

Town of McCordsville
Board of Zoning Appeals
McCordsville Marketplace – McCordsville, Indiana

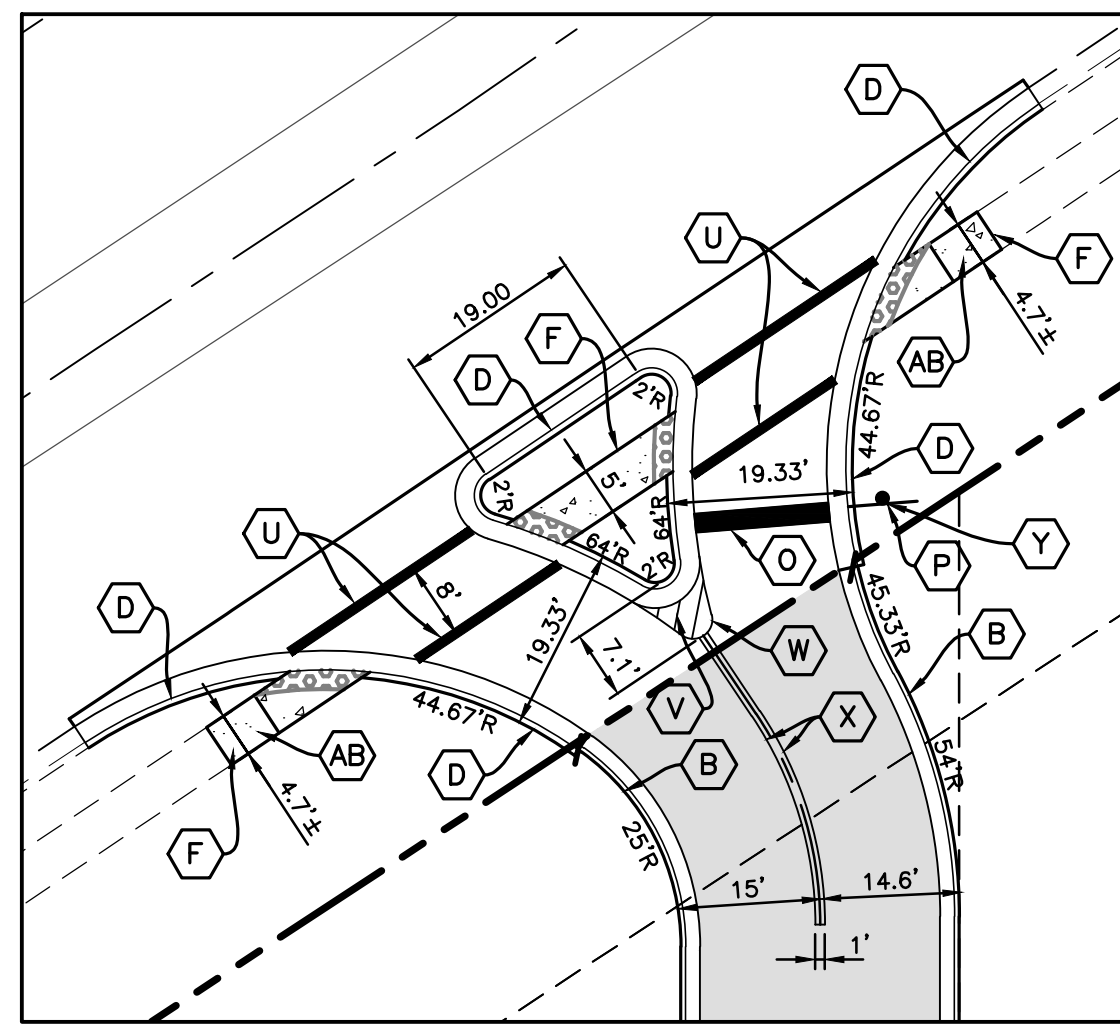
STATEMENT OF INTENT

On behalf of Kovacs Enterprises LLC, we are seeking a variance from Section 6.05(B)(1) of the Town of McCordsville Zoning Ordinance for the proposed McCordsville Marketplace project. This Development Standard states that no parking can be located within the required front yard. This variance request is to allow the parking to encroach the front yard by up to 5 feet.

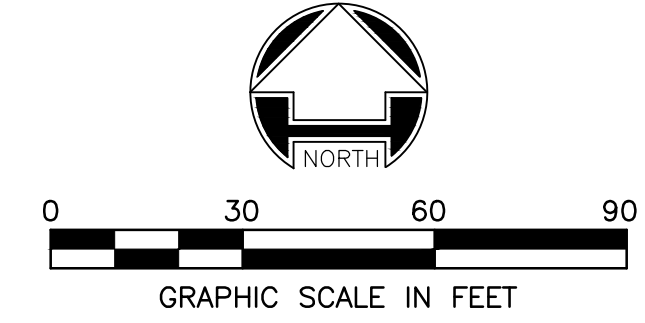
The trapezoidal shape of the property presents challenges to adequately develop the property into the intended commercial use. With the required setbacks, landscape buffer, easements, stormwater detention, and other zoning requirements, the proposed parking lot is not able to be maintained fully behind the 50-foot front setback from West Broadway. With the parking lot encroaching into the front setback by 5 feet, it is located 70 feet from the street, and 60 feet from the sidewalk along the street. Greenspace and the required landscaping along the front will also be provided in between the parking lot and the street.

Woolpert, Inc.
333 N Alabama Street, Suite 00
Indianapolis, IN 46204
317.299.7500

Layout Tab Name: C200, Images: Xrefs: 78681-TBLK.dwg, 78681-x.dwg, 78681-p.dwg
 Last Saved By: Daulton, 2/14/2019 9:38:47 AM
 G:\DE\Clients\Kovacs Enterprises\78681 McCordsville Marketplace\4.0 Disciplines\Civil\Cadd\78681 SIT.dwg Plotted By: Daulton, Phyllis Plotter/February 14, 2019, 9:39:19 AM



ENTRANCE DETAIL
 SCALE: 1"=20'



LEGEND

SYMBOL	DESCRIPTION
A	INTEGRAL WALK & CURB
B	COMBINED CURB & GUTTER (TYPE II)
C	6" STRAIGHT CURB
D	INDOT COMBINED CURB & GUTTER, TYPE B
E	6" CONCRETE PAVEMENT
F	CONCRETE WALK
G	CONCRETE STOOP (5'x5' UNLESS OTHERWISE NOTED)
H	7'x7' TRANSFORMER PAD
I	4" PAINTED BLUE PAVEMENT STRIPE AT 45° ANGLE, 2' O.C.
J	4" PAINTED WHITE PAVEMENT STRIPE
K	4" PAINTED WHITE PAVEMENT STRIPE
L	LANDSCAPED AREA
M	EXPANSION JOINT AT BUILDING
N	ADA RAMP
O	STOP BAR
P	STOP SIGN
Q	ADA PARKING SIGN
R	"DO NOT ENTER" SIGN
S	PRECAST CONCRETE WHEEL STOP
T	BICYCLE RACK
U	8" SOLID WHITE THERMOPLASTIC LINE
V	24" SOLID YELLOW DIAGONAL THERMOPLASTIC STRIPE
W	4" SOLID YELLOW THERMOPLASTIC LINE
X	4" SOLID YELLOW DOUBLE THERMOPLASTIC LINE
Y	"YIELD TO PEDESTRIANS" SIGN
Z	RAILING (SEE ARCHITECTURAL PLANS)
AA	WOODEN GUARDRAIL
BB	INDOT ADA RAMP (SEE SHEET C601)
BB	TRASH ENCLOSURE
BB	ADA PAVEMENT SYMBOL
BB	SIGN
BB	CURB TRANSITION
BB	NUMBER OF PARKING SPACES
BB	THRU ARROW PAINTED RETROREFLECTIVE WHITE
BB	"ONLY" PAINTED RETROREFLECTIVE WHITE
BB	PROPOSED CONCRETE
BB	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
BB	PROPOSED R/W ASPHALT PAVEMENT PER INDOT STANDARDS
BB	DETECTABLE WARNING SURFACE

PARKING DATA

PER ZONING ORDINANCE	
PARKING SPACES REQUIRED	
RETAIL, SMALL (1 PER 300 S.F.)	61
BICYCLE PARKING (1 PER 30 PARKING SPACES)	5
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	115
ADA PARKING SPACES	6
TOTAL PARKING SPACES =	121

SITE DATA

ACREAGE	4.463 AC.
BUILDING 1 S.F.	8,638 S.F.
BUILDING 2 S.F.	9,648 S.F.

SITE NOTES

- ALL DIMENSIONS IN CURBED AREAS SHALL BE BACK TO BACK OF CURB.
 -ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT.
 -ALL DIMENSIONS AT INTEGRAL CURB & WALK SHALL BE TO FACE OF CURB.
 -ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
- ALL RADII IN PAVED AREAS & ON CURBS SHALL BE 5' UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL CONTACT A/E IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS COMPLETED.
- ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
- ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
- ADA RAMP AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODE WHICHEVER HAS JURISDICTION. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR SPECIFICATIONS.
- ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. THE AMOUNT, LOCATION AND SIZE SHALL BE PER DIRECTION OF AGENCY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.

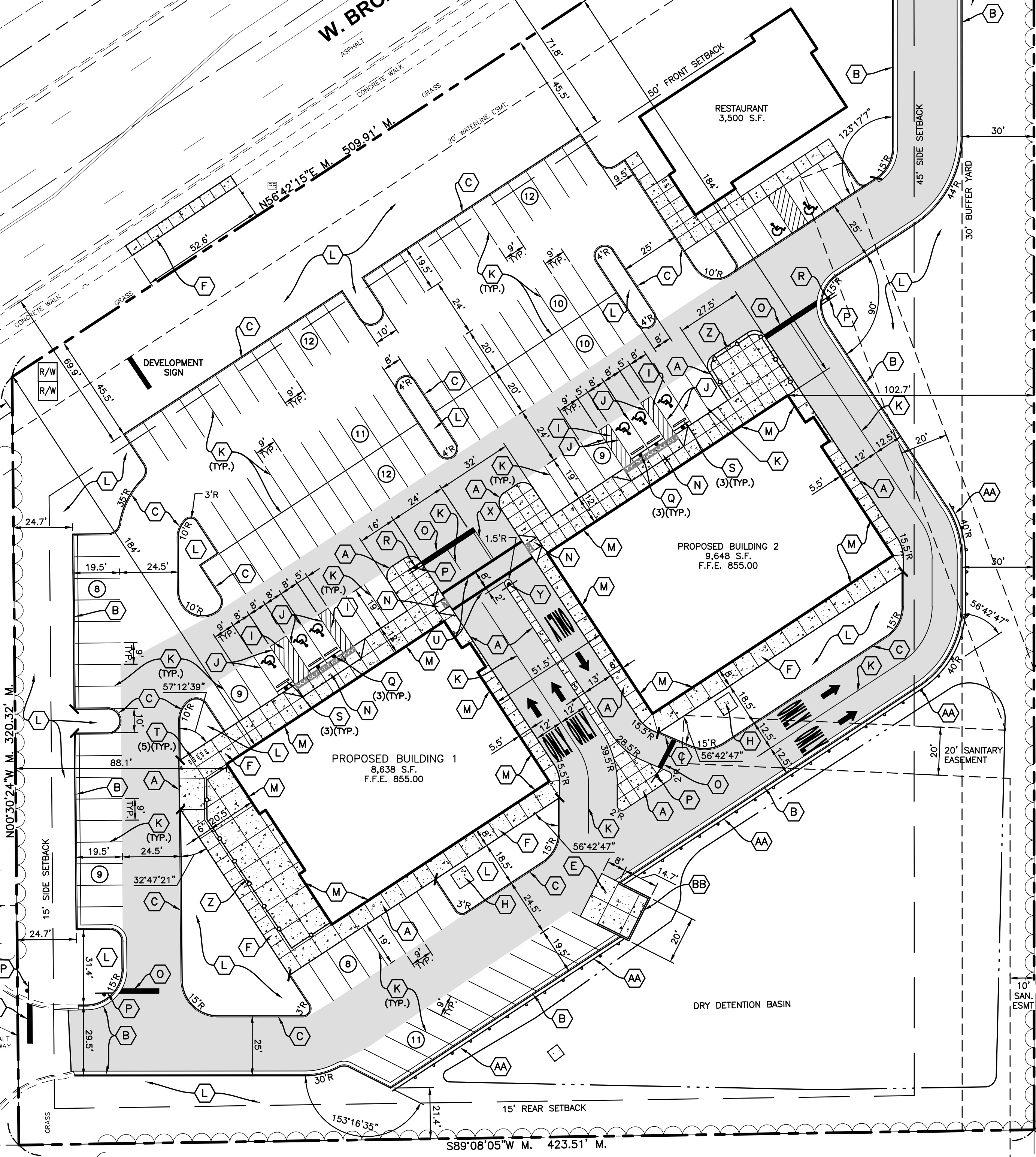
SEE ENTRANCE DETAIL THIS SHEET

30' SANITARY FORCE MAIN ESMT. PER INSTR. 0102916

P.O.B.

NORTH CARROLL ROAD

W. BROADWAY (U.S. 36)



REVISION

DATE

PROJECT No: 78681

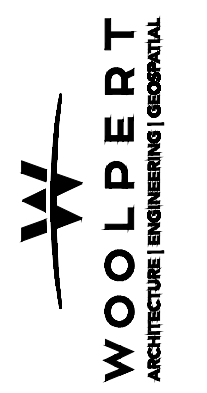
DATE 01/23/19

DES. JMC

DR. PJD

CKD. JRS

333 North Alabama Street
 Suite 200
 Indianapolis, IN 46204
 317.299.7500
 FAX: 317.291.5805



MCCORDSVILLE MARKETPLACE

WEST BROADWAY
 MCCORDSVILLE, INDIANA

SITE PLAN

SHEET NO.

C200