

McCordsville

ESTD  1988

INDIANA

Planning & Building Department
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PUBLIC HEARING INFORMATION

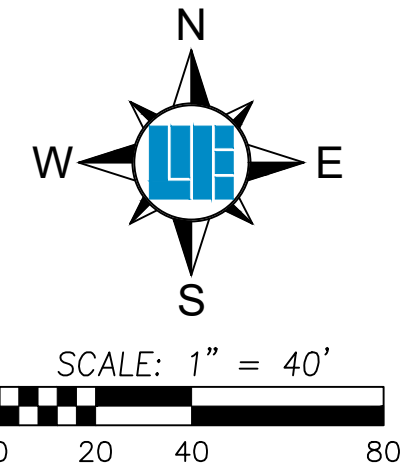
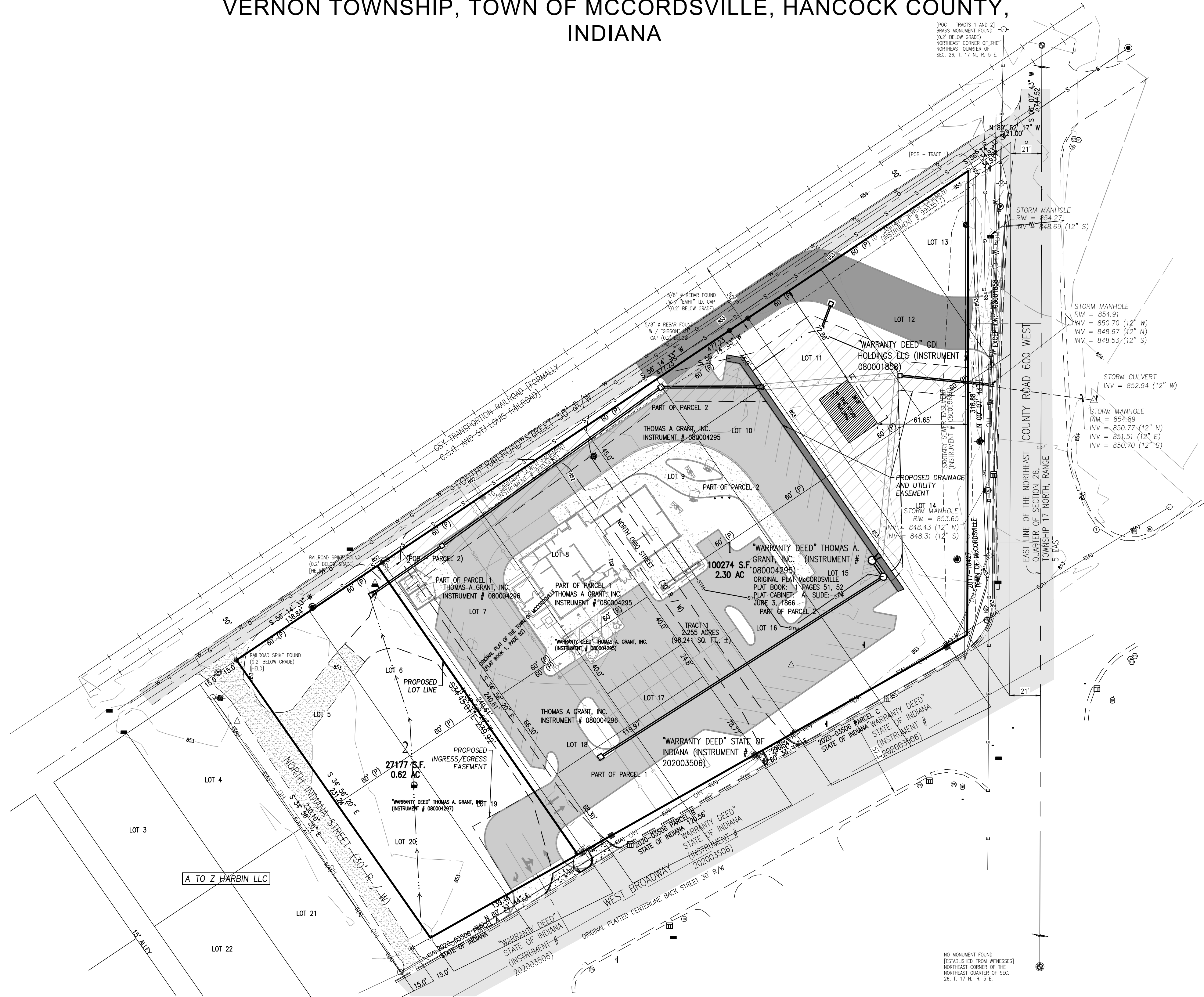
Case #: PC-23-016

Title: Westfield Development's (Culver's) request for approval of a Re-plat for two lots on +/- 2.9 acres, located at the northwest corner of CR 600W and W Broadway.

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

**Meeting agenda, project details, 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 and click on "Agendas & Minutes".*

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"x10" CONCRETE MONUMENT
 - 5/8" REBAR "WEIHE ENGR. 0012" SET/FOUND
 - 5/8" REBAR W/ALUMINUM CAP STAMPED "WEIHE ENGR. 0012" TO BE SET
 - XXX 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

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