



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (July 10, 2013 Meeting)

**Docket No. / Project Title:** PUDF-13-03 (Columbus Crossing Strip Center (Lots 10 & 11))  
**Staff:** Allie Keen  
**Applicant:** Menard, Inc.  
**Property Size:** 2.16 Acres  
**Current Zoning:** PUD (Planned Unit Development)  
**Location:** Southwest corner of Jonathon Moore Pike (State Road 46) and Morgan Willow Trace, adjacent and west of Wendy's, in the City of Columbus

#### Background Summary:

Menard, Inc. is requesting approval of a Final PUD for Lots 10 and 11 of the Columbus Crossings Major Subdivision 4<sup>th</sup> Replat. The proposal is for a 9,025 square foot multi-tenant strip center.

#### Key Issue Summary:

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

1. Is the proposed Final PUD consistent with the preliminary PUD?
2. Is the building of a "quality design" consistent with the preliminary PUD approval?
3. Has adequate landscaping been provided?
4. Has adequate stacking spaces for the drive-thru window been provided?
5. Is vehicular and pedestrian circulation throughout the site safe with two drive-thru windows?
6. Is Menards, Inc. responsible for the continued maintenance for all street trees that were approved on the preliminary PUD landscape plan?

#### Staff Recommendation:

Approval, with the following conditions: (or continuance to provide the outstanding information or to address additional comments)

1. An administrative subdivision will be completed to remove the interior lot lines.
2. A Certificate of Elevation, which is a certified statement that verifies a structure's elevation information, must be submitted and approved by the Planning Department because the subject properties are located within the 100-year floodway fringe.
3. Drainage and erosion control plans must be submitted and approved by the City Engineering Department.
4. Landscaping requirements in Section 8 of the current Zoning Ordinance shall be met, which includes the following:
  - a. Replacing the 3 ornamental trees within Landscape Area #1 (Parking Lot Public Street Frontage) with either large or medium trees.
  - b. Provide an additional 21 shrubs within Landscape Area #2 (Parking Lot Interior) planting areas.

- c. All shrubs will be planted at a minimum of 18 inches in height, which will be indicated on the site plan.
- 5. Additional landscaping shall be provided along the north side of the building that is consistent with similar treatments for the other properties within the PUD, specifically Wal-Mart and Wendy's.
- 6. Replace all dying or missing landscaping, as shown on the preliminary PUD, that is associated with the two subject properties and indicate their locations on the site plan.
- 7. The pedestrian crosswalk shall be relocated to provide a safer route for pedestrians. This new crossing must be provided on the site plan and approved by the Planning Department.
- 8. All outstanding engineering and fire department comments must be met.

<b>Current Property Information:</b>	
<b>Land Use:</b>	Undeveloped Lot
<b>Site Features:</b>	Vacant lot; vehicular access easement along the west property line; sidewalk along the north property line; and street trees along the north and south property lines installed as part of the original PUD.
<b>Flood Hazards:</b>	Zone AE (Floodway Fringe)
<b>Vehicle Access:</b>	Access easement (west) from Jonathon Moore Pike (Major Arterial, Commercial, Suburban) and an access easement/alley (south).

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Agriculture
<b>South:</b>	PUD (Planned Unit Development)	Undeveloped Lot
<b>East:</b>	PUD (Planned Unit Development)	Restaurant (Wendy's)
<b>West:</b>	PUD (Planned Unit Development)	Commercial Strip Center; Buffalo Wild Wings

**Proposal / General Standards Summary:**

The following table compares the proposed features of the development with the standards established by the Zoning Ordinance for similar uses in other zoning districts and/or the Preliminary PUD. A check mark indicates that the proposal is consistent with these general standards. All project features are subject to the discretion and approval of the Plan Commission:

<b>Criterion / Status</b>		<b>Summary of PUD Proposal</b>	<b>Summary of PUD/ Zoning Ordinance Requirements</b>
<b>Permitted Uses:</b>	✓	9,025 square foot multi-tenant strip center	As specified in the B-4 zoning district (17.32.020-040).

<p><b>Signage:</b></p>	<p>✓</p>	<p>Signage shall be calculated on a tenant-by-tenant basis with the direct relationship of sign size to the size of the tenant's exterior wall measured in square footage. Each tenant shall be permitted to install wall signage not exceeding fifteen (15%) of the tenant's exterior wall. Tenant's that occupy the eastern and western end cap units shall be allowed additional wall signage on these elevations, not to exceed the size of the signage permitted on the tenant's exterior wall. Temporary window signs, drive-thru menu boards and directional signage shall be exempt from the above requirements.</p>	<ul style="list-style-type: none"> <li>• <u>Wall Signs:</u> maximum of 3 wall signs per use. Shall not exceed 15% of each tenant's front walls or 350 square feet, whichever is less.</li> <li>• <u>Directional Signs:</u> limited to 1 per driveway, which does not exceed 6 square feet and a maximum height of 4 feet.</li> <li>• <u>Banner Signs:</u> maximum of 1 banner that does not exceed 32 square feet. Banners may only be displayed a maximum of 90 days per calendar year.</li> </ul>
<p><b>Landscaping:</b></p>		<ul style="list-style-type: none"> <li>• <u>Area #1 – Parking Lot Public Street Frontage:</u> 2 large trees and 3 ornamental trees, plus 56 shrubs</li> <li>• <u>Area #2 – Parking Lot Interior:</u> 2,744 square feet of interior landscaping, with 10 trees and 34 shrubs.</li> <li>• <u>Area #4 – Lot Interior:</u> 195 points provided by 23 shrubs (south side of the building) and 3 shrubs (north side).</li> <li>• Shrubs will be a minimum of 18 inches in height at maturity.</li> <li>• <u>Additional Plantings:</u> 7 large trees along the west property line, plus 34 shrubs located by the entrance on the west side.</li> <li>• 4 pear trees are located on the south property line to replace the existing 4 pear/plum street trees that were a part of the original PUD landscape plan.</li> </ul>	<p>At a minimum adherence to Article 8 'Landscaping Requirements' of the current Zoning Ordinance is typically approved by the Plan Commission.</p> <ul style="list-style-type: none"> <li>• <u>Area #1 - Parking Lot Public Street Frontage:</u> 5 large or 6.25 medium trees, plus 38 shrubs (ornamental trees do not count towards this requirement)</li> <li>• <u>Area #2 – Parking Lot Interior:</u> 2,634 square feet of interior landscaping, with 10 large or medium trees, plus 55 shrubs.</li> <li>• <u>Area #4 – Lot Interior:</u> 105 points with at least 25% within 15 feet of the building.</li> <li>• All shrubs must be planted at a minimum height of 18 inches.</li> </ul>
<p><b>Lighting:</b></p>	<p>✓</p>	<p>Proposed exterior lighting has 90 degree cut-off fixtures with fully</p>	<p>Not to exceed 0.1 foot-candles at</p>

		recessed lens covers. Foot candles do not exceed 0.1 foot candles at the PUD boundary line (Jonathon Moore Park).	the PUD boundary lines.
<b>Setbacks Required:</b>	✓	<u>Side Yard Setback:</u> 79 feet (west) 60.25 feet (east) <u>Rear Yard Setback:</u> 127.75 feet <u>Front Yard Setback:</u> 157 feet <u>Parking Lots:</u> Proposed parking lots are not located within access easements on the west and north side of the property and meet the Zoning Ordinance's setback requirements.	<u>Side Yard Setback:</u> As determined by the Plan Commission (typically 10 feet). <u>Rear Yard Setback:</u> As determined by the Plan Commission (typically 10 feet). <u>Front Yard Setback:</u> As determined by the Plan Commission (typically 25 to 50 feet). <u>Parking Lots:</u> 10 feet (front) 5 feet (side and rear)
<b>HVAC Enclosure:</b>		The elevation drawings do not show any visible rooftop equipment, however it is not noted that it will be completely enclosed. A more detailed drawing should be provided.	Roof top units required to be enclosed.
<b>Sidewalks:</b>	✓	Keeping the existing 8 foot sidewalk along Jonathon Moore Pike as well as providing a pedestrian connection from the sidewalk to the building entrances.	Sidewalks were already established in the original Columbus Crossing PUD.
<b>Access:</b>	✓	Proposing one (1) 24 foot drive off of the west access that is aligned with existing entrance on west side of access. Proposing two (2) 24 foot drives off of south access.	<ul style="list-style-type: none"> <li>Entrance Widths: 12 feet per lane.</li> </ul>
<b>Parking:</b>	✓	103 parking spaces proposed with 5 designated for the physically challenged. All parking spaces are 9 feet x 18 feet in size. Bicycle parking is also being proposed.	<ul style="list-style-type: none"> <li>33 parking spaces required. <ul style="list-style-type: none"> <li>Restaurant spaces require 7 spaces each (14 total)</li> <li>Remaining space as all retail requires 19 parking spaces.</li> </ul> </li> </ul>

<b>Trash Enclosure:</b>	✓	Proposed 6 foot tall wooden enclosure.	Opaque enclosure with solid opaque doors.
-------------------------	---	--	---

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	<ol style="list-style-type: none"> <li>1. No site drainage information has been provided. We need to see a proposed drainage plan for stormwater review; a storm sewer is available but capacity is limited, therefore onsite detention and discharge rate reduction is required.</li> <li>2. The proposed sidewalk connection to SR 46 should be an accessible route with ADA compliant ramps.</li> <li>3. The proposed drive-thru lanes should meet the criteria set out in the Zoning Ordinance including lane width and number of stacking spaces. The proposed number of spaces appears to be too low.</li> <li>4. Parking dimensions for space size and aisle width on the site should meet the criteria in the Zoning Ordinance. At the east end of the building, dimensions should be redesigned to allow a 24 foot wide drive aisle, as required by the Ordinance, without encroachment into the drive-thru lane or a pedestrian walkway (the proposed PUD show a 22 foot aisle with a superimposed 5 foot walkway).</li> <li>5. The turning radius on the southeast corner of the building (for the east drive-thru) is too tight and needs to be enlarged for cars to properly maneuver around the corner.</li> </ol>
<b>City Utilities:</b>	No comments have been received.
<b>Fire Department:</b>	After looking at the plans provided, I do not see any water hydrants either existing or proposed. So that could be an issue if none are existing.
<b>Code Enforcement:</b>	No comments have been received.

**History of this Location:**

The relevant history of this property includes the following: A portion of the Columbus Crossing received PUD rezoning and preliminary PUD approval in 2001 (PUD-01-02) and the remainder received preliminary PUD rezoning and approval in January 2003 (PUD-03-02). The total development consists of approximately 169.95 acres. The proposed strip center will occupy Lots 10 and 11 totaling approximately 2.16 acres. These lots are located in the north eastern corner of the Columbus Crossing development.

**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:

**GOAL E-2: Promote the use of designated highway corridors as areas for commercial development.**

- **POLICY E-2-1:** Encourage development of these corridors in a manner that is visually appealing. *Highway corridors greatly impact the appearance of a community. Because community appearance is important to local residents, the city should encourage these corridors to be developed in a manner that enhances community appearance. Elements to be considered*

*include landscaping, screening or outdoor storage and display, appearance of buildings, design of parking areas, and others.*

- **POLICY E-2-3:** Establish objective design standards (not an architectural review committee), to encourage development with appropriate landscaping, parking, setbacks, visually appealing buildings, and attractive and effective signage. *Design standards could include such things as requirements for variations in building facades, roof lines, materials, colors, and limitations on outside storage.*
- **POLICY E-2-10:** Encourage businesses along these corridors to add landscaping. *Landscaping adds greatly to the appearance of the community, and it offers environmental, economic, and psychological benefits. Highway corridors are the most visible areas to visitors and local residents alike; therefore, landscaping is particularly important in these areas.*
- **POLICY E-2-12:** Encourage parking lot and circulation designs which are safe and efficient, both for motor vehicles and for pedestrians. *Parking lot design can define and channel traffic flow and reduce the likelihood of accidents. In addition, pedestrian circulation in parking areas can be designed to improve pedestrian safety and access. For example landscaped traffic islands with sidewalks can be used to channel traffic and provide pedestrian access to buildings.*

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. 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. The site plan has two proposed drive-thru windows (east and west side). The site plan shows 10 stacking spaces for the east drive-thru, but only 9 spaces for the west drive-thru. The applicant has indicated that the two proposed tenants for these spaces only require 5 stacking spaces and are not concerned with traffic backing up. Although the applicant does not see an issue, in the event of a different business moving into those spaces, backed up traffic could become an issue if the drive-thru is utilized more with a different business. Additionally, with two proposed drive-thrus the traffic circulation on-site could be difficult or hazardous to both motorists and pedestrians. Vehicles using the east drive-thru can only exit the property from the two south entrances. This requires vehicles to navigate through the northern parking area and the other drive-thru lines to exit the property. This area will have the most vehicles parked and pedestrians walking because of the front access to the building.
2. The current site plan provides a pedestrian crossing from the sidewalks along Jonathon Moore Pike to the building entrances. As it is currently shown, the crossing is primarily located in a drive aisle and crosses in front of one of the drive-thru lanes, which could potentially be hazardous for pedestrians. It was recommended to the applicant that this crosswalk is shifted to make a safer path for pedestrians.
3. The proposed site plan shows minimal landscaping, 3 shrubs, along the front of the building. Other properties within the PUD have paid special attention to foundation plantings by provided larger plantings, such as ornamental or small trees in addition to shrubs, along a majority of the building.
4. The existing street trees that were planted as a part of the original PUD will be relocated and incorporated into the landscape plan. However, those locations need to be identified on the site

plan. Additionally, the original PUD landscape plan shows 5 street trees along Jonathon Moore Pike, and currently there are only 2 trees on the site in this location. These trees are also not shown on the site plan.

5. In June of 2002, the Landscape Review Committee approved a landscaping plan (LRC-02-3) for the entire PUD, which had trees provided along all streets in the PUD. These trees were all planted prior to development of any of the lots. In 2008, a new "as-built" landscaping plan was submitted and is considered to be the approved plan. Over the years, many of the trees that were planted have not survived and were required to be replaced by Menards, Inc. whenever a new request was made within the PUD property. Typically, the Planning Department has seen Menards responsible for all street trees. Now that there are several properties developed within the PUD, Menards questions their responsibility to maintain the street trees that align the already developed properties (i.e. Wal-Mart, Sam's Club). At this time, Menard's would like the Plan Commission to finalize who is responsible for the maintenance of the landscaping.

### **Decision Criteria:**

When considering a request for *final PUD* approval the Plan Commission should ensure compliance with the requirements of the preliminary PUD and pay reasonable regard to the Comprehensive Plan. The preliminary PUD provides the basic parameters for the development, which may be further detailed by the Plan Commission at the time of final PUD review.

### **Plan Commission Options:**

In reviewing a request for a *final PUD* 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 detail PUD.



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

Name: Mike Simonds

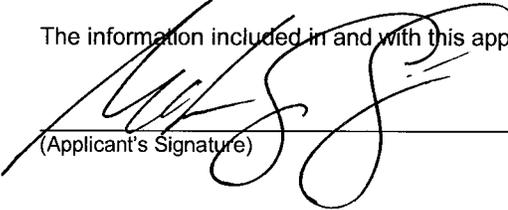
Address 5101 Menard Drive Eau Claire WI 54703  
(number) (street) (city) (state) (zip)

Phone No.: 715-876-2984 Fax No.: 715-876-5998 E-mail Address: msimonds@menard-inc.com

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

**Applicant's Signature:**

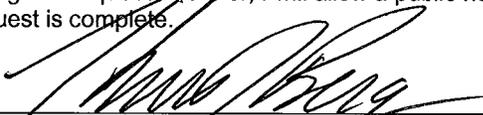
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

  
\_\_\_\_\_  
(Applicant's Signature)

6/6/13  
\_\_\_\_\_  
(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.

  
\_\_\_\_\_  
(Owner's Signature) Theron Berg - Real Estate Manager - Menard, Inc.

6/6/13  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

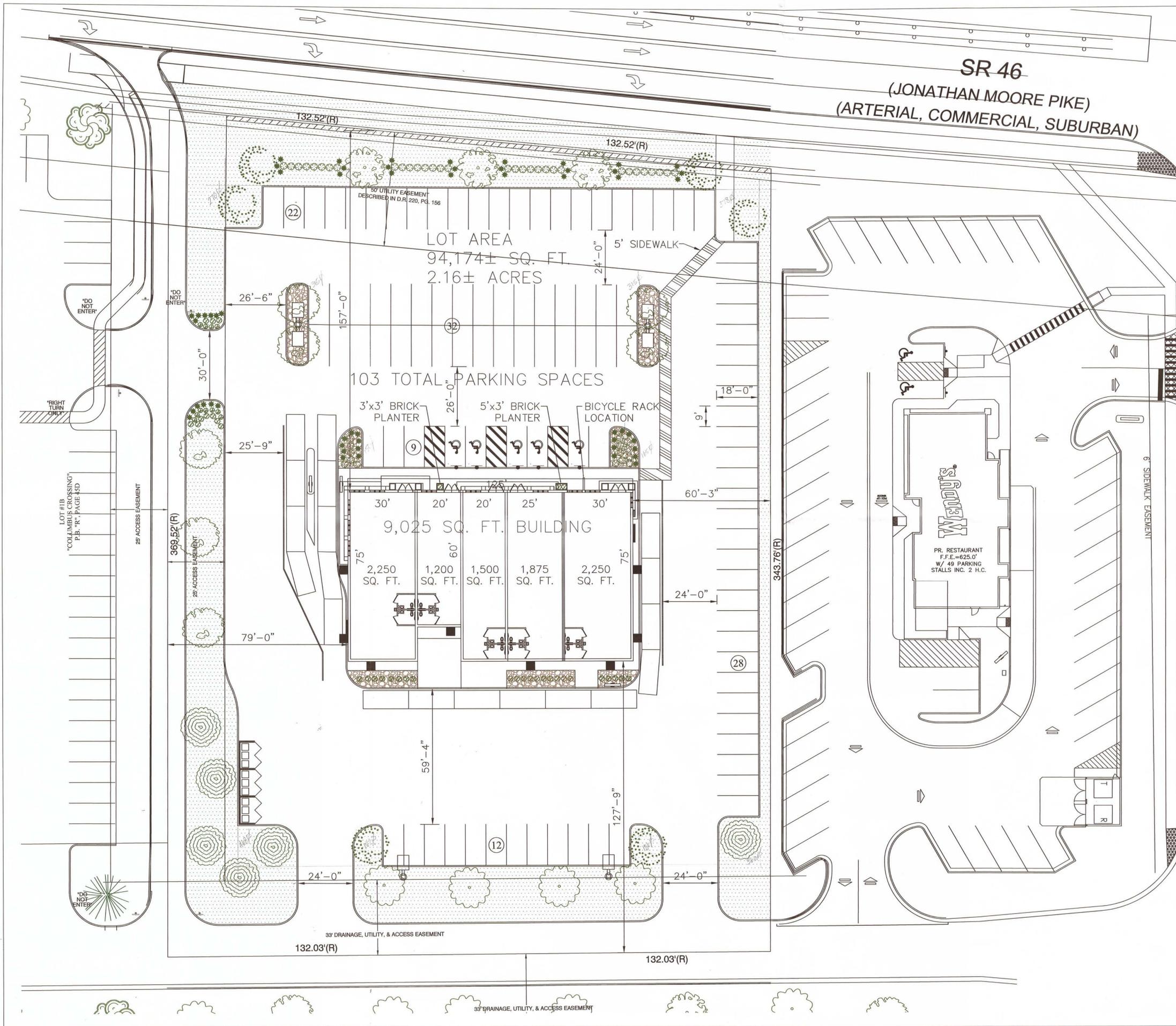
**Columbus – Bartholomew County Planning Department**  
**PUD Final Plan Application Checklist**  
(Columbus & Bartholomew County Zoning Ordinance Section 5.4(B))

The Final Plan may take the form of a booklet of letter or legal sized paper, a set of 24 inch by 36 inch sheets, or a combination of these formats. The Final Plan shall meet any format requirements of the Bartholomew County Recorder.

The following shall be included in the Final Plan submission.

1.  Cover Page & Index: The cover sheet shall indicate that it is the Final Plan for that particular development and include the date of submittal, an index identifying all sections included in the Final Plan document, and references to any separate sheets of information.
2.  Site Description: A description of the property and petitioners involved, including:
  - a. the name, mailing address, e-mail address, and telephone number of the applicant,
  - b. the name, mailing address, e-mail address, and telephone number of any land surveyors, engineers, or other professionals responsible for the Final Plan design,
  - c. the legal description of the subject property and common address of the site, and
  - d. the proposed name of the development (if applicable).
3.  Common Holdings Map: A map of any property adjacent to the property subject to the Final Plan owned or otherwise controlled by any or all of the petitioners.
4.  Sewerage Verification: A letter verifying that proper waste disposal will be available to the property.
  - a. For proposals using septic systems (or other alternatives to a sewer utility), a letter from the Bartholomew County Health Department shall be provided verifying that the development shall be adequately served and adequate plans are in place to assure the maintenance of the waste disposal facilities.
  - b. For proposals using a sewer utility, a letter from the appropriate sewer utility shall be included verifying that the proposed development shall be served.
5.  Existing Site Conditions: A description of all existing conditions on the subject property, including:
  - a. *Built Features:* All existing streets (including travel lanes, rights-of-way, etc.), established open spaces, and structures;
  - b. *Easements:* All existing easements and an indication of their purpose;
  - c. *Topography:* A topographic survey extrapolated from USGS data or otherwise meeting the requirements of the Planning Director;
  - d. *Natural Features:* The location of natural streams, regulated drains, 100 and 500-year floodplains and floodways, water courses, wetlands (as identified by IDNR, IDEM, or an individual with a US Army Corps of Engineers Regulation 4 Jurisdictional Wetland Certification), wooded areas, and isolated preservable trees (with greater than an 8 inch DCH);
  - e. *Utilities:* The location of utilities serving the site (including waste disposal, water, electricity, natural gas, cable television, and data transmission);
  - f. *Cemeteries:* The boundaries of any cemeteries on, or within 100 feet of, the site.
  - g. *Historic Features:* An identification of any historic features, specifically those listed as Outstanding, Notable, or Contributing on the Indiana Historic Sites and Structures Inventory - Bartholomew County Interim Report or listed in the National Register of Historic Places and/or Indiana Register of Historic Sites & Structures; and

- h. *Other Features:* Any other significant feature(s) that may influence the design of the development.
6.  Proposed Development: A description of the proposed development of the property, including:
- a. *Street Systems:* The layout and design of proposed street systems (including on-street parking, sidewalks, and street trees);
  - b. *Land Uses:* The land use areas within the development (including a specific list of the individual land uses permitted in each area and densities of any proposed residential uses);
  - c. *Open Space:* The location, improvement, design, maintenance, and use of any open space (including park facilities, natural areas, trail systems, and other common areas);
  - d. *Landscaping:* The design of any landscaping, buffering, and/or screening proposed for the development;
  - e. *Natural Features:* A description of the accommodation of natural streams, regulated drains, 100 and 500-year floodplains and floodways, water courses, wetlands (as identified by IDNR, IDEM, or an individual with a US Army Corps of Engineers Regulation 4 Jurisdictional Wetland Certification), wooded areas, and isolated preservable trees (with greater than an 8 inch DCH);
  - f. *Historic Features:* A description of the accommodation of historic features, specifically those listed as Outstanding, Notable, or Contributing on the Indiana Historic Sites and Structures Inventory - Bartholomew County Interim Report or listed in the National Register of Historic Places and/or Indiana Register of Historic Sites & Structures;
  - g. *Development Standards:* Final text documenting the development standards that will apply to development (including lot size and dimensions, building setbacks, off-street parking standards, lighting standards, sign standards, landscaping requirements, etc.);
  - h. *Written Commitments:* A description of any written commitments that are being proposed as part of the development;
  - i. *Covenants:* A description of any private covenants and restrictions that will be established for the development; and
  - j. *Drainage:* A detailed drainage plan meeting the requirements of the appropriate (City or County) Engineer.
7. \_\_\_\_\_ Supplemental Information: Any other information requested by the Planning Director or Plan Commission to aid in the review of the Final Plan. This may included, but not be limited to, topic areas such as traffic, utilities, flood hazards, and architectural design standards.



**Parking Requirement**

**Unit A**

- General Parking Standards §7.1 Restaurant
  - o 1 stall per 4 seats
  - o 2,250 sq. ft. Western End Cap
    - o 25 seats @ 1 stall per 4 seats = 6 stalls (Required)

**Unit B**

- General Parking Standards §7.1 Personal Service Use
  - o 2 stalls per station, chair or activity area, or
  - o 1 stall per 300 sq. ft. of UFA (whichever is greater)
- 1,200 sq. ft. bay
  - o The greater of:
    - 8 stations @ 2 stalls per station = 16 stalls (Required)
    - 1,200 / 300 = 4 stalls

**Units C and D (Vacant units)**

- General Parking Standards §7.1 Retail Use
  - o 1 stall per 250 sq. ft. of UFA
- 3,375 sq. ft. bay
  - o 3,375 / 250 = 14 stalls (Required)

**Units C and D (Vacant units)**

- General Parking Standards §7.1 Restaurant
  - o 1 stall per 4 seats
  - o 3,375 sq. ft. bay
    - o 100 seats @ 1 stall per 4 seats = 25 stalls (Required)

**Unit F**

- General Parking Standards §7.1 Restaurant
  - o 1 stall per 4 seats
  - o 2,250 sq. ft. Eastern End Cap
    - o 25 seats @ 1 stall per 4 seats = 6 stalls (Required)

Total Potential Required Parking Stalls: 42 - 53 stalls depending on use of Units C and D

**NEW LANDSCAPE LEGEND**

SYMBOL	BOTANICAL, COMMON NAME	SIZE	HEIGHT	WIDTH	QTY.	
[Symbol]	PRUNUS CERASIFERA 'THUNDERCLOUD', 'THUNDERCLOUD' MYROBALAN PLUM	ORNAMENTAL (10PS)	2.5" DIA.	20'	20'	3
[Symbol]	PYRUS CALLERYANA 'CLEVELAND SELECT', 'CLEVELAND SELECT' CALLERY PEAR	ORNAMENTAL (10PS)	2.5" DIA.	40'	20-25'	4
[Symbol]	GLEDTISIA TRIACANTHOS var. INERMIS 'SKYLINE', 'SKYLINE' THORNLESS COMMON HONEYLOCUST	LARGE (25PS)	2.5" DIA.	30-70'	30-70'	6
[Symbol]	ACER RUBRUM 'PAINTED SUNSET', 'PAINTED SUNSET' RED MAPLE	LARGE (25PS)	2.5" DIA.	40-60'	40-60'	6
[Symbol]	ACER SACCHARUM 'LEGACY', 'LEGACY' SUGAR MAPLE	LARGE (25PS)	2.5" DIA.	60-70'	40-50'	7
[Symbol]	MICROBIOTA DECUSSATA, SIBERIAN CYPRESS EVERGREEN	18" GAL.	18"	7'	55	
[Symbol]	SPIRAEA JAPONICA 'LITTLE PRINCESS', 'LITTLE PRINCESS' SPIREA	DELICIOUS (15PS)	3 GAL.	2 1/2'+	2 1/2'+	36
[Symbol]	POTENTILLA FRUTICOSA 'ABBOTTSWOOD', 'ABBOTTSWOOD' POTENTILLA	DELICIOUS (15PS)	3 GAL.	4'	4'	44
[Symbol]	BERBERIS THUNBERGII var. ATROPURUREA 'CRIMSON PYGMY', 'CRIMSON PYGMY' JAPANESE BARBERRY	DELICIOUS (15PS)	3 GAL.	1 1/2'-2'	2-3'	11
[Symbol]	HYDROSEED				NEED TO BE 18" MIN	
[Symbol]	1 1/2" RIVER ROCK (LANDSCAPE PLANTERS)					
[Symbol]	CUTOFF LUMINAIRES 20' TALL					

**Landscaping Requirements:**

Category	Requirement	Provided
Parking Lot Interior:	Total Paved Area:	52,675 SF ✓
	Required Landscaped Area:	2,633.75 SF (5.00%) ✓
	Provided Landscaped Area:	2,744 SF (5.209%) ✓
	Required Interior Parking Lot Trees:	8,779 trees (10) ✓
	Provided Interior Parking Lot Trees:	10 trees ✓
	Required Interior Parking Lot Shrubs:	52,675 shrubs (55) 21 SHRUBS SHORT
Provided Interior Parking Lot Shrubs:	68 shrubs (84)	
Foundation Plantings:	Required Lot Interior Area: 0.25 * 420' = 105 points	
	Provided Foundation Plantings: 26 Shrubs * 7.5 points = 195 points	
	Total Provided Foundation Points	195 Points
Parking Lot Front Setback:	Required Parking Lot Front Setback Area: 0.6 * 250' = 150 Points	PLUM TREES NEED TO BE CHECKED
	Provided Parking Lot Front Setback Plantings: 5 Large Trees * 25 Points = 125 points	
	56 Shrubs * 7.5 points = 420 points	
	Total Provided Front Setback Points:	545 points



**MENARDS**

Columbus, Indiana  
Strip Center Siteplan  
June 26, 2013  
Scale: 1" = 20'-0"