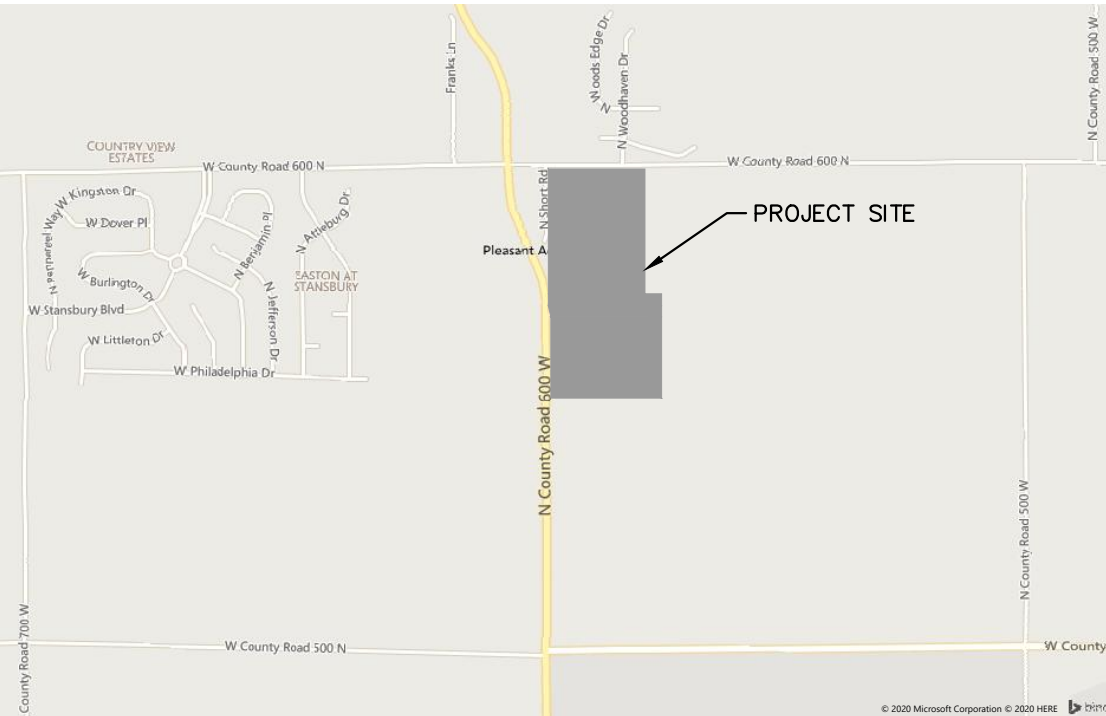
ZONE: INDUSTRIAL-2 (I-2)
OVERLAY: 600W/BROADWAY HIGHWAY OVERLAY
MIN. LOT AREA: 3 ACRES
MAX LOT AREA: N/A
MIN. LOT WIDTH AT BUILDING LINE: 150'
MIN. FRONT YARD SETBACK LOCAL ROAD: 45'
MIN. FRONT YARD SETBACK COLLECTOR: 50'
MIN. FRONT YARD SETBACK ARTERIAL: 50'
MIN. SIDE YARD SETBACK: 50'
MIN. REAR YARD SETBACK: 50'
MAX LOT COVERAGE: 75%
MAX PRINCIPLE STRUCTURE HEIGHT: 55'

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 THE TOWN OF FISHERS PANEL FM18057C0256G, HAMILTON COUNTY DATED NOVEMBER 19, 2014.

NOTES:

1. THE BLOCKS SHOWN ON THIS PRIMARY PLAT MAY 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.



VICINITY MAP
(NOT TO SCALE)

PRIMARY PLAT	
JARASCO SUBDIVISION	
ORIGINAL ISSUE: 12/18/2020	
SHEET NUMBER 2 OF 2	

Project Jarasco

RE: Drainage Plan and Feasibility Report

Prepared By: Kimley-Horn and Associates

Date: December 16, 2020

The Project Jarasco property is currently zoned Industrial 2 (I2) and is planned to maintain its zoning. The overall property is approximately 60.85 acres, of which 2.03 acres will be dedicated as public right of way. The remainder of the property will be divided into one lot for the proposed project and one block for future development.

Drainage Plan

The site currently drains to the east to a legal drain that runs north-south along the eastern property line. There is a branch of the legal drain that runs northwest-southeast towards the middle of the property that will be vacated as a part of this project. The future drainage pattern will continue to convey runoff to the legal drain along the eastern property line. Detention will be provided for any development in accordance with the *McCordsville, Indiana Stormwater Technical Standards Manual*. It is anticipated that a detention basin will act as both the stormwater quantity and quality measure.

Utility Service Plan

Existing water and sanitary sewer mains will be tapped or extended to service the property. There is an existing Citizens Energy Group water main that runs along the west side of CR 600 W. This main will be tapped to provide the necessary domestic and fire protection water services needed for future development. There is an existing lift station along the north side of CR 600 N. As a part of the project, a sanitary sewer main will be extended from the lift station to the property. Potential routes for the new sewer main have been discussed with Aqua Indiana.