



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(September 25, 2012 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/DS-12-23 (Sunright America)
Staff: Derek Naber
Applicant: Sunright America, LLC
Property Size: 33.09 Acres
Current Zoning: I-3 (Industrial: Heavy)
Location: 6205 South International Drive, in the City of Columbus

Background Summary:

Sunright America has recently finished a new 152,852 square foot building expansion which included new parking lot areas, exterior lighting, and landscaping. The applicant was originally approved for a new site plan for the new improvements which met the requirements of the Zoning Ordinance. After construction of the building expansion, the applicant is seeking to revise their landscaping plan and has indicated the following proposed variances:

- 1) A request from Zoning Ordinance Section 8.1(C)(1) is for the purpose of allowing 4 trees and 0 shrubs/ornamentals along the parking lot public street frontage along International Drive, 30 shrubs/ornamentals less than required.
- 2) A request from Zoning Ordinance Section 8.1(C)(2) is for the purpose of allowing 0 trees and 72 shrubs within the parking lot interior, 12 trees less than required.

Preliminary Staff Recommendation:

Variance Request #1: Denial, Criteria 2 and 3 have not been met.

Variance Request #2: Denial, Criteria 2 and 3 have not been met.

If the Board of Zoning Appeals were to approve this request, the following commitments shall be added:

1. The property shall maintain 985 landscaping points, as defined by the Zoning Ordinance in effect on September 25, 2012, of which 395 points shall be located within 15 feet of the building for the property's Area #4 landscaping requirements.
2. An extension of the existing berm along Intersectional Drive shall be added and maintained along the parking lot public street frontage of the new parking lot as defined by Zoning Ordinance Section 8.1 (C)(1)(b).

Zoning Ordinance Considerations:

District Intent: The intent of the I-3 (Industrial: Heavy) zoning district is as follows: To provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.

Development Standards: Zoning Ordinance Section 8.1(C)(1) states that for every 50 linear feet of frontage, a minimum of 1 large tree or 1.25 medium trees (excluding ornamental trees), plus 7.5 ornamental trees or shrubs shall be provided.

Zoning Ordinance Section 8.1(C)(2) states that a minimum of 1 large or medium tree (excluding ornamental trees), and 6 shrubs shall be provided in the parking lot interior for every 300 square feet of landscaped area required.

Current Property Information:	
Land Use:	General Industrial Production
Site Features:	The site features a 322,054 square foot industrial building, several parking lots, driveways, retention pond, and landscaping.
Flood Hazards:	No flood hazards exist at this location.
Vehicle Access:	The property gains access from International Drive (Local, Industrial, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I-3 (Industrial: Heavy)	Undeveloped (Wetland)
South:	I-3 (Industrial: Heavy)	General Industrial Production
East:	I-2 (Industrial: General)	General Industrial Production
West:	I-3 (Industrial: Heavy)	Undeveloped (Vacant Lot)

Planning Consideration(s):

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

1. On December 22, 2011, Sunright Right America was approved for a 152,852 square foot building expansion for their property at 6205 South International Drive (C/ZC-11-177-Dec.). The approval also featured a new parking lot area along International Drive on the western side of the property, a new parking lot area along I-65 on the eastern side of the property, and a new access drive on the northern side of the property. The existing building and parking lot areas were considered grandfathered from having to be brought in compliance with the Zoning Ordinance considering the new addition would be less than 100% of the existing building square footage. Only the new site features (parking areas, site lighting, etc.) would need to be brought into compliance with the current Zoning Ordinance. The originally submitted site plan arranged new planting materials and parking lot interior islands and peninsulas which were in compliance with the requirements of the Zoning Ordinance. After having completed the major improvements to the property in July 2012, the applicant is requesting to revise their landscaping plans in a way that does not conform to the Zoning Ordinance, citing issues such as their desire to locate more landscaping by the building and problems with their approved design in 2011.
2. The Zoning Ordinance requires landscaping to be provided along parking lot public street frontages (Area #1). The intention of this requirement is to screen parking lot areas along public streets so as to enhance the appearance of the property. The Sunright America property features two street frontages

including one along I-65 and the other along International Drive. With the new improvements, a parking lot was added with new street frontage along International Drive (west of the new building expansion). According to Zoning Ordinance Section 8.1(C)(1), every 50 linear feet of parking lot frontage, shall provide 1 large tree or 1.25 medium trees (excluding ornamental trees), plus 7.5 ornamental trees or shrubs. The new parking lot area is required to provide 4 large trees or 5 medium trees and 30 ornamental trees or shrubs along its street frontage of International Drive. The existing landscaping currently provides 4 large evergreen trees and the originally approved site plan provided 30 additional shrubs along this frontage to meet the Zoning Ordinance requirements. The applicant is now proposing moving the 30 shrubs to the building entrance.

3. The Zoning Ordinance does provide the option that allows properties to use a landscape berm instead of additional landscaping to help screen parking or provide additional buffers. The Zoning Ordinance defines a berm as a man-made mound of earth that has been graded, shaped, and improved with groundcover and landscaping in a fashion that can be used for visual or audible screening purposes, or to provide changes in elevation or relief of the landscape. The original improvements to the subject property provided a landscaped berm approximately 3 feet in height along most of International Drive. The existing berm however, does not extend along the new parking lot frontage of International Drive, which is visible from this public street.
4. The Zoning Ordinance requires landscaping to be provided within the parking lot interior (Area #2). The intention of this landscaping is to break up large amounts of parking area and enhance the appearance of the property. According to Zoning Ordinance Section 8.1(C)(2), all new parking lots above 25 parking spaces need to provide new parking lot landscape islands and/or peninsulas (5% of the new total paved area) as well as 1 large or medium tree and 6 shrubs for every required 300 square feet of interior landscaping area (to be planted within the islands and peninsulas). The new paving area which was added required 3,638 square feet of interior landscape islands and/or peninsulas and the new site plan has provided 3,648 square feet of interior landscape islands and peninsulas. Within the new interior landscape areas, the property was required to provide 12 large or medium trees and 72 shrubs and the originally approved plan provided 13 large trees and 72 shrubs. The applicant is proposing to relocate some of the existing trees in locations which would not count towards the requirements of the parking lot interior.
5. The Zoning Ordinance requires some landscaping to be installed and maintained within the lot interior and by the building (Area #4). The intention of required plant material around the building was to enhance the appearance of the building and the surrounding area. According to Zoning Ordinance Section 8.1(C)(4), an industrial building is required so many points of landscaping based upon the linear feet of the primary structure. With the new addition, the Sunright America building would be required 361 landscaping points of which 15 points would be required with 15 feet of the building footprint. If the entire property were brought in compliance with the Zoning Ordinance, the building would be required to provide 361 points of which 54 points would be required to be maintained within 15 feet of the building footprint (The existing building was considered grandfathered from maintaining some of the landscaping within 15 feet of the building). The proposed site plan provides the property with additional landscaping at the building's main entrance for a total of 985 points of which 395 points need to be within 15 feet of the building. According to the site plan, the following landscaping items apply to the Area #4 landscaping:
 - o (3) Red Sunset Maple Trees (25 points each)
 - o (3) River Birch Trees (25 points each)
 - o (22) Thornless Honeylocust Trees (25 points each)
 - o (6) Clump Redbud Trees (10 points each)
 - o (30) Green Velvet Boxwood Shrubs (7.5 points each)

Overall, the changes of the landscaping plan will result in an increase of landscaping on the property by 5 large trees (Honeylocusts) and 6 ornamental trees (Clump Redbuds).

6. The originally approved site plan also provided new parking lot lighting fixtures within the parking lot interior islands. The parking lot lighting fixtures are 30 feet tall with a 36 inch vertical base for a maximum height of 33 feet. The applicant has stated that they desire to move trees outside of the interior islands and peninsulas was because of their interference with the parking lot lighting fixtures. The Zoning Ordinance does not require any exterior lighting be provided nor does the Zoning Ordinance dictate the exact location of exterior lighting. The original site plans could have located the light fixtures on areas outside of the parking lot islands and peninsulas or at the corner intersections

of parking spaces which could provide lighting to the area and enough space on the interior islands and peninsulas for landscaping.

7. The subject property is located in the Woodside Northwest Industrial Park, which features several industrial facilities. The property is currently located on the northernmost area of the industrial park in an existing isolated location. International Drive also currently dead ends west of the subject property, but in the future, the drive would link north to Deaver Road.

Provisional Findings of Fact/Decision Criteria:

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

Variance Request #1: A request from Zoning Ordinance Section 8.1(C)(1) is for the purpose of allowing 4 trees and 0 shrubs/ornamentals along the parking lot public street frontage along International Drive, 30 shrubs/ornamentals less than required.

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

Provisional Findings: The proposed landscaping changes would not result in any negative impact to the public health and safety of the community at this location. *This criterion has been met.*

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

Provisional Findings: The parking lot would not be properly screened. The removal of shrubs along the public street frontage for the new parking lot would be detrimental to the appearance of the subject property and surrounding area. *This criterion **has not** been met.*

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

Provisional Findings: There are no features on the subject property which prevent the applicant from installing and maintaining shrubs along the International Drive public street frontage, which would aid in screening the new parking lot. *This criterion **has not** been met.*

Variance Request #2: A request from Zoning Ordinance Section 8.1(C)(2) is for the purpose of allowing 0 trees and 72 shrubs within the parking lot interior, 12 trees less than required.

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

Provisional Findings: The removal of trees within the parking lot interior would not result in any negative impact to the public health and safety of the community at this location. *This criterion has been met.*

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

Provisional Findings: The proposed landscaping changes would create a parking area with no tree cover which would be detrimental to the appearance of the property and aesthetic appeal to the surrounding area. *This criterion **has not** been met.*

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

Provisional Findings: There are no features on the subject property which prevent the applicant from installing and maintaining trees within the interior islands and peninsulas. A design flaw in the location of the newly installed light fixtures does not justify a variance request at this location. *This criterion **has not** been met.*

Board of Zoning Appeals Options:

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

**Columbus – Bartholomew County Planning Department
Development Standards Variance Application**

Planning Department Use Only:

Jurisdiction: ___ Columbus ___ Bartholomew County

Zoning: _____

Docket No.: _____

Hearing Procedure: ___ Hearing Officer ___ Board of Zoning Appeals

Development Standards Variance Application:

Applicant Information:

Name: Force Design, Inc.

Address 990 N. National Road Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 372-8441 Fax No.: (812) 372-5424 E-mail Address: hforce@forceco.com

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

Name: Sunright America, Inc.

Address 6205 S. International Drive Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 342-3430 Fax No.: (812) 342-3190 E-mail Address: takeuchi@sunrightamerica.com

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

Name: Harold Force, Force Design, Inc.

Address 990 N. National Road Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 372-8441 Fax No.: (812) 372-5424 E-mail Address: hforce@forceco.com

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

Property Information:

Address 6205 S. International Drive Columbus IN 47201
(number) (street) (city) (state) (zip)

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

Variance Requested:

I am requesting a variance from Section 8.1(C)(1) of the Zoning Ordinance to allow the following:

We are requesting to remove the seven (7) trees from new west parking lot interior and relocate four (4) of them to an area south of the new west parking lot. It is also requested that the existing earth and berm adjacent to the east side of International Drive be considered as providing substantial screening of the new parking lot area from the public view at the street.

Variance Request Justification:

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

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

Removing the trees from the parking lot interior will improve the visual security of Sunright employees during the night time shifts. This will prevent the trees from shadowing the parking at night as they would were they to be planted in the parking lot islands. The requested location of the (4) trees to the south of the parking lot will help delineate the edge of the parking lot and separate the parking lot from the storm water detention pond without obstructing snow removal. The deletion of ornamental shrubs adjacent to the west side of the parking lot will not change the view from the street as the shrubs would not be visible due to the existing earth and berm. This also saves the shrubs from damage due to winter snow removal.

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

We believe that the use and value of the area adjacent to the property will not be negatively affected by this change in landscaping.

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

The relocation of the trees from the landscaping area to the area outside the parking lot will enhance visual control and security of the parking lot, while providing more shading from the trees situated outside the landscaped parking lot islands. There is no economic gain experienced by the Owner, as the changes in landscaping requested under the variance will be more than offset by the additional cost of added landscaping planned in other areas of the site.

Applicant's Signature:

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

David J. ...
(Applicant's Signature)

9/11/12
(Date)

Variance Requested:

I am requesting a variance from Section 8.1(C)(2) of the Zoning Ordinance to allow the following:

This variance request is for the relocating of existing and currently planned trees to be moved to the exterior of the parking lot islands and to other locations as shown on the revised plan.

Variance Request Justification:

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

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

When supplemented by the additional landscaping as shown on the plans, the total number of trees and shrubs will equal or exceed the number required by City Ordinance. This includes the replacement of trees which are not required under the current building permit. In addition to the information outlined in the revised plan, it is Sunright America's intention to locate additional ornamental trees and shrubs adjacent to the office building main entrance.

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

The revised landscaping plan includes revisions to the existing landscaping. This will enhance the building's primary exposure to Interstate 65 and provide a greater benefit to Sunright employees and to the public in general. We believe this improvement adds value to the property and, therefore, to the adjacent properties as well. We see no adverse impact, but rather a positive impact to the adjacent property owners.

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

The relocation of existing and planned trees will provide better visual security for Sunright America employees and visitors to Sunright America, especially during night time shifts. Furthermore, there is no economic gain or benefit being sought or received by Sunright America in this variance request.

Applicant's Signature:

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

Harold Jace
(Applicant's Signature)

9/11/12
(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.

Sunright America, Inc.

Toshiaki Takeuchi
(Owner's Signature) Toshiaki Takeuchi, ~~Director~~ E.V.P.

8-27-12
(Date)

(Owner's Signature)

(Date)



FORCE DESIGN, INC.
 990 N. NATIONAL ROAD
 COLUMBUS, INDIANA 47201
 (812) 377-8441
 FAX (812) 372-5424

CERTIFICATION

This plan represents the location and/or elevations of building(s) and appurtenant structures and improvements as determined by a survey made under my direction and supervision; and I do hereby certify that all information is true and accurate to the best of my knowledge.

Certification Date:
 30th DAY OF NOVEMBER, 2011



By: Charles M. Coyne
 Professional Land Surveyor
 Indiana Reg. No. 80040518

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- REVISIONS**
1. PLOTTED FOR REVIEW, PERMITS, AND CONSTRUCTION. 12/01/2011, CMC
 2. UPDATED PER COMMENTS BY THE COLUMBUS PLANNING DEPARTMENT. 12/16/2011, CMC
 3. ISSUED FOR CONSTRUCTION. 01/13/2012, CMC
 4. UPDATED WITH REQUESTED LANDSCAPING REVISIONS FOR VARIANCE SUBMITTAL. 05/10/2012, CMC



Harold Force

CLIENT NAME
SUNRIGHT AMERICA INC.

PROJECT DESCRIPTION
PHASE II BUILDING ADDITION

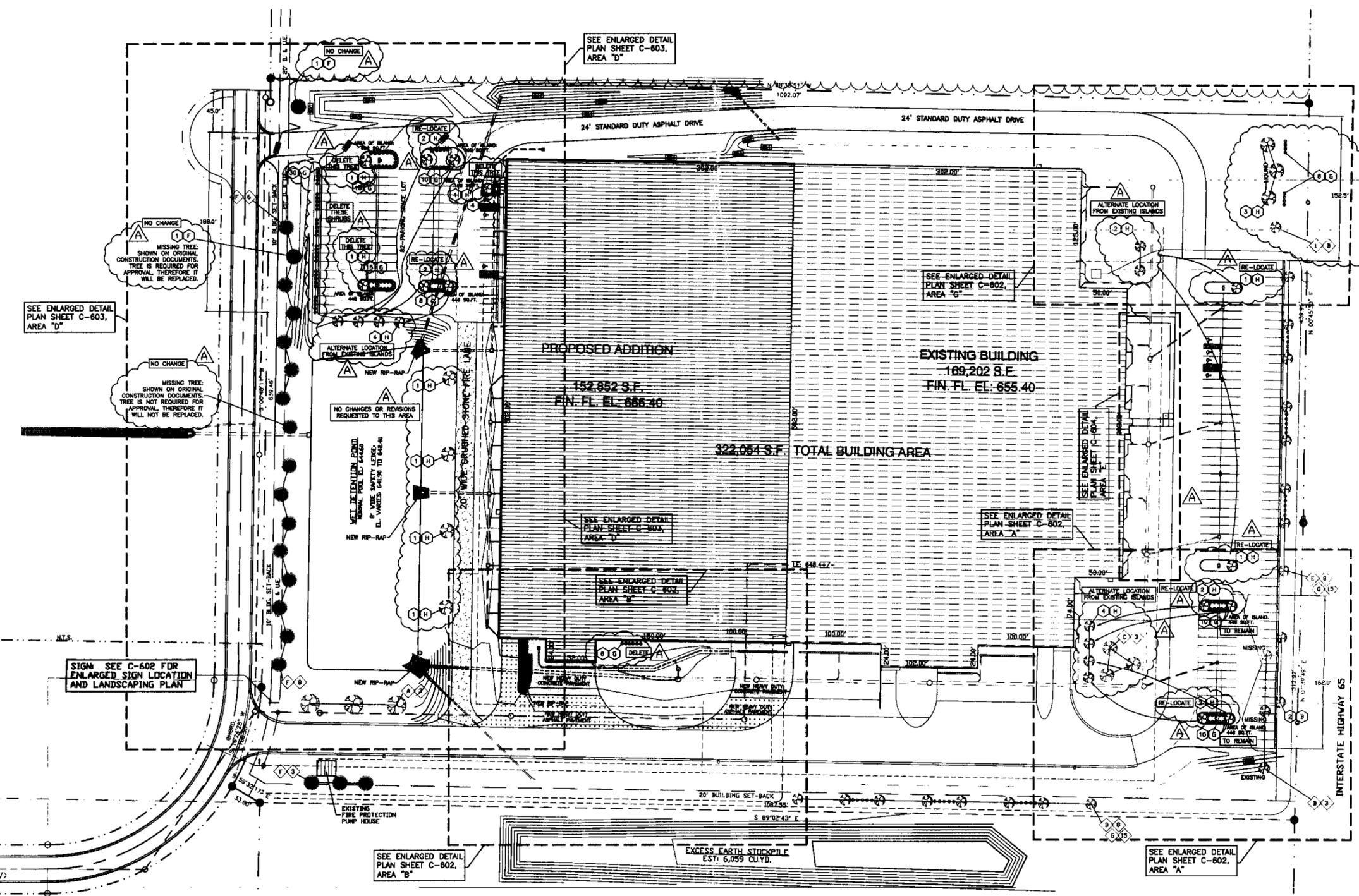
COLUMBUS, INDIANA

SHEET TITLE
OVERALL LANDSCAPING PLAN

ISSUE DATE
CONST 1-13-12

PROJECT NUMBER
11306

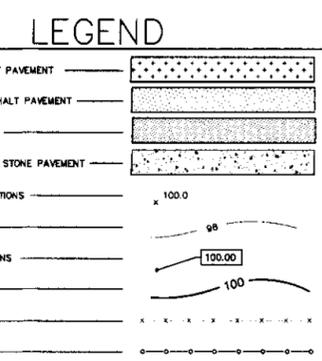
SHEET NUMBER DRAWN BY
C-601 CMC



NO CHANGE
 MISSING TREE: SHOWN ON ORIGINAL CONSTRUCTION DOCUMENTS. TREE IS NOT REQUIRED FOR APPROVAL, THEREFORE IT WILL NOT BE REPLACED.

NO CHANGE
 MISSING TREE: SHOWN ON ORIGINAL CONSTRUCTION DOCUMENTS. TREE IS NOT REQUIRED FOR APPROVAL, THEREFORE IT WILL NOT BE REPLACED.

SEE ENLARGED DETAIL PLAN SHEET C-602 FOR ENLARGED SIGN LOCATION AND LANDSCAPING PLAN



EXISTING TREES AND PLANTINGS (2007 PROJECT)

POINT CALCULATIONS FOR LANDSCAPING REQUIREMENTS:
 AREA: AREA OF PROPERTY = 33.11 AC = 1,442,272 SQ.FT.
 LENGTH OF FRONTAGE = 1,318.34 (1-85) + 736.48 L.F. (INTERNATIONAL DRIVE) = 2,054.82 L.F.
 CALC (A): 80 FT. OF LOT = .03
 1,442,272 SQ.FT. x .03 = 43,268 POINTS
 CALC (B): 80 FT. OF LOT x .07
 1,442,272 SQ.FT. x .07 = 100,960 POINTS
 L.F. OF ROAD FRONTAGE x .18
 2,054.82 L.F. x .18 = 36,987 POINTS
 DETERMINATION OF REQUIRED POINTS:
 IF "C" < "A", USE "A" VALUE POINTS
 IF "B" > "A", USE "B" VALUE POINTS
 IF "A" < "C" < "B", USE "C" VALUE POINTS
 REQUIRED POINTS:
 "C" < "A", USE "A" VALUE POINTS
 43,268 POINTS REQUIRED

KEY	BOTANIC NAME	COMMON NAME	SIZE	NO.	POINT VALUE	TOTAL POINTS
A	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.0' CALIPER	3 EA.	300	900
B	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2.0' CALIPER	5 EA.	180	900
C	BETULA NIGRA	RIVER BIRCH	2.0' CALIPER	3 EA.	180	540
D	MALUS HYBRIDS	FLOWERING CRABAPPLE	2.0' CALIPER	8 EA.	180	1,440
E	PYRUS CALLERYANA	ORNAMENTAL PEAR	2.0' CALIPER	8 EA.	180	1,440
F	PINUS STROBUS	EASTERN WHITE PINE	3'-6" TALL	19 EA.	300	5,700
G	EUDONYMUS ALATUS	BURNING BUSH	24" MIN.	30 EA.	35	1,050

POINTS BASED ON PROPOSED PLANTINGS = 11,970
 POINTS BASED ON EXISTING WOODED AREA = 883,714
 TOTAL POINTS BASED ON EXISTING AND PROPOSED PLANTINGS = 895,684

LANDSCAPING NOTES:

1. ALL PLANTINGS SHALL INCLUDE MULCH BED OF 5" IN WIDTH OR 8" IN DIAMETER.
2. ANY LANDSCAPING THAT IS DEAD OR HAS BEEN PREVIOUSLY REMOVED MUST BE REPLACED AS ORIGINALLY SHOWN.

NEW LANDSCAPING REQUIREMENTS:

AREA #1 - PARKING LOT PUBLIC STREET FRONTAGE:
 REQUIRED: FOR EVERY 50 LF, 1-LARGE TREE OR 1.25 MEDIUM TREES PLUS 7.5 ORNAMENTAL TREES OR SHRUBS.

NORTHWEST PARKING LOT: 188 LF + 50 = 3.78 INCREMENTS
 THEREFORE: 3-LARGE TREES OR 4-MEDIUM TREES PLUS 29-ORNAMENTAL TREES OR SHRUBS.

NORTHEAST PARKING DRIVEWAY: 153 LF + 50 = 3.06 INCREMENTS
 THEREFORE: 3-LARGE TREES OR 4-MEDIUM TREES PLUS 7-ORNAMENTAL TREES OR SHRUBS. (2.5 ORNAMENTAL TREES OR SHRUBS W/ MOUND)

SOUTHEAST PARKING AREA: 182 LF + 50 = 3.24 INCREMENTS
 BASED ON A REVIEW BY THE COLUMBUS PLANNING DEPARTMENT, THIS AREA REQUIRES THE REPLACEMENT OF 2-ORNAMENTAL TREES THAT SHOULD HAVE BEEN ORIGINAL, BUT ARE NOW MISSING.

AREA #2 - PARKING LOT INTERIOR:
 REQUIRED: CURBED LANDSCAPE ISLANDS TOTALING A MINIMUM OF 5% OF TOTAL AREA OF PAVEMENT FOR PARKING LOTS AND ACCESS DRIVES.
 THEREFORE: PAVEMENT AREA TOTALS: 72,780 SQ.FT. REQUIRED 5% = 3,639 SQ.FT. CURBED ISLAND AREAS INDICATED = 3,848 SQ.FT.

PLANTINGS REQUIRED: PER 300 SQ.FT. OF INTERIOR SPACE REQUIRED...
 1-LARGE OR MEDIUM TREE, PLUS 8-SHRUBS.
 THEREFORE: 3,638 + 300 = 12,113 LIMITS OR 12-LARGE OR MEDIUM TREES, PLUS 72 SHRUBS.

AREA #3 - FRONT SET-BACK:
 REQUIRED: POINTS BASED ON 0.4 POINTS PER LINEAL FOOT OF FRONTAGE.
 NONE REQUIRED. (BASED ON A REVIEW OF THE COLUMBUS PLANNING DEPARTMENT)

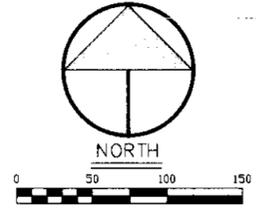
AREA #4 - LOT INTERIOR:
 REQUIRED: POINTS BASED ON 15% OF BUILDING PERIMETER, (IN FEET), AND 15% OF THOSE POINTS MUST BE PLANTED WITHIN 15 FEET OF THE PRIMARY STRUCTURE.
 THEREFORE: THERE IS 852 LF. OF NEW WALLS (N & S), x 15% = 98 POINTS AND 88 POINTS x 15% = 13 POINTS WITHIN 15' OF THE BUILDING.

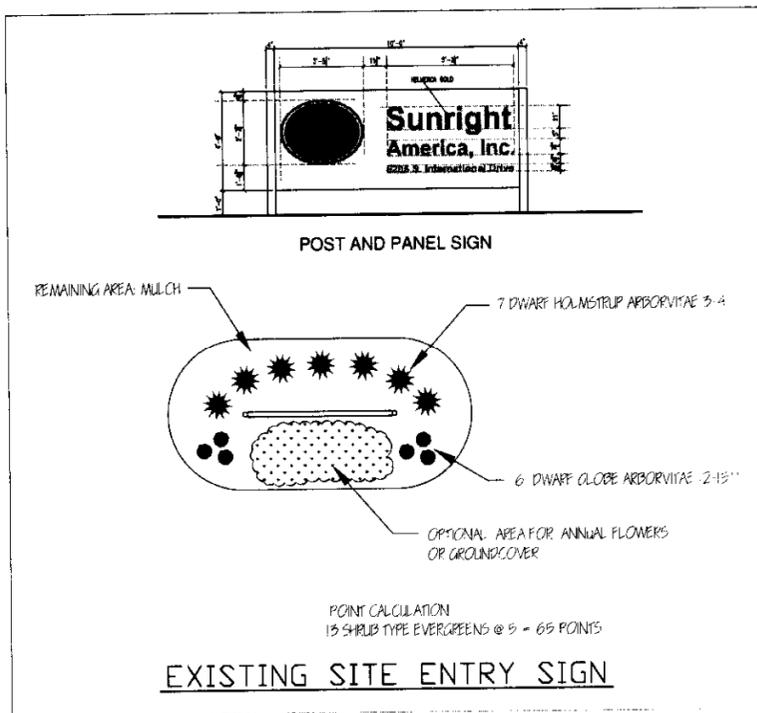
REVISIONS:
 NO CHANGE
 EXIST. NEW
 2 F + 1 F + 1 F + 1 F - DELETE
 EXIST. NEW
 1 B + 3 H + 8 G - NO CHANGE
 REPLACE 2-ORNAMENTAL TREES AT THE NEW LOCATIONS SHOWN.
 2 B - NO CHANGE

REVISIONS:
 NO CHANGE
 EXIST. NEW
 13 H + 72 G

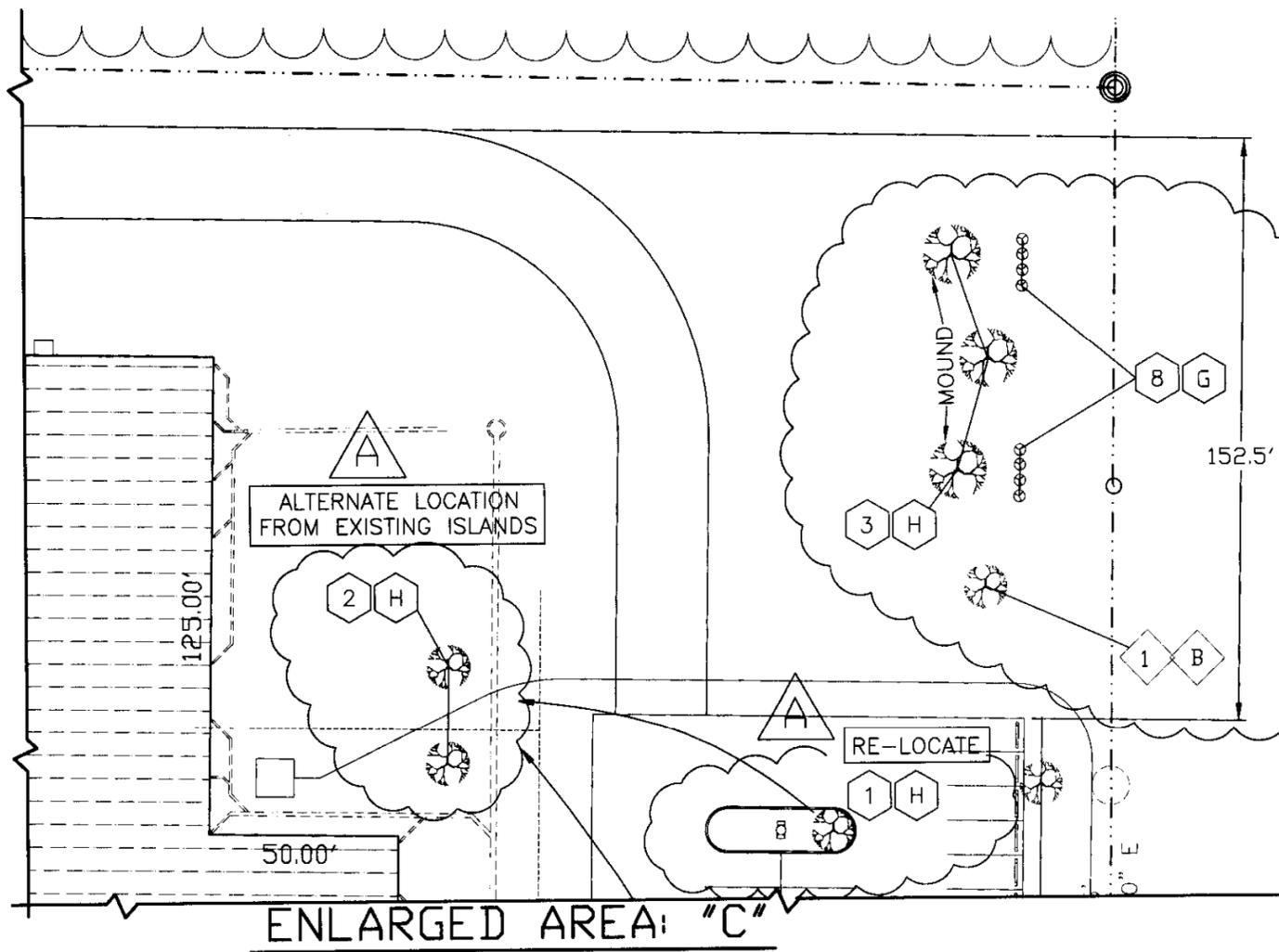
REVISIONS:
 NO CHANGE
 EXIST. NEW
 4 H + 1 G - DELETE

KEY	BOTANIC NAME	COMMON NAME	SIZE	NO.	PLANT TYPE	POINT VALUE
A	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5' CALIPER	0 EA.	LARGE DECIDUOUS	25
B	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2.5' CALIPER	2 EA.	ORNAMENTAL DECIDUOUS	20
D	MALUS HYBRIDS	FLOWERING CRABAPPLE	2.0' CALIPER	0 EA.	ORNAMENTAL DECIDUOUS	10
E	PYRUS CALLERYANA	ORNAMENTAL PEAR	2.0' CALIPER	0 EA.	ORNAMENTAL DECIDUOUS	10
F	PINUS STROBUS	EASTERN WHITE PINE	5'-6" TALL	1 EA.	LARGE EVERGREEN	25
G	EUDONYMUS ALATUS	BURNING BUSH	20" MIN.	117 EA.	LARGE DECIDUOUS	7.5
H	GLEDITSIA TRIACANTHOS	THORNLESS HONEYLOCUST	2.5' CALIPER	20 EA.	LARGE DECIDUOUS	25

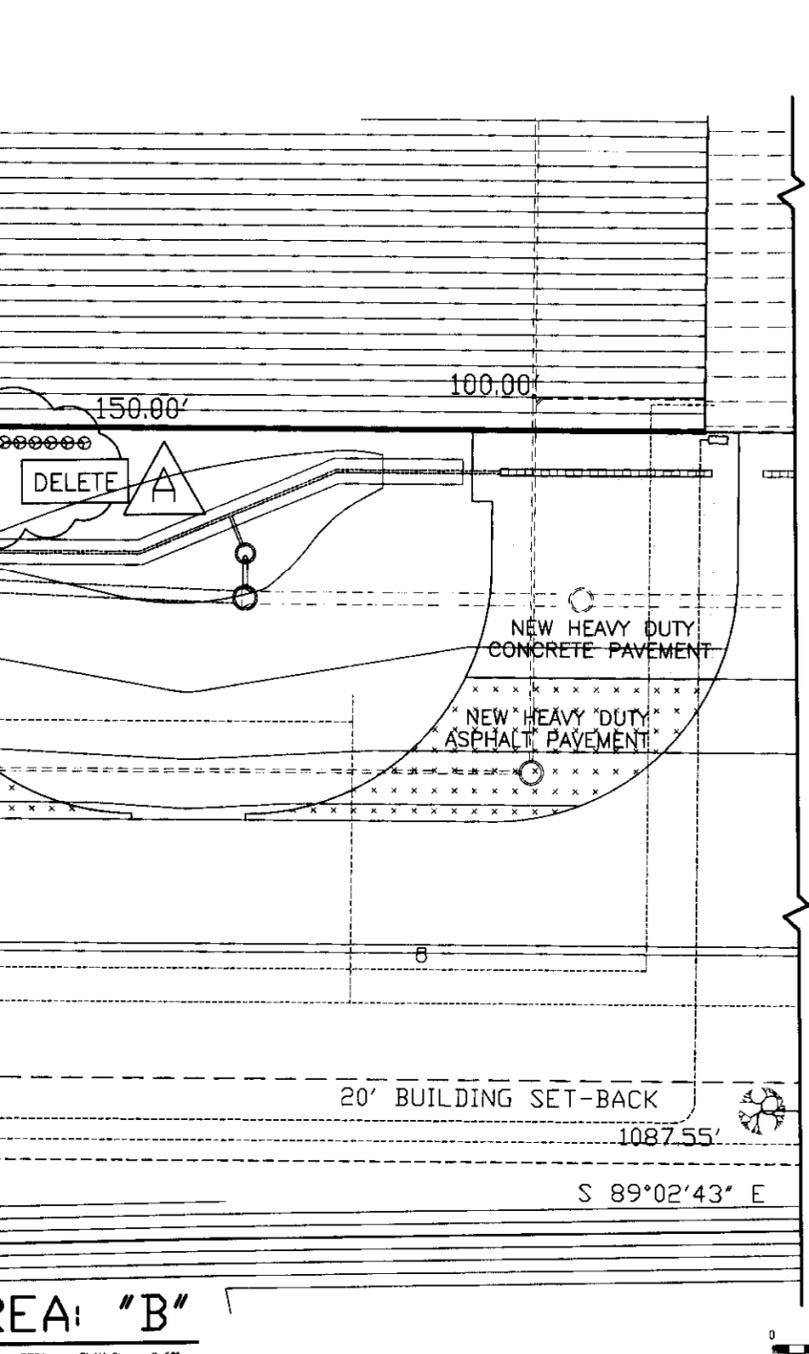




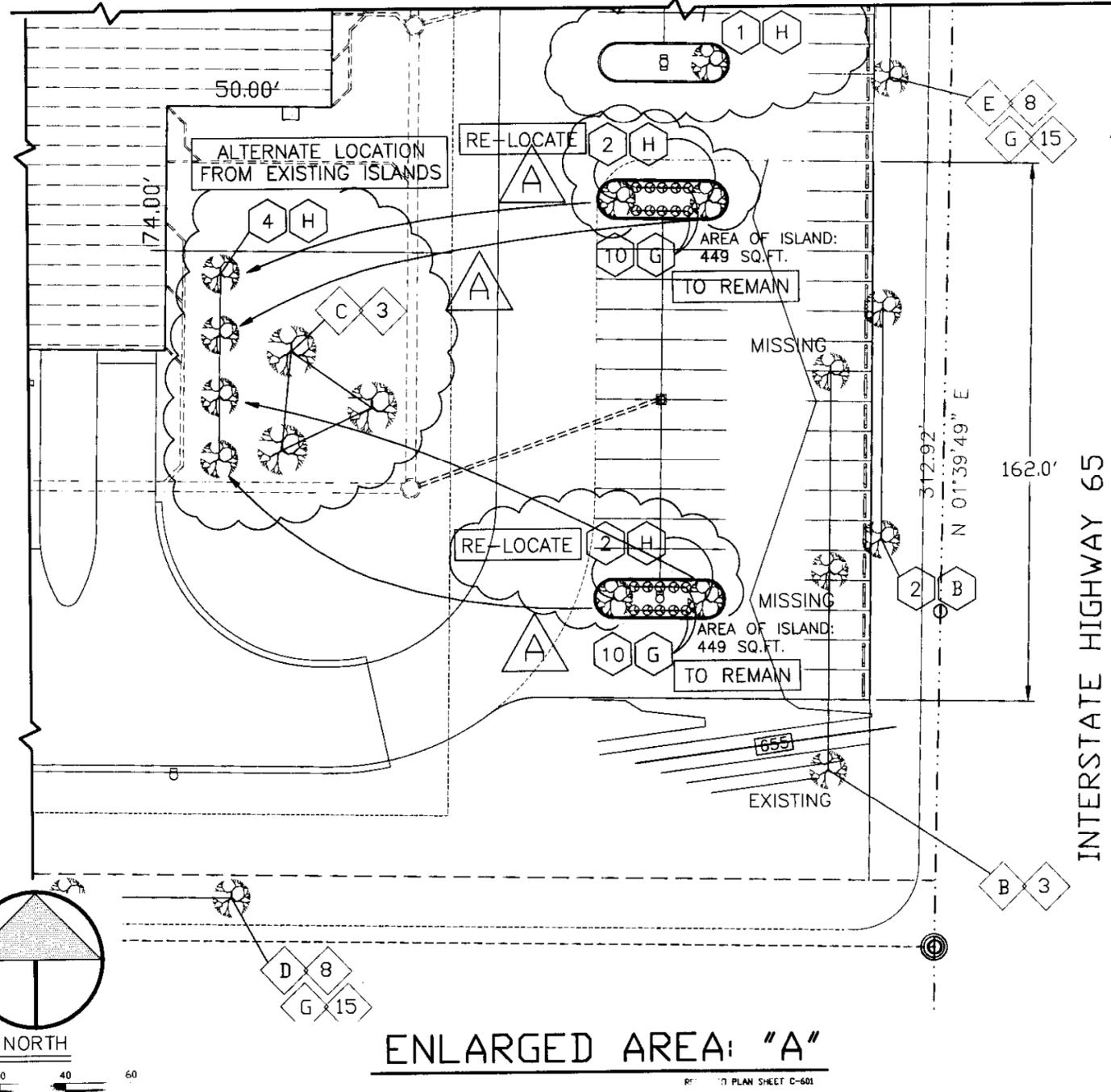
LANDSCAPING NOTES:
 1. SEE PLAN SHEET C-601 FOR GENERAL LANDSCAPING NOTES REGARDING CALCULATIONS FOR THE NUMBER OF TREES, AND THE SPECIES SELECTED.



ENLARGED AREA: "C"
 REFER TO PLAN SHEET C-601



ENLARGED AREA: "B"



ENLARGED AREA: "A"



FORCE DESIGN, INC.
 990 N. NATIONAL ROAD
 COLUMBUS, INDIANA 47201
 (812) 372-8441
 FAX (812) 372-5424

CERTIFICATION

This plan represents the location and/or elevations of building(s) and apartment structures and improvements as determined by a survey made under my direction and supervision and I do herein certify that all information is true and accurate to the best of my knowledge.

Certification Date:
 30th DAY OF NOVEMBER, 2011.



By: Charles M. Coyne, P.E., L.S.
 Professional Land Surveyor
 Indiana Reg. No. 80040318

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- REVISIONS**
1. PLOTTED FOR REVIEW, PERMITS, AND CONSTRUCTION. 12/01/2011, CMC.
 2. UPDATED PER COMMENTS BY THE COLUMBUS PLANNING DEPARTMENT. 12/16/2011, CMC.
 3. ISSUED FOR CONSTRUCTION. 01/13/2012, CMC.
 4. UPDATED WITH REQUESTED LANDSCAPING REVISIONS FOR VARIANCE SUBMITTAL. 09/10/2012, CMC.



Harold Force

CLIENT NAME
SUNRIGHT AMERICA INC.

PROJECT DESCRIPTION
PHASE II BUILDING ADDITION

COLUMBUS, INDIANA

SHEET TITLE
ENLARGED LANDSCAPING PLAN AREAS: "A", "B", "C"

ISSUE DATE
CONST 1-13-12

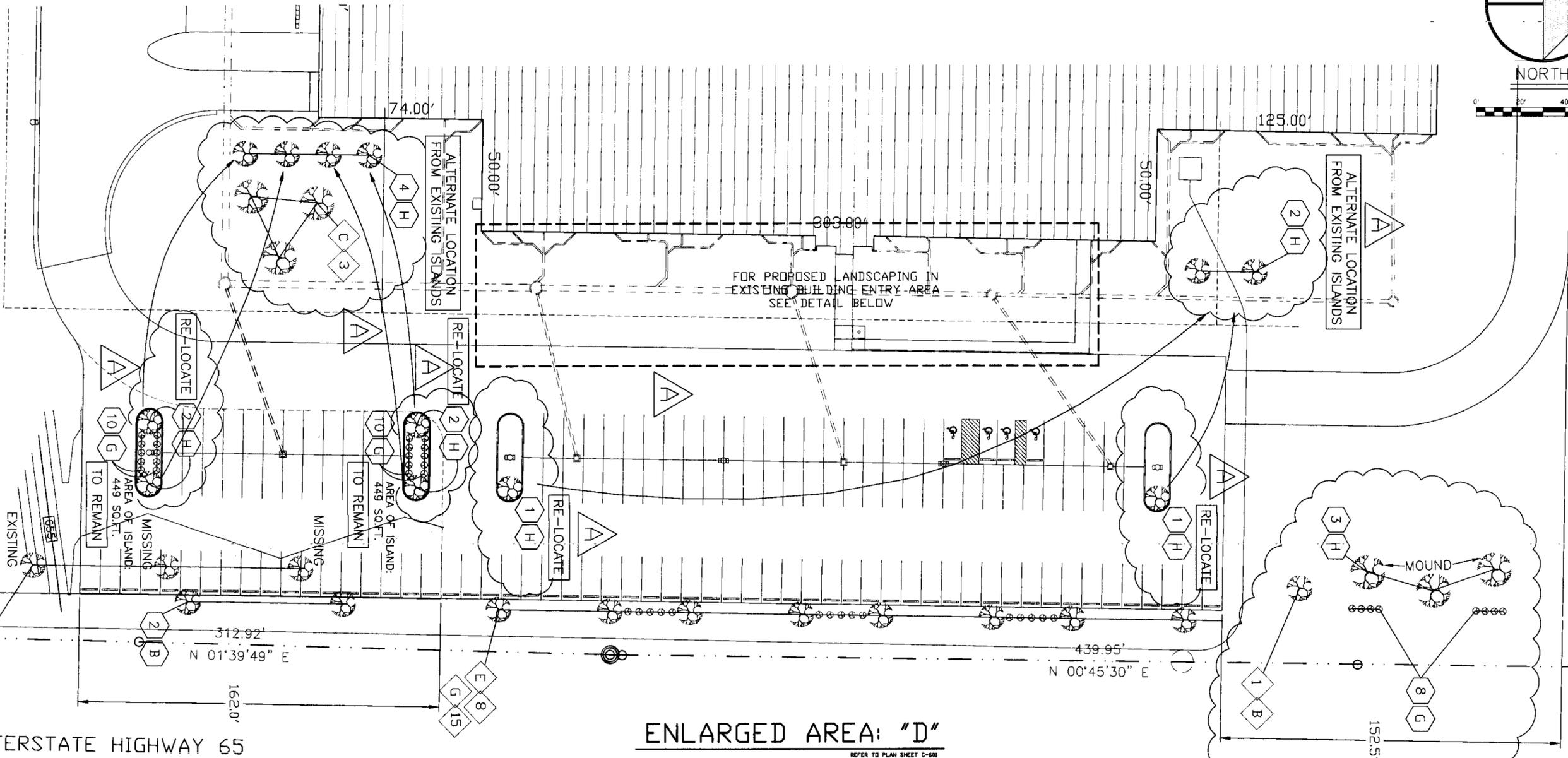
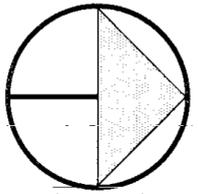
PROJECT NUMBER
11306

SHEET NUMBER DRAWN BY
C-602 CMC

INTERSTATE HIGHWAY 65



FORCE DESIGN, INC.
 990 N. NATIONAL ROAD
 COLUMBUS, INDIANA 47201
 (812) 372-8441
 FAX (812) 372-5424



CERTIFICATION

This plan represents the location and/or elevation of buildings and appurtenant structures and improvements as determined by a survey made under my direction and supervision; and I do hereby certify that all information is true and accurate to the best of my knowledge.

Certification Date:
 30th DAY OF NOVEMBER, 2011.



By: Charles M. Coleman
 Professional Land Surveyor
 Indiana Reg. No. 50040518

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NEW DRAWING WITH REQUESTED LANDSCAPING REVISIONS FOR VARIANCE SUBMITTAL. 09/10/2012. CMC.



Harold Force

CLIENT NAME
SUNRIGHT AMERICA INC.

PROJECT DESCRIPTION
PHASE II BUILDING ADDITION

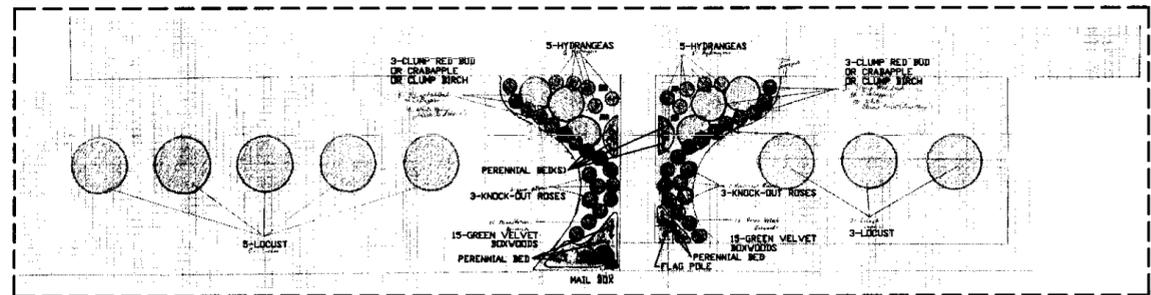
COLUMBUS, INDIANA

SHEET TITLE
ENLARGED LANDSCAPING PLAN AREA "E"

ISSUE DATE
 CONST 1-13-12

PROJECT NUMBER
 11306

SHEET NUMBER DRAWN BY
 C-604 CMC



PROPOSED LANDSCAPING AT EXISTING BUILDING ENTRY (UNDER VARIANCE SUBMITTAL)

NO CHANGES OR REVISIONS REQUESTED TO THIS AREA