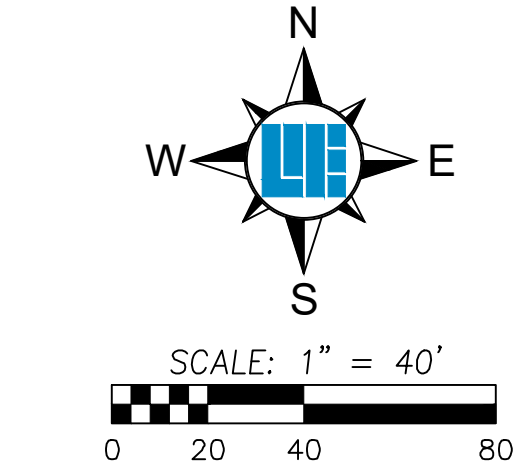
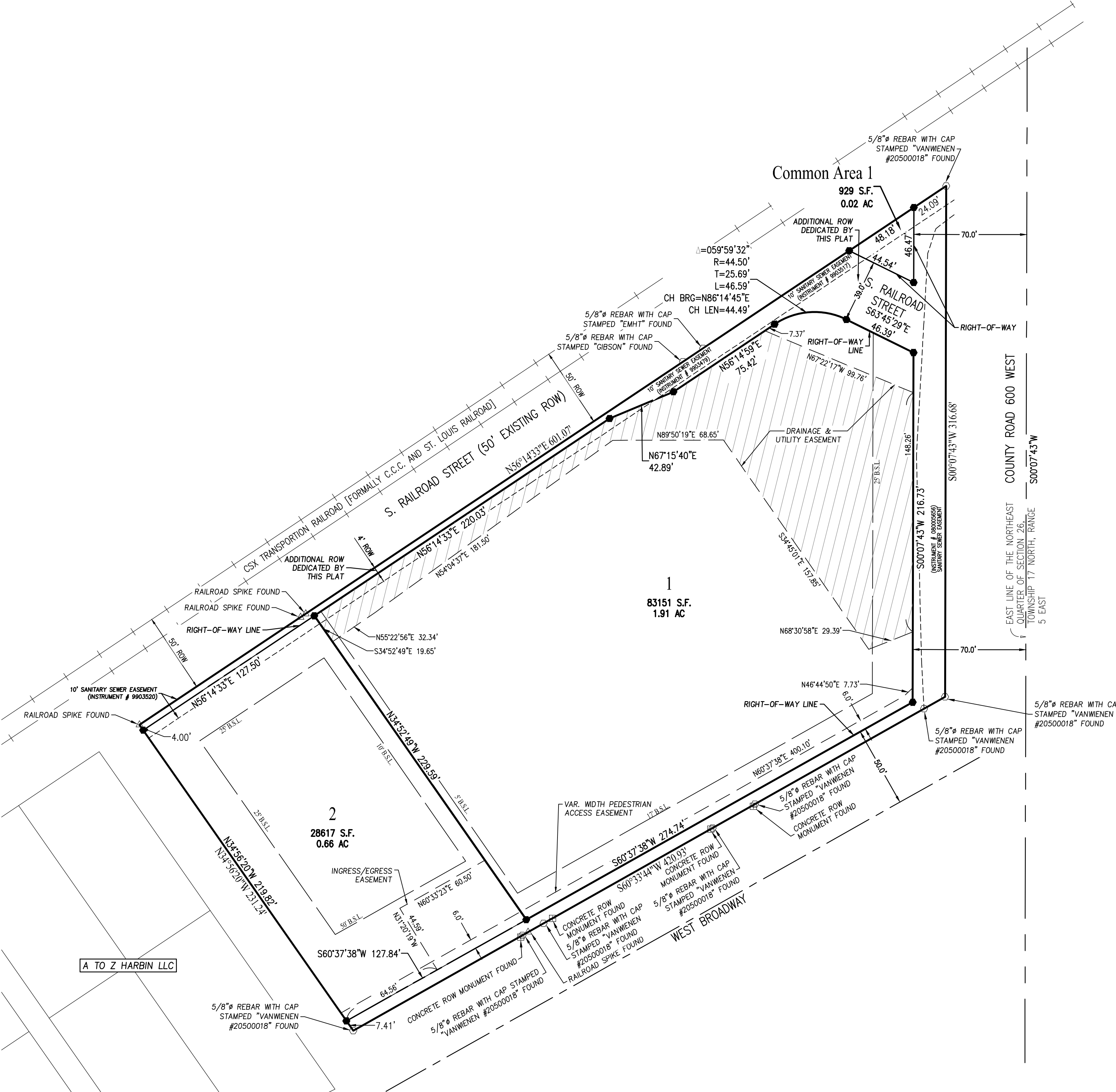


SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE
ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE
SECONDARY PLAT
PART OF NE 1/4 SEC. 26-T17N-R5E
VERNON TOWNSHIP, TOWN OF MCCORDSVILLE, HANCOCK COUNTY,
INDIANA



- LEGEND
○ 5/8" REBAR FOUND
● 5/8" REBAR/"WEIHE ENGR. 0012" SET
△ RAILROAD SPIKE FOUND
B.S.L. BUILDING SETBACK LINE
VAR. VARIABLE WIDTH
ROW. RIGHT OF WAY



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.

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 impervious surfaces)	65%
Height	
Max. Principle Structure Height (ft)	45

PROJECT NO.: W220408

SHEET 1 OF 2

This instrument prepared for:

CULVER'S

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This instrument prepared by: Joshua David Werner

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

