



**CITY OF COLUMBUS  
BOARD OF ZONING APPEALS  
(Updated - June 28, 2016 Meeting)**

**STAFF REPORT**

**Docket No. / Project Title:** C/DS-16-12 (Ricker's Gas Station)  
**Staff:** Melissa Begley  
**Applicant:** Ricker's Gas Station  
**Property Size:** 1.45 Acres  
**Current Zoning:** CC (Commercial: Community)  
**Location:** 1711 and 1725 25<sup>th</sup> Street, in the City of Columbus

Those items underlined represent additional information that was added to the previous staff report for the May 24, 2016 meeting.

**Background Summary:**

The applicants are proposing to fully redevelop the subject property for a Ricker's Gas Station with 7 fuel pumps and a 5,000 square foot convenience store. The applicant is requesting the following development standards variances:

1. From Zoning Ordinance Section 6.1(C)(2) to allow a dumpster to be located in the front yard,
2. From Zoning Ordinance Section 7.3(C)(3)(c)(iii) to allow an entrance to a non-residential use on a local street (24<sup>th</sup> St.) to be 86 feet, 14 feet less than the required 100 feet from the centerline of another street.

The following variance requests related to the refurbishment of an existing sign were voted on and approved at the May 24, 2016 meeting.

1. From Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign to be 29 feet in height, 9 feet taller than the 20 foot maximum height,
2. From Zoning Ordinance Section 10 (Table 10.1) to allow a freestanding sign to be 154.89 square feet in size, 54.89 square feet larger than the maximum 100 square foot size,
3. From Zoning Ordinance Section 10 (Table 10.1) to allow the elements of a freestanding sign to be physically separated by 1 foot, 6 inches more than the maximum allowed.

**Preliminary Staff Recommendation:**

Variance #1 – Dumpster – Approval, all criteria have been met.

Variance #2 – Driveway Separation – Denial, criteria 3 has not been met.

**Zoning Ordinance Considerations:**

**District Intent:** The intent of the CR (Commercial: Regional Center) zoning district is as follows: to establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high volume transportation routes. This district should be limited to locations with access and infrastructure which is compatible with the needs of regional-serving businesses and facilities. This district should be focused at key intersections, rather than extended along corridors.

**Development Standards:**

1. Section 6.1(C)(2) Trash & Recycling Containers: No such dumpster or other similar container shall be located in any front yard.
2. Section 7.3(C)(3)(c)(iii) Access to Multi-Family and Non-Residential Uses: No two entrances from a public street or road to a property shall be permitted within 100 feet along a Local Street.

<b>Current Property Information:</b>	
<b>Land Use:</b>	Former Alamo/National Rental Car, A multi-tenant building (Arts Cleaners, Sabor De La Vida Restaurant, The Hair Bazaar, Columbus Automotive Transmission Specialists)
<b>Site Features:</b>	A commercial multi-tenant building, A vacant commercial building, associated parking lots
<b>Flood Hazards:</b>	No flood hazards exist on this property.
<b>Vehicle Access:</b>	25 <sup>th</sup> Street (Minor Arterial, Commercial, Urban) 24 <sup>th</sup> Street (Local, Commercial, Urban) Cottage Avenue (Local, Commercial, Urban) Cherry Street (Local, Commercial, Urban)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	CC (Commercial: Community)	Commercial Strip Center
<b>South:</b>	CC (Commercial: Community)	Auto Repair, Single Family Residential
<b>East:</b>	CC (Commercial: Community)	Commercial (Columbus Optical, The Big Cheese, vacant Real Estate Office) Multi-family Residential
<b>West:</b>	RS4 (Residential: Single Family 4)	Single Family Residential

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	No comments were received.
<b>Code Enforcement:</b>	No comments were received.

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicants are proposing to fully redevelop the subject property for a Ricker's Gas Station with 7 fuel pumps and a 5,000 square foot convenience store. Zoning Ordinance Section 11.4(B)(2) requires sites to come into full compliance with the Zoning Ordinance when a property with non-conforming site features is redeveloped (the primary structure is removed or replaced).
2. The site is comprised of two properties that encompass an entire block. The property is bounded by 25<sup>th</sup> Street to the north, 24<sup>th</sup> Street to the south, Cottage Avenue to the east and Cherry Street to the west. The surrounding area is primarily commercial in nature with other commercial properties located to the north, east and south of the subject property. There are residential properties to the west of the subject property.
3. 24<sup>th</sup> Street is identified on the Thoroughfare Plan as a Local Street. Per Zoning Ordinance Section 7.1(Part 1)(C)(3)(c)(iii), no two entrances from a public street to a property shall be permitted within 100 feet on a local street. The southern drive entrance on 24<sup>th</sup> Street was originally proposed to be 86 feet from Cherry Street. The applicants are also proposing drive entrances off of Cherry Street and Cottage Avenue for a total of 3 entrances to the property. The Cherry Street entrance and the Cottage Avenue entrances both meet the separation requirements. The applicants have revised the site plan and moved the proposed entrance located on 24<sup>th</sup> Street. The drive now sits 84 feet from Cottage Street instead of Cherry Street.
4. The applicants have indicated the drive on 24<sup>th</sup> Street is to allow access for the trash truck, deliveries and customer traffic. The applicant further indicated the drive onto 24<sup>th</sup> Street could be moved to the west to meet the separation distance however this would require the relocation of the parking spaces adjacent to the building to the other side of the drive. This layout would be less than ideal because it would the need for customers to cross the driveway to enter the convenience store.
5. Zoning Ordinance Section 6.1(C)(2) prohibits dumpsters from being located in a front yard. The applicants originally proposed to locate the dumpster on the southwest corner of the property, which falls within the Cherry Street front yard and partially within the 24<sup>th</sup> Street front yard. Because the site is bounded by 4 streets, this site is considered to have 4 front yards. The applicants have moved the dumpster location. The dumpster is now located at the southeast corner of the property, which fell within the Cottage Street front yard and partially within the 24<sup>th</sup> Street front yard. This location sets the dumpster the farthest away from the residential properties located to the west of the subject property.
6. This project represents infill development. Infill development is beneficial to the community because it makes use of vacant or underutilized lots within the center city, strengthens the real estate market and property values in the area, and utilizes existing infrastructure.

### **Provisional Findings of Fact/Decision Criteria (Variance #1 – Dumpster):**

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

*Provisional Findings:* The proposed dumpster is located outside of the public right-of-way and will be screened with both an opaque enclosure and landscaping. The dumpster will not be located in a sight visibility triangle or block vehicular visibility and therefore will not be injurious to the public health and safety of the public. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

*Provisional Findings:* The use and value of the area will not be affected in a substantially negative manner. The dumpster screen will be constructed of brick and stone to match the building and will have a row of evergreen shrubs to buffer the back of the dumpster. The gates to the dumpster are oriented to the gas station building and away from the neighboring properties. *This criterion has been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

*Provisional Findings:* The strict application of the zoning ordinance will result in a practical difficulty in the use of the property. The property has 4 frontages and would therefore not otherwise be permitted to have a dumpster, which is necessary and common for commercial uses. *This criterion has been met.*

### **Provisional Findings of Fact/Decision Criteria (Variance #2 – Driveway Separation):**

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

*Provisional Findings:* The access point located on 24<sup>th</sup> Street is to allow access for the trash truck, deliveries and for customer traffic. 24<sup>th</sup> Street is a low volume road and the drive will not create a public safety issue with the closer proximity to Cottage Street ~~Cherry Street~~. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

*Provisional Findings:* The proposed location of the drive is preferred. If the driveway on 24<sup>th</sup> Street was moved farther to the west to meet the separation distance, the result would not be enough space to accommodate the parking spaces adjacent to the building. *This criterion has been met.*

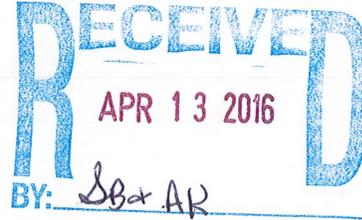
- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

*Provisional Findings:* While the drive on 24<sup>th</sup> Street is convenient and provides additional circulation to the property, the site is already served by 2 access points. The strict application does not result in a practical difficulty in the use of the property. *This criterion **has not** been met.*

### **Board of Zoning Appeals Options:**

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Columbus – Bartholomew County Planning Department  
Development Standards Variance Application



Planning Department Use Only:

Jurisdiction:  Columbus  Bartholomew County

Zoning: CC

Docket No.: 475-16-12

Hearing Procedure:  Board of Zoning Appeals  Hearing Officer

**Development Standards Variance Application:**

Note: It is recommended that all variance applications are reviewed in a meeting with a Planning Department staff member prior to being filed. Please contact the Planning Department at 812.376.2550 to schedule that review meeting.

**Applicant Information** (the person or entity that will own and/or execute what is proposed):

Name: Travis Smith

Address: 30 West 11th Street, Anderson, IN 46016  
(number) (street) (city) (state) (zip)

Phone No.: 765.643.3016 Fax No.: \_\_\_\_\_ E-mail Address: tsmith@rickers.net

**Property Owner Information** (the "owner" does not include tenants or contract buyers):

Name: Carl Ricketts Trust, First Financial Bank, Co-Trustee William A. Helmbrecht, V.P.

Address: 125 3rd Street, Columbus, IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812.376.1718 Fax No.: \_\_\_\_\_ E-mail Address: william.helmbrecht@bankatfirst.com

**Notification Information** (list the person to whom all correspondence regarding this application should be directed):

Name: Brad Schoeff ~ Weihe Engineers

Address: 10505 North College Ave., Indianapolis, IN 46280  
(number) (street) (city) (state) (zip)

Phone No.: 317.846.6611 Fax No.: \_\_\_\_\_ E-mail Address: schoeffb@weihe.net

How would you prefer to receive official documentation regarding this request (please check one)? If no or multiple selections are made e-mail will be used.  E-mail  Fax  Mail

**Property Information:**

Address: 1725 25th Street, Columbus, IN 47201  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):  
\_\_\_\_\_

**Variance Requested:**

6.1(c)(2)

I am requesting a variance from Section 6.1.2 of the Zoning Ordinance to allow the following:

To allow a dumpster enclosure on the Ricker's development.

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**Variance Request Justification:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**  
True. Dumpster enclosures are a common item for non residential operations to exist.  
Ricker's is surrounded by 4 street frontage's, which doesn't allow for the dumpster enclosure.

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2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**  
True. The proposed dumpster enclosure has been placed so that it will  
open into the Ricker's site, be screened by landscaping, so the residential zoning to the west will not have to see the inside of the enclosure.

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3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**  
True. Ricker's operation will require an enclosure to hold all trash dumpsters.

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**Variance Requested:**

I am requesting a variance from Section 7.3.3.c of the Zoning Ordinance to allow the following:

To allow the western access drive into Ricker's.

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**Variance Request Justification:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

True.

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2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

True. The proposed drive provides for 1 sided parking with the dumpster enclosure on the west side. What would be the west parking bay is placed on the east side of Ricker's for safety concerns so that the customer does not have to walk across a drive to enter the convenience store. The site isn't wide enough to accomplish the 100' offset at the drive. The site was shifted due east to provide the largest offset the site constraints will allow for.

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3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

True. Ricker's operation will require the drive to 24th Street to allow access for the trash truck, deliveries, and for customers.

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**Variance Requested:**

I am requesting a variance from Section 10, Table 10.1 of the Zoning Ordinance to allow the following:  
To allow Ricker's to maintain, reuse, and refurbish the existing sign located along 25th Street.  
This variance pertains to the requirement to not exceed 100 sq.ft. in area. The existing sign  
is greater than the 100 sq.ft. size.

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**Variance Request Justification:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

True. The existing sign is located in the proposed grassy area between the canopy  
and City sidewalk, outside of the visibility sight triangles along 25th Street.

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2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

True. The existing sign is located within the public right of way, outside of the pavement  
of 25th Street, and along the south side of the pedestrian path to be placed along 25th  
Street. This sign is located between the pathway and the northern curblineline of Ricker's  
and outside of the visibility sight triangles along 25th Street, and does not block any  
adjacent business signage.

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3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

True. Ricker's operation will require signage as typically used for all businesses.

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**Variance Requested:**

I am requesting a variance from Section 10, Table 10.1 of the Zoning Ordinance to allow the following:  
To allow Ricker's to maintain, reuse, and refurbish the existing sign located along 25th Street.  
This variance pertains to the requirement to not exceed 20' in height. The existing sign  
is greater than the 20' in height.

**Variance Request Justification:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

- 1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

True. The existing sign is located in the proposed grassy area between the canopy  
and City sidewalk, outside of the visibility sight triangles along 25th Street.

- 2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

True. The existing sign is located within the public right of way, outside of the pavement  
of 25th Street, and along the south side of the pedestrian path to be placed along 25th  
Street. This sign is located between the pathway and the northern curblineline of Ricker's  
and outside of the visibility sight triangles along 25th Street, and does not block any  
adjacent business signage.

- 3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

True. Ricker's operation will require signage as typically used for all businesses.

**Variance Requested:**

I am requesting a variance from Section 10, (6)(2)(b) of the Zoning Ordinance to allow the following:  
To allow Ricker's to maintain, reuse, and refurbish the existing sign located along 25th Street.

This variance pertains to the requirement to not exceed a 6" gap between sign panels.

The existing sign has gaps between panels that exceed 6" in height.

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**Variance Request Justification:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

True. The existing sign is located in the proposed grassy area between the canopy and City sidewalk, outside of the visibility sight triangles along 25th Street.

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2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

True. The existing sign is located within the public right of way, outside of the pavement of 25th Street, and along the south side of the pedestrian path to be placed along 25th Street. This sign is located between the pathway and the northern curblineline of Ricker's and outside of the visibility sight triangles along 25th Street, and does not block any adjacent business signage.

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3. **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.**

True. Ricker's operation will require signage as typically used for all businesses.

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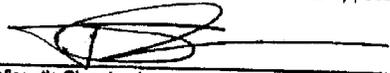
**Application Fee Refund Information:**

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: Travis Smith  
Address: 30 West 11th Street, Anderson, IN 46016  
(number) (street) (city) (state) (zip)

**Applicant's Signature:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

  
(Applicant's Signature) 4-11-16  
(Date)

**Property Owner's Signature (the "owner" does not include tenants or contract buyers):**

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Walter A. H. H., v. P.  
(Owner's Signature) First Financial Bank, TRUSTEE 4-11-2016  
(Date)

\_\_\_\_\_  
(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.

Columbus – Bartholomew County Planning Department

Sign Worksheet

(Attach a separate sign worksheet for each sign to the ZCC or Sign Application)

Use of the Sign (check only one):

X Permanent [ ] Temporary: from \_\_\_\_\_ to \_\_\_\_\_
(start date) (end date)

Type of Sign (check only one):

[ ] Wall Sign [ ] Development Entry Sign [X] Freestanding Sign [ ] Interstate Oriented Sign
[ ] Awning Sign [ ] Projecting Sign [ ] Pedestrian Entry Sign [ ] Directional Sign
[ ] Directory Sign [ ] Window Sign [ ] Suspended Sign [ ] Flag Sign (commercial message)
[ ] Banner Sign [ ] Inflatable Sign [ ] Beacon Sign [ ] Other: \_\_\_\_\_

Sign Features (check all that apply):

[X] Multiple Use Sign – Number of Secondary Elements (ie. tenant signs): 2
[X] Changeable Copy: \_\_\_\_\_ square feet
[ ] Time & Temperature: \_\_\_\_\_ square feet

Sign Area:

Sign Area (total): 149 square feet ( 28 feet tall X 12.5 feet wide)

Freestanding Sign Information (complete as applicable):

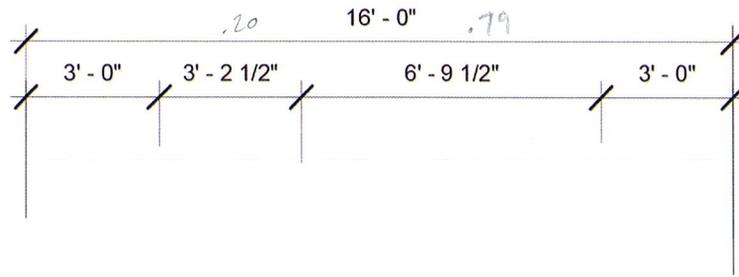
Sign Height (from ground level): 29 feet
Sign Area (primary element): 64 square feet ( 4 feet tall X 16 feet wide)
Sign Area (secondary element #1): 39 square feet ( 3 feet tall X 13 feet wide)
Sign Area (secondary element #2): 52 square feet ( 4 feet tall X 13 feet wide)
Sign Area (secondary element #3): \_\_\_\_\_ square feet ( \_\_\_\_\_ feet tall X \_\_\_\_\_ feet wide)

Wall Sign Information (complete as applicable):

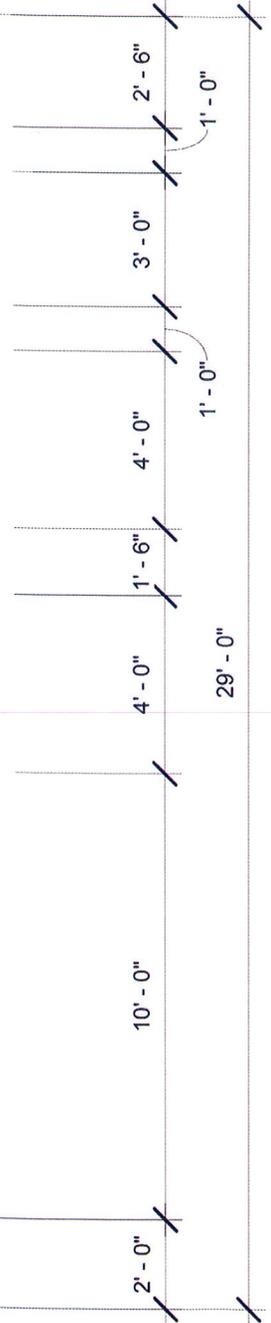
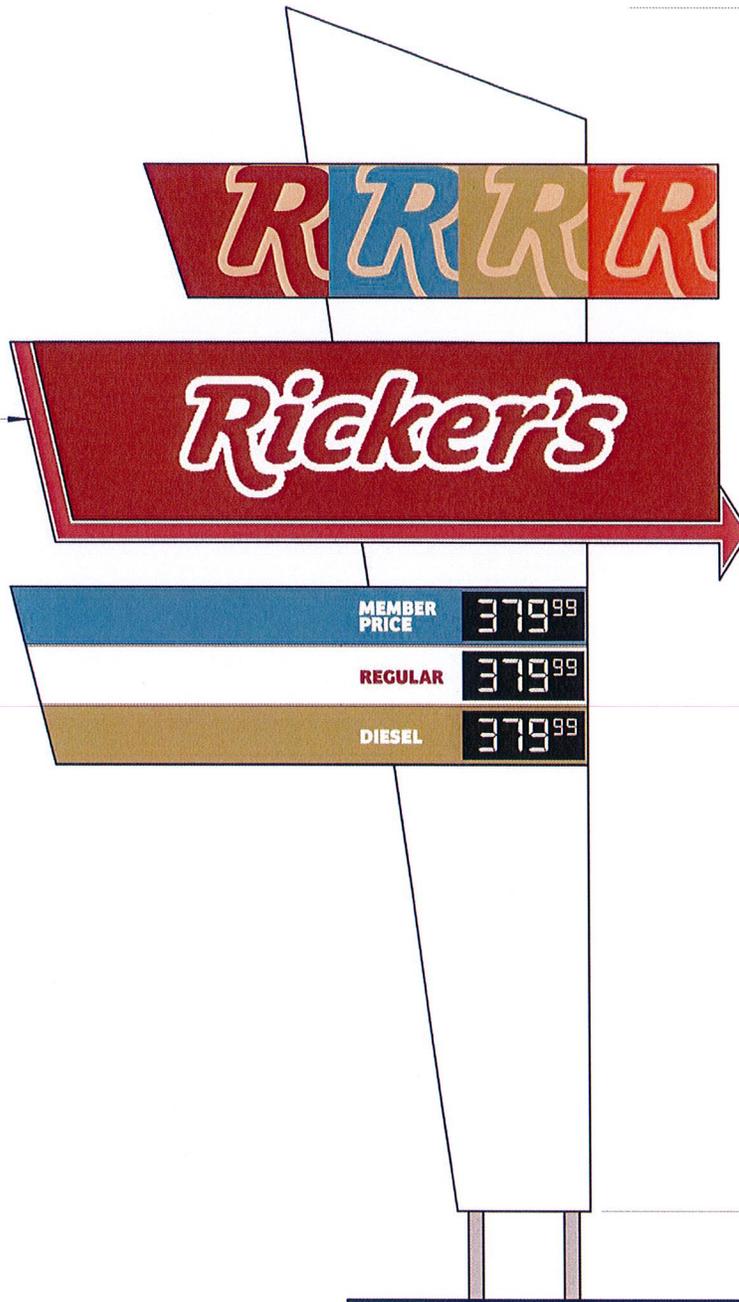
Area of Structure Front Walls: \_\_\_\_\_ square feet
Front Wall #1: \_\_\_\_\_ square feet ( \_\_\_\_\_ feet tall X \_\_\_\_\_ feet wide)
Front Wall #2: \_\_\_\_\_ square feet ( \_\_\_\_\_ feet tall X \_\_\_\_\_ feet wide)

Window Sign Information (complete as applicable):

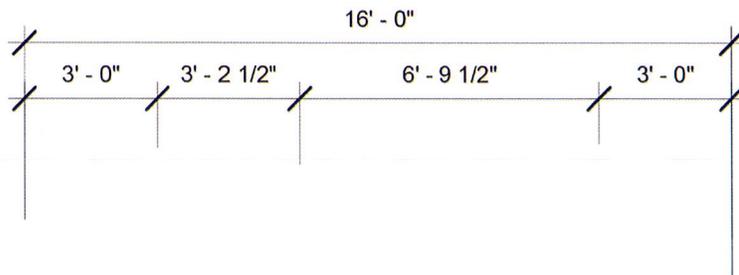
Area of Windows: \_\_\_\_\_ square feet
Windows on Wall #1: \_\_\_\_\_ square feet ( \_\_\_\_\_ feet tall X \_\_\_\_\_ feet wide)
Windows on Wall #2: \_\_\_\_\_ square feet ( \_\_\_\_\_ feet tall X \_\_\_\_\_ feet wide)



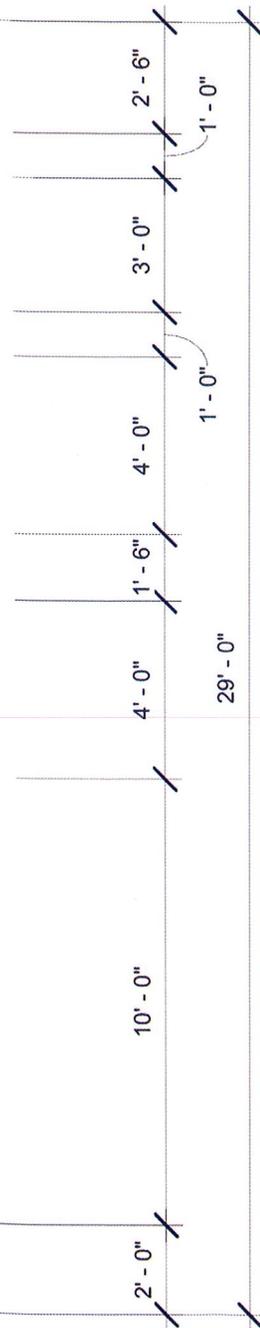
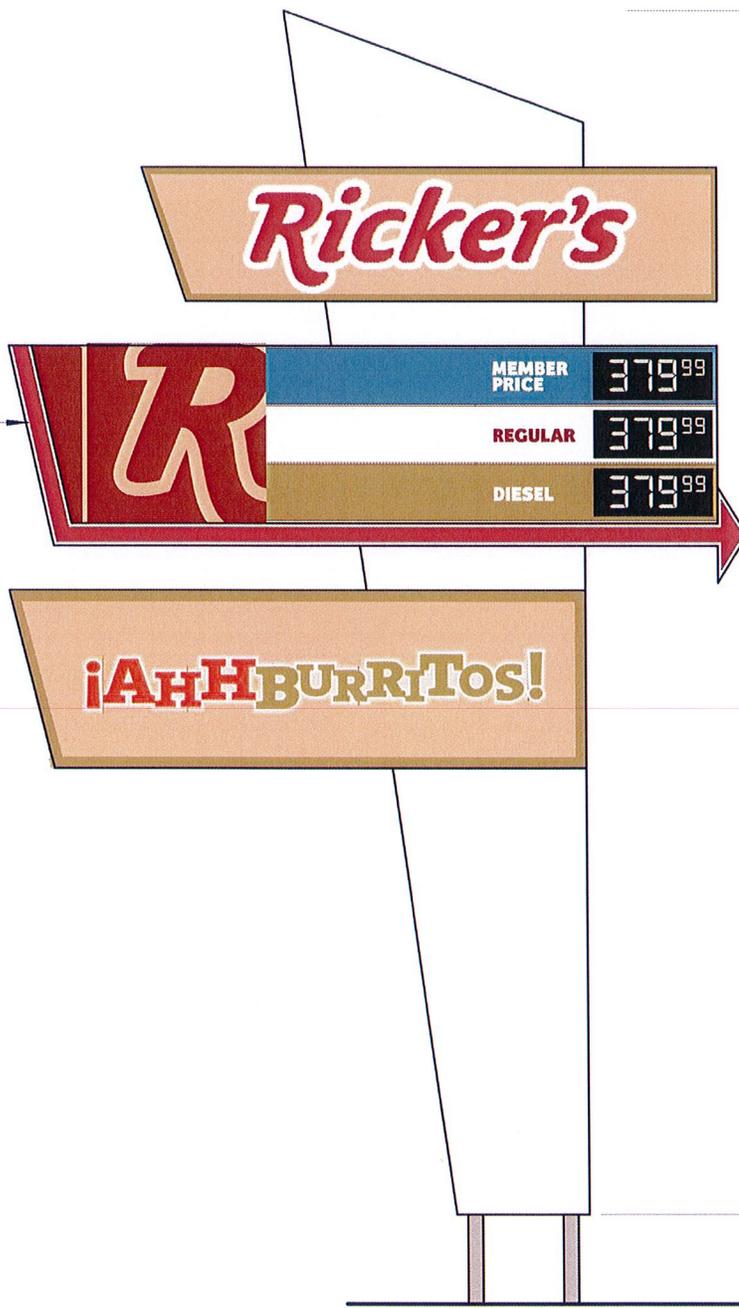
POWER AND UPDATED LIGHTING  
TO ARROW



MEMBER PRICE	379 <sup>99</sup>
REGULAR	379 <sup>99</sup>
DIESEL	379 <sup>99</sup>



POWER AND UPDATED LIGHTING  
TO ARROW



**PROJECT NARRATIVE:**

Ricker's is planning to redevelop the property located at 1711 25<sup>th</sup> Street to construct a new convenience store, fueling canopy, and dispensers. There are currently 2 buildings, pavement and misc. structures located at the site that will be removed before Ricker's can commence with construction. The fueling canopy runs parallel to 25<sup>th</sup> Street with the convenience store located south and parallel to the fueling canopy. The site access is planned off of Cottage Ave. and Cherry Streets along the sides, with a rear entrance from 24<sup>th</sup> for deliveries and an additional customer entrance. Ricker's will disconnect the existing drives currently located along 25<sup>th</sup> Street.

To facilitate the Ricker's development there are a few minor items that cannot comply in full from the City Ordinance that we are respectfully requesting approval for a variance to proceed. The variance items are listed in further detail in this document with supporting site plans to illustrate the site constraints and proposed solution for the Ricker's development.

**PROJECT LOCATION MAP:**



★ PROJECT LOCATION  
**LOCATION MAP**

PROJECT LOCATION MAP:



**EXHIBIT F – LEGAL DESCRIPTION:**

(RECITED FROM MERIDIAN TITLE CORPORATION COMMITMENT FOR TITLE INSURANCE FILE NO. 16-4009 DATED JANUARY 19, 2016 AT 8:00 AM.)

LOTS NUMBERED 131, 132, 133, 134, 135 AND 136 IN WILLIAM M. GRAVES' THIRD ADDITION TO THE CITY OF COLUMBUS, INDIANA, AS RECORDED IN PLAT BOOK "C", PAGE 22, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

ALSO: RICKETTS' REPLAT OF WILLIAM GRAVES ADDITION LOTS 137 AND 142, AN ADDITION TO THE CITY OF COLUMBUS AS RECORDED IN PLAT BOOK "H", PAGE 98, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

25TH STREET CENTER LLC.

ZONE CC

25TH STREET  
(MINOR ARTERIAL, COMMERCIAL, URBAN)

OLIVER, CHARLES E.  
ZONE CC

OLIVER, CHARLES E.  
& WALBURGA A.  
ZONE CC

THOMPSON, VICTOR  
& SUSAN K.  
ZONE CC

REISING, KEITH L.  
& JOYCE C.  
ZONE CC

OLMSTEAD, JEFFREY  
& DIANE M.  
ZONE CC

MUELLENBERG, BRUCE  
ZONE CC

CAMPBELL, THOMAS L.  
ZONE CC

CHERRY STREET  
(LOCAL, COMMERCIAL, URBAN)

COTTAGE STREET  
(PLATTED AS HIGHLAND STREET)  
(LOCAL, COMMERCIAL, URBAN)

PROPOSED RICKER'S STORE  
GFA = 5000 S.F.  
F.F.E. = 638.40

GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BEDS SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOVING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
- REFER TO SHEET C102 FOR ADDITIONAL STABILIZATION REQUIREMENTS.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
<b>PARKING LOT PUBLIC STREET FRONTAGE</b> - 1 LARGE TREE OR 1.25 MEDIUM TREES (NOT ORNAMENTAL) + 7.5 ORNAMENTAL TREES OR SHRUBS PER 50 LINEAR FEET	<b>24TH STREET (160')</b> - 3 LARGE OR 4 MEDIUM TREES - 24 ORNAMENTAL TREES OR SHRUBS	<b>24TH STREET</b> - 3 LARGE TREES - 24 SHRUBS
<b>COTTAGE AVE. (210')</b> - 4 LARGE TREES OR 5 MEDIUM TREES - 28 ORNAMENTAL TREES OR SHRUBS	<b>COTTAGE AVE.</b> - 4 LARGE TREES - 30 SHRUBS	<b>COTTAGE AVE.</b> - 4 LARGE TREES - 30 SHRUBS
<b>25TH STREET (272')</b> - 6 LARGE OR 8 MEDIUM TREES - 37 ORNAMENTAL TREES OR SHRUBS	<b>25TH STREET</b> - 6 MEDIUM TREES - 37 SHRUBS	<b>25TH STREET</b> - 6 MEDIUM TREES - 37 SHRUBS
<b>CHERRY ST. (217')</b> - 5 LARGE OR 7 MEDIUM TREES - 29 ORNAMENTAL TREES OR SHRUBS	<b>CHERRY ST.</b> - 5 LARGE TREES - 29 SHRUBS	<b>CHERRY ST.</b> - 5 LARGE TREES - 29 SHRUBS
<b>PARKING LOT INTERIOR</b> - ISLANDS MUST BE PROVIDED WITH A SURFACE AREA EQUAL TO 5% OF THE PAVED SURFACE. ISLANDS MUST BE A MINIMUM OF 300 SF. PENINSULAS MUST BE A MINIMUM OF 150 SF. - 1 MEDIUM TREE (NOT ORNAMENTAL) AND 6 SHRUBS PER 300 SF OF ISLANDS	<b>PAVED AREA = 19,642 SF</b> - 982 SF ISLANDS REQUIRED - 1 MEDIUM TREE AND 6 SHRUBS PER 300 SF OF ISLANDS PROVIDED	- 140 SF ISLANDS - 4 MEDIUM TREES (REQD) - 23 SHRUBS (REQD)
<b>FRONT SETBACK</b> - FOR ANY PORTION OF A FRONT YARD WHICH IS NOT ALSO A PARKING LOT FRONTAGE: 0.6 POINTS X LINEAR FOOTAGE OF THE FRONTAGE = MINIMUM NUMBER OF REQUIRED LANDSCAPE POINTS.	<b>24TH STREET (104')</b> - 62.4 POINTS	<b>24TH STREET</b> - 75 POINTS
<b>LOT INTERIOR</b> - 0.25 POINTS X LINEAR FOOTAGE OF THE OUTER WALL PERIMETER OF THE PRIMARY BUILDING = MINIMUM REQUIRED POINTS - 25% OF THE LOT INTERIOR LANDSCAPING SHALL BE LOCATED WITHIN 15' OF THE PRIMARY STRUCTURE	<b>(294)</b> - 73.5 POINTS - 11.025 POINTS MUST BE AROUND BUILDING FOUNDATION	- 142.5 POINTS - 100% ARE AROUND BUILDING FOUNDATION
<b>FREESTANDING SIGNS EXCEEDING 6'</b> - MINIMUM 40 POINTS PLACED IN A 5' RADIUS AROUND THE BASE OF THE SIGN	<b>6' SIGN (X2 SIGNS)</b> - 40 POINTS EACH SIGN	<b>6' SIGN(X2 SIGNS)</b> - 45 POINTS EACH SIGN

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION (R/B/B)	CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE
<b>LARGE CANOPY DECIDUOUS TREES</b>								
AO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	5	X		SEE PLAN	X 50T x 40W
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	3	X		SEE PLAN	MALE 50T x 30W
GIS	GLEDITSIA TRIBACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	7	X		SEE PLAN	X 45T x 35W
NS	NYSSA SYLVATICA	BLACK GUM	2 1/2"	4	X		SEE PLAN	X 50T x 30W
<b>MEDIUM CANOPY DECIDUOUS TREES</b>								
AG	ACER GRISEUM	PAPERBARK MAPLE	1 1/2"	8	X		SEE PLAN	X 30T x 29W
<b>DECIDUOUS SHRUBS</b>								
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	#3	19		X	SEE PLAN	MIN 24" 8T x 5W
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	#3	27		X	SEE PLAN	MIN 24" 6T x 6W
CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	15		X	SEE PLAN	MIN 24" 4T x 6W
PoD	PHYSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#3	6		X	SEE PLAN	MIN 24" 8T x 6W
<b>EVERGREEN SHRUBS</b>								
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	#3	29	X		SEE PLAN	MIN 24" 4T x 4W
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	40		X	SEE PLAN	MIN 24" 4T x 6W
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	GLOBE ARBORVITAE	#3	38		X	SEE PLAN	MIN 24" 4T x 4W

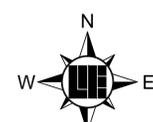
LANDSCAPE PLAN NOTES

- SOD (ALTERNATE)- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD. OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
- LANDSCAPE BED EDGE (TYP.)
- MULCH

LEGEND

SITE TRIANGLE: PER PARKING AND CIRCULATION STANDARDS SECTION 7.3 (PART1)(D)(5)

RESTRICTIONS: WITHIN THE SIGHT VISIBILITY TRIANGLE, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE VISION BETWEEN A HEIGHT OF 2 1/2 FEET AND 10 FEET ABOVE THE CENTERLINE GRADES OF THOSE INTERSECTING STREETS AND DRIVES.



SCALE: 1" = 20'



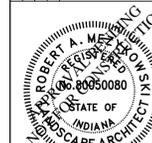
Know what's below. Call before you dig.

Within Indiana Call 811 or 800-332-5544 24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-25, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

PREPARED FOR: **CONVENIENCE STORE**  
1711 25TH STREET, COLUMBUS IN 47201  
LANDSCAPE PLAN

SHEET NO. **L100**  
PROJECT NO. **W16.0017**



ROBERT A. MEZYKOWSKI RLA 0050080

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Indianapolis, Indiana 46280  
weihe.net  
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800 | 452 - 6408  
317 | 843 - 0546 fax

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

LOCATION: W:\2016\W160017\Engineering\Design\Convent\W160017-L100.dwg  
DATE/TIME: June 03, 2016 - 6:32am  
PLOT/DWG: th\_schneib

LOCATION: J:\2016\W160017\Engineering\Design\Convent\W160017-C200 -Rls.dwg  
 DATE/TIME: June 03, 2016 - 6:31am  
 PLOTTED BY: schenb

25TH STREET CENTER LLC.

ZONE CC

MUELLENBERG, BRUCE  
 ZONE CC

CAMPBELL, THOMAS L.  
 ZONE CC

OLIVER, CHARLES E.  
 ZONE CC

OLIVER, CHARLES E.  
 & WALBURGA A.  
 ZONE CC

THOMPSON, VICTOR I.  
 & SUSAN K.  
 ZONE CC

REISING, KEITH L.  
 & JOYCE C.  
 ZONE CC

OLMSTEAD, JEFFREY D.  
 & DIANE M.  
 ZONE CC

PROPOSED RICKER'S STORE  
 GFA = 5000 S.F.  
 F.F.E. = 638.40

**SITE PLAN NOTES**

**PAVEMENT**

- (P1) RIGHT-OF-WAY CONCRETE
- (P2) STANDARD DUTY CONCRETE
- (P3) MATCH EXISTING PAVEMENT

**HARDSCAPE**

- (H1) 6" STRAIGHT CURB
- (H2) INTEGRAL WALK AND CURB
- (H3) MATCH EXISTING CURB
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING.  
 \* PRIVATE WARNINGS TO BE GROOVED CONCRETE  
 \* RIGHT OF WAY WARNINGS TO BE TRUNCATED DOMES
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) TRANSFORMER PAD LOCATION
- (H10) PATCH ASPHALT PAVEMENT TO CITY STANDARDS

**BUILDING ACCESSORIES (REFER TO ARCH. DRAWINGS)**

- (B1) DUMPSTER ENCLOSURE
- (B2) AIR MACHINE
- (B3) FUELING CANOPY
- (B4) PUMP ISLANDS WITH BOLLARDS AND DISPENSERS

**ACCESSORIES**

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) BIKE RACK (PER THE CITY OF COLUMBUS)

**SIGNAGE & MARKINGS**

- (S1) 24" PAINTED WHITE STOP BAR
- (S2) ADA PARKING SPACE
- (S3) PEDESTRIAN CROSSWALK
- (S4) 4" PAINTED WHITE SOLID LINES (TYP)
- (S5) 4" PAINTED WHITE SOLID LINE ISLAND
- (S6) STOP SIGN (3)
- (S7) EXISTING SIGN TO BE CONVERTED TO FUEL PRICING SIGN (1)
- (S8) GROUND SIGN

**SITE PLAN GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926 SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

**SITE DATA**

SITE AREA = 1.46 AC  
 BUILDING AREA = 5,000 SF (4,766 SF USABLE)  
 BUILDING HEIGHT = 29'-0"  
 CANOPY HEIGHT = 23'-0"  
 PERCENT IMPERVIOUS = 65%  
 PERCENT PERVIOUS = 35%  
 ZONING = CC  
 FRONT YARD BSL REQUIRED = 10 FT  
 FRONT YARD BUFFER = 0 FT  
 REAR YARD BSL REQUIRED = 10 FT  
 REAR YARD BUFFER = 0 FT  
 SIDE YARD BSL REQUIRED = 10 FT  
 SIDE YARD BUFFER = 0 FT  
 PARKING REQUIRED:  
 PARKING REQUIRED = 20 SPACES  
 PARKING DIMENSIONS = MIN 9' x 18'  
 BIKE PARKING REQUIRED = 0 SPACE  
 PARKING PROVIDED:  
 24 - STANDARD SPACES  
 2 - ADA SPACES  
 28 - TOTAL SPACES

**SITE PLAN LEGEND**

**UTILITIES**

- (F) FIRE HYDRANT
- (PI) POST INDICATOR VALVE
- (W) WATER METER
- (V) WATER VALVE
- (G) GAS METER
- (GV) GAS VALVE
- (EM) ELECTRIC METER
- (ER) ELECTRICAL RISER
- (TR) TRANSFORMER
- (GA) GUY ANCHOR
- (EJ) ELECTRIC JUNCTION BOX
- (UP) UTILITY POLE
- (UT) UTILITY POLE W/ TRANSFORMER

- (SL) STREET LIGHT
- (PL) PARKING LOT LIGHT (1 HEAD)
- (CJ) COMMUNICATIONS JUNCTION BOX
- (CM) COMMUNICATIONS MANHOLE
- (CP) COMMUNICATIONS PEDESTAL
- (CR) COMMUNICATIONS RISER
- (SC) STORM CLEANOUT
- (BI) BEEHIVE INLET
- (CI) CURB INLET
- (RI) ROUND INLET
- (SI) SQUARE INLET
- (SM) STORM MANHOLE
- (SSC) SANITARY SEWER CLEANOUT
- (SSM) SANITARY SEWER MANHOLE

**PAVEMENT**

- (P1) CONCRETE PAVEMENT
- (P2) RIGHT OF WAY CONCRETE PAVEMENT

**LINE TYPES**

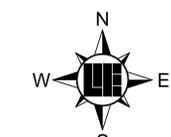
- (---) RIGHT OF WAY LINE
- (---) FENCE
- (---) BUILDING SETBACK LINE
- (---) BOUNDARY LINE

**ABBREVIATIONS**

- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

**OTHER**

- (S) SIGN
- (B) BOLLARD
- (PW) PARKING WHEEL STOP
- (H) HANDICAPPED SPACE
- (PK) PARKING COUNT



SCALE: 1" = 20'  
 0 10 20 40



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 WITHOUT NOTIFYING THE UNDERGROUND  
 LOCATION SERVICE TWO (2) WORKING  
 DAYS BEFORE COMMENCING WORK.

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DATE	BY	PROJECT NO.	WBS NO.
04/01/2016	BS	W16.0017	001
04/22/2016	BS	W160017-C200-000	001
05/09/2016	BS	W160017-C200-000	001

REVISIONS AND ISSUES	DATE	BY	DESCRIPTION
ISSUED FOR CITY REVIEW AND APPROVAL	04/01/2016	BS	
ISSUED FOR STATE RELEASE	04/22/2016	BS	
ISSUED FOR CITY RELEASE	05/09/2016	BS	



STEVEN SCOTT RUCKER P.E. (1300279)

PREPARED FOR:  
**CONVENIENCE STORE**  
 1711 25TH STREET, COLUMBUS IN 47201  
**SITE PLAN**  
 SHEET NO. **C200**  
 PROJECT NO. **W16.0017**