City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(April 28, 2026 Meeting)

STAFF REPORT

Docket No. / Project Title:	BZA-26-26 (Tallman Equipment)
Staff:	Melissa Begley
Applicant:	Tallman Equipment
Property Size:	10.65 Acres
Current Zoning:	I3 (Industrial: Heavy)
Location:	6440 South International Drive

Background Summary:
The applicant is requesting to install a temporary parking area to handle needed parking for employees. With the temporary nature of the parking area, the applicant is requesting a variance to waive certain design standards for this area, specifically paving, parking lot striping, and curbing. They are also asking to waive the requirement to install interior parking lot landscaping and parking lot street frontage landscaping related to this parking area.

Preliminary Staff Recommendation:
Variance #1 – Parking Lot Design Standards: Approval, all criteria have been met, subject to the following conditions:

1. Within 2 years of the date of the approval of the Zoning Compliance Certificate allowing the installation of the parking lot it shall either (1) be completely removed and the site restored to a grass lawn or (2) be the subject of a second Zoning Compliance Certificate and be brought into compliance with all applicable standards, including but not limited to paving, striping, and curbing.
2. 2 additional ADA parking spaces shall be provided within the existing paved parking lot. The location and design of these spaces shall be shown on the site plan submitted with the Zoning Compliance Certificate to install the temporary parking area and they shall be complete prior to its use.

Variance #2 – Area #1 Parking Lot Public Street Frontage & Area #2 Parking Lot Interior Landscaping: Approval, all criteria have been met, subject to the following condition: Within 2 years of the date of the approval of the Zoning Compliance Certificate allowing the installation of the parking lot it shall either (1) be completely removed and the site restored to a grass lawn or (2) be the subject of a second Zoning Compliance Certificate and be brought into compliance with all applicable standards, including but not limited to parking lot public street frontage landscaping and parking lot interior landscaping.

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:
Section 7.2(Part 4)(A) Construction Requirements: All parking spaces and driveways shall meet the following construction requirements:

1. Parking Area Surface: All parking spaces and any driveways, including any access drives, shall be paved.
2. Markings: All parking spaces shall be marked with stripes of between 3 and 4 inches wide. All stripes shall extend the full length of each parking space. All driveways designed for travel in a specific direction shall be marked as such.
3. Curbing and Wheel Stops: Curbing and wheel stops shall be provided for all parking areas as specified below. Breaks in the curb or other alternate designs to allow for drainage are permitted, provided that the required landscape areas remain protected from vehicle encroachments.
   a. *Entrances and Driveways:* All entrances and driveways shall be curbed such that the curbing extends around the perimeter of any landscaped areas located adjacent to the entrance.

Section 8.1 (C): Required Landscaping Areas:

1. Area#1 – Parking Lot Public Street Frontage: The front setback areas for all parking areas, including parking spaces, interior drives, and loading/unloading areas, shall be landscaped. The front setback area shall be planted with either one or a combination of the following options. Plant material is intended to be distributed across the frontage, but is not required to be installed in 50 foot increments. For the purpose of determining the amount of landscaping required, the frontage shall be rounded to the nearest 50 feet.
2. Area #2 - Parking Lot Interior: Required for all lots with 25 or more parking spaces where 5% of the lot—including parking spaces, drive aisles and access drives—shall be landscape peninsulas or landscape islands with a minimum of 1 tree and 6 shrubs per 300 square feet.

Current Property Information:	
Land Use:	An industrial use.
Site Features:	A large industrial building and associated parking.
Flood Hazards:	No flood hazards exist at this location.
Street/Road Frontage:	International Drive (Local, Industrial, Suburban) Tuttle Drive (Local, Industrial, Suburban) 300 West (Collector, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	I3 (Industrial: Heavy)	Falcon Manufacturing /The Phoenix Group
South:	I3 (Industrial: Heavy)	Cummins
East:	I3 (Industrial: Heavy)	Sunright America Manufacturing
West:	I3 (Industrial: Heavy)	Vacant, Single Family Residential

Interdepartmental Review:	
City Engineering:	An Improvement in the ROW permit will be needed for work within the ROW.
City Utilities:	No comments provided.
City Fire Department:	No comments provided.

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 requesting to install a temporary parking area for employees. The applicant has stated that due to significant growth in the last 12 months, they need additional parking for employees. Currently the employee traffic is co-mingling with the semi-truck traffic that is utilizing the loading docks. The parking would contain 41 parking spaces, would be constructed with gravel, and would gain access off of Tuttle Drive. The applicant is anticipating a future building expansion, which will also include an area for permanent employee parking, but the additional parking is an immediate need for the applicant. The applicant is requesting the temporary parking area to be permitted for 2 years.
2. Section 7.2(Part 4)(A) of the Zoning Ordinance requires certain design requirements for parking lots in commercial, public/semi-public and industrial zoning districts. This section requires that all parking spaces shall be paved, all parking areas shall provide for the drainage of stormwater, all parking spaces shall be marked with stripes, all parking aisles shall include a back out area, and curbing shall be provided for entrances and driveways and around landscaped areas. The applicant is requesting to wave certain design requirements, specifically the paving, striping, and curbing.
3. The purpose of the regulation to pave the parking lot is to reduce dust generation to surrounding properties. Parking lot striping is to clearly delineate parking spaces and ensure that parking areas can maximize parking spaces. Curbing at the entrance is intended to keep vehicle tires from creating ruts in grass or creating muddy areas that get tracked into the street. Curbing around the landscape islands and peninsulas is to keep vehicle tires from driving into the landscape areas and damaging the plant material.
4. Section 8.1 (C)(2) of the Zoning Ordinance requires that parking lots with 25 spaces or more provide landscape islands and peninsulas to equal 5% of the paved surface area (including all parking spaces and related drive aisles and/or access drives, but excluded loading docks, service areas, and related drive aisles and access drives). The parking lot would be required to have 3 trees and 21 shrubs.
5. Section 8.1(C)(1) Parking Lot Street Frontage requires that the area between the parking lot and street be landscaped with trees and shrubs. For every 50 linear feet of frontage, 1 tree and 7.5 shrubs are required. The parking lot would be required to have 4 trees and 32 shrubs.
6. The purpose of the parking lot landscape regulations is to reduce temperatures of parking lots with interior lot landscaping and to visually soften the expanses of pavement from adjacent streets .
7. The property is located in an industrial park with large industrial buildings. There are detention areas to the north and east that create separation from the other nearby industrial buildings. The nearest industrial building is directly to the south.
8. The backside of the building on this property faces 300 West. The properties across 300 West are large lot single-family residences. The homes directly to the west have recently been rezoned to I3 (Industrial: Heavy). There is also a landscape buffer along the west side of the building that buffers the building from the adjacent residential properties.
9. The parking lot would comply with the parking space and drive aisle dimensions as required by the zoning ordinance. The applicant is also providing a sidewalk from the parking lot to the building

entrance.

10. The site currently contains 16 parking spaces, but it appears that employees are parking in other areas of the site in non-designated areas. The Zoning Ordinance requires 1 parking space per employee on the largest shift for an industrial use.
11. There is currently 1 ADA parking space on the property. The original approval included 24 parking spaces and with the addition of 41 parking spaces (65 total parking spaces), 3 ADA parking spaces are required. Additional ADA parking spaces would be required at this site.
12. If the current petition is approved, a site plan would need to be submitted for review and approval by the Planning Department prior to parking lot installation.

Provisional Findings of Fact/Decision Criteria (Variance #1 – Parking Lot Design Standards):

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

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

   Provisional Findings: The Zoning Ordinance requirement to pave parking areas and access drives is intended to prevent dust generated by gravel parking areas. Additionally, the lack of curbing at the entrance and pavement markings will not create a public health or safety issue to the community. The parking lot will be used for employee parking, and not customers or members of the public. Further, neither the Fire Department nor City Engineering reported any concerns with the project. *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 adjoining properties are industrial uses and are in enclosed facilities. Dust generated from this parking area is unlikely to negatively impact the surrounding neighbors. Additionally the absence of curbing and pavement markings will not impact the adjacent properties in an adverse manner. The area will be used for employee parking and temporarily waiving the other design requirements will not negatively impact the surrounding properties. *This criterion has been met.*

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

   Provisional Findings: The parking area will not be used as a public parking area for customers and will instead be used for employees. The applicants have indicated the parking will be temporary to accommodate employees while a building expansion and permanent parking area is being designed. Requiring the parking to be paved, striped, and curbed for a temporary parking lot that may be later relocated in a different area would cause additional expense and is a practical difficulty in the use of the property. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria (Variance #2 – Parking Lot Landscaping):

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

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

Provisional Findings: The absence of landscaping will not be injurious to the public health or safety of the community. Further, neither the Fire Department nor City Engineering reported any concerns with the project. *This criterion has been met.*

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

   Provisional Findings: The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner if the applicant is not required to include the interior parking lot landscaping or parking lot frontage landscaping. The proposed parking area is separated from other industrial uses to the north and east by detention areas and they will be able to continue to use their properties as intended. *This criterion has been met.*

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

   Provisional Findings: The parking area will not be used as a public parking area for customers and will instead be used for employees and is intended to separate semi-truck traffic from employee parking for safety purposes. With the growth of the business and additional employees there is an immediate need to provide parking for employees while a master plan for a building and permanent parking lot expansion is being planned. Requiring the landscaping to be installed creates a practical difficulty in the most efficient use of the site. *This criterion has 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.

Record No: BZA-26-26

Board of Zoning Appeals (BZA) Application

Status: Active

Submitted On: 3/24/2026

Primary Location

6440 S INTERNATIONAL DR
COLUMBUS, IN 47201

Owner

BOZELL ANTHONY D TRUST
S 700 W 8530 COLUMBUS, IN 47201

Development Standards Variance Request

I am requesting a variance from the Zoning Ordinance Section (insert the ordinance section number below):*

7.2 Part 4.A.1

Please provide the details of the variance request:*

Applicant requests to construct a temporary parking lot with a gravel surface rather than asphalt or concrete. Additionally the applicant requests to not provide other associated improvements commonly associated with hard surface parking lots (striping, curbing, etc). Approval of the temporary lot is requested for two years.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.*

Approval of the request would not be injurious to the public health, safety, morals or general welfare of the community. Parking lot is designed to meet dimensional requirements and is adequately sloped to convey runoff. Gravel surface will be compacted and will be of sufficient depth to handle loadings from passenger cars and trucks. Lot is proposed to meet the need for overflow employee parking needs for those without any mobility concerns or constraints. ADA and customer parking is provided adjacent to the building therefore we do not anticipate any issues should the request be approved.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?*

The use and value of adjacent property will not be affected in a substantially adverse manner. Parking areas are commonly seen throughout the surrounding industrial area. Additionally, the request is for a temporary parking lot (two-year approval) and not permanent lot to remain in place for the foreseeable future which tempers the idea of "substantially adverse" implications to adjacent areas. The proposed lot location is bordered by rights-of-way (Tuttle Drive and International Drive) and the subject property with existing industrially zoned property immediately surrounding where construction and expansion are common themes. As such, a temporary gravel parking lot would not be out of character in the area.

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. For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.*

The strict application of the Zoning Ordinance results in practical difficulties at the subject site as there is an existing ditch/stream flowing west to east due north of the existing building which complicates plans for expansion and impacts practical locations for any temporary parking solutions for this site. The applicant is already experiencing a need for parking on site which exceeds the available space in their permanent lot. The requested variance is the minimum amount of relief necessary to (1) park cars in an orderly fashion in the most expedient amount of time and (2) allow for the thoughtful and proper planning of a building expansion and associated permanent parking lot that takes into account existing natural barriers to expansion.

The City of Columbus Comprehensive Plan can be found at: https://www.columbus.in.gov/planning/comprehensive-plans/.

The Bartholomew County Comprehensive Plan can be found at: https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/.

I am requesting a variance from the Zoning Ordinance Section (insert the ordinance section number below):*

8.1.C

Please provide the details of the variance request:*

Applicant requests to construct a temporary gravel parking lot (two-year approval requested) and not provide the required parking lot public street/road frontage plantings or the parking lot interior plantings.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.*

Approval of the request would not be injurious to the public health, safety, morals or general welfare of the community. Lot is proposed to meet a current pressing need for overflow employee parking until a future building expansion and associated permanent parking lot can be planned, designed and constructed.

The proposed lot location is bordered by rights-of-way (Tuttle Drive and International Drive) and the subject property with existing industrially zoned property immediately surrounding where construction and expansion are common themes. As such, a temporary gravel parking lot without landscape plantings would not be out of character in the area.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?*

The use and value of adjacent property will not be affected in a substantially adverse manner. Parking areas are commonly seen throughout the surrounding industrial area. Additionally, the request is for a temporary parking lot (two-year approval) and not permanent lot to remain in place for the foreseeable future which tempers the idea of "substantially adverse" implications to adjacent areas. As previously noted, the proposed lot location is bordered by rights-of-way (Tuttle Drive and International Drive) and the subject property with existing industrially zoned property immediately surrounding where construction and expansion are common themes. As such, a temporary gravel parking lot without landscape plantings would not be out of character in the area.

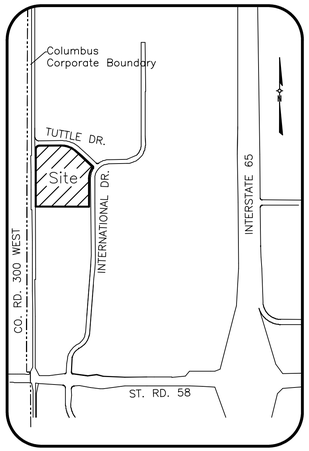
The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain. For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.*

The strict application of the Zoning Ordinance results in practical difficulties at the subject site as there is an existing ditch/stream flowing west to east due north of the existing building which complicates plans for expansion and impacts practical locations for any temporary parking solutions for this site. The applicant is already experiencing a need for parking on site which exceeds the available space in their permanent lot. The requested variance is the minimum amount of relief necessary to (1) park cars in an orderly fashion in the most expedient amount of time and (2) allow for the thoughtful and proper planning of a building expansion and associated permanent parking lot (and associated required landscape plantings) that takes into account existing natural barriers to expansion.

The City of Columbus Comprehensive Plan can be found at: https://www.columbus.in.gov/planning/comprehensive-plans/.

The Bartholomew County Comprehensive Plan can be found at: https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/.

TEMPORARY PARKING LOT PLANS
FOR
TALLMAN EQUIPMENT COMANY INC.
6440 S. INTERNATIONAL DRIVE
COLUMBUS, INDIANA 47201
PART NW 1/4 SEC. 15, T8N, R5E
BARTHOLOMEW COUNTY, IN



LOCATION MAP

NO SCALE

C1. COVER
C2. TYPICAL DETAILS
C3. EXISTING CONDITIONS
C4. SITE LAYOUT
C5. GRADING, COMPOSITE DRAINAGE & EPSC PLAN

OWNER/DEVELOPER:

ANTHONY D. BOZELL TRUST
8530 S. 700 W.
COLUMBUS, IN 47201
PARCEL #'s
03-85-10-330-000.101-021
03-85-15-220-000.104-021

ENGINEER:

Milestone design group
1428 Lafayette Avenue Columbus, IN 47201
812.372.7398 www.milestonedesign.org

UTILITY PROTECTION NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "INDIANA 811" 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTACTING THE "INDIANA 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

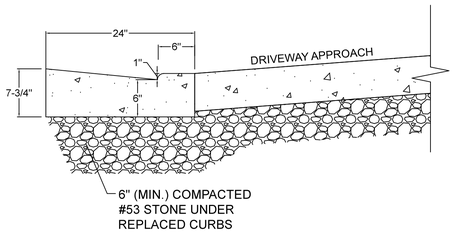
Indiana 811

TIMOTHY D. BOZELL REGISTERED No. 11000497 STATE OF INDIANA PROFESSIONAL ENGINEER

PRELIMINARY PLAN FOR CLIENT & AGENCY REVIEW

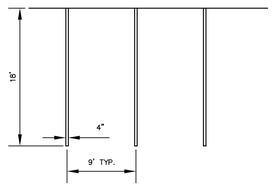
NO.	DATE	REVISION
A	3/2/26	ZCC SUBMITTAL SET
B		
C		
D		
E		
F		

MDG #25640

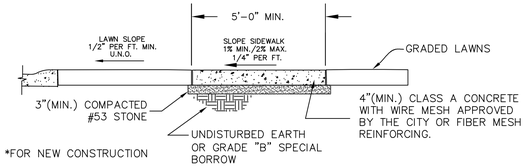


ALTERNATE DRIVEWAY CURB DETAIL
NO SCALE

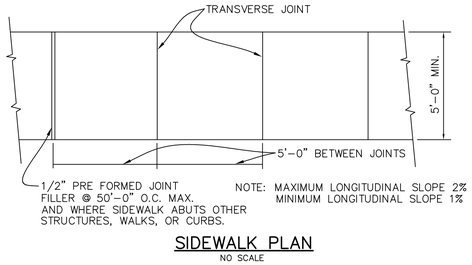
NOTE: ALL CURB SHALL HAVE A MINIMUM OF 6" COMPACTED #53 STONE BASE.



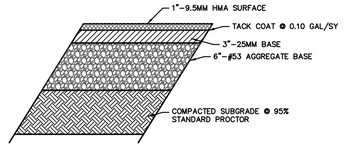
STRIPING DETAIL
NO SCALE



SIDEWALK SECTION
NO SCALE



SIDEWALK PLAN
NO SCALE



STANDARD DUTY ASPHALT PAVEMENT DETAIL
NO SCALE

GENERAL NOTES

1. ALL PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CLOSE CONFORMANCE WITH THE LINES, GRADES, THICKNESSES AND TYPICAL CROSS SECTIONS SHOWN ON THE PLANS. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH DESIGNATED SECTIONS OF THE INDIANA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", LATEST EDITION.
2. SUBBASE AND SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698.
3. RECYCLED CONCRETE MAY BE USED AS # 53 AGG. BASE ON A CASE BY CASE BASIS UPON PRIOR WRITTEN APPROVAL OF THE CITY.
4. WHEREVER PROPRIETARY EQUIPMENT IS SPECIFIED, "OR APPROVED EQUAL" IS IMPLIED. ALL PROPOSALS FOR SUBSTITUTION SHALL BE SUBMITTED TO THE CITY IN WRITING FOR THEIR APPROVAL.
5. TESTING OF CONCRETE FOR CURBING AND DRIVEWAYS
   - 5.1. AIR AND SUMP – 1 TEST PER DAY FOR POURS OVER 20 CY OR MINIMUM 1 PER WEEK
   - 5.2. COMPRESSIVE STRENGTH TEST – AN ADEQUATE NUMBER OF CONCRETE TEST CYLINDERS SHOULD BE TAKEN TO ENSURE THAT PSI REQUIREMENTS OF THE CONCRETE SECTION ARE MET. A MINIMUM OF ON SET OF TEST PER WEEK SHALL PASS THESE REQUIREMENTS.
   - 5.3. CONCRETE STRENGTH SHALL BE A MINIMUM 4000 PSI BEFORE OPENING TO TRAFFIC.

PAVEMENT CONSTRUCTION NOTES

1. INSTALLATION OF OR PROVISIONS FOR THE INSTALLATION OF ALL UNDERGROUND UTILITIES, INCLUDING SERVICE LATERALS, TO BE PLACED UNDER THE PAVEMENTS SHALL BE ESTABLISHED PRIOR TO THE CONSTRUCTION OF THE PAVEMENTS.
2. ALL PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CLOSE CONFORMANCE WITH THE LINES, GRADES, THICKNESSES AND TYPICAL CROSS SECTIONS SHOWN ON THE PLANS. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH DESIGNATED SECTIONS OF THE INDIANA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", LATEST EDITION.
3. SUBBASE AND SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698.
4. ALL PORTLAND CEMENT CONCRETE PAVEMENT STREETS SHALL HAVE JOINT MAINTENANCE CONDUCTED BEFORE THE CITY ACCEPTS OWNERSHIP OF STREET (I.E. CRACK SEAL OR OTHER APPROVED MEASURE) WITHIN THE MAINTENANCE PERIOD.
5. WHEREVER RIGID PAVEMENT IS TO BE USED THE CONTRACTOR SHALL SUBMIT A DETAILED PAVING PLAN TO THE CITY ENGINEER. THE PAVING PLAN SHALL SHOW THE LOCATION AND TYPE OF JOINTING TO BE USED IN THE CONSTRUCTION. THE LOCATION AND TYPE OF JOINTING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND GUIDELINES.
6. WHENEVER SUB GRADE STABILIZATION IS TO BE USED THE CONTRACTOR SHALL SUBMIT A WRITTEN PLAN DETAILING THE APPLICATION METHOD. THE PLAN MUST COMPLY WITH THE STATE OF INDIANA ENVIRONMENTAL REGULATIONS AND STANDARDS AND BE APPROVED BY THE CITY ENGINEER'S OFFICE.
7. RECYCLED CONCRETE MAY BE USED AS # 53 AGG. BASE ON A CASE BY CASE BASIS UPON PRIOR WRITTEN APPROVAL OF THE CITY.
8. WHEREVER PROPRIETARY EQUIPMENT IS SPECIFIED, "OR APPROVED EQUAL" IS IMPLIED. ALL PROPOSALS FOR SUBSTITUTION SHALL BE SUBMITTED TO THE CITY IN WRITING FOR THEIR APPROVAL.

QUALITY CONTROL REQUIREMENTS

1. ALL TESTING SHALL BE IN ACCORDANCE WITH THE LATEST INDOT STANDARD SPECIFICATIONS. ALL TESTS WHERE PRACTICABLE SHALL BE WITNESSED BY THE CITY. CONTRACTOR SHALL COORDINATE TESTING SCHEDULE WITH THE CITY ENGINEER'S OFFICE. ALL TEST RESULTS SHALL BE SUBMITTED TO THE CITY ENGINEER'S OFFICE WITHIN 48 HOURS OF THE COMPLETION OF EACH TEST AND PRIOR TO PLACING ANY MATERIAL ON THE SUBBASE/SUBGRADE. THE FREQUENCY OF TESTING WHERE SHOWN IS A MINIMUM. ADDITIONAL TESTING MAY BE REQUIRED AT THE DIRECTION OF THE PUBLIC WORKS INSPECTOR.
2. THE DEVELOPER/CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING FIRM (UNLESS OTHERWISE NOTED) TO PERFORM THE FOLLOWING TESTING:
   - A. SUBGRADE:
     1. COMPACTION (FILL SECTIONS): 1 TEST PER LIFT PER 500 LF OF SINGLE LANE WIDTH.
     2. ADEQUACY OF SUBGRADES SHALL BE DETERMINED SOLELY BY THE PUBLIC WORKS INSPECTOR. A PROOFROLL SHALL BE PERFORMED ON ALL STREET SUB GRADE PRIOR TO PLACING STONE AND INSTALLING CURB. SUBGRADE SHALL MEET INDOT SPECIFICATION SECTION 207, EXCEPT THAT ONLY THE TOP 6" OF SUBGRADE SHALL BE TESTED FOR 100% STANDARD COMPACTION. PROOFROLLING THAT COMPLIES WITH INDOT SPECIFICATION 203.26 IS ALSO REQUIRED, EXCEPT THAT PROOFROLLING MAY ALSO BE ACCOMPLISHED USING A FULLY LOADED TANDEM OR TRI-AXLE DUMP TRUCK IN LIEU OF THE SPECIFIED RUBBER TIRE ROLLER. ROLLER MARKS LESS THAN 1/4" ARE ACCEPTABLE, AS ARE DEFLECTIONS LESS THAN 1/2" OVER THE LENGTH OF THE ROLLER OR TRUCK. IF THE SUBGRADE DOES NOT PASS THESE SPECIFICATIONS, THEN SUBGRADE TREATMENTS, INCLUDING CHEMICAL MODIFICATION PERFORMED ACCORDING TO INDOT SPECIFICATIONS 207 AND 215 MAY BE DONE IN LIEU OF THE ABOVE DENSITY AND PROOFROLL SPECIFICATIONS.

     TANDEM DUMP TRUCK – GROSS WEIGHT 48,000 #
     TRI-AXLE DUMP TRUCK – GROSS WEIGHT 68,000 #
   - B. AGGREGATE SUBBASE:
     1. GRADUATION – 1 TEST PER 1000 TONS OR 1 PER WEEK
     2. COMPACTION – 1 TEST PER 500 LF OF SINGLE LANE WIDTH
   - C. BITUMINOUS MATERIAL (BASE, INTERMEDIATE AND SURFACE):
     1. ASPHALT EXTRACTION – 1 TEST PER EACH TYPE OF MATERIAL USED PER JOB TEST TO INCLUDE GRADATION, ASPHALT CONTENT, CRUSHED PARTICLE DETERMINATION AND DELETERIOUS DETERMINATION. TEST SHALL BE CERTIFIED PER INDOT CERTIFICATION REQUIREMENTS.
     2. DENSITY– THE TARGET DENSITY SHALL BE DETERMINED FROM A TEST STRIP CONSTRUCTED PER INDOT SPECIFICATIONS. THE TARGET DENSITY SHALL NOT BE LESS THAN 96% OF THE UNIT WEIGHT AT THE OPTIMUM BINDER CONTENT NDES AS DETERMINED BY THE MIX DESIGN. THE DENSITY OF EACH SUBLOT WILL BE THE AVERAGE OF FIVE TESTS. A SUBLOT SHALL BE 1000 LF OF SINGLE LANE WIDTH. BREAKDOWN ROLLER SHALL BE MINIMUM 10 TON OR APPROVED VIBRATORY.
   - D. CONCRETE FOR CURBING AND DRIVEWAYS:
     1. AIR AND SLUMP – 1 TEST PER DAY FOR POURS OVER 20 CY OR MINIMUM 1 PER WEEK.
     2. COMPRESSIVE STRENGTH TESTS – AN ADEQUATE NUMBER OF CONCRETE TEST CYLINDERS SHOULD BE TAKEN TO ENSURE THAT PSI REQUIREMENTS OF THE CONCRETE SECTION ARE MET. A MINIMUM OF ONE SET OF TEST CYLINDERS PER WEEK SHALL PASS THESE REQUIREMENTS.
     3. CONCRETE STRENGTH SHALL BE A MINIMUM 4000 PSI BEFORE OPEN TO TRAFFIC.
   - E. CONCRETE FOR PAVEMENT – FREQUENCY OF TESTS SHALL BE IN ACCORDANCE WITH THE INDOT FREQUENCY TESTING MANUAL AS SET OUT IN THE SECTION TITLED "CONCRETE PAVEMENT AND STRUCTURE MATERIAL".

25640det.dwg

Milestone design group
1428 Lafayette Avenue Columbus, IN 47201
502.327.7073 www.milestonedesign.org

20TH ANNIVERSARY

TALLMAN EQUIPMENT COMANY INC.
TEMPORARY PARKING LOT
6440 S. INTERNATIONAL DRIVE
COLUMBUS, IN 47201

OWNER/DEVELOPER
ANTHONY D. BOZELL TRUST
8530 S. 700 W.
COLUMBUS, IN 47201

DATE: 01/08/26
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: N/A (HORZ)
SCALE: N/A (VERT)

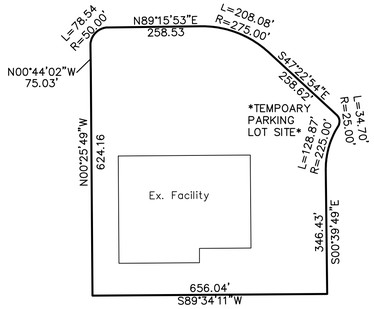
REVISIONS	
1	3/2/26 ZCC SUBMITTAL
2	
3	
4	
5	
6	
7	

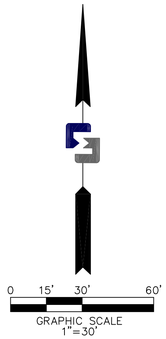
TIMOTHY D. TODD
REGISTERED
No. 11800497
STATE OF
INDIANA
PROFESSIONAL ENGINEER
PRE-FORMAL PERMIT & AGENCY REVIEW

TYPICAL DETAILS

JOB NUMBER
25640

C2





ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "INDIANA 811" 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTACTING THE "INDIANA 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

NOTES

1) NO RELIANCE SHOULD BE MADE ON FILES IN ELECTRONIC MEDIA FORMAT OF GRAPHICS, DATA, TEXT, OR OTHER TYPES, UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT. THE AUTHOR OF ANY SUCH FILES MAKES NO WARRANTY AS TO THE COMPLETENESS OR CORRECTNESS THEREOF. ANY CONCLUSIONS, OR INFORMATION OBTAINED FROM SUCH FILES WILL BE AT THE USER'S SOLE RISK.

2) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND MARKING PAINT PROVIDED BY VARIOUS COMPANIES CONTACTED BY INDIANA UNDERGROUND PLANT PROTECTION SERVICES (INDIANA 811), TICKET NO. 2205046764. NOT ALL UTILITIES RESPOND TO REQUESTS FOR LOCATES FOR SURVEYS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY EXIST. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. BEFORE DESIGN OR CONSTRUCTION IS BEGUN, MORE PRECISE LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE AGENCIES.

3) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THESE TRACTS.

4) THE COORDINATE DATA REPRESENTED ON THIS DRAWING WAS GATHERED BY MEANS OF TRIGONOMETRIC LEVELING METHODS (TOTAL STATION) AND RTK GPS OBSERVATIONS. THE GPS OBSERVATIONS WERE MADE USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE. SAID ZONE IS A LOW DISTORTION PROJECTION DEFINED BY A SPECIFIC COMBINED SCALE FACTOR AND FALSE NORTHING AND EASTING VALUES. THE COORDINATE VALUES CREATED IN SAID ZONE ARE TRANSLATED FROM THE GRID TO THE GROUND, THEREFORE NO ADJUSTMENT IS NEEDED TO OBTAIN GROUND SURFACE DATA.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THERE MAY BE EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES OF RECORD.

6) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY DEPICTED. IT IS BASED ON A BOUNDARY SURVEY, WHICH MEETS THE REQUIREMENTS OF THE INDIANA ADMINISTRATIVE CODE, TITLE 865, ARTICLE 1, RULE 12, BY INDEPENDENT LAND SURVEYING, RECORDED IN INSTRUMENT NO. 2020-571 IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER.

25640ex.dwg

LEGEND

- WV = WATER VALVE
- WM = WATER METER
- U = UTILITY JUNCTION BOX
- DBI = CURB INLET
- FH = FIRE HYDRANT
- X = FENCE
- GM = GAS METER
- 500 = CONTOUR
- = UTILITY POLE
- ohe = OVERHEAD UTILITY LINES
- = GUY WIRE
- = LIGHT POST
- MB = MAIL BOX
- S = SANITARY SEWER MANHOLE
- D = STORM DRAINAGE MANHOLE
- M = MANHOLE
- TP = TELEPHONE PEDESTAL
- = TREE CANOPY
- = DECIDUOUS TREE
- GV = GAS VALVE
- MB = MAIL BOX

Milestone design group
1428 Lafayette Avenue Columbus, IN 47201
502.327.7073 www.milestonedesign.org

20TH ANNIVERSARY

TALLMAN EQUIPMENT COMANY INC.
TEMPORARY PARKING LOT
6440 S. INTERNATIONAL DRIVE
COLUMBUS, IN 47201

OWNER/DEVELOPER
ANTHONY D. BOZELL TRUST
8530 S. 700 W.
COLUMBUS, IN 47201

DATE: 01/08/26
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: 1"=30' (HORZ)
SCALE: N/A (VERT)

REVISIONS
1 3/2/26 ZCC SUBMITTAL
2
3
4
5
6
7

TIMOTHY D. THOMAS
No. 11800497
STATE OF INDIANA
REGISTERED
LAND SURVEYOR

PRO-FORMA
PENDING
& AGENCY REVIEW

EXISTING CONDITIONS

JOB NUMBER
25640

C3

VARIANCES BEING SOUGHT:

1. TEMPORARY STRUCTURE FOR PERMANENT USE – TEMPORARY PARKING LOT (2 YEAR)
2. PARKING LOT SURFACE – GRAVEL SURFACE WHILE LOT IS TEMPORARY STATUS
3. CURB – CURB NOT PROVIDED WHILE LOT IS TEMPORARY STATUS
4. LANDSCAPING – LANDSCAPING NOT PROVIDED WHILE LOT IS TEMPORARY STATUS

PROJECT SUMMARY

EXISTING ZONING:	I3: INDUSTRIAL(HEAVY)
EXISTING USE:	ELECTRICAL EQUIPMENT SUPPLIER
PROPOSED USE:	ELECTRICAL EQUIPMENT SUPPLIER
EXISTING SITE ACREAGE:	10.71 AC. (PER PLAT)
EXISTING TOTAL BUILDING FOOTPRINT S.F.:	104,940 S.F.

PARKING SUMMARY (FOR TEMPORARY LOT)

NUMBER OF STANDARD SPACES PROVIDED	41 SPACES
NUMBER OF ADA SPACES PROVIDED	0 SPACES

*NOTE: LOT IS REMOTE RELATED TO CURRENT BUILDING THEREFORE THIS LOCATION IS NOT IDEAL FOR ADA SPACES TO BE PROVIDED. ADA SPACES CURRENTLY PROVIDED NEAR BUILDING ENTRANCE.

TOTAL TEMPORARY PARKING SPACES PROVIDED 41 SPACES

CONSTRUCTION REFERENCE NOTES

1. SAWCUT AND REMOVE EXISTING VERTICAL CURB AND GUTTER WITHIN LIMITS SHOWN. REPLACE WITH ALTERNATE DRIVEWAY CURB (SEE DETAIL SHEET).
2. CONSTRUCT PARKING LOT PAVEMENT SECTION (VARIANCE REQUESTED TO DELAY ASPHALT INSTALLATION DURING TEMPORARY STATUS).
3. FINISH GRADE, SEED AND STRAW ALL DISTURBED AREAS FOLLOWING CONSTRUCTION. SITE CONTRACTOR TO ADD MIN. 6" UNCOMPACTED TOPSOIL AS NECESSARY.
4. STRIPE AS SHOWN IN ACCORDANCE WITH MUTCD.
5. CONSTRUCT CONCRETE SIDEWALK (5' WIDTH) AS SHOWN.
6. CONSTRUCT CONCRETE SIDEWALK ADJACENT TO EXISTING CURB (5' WIDTH) AS SHOWN.
7. TRANSITION FROM STANDARD VERTICAL CURB (6" HEIGHT) TO ALTERNATE DRIVEWAY CURB (1" HEIGHT) IN TWO FEET AT TIE IN.

25640pln.dwg

Milestone design group
1428 Lafayette Avenue Columbus, IN 47201
502.327.7073 www.milestonedesign.org

20TH ANNIVERSARY

TALLMAN EQUIPMENT COMANY INC.
TEMPORARY PARKING LOT
6440 S. INTERNATIONAL DRIVE
COLUMBUS, IN 47201

OWNER/DEVELOPER
ANTHONY D. BOZELL TRUST
8530 S. 700 W.
COLUMBUS, IN 47201

DATE: 01/08/26
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: 1"=30' (HORZ)
SCALE: N/A (VERT)

REVISIONS
1 3/2/26 ZCC SUBMITTAL
2
3
4
5
6
7

TIMOTHY D. TAYLOR
REGISTERED
LICENSE NO. 11800497
STATE OF INDIANA
PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION PERMITTING & AGENCY REVIEW

SITE LAYOUT PLAN

JOB NUMBER
25640

C4

LIMITS OF DISTURBANCE

LD = LIMITS OF DISTURBANCE = 0.70 AC.

NOTE: PROPOSED DISTURBANCE IS LESS THAN ONE ACRE THEREFORE STORMWATER QUALITY, QUANITY AND/OR CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS DO NOT APPLY.

GRADING NOTES:

1. ANY UNSUITABLE SOILS AND OTHER MATERIALS ENCOUNTERED DURING CONSTRUCTION WILL BE REMOVED TO THE DEPTH AND WIDTH SPECIFIED BY THE GEOTECHNICAL ENGINEER.
2. ALL GRADES SHOWN IN THE PAVEMENT AREA ARE FINISHED ELEVATIONS AT THE TOP OF FINISHED ASPHALT SURFACE AND EDGE OF PAVEMENT.
3. THE LOCATION AND SIZE OF SOIL STOCKPILES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE SOIL STOCKPILES SHALL BE SEEDED, MULCHED, OR ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. ALL SWALES/DITCHES SHALL HAVE 3:1 SIDESLOPES.
5. THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE.
6. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE AND MUST BE REMEDIED PRIOR TO FINAL PAYMENT.
7. TOP SOIL PLACEMENT SHALL BE LOOSE LIFTS AND NON-COMPACTED.

DRAINAGE AREA LEGEND

- = LIMITS OF DRAINAGE AREA
- X.XX AC. = DRAINAGE AREA (SEE PLAN)
- H.P. = PROPOSED SPOT GRADE AT HIGH POINT.
- = DRAINAGE ARROW
- XX.XX = EXISTING SPOT GRADE
- XX.XX = PROPOSED SPOT GRADE (TOP OF FINISHED ASPHALT)
- TBR = TO BE REMOVED.

BMP LEGEND

- SF = SILT FENCE
- SCE = STABILIZED CONSTRUCTION ENTRANCE
- = DRAINAGE FLOW ARROW
- CW = CONCRETE WASHOUT

*NOTE: ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA STABILIZED CONSTRUCTION ENTRANCE

Indiana 811

25640cd.dwg

Milestone design group
1428 Lafayette Avenue Columbus, IN 47201
502.327.7073 www.milestonedesign.org

20TH ANNIVERSARY

TALLMAN EQUIPMENT COMANY INC.
TEMPORARY PARKING LOT
6440 S. INTERNATIONAL DRIVE
COLUMBUS, IN 47201

OWNER/DEVELOPER
ANTHONY D. BOZELL TRUST
8530 S. 700 W.
COLUMBUS, IN 47201

DATE: 01/08/26
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: 1"=30' (HORZ)
SCALE: N/A (VERT)

REVISIONS

1	3/2/26 ZCC SUBMITTAL
2	
3	
4	
5	
6	
7	

TIMOTHY D. TROUT
REGISTERED
No. 11800457
STATE OF
INDIANA
PROFESSIONAL ENGINEER

PRO-ROUGH PERMITTING & AGENCY REVIEW

GRADING, COMPOSITE DRAINAGE & EPSC PLAN

JOB NUMBER
25640

C5