



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (March 12, 2014 Meeting)

Docket No. / Project Title: DP-14-01 (301 1st Street)
Staff: Allie Keen
Applicant: B & D Holdings
Property Size: 2.61 Acres
Current Zoning: CD (Commercial: Downtown)
Location: 301 1st Street, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed site development plan is for the purpose of a new 1,750 square foot 3-story addition to the existing building, two new parking lots with a total of 22 parking spaces, and landscaping. The existing structure is being converted to office, commercial, and residential spaces.

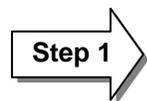
Plan Commission Decision Criteria:

The Columbus Zoning Ordinance requires that the Plan Commission consider (1) compliance with the applicable development standards established by the Zoning Ordinance and (2) the general standards listed below in the review of site development plans (Section 12.8(E)).

1. The proposed development will be consistent with the comprehensive plan.
2. The proposed development will not be detrimental to or endanger the public health, safety, convenience, or general welfare.
3. The proposed development will not be injurious to the use and enjoyment of the surrounding property.
4. The proposed development will not impede the efficient, orderly, and normal development of the surrounding property.
5. The proposed development provides adequate access, utilities, landscaping, buffering, and other improvements.
6. The proposed development provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

The Plan Commission may waive or modify development requirements of the Zoning Ordinance based on findings by the Commission that the altered requirements will better serve (a) the intent of that development requirement, (b) the intent of the zoning district, and/or (c) the general standards listed above.

Plan Commission Process, Options & Preliminary Staff Recommendation:



Development Standards Waivers & Modifications:

The initial step in the approval process is for the Plan Commission to determine if any requested development standards waivers and/or modifications can be supported based on the decision criteria provided by the Zoning Ordinance. The waiver or modification may be

approved if one or more of the criteria have been met. A separate motion with specific findings is recommended for each requested waiver and/or modification.

No waivers or modifications are requested.



Conditions:

The Plan Commission should determine through discussion if any conditions of approval are appropriate for this request. Conditions are situations that need to be resolved through the action of the applicant prior to, or as part of, the proposed development. Any conditions should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following conditions of approval: **None.**

User Notes: _____

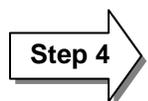


Commitments:

The Plan Commission should determine through discussion if any commitments of the applicant are appropriate and/or needed for this request. Commitments are long-term agreements that, together with the Zoning Ordinance, govern the use of the property. Any commitments should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following commitments: **None.**

User Notes: _____



Approval, Denial or Continuance:

In reviewing a request for site development plan approval the Plan Commission may (1) approve the application, (2) deny the application, or (3) continue the review to a future Plan Commission meeting. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion should include reasons supporting that motion that directly reference the Plan Commission Decision Criteria listed above. Any motion for approval should (1) note any approved waivers and/or modifications and (2) specifically list any conditions and/or commitments being made as part of the approval and the reasons for those conditions or commitments based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: **Approval, the requested site development plan meets all applicable standards in the Zoning Ordinance and the intent of the Comprehensive Plan.**

User Notes: _____

Current Property Information:	
Land Use:	Vacant
Site Features:	Existing 12,672 square foot building and some vegetation.
Flood Hazards:	No flood hazards exist on this property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on this property.
Vehicle Access:	This property gains access from 1 st Street (Local, Commercial, Urban) and Jackson Street (Local, Commercial, Urban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CD (Commercial: Downtown)	The Republic / Open Space
South:	CD (Commercial: Downtown) P (Public/Semi-Public Facilities)	Railroad Vacant
East:	CD (Commercial: Downtown)	Professional Office
West:	CD (Commercial: Downtown)	Vacant

Interdepartmental Review:	
City Engineering:	The site development plan appears to meet criteria for driveway separation distance, sight triangle visibility, and general parking standards. The plan also indicated there is less than 1 acre of proposed disturbed area.
City Utilities:	No comments have been received at this time.
Fire Department:	No issues at this time based on the plans provided.
Code Enforcement:	No comments have been received at this time.

Comprehensive Plan Consideration(s):

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

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

1. **GOAL A-2:** Preserve and enhance the character of the community.

2. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
3. **GOAL E-1:** Maintain and enhance the attractiveness and vitality of the city's neighborhood business areas.
4. **POLICY E-1-1:** Maintain the downtown as the heart of the city, retaining its function as the government, institutional, and financial center of the community.
5. **POLICY E-1-2:** Encourage retail, entertainment, restaurant, and similar uses which add to the vitality of the downtown, with emphasis on after-hours and weekend activities.
6. **POLICY E-1-3:** Encourage development of additional parking that is consistent with the character of downtown.
7. **POLICY E-1-6:** Encourage residential uses on the upper floors of downtown buildings.
8. **GOAL F-5:** Provide adequate, attractive, and safe parking facilities.
9. **POLICY F-5-3:** Develop adequate parking to serve downtown and to encourage growth of downtown businesses.

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

1. New development or redevelopment should enhance the positive qualities of downtown. A healthy land-use mix should be retained, including a variety of retail, office, financial, professional, and institutional, uses. Suburban type of uses such as big-box retail stores should not be permitted.
2. Residential uses add to the vitality and customer base of downtown, and they should be encouraged where they do not compete for retail space. Appropriate areas include properties north of 14th Street, Franklin Street north of 7th Street, and the upper floors of commercial buildings throughout the downtown.
3. Locate off-street parking behind structures rather than in front or beside them.
4. Retail and restaurant uses should be encouraged in the downtown but not to the exclusion of existing office, professional, financial, and institutional uses.

The Downtown Columbus Strategic Plan identifies this property as being located in the downtown support Downtown Expansion District. The following Downtown Columbus Strategic Plan goals apply to this application:

1. Enhance Columbus' regional appeal by directing appropriate development towards Downtown.
 - Attract arts, cultural, and learning activities to Downtown.
 - Establish cooperative land use planning strategies that promote sound growth principles.
 - Identify, document, and promote key catalyst properties with strategic development principles.
2. Pursue "vibrant urbanity" by converging markets (live, work, play, and shop) to shape downtown into an engaging streetscape experience that encourages repeat visits by residents and visitors.
 - Establish an interactive 24/7 multi-use arts, entertainment, and dining district.
 - Focus on lifestyle retail in a walkable district serving key niche markets.
 - Provide enough choice to encourage return visits by residents and tourists.
 - Activate the western and southern zones of Downtown.

Planning Consideration(s):

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

1. The applicant is proposing a 1,750 square foot, 3-story addition to the existing structure on the subject property, as well as to build two parking lots that gain access from 1st Street (Local, Commercial, Urban). Additionally, the applicant will be renovating the existing structure to accommodate office (8,204 square feet), commercial (5,474 square feet), and some residential (1,600 square feet) uses on the property.
2. Per Section 7.1(Part 1)(A)(1)(a) of the Zoning Ordinance, properties located within the CD (Commercial: Downtown) zoning district are not required to provide on-site parking. However, the applicant is proposing to construct two parking lots that are comprised of 22 parking spaces to serve the future uses on the property. If this property were located in any other commercial zoning district, a

total of 46 parking spaces would be required, per Section 7.1(Table 7.1) and Section 7.1(Table 7.2). Although the proposed parking would not meet the standards of other zoning districts, the property is located within the downtown and there is available on-street parking and public parking lots that could be utilized for this property.

3. The Comprehensive Plan identifies the subject property as being located within the Downtown Character area, and one of the Planning Policies for that character area is the following: Locate off-street parking behind structures rather than in front or beside them. The provided site plan shows the new parking areas for the subject property are being located on both sides of the existing building. Providing parking behind buildings promotes a pedestrian-oriented downtown by allowing the buildings to be located closer to the streets. Although this property is zoned CD (Commercial: Downtown), it is located off of the main downtown streets in a more transitional area where there are more parking areas provided and the building is built on the property line and there are sidewalks that will still allow for safe pedestrian access. Additionally, the parking is minimal and will meet all developments standards of Article 7 of the Zoning Ordinance.
4. The applicant has also provided a landscape plan for the subject property and all landscaping requirements of Article 8 of the Zoning Ordinance have been met for the proposed site modifications.
5. The proposed site development plan is considered to be infill development, which is encouraged by the Comprehensive Plan. 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. The proposed site development plan is utilizing and reusing the existing structure on site and will provide additional office and commercial space within the downtown.

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

Name: B&D Holdings, Attn. Jean Donica

Address 2401 Beam Road, Columbus, IN 47203
(number) (street) (city) (state) (zip)

Phone No.: 812/350-9299 Fax No.: 812/379-2067 E-mail Address: ieandonica@gmail.com

How would you prefer to receive information (please check one): Email Phone Fax Mail

Property Information:

Zoning: CD

Address 301 1st 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, etc):

Use & Structure Information (if applicable):

Proposed Building Area: 15,500 square feet

Current Use: Storage Proposed Use (if different): Office/Residential

For multiple buildings, please indicate the square footage of each use (attach an additional sheet if necessary):

Use: _____ square feet: _____
Use: _____ square feet: _____
Use: _____ square feet: _____
Use: _____ square feet: _____

Supporting Information (please note the following which must be provided with the application):

- 5 initial copies of a site development plan (required based on the type of ZCC requested – see attached checklist). The site development plan must also show the location of any types of freestanding signs proposed (including the sign location, the proposed sign setback from all rights-of-way, the landscaping at the base of the proposed sign, and all sight visibility triangles).
- A completed worksheet for any proposed waiver or modification of the development standards mandated by the Zoning Ordinance (see attached form).
- A completed sign worksheet for each sign proposed (see attached form).
- A dimensional drawing showing the size of each face and indicating each sign's proposed location (either on the face of a structure, or elsewhere on the property).

Applicant's Signature / Acknowledgement:

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

I understand that 20 copies of a revised Site Development Plan will be required for distribution to the Plan Commission.

Jean Donica
(Applicant's Signature)

2/7/14
(Date)

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.

Jean Donica
(Owner's Signature)

2/7/14
(Date)

(Owner's Signature)

(Date)

SITE DEVELOPMENT APPLICATION RENOVATION OF 301 1ST STREET

301 1ST STREET
COLUMBUS, INDIANA

SITE INFORMATION

CURRENT ZONING: CD

CURRENT USE: STORAGE
PROPOSED USE: OFFICE, RESIDENTIAL, OTHER PERMITTED COMMERCIAL.

TENANT SPACES:

OFFICE	1429 S.F.
OFFICE	6775 S.F.
UNFINISHED (FUTURE COMMERCIAL)	5474 S.F.
RESIDENTIAL (1):	1600 S.F.

EXISTING HEIGHT: 20'-0" +/-
PROPOSED HEIGHT OF ADDITION: 40'-0"

SHEET INDEX

T1	TITLE SHEET, NOTES
C1	TOPOGRAPHIC
C2	SITE DEVELOPMENT PLAN-CIVIL
A1.1	SITE PLAN-ARCHITECTURAL
A1.2	SITE DETAILS, ARCHITECTURAL
L1.1	LANDSCAPE PLAN

OWNER

B&D HOLDINGS
2401 BEAM ROAD
COLUMBUS, INDIANA 47203

ARCHITECT

LOUIS JOYNER ARCHITECT
417 7TH STREET
COLUMBUS, INDIANA 47201
812-376-7088
WWW.LJARCHITECT.COM

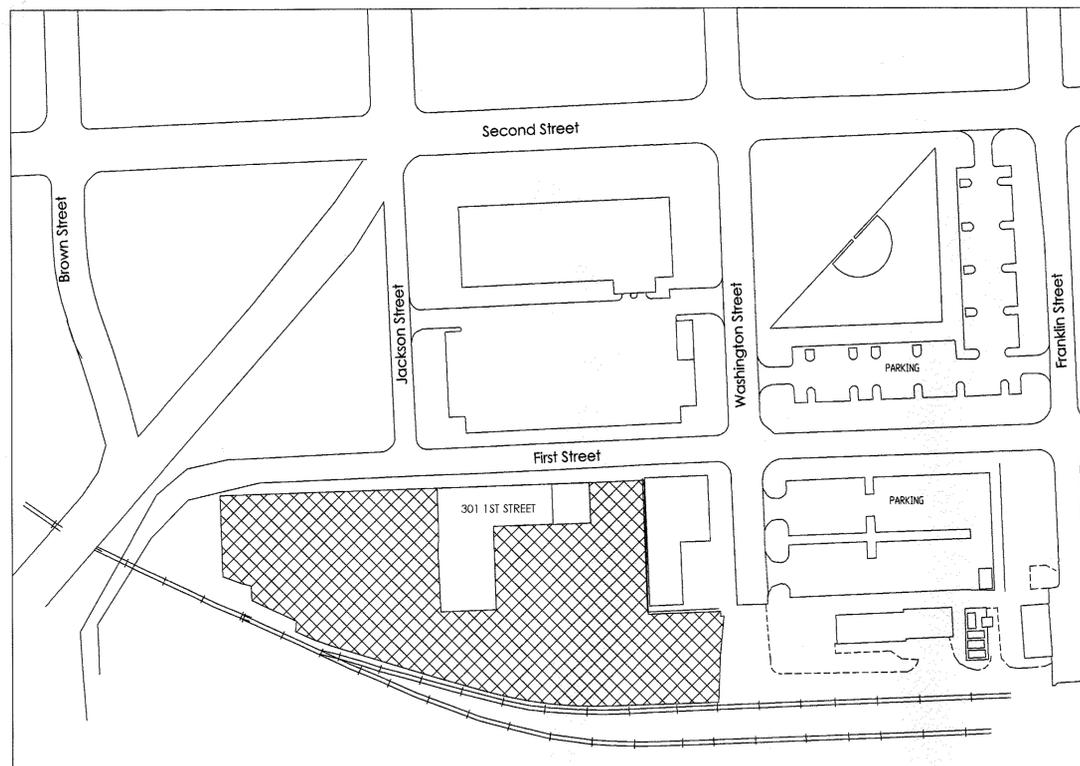


PROFESSIONAL SURVEYOR

E.R. GRAY AND ASSOCIATES
1428 LAFAYETTE STREET
COLUMBUS, INDIANA 47201

LANDSCAPE ARCHITECT

BLUE MARBLE DESIGN
405 MASSACHUSETTS AVENUE
SUITE 2-C
INDIANAPOLIS, INDIANA 46204



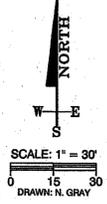
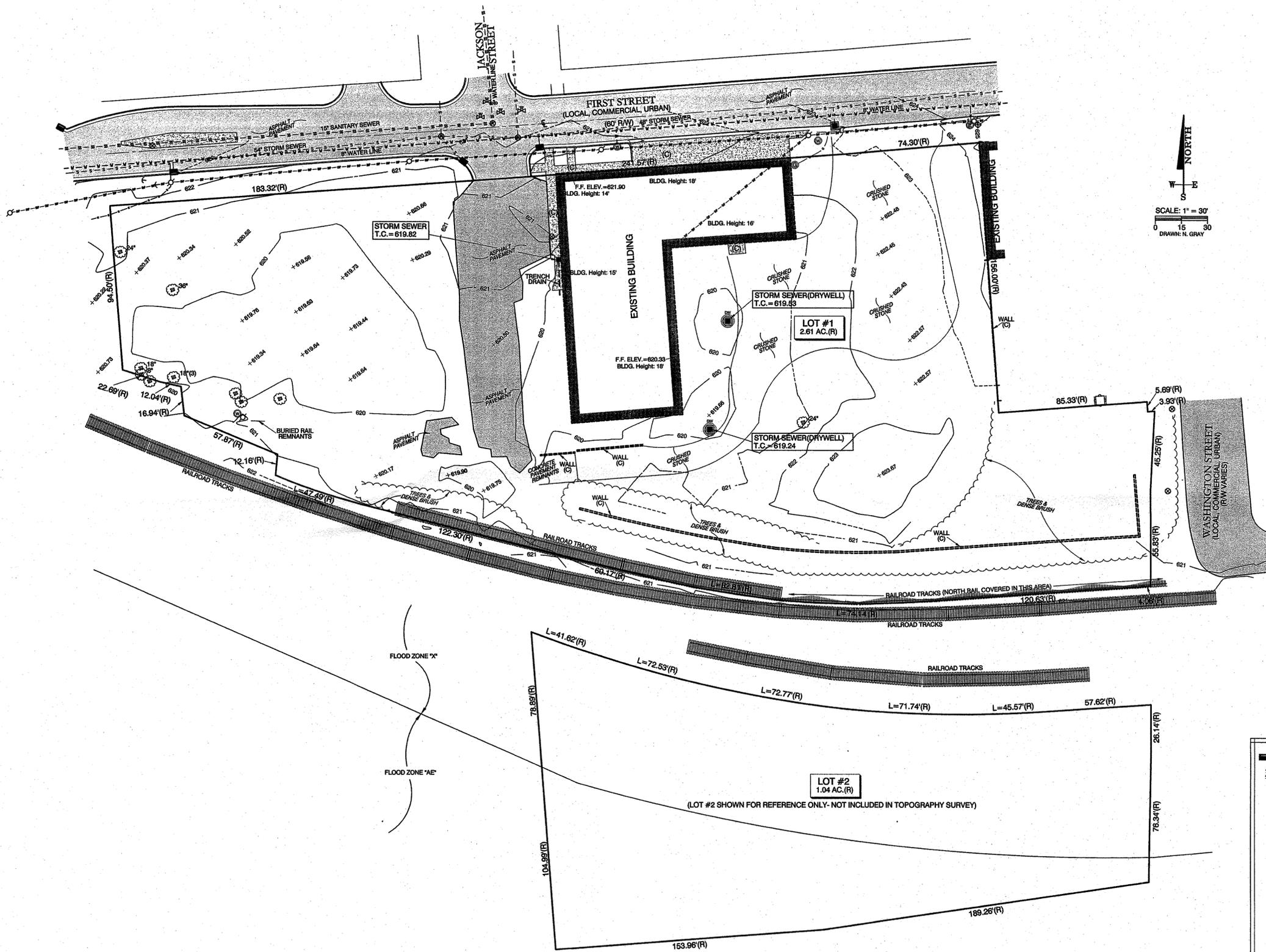
1

VICINITY MAP
NO SCALE

2/10/14



"IT'S THE LAW"
 CALL 2 WORKING DAYS BEFORE YOU DIG
 Call 811 or 1-800-382-5544
 PER INDIANA STATE LAW ICB 1-28
 IT IS AGAINST THE LAW TO EXCAVATE
 WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.



PROPERTY DESCRIPTION
 LOT NUMBERED ONE (1) IN "BRANDS / PLAT OF COLUMBUS RESUBDIVISION" AS RECORDED IN PLAT BOOK "Q", PAGE 2608 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

SUBJECT PROPERTY IS LOCATED IN ZONES "X" AND "AE" AS SCALED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 180007-0005-D AND 180007-0020-D, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, DATED FEBRUARY 19, 1997.

BENCHMARK
 US COAST AND GEODETIC SURVEY BRONZE BENCHMARK TABLE, STAMPED "628.217 Q 9 1930"
 IN BARTHOLOMEW COUNTY, COLUMBUS QUAD; AT THE INTERSECTION OF JACKSON STREET AND SECOND STREET, IN THE SOUTHWEST CORNER OF THE COURTHOUSE GROUNDS; SET IN THE TOP OF A CONCRETE POST, 45.5 FEET EAST OF THE CENTERLINE OF JACKSON STREET, 45 FEET NORTH OF THE CENTERLINE OF SECOND STREET, 2 FEET INSIDE THE CONCRETE CURB AROUND THE GROUNDS, ABOUT 1.5 FEET HIGHER THAN THE STREET, PROJECTING 2 INCHES ABOVE GROUND; A US COAST AND GEODETIC SURVEY BRONZE BENCHMARK TABLE, STAMPED "628.217 Q 9 1930".
 ELEVATION DATUM: NGVD 1929
 ELEVATION = 628.217 FEET

UTILITY NOTE:
 LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.

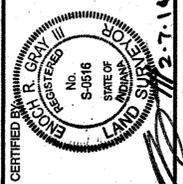
LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> ● AREA INLET (+DW=DRYWELL) ○ UTILITY MANHOLE (S.S.=STORM; SAN.=SANITARY; COM.=COMMUNICATIONS) ○ UTILITY POLE ↓ DOWN GUY ⊕ WATER VALVE ⊕ WATER VALVE ⊕ WATER METER/SPIGOT/WELLPOINT ⊕ ELECTRIC METER/PANEL/BOX ⊕ FIBER OPTIC LINE MARKER ⊕ LIGHT/LIGHT POLE/LIGHT BOLLARD ⊕ ELECTRIC TRANSFORMER ⊕ FIRE HYDRANT ⊕ SIGN (TYPE AS NOTED) ⊕ TELE/COMMUNICATIONS BOX ⊕ CABLE TV BOX ⊕ MAILBOX ⊕ GAS LINE MARKER ⊕ GAS METER ⊕ ACCESSIBLE PARKING ⊕ ELEVATION CONTOURS | <ul style="list-style-type: none"> (R) RECORD DIMENSION ○ EVERGREEN TREE w/DIA. ○ DECIDUOUS TREE w/DIA. ○ SMALL LANDSCAPE SHRUB ○ LANDSCAPE AREA PERIMETER ○ CLEANOUT (C) CONCRETE --- FENCE(CHAINLINK) --- OVERHEAD UTILITIES --- UNDERGROUND TELEPHONE, CABLE TV, FIBER OPTICS --- UNDERGROUND ELECTRIC --- UNDERGROUND GAS LINE --- WATER LINE --- STORM SEWER --- SANITARY SEWER |
|---|---|

NO.	DATE	DESCRIPTION
1	1/31/2014	ADDED BLDG. HEIGHT

LOT #1
"BRANDS / PLAT OF COLUMBUS RESUBDIVISION"
 Columbus, Indiana
EXISTING TOPOGRAPHY

DRAWN BY: N. GRAY
 CHECKED BY:
 DATE: AUG. 27, 2013
 SCALE: AS NOTED

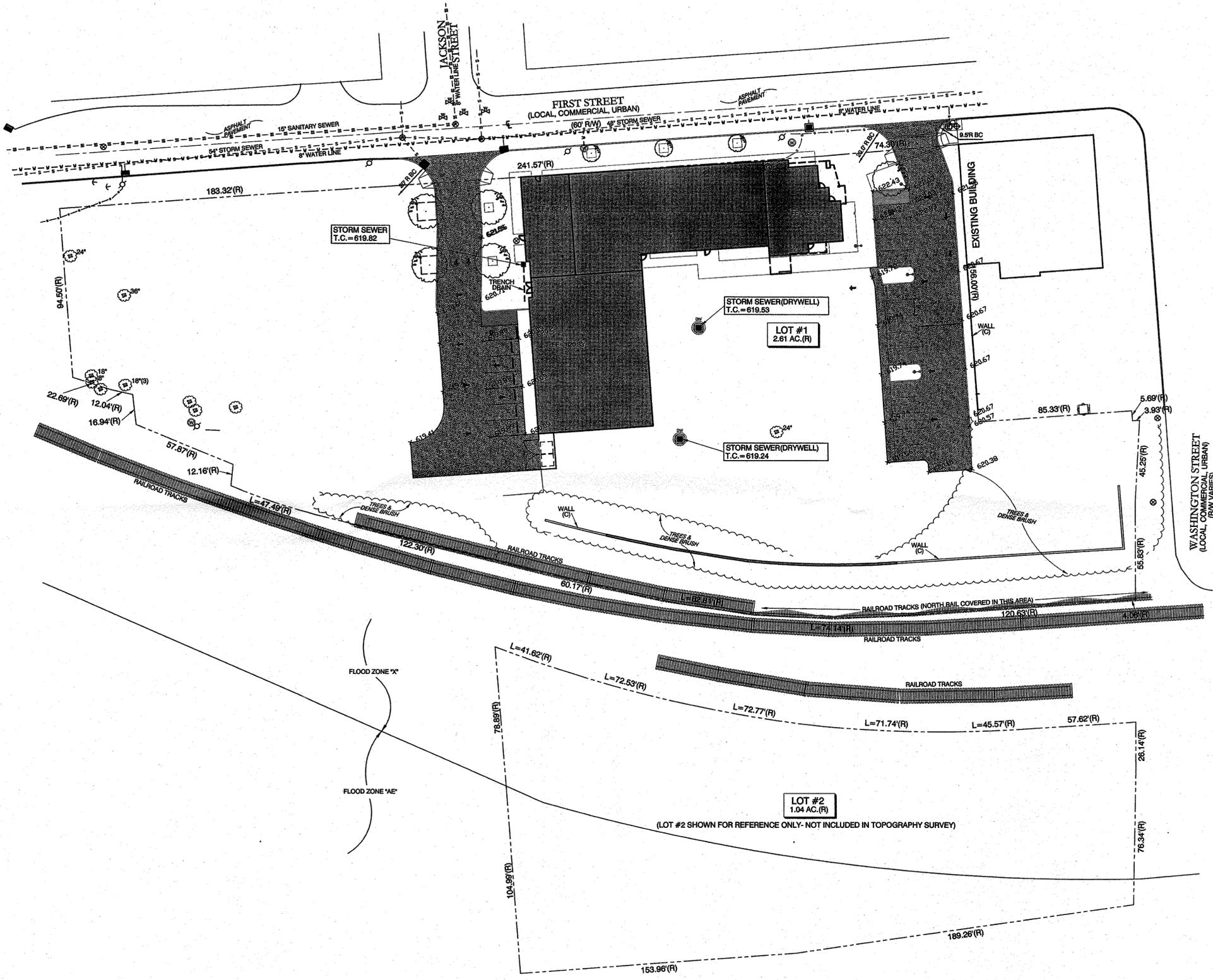
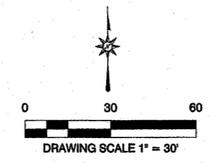


E.R. GRAY III, L.S.
 1025 W. MARKET AVE.
 COLUMBUS, INDIANA 47202
 ergray@ergray.com
 317-662-7836
 317-662-4079
 FAX 317-662-2175

JOB NO. 13240
 FILE PATH: OF
 SHEET **C1**

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

Indiana Underground Plant Protection Service
www.iupps.org
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CALL 2 WORKING DAYS BEFORE YOU DIG
Call 811 or 1-800-382-5544
PER INDIANA STATE LAW ICS-1-22:
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



PROPERTY DESCRIPTION

LOT NUMBERED ONE (1) IN "BRANDS / PLAT OF COLUMBUS RESUBDIVISION" AS RECORDED IN PLAT BOOK "Q", PAGE 260B IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

SITE ADDRESS:
301 1ST STREET
COLUMBUS, IN 47201

SUBJECT PROPERTY IS LOCATED IN ZONES "X" AND "AE" AS SCALED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 180007-0005-D AND 180007-0020-D, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, DATED FEBRUARY 19, 1997.

BENCHMARK
US COAST AND GEODETIC SURVEY BRONZE BENCHMARK TABLE, STAMPED "628.217 Q 9 1930"

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ELEVATION DATUM: NGVD 1929
ELEVATION = 628.217 FEET

UTILITY NOTE:
LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.

FLOOD ZONE NOTE:
SUBJECT PROPERTY IS LOCATED IN ZONES "X" AND "AE" AS SCALED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 180007-0005-D AND 180007-0020-D, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, DATED FEBRUARY 19, 1997.

LEGEND

<ul style="list-style-type: none"> ● AREA INLET (+DW=DRYWELL) ○ UTILITY MANHOLE (S.S.=STORM, SAN.=SANITARY; COM.=COMMUNICATIONS) ⊥ UTILITY POLE ↓ DOWN GUY ⊕ WATER VALVE ⊖ WATER VALVE ⊙ WATER METER/SPIGOT/WELLPOINT ⊚ ELECTRIC METER/PANEL/BOX ⊛ FIBER OPTIC LINE MARKER ⊜ LIGHT/LIGHT POLE/LIGHT BOLLARD ⊝ ELECTRIC TRANSFORMER ⊞ FIRE HYDRANT ⊟ SIGN (TYPE AS NOTED) ⊠ TELE./COMMUNICATIONS BOX ⊡ CABLE TV BOX ⊢ MAILBOX ⊣ GAS LINE MARKER ⊤ GAS METER ⊥ ACCESSIBLE PARKING ⊦ ELEVATION CONTOURS 	<ul style="list-style-type: none"> (R) RECORD DIMENSION ○ EVERGREEN TREE w/DIA. ○ DECIDUOUS TREE w/DIA. ○ SMALL LANDSCAPE SHRUB — LANDSCAPE AREA PERIMETER ⊙ CLEANOUT (C) CONCRETE --- FENCE(CHAINLINK) --- OVERHEAD UTILITIES --- UNDERGROUND TELEPHONE, CABLE TV, FIBER OPTICS --- UNDERGROUND ELECTRIC --- UNDERGROUND GAS LINE --- WATER LINE --- STORM SEWER --- SANITARY SEWER
--	---

NO.	DATE	DESCRIPTION

LOT #1
"BRANDS / PLAT OF COLUMBUS RESUBDIVISION"
 Columbus, Indiana
SITE DEVELOPMENT PLAN

DRAWN BY: N. GRAY
 CHECKED BY:
 DATE: FEB. 1, 2014
 SCALE: AS NOTED



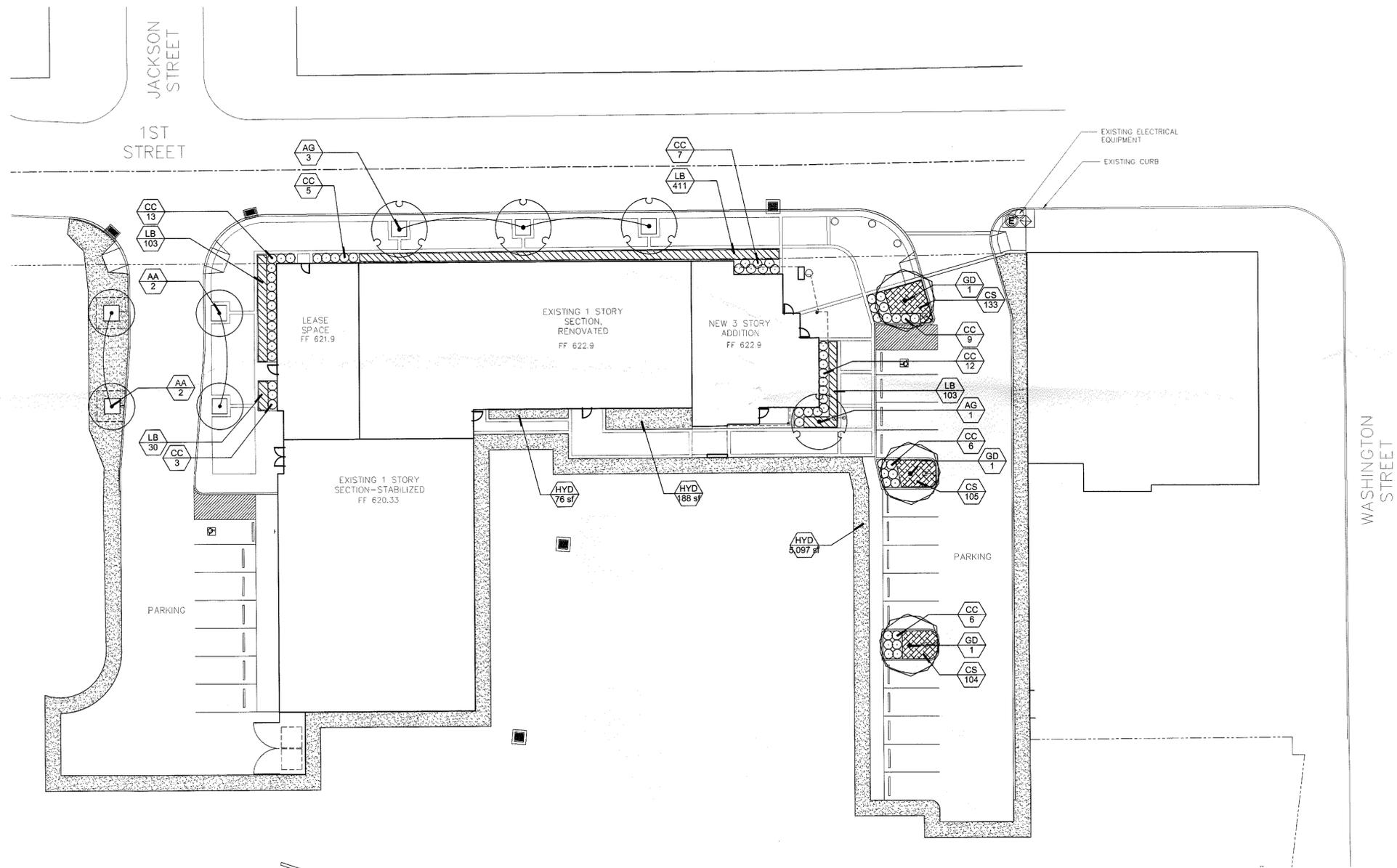
E.R. Gray III, L.S.
 PROFESSIONAL ENGINEER
 COLUMBUS, INDIANA 47201
 P.O. BOX 1507
 COLUMBUS, IN 47201
 E-MAIL: ergray@ergray.com
 TEL: 317-372-7388
 1-877-853-6479
 FAX 317-372-2175

JOB NO. 13336
 FILE PATH: 13336SDP-C-1
 SHEET OF
C2

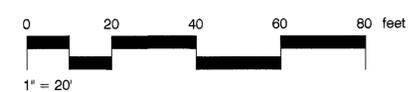
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
AA	4	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2.5'Cal	
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	2.5'Cal	10' - 12' ht.
GD	3	Gleditsia triacanthos 'Draves'	Honey Locust	B & B	2.5'Cal	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	FIELD3
CC	61	Clethra alnifolia 'Crystalina' TM	Sugarina Summersweet	3 gal	18-24"	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
CS	342	Carex pensylvanica	Pennsylvania Sedge	4"pot	12" o.c.	
LB	647	Liriope spicata 'Big Blue'	Creeping Lily Turf	1 gal	12" o.c.	
HYD	5,361 sf	Turf Hydroseed	Drought Tolerant Fescue Blend	seed		



LANDSCAPE PLAN
1" = 20'-0"



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LOUIS JOYNER ARCHITECT
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812/376-7088 FAX: 812/376-7116 WWW.LJARCHITECT.COM

LANDSCAPE PLAN
RENOVATION OF 301 1ST ST
301 1ST STREET
COLUMBUS, IN

DATE: 2/10/11
SCALE: NOTED
DRAWN BY:
JOB # 13-35
SHEET:

L1.1