



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (September 14, 2016 Meeting)

Docket No. / Project Title: PUDF-16-08 (Ricker's Gas Station)
Staff: Allie Keen

Applicant: Ricker's (Travis Smith)
Property Size: 2.00 Acres
Current Zoning: PUD (Westwood Planned Unit Development)
Location: Northeast corner of the State Road 46 and Westwood Boulevard intersection, in the City of Columbus

Background Summary:

Ricker's is requesting approval of a Final PUD Plan for Lot 6 of the Westwood PUD. The proposal is for the development of a Ricker's gas station and convenience store. The Preliminary PUD Plan (PUD-16-05) was originally approved in 1994 and was last updated in May of 2016; it provides the basic rules for development within the PUD boundary. The Final PUD Plan is a specific site plan for Lot 6. The Final PUD Plan must be consistent with the Preliminary PUD Plan and is otherwise subject to the discretion of the Plan Commission.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the proposed Final PUD Plan consistent with the Preliminary PUD Plan?
2. Is the building of a "quality design", consistent with the Preliminary PUD Plan approval?
3. Is the existing vegetation along the eastern property line, in combination with the proposed landscaping around the detention area, enough to adequately screen the adjacent residential neighbors in the Woodcrest Villas?
4. Should the existing street trees along State Road 46 be preserved?

Preliminary Staff Recommendation & Comments:

Approval, with the following conditions:

1. The following technical comments shall be addressed:
 - a. Following Plan Commission approval the applicant shall provide the required Final PUD Plan drawings suitable for recording consistent with Zoning Ordinance Section 5.4(B). Such drawings shall be subject to the review and approval of the Planning Department. This includes, but is not limited to (1) providing the required title sheet, existing conditions drawing, and sewerage verification; (2) incorporating the color building elevations, exterior lighting details, and retaining wall and guard rail details; and (3) removing unnecessary sheets.
 - b. The legal description is incorrect and should be "Lot 6 as shown on the plat of "Westwood 5th Replat" recorded in Plat Book R, Page 364B..."
 - c. Sheet C200, remove the "No Access" notation between the two driveways.
 - d. Clarify on the sign plans whether or not there will be a gas price sign on the canopy as a part of the "R" signs. The drawings provided are not consistent.
 - e. Sheets C201 and C202 show inconsistent dimensions for the "ADA" parking spaces, which must be resolved.

- f. The landscaping design at the northeast corner of the site shall be clarified. Per sheet L100 an area of “vegetation to remain” overlaps with new trees and sod.
 - g. The included INDOT ADA Ramp Details are out dated. There are new standards drawings on the INDOT website.
 - h. Stop Signs shall be 30” x 30” minimum by the Indiana MUTCD.
2. All exterior lighting fixtures shall be 90 degree cut off fixtures within fully recessed bulbs. All exterior light poles shall be limited to a maximum height of 25 feet. Specification sheets for all fixtures shall be provided and incorporated into the Final PUD Plan.
 3. The applicant shall provide details, including elevation drawings, of the proposed retaining wall and guard rail. The design of these features shall be consistent with the design quality of the structures proposed for the site.
 4. The dwarf “Baby Blue Colorado Spruce” trees proposed to contribute to screening of adjoining residences to the east shall be replaced with large or medium evergreen trees.
 5. The required public sidewalk along the Westwood Boulevard street frontage shall be extended all the way to the edge of pavement of SR 46, consistent with the minor subdivision approval for Lot 6 (MP-15-08).
 6. The existing street trees within the right-of-way along the SR 46 frontage shall be preserved.

Plan Commission Options:

In reviewing a request for a Final PUD Plan the Plan Commission may (1) approve the request, (2) deny the request, or (3) continue the review to the next Plan Commission meeting. The Plan Commission may request modifications to the proposed Final PUD Plan.

Decision Criteria:

When considering a request for final PUD approval the Plan Commission and legislative body shall pay reasonable regard to the following:

1. The extent to which the proposal is consistent with the approved Preliminary Plan;
2. The extent to which the proposal fulfills the requirements and intent of Article 5 of the Zoning Ordinance; and
3. The Comprehensive Plan and any other applicable, adopted planning studies or reports.

Current Property Information:	
Land Use:	Vacant/Undeveloped
Site Features:	There is some existing vegetation along the State Road 46 frontage and along the eastern property line, otherwise there are no other significant features on the property.
Flood Hazards:	There are no flood hazards at this location.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist at this location.
Vehicle Access:	This property gains access from Westwood Boulevard (Local, Commercial, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CR (Commercial: Regional)	Westhill Shopping Center
South:	PUD (Westwood PUD) AP (Agriculture: Preferred)	Westwood Pines Apartments Single-Family Residential
East:	PUD (Westwood PUD)	CVS Office Uses
West:	PUD (Woodcrest PUD) AP (Agriculture: Preferred)	Single-Family Attached Residential (Westwood Villas) Single-Family Residential

Interdepartmental Review:	
City Engineering:	<ol style="list-style-type: none"> 1. The included INDOT ADA Ramp Details are out dated. There are new standards drawings on the INDOT website. 2. Stop Signs shall be 30" x 30" minimum by the Indiana MUTCD.
Fire Department:	The Fire Department does not have any issues with the proposed site plans. I would like to make a note to the owner and builder that the Fire Department will have to be onsite to witness the pressure tests for all the underground tanks. I also need to water flow capabilities of hydrants in the area and fire flow requirement for the building.
City Utilities:	No comments.
Code Enforcement:	Code Enforcement does not have any issues with the proposed site plan.
INDOT:	<p>INDOT has received a tree trim request for this location along the State Road 46 frontage.</p> <p>In accordance with the Americans with Disabilities Act, INDOT must require ADA accessible ramps at crosswalks. Taking that a step further, since signalized locations are typically higher accident locations, our department requires that sidewalks be present in order to mark crosswalks at a signal. The sidewalks provide guidance as well as safe refuge for pedestrians to clear the roadway in a safe and efficient manner. Once sidewalks and ADA ramps are present on at least two adjoining corners of the intersection, INDOT will provide a marked crosswalk – and if requested/needed a pedestrian push button (we will provide that in this case – I'm just generalizing).</p>

Proposal / General Standards Summary:

The following table compares the proposed features of the development with the standards established by the Preliminary PUD and in a comparable zoning district elsewhere in Columbus. A check mark indicates that the proposal is consistent with these general standards. All project features must follow the Preliminary PUD, but additions to these requirements are subject to the discretion and approval of the Plan Commission.

Criterion / Status		Summary of PUD Proposal	Summary of Preliminary PUD Requirements	Summary of CR (Commercial: Regional) Zoning District Requirements
Permitted Uses:	✓	Gas Station with Convenience Store located in the areas to the north and west of the detention easement.	All uses permitted in the RB and B-1 zoning districts in addition to corporate offices, motel with lounge and dining facilities, and restaurants with drive-up facilities including fueling centers with convenience stores. Fueling centers with convenience stores are permitted only to that portion to the north and west of the detention easement. Additionally, this amendment specifically excludes fueling locations for semi-tractor trailers.	Gas stations with convenience stores are a permitted use.
Maximum Number of Buildings:	✓	A convenience store building with fuel pump canopy (2 buildings).	A maximum of 4 buildings may be constructed in this area on appropriately platted lots with Area "A".	Shopping centers, office complexes, and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot.
Building Height Limit:	✓	Convenience Store: 29.5 feet Canopy: 18 feet	35 feet	No maximum height.

Building Setbacks Required:	✓	<p>Convenience Store: Front = 134.46 feet West Side = 141 feet East Side = 185.72 feet Rear = 34 feet</p> <p>Canopy: Front = 45.42 feet West Side = 75.26 feet East Side = 125.5 feet Rear = 145.44 feet</p>	A minimum 70 foot setback from the eastern property line that adjoins an exterior residential property.	<p>Front = 10 feet* Side = 10 feet Rear = 10 feet</p> <p>*25 feet for any auto service bay, auto fuel ump canopy, or other similar vehicle access points to structures.</p>
Architectural Review:		<p>Convenience Store: A mixture of stone, brick, and a green metal roof.</p> <p>Canopy: A metal roof with brick and stone columns.</p>	Building design, colors, materials, etc. are subject to the review by the Architectural Control Committee which will consist of members of "Westwood LLC" or those designated to act for them, before submission of the detailed site plan of each lot for Plan Commission approval.	N/A
Open Space Requirements:	✓	88%	At least 50% of the lot area shall be devoted to open space which shall include parking and landscaping.	75%
Parking Lot Setbacks Required:	✓	<p>Front (SR 46) = 18.4 feet Front (Westwood) = 45 feet Side (East) = 96 feet Rear (South) = 11 feet</p>	N/A	<p>Front = 10 feet Side/Rear = 5 feet</p>
Parking:	✓	<p>Vehicle Spaces: 22 spaces, 2 ADA spaces (24 total)</p> <p>Bicycle Spaces: 3 racks (6 spaces)</p>	<p>As set forth in Article XXV of the Zoning Ordinance (1994) and as further approved by the Plan Commission as part of the Final Detailed site plan for each lot.</p> <p>General Retail Uses: 1 space per 200 square feet of GFA (23 Spaces)</p>	<p>Vehicle Spaces, Retail Uses: 16 spaces total required, including 1 ADA accessible space</p> <p>Bicycle Spaces: 0 spaces for lots with less than 25 spaces.</p>

Wheel Stops:	✓	Provided in the 4 spaces located on the western side of the parking lot.	N/A	All required landscaped areas and pedestrian walkways which are perpendicular to parking vehicles shall be protected with wheel stops.
Sidewalks:		Provided along Westwood Boulevard only to the northern property line.	Sidewalks and paths to provide pedestrian access will be provided as necessary and will be shown on the final detailed site plan for each lot.	When this lot was created (MP-15-08), a 5 foot wide sidewalk was required to be installed along Westwood Boulevard frontage that connected into SR 46 at the time the lot was developed.
Trash Enclosure:	✓	A 8 – 11 foot tall enclosure constructed of brick, stone, and aluminum gates that is 100% opaque.	Site accessories such as dumpsters, loading docks, etc. shall be screened from view of offsite traffic.	Screening of dumpsters shall consist of a 6 foot tall, 100% opaque fence of wood, stone, masonry, architectural metal, or other similar construction.
Lighting:		Spec sheets of lighting fixtures have not been provided at this time.	N/A	90 degree cut off fixtures required

<p>Landscaping:</p>	<p>✓</p>	<p>Area #1 (Parking Lot Frontage): Westwood Blvd = 3 large trees, 3 medium trees, and 30 shrubs</p> <p>SR 46 = 6 large trees and 45 shrubs</p> <p>Area #2 (Parking Lot Interior): 2,513 square feet of landscaping peninsulas with 9 trees and 51 shrubs</p> <p>Area #3 (Front Setback): 75 points (2 large trees and 1 evergreen tree)</p> <p>Area #4 (Lot Interior): 325 points (10 shrubs within 15 feet of building and 10 evergreen trees on the east side of the parking lot)</p> <p>Area #5 (Freestanding Sign): None</p> <p>All existing vegetation is proposed to remain along the eastern property line between the adjacent residential neighbors and the subject property.</p>	<p>Existing trees will be preserved wherever possible. Landscaping around parking and building as well as any buffer or screen planting will be shown on the detailed site plan for each lot as part of final approval.</p> <p>20 feet of the 70 foot required building setback from the eastern property line shall be appropriately screened with living plant material.</p>	<p>Area #1 (Parking Lot Frontage): Westwood Blvd = 4 large or 5 medium trees and 30 shrubs</p> <p>SR 46 = 6 large or 8 medium trees and 45 shrubs</p> <p>Area #2 (Parking Lot Interior): Not required for parking lots with less than 25 spaces, however, if there were 25 spaces or more the following would be required:</p> <p>2,216 square feet of islands or peninsulas with 8 trees and 45 shrubs</p> <p>Area #3 (Front Setback): 57 Landscape Points (3 trees) along SR 46</p> <p>Area #4 (Lot Interior): 70 points with 17.5 points within 15 feet of the building</p> <p>Area #5 (Freestanding Sign): Not required for sign 6 feet in height or less.</p>
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<p>Signage:</p>	<p>✓</p>	<p>Freestanding Sign: Number = 1</p> <p>Area = 40 square feet (5 foot x 8 foot)</p> <p>Height = 6 feet</p> <p>Wall Signs (Convenience Store): Number = 3</p> <p>Area (Total) = 57.2 square feet</p> <p><u>Sign 1 (Rickers)</u> = 39.2 square feet (11.2 feet x 3. Feet)</p> <p><u>Sign 2 ("R")</u> = 9 square feet (3 feet x 3 feet)</p> <p><u>Sign 3 ("R")</u> = 9 square feet (3 feet x 3 feet)</p> <p>Wall Signs (Canopy)*: Number = 2</p> <p>Area (Total) = 36 square feet</p> <p><u>Sign 1 (NW Corner)</u> = 16 square feet (8 feet x 2 feet)</p> <p><u>Sign #2 (NE Corner)</u> = 16 square feet (8 feet x 2 feet)</p> <p>Wall Signs (Total): Number = 5</p> <p>Area = 93 square feet</p> <p>*Sign drawings for the canopy are inconsistent, one shows a gas price sign on the canopy wall signs and the other does not. If the gas price is to be included on the canopy new dimensional information will need to be provided. If it is not, then the drawings need to be clarified.</p>	<p>Subject to Plan Commission approval as part of the final detailed site plan for each lot. All new signs must be of monument type and no more than 6 feet in height, and shall meet the sign regulations of the Columbus Zoning Ordinance, as follows:</p> <p>Freestanding Signs: Number = 1 per frontage</p> <p>Area = 250 square feet</p> <p>Height = 6 feet</p> <p>Wall Signs: Number = 3 per wall</p> <p>Area = 15% of the wall area (Maximum 350 square feet)</p>	<p>Freestanding Sign: Number = 1 per frontage</p> <p>Area = 150 square feet</p> <p>Height = 25 feet</p> <p>Wall Signs: Number = 3 per frontage (6 total)</p> <p>Area = 15% of front wall area (419.4 square feet) <u>or</u> 350 square feet, whichever is less</p>
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History of this Location:

The relevant history of this property includes the following:

1. On November 1, 1994, the subject area was approved by the City Council to be rezoned from AG (Agriculture District) to a PUD (RZ-94-12). The original Preliminary PUD (PUD-94-8) and preliminary plat (PP-94-19) for the Westwood development area were also subsequently approved. The preliminary PUD established regulations such as permitted uses and height requirements. Details for individual developments such as parking, signage, landscaping, or architectural details would be submitted and reviewed by the Plan Commission as each site was ready to be developed.
2. On June 3, 1997, the Preliminary PUD was amended by City Council, which reduced the required setback for Area "C" from 50 feet to 40 feet along the south and east property lines (PUD-97-5).
3. On January 4, 1999, the Columbus City Council approved an amendment to the Preliminary PUD which allowed for a sign easement at the southwest corner of Westwood Boulevard and State Road 46 (PUD-98-2). The sign easement would be the location of an off-site sign which would identify Westwood, feature 3 panels, and 200 points of landscaping at the base of the sign. This amendment also created "Block D" to accommodate a creek across the PUD.
4. On December 18, 2012, the Columbus City Council approved an amendment to the Preliminary PUD which allows multi-family residential as a permitted use on Lot 4 in Area B of the Westwood PUD.
5. On March 9, 2016, the Columbus Plan Commission approved a minor subdivision to create one new 2 acre lot on the northern portion of Area "A". The Plan Commission also approved a modification to delay the sidewalk installation along Westwood Boulevard until the lot is developed and the Commission determined that a sidewalk along State Road 46 would not be required to be installed. The Plan Commission also approved the removal of a portion of the existing platted "no access" notation along Westwood Boulevard to allow 2 potential driveways on the new lot.
6. On July 5, 2016, the Columbus City Council approved an amendment to the Preliminary PUD (PUD-16-05) to allow gas stations with convenience stores to be a permitted use within Area A of the Westwood PUD. The Council approved the amendment with the following commitments:
 - o The Preliminary PUD Plan shall specifically exclude fueling locations for semi-tractor trailers.
 - o The stormwater area present in Area "A" shall be added to the Preliminary PUD Plan and indicated as such. It shall be further indicated that no development, including parking areas and drives, but excluding landscaping shall occur in this stormwater area.
 - o The permitted area for a gas station with convenience store shall be limited to the portion of Area "A" to the north and west of the stormwater detention area.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Commercial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
2. **POLICY B-1-9:** Encourage new development to be designed in a manner which preserves natural topography and other natural features, including but not limited to trees, woodlands, wetlands, streams, ponds, and drainage ways.
3. **POLICY E-1-14:** Encourage new businesses in the West Hill/Tipton Lakes/Westwood area to be of similar character to those already developed utilizing planned commercial centers.

This property is located in the Western Gateway character area. The following Planning Principle(s) apply to this application:

1. Commercial development and agriculture should continue to be the dominant land uses in this area.
2. All commercial development should be in centers containing several businesses, planned as a unit and managed by a single entity, as opposed to lot-by-lot, uncoordinated development with curb cuts for each individual business.
3. In order to reflect the importance of this area as the city's primary entry, design standards should be adopted for layout, buildings, landscaping, signs, and lighting.
4. Where commercial development is adjacent to residential, the commercial development should be required to provide appropriate buffers, including increased setbacks, landscaping, and fencing.

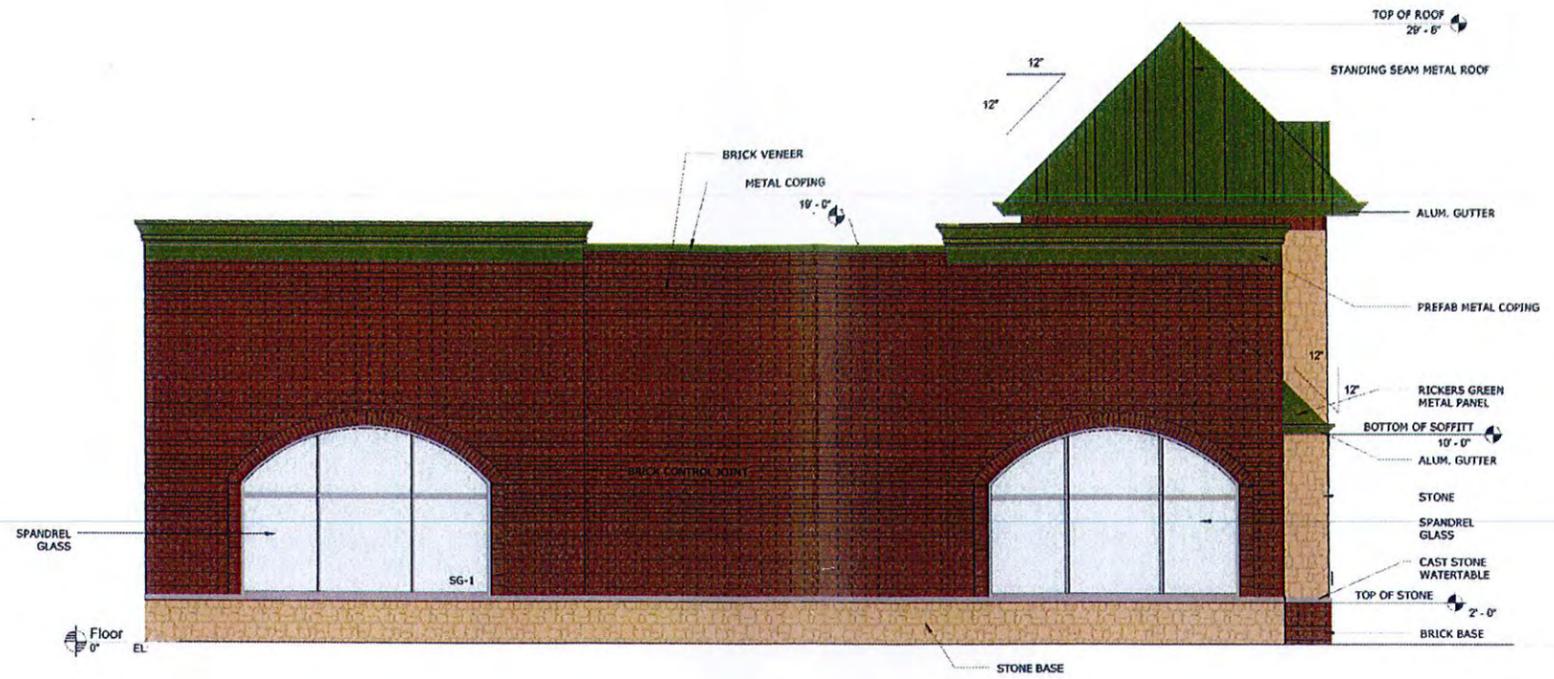
Service areas should be screened from view, and noise and light levels should be designed to have minimal impact on residential areas.

5. Pedestrian and bicycle connections should be provided among commercial areas as well as between residential and commercial areas.

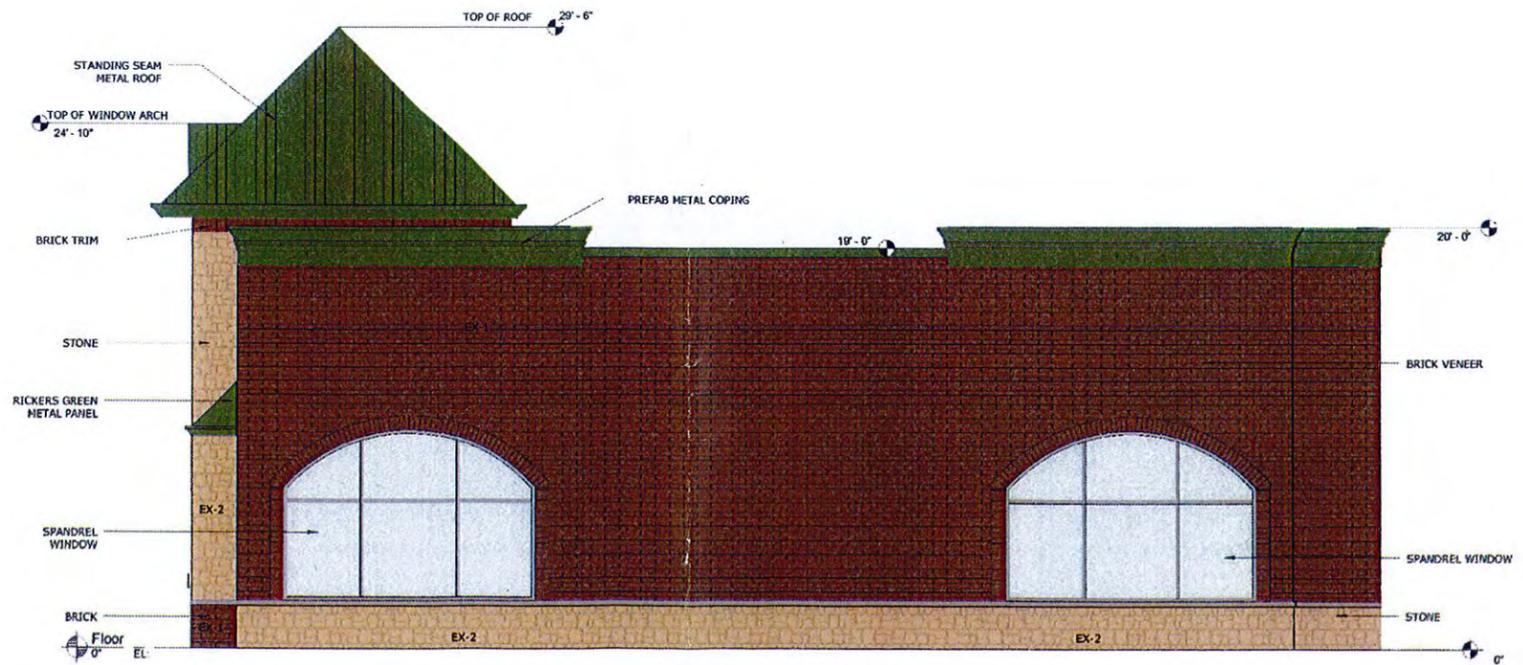
Planning Consideration(s):

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

1. Ricker's is proposing to develop the site as a Ricker's gas station and convenience store. They are proposing to construct a 4,500 square foot convenience store, approximately 16 fuel pumps, and a parking area with 24 parking spaces. The overall site plan meets and/or exceeds the requirements of the current Columbus Zoning Ordinance development standards as described in the table above.
2. The Westwood Preliminary PUD requires architectural review. This has typically been at the Plan Commission's discretion. The proposed convenience store building will be constructed of brick and stone with a green metal roof. The canopy is proposed to be constructed of brick and stone columns with a metal roof.
3. The Westwood Villas, a single-family residential neighborhood, is immediately east of the subject property. The closest residential structure is located approximately 6 feet from the PUD boundary. According to the development standards of the Preliminary PUD specified for this property a minimum setback of 70 feet would be required from this property line, with 20 feet of that setback utilized for landscaping screening. The PUD does not specify the amount or type of landscape screening, therefore the details would be at the discretion of the Plan Commission. There is a natural tree buffer between the subject property and the adjacent single-family residences that provides some screening. The applicant is proposing to preserve all of the existing landscaping along the east property line to serve as the landscape screening requirement. They are also proposing to plant 10 evergreen trees along the east side of their parking lot.
4. A public sidewalk is required to be installed along the Westwood Boulevard street frontage of the subject property at the time of development, per the previous minor subdivision approval (MP-15-08). The sidewalk is required to be extended all the way to the edge of pavement of State Road 46 to provide a connection across the street. The current Final PUD Plan only shows this sidewalk extended to the northern property line and not connecting all the way to the street. After discussing the sidewalk requirement with INDOT, they have indicated that they would be willing to work with the applicant to allow the sidewalk to be extended all the way to the street. INDOT has also indicated that if there is a sidewalk ramp on both sides of SR 46, they will install a pedestrian crossing signal.
5. A pedestrian connection across SR 46 at this location is extremely beneficial for the residents of the Westwood Pines apartments and other residents within the area, because it provides a safe connection to the commercial businesses on the north side of SR 46 and a connection to the People Trail. The Westwood Boulevard and SR 46 intersection was also identified as a critical intersection in the recently completed Columbus Plan4Health project that needs enhanced pedestrian crossing safety.
6. Along the SR 46 street frontage there are existing street trees planted within the INDOT right-of-way. There are also street trees similar to these located across the street along the Westhill Shopping Center property. Currently, this area has overgrown vegetation in addition to the street trees. The applicant has applied for a tree trim permit from INDOT to remove the vegetation along this frontage within the right-of-way. The street trees appear to be part of a past SR 46 beautification effort.



1 East Elev. Graphic
1/4" = 1'-0"



2 West Elev. Graphic
1/4" = 1'-0"

REVISIONS

RICKERS
Columbus
1711 25th St. Columbus IN 47201
ISSUED FOR CONSTRUCTION

Graphic Elevations

ISSUED FOR CONSTRUCTION
07.06.16

VERSION JOB NO.
2436

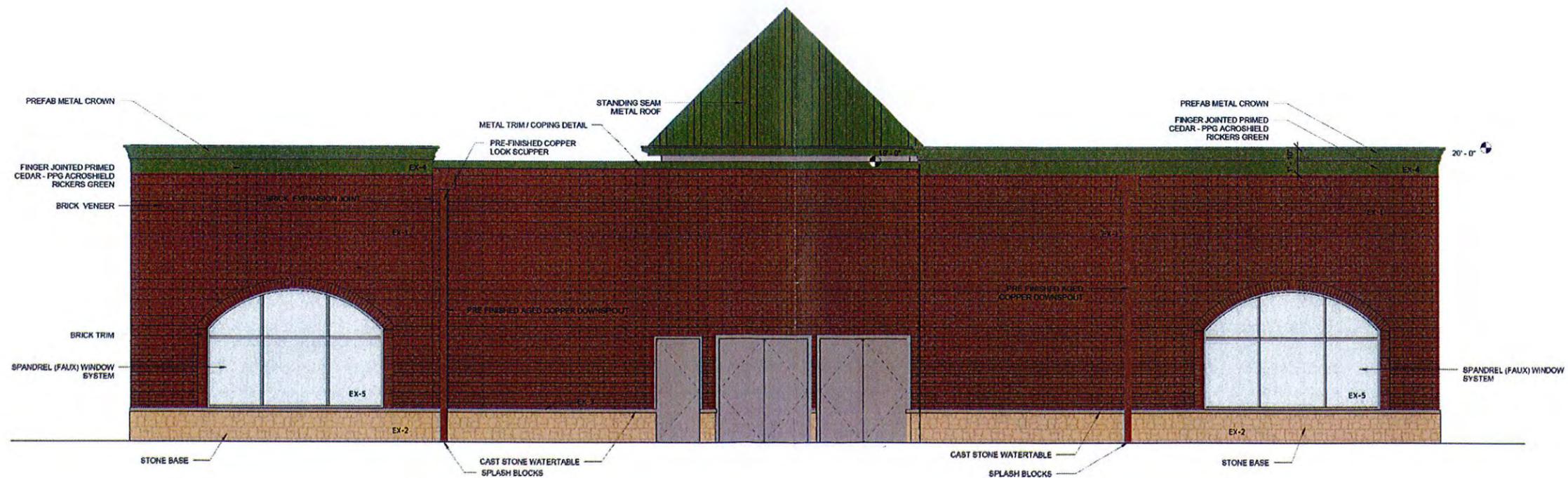
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Author Designer

SHEET NO.

G1-1



① North Elev Graphic
1/4" = 1'-0"



② South Elev Graphic
1/4" = 1'-0"

REVISIONS

RICKER'S
Columbus
1711 25th St. Columbus IN 47201
ISSUED FOR CONSTRUCTION

Graphic Elevations

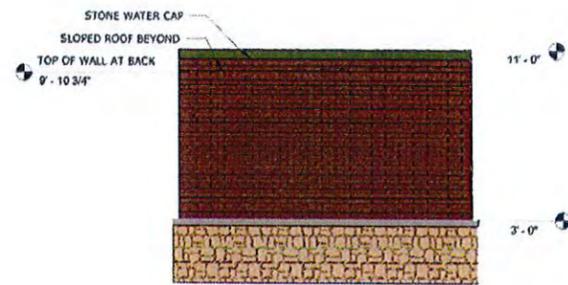
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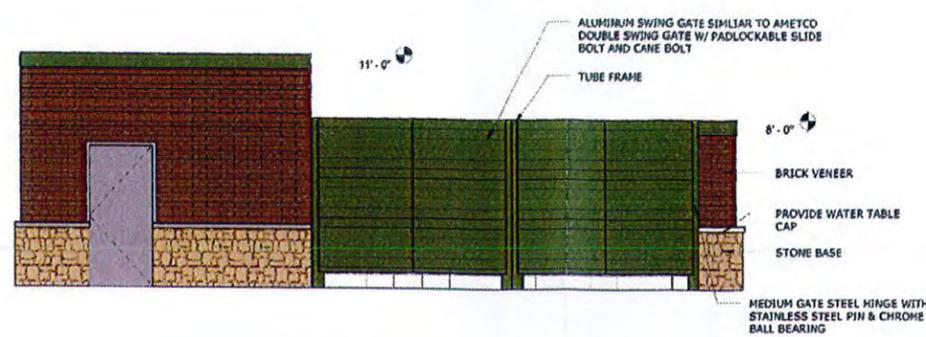
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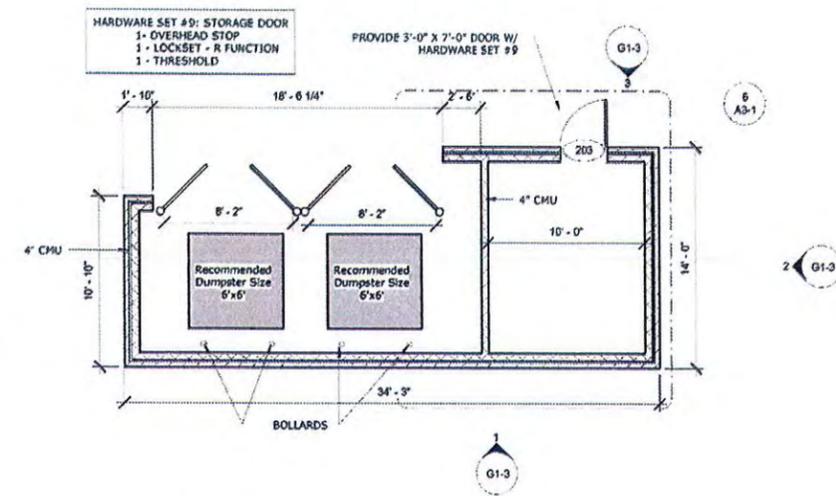
G1-2



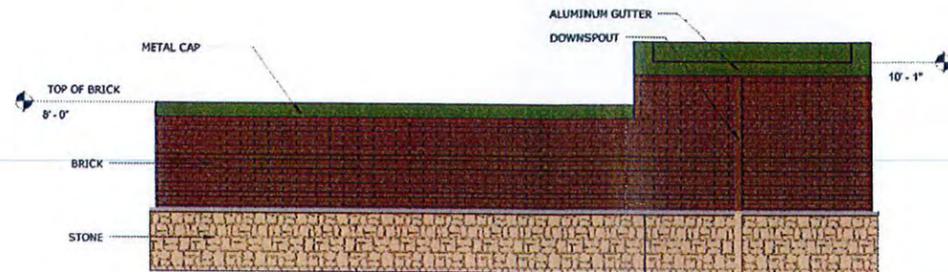
2 Dumpster Side Elevation 1
1/4" = 1'-0"



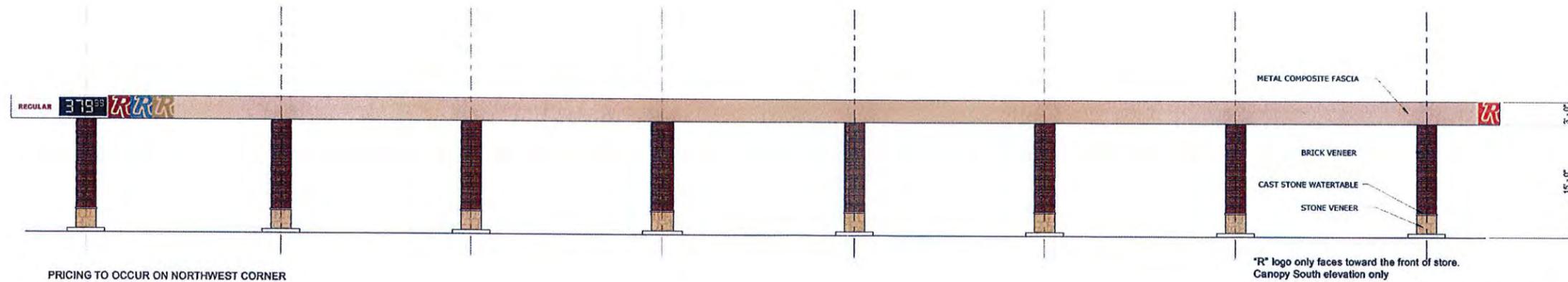
3 Dumpster 1
1/4" = 1'-0"



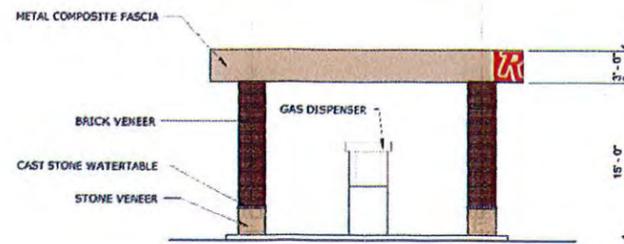
4 Dumpster Plan
3/16" = 1'-0"



1 South Dumpster Elev.
1/4" = 1'-0"



5 Canopy North South Elevation
1/8" = 1'-0"



6 Canopy - West Elevation
1/8" = 1'-0"



6 Canopy - East Elevation
1/8" = 1'-0"

REVISIONS

RICKER'S
Columbus
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ISSUED FOR CONSTRUCTION

Graphic Elevations

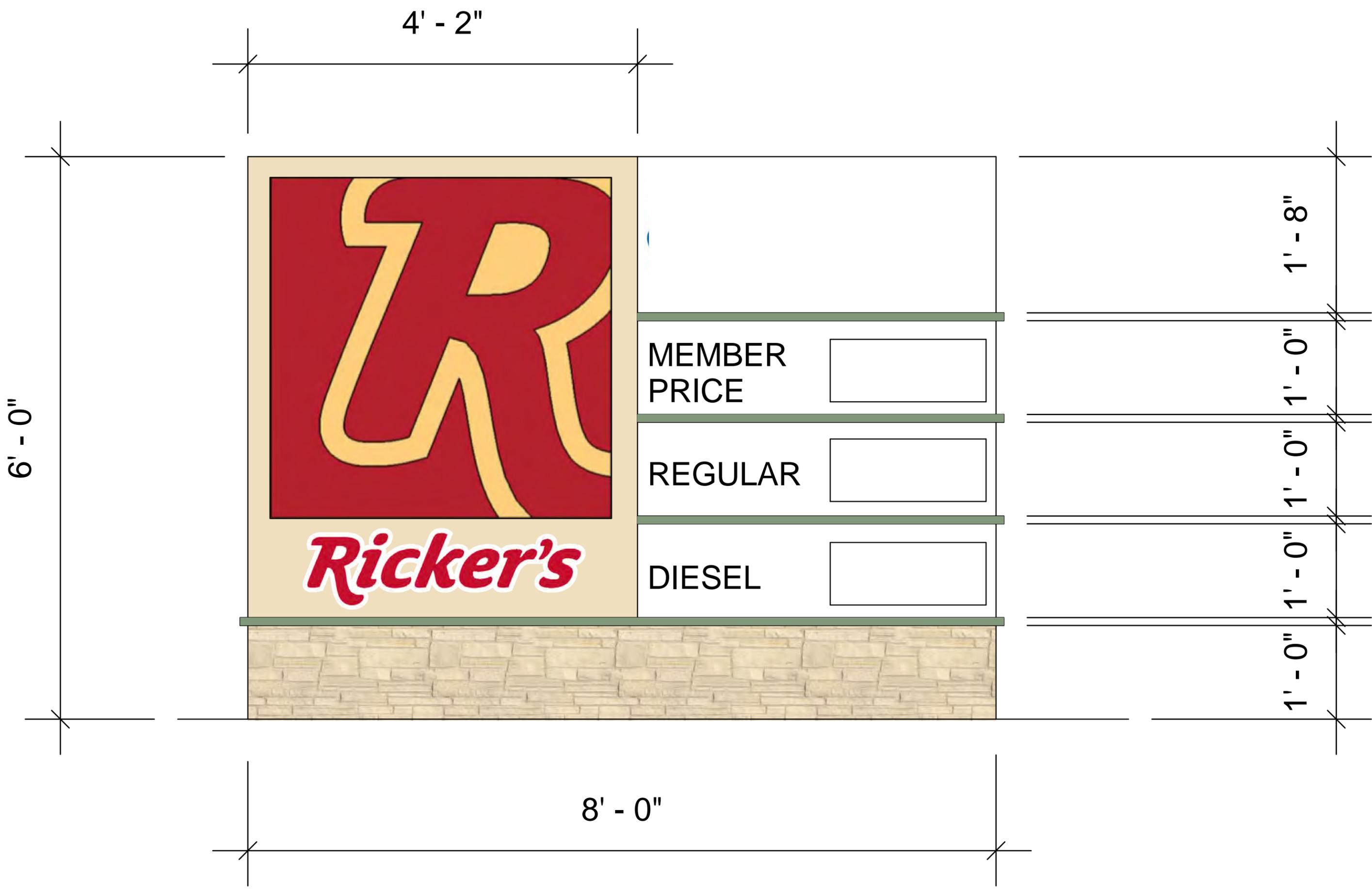
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Author Designer

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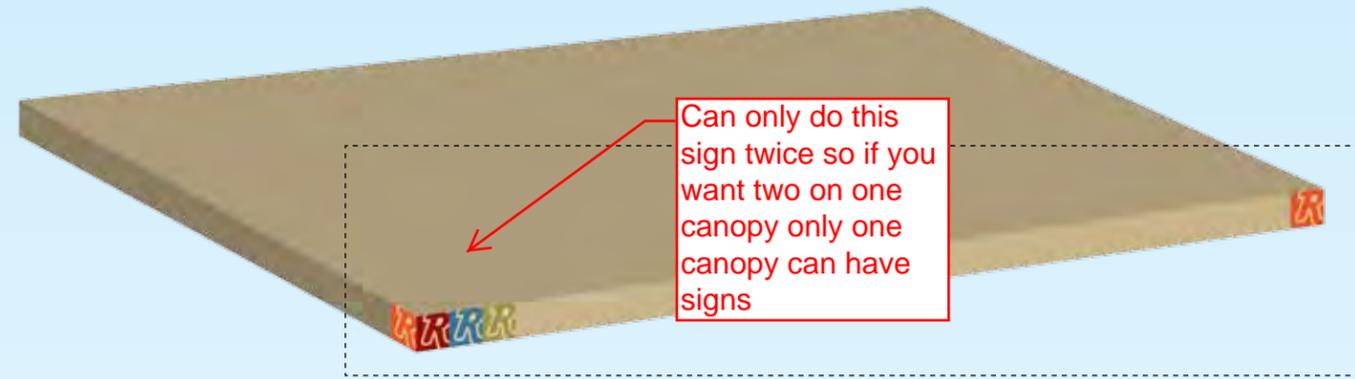
G1-3



Store Canopy

Front View (looking towards store front)

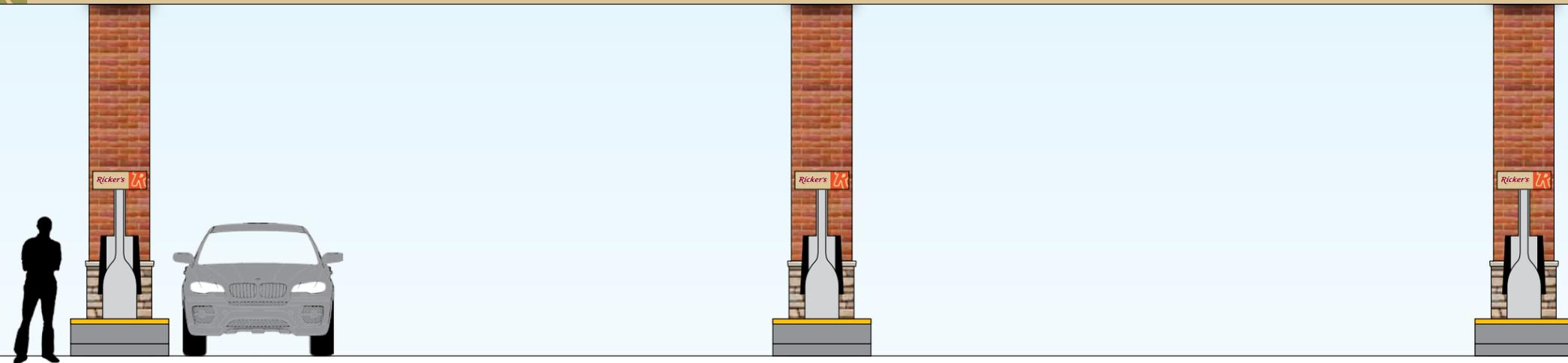
Renderings are not shown at scale or exact proportions

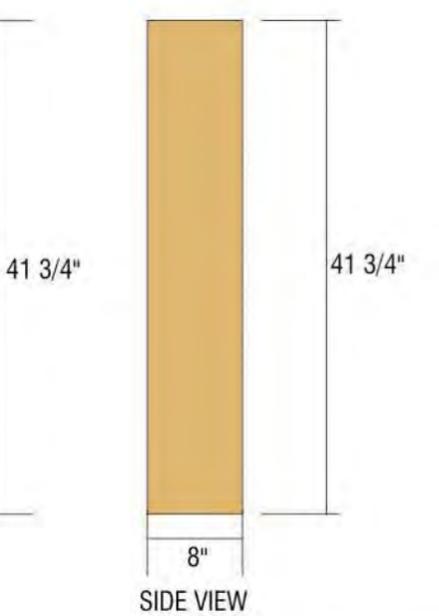


Block "R" pattern is non-dimensional and is interior lit

Canopy color should be one of two options depending on material used:
» PAINT: Ricker's "Harmonic Tan / SW613" (used on 4200 exteriors)
» INK: Pantone 7502 CP

Block "R" is non-dimensional and is interior lit





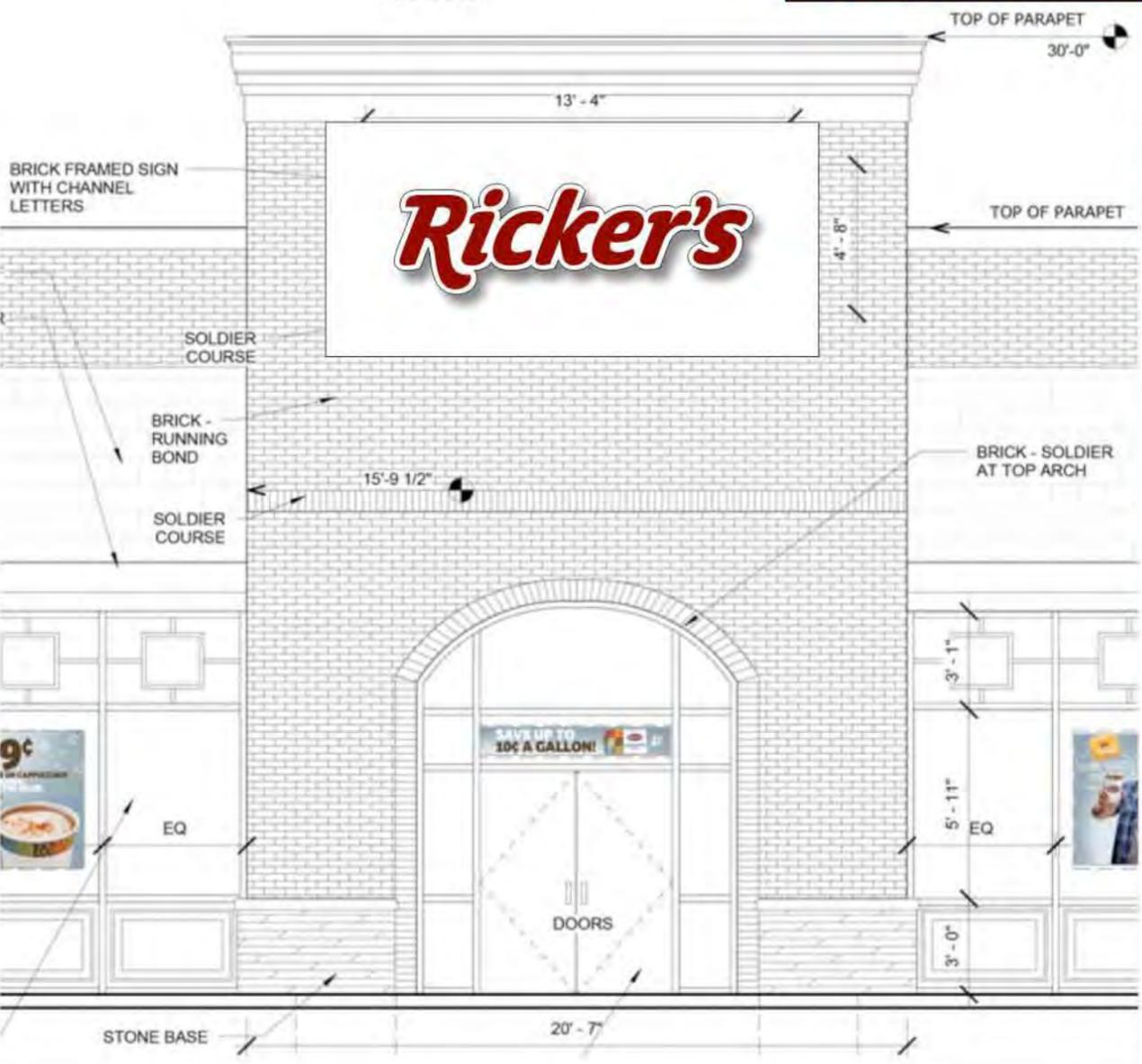
NOTE: RENDERING IS BASED ON ESTIMATED DIMENSIONS, FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION.

38.96 SQ. FT.

FABRICATE AND INSTALL 1 INTERNALLY ILLUMINATED CHANNEL CABINET WITH ROUTED FACES

- FACES** - .090 ALUMINUM PAINTED WHITE, WITH ROUTED COPY IN THE FACE BACKED UP WITH WHITE POLYCARB
- VINYL** - 8500-017 CHERRY RED
- RETURNS** - 8" PAINTED PMS 7509 GOLD
- BACKS** - .063 ALUMINUM PAINTED WHITE
- LED** - RED

INSTALLATION - FLUSH MOUNTED TO WALL



A SURVEY IS NEEDED TO VERIFY DIMENSIONS

WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

www.signcraftind.com
 8816 CORPORATION DR.
 INDIANAPOLIS, IN 46256
 Office 317.842.8664
 Fax 317.842.3015

PREPARED FOR
 RICKERS OIL #24

RIVER ROAD & 146TH
 CARMEL, INDIANA

SKETCH NAME
 CHANNEL CABINET

SCALE
 3/4" = 1'-0"

DATE
 MAY 30, 2014

S. C. REPRESENTATIVE
 MARY WITHEY

INDEX NUMBER
 0514-0208

DESIGNER
 SLM

REVISIONS

1-	5-
2-	6-
3-	7-
4-	8-

COLOR SPECS

(A)	
(B)	
(C)	
(D)	
(E)	
(F)	

COLOR APPROVAL

DRAWING APPROVAL

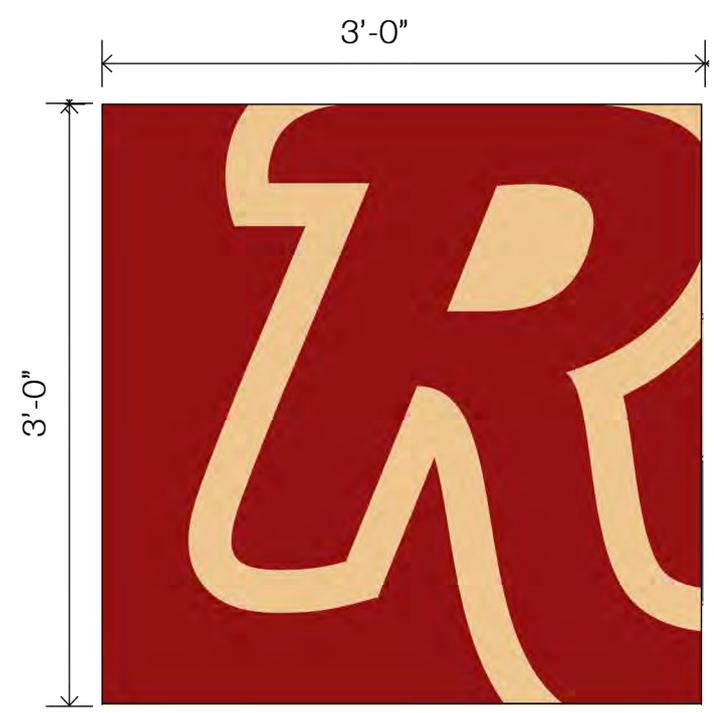
PRODUCTION NO.

3/16" = 1'-0"

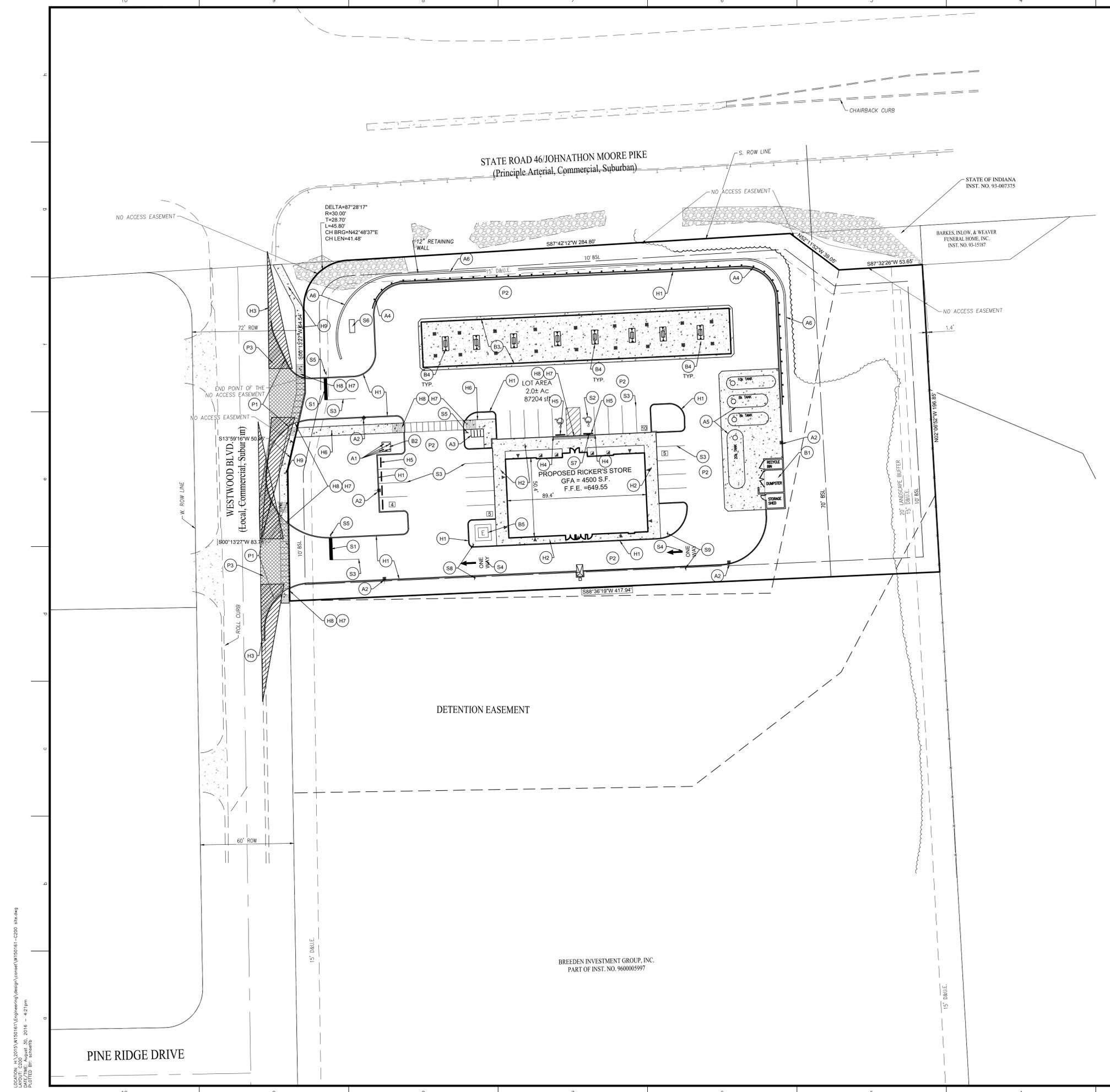
Wall Sign

Renderings based on vendor specs

Block "R" is non-dimensional
and is interior lit



Internally Illuminated
Channel Cabinet



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) 6" WIDE CONCRETE SIDEWALK
 - (H7) ADA ACCESSIBLE RAMP
 - (H8) PAVEMENT FLUSH WITH SIDEWALK
 - (H9) 5" WIDE CONCRETE SIDEWALK LOCATED IN THE RIGHT OF WAY
- BUILDING ACCESSORIES (REFER TO ARCH. DRAWINGS)**
- (B1) DUMPSTER ENCLOSURE
 - (B2) AIR MACHINE
 - (B3) FUELING CANOPY
 - (B4) PUMP ISLANDS WITH BOLLARDS AND DISPENSERS
 - (B5) PROPOSED TRANSFORMER PAD LOCATION
- ACCESSORIES**
- (A1) BOLLARD
 - (A2) LIGHT POLE AND BASE(TBD)
 - (A3) BIKE RACK (PER THE CITY OF COLUMBUS)
 - (A4) GUARDRAIL
 - (A5) FUELING USTS
 - (A6) RETAINING WALL, DESIGN BY OTHERS.
- SIGNAGE & MARKINGS**
- (S1) 24" PAINTED WHITE STOP BAR
 - (S2) ADA PARKING SPACE
 - (S3) 4" PAINTED WHITE SOLID LINES (TYP)
 - (S4) ONE WAY PAVEMENT MARKINGS
 - (S5) STOP SIGN (3)
 - (S6) FUEL PRICING SIGN (1)
 - (S7) ADA PARKING SIGN
 - (S8) "ONE WAY DO NOT ENTER" SIGN
 - (S9) "ONE WAY" 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 = 2.00 AC
 BUILDING AREA = 4,500 SF
 BUILDING HEIGHT = 29'-6"
 CANOPY HEIGHT = 18'-0"
 PERCENT IMPERVIOUS = 59%
 PERCENT PERVIOUS = 41%
 ZONING = WESTWOOD PUD
 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 = 2 SPACES
 PARKING PROVIDED:
 21 - STANDARD SPACES
 2 - ADA SPACES
 24 - TOTAL SPACES
 BIKE PARKING = 3 SPACES

SITE PLAN LEGEND

UTILITIES

- ☼ FIRE HYDRANT
- ⊕ POST INDICATOR VALVE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ ELECTRIC METER
- ⊕ ELECTRICAL RISER
- ⊕ TRANSFORMER
- ⊕ GUY ANCHOR
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE W/ TRANSFORMER
- ☼ STREET LIGHT
- ⊕ PARKING LOT LIGHT (1 HEAD)
- ⊕ COMMUNICATIONS JUNCTION BOX
- ⊕ COMMUNICATIONS MANHOLE
- ⊕ COMMUNICATIONS PEDESTAL
- ⊕ COMMUNICATIONS RISER
- ⊕ STORM CLEANOUT
- ⊕ BEEHIVE INLET
- ⊕ CURB INLET
- ⊕ ROUND INLET
- ⊕ SQUARE INLET
- ⊕ STORM MANHOLE
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ SANITARY SEWER MANHOLE

OTHER

- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ PARKING WHEEL STOP
- ⊕ HANDICAPPED SPACE
- ⊕ PARKING COUNT
- ⊕ SITE TRIANGLE: PER PARKING AND CIRCULATION STANDARDS SECTION 7.3 (PART 1)(D)(5)

PAVEMENT

- ▭ CONCRETE PAVEMENT
- ▭ 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

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

WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture

PROJECT NO.:	W15.016
DATE:	08.30.2016
BY:	BS
DATE:	08.30.2016
REVISIONS AND ISSUES:	ISSUED FOR CITY REVIEW AND APPROVAL

STEVEN SCOTT RUCKER P.E. 11300279

REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA
 REG. NO. 11300279

PREPARED FOR:
CONVENIENCE STORE
 STATE ROAD 46 & WESTWOOD BLVD., COLUMBUS IN 47201
 SITE PLAN
 SECTION 28, TOWNSHIP 9 NORTH, RANGE 3 EAST, COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA

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SHEET NO.
C200
 PROJECT NO.
 W15.0161

LOCATION: W15.0161 Engineering/Design/Construction/150161-C200_RLK.dwg
 DATE/PLT: August 30, 2016 - 4:21pm
 PLOTTED BY: schorb

GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED 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.
3. 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.
4. 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 BED LINES 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.
5. 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.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. 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.
8. 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.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
10. 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.
11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
12. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING 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.
13. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
14. 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.
15. 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 SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
16. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
17. PLANTS 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.
18. REFER TO SHEET C102 FOR ADDITIONAL STABILIZATION REQUIREMENTS.

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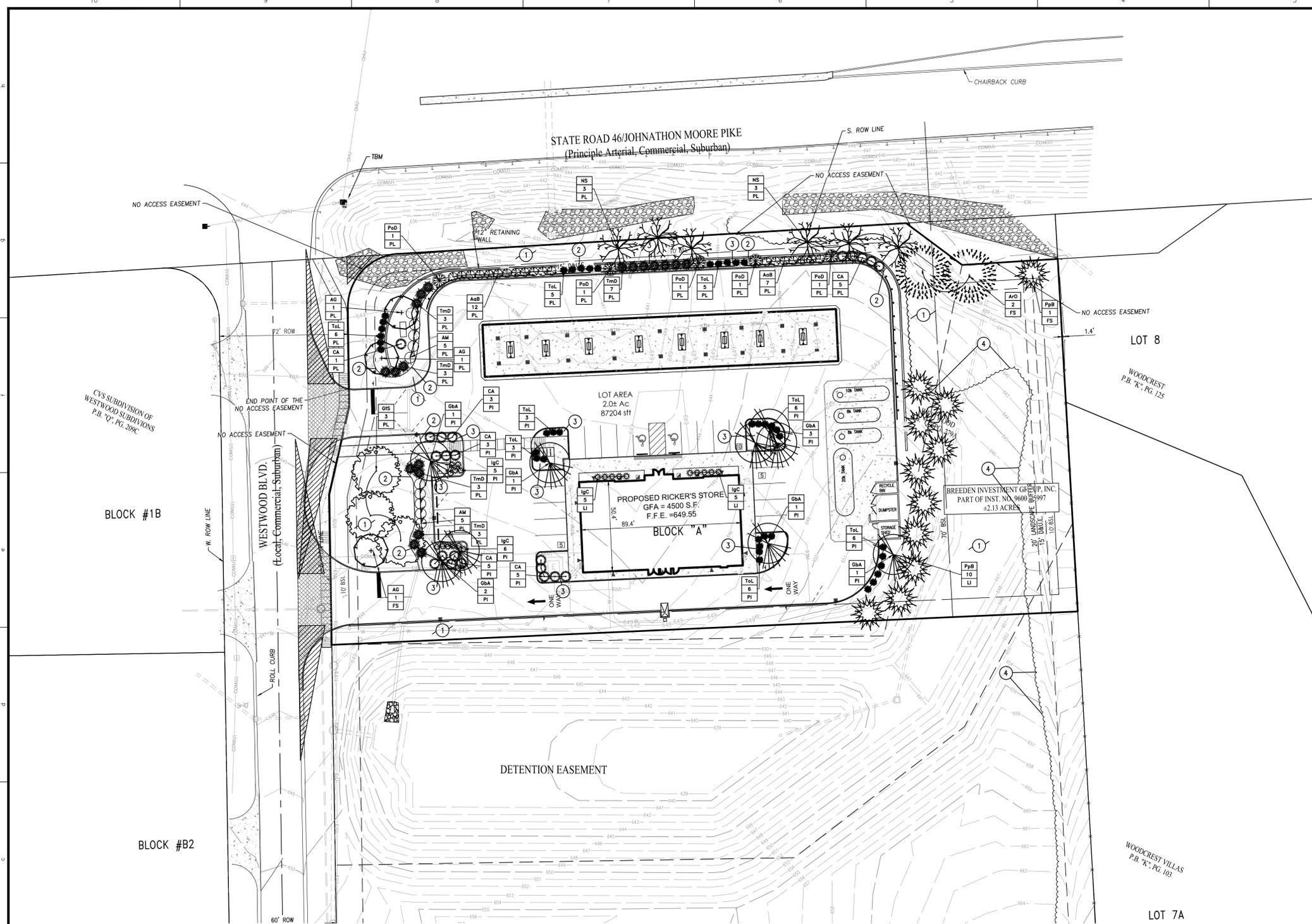
PROJECT NO.: W15.0161
DATE: 08.30.2016
ISSUED FOR CITY REVIEW AND APPROVAL



ROBERT A. MEZYKOWSKI RLA 80050080

PREPARED FOR:
CONVENIENCE STORE
STATE ROAD 46 & WESTWOOD BLVD., COLUMBUS IN 47201
LANDSCAPE PLAN
SECTION 26, TOWNSHIP 9 NORTH, RANGE 5 EAST, COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA

SHEET NO. **L100**
PROJECT NO. W15.0161

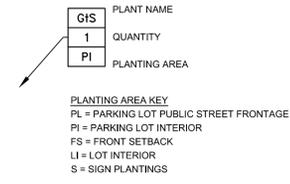


REQUIREMENT:	REQUIRED:	PROVIDED:
PARKING LOT PUBLIC STREET FRONTAGE - 1 LARGE TREE OR 1.25 MEDIUM TREES (NOT ORNAMENTAL) + 7.5 ORNAMENTAL TREES OR SHRUBS PER 50 LINEAR FEET	S.R. 46 (304) - 6 LARGE OR 8 MEDIUM TREES + 45 ORNAMENTAL TREES OR SHRUBS	S.R. 46 - 6 LARGE TREES + 45 SHRUBS
PARKING LOT INTERIOR - 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	WESTWOOD BLVD. (216) - 4 LARGE TREES OR 5 MEDIUM TREES + 30 ORNAMENTAL TREES OR SHRUBS	WESTWOOD BLVD. - 3 LARGE TREES & 3 MEDIUM TREES + 30 SHRUBS
FRONT SETBACK - 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.	PAVED AREA = 44,311 SF - 45 ORNAMENTAL TREES REQUIRED + 45 SHRUBS	S.R. 46 (95) - 57 POINTS
LOT INTERIOR - 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	WESTWOOD BLVD. (216) - 4 LARGE TREES OR 5 MEDIUM TREES + 30 ORNAMENTAL TREES OR SHRUBS	S.R. 46 - 2 LARGE CANOPY TREES (50 POINTS) - 1 EVERGREEN TREE (25 POINTS)
	(280) - 70 POINTS - 17.5 POINTS MUST BE AROUND BUILDING FOUNDATION	(280) - 10 SHRUBS (75 POINTS AROUND BUILDING FOUNDATION) - 10 EVERGREEN TREES (250 POINTS)

PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE	
LARGE CANOPY DECIDUOUS TREES									
A0	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	2	X		SEE PLAN	X	50T x 40W
G0A	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	9	X		SEE PLAN	MALE	50T x 30W
GIS	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	3	X		SEE PLAN	X	45T x 35W
NS	NYSSA SYLVATICA	BLACK GUM	2 1/2"	6	X		SEE PLAN	X	50T x 30W
MEDIUM CANOPY DECIDUOUS TREES									
AG	ACER GRiseum	PAPERBARK MAPLE	1 1/2"	3	X		SEE PLAN	X	30T x 20W
DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	#3	19	X		SEE PLAN	MIN 24"	8T x 5W
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	#3	10	X		SEE PLAN	MIN 24"	6T x 6W
CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	22	X		SEE PLAN	MIN 24"	4T x 6W
POd	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#3	5	X		SEE PLAN	MIN 24"	8T x 8W
EVERGREEN SHRUBS									
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	#3	21	X		SEE PLAN	MIN 24"	4T x 4W
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING 'YEW	#3	19	X		SEE PLAN	MIN 24"	4T x 6W
Tol	THUJA OCCIDENTALIS 'LITTLE GIANT'	GLOBE ARBORVITAE	#3	40	X		SEE PLAN	MIN 24"	4T x 4W
EVERGREEN TREES									
PpB	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE COLORADO SPRUCE	6'	11	X		SEE PLAN	X	30T x 15W

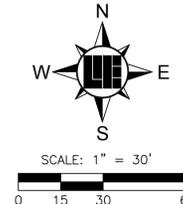
LANDSCAPE PLAN NOTES

1. SOD (ALTERNATE) - ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD. OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH
4. EXISTING VEGETATION TO REMAIN



LEGEND

- SITE TRIANGLE: PER PARKING AND CIRCULATION STANDARDS SECTION 7.3 (PART 1)(D)(5)
- RESTRICTIONS WITHIN THE SIGHT VISIBILITY TRIANGLE. NOTHING SHALL BE ERECTED, 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.



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LOCATION: H:\2015\W15.0161\Engineering\Design\Convent\W150161-L100.dwg
DATE/TIME: August 30, 2016 4:25pm
PLOTTER: HP DesignJet 5000