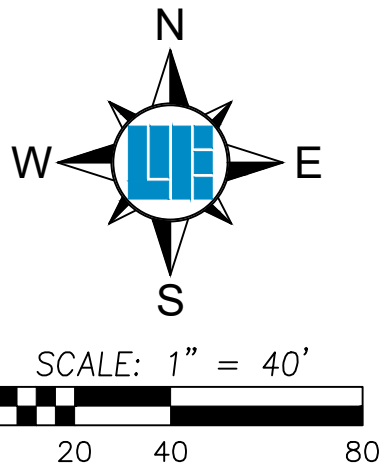
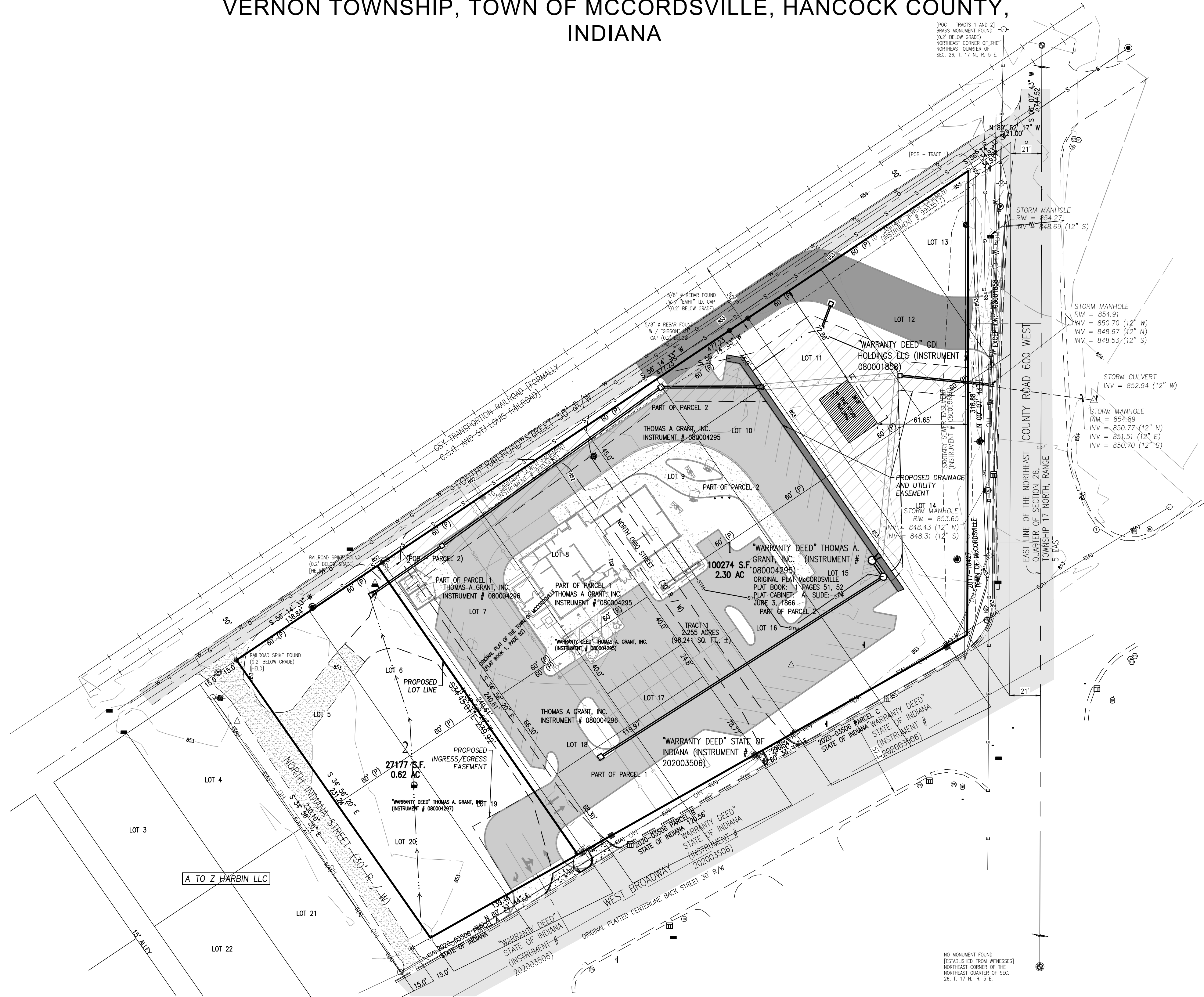


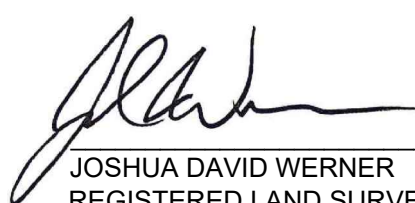
SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE
ORIGIANAL PLAT OF THE TOWN OF MCCORDSVILLE
PRIMARY PLAT
PART OF NE 1/4 SEC. 26-T17N-R5E
VERNON TOWNSHIP, TOWN OF MCCORDSVILLE, HANCOCK COUNTY,
INDIANA



- LEGEND
- 4\"/>
 - 5\"/>
 - 5\"/>
 - 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

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 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)	10	
Min. Rear Yard Setback (ft)	20	
Lot Coverage		
Max. Lot Coverage (% of all impervious surfaces)	65%	
Height		
Max. Principle Structure Height (ft)	45	
Max. Accessory Structure Height (ft)	35	
Misc.		
Max. No. of Primary Structures per lot	N/A	

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.



This instrument prepared for:

CULVER'S

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

This instrument prepared by:

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

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

SHEET 1 OF 2