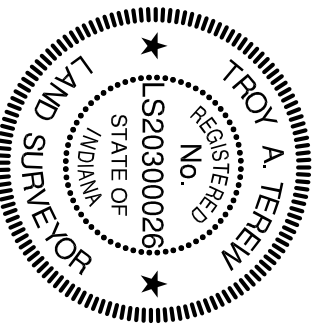


2414 NORTH CAPITOL AVENUE REPLAT

PLOT PLAN

LOT #4
PARCEL#1107205
MARION COUNTY, INDIANA
2416 N. CAPITOL AVENUE



NOTE:

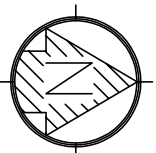
- DRIVE ENTRY TO CONFORM WITH STD. PLAN 101.21
- THE LOCATIONS, DIMENSIONS, AND WIDTH ALONG THE PROPOSED PUBLIC SIDEWALK WERE SCALED OR TAKEN FROM ENGINEERING CONSTRUCTION PLANS PREPARED BY OTHERS OR AS PROVIDED.
- VERIFY SANITARY LATERAL LOCATION PRIOR TO CONSTRUCTION
- IT SHALL BE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO VERIFY THE BUILDING DIMENSIONS, BUILDING LOCATIONS, THE LOCATION OF OTHER PERTINENT FEATURES AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. THE INTENDED USE OF THIS PLOT PLAN IS FOR SECURING BUILDING PERMITS ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

000.0 — PROPOSED GRADE
000.0 — EXISTING GRADE

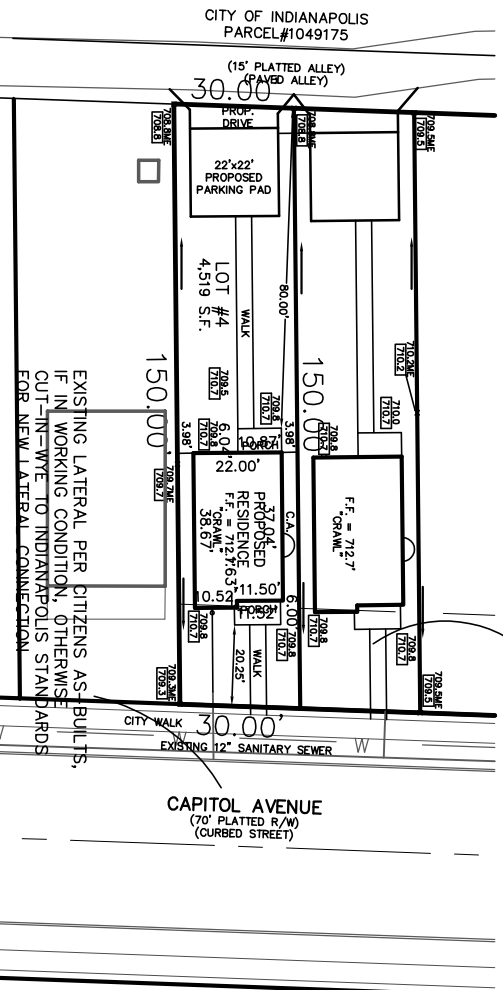
IMPERVIOUS LOT COVERAGE	
HOUSE:	832± SQ.FT.
PARKING PAD/DRIVE:	607± SQ.FT.
PRIVATE SIDEWALK:	294± SQ.FT.
PATIO:	0± SQ.FT.
PORCH:	134± SQ.FT.
DECK:	0± SQ.FT.
TOTAL IMPERVIOUS AREA:	1,867± SQ.FT.
LOT AREA:	4,519± SQ.FT.

PREPARED FOR
NEAR NORTH DEVELOPMENT CORPORATION

1" = 30'



PLATTED 25' BUILDING SETBACK LINE
PRIOR TO 11/1/21 20 CHANGES
USING NEIGHBORHOOD YARD FRONTAGE
OF +20', WHICH IS SIMILAR TO SOUTH
ADJOINERS SETBACK



"POINTING YOU IN THE RIGHT DIRECTION"

LAND DEVELOPMENT CONSULTING
& LAND SURVEYING SERVICES
11650 Ohio Road, Suite#1000-289
Fishers, Indiana 46037
Phone: (317)-841-8754
Fax: (317)-841-8762
E-mail: Troy@Truenorthindy.com

DRWN: TAT
JOB#: 23-388
DATE: 05/03/23
REV:
ZONING: D8 Compact Lot
Front: Neighborhood Yard (20-50')
Side: 3' Min
Rear: 20'
SCALE: 1" = 30'
DOCUMENT SIZE: 8-1/2"x11"
F.F.E. HSE: 712.7'
F.F.E. GAR: N.A.
F.F.E. BSM'T: "CRAWL"

ALL OF THE WITHIN DESCRIBED LAND
LIES WITHIN THAT FLOOD HAZARD ZONE
"X", AND DOES NOT LIE WITHIN A
100-YEAR SFHA, AS SAID LAND PLOTS
BY SCALE ON COMMUNITY-PANEL #:
18097C0232F OF THE FLOOD
INSURANCE RATE MAPS (FIRM) FOR
MARION COUNTY, INDIANA
DATED: April 19, 2016.