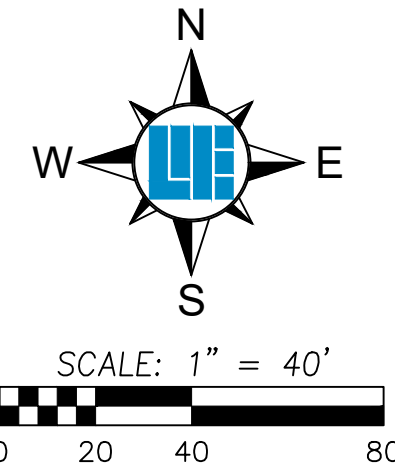
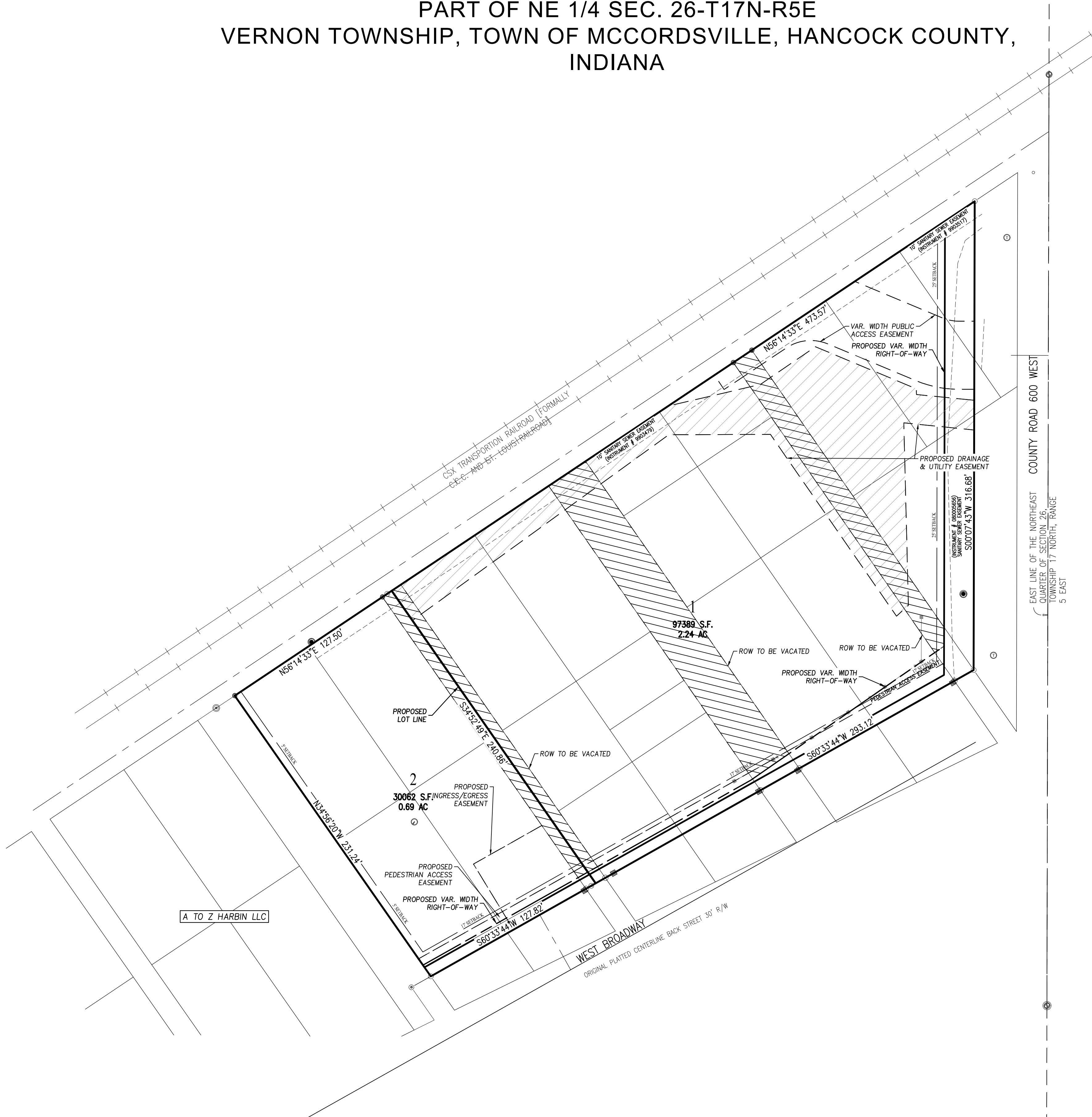


SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE
ORIGIANAL PLAT OF THE TOWN OF MCCORDSVILLE
PRIMARY PLAT
PART OF NE 1/4 SEC. 26-T17N-R5E
VERNON TOWNSHIP, TOWN OF MCCORDSVILLE, HANCOCK COUNTY,
INDIANA



- LEGEND
- 4"x4"x30" CONCRETE MONUMENT
 - 5/8" REBAR/"WEIHE ENGR. 0012" SET/FOUND
 - 5/8" REBAR W/ALUMINUM CAP STAMPED
 - "WEIHE ENGR. 0012" TO BE SET
- ADDRESS
- CONSTRUCTION PLANS CALL FOR A STORM STRUCTURE AT THIS POINT. NO MONUMENT TO BE SET.
- B.S.L. BUILDING SETBACK LINE
VAR. VARIABLE WIDTH
ROW. RIGHT OF WAY
N.R. NON-RADIAL
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
S.E. SANITARY SEWER EASEMENT
N.A.E. NON-ACCESS EASEMENT
L.E. LANDSCAPE EASEMENT
P.E. PEDESTRIAN ACCESS EASEMENT



GENERAL NOTES:

THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPING, FENCING, OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY

OWNERS AND FUTURE OWNERS OF BOTH LOTS SHOWN ON THIS PLAT SHALL TAKE ALL COMMERCIAL REASONABLE EFFORTS TO SECURE A SHARED PARKING AGREEMENT FOR THE TWO LOTS TO SHARE PARKING.

THIS DRAWING WAS PREPARE UNDER MY SUPERVISION, AND IS NOT INTENDED TO BE REPRESENTED AS AN ORIGINAL OR RETRACEMENT BOUNDARY SURVEY, A ROUTE SURVEY OR SURVEYOR LOCATION REPORT.

JOSHUA DAVID WERNER
REGISTERED LAND SURVEYOR NO. LS21200020
STATE OF INDIANA
DATE: AUGUST 23, 2023
THIS INSTRUMENT WAS PREPARED BY: JOSHUA WERNER, WEIHE ENGINEERS, INC.

ZONING	
STANDARD	CN
Density	
Max. Gross Residential Density (du/acre)	N/A
Area	
Min. Lot Area (sq ft)	23,000
Max. Lot Area (sq ft)	100,000
Min. Living Area (sq ft)	720
Min. Ground Floor Living Area 1-story bldg (sq ft)	N/A
Min. Ground Floor Living Area 2-story bldg (sq ft)	N/A
Lot Width	
Min. Lot Width at Bldg Line (ft)	100
Setback	
Min. Front Yard Setback CR 600 W (ft)	25
Min. Front Yard Setback W Broadway (ft)	17
Min. Front Yard Setback S. Railroad St. (ft)	N/A
Min. Front Yard Setback Local Rd (ft)	25
Min. Front Yard Setback Collector St (ft)	35
Min. Front Yard Setback Arterial St (ft)	50
Min. Side Yard Setback (ft)	5
Min. Rear Yard Setback (ft)	20
Lot Coverage	
Max. Lot Coverage (% of all impreviuous surfaces)	65%
Height	
Max. Principle Structure Height (ft)	45

SHEET 1 OF 2

This instrument prepared for:

CULVER'S

CLIENT CONTACT: JIM SWAN
PO BOX 1478 MARION, INDIANA 46952
PHONE: (765)206-0050

This instrument prepared by: Joshua David Werner

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ENGINEERS

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER