



Floyd County
Department of Building & Development Services

2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

April 14th, 2026

Chad Ernst
3482 Hamby Road,
Georgetown, IN 47122

Re: Floyd County PC Docket FC-02-26-12 – Development Plan Review – Bigby Coffee

Mr. Ernst:

Please find this letter as notice of the action and findings for your development plan review for Bigby Coffee. On April 13th, 2026, the Plan Commission approved the development plan review with the following conditions-

1. Landscaping as approved by staff

Respectfully,

Franklin Walden
County Planner

DEVELOPMENT PLAN REVIEW BALLOT

Floyd County Plan Commission
Pine View Government Center
2524 Corydon Pike, Suite 203
New Albany, IN 47150
Phone: 812-948-5440; Fax: 812-941-4571

ORDINANCE AUTHORITY: **Floyd County Zoning Ordinance**

Name of Development: Bigby Coffee

Docket No.: FC-02-26-12

Petitioner/Owner Name: TTCJ Properties, LLC, Representatives Chad Ernst and Todd Lanning

Conceptual Site Plan review by Planning Director: NO **YES**; date: 3-19-26

Findings:

1. Petitioner (**HAS** / **HAS NOT**) met all developmental standards for the district.
2. A waiver of the development standards requirements (**IS** / IS NOT) required.

If required, a waiver of the developmental standards (**IS** / IS NOT) granted because:

- A. A waiver (**IS** / IS NOT) consistent with the spirit and intent of the

Comprehensive Plan because: The waiver of the transparency requirement supports the development of the Commercial Growth area while ensuring flexibility for high quality design. The waiver of the size requirement is consistent with supporting entrepreneurship, as it retains the supply of small-scale commercial buildings. The comprehensive plan encourages working with other infrastructure providers, such as INDOT and Floyd County to provide a safe pedestrian crossing, which would be necessary for this location.

- B. A waiver (**IS** / IS NOT) consistent with the intent of the district because:

The variances are modifying the design elements to fit the unique circumstances of the property's close proximity to the intersection of Old Vincennes Road, Duffy Road, Highlander Point Drive and U.S. 150

3. The proposed development plan (**IS** / IS NOT) consistent with the Comprehensive Plan because:

This site is located within the Highlander Point commercial corridor. ie places to foster and facilitate entrepreneurial opportunities in the objectives and policies. Small commercial buildings cater to smaller entrepreneurial efforts and increases the limited stock of small spaces available to the community

4. The proposed development plan (**IS** / IS NOT) consistent with the intent of the District and as set forth in the Floyd County Zoning Ordinance because: As part of the Highlander Point overlay district, the site sits in an intended “premier commercial and office location”.

5. The proposed development plan (**DOES** / DOES NOT) satisfy the following development requirements: **(Strike out any requirement that does not apply)**

- A. **yes** Signage is designed to create a unified and consistent sign package.
- B. **yes** Design and location of street access points minimize congestion.
- C. **yes** Entrances, streets, and internal traffic facilities are compatible with existing and planned streets in adjacent developments.
- D. **yes** Design and layout of the development has a clear circulation pattern that is sensitive to topography and other natural features.
- E. ~~Design of the proposed development plan provides adequate pedestrian connections within the development and safe street crossings to adjacent land uses.~~
- F. **yes** Lighting is designed to create a unified and consistent lighting package for the development.
- G. **yes** Lighting in parking areas do not exceed 20 feet in height.

6. The proposed development (IS / **IS NOT**) in a Residential Urban.

The proposed development (IS / **IS NOT**) a Multi-Family development.

If the proposed development is located in a Residential Urban District or if a Multi-Family development is proposed, the development plan (**DOES** / DOES NOT) satisfy the requirements for recreational space and open space.

7. The proposed development (**IS** / IS NOT) located in the Highlander Point District or the Edwardsville Gateway District.

If the proposed development is located in the Highlander Point Gateway District or the Edwardsville Gateway District, the following requirements (**HAVE** / HAVE NOT) been met: (Strike out any requirement that does not apply)

- A. **YES** Building facades that face any adjacent street have a finished façade.
- B. **YES** Loading docks and trash collection bins are not placed on or along the facades that face any adjacent street.
- C. ~~Accommodation is made for community space where a proposed commercial development has over 100,000 square feet either in a combination of buildings or lots in a cohesive commercial project or development.~~
- D. **YES** Open space requirements of Section 9.04 of the Zoning Ordinance are met.

E. *LANDSCAPING AS APPROVED BY STAFF.*

Decision:

Upon careful review, the Floyd County Plan Commission hereby (**APPROVES** / DENIES)
the Petitioner's Development Plan Review Application at the meeting held on the 13th
day of April, 2026.

Commission Members in Favor:

Frank Lopez
DM B...
...
Larry B...
Christopher P. Welch
...

Commission Members Opposed:



STAFF REPORT

Floyd County Plan Commission

Document may be subject to updates before the hearing

Docket Number: FC-02-26-12

Petitioner: TTCJ Properties, LLC (Bigby Coffee), Representatives Chad Ernst, Todd Lanning

Location: 4865 OLD VINCENNES ROAD, FLOYDS KNOBS, IN 47119 22-04-03-000-336.000-006

Request: Development Plan Review Approval

Zoning District: General Commercial (GC)

Date: 04/08/2026

Overview:

Applicant is proposing a development plan for a drive through coffee shop located on 0.45 acres in the General Commercial zoning district along Old Vincennes Road near the intersection with Highway 150 in the Highlander Point overlay district. The parcel is located between two gas stations, with a single-family residential subdivision to its rear and a commercial center across the street.

A technical review committee was conducted for the development on 03/19/26 providing recommendations for the development to provide a right in right out entrance and to adjust car stacking.

The applicant has requested development standards variances for this application to build a primary commercial unit under the minimum square footage and to not provide sidewalks.

Staff Comments:

A conception site plan was reviewed by staff on

1. Petitioner (HAS / **HAS NOT**) met all developmental standards for the district. The petitioner has requested three development standards variances from the BZA for façade building material (less than 30% transparency for front of building), minimum size of the primary structure (less than 2,000 square feet), and external sidewalk (no sidewalk along Highway 150).
2. A waiver of the development standards requirements (**IS** / IS NOT) required.

If required, a waiver of the developmental standards (IS / IS NOT) granted because:

- A. A waiver (**IS** / IS NOT) consistent with the spirit and intent of the Comprehensive Plan because:
The waiver of the transparency requirement supports the development of the Commercial Growth area while ensuring flexibility for high quality design. The waiver of the size requirement is consistent with supporting entrepreneurship, as it retains the supply of small-scale commercial buildings. The comprehensive plan encourages working with other infrastructure providers, which would be necessary for this location since a pedestrian crossing across Highway 150 is currently highly unsafe without a redesign of the intersection of Old Vincennes and Hwy 150 from INDOT.



STAFF REPORT

Floyd County Plan Commission

Document may be subject to updates before the hearing

- B. A waiver (**IS** / IS NOT) consistent with the intent of the District because:
The variances are modifying the design elements to fit the unique circumstances of the property's close proximity to a major intersection and small sized lot.
3. The proposed development plan (**IS** / IS NOT) consistent with the Comprehensive Plan because:
This site is located within the Highlander Point commercial corridor. In the Theme: Places to Work, both economic gardening and fostering & facilitating entrepreneurship are listed as objectives and policies. Small commercial buildings cater to smaller entrepreneurial efforts and increases the limited stock of small spaces available to the community.
4. The proposed development plan (**IS** / IS NOT) consistent with the intent of the District as set forth in the Floyd County Zoning Ordinance because: As part of the Highlander Point overlay district, the site sits in an intended "premier commercial and office location".
5. The proposed development plan (**DOES** / DOES NOT) satisfy the following development requirements: **(Strike out any requirement that does not apply)**
- A. Signage is designed to create a unified and consistent sign package. **Yes**
 - B. Design and location of street access points minimize congestion. **Yes** (This development was updated to include a right in right out only access to Old Vincennes).
 - C. Entrances, streets, and internal traffic facilities are compatible with existing and planned streets in adjacent developments. **Yes**
 - D. Design and layout of the development has a clear circulation pattern that is sensitive to topography and other natural features. **Yes**
 - E. ~~Design of the proposed development plan provides adequate pedestrian connections within the development and safe street crossings to adjacent land uses.~~
 - F. Lighting is designed to create a unified and consistent lighting package for the development. **Yes**
 - G. Lighting in parking areas do not exceed 20 feet in height. **Yes**
6. The proposed development (**IS** / **IS NOT**) in a Residential Urban zoning district.
- The proposed development (**IS** / **IS NOT**) a Multi-Family development.
7. The proposed development (**IS** / IS NOT) located in the Highlander Point District or the Edwardsville Gateway District.

If the proposed development is located in the Highlander Point Gateway District or the Edwardsville Gateway District, the following requirements (**HAVE** / HAVE NOT) been met: **(Strike out any requirement that does not apply)**



STAFF REPORT

Floyd County Plan Commission

Document may be subject to updates before the hearing

- A. Building facades that face any adjacent street have a finished façade. **Yes**
- B. ~~Loading docks and~~ trash collection bins are not placed on or along the facades that face any adjacent street. **Yes**
- C. ~~Accommodation is made for community space where a proposed commercial development has over 100,000 square feet either in a combination of buildings or lots in a cohesive commercial project or development.~~ **N/A**
- D. ~~Open space requirements of Section 9.04 of the Zoning Ordinance are met.~~ **N/A**

A technical review committee was hosted on February 19th where concerns were raised over car stacking for the drive through and people turning left into the site from Old Vincennes road.

- The County Engineer recommended a right-in right-out access to Old Vincennes road and signage stating "Do Not Block Intersection". Applicant has submitted an updated development plan showing the right in right out access.
- The Stormwater Director also requested that the parking and dumpster at the rear of the site be flipped, so that the dumpster was further from the stormwater channel in the west and the detention basin for The Highlands. This has not been met.

The drainage from the JayC gas station to the west funnels through channels near the dumpster which then connects to the drainage channel for The Highlands that leads to their detention basin. To the east of the proposed site there is a 15' Drainage and utility easement, but which has little to no actual stormwater flow. The applicant has stated that they find a difficulty with a frontloaded dumpster truck being able to access the dumpster if it were located on the eastern back portion of the site. Parking spaces are allowed under our ordinances to be placed at a 45 degree angle, which would allow a front loaded dump truck to still access the dumpster if it were on the eastern side of the lot.

Staff Recommendations:

Where the current placement of the dumpster presents high likelihood of waste and litter entering the stormwater system and either polluting the ecosystem or blocking the drainage flow, where variances were heard by the board of zoning appeals, staff recommends the following conditions-

- Provide an updated development plan with placement of the dumpster on the eastern side of the lot, parking may be placed at an angle according to Section 5.20.E.
- Approval of the variance from the minimum size under FC-03-26-13 and approval from the variance for the Building Façade under FC-03-26-15.
- Provide an updated development plan meeting the standards of Section 5.51.a, Section 5.52, Section 8.06.G.2, Section 9.04.c.4, and Section 9.05.B.5 of the Floyd County Zoning Ordinance to provide sidewalks along the right of way.



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 Department of Building & Development Services
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Development Plan Review Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Development Plan Review: A development plan is required if a development is proposed in the following districts: Highlander Point Gateway District (HP); Edwardsville Gateway District (ED); or any proposed development in the Residential Urban, Multi-Family, Neighborhood Commercial, Highway Services, or General Industrial districts.

1. General Information:

Applicant:	TTCJ Properties, LLC
Applicant Address:	55 Creekside Drive, Taylorsville, KY 40071
Applicant Phone:	812-914-0661
Applicant Email:	chad@gmsconstruct.com

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

Applicant's Representative:

Representative Name:	Chad Ernst
Representative Address:	3482 Hamby Road, Georgetown, IN 47122
Representative Phone:	812-914-0661
Representative Email:	chad@gmsconstruct.com

2. Site Information:

Parcel ID Number:	22-04-03-000-336.000-006
Total Acreage:	0.45
Address of Property/Location:	4865 Old Vincennes Road, Floyd Knobs, IN 47119
Current Use of Property:	vacant with small building
Current Zoning District:	GC-General Commercial

3. Project Overview:

Detail the proposed project:

Owner and developer proposes a small drive-thru service coffee shop with one drive-thru lane and a walk up window. The owner is also applying for two variances with regard to right of way sidewalks and the building size of less than 2000 s.f.

4. Modifications Requested:

List any minor modifications requested from Development Standards. Include justification for the modification request:

N/A

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable) Site Plan
- Signage Plan
- Lighting Plan
- Landscape Plan

6. Signature:

The undersigned states that the above information is true and correct.

Name: Chad Ernst

Signature: Chad Ernst

Date: 12-19-25

SUBSCRIBED AND SWORN BEFORE ME

THIS 19 DAY OF December, 2025.

Grace Smith

NOTARY PUBLIC COUNTY OF Clark

MY COMMISSION EXPIRES 09/09/2032





Floyd County Plan Commission
 Floyd County Board of Zoning Appeals

AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for this request, this attached attachment is to be completed and submitted at the time of the application.

I (We), Chad Ernst / TTCJ PROPERTIES, LLC, do hereby certify that I am (we are)
 (Owners of subject property)

the owner(s) of the property legally described as 22-04-03-000-336, 000-006
 (Parcel ID Number)

And hereby certify that I (we) have given authorization to Milestone,
 (Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
<u>Chad Ernst</u>		<u>Chad Ernst</u>	<u>12-19-25</u>
<u>Tonya Ernst</u>		<u>Tonya Ernst</u>	<u>12-19-25</u>
<u>Wasm King</u>		<u>Wasm King</u>	<u>12-19-25</u>
<u>TREVA King</u>		<u>Treva King</u>	<u>12-19-25</u>

STATE OF Indiana)
) SS:
 COUNTY OF Clark)

Subscribed and sworn to before me, a Notary Public within and for said County and State,

this 19 day of December, 2025.

MY COMMISSION EXPIRES:

09/09/2032

Grace Smith
 Notary Public

MY COUNTY OF RESIDENCE:

Clark

Grace Smith
 Printed Signature

FLOYD COUNTY
ASSESSOR

May/16/2025

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer
May 16 2025 - AM

Diane M. Fopping
AUDITOR FLOYD CO. IND.

E-RECORDED
202505426
FLOYD CO. IN RECORDER
LOIS ENDRIS
05/16/2025 02:27 PM
202505426 Pages: 2
Transaction # 4089001

File No.: IN25-62348

WARRANTY DEED

PIN: 22-04-03-000-336.000-006

THIS INDENTURE WITNESSETH, That **Open Kentuckiana Real Estate Group LLC**, (Grantor), a Limited Liability Company organized and existing under the laws of the State of Indiana, **CONVEYS AND WARRANTS to TTCJ Properties LLC, a Kentucky Limited Liability Company**, (Grantee) of Spencer County, in the State of Kentucky, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Floyds Knobs, Floyd County, State of Indiana:

A part of the Northwest quarter of Section 30, Township 2 South, Range 6 East, Lafayette Township, Floyd County, Indiana, more particularly described as follows: Commencing at a point in the centerline of Duffy Road at its intersection with the West line of said Section 30, and running thence North 88 deg. 56' East with the centerline of Duffy Road for a distance of 458.0 feet to the Southwest corner of Charles Becht's Land (Deed Record 138 Page 135); Thence running North 01 deg. 04' West along the West line of Becht's Land for a distance of 1622.81 feet to a point, the TRUE PLACE OF BEGINNING of the tract herein described; thence continuing North 01 deg. 04' West a distance of 267.23 feet to a point in the Southern Right of Way of Old Vincennes Road; thence running South 49 deg. 35' 47" East with the Right of Way of Old Vincennes Road for a distance of 101.72 feet to a state highway commission right of way marker; thence running South 53 deg. 06' 39" East along the Southern Right of Way of Old Vincennes Road for a distance of 192.93 feet to a point; thence running South 88 deg. 56' West a distance of 85.12 feet to the TRUE PLACE OF BEGINNING, containing in all 0.45 acre.

Being the same property acquired by Open Kentuckiana Real Estate Group, LLC by deed dated July 16, 2021 of record in Instrument #202112174 of the Floyd County, Indiana Records.

TO HAVE AND TO HOLD the same unto said Grantee in fee simple.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 4865 Old Vincennes Rd., Floyds Knobs, IN 47119.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Members of Grantor, to execute and deliver this deed, that Grantor has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of May, 2025.

Open Kentuckiana Real Estate Group LLC

BY: David Fonseca
David Fonseca
Member

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, in and for said County and State, this 16th of May, 2025, personally appeared David Fonseca, Member of Open Kentuckiana Real Estate Group, LLC, said person being over the age of 18 years, and acknowledged the execution of the foregoing instrument.

Lee J. Horelick
Notary Public
Printed Name: Lee J. Horelick

Residing in: Jefferson

My Commission Expires: _____

LEE J. HORELICK
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP69853
MY COMMISSION EXPIRES MAY 16, 2027

Prepared by John W. Harpole, 4005 Northside Dr, New Albany, IN 47150

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Elizabeth L. Rojas
Information from Agency Title, Inc..
Send Tax bills to: 55 Creekside Drive, Taylorsville, KY 40071
Grantee's street or rural route address is: 55 Creekside Drive, Taylorsville, KY 40071

VARIANCE(S) REQUESTED:

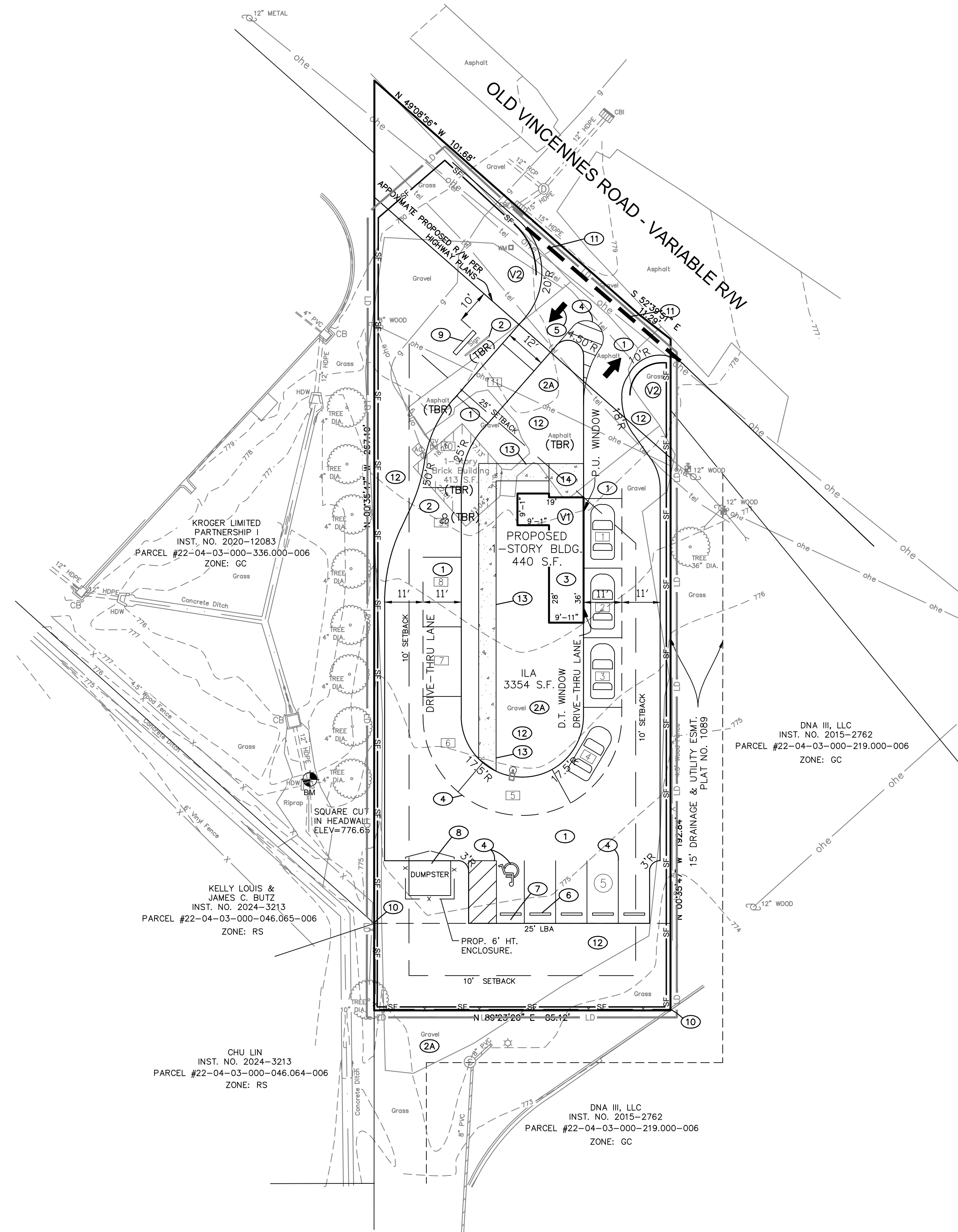
- ① TO ALLOW THE MAIN FLOOR AREA OF THE PROPOSED BUILDING TO BE BELOW THE MINIMUM ALLOWED AREA OF 2000 SQUARE FEET.

VARIANCE(S) REQUESTED:

- ② TO NOT CONSTRUCT REQUIRED SIDEWALKS ALONG THE FRONTAGE AND WITHIN THE DEVELOPMENT.

LEGEND

- 445 — = EX. CONTOUR
- x- = EX. FENCE
- ohe- = EX. OVERHEAD ELECTRIC
- gas- = EX. GAS
- w- = EX. WATER LINE
- ⊕ = EX. FIRE HYDRANT
- ⊙ = EX. SEWER CLEANOUT
- ☆ = EX. LIGHT POLE
- ⊕ = EX. UTILITY POLE
- WM = EX. WATER METER
- R/W = EX. RIGHT OF WAY
- MB = EX. MAILBOX
- ⊕ = EX. GAS METER
- ⊕ = EX. LANDSCAPE AREA
- ⊕ = EX. GAS VALVE
- ⊕ = EX. POLE SIGN
- ⊕ = EX. WATER VALVE
- ⊕ = EX. CATCH BASIN
- ⊕ = EX. SANITARY SEWER
- ⊕ = EXISTING CONCRETE
- ⊕ = PROPOSED CONCRETE
- ⑩ = PARKING COUNT
- TBR = TO BE REMOVED
- DNR = DO NOT REMOVE
- - - = PAVEMENT SAWCUT LINE
- ⑩ = DRIVE-THRU SPACE



PROJECT SUMMARY

EXISTING ZONING	GC-GENERAL COMMERCIAL
EXISTING USE	VACANT RESTAURANT
PROPOSED USE	RETAIL COFFEE W/ DRIVETHRU
SITE ACREAGE	0.45 ACRES
BUILDING SQ. FT.	440 SQ. FT.

PARKING SUMMARY

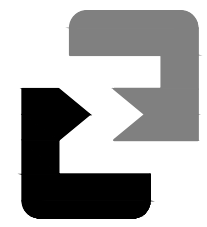
REQUIRED	
RESTAURANT (400 SF)	2 SPACES
MIN. (1 SPACE/ 200 SF)	
PARKING PROVIDED	
STANDARD SPACES	4 SPACES
HANDICAP SPACES	1 SPACES
TOTAL PROVIDED	5 SPACES

CONSTRUCTION REFERENCE NOTES

- CONSTRUCT ASPHALT PAVEMENT SECTION.
- REMOVE EXISTING BUILDING, AND FREESTANDING SIGN.
- REMOVE EXISTING ASPHALT PARKING AND GRAVEL PARKING.
- CONSTRUCT PROPOSED BUILDING
- STRIP AS SHOWN IN ACCORDANCE WITH MUTCD.
- STRIP TRAFFIC ARROWS IN ACCORDANCE WITH MUTCD.
- INSTALL WHEEL STOPS.
- INSTALL HANDICAP SIGN W/ VAN ACCESSIBLE SIGN.
- CONSTRUCT 12'x10' DUMPSTER PAD WITH 6' HEIGHT ENCLOSURE FENCE. SEE LANDSCAPE PLAN FOR TYPICAL WOOD FENCE ENCLOSURE.
- PROPOSED DOUBLE-FACED FREESTANDING SIGN, INSTALLED PER SIGN REGULATIONS OF THE FLOYD COUNTY ZONING ORDINANCE. SIGN MAY NOT EXCEED 12 FEET IN HEIGHT AND 75 SQUARE FEET IN TOTAL AREA.
- INSTALL 8' HEIGHT WOOD OR VINYL FENCE. SEE LANDSCAPE PLAN FOR TYPICAL WOOD FENCE DETAIL.
- SAWCUT EXISTING EDGE OF PAVEMENT AND KEY FOR ENTRANCE PAVEMENT.
- FINISH GRADE, SEED AND STRAW ALL DISTURBED AREAS FOLLOWING CONSTRUCTION. SITE CONTRACTOR TO ADD MIN. 6" UNCOMPACTED TOPSOIL AS NECESSARY.
- CONSTRUCT 5' CONCRETE WALKWAY FROM PARKING TO FRONT SERVICE WINDOW.
- CONSTRUCT 9'-9" X 9'-11" CONCRETE PAD FOR SERVICE WINDOW.



Milestone design group



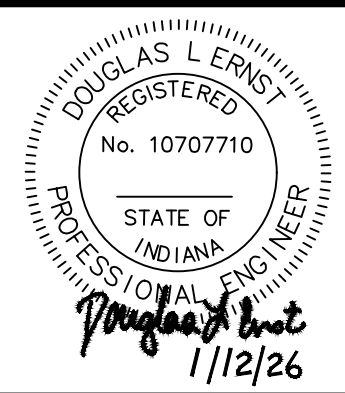
108 Davenport Lane, Suite 300 Louisville, KY 40223
502.527.7073 www.milestonedesign.org



BIGGBY COFFEE
4865 OLD VINCENNES RD
FLOYD KNOBS, IN 47119

DATE: 6/18/25
DRAWN BY: TAL
CHECKED BY: D.L.E.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
2/12/25	AGENCY REVIEW



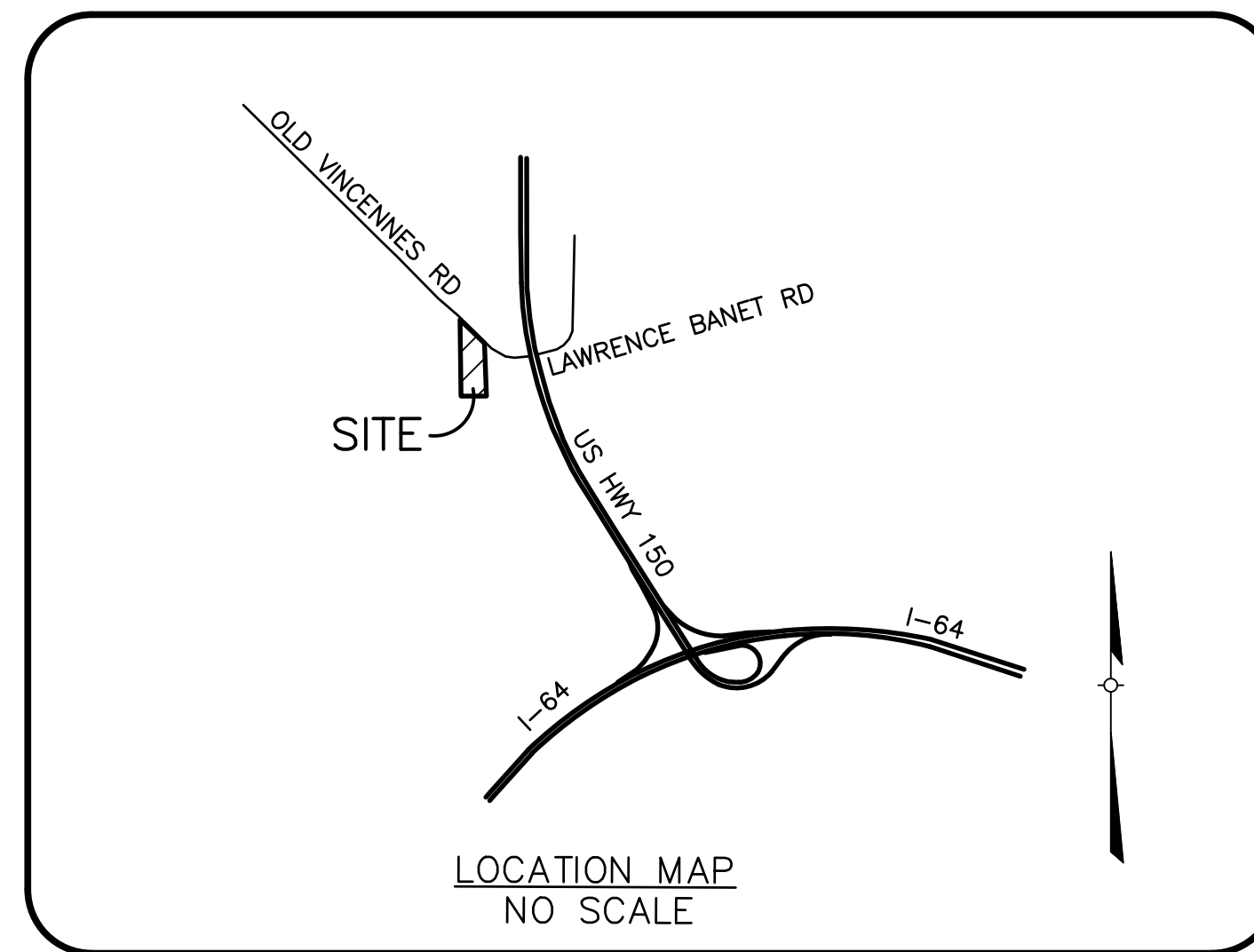
SITE LAYOUT PLAN

JOB NUMBER 25027

C4

SITE CONSTRUCTION PLANS FOR BIGGBY COFFEE 4865 OLD VINCENNES ROAD FLOYD KNOBS, IN 47119

PARCEL ID NUMBER: 22-04-03-000-336.000-006



- C1. COVER
- C2. TYPICAL DETAILS AND NOTES
- C3. TYPICAL DETAILS AND NOTES
- C4. SITE LAYOUT PLAN
- C5. GRADING, DRAINAGE AND EPSC PLAN
- C6. UTILITY PLAN
- LT. LIGHTING PLAN
- L1. LANDSCAPE PLAN
- L2. LANDSCAPE DETAILS AND NOTES

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.



NOTE: ARCHITECTURAL LAYOUTS AND/OR DIMENSIONS SHOWN HEREON ARE FOR GENERAL DESIGN PURPOSES. THE CONTRACTOR SHALL OBTAIN ARCHITECTURAL PLANS FROM THE OWNER PRIOR TO PERFORMING ANY ARCHITECTURAL LAYOUT OR CONSTRUCTION.

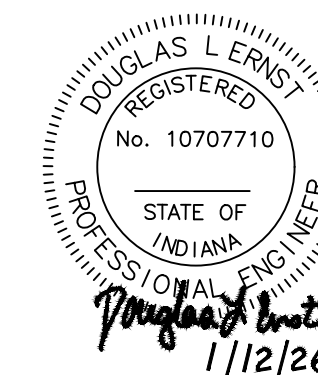
OWNER / APPLICANT:

OPEN KENTUCKIANA REAL ESTATE GROUP, LLC
852 HIGHLANDER POINT DRIVE
FLOYD KNOBS, IN 47119

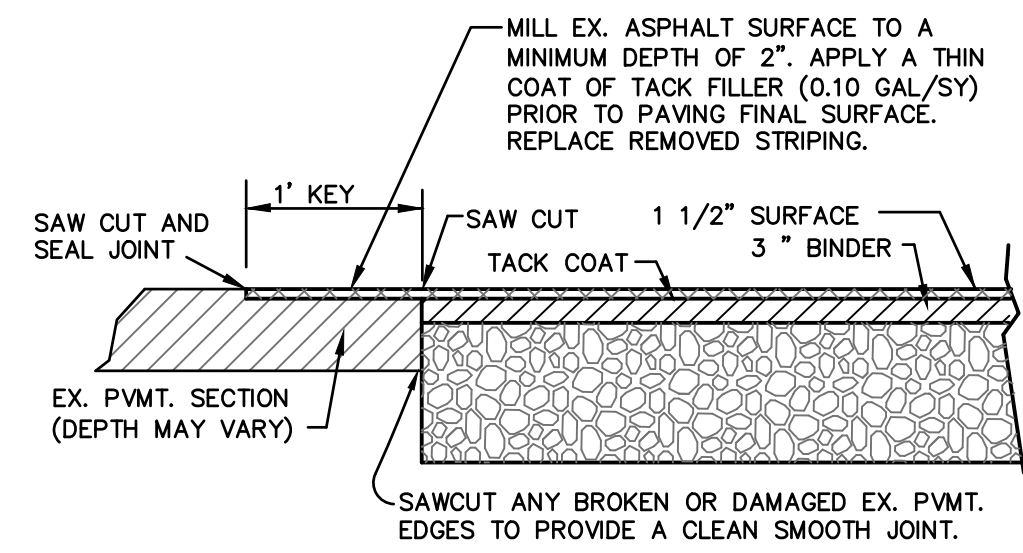
ENGINEER:



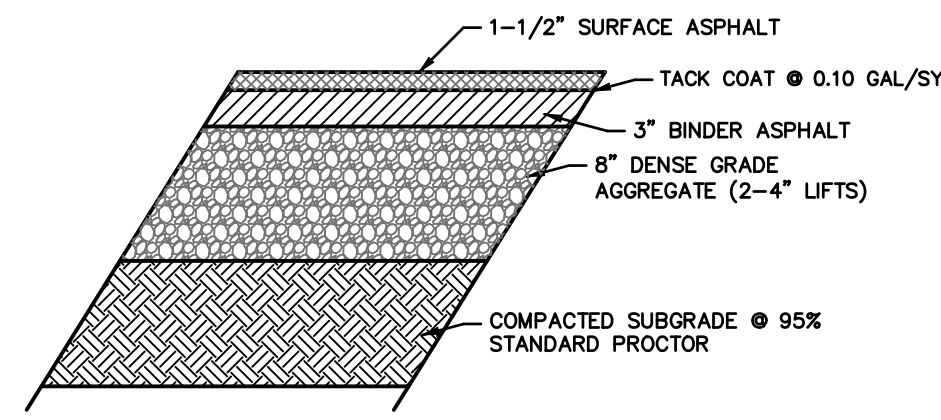
108 Daventry Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org



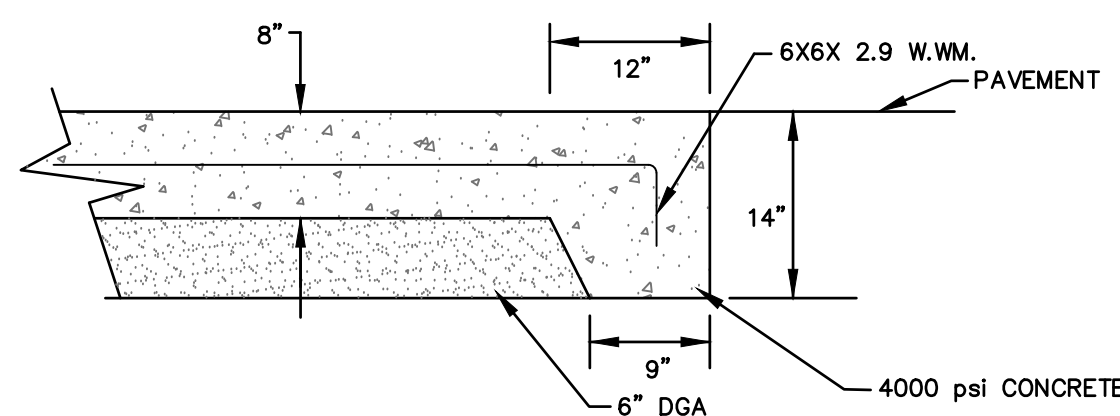
NO.	DATE	REVISION



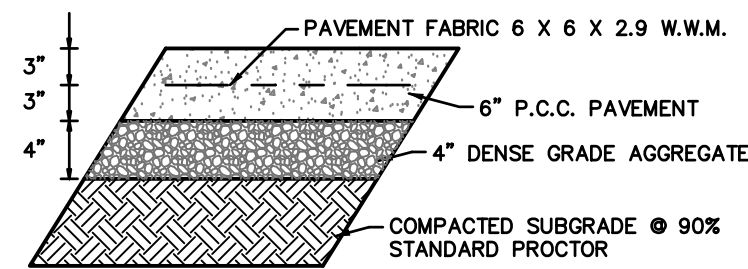
KEYWAY DETAIL
NO SCALE



LIGHT DUTY ASPHALT PAVEMENT DETAIL
NO SCALE



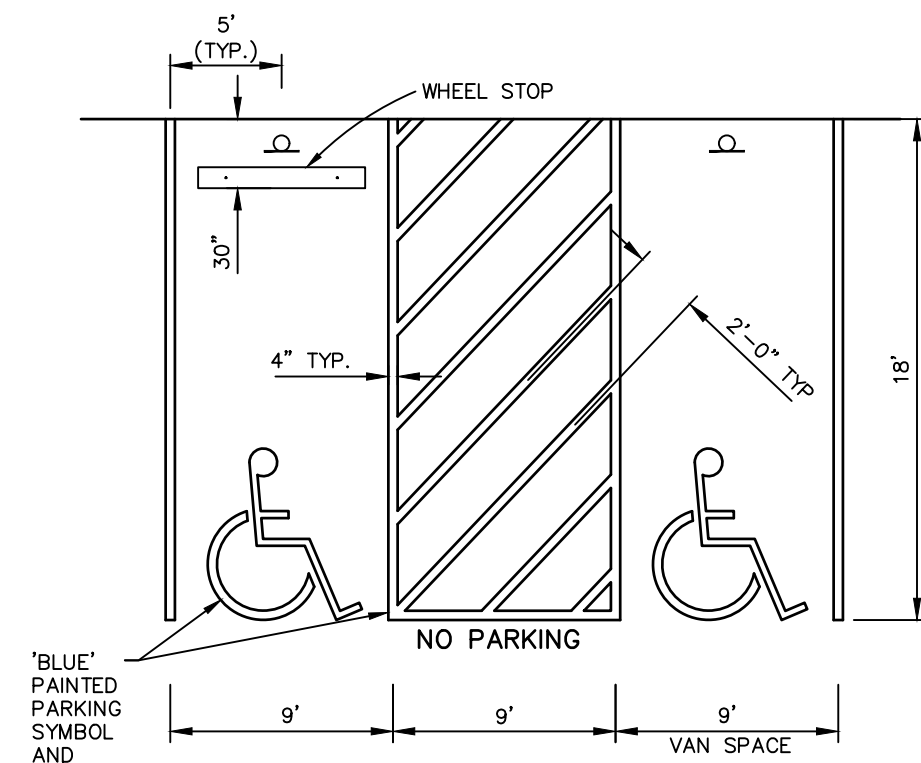
DUMPSTER PAD DETAIL
NO SCALE



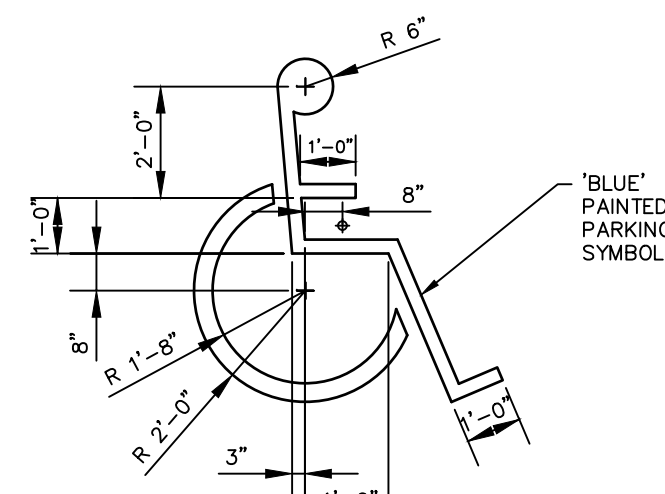
CONCRETE PAVEMENT DETAIL
NO SCALE

GRADING, DRAINAGE & EROSION CONTROL NOTES

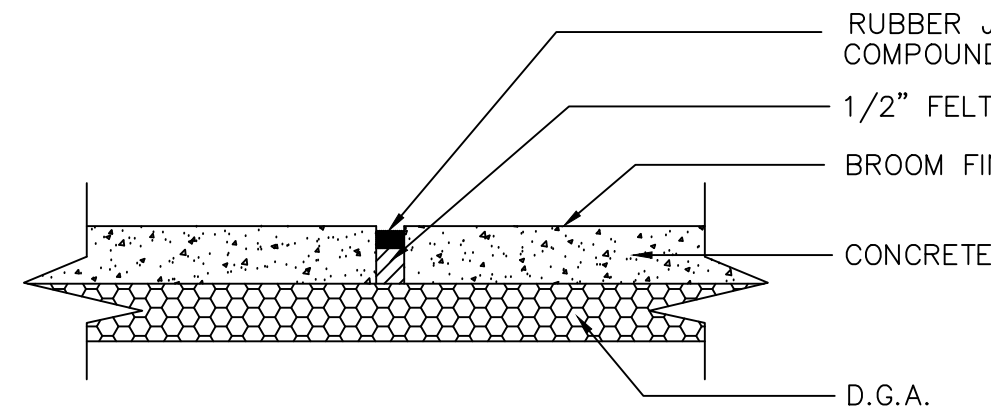
1. ALL CONCRETE SHALL BE CLASS A UNLESS NOTED OTHERWISE.
2. ALL CEMENT CONCRETE SHALL BE A MINIMUM OF 3500 PSI, UNLESS NOTED OTHERWISE.
3. BACKFILL AROUND DRAINAGE STRUCTURES AND TRENCH BACKFILL FOR PIPE CULVERTS SHALL BE DGA OR CRUSHED LIMESTONE AND MUST EXTEND TO A MINIMUM OF TWELVE (12) INCHES ABOVE THE TOP OF PIPE AND COMPACTED.
4. ALL EMBANKMENT BACKFILL AND SUBGRADE MATERIALS SHALL BE CONSTRUCTED AND COMPACTED TO 95% OF MAXIMUM DENSITY AND PLUS 2 OR MINUS 4 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
5. A MINIMUM OF TWELVE (12) INCH DEPTH OF COVER OVER ALL CULVERT PIPES IS REQUIRED. A MINIMUM SIX (6) INCH ENCLOSED CLASS A CONCRETE ENCASEMENT WITH A MINIMUM PROJECTION INTO THE PAVEMENT STRUCTURE FOR ANY PIPE WITH REDUCED COVER IS REQUIRED.
6. ANY UNSUITABLE SOILS AND OTHER MATERIALS ENCOUNTERED DURING CONSTRUCTION OF THE ROADWAY SECTION WILL BE REMOVED TO THE DEPTH AND WIDTH SPECIFIED BY THE ENGINEER. THE EXCAVATION WILL BE BACKFILLED WITH SELECTED MATERIALS AND COMPACTED IN ACCORDANCE WITH EMBANKMENT SPECIFICATIONS.
7. ALL GRADES SHOWN IN THE PARKING AREA, ROADWAY AND DRIVEWAYS ARE FINISHED ELEVATIONS AT THE TOP OF ASPHALT AND BOTTOM OF CURB.
8. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC RIGHT-OF-WAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
9. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
10. SILT FENCING, STORM INLETS AND OTHER BMPs SHALL BE INSPECTED ON A WEEKLY BASIS. ALL DAMAGED OR DISTURBED BMPs SHALL BE IMMEDIATELY REPAIRED TO AN OPERATIONAL CONDITION.
11. SWALES/DITCHES SHALL HAVE MAXIMUM OF 3:1 SIDE SLOPES.
12. THE CONTRACTOR/BUILDER SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE AND PREVENT RUNOFF TOWARDS BUILDINGS. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
13. ENGINEERED FILL SUPPORTING FOUNDATIONS AND FLOOR SLABS SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). FILL PLACED IN PAVED AREAS SHOULD BE COMPACTED TO 95% AND FILL PLACED IN AREAS OF OPEN SPACE SHOULD BE COMPACTED TO 90% OF THE STANDARD PROCTOR.
14. LAWN AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL IN EMBANKMENT AREAS. EXCAVATION AREAS SHALL BE UNDERCUT A MINIMUM OF 6 INCHES TO ACCOMMODATE PLACEMENT OF TOPSOIL TO FINISH GRADE.
15. ALL CONCRETE PIPE SHALL BE STATE APPROVED CLASS III. ALL JOINTS WILL BE WATERTIGHT CONSTRUCTION.
16. ALL EROSION CONTROL AND PREVENTION, STORM WATER DRAINAGE WORK, AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE LOCAL DRAINAGE ORDINANCE, DRAWING STANDARDS AND REQUIREMENTS AND SPECIFICATIONS.
17. ALL STORM SEWER AND DRAINAGE PIPE SHALL BE A MINIMUM OF TWELVE (12) INCHES IN DIAMETER.



HANDICAPPED PARKING STALL DETAILS
NO SCALE



HANDICAPPED PARKING LOT SYMBOL
NO SCALE



EXPANSION JOINT DETAIL
NO SCALE

SIDEWALKS, CURBS, DRAINAGE

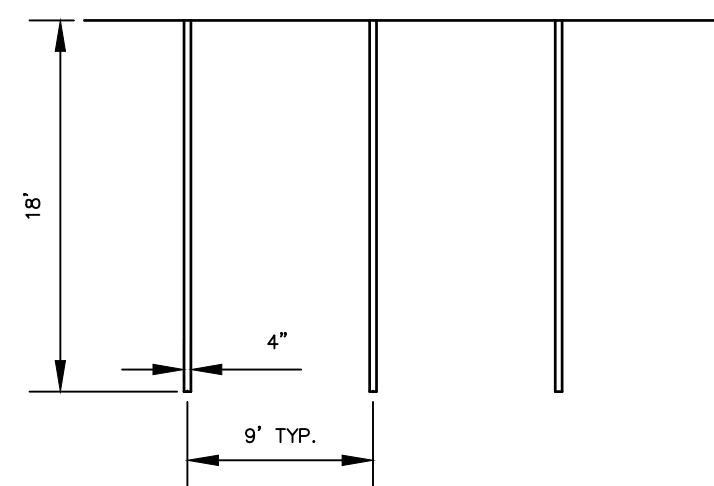
1. ALL CONCRETE TO BE A MINIMUM OF 3,500 PSI UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT BETWEEN THE CURB AND GRATE ON ALL CURB INLETS.
3. ALL SIDEWALKS TO BE CONSTRUCTED OF CLASS A CONCRETE AS SHOWN ON THE PLAN, FIVE (5) INCH THICKNESS AND SIX (6) INCHES AT ALL DRIVEWAYS.
4. SIDEWALK CROSS SLOPE SHALL BE NO GREATER THAN 2% AND NO LESS THAN 1%.
5. WHEN SIDEWALK ELEVATIONS DEVIATE SLIGHTLY FROM THE PROPOSED CONSTRUCTION PLANS ELEVATIONS, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR THE ADJUSTMENT OF THE UTILITY COVER, PAD OR GRATE WHICH WAS PREVIOUSLY SET TO THE CONSTRUCTION PLAN ELEVATIONS FOR SIDEWALKS, OR TO REMOVE THE SIDEWALK AND RECONSTRUCT AT PROPER ELEVATION.
6. ALL CURBS ARE TO BE STRAIGHT LINES, SMOOTH CURVES OR UNIFORM RADII AS INDICATED ON THE PLANS. REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARD FOR CONSTRUCTION GUIDELINES AND SPECIFICATIONS.
7. CONSTRUCT A 1/2" EXPANSION JOINTS AT ALL BREAKS IN ALIGNMENT, AT ALL DRAINAGE BOXES AND OTHER FIXED OBJECTS, AT THE BEGINNING AND ENDING POINTS OF CURVES AND AT THE BEGINNING, QUARTER, MIDDLE AND ENDING POINTS OF SEMICIRCULAR CURVES.
8. ON LONG STRAIGHT, LINEAR RUNS OF CURBING, CONSTRUCT EXPANSION JOINTS A MAXIMUM OF EVERY 30' ON CENTER AND CONTROL/SCORE JOINTS EVERY 10' ON CENTER.
9. EXPANSION JOINTS WILL NOT BE REQUIRED AT THE QUARTER POINTS FOR SEMI CIRCLES HAVING RADII OF 5' OR LESS.
10. DETENTION BASIN GRADING (IF APPLICABLE) REPRESENTS FINAL VEGETATED ELEVATIONS (EXCLUDING PAVED DITCHES). CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MINIMUM OF 12" SOIL BELOW FINAL GRADE AND ESTABLISHING A VEGETATED GRASS SURFACE SUITABLE FOR MOWING.

LAYOUT NOTES

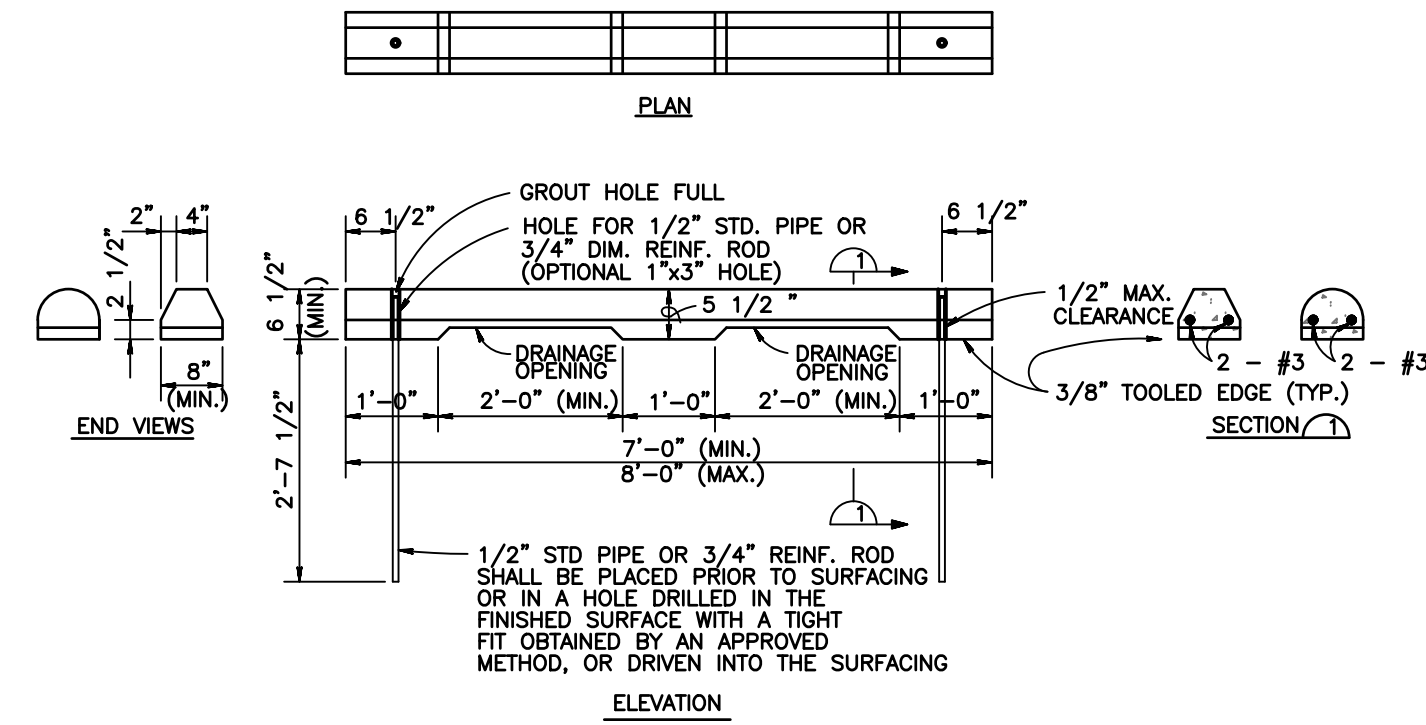
1. ALL RADII ARE 4.5' UNLESS OTHERWISE NOTED.
2. ALL PARKING STALLS ARE 10' X 20' UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

UTILITY NOTES

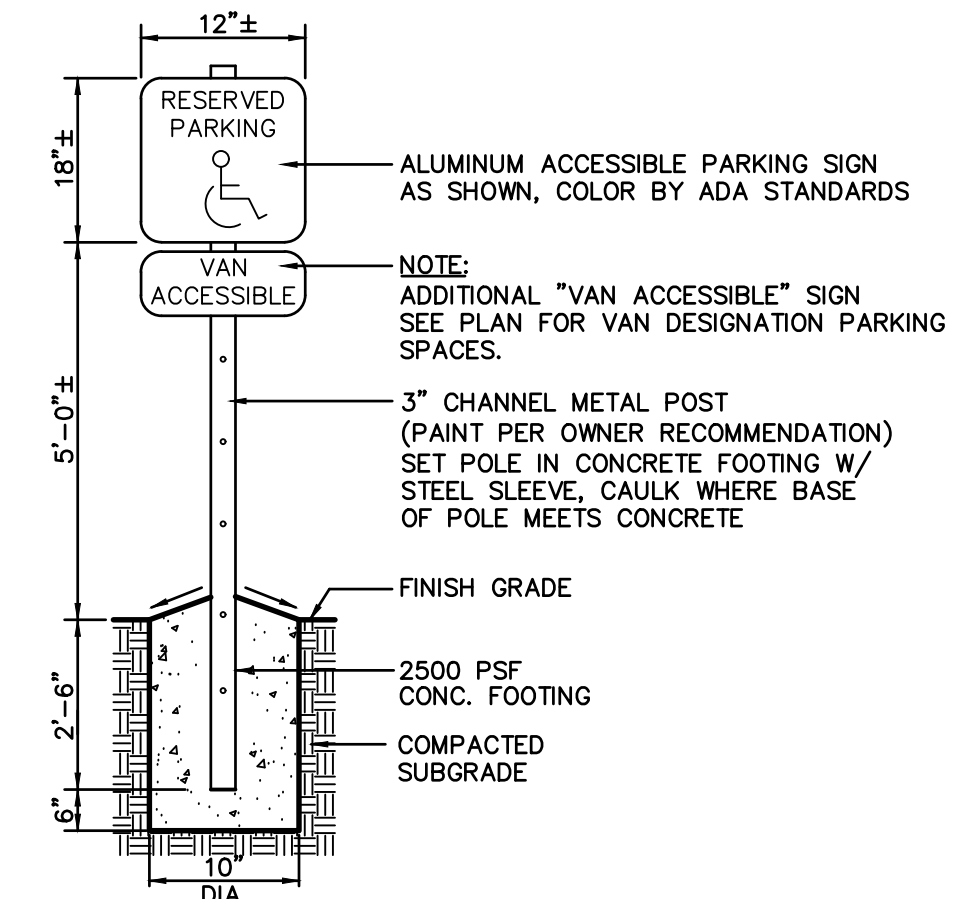
1. COORDINATE ALL UTILITY SERVICE WITH THE APPROPRIATE UTILITY COMPANY.
2. PVC CONDUIT SHALL BE PLACED A MINIMUM OF 2 FEET AND A MAXIMUM OF 2.5' BELOW THE FINISHED SUBGRADE. THE ENDS OF CONDUIT SHALL EXTEND 2 FEET BEYOND BACK OF CURB.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL HORIZONTAL AND VERTICAL UTILITY CONNECTION LOCATIONS PRIOR TO CONSTRUCTING UTILITY SERVICES TO WITHIN FIVE FEET FROM BUILDING.
4. SITE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE BUILDING CONTRACTOR FOR ALL UTILITY AND FOUNDATION CONSTRUCTION.
5. ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT.



STRIPING DETAIL
NO SCALE

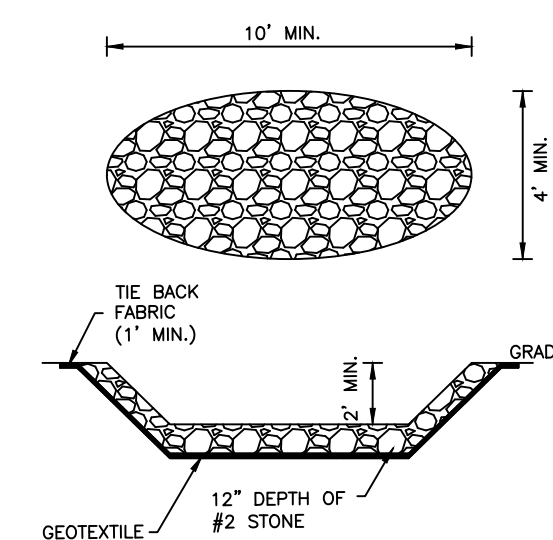


PRECAST CONCRETE WHEEL STOP DETAILS
NO SCALE



- NOTE:
1.) SIGN POST TO BE LOCATED 12" (MIN.) FROM SIDEWALK/CURB.
2.) FASTEN SIGN TO POST WITH S.S. FASTENERS.

HANDICAP ACCESSIBLE PARKING SIGN



- NOTE: CONCRETE WASHOUT SHALL BE CLEANED AND MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12". MAINTENANCE SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.

CONCRETE WASHOUT
NOT TO SCALE

GENERAL NOTES

1. ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE INDIANA DEPARTMENT OF TRANSPORTATION'S ROADWAY DESIGN GUIDELINES, UNLESS OTHERWISE SPECIFIED. CURRENT INDIANA STANDARD DRAWINGS WILL APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIAL, EQUIPMENT, TOOLS AND SERVICES REQUIRED TO COMPLETE THE CONSTRUCTION AND MATERIAL TESTING FOR THE WORK. ALL THE WORK SHALL BE PERFORMED IN A SAFE AND REASONABLE WORKING MANNER IN ACCORDANCE WITH THE BEST PRACTICES AND PROCEDURES.
3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES PROVISIONS FOR MAINTENANCE OF TRAFFIC, CONSTRUCTION AND THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, EXISTING CONSTRUCTION DEBRIS AND STRUCTURES NECESSARY TO DEVELOP THE SITE UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
5. ACCESSIBILITY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
6. THIS PLAN AND CONSTRUCTION SHALL FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
7. THE CONTRACTOR SHALL INFORM THE ENGINEER OF ANY INCONSISTENCY BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS.
8. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN PUBLIC RIGHT-OF-WAY OR ADJACENT LOTS.
9. MATERIAL TESTING FOR SOILS AND CONCRETE WILL BE PAID FOR BY THE OWNER.

PAVING NOTES

1. PROVIDE CONTRACTION JOINTS AT 15' CENTERS MAXIMUM IN P.C.C. PAVEMENT. PROVIDE EXPANSION JOINTS AT ALL RADIIUS POINTS IN P.C.C. CURB AND GUTTER.
2. ASPHALT TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALLON PER SQUARE YARD IMMEDIATELY PRIOR TO THE PLACEMENT OF THE BITUMINOUS SURFACE COURSE FOR THE PAVEMENT SECTION.
3. BITUMINOUS CONCRETE PAVEMENT BINDER, BASE AND SURFACE SHALL BE CLASS 1 CONSTRUCTION AS SHOWN IN THE PLANS IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR THE ROADWAY SECTION.
4. ALL CONCRETE SHALL BE CLASS A UNLESS NOTED OTHERWISE.
5. ALL CEMENT CONCRETE SHALL BE A MINIMUM OF 3500 PSI UNLESS NOTED OTHERWISE.
6. WHEN MATCHING EXISTING BITUMINOUS PAVEMENTS A TWO (2) INCH DEPTH SAWCUT A MINIMUM OF TWELVE (12) INCHES FROM THE EDGE OR TO SOUND ASPHALT MATERIAL AND ROADWAY BASE WILL BE MADE AND THE ASPHALT MATERIALS PLACED TO FORM A WATERTIGHT JOINT.
7. ALL SIDEWALKS TO BE CONSTRUCTED OF CLASS A CONCRETE AS SHOWN ON THE PLANS, FIVE (5) INCH THICKNESS.
8. ANY UNSUITABLE SOILS AND OTHER MATERIALS ENCOUNTERED DURING CONSTRUCTION OF THE PAVEMENT SECTION WILL BE REMOVED TO THE DEPTH AND WIDTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE EXCAVATION WILL BE BACKFILLED WITH SELECTED MATERIALS AND COMPACTED IN ACCORDANCE WITH EMBANKMENT SPECIFICATIONS.

MISCELLANEOUS

1. WHEN ROCK IS ENCOUNTERED NEAR ROADBED ELEVATION, THE MATERIALS WILL BE EXCAVATED TO MINIMUM DEPTH OF TWO FEET (24 INCHES) BELOW SUBBASE ELEVATION. THE ROCK SURFACE SLOPED TO DRAIN, BACKFILLED WITH SELECT MATERIALS AND COMPACTED IN ACCORDANCE WITH THE INDIANA STANDARD SPECIFICATIONS FOR ROADS & BRIDGES. ANY OTHER UNSUITABLE MATERIALS ENCOUNTERED SHALL BE REMOVED TO A DEPTH AND WIDTH AND BACKFILLED WITH ACCEPTABLE MATERIALS AT THE DIRECTIONS OF THE ENGINEER.
2. ALL EMBANKMENT BACKFILL AND SUBGRADE MATERIALS SHALL BE CONSTRUCTED AND COMPACTED TO 95% OF MAXIMUM DENSITY AND PLUS 2 OR MINUS 4 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
3. THE DEVELOPER WILL UTILIZE A REGISTERED GEOTECHNICAL ENGINEER TO TEST, VERIFY AND REPORT TO PROVIDE SATISFACTORY ASSURANCE OF EMBANKMENT AND PAVEMENT STABILITY. ALL EMBANKMENT SECTIONS IN EXCESS OF FOUR (4) FOOT DEPTH SHOULD BE TESTED AT ONE (1) FOOT LAYERS. CONTRACTOR SHALL UTILIZE A REGISTERED GEOTECHNICAL ENGINEER TO TEST, VERIFY AND REPORT ALL EMBANKMENT IN EXCESS OF FOUR (4) FOOT DEPTH.
4. ANY UNSUITABLE SOILS AND OTHER MATERIALS ENCOUNTERED DURING CONSTRUCTION OF THE ROADWAY SECTION WILL BE REMOVED TO THE DEPTH AND WIDTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE EXCAVATION WILL BE BACKFILLED WITH SELECTED MATERIALS AND COMPACTED IN ACCORDANCE WITH EMBANKMENT SPECIFICATIONS.
5. CONTRACTOR SHALL NOTIFY OWNER/DEVELOPER BEFORE CONSTRUCTION BEGINS SO THAT OWNER MAY ENGAGE A GEOTECHNICAL ENGINEER FOR COMPACTION TESTING.
6. ACTIONS SHALL BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. ANY WORK PERFORMED BY A PUBLIC AGENCY TO CORRECT THE CONDITIONS WILL BE CHARGED TO THE DEVELOPER.
7. THE CONTRACTOR WILL PREGRADE THE ENTIRE ROADWAY SECTION WITHIN THE RIGHT-OF-WAY LIMITS, INCLUDING THE ROADWAY SLOPES, DRAINAGE DITCHES AND ROADWAY CROSS-SECTION AS SHOWN ON THE TYPICAL ROADWAY SECTION PRIOR TO PLACEMENT OF THE ROCK BASE COURSE.
8. ALL FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ORDINANCES.
9. IF ANY UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION, EXTREME CAUTION SHOULD BE EXERCISED AND THE UTILITY COMPANY NOTIFIED IMMEDIATELY. ANY DAMAGES SHALL BE REPAIRED IMMEDIATELY AT THE DIRECTION OF THE UTILITY COMPANY INCLUDING TEMPORARY AND PERMANENT WORK AT NO ADDITIONAL EXPENSE TO OWNER/DEVELOPER.
10. ALL EXISTING TRAFFIC, WARNING, AND REGULATORY SIGNING WILL BE LOCATED, MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES, AND IMMEDIATELY REPLACED AFTER CONSTRUCTION IS COMPLETED BY THE CONTRACTOR.
11. LANDSCAPING SHALL BE SELECTED AND PLACED IN SUCH A MANNER AS TO INSURE ADEQUATE AND SAFE 'SIGHT DISTANCE' FOR MOTORIST USING THE ROADS TO BE CONSTRUCTED WITHIN THIS SUBDIVISION.
12. DUE TO ROAD IMPROVEMENTS AND ENTRANCES, TREES WITHIN THE RIGHT-OF-WAY MAY NEED TO BE REMOVED FOR CONSTRUCTION OR SAFETY SIGHT DISTANCE PURPOSES.
13. A LANDSCAPING PLAN SHOWING THE TYPE AND LOCATION OF ALL PLANTINGS WITHIN THE RIGHT-OF-WAY SHALL BE PREPARED AND SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL. THE ULTIMATE (OR MATURE) HEIGHT AND SPREAD OF THE VARIOUS TYPE OF PLANTINGS SHALL BE SPECIFIED ON THE PLAN.
14. COORDINATE ALL UTILITY SERVICE WITH APPROPRIATE UTILITY COMPANY.



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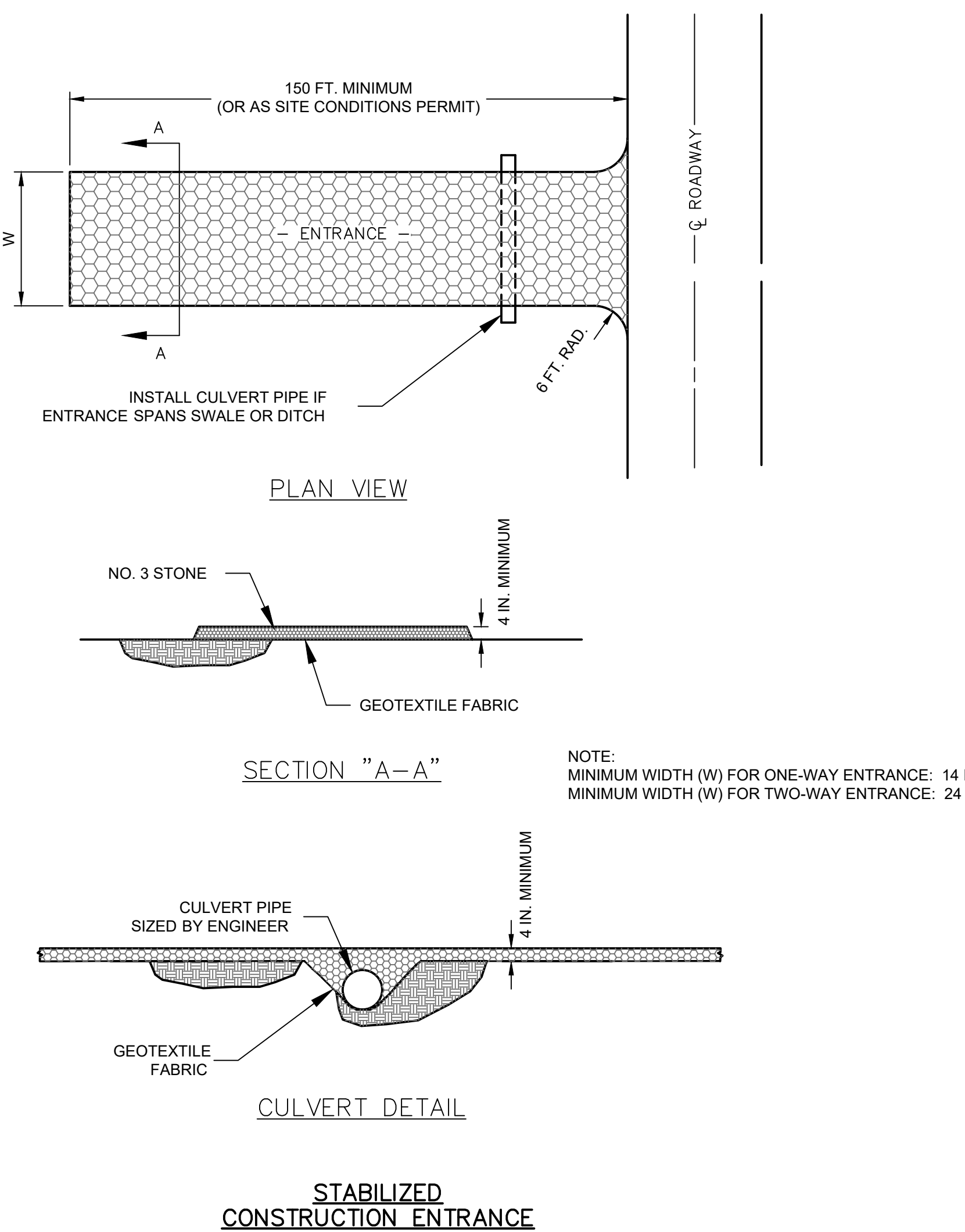
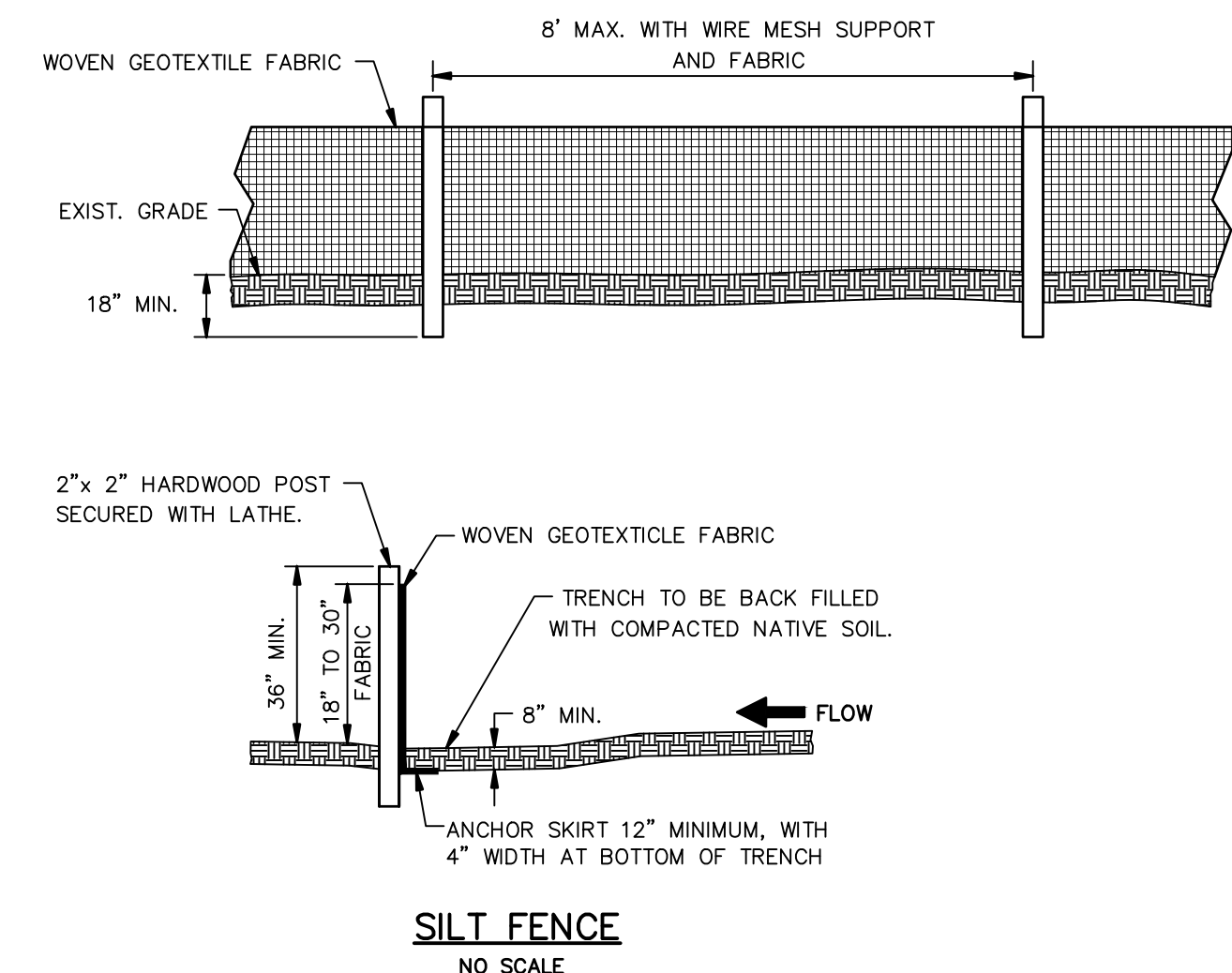
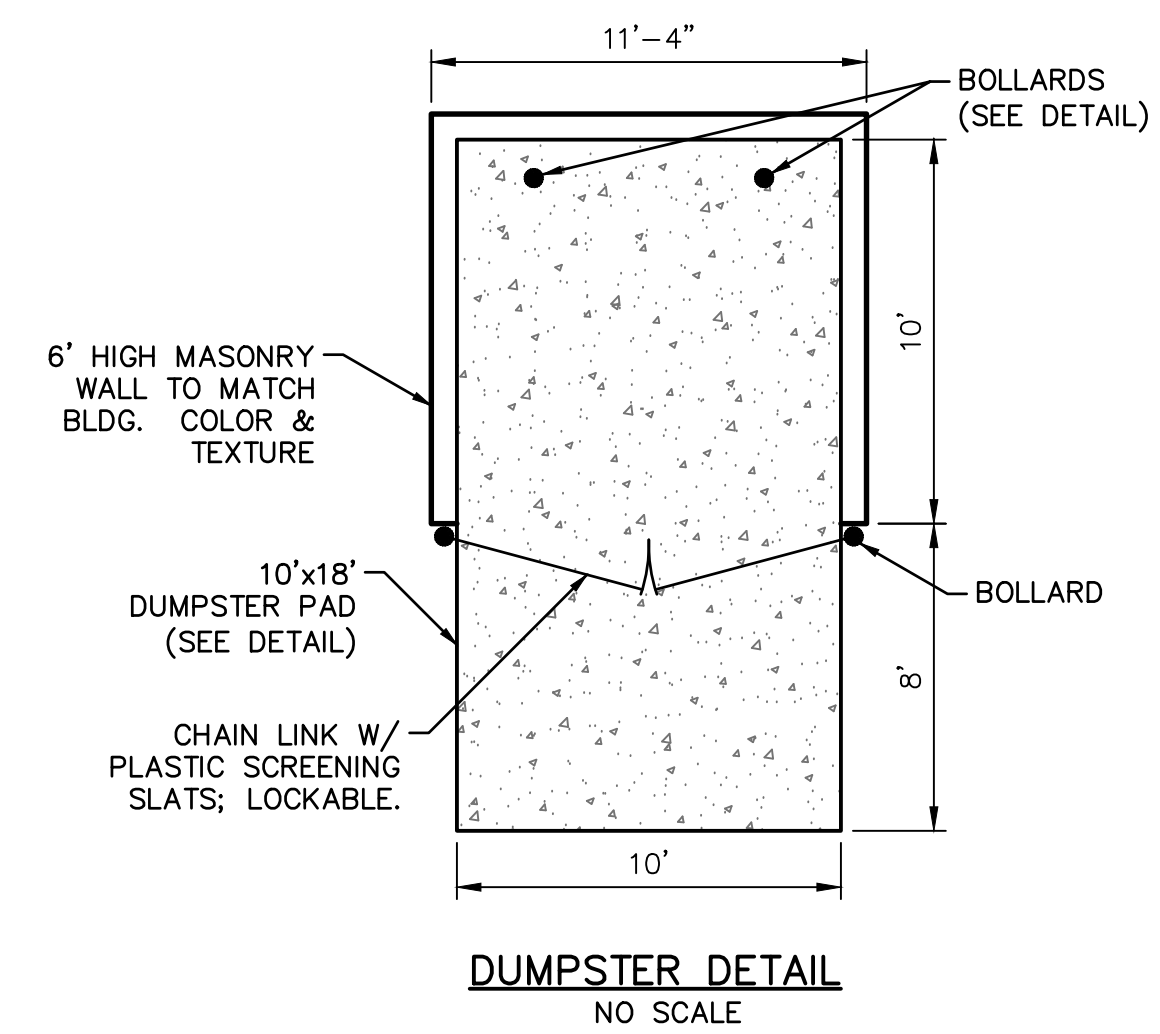
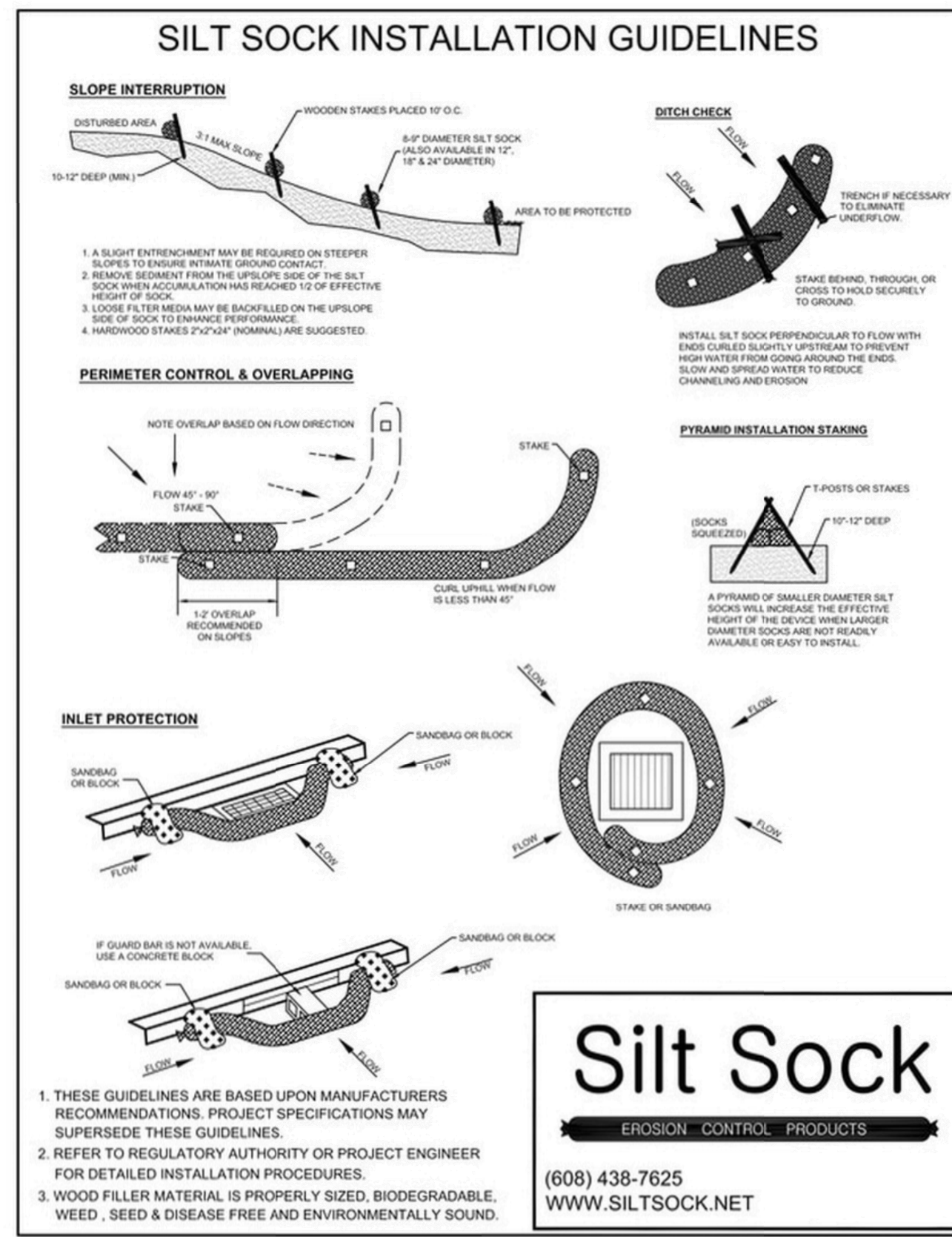
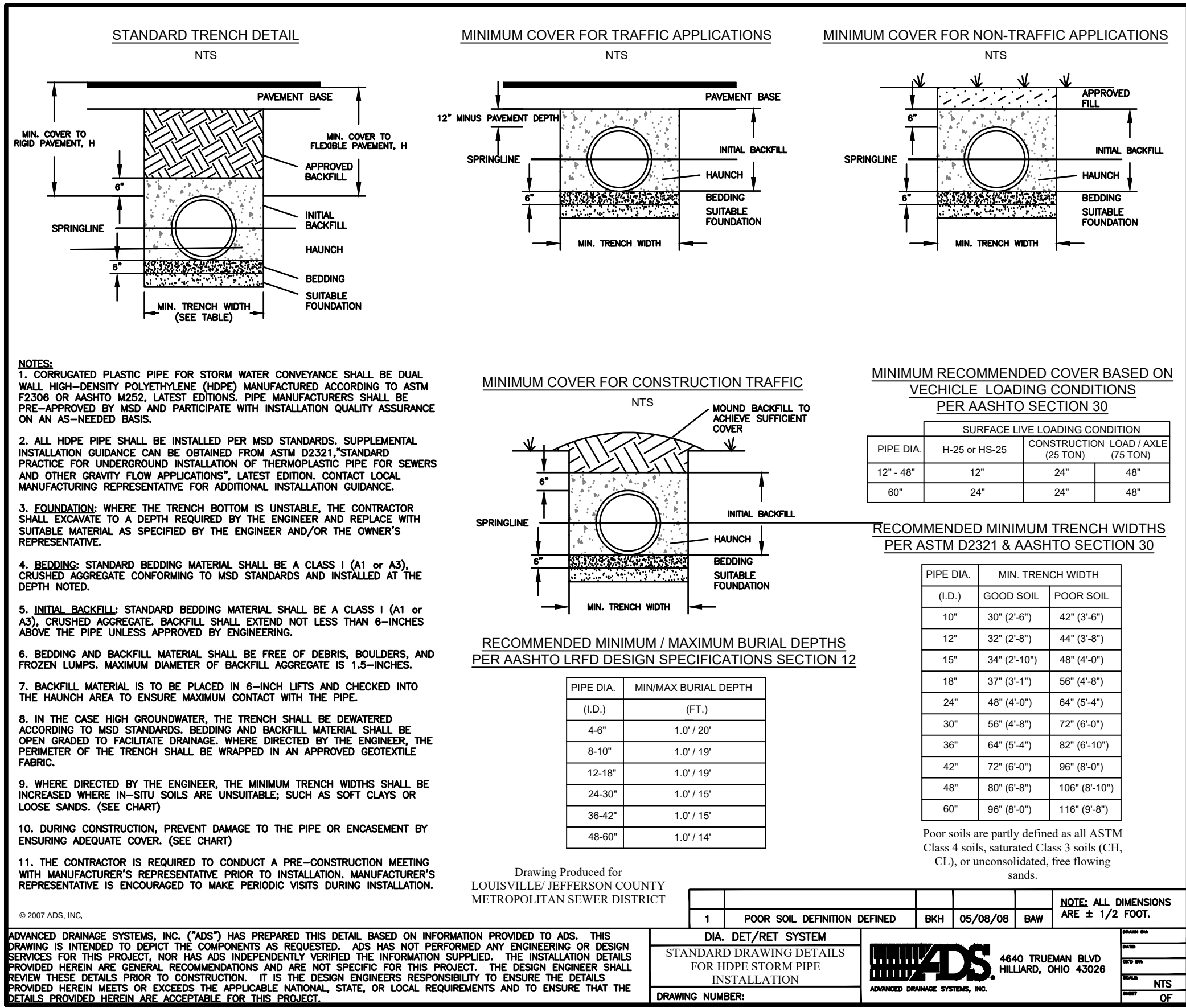
REVISIONS	
△	2/12/25 AGENCY REVIEW
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TYPICAL
DETAILS AND
NOTES

JOB NUMBER
25027

C2



SEASONAL SOIL PROTECTION CHART

STABILIZATION PRACTICE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	A	A	A	A	A	A	A	A	A
DORMANT SEEDING			B	B	B	B	B	B	B	B	B	B
TEMPORARY SEEDING			C	C	C	C	C	C	C	C	C	C
SODDING			E	E	E	E	E	E	E	E	E	E
MULCHING			F	F	F	F	F	F	F	F	F	F

A. KENTUCKY BLUEGRASS: 100 LBS./ACRE; CREEPING RED FESCUE: 100 LBS./ACRE; PLUS 2 TONS' STRAW MULCH/ACRE, OR ADD ANNUAL PREGRASS 20 LBS./ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

B. KENTUCKY BLUEGRASS: 120 LBS./ACRE; PLUS 2 TONS' STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 30 LBS./ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

C. SPRING OATS 3 BUSHELS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

D. WHEAT OR RYE 2 BUSHELS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

E. ANNUAL RYEGRASS 40 LBS./ACRE (1 LB/1000 SQ. FT.) FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

F. SOD

G. STRAW MULCH 2 TONS/ACRE

*Irrigation needed during June, July, August and/or September

** Irrigation needed for 2 weeks after supplying sod

SEEDING PREPARATION:
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS. CONTACT YOUR COUNTY SWCD OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOILS INFORMATION, INCLUDING AVAILABLE TESTING SERVICES.
2. IF SOIL IS UNSUITABLE FOR THE SPECIES TO BE SEED, APPLY LIME ACCORDING TO TEST RECOMMENDATIONS.
3. FERTILIZE AS RECOMMENDED BY THE SOIL TEST. IF TESTING IS NOT DONE, CONSIDER APPLYING 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.
4. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED, WORKING THE FERTILIZER AND LIME INTO THE SOIL 2-4 IN. DEEP WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
5. DO NOT USE PHOSPHOROUS CONTAINING FERTILIZER (12-12-12) UNLESS SOIL TEST DETERMINE THAT THERE IS A PHOSPHOROUS DEFICIENCY. USE PHOSPHOROUS FREE FERTILIZERS (12-0-12).

RULE 5 REQUIRES THAT ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 15 DAYS OR MORE BE STABILIZED (SEEDED, MULCHED, ETC.) IMMEDIATELY.

SEEDING CHART

AREA*	FERTILIZER	SEED	COVER
WITHIN STREET RIGHT-OF-WAY (EXCEPT MEDIAN AND ISLANDS)	10-10-10 COMMERCIAL FERTILIZER ● 2 LBS/1000 SF.	70% TALL FESCUE BLEND 30% PENFINE PERENNIAL RYE ● 5 LBS/1000 SF.	2 BALES OF STRAW PER 1000 SF.
OUTSIDE STREET RIGHT-OF WAY (INCLUDING SAN. SEWER EASEMENTS)	10-10-10 COMMERCIAL FERTILIZER ● 2 LBS/1000 SF.	100% PENFINE PERENNIAL RYE ● 6 LBS/1000 SF.	2 BALES OF STRAW PER 1000 SF.
DITCHES, SWALES AND EMBANKMENTS	10-10-10 COMMERCIAL FERTILIZER ● 2 LBS/1000 SF.	100% PENFINE PERENNIAL RYE ● 6 LBS/1000 SF.	2 BALES OF STRAW PER 1000 SF.
COMMERCIAL/INDUSTRIAL YARDS, FINAL GRADED	10-10-10 COMMERCIAL FERTILIZER ● 2 LBS/1000 SF.	100% PENFINE PERENNIAL RYE ● 6 LBS/1000 SF.	2 BALES OF STRAW PER 1000 SF.
RESIDENTIAL YARDS, FINAL GRADED	10-10-10 COMMERCIAL FERTILIZER ● 2 LBS/1000 SF.	80% TALL FESCUE 10% PERENNIAL RYEGRASS 10% KENTUCKY BLUEGRASS ● 5 LBS/1000 SF.	2 BALES OF STRAW PER 1000 SF.
DISTURBED SITES, STOCKPILES, & SILT BASINS REQUIRING TEMPORARY EROSION CONTROL (BEFORE FINAL GRADING & SEEDING)	N/A	50% PENFINE PERENNIAL RYE 15% ANNUAL RYEGRASS 15% CREEPING RED FESCUE ● 6 LBS/1000 SF.	2 BALES OF STRAW PER 1000 SF.

*ALL AREAS TO BE FINAL GRADED, UNLESS NOTED OTHERWISE

Milestone design group

108 Daventry Lane, Suite 500 Louisville, KY 40223
502.527.7073 www.milestonedesign.org

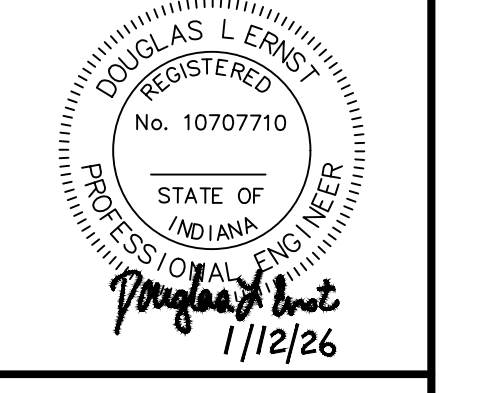
20TH ANNIVERSARY

BIGGBY COFFEE
4865 OLD VINCENNES RD
FLOYD KNOBS, IN 47119

DATE: 6/18/25
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REVISIONS

NO.	DATE	DESCRIPTION
1	2/12/25	AGENCY REVIEW



TYPICAL DETAILS AND NOTES

JOB NUMBER
25027

C3

VARIANCE(S) REQUESTED:

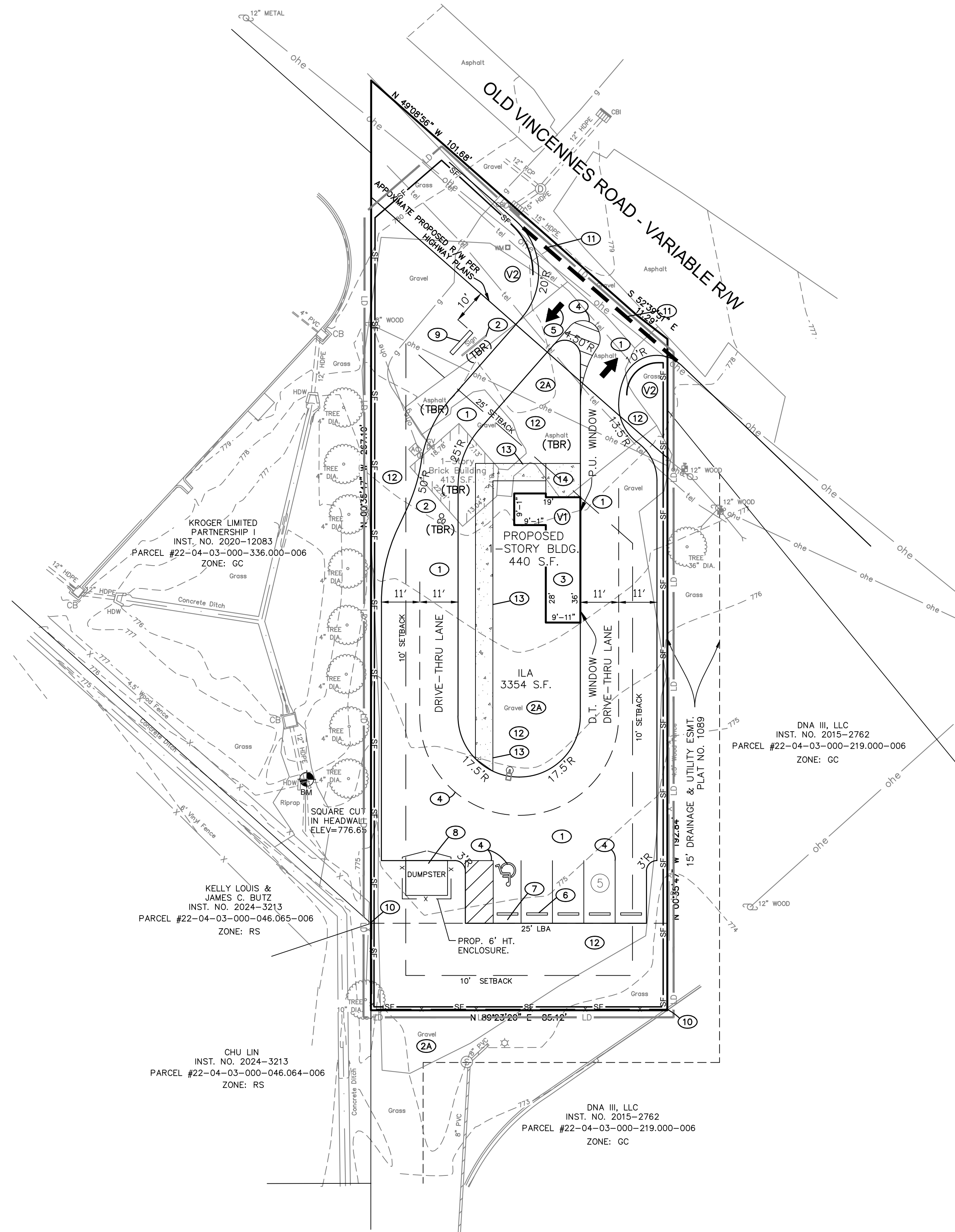
- ① TO ALLOW THE MAIN FLOOR AREA OF THE PROPOSED BUILDING TO BE BELOW THE MINIMUM ALLOWED AREA OF 2000 SQUARE FEET.

VARIANCE(S) REQUESTED:

- ② TO NOT CONSTRUCT REQUIRED SIDEWALKS ALONG THE FRONTAGE AND WITHIN THE DEVELOPMENT.

LEGEND

- 445 — = EX. CONTOUR
- x- = EX. FENCE
- ohe- = EX. OVERHEAD ELECTRIC
- gas- = EX. GAS
- w- = EX. WATER LINE
- ⊕ = EX. FIRE HYDRANT
- ⊙ = EX. SEWER CLEANOUT
- ☆ = EX. LIGHT POLE
- ⊕ = EX. UTILITY POLE
- WM = EX. WATER METER
- R/W = EX. RIGHT OF WAY
- MB = EX. MAILBOX
- ⊕ = EX. GAS METER
- ⊕ = EX. LANDSCAPE AREA
- ⊕ = EX. GAS VALVE
- ⊕ = EX. POLE SIGN
- ⊕ = EX. WATER VALVE
- ⊕ = EX. CATCH BASIN
- ⊕ = EX. SANITARY SEWER
- ⊕ = EXISTING CONCRETE
- ⊕ = PROPOSED CONCRETE
- ⑩ = PARKING COUNT
- TBR = TO BE REMOVED
- DNR = DO NOT REMOVE
- = PAVEMENT SAWCUT LINE



PROJECT SUMMARY

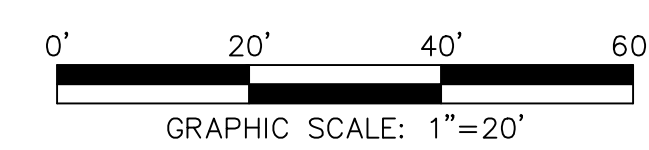
EXISTING ZONING	GC—GENERAL COMMERCIAL
EXISTING USE	VACANT RESTAURANT
PROPOSED USE	RETAIL COFFEE W/ DRIVETHRU
SITE ACREAGE	0.45 ACRES
BUILDING SQ. FT.	440 SQ. FT.

PARKING SUMMARY

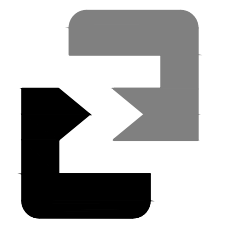
REQUIRED	
RESTAURANT (400 SF)	2 SPACES
MIN. (1 SPACE/ 200 SF)	
PARKING PROVIDED	
STANDARD SPACES	4 SPACES
HANDICAP SPACES	1 SPACES
TOTAL PROVIDED	5 SPACES

CONSTRUCTION REFERENCE NOTES

- ① CONSTRUCT ASPHALT PAVEMENT SECTION.
- ② REMOVE EXISTING BUILDING, AND FREESTANDING SIGN.
- ②A REMOVE EXISTING ASPHALT PARKING AND GRAVEL PARKING.
- ③ CONSTRUCT PROPOSED BUILDING
- ④ STRIPE AS SHOWN IN ACCORDANCE WITH MUTCD.
- ⑤ STRIPE TRAFFIC ARROWS IN ACCORDANCE WITH MUTCD.
- ⑥ INSTALL WHEEL STOPS.
- ⑦ INSTALL HANDICAP SIGN W/ VAN ACCESSIBLE SIGN.
- ⑧ CONSTRUCT 12'x10' DUMPSTER PAD WITH 6' HEIGHT ENCLOSURE FENCE. SEE LANDSCAPE PLAN FOR TYPICAL WOOD FENCE ENCLOSURE.
- ⑨ PROPOSED DOUBLE-FACED FREESTANDING SIGN, INSTALLED PER SIGN REGULATIONS OF THE FLOYD COUNTY ZONING ORDINANCE. SIGN MAY NOT EXCEED 12 FEET IN HEIGHT AND 75 SQUARE FEET IN TOTAL AREA.
- ⑩ INSTALL 8' HEIGHT WOOD OR VINYL FENCE. SEE LANDSCAPE PLAN FOR TYPICAL WOOD FENCE DETAIL.
- ⑪ SAWCUT EXISTING EDGE OF PAVEMENT AND KEY FOR ENTRANCE PAVEMENT.
- ⑫ FINISH GRADE, SEED AND STRAW ALL DISTURBED AREAS FOLLOWING CONSTRUCTION. SITE CONTRACTOR TO ADD MIN. 6" UNCOMPACTED TOPSOIL AS NECESSARY.
- ⑬ CONSTRUCT 5' CONCRETE WALKWAY FROM PARKING TO FRONT SERVICE WINDOW.
- ⑭ CONSTRUCT 9'-9" X 9'-11" CONCRETE PAD FOR SERVICE WINDOW.



Milestone design group



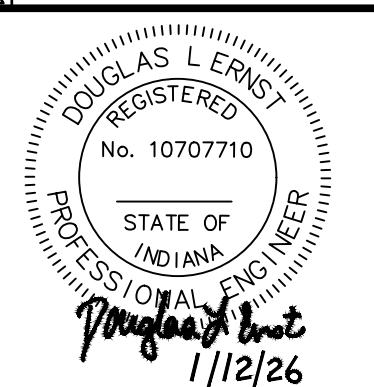
108 Daventry Lane, Suite 500 Louisville, KY 40223
502.527.7073 www.milestonedesign.org



BIGGBY COFFEE
4865 OLD VINCENNES RD
FLOYD KNOBS, IN 47119

DATE: 6/18/25
DRAWN BY: TAL
CHECKED BY: D.L.E.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

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2/12/25 AGENCY REVIEW



SITE LAYOUT PLAN

JOB NUMBER
25027

C4

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. SEE GEOTECHNICAL REPORT BY CORNERSTONE GEOTECH SERVICES, MARCH 17TH 2025.
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 IN MSD'S EASEMENTS SHALL HAVE 3:1 SIDESLOPES.
5. THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE AND MUST BE REMEDIED PRIOR TO FINAL PAYMENT.
6. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE CONSTRUCTION SITE VIA STABILIZED CONSTRUCTION ENTRANCE.
7. TOP SOIL PLACEMENT SHALL BE LOOSE LIFTS AND NON-COMPACTED.

CONSTRUCTION SEQUENCING/PHASING:

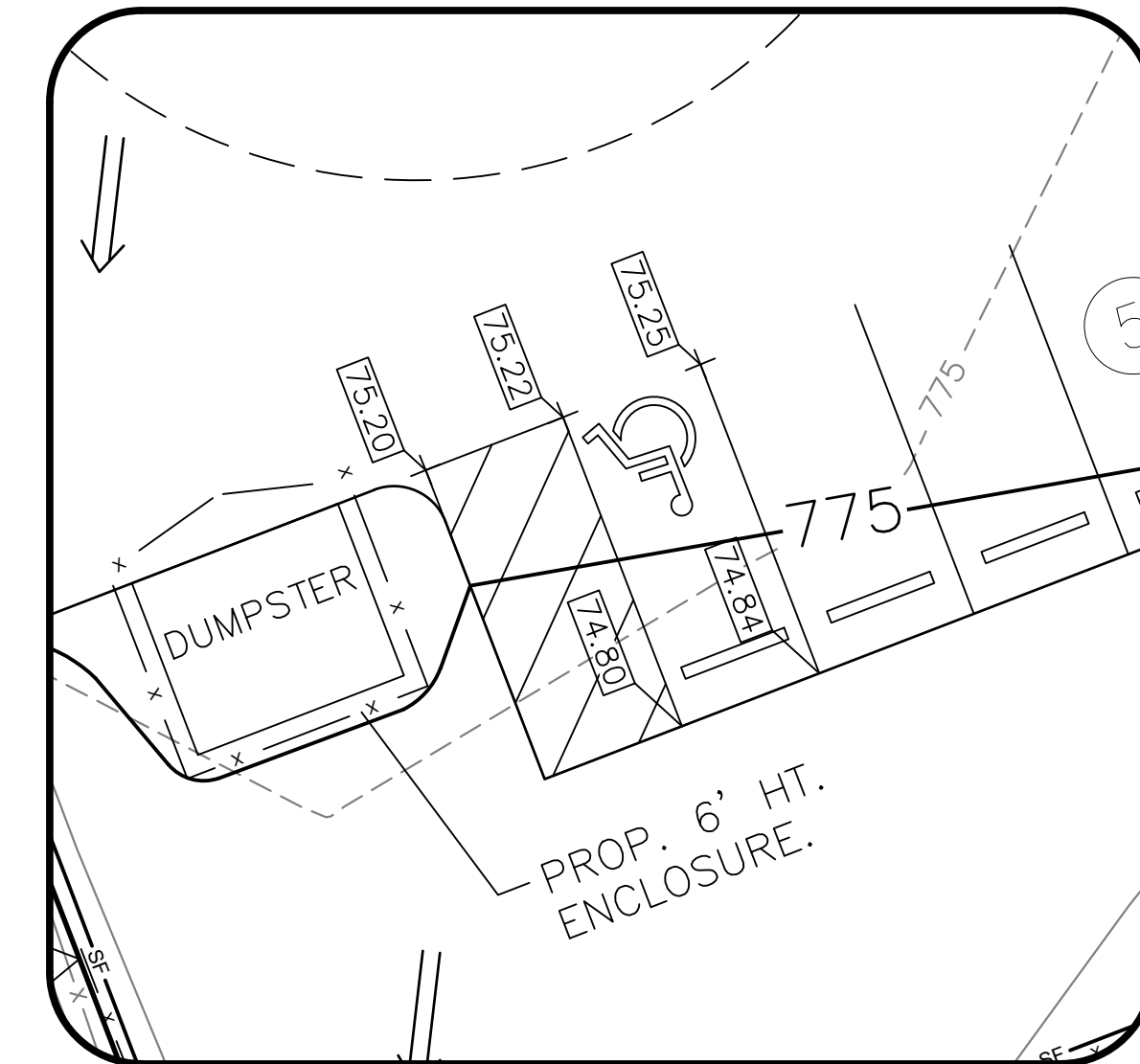
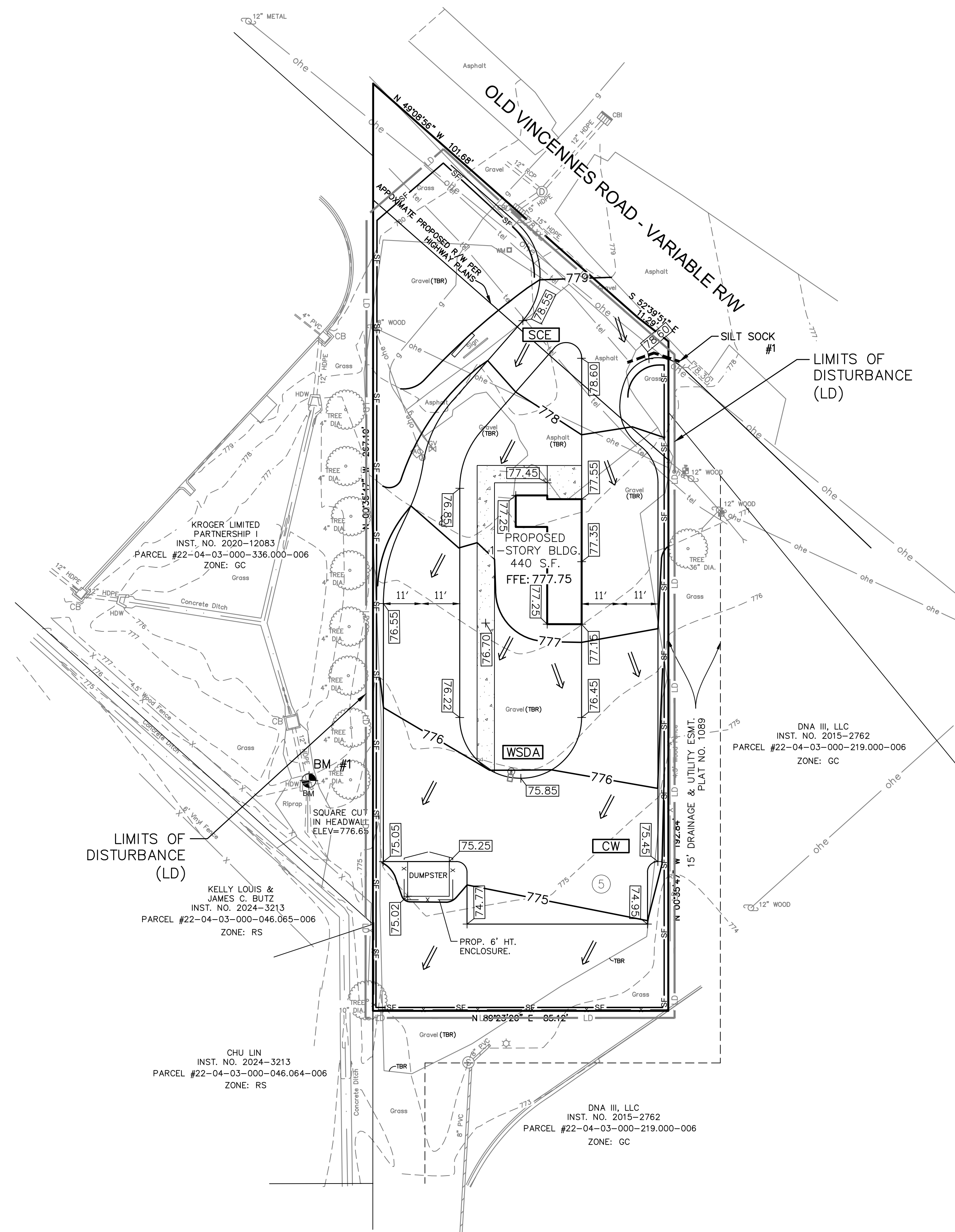
1. CONTRACTOR TO MEET WITH AN MSD INSPECTOR AND ATTEND ON-SITE PRE-CONSTRUCTION MEETING.
2. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE (SCE) IN LOCATION SHOWN ON THE PLAN AT PROPOSED ENTRANCE.
3. INSTALL SILT FENCING AROUND PERIMETER AS SHOWN. INSTALL SILT SOCKS ALONG ENTRANCE PAVEMENT AT OLD VINCENNES ROAD AS NEADED.
4. BEGIN SITE GRADING. PRE-GRADE FOR BUILDING, PARKING LOT, DRIVEWAYS. INSTALL AND MAINTAIN SILT CONTROLS (BMP'S).
5. CONSTRUCT PROPOSED BUILDING FOUNDATION AND PAD. CONSTRUCT ROCK BASE FOR PARKING AREAS, DRIVEWAYS AND ENTRANCE.
6. INSTALL UNDERGROUND UTILITIES OF WATER, ELECTRIC AND GAS (AS APPLICABLE).
7. INSTALL ASPHALT BINDER FOR DRIVEWAYS, DRIVE-THRU, AND PARKING AREAS.
8. CONSTRUCT PROPOSED BUILDING. INSTALL FINAL ASPHALT SURFACE.
9. FINISH GRADE, SEED, STRAW, AND SOD ALL DISTURBED AREAS.
10. ONCE PROJECT SITE IS STABILIZED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STORM WATER BMP'S. CONTOURS WILL BE RESTORED TO FINAL GRADES AND DISTURBED AREAS WILL BE PERMANENTLY SEEDED.

STORM WATER BMP MAINTENANCE SCHEDULE:

1. SILT FENCING AND OTHER BMP'S SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAIN EVENT THAT PRODUCES MORE THAN OR EQUAL TO 1/2" OF RAIN. ALL DAMAGED OR DISTURBED BMP'S SHALL BE IMMEDIATELY REPAIRED TO AN OPERATIONAL CONDITION.
2. ANY MAJOR SILT SPILLS ESCAPING THE CONSTRUCTION SITE SHALL IMMEDIATELY BE REPORTED TO MSD AND THE ENGINEER SO REMEDIATION MEASURES CAN BE IMPLEMENTED.
3. COPIES OF ALL BMP INSPECTION REPORTS SHALL BE MAINTAINED ON-SITE AND MADE AVAILABLE FOR REVIEW BY THE ENGINEER OR COUNTY INSPECTOR.
4. ALL CONTRACTOR CONDUCTED EPSC INSPECTIONS SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL.
5. MEASURES TO BE TAKEN TO KEEP SEDIMENT OFF NEWLY CONSTRUCTED PAVEMENT UNTIL DISTURBED AREAS CAN BE STABILIZED.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 18043C0110E.



HANDICAP PARKING (HP)
SCALE: 1"=10'

BMP LEGEND

- SF = SILT FENCE (EF-09-02)
- = SILT SOCK. SEE DETAIL SHEET.
- SCE = STABILIZED CONSTRUCTION ENTRANCE (ER-01-03)
- CD# = STONE BAG CHECK DAM IN SMALL DITCH (EF-12-02)
- HOW# = HEADWALL INLET PROTECTION (EF-06-02)
- SB# = STONE BAG INLET PROTECTION (EF-03-02) OR DANDY BAG. SEE DETAILS.
- CW = CONCRETE WASHOUT (SEE DETAILS)
- WSDA = SOLID/TOXIC WASTE STORAGE/DISPOSAL AREA

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

LIMITS OF DISTURBANCE

- LD = LIMITS OF DISTURBANCE (41,470 S.F.) 0.95 AC

GRADING/DRAINAGE LEGEND

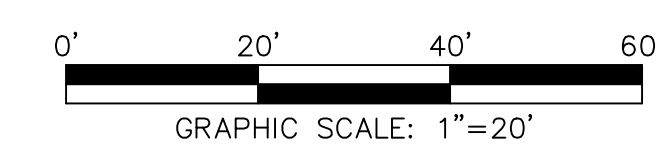
- X.XX AC = LIMITS OF DRAINAGE AREA
- D/S = DRAINAGE AREA (SEE PLAN)
- D/S = PROPOSED BUILDING DOWNSPOUT
- Y/D = PROPOSED ADS YARD DRAIN (SEE DETAILS)
- H.P. = PROPOSED SPOT GRADE AT HIGH POINT.
- = DRAINAGE ARROW
- XX.XX = EXISTING SPOT GRADE
- XX.XX = PROPOSED SPOT GRADE
- TBR = EXISTING TREE, TO BE REMOVED.
- DNR = DO NOT REMOVE EXISTING TREE.

INCREASED IMPERVIOUS SURFACE

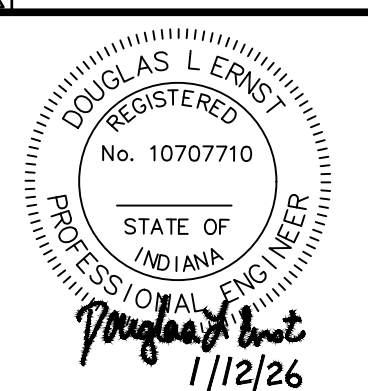
PRE-DEVELOPED IMPERVIOUS SURFACE = 12,072 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 35,322 S.F.
INCREASE IN IMPERVIOUS SURFACE = 23,250 S.F.

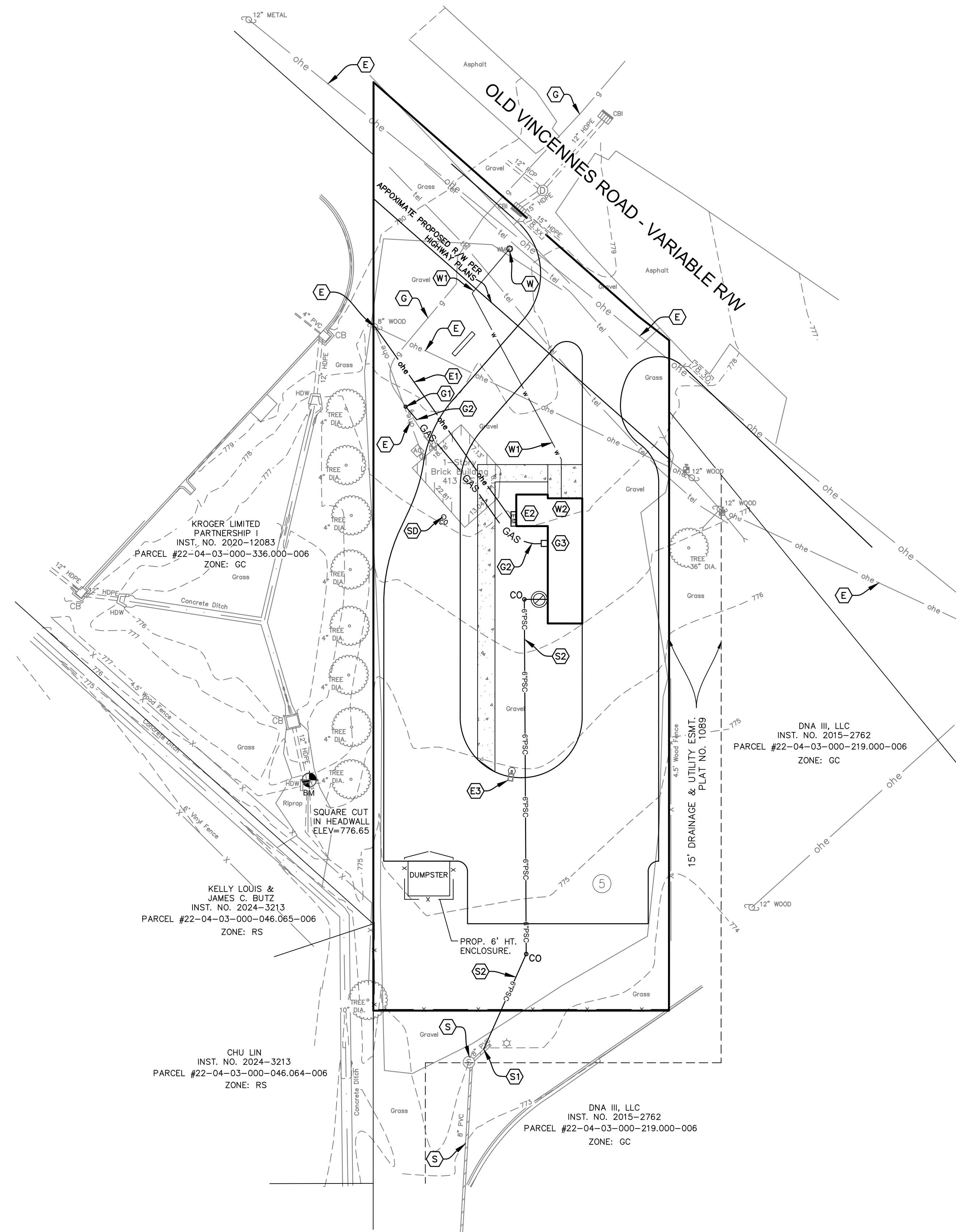
BENCHMARK

BM #1 SQUARE CUT ON EXISTING HEADWALL
ELEVATION 776.65



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UTILITY KEY AND NOTES

- (E) EXISTING OVERHEAD ELECTRIC LINE.
- (E1) PROPOSED OVERHEAD ELECTRIC LINE FROM EXISTING UTILITY POLE
- (E2) PROPOSED LOCATION OF ELECTRIC METER. SEE ARCHITECTURAL PLANS TO CONFIRM EXACT LOCATION.
- (E3) PROPOSED LOCATION FOR LIGHT POLE. SEE ARCHITECTURAL SITE ELECTRICAL PLAN TO CONFIRM EXACT LOCATION.
- (G) EXISTING GAS SERVICE LINE (CONTRACTOR TO CONFIRM SIZE).
- (G1) CUT AND CAP EXISTING GAS SERVICE LINE OUTSIDE ASPHALT PARKING. REUSE GAS SERVICE LINE TO SERVICE NEW BUILDING.
- (G2) PROPOSED GAS SERVICE LINE (SEE ARCHITECTURAL/MEP PLANS FOR SIZING).
- (G3) PROPOSED LOCATION FOR GAS METER. SEE ARCHITECTURAL PLANS/MEP FOR EXACT LOCATION.
- (W) EXISTING WATER METER TO BE REUSED FOR EXISTING BUILDING. CONFIRM SIZE. CONTACT LOCAL WATER SERVICE PROVIDER FOR NEW SERVICE.
- (W1) PROPOSED WATER SERVICE LINE. CONFIRM PIPE SIZE WITH ARCHITECTURAL PLUMBING PLANS.
- (W2) PROPOSED LOCATION OF DOMESTIC WATER SERVICE INTO BUILDING AND. (SEE ARCH. PLANS TO CONFIRM LOCATIONS).
- (S) EXISTING 8" PVC SANITARY SEWER LINE.
- (S1) CONNECT NEW 6" PSC INTO EXISTING 8" SEWER USING EXISTING CONNECTION ALONG STUB.
- (S2) PROPOSED NEW 6" PUBLIC SANITARY SEWER SERVICE LINE (6" PSC) SEE PLUMBING PLAN TO CONFIRM OUTLET POINT AND DEPTH AT BUILDING. INSTALL CLEAN OUTS (CO) AT ALL PSC LINE BENDS.
- (SD) CUT AND CAP EXISTING 6" PSC AND REMOVE ANY CLEANOUTS.

UTILITY NOTES:

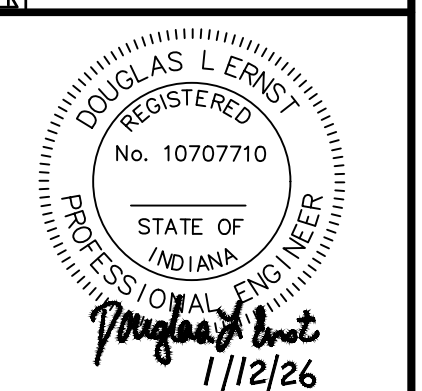
1. SEE ARCHITECTURAL (M.E.P.) PLANS FOR CONTINUATION OF ELECTRICAL, WATER AND SANITARY SERVICE CONNECTIONS INTO THE PROPOSED BUILDING.
2. PROPOSED TRANSFORMER PAD SHOWN IS 42"x52". PAD DIMENSIONS WERE PROVIDED BY LOUISVILLE ENGINEERING. THE LOCATION IS SUBJECT TO APPROVAL BY LG&E.
3. TRANSFORMER PAD AND CONDUIT SHALL BE INSTALLED PER LG&E STANDARDS AND SPECIFICATIONS. TRANSFORMER TO BE INSTALLED BY LG&E.
4. CONTRACTOR TO INSTALL PVC CONDUITS FOR UNDERGROUND ELECTRICAL SERVICE (UGE) UNDER DRIVES LANES AND PARKING SPACES PER LOCAL ELECTRIC UTILITY SPECIFICATIONS.



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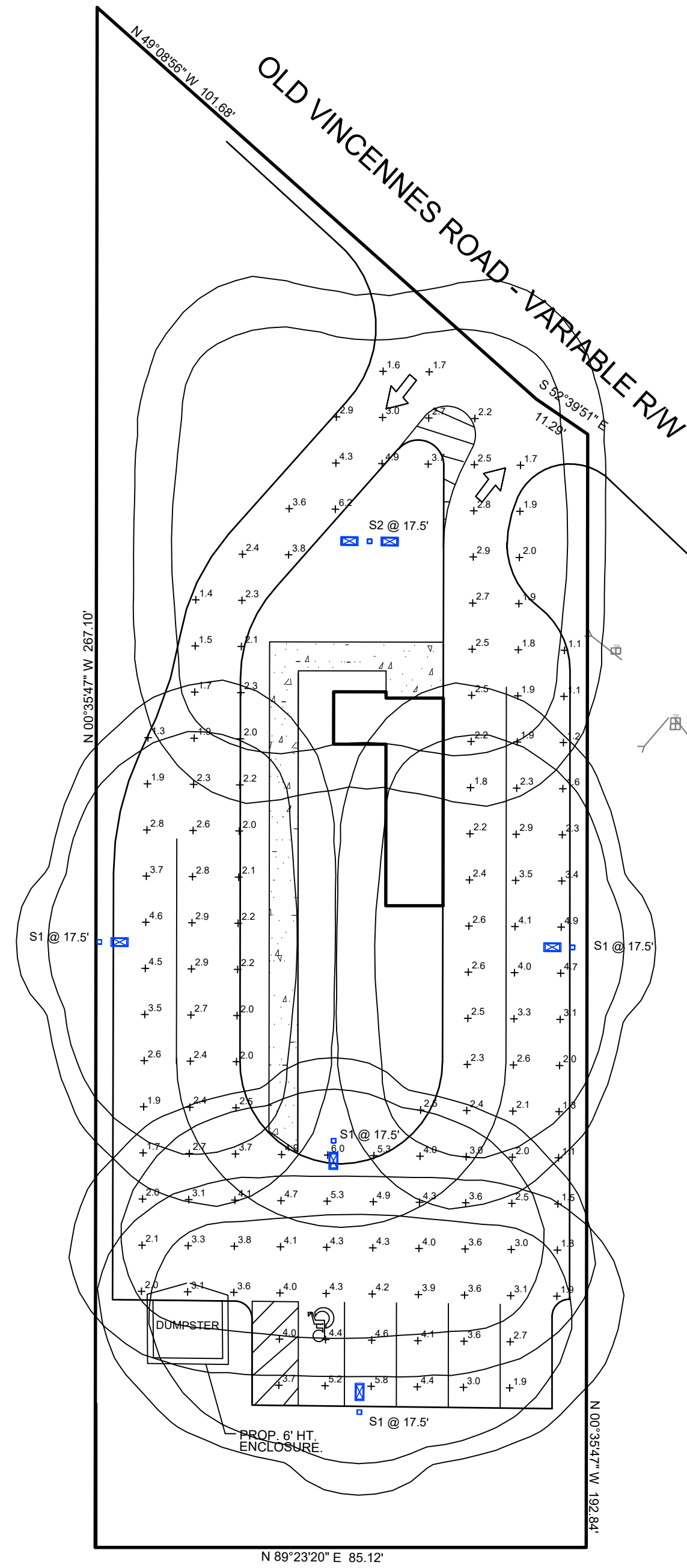
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UTILITY PLAN

JOB NUMBER
25027

C6

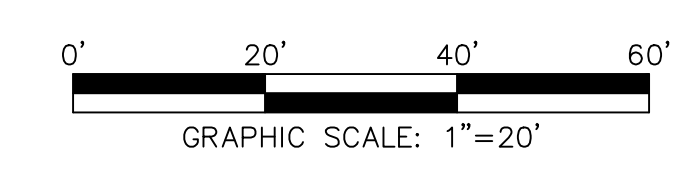


Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage	Polar Plot
	S1		4	Lithonia Lighting	RSX1 LED P2 50K R3 EGS - mount on 15' POLE	RSX Area Fixture Size 1 P2 Lumen Package 5000K CCT Type R3 Distribution with EGS Shield	8430	0.9	72.9467	
	S2		1	Lithonia Lighting	RSX1 LED P2 50K R3 EGS - mount on 15' POLE	RSX Area Fixture Size 1 P2 Lumen Package 5000K CCT Type R3 Distribution with EGS Shield	8430	0.9	145.8934	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.9 fc	6.2 fc	1.1 fc	5.6:1	2.6:1

Luminaire Locations						
Location						
No.	Label	X	Y	MH	Orientation	Tilt
1	S1	361.00	137.00	17.50	0.00	0.00
2	S1	315.00	218.00	17.50	90.00	0.00
3	S1	397.00	218.00	17.50	270.00	0.00
4	S1	356.00	184.00	17.50	180.00	0.00
1	S2	361.00	288.00	17.50	90.00	0.00

LIGHTS SUPPLIED BY LHI LIGHTING & CONTROLS
 CONTACT: Garry Polson
 PH: 502-964-9661
 EMAIL: Gpolson@LHILTG.com



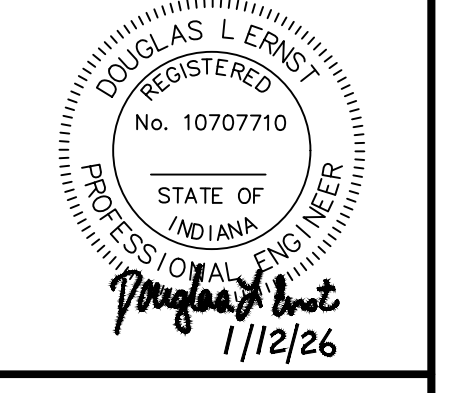
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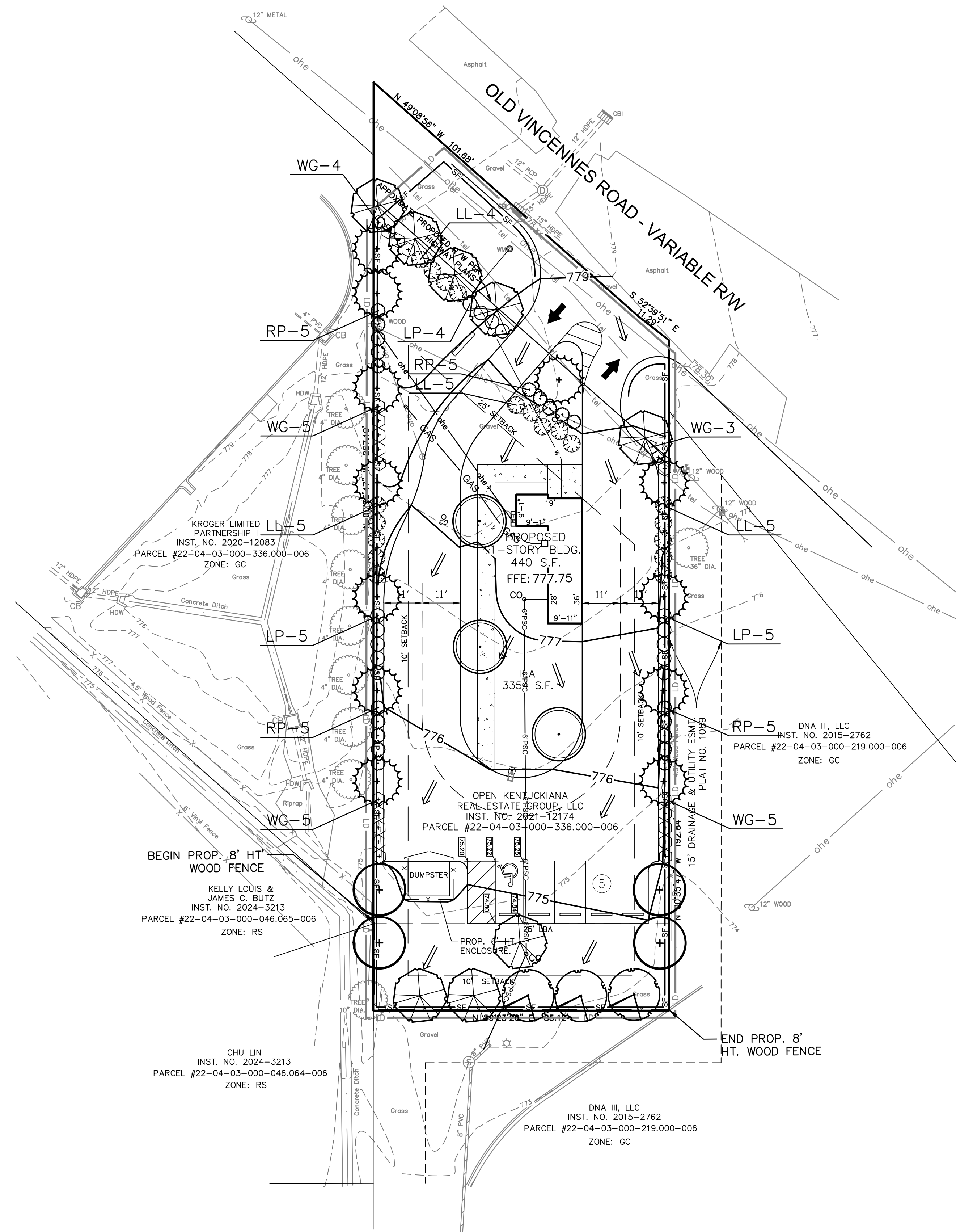
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2/12/25	AGENCY REVIEW



LIGHTING PLAN

JOB NUMBER
25027

LT



PROJECT SUMMARY

EXISTING ZONING	GC-GENERAL COMMERCIAL
EXISTING USE	VACANT RESTAURANT
PROPOSED USE	RETAIL COFFEE W/ DRIVETHRU
SITE ACREAGE	0.45 ACRES

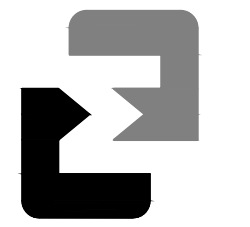
PARKING SUMMARY

REQUIRED		
RESTAURANT (400 SF)		2 SPACES
MIN. (1 SPACE/ 200 SF)		
PARKING PROVIDED		
STANDARD SPACES	4 SPACES	
HANDICAP SPACES	1 SPACES	
TOTAL PROVIDED	5 SPACES	

LANDSCAPE DATA:

BUFFER YARD:		
BUFFER TYPE 2 REQUIRED		6 TREES WITH 8' HT. FENCE (110 L.F.) ALONG REAR/SIDE YARD.
BUFFER TYPE 2 PROVIDED		6 TREES WITH 8' HT. FENCE (110 L.F.) ALONG REAR/SIDE YARD.
SIDE YARD BUFFER SCREEN #1:		
PLANTINGS REQUIRED:		6 TREES WITH 20 SHRUBS ALONG SIDE YARD.
PLANTINGS PROVIDED:		6 TREES WITH 20 SHRUBS ALONG SIDE YARD.
SIDE YARD BUFFER SCREEN #2:		
PLANTINGS REQUIRED:		9 TREES WITH 28 SHRUBS ALONG SIDE YARD.
PLANTINGS PROVIDED:		9 TREES WITH 30 SHRUBS ALONG SIDE YARD.
RIGHT-OF-WAY BUFFER SCREEN:		
PLANTINGS REQUIRED:		6 TREES WITH 24 SHRUBS
PLANTINGS PROVIDED:		6 TREES WITH 25 SHRUBS

Milestone design group



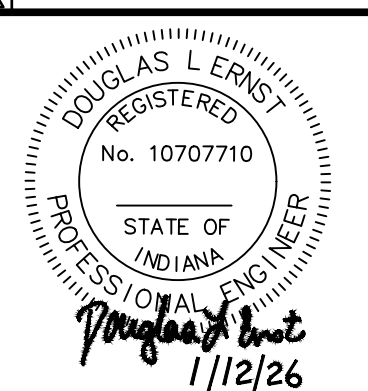
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LANDSCAPE PLAN

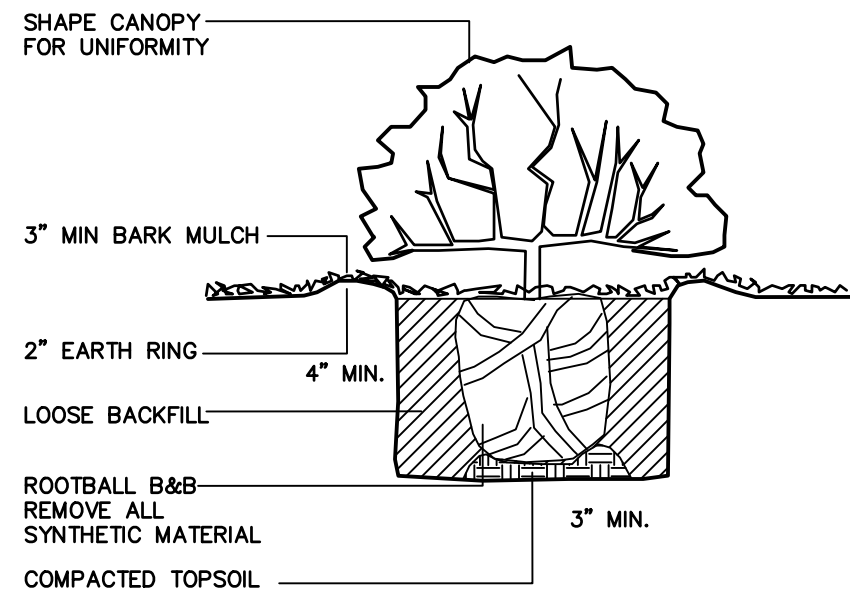
JOB NUMBER
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L1



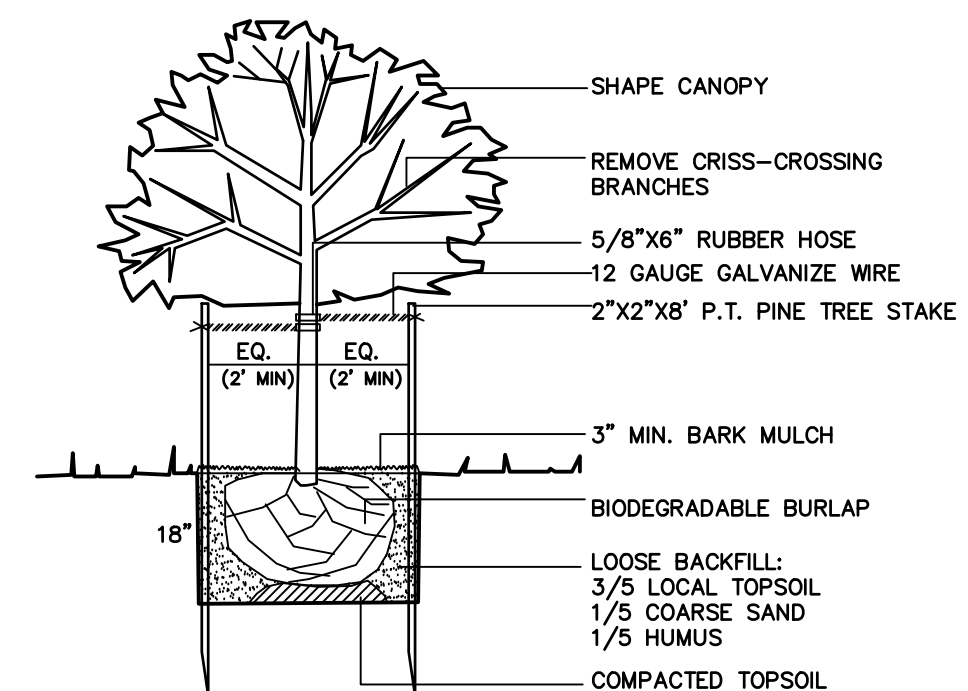
LANDSCAPE NOTES:

- GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (ILA) SHALL BE PLANTED USING EITHER SHRUBS, GROUND COVER, OR TURF.
- WHEN FESCUE SOD IS INSTALLED UPON STEEP EMBANKMENTS, DITCHES AND YARDS, THE USE OF SOD ANCHORING PINS IS RECOMMENDED. ALL SOD PINS SHALL BE COMPLETELY FLUSH WITH THE EXISTING GROUND PLANE.
- EXISTING TREES AND PLANT MATERIAL ARE BEING PRESERVED TO MEET TREE CANOPY, LANDSCAPE BUFFER AREA, AND VEHICLE USE AREA LANDSCAPE BUFFER AREA REQUIREMENTS. IF ANY TREES OR SCREENING VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10 REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
- LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (ILA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PROPOSED TREE PLANTING TO AVOID CONFLICT.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- ALL PLANTING AND MULCH BEDS SHALL BE HAND WEEDED OR SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO INSTALLATION OF MULCH.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE OWNER.
- THE STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL PLANTS MUST MEET MINIMUM SIZE NOTED AT THE MATERIALS SCHEDULE. TREES SHALL BE NO. 1 GRADE SPECIMEN AND SHRUBS SHALL BE HEAVY WELL SHAPED SPECIMENS AS WELL.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER.)
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER IS AT THE HIGHEST POINT ON THE TREE.
- BRANCHING HABIT IS TO BE MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE TO BE ORIENTED NEARLY VERTICAL TO THE TRUNK.
- BRANCHES ARE TO BE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS TO BE FULL OF FOLIAGE EVENLY DISTRIBUTED AROUND THE TREE.
- IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR EARTHEN MOUNDS ARE PROPOSED. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (INSTALL, IF APPLICABLE).
- PRIOR TO THE ISSUANCE OF THE OCCUPANCY CERTIFICATE, AN INSPECTION IS REQUIRED TO ENSURE ALL PLANTINGS HAVE BEEN INSTALLED AS SHOWN ON THE FINAL APPROVED PLANS.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- ALL SHRUBS AND TREES INSTALLED ALONG THE PARKING LOT AREAS SHALL BE MEASURED FOUR (4) FEET (MINIMUM) FROM THE EDGE OF PAVEMENT WHERE VEHICLES OVERHANG THE PAVEMENT AND CURB. WHEEL STOPS OR 6" CURBS ARE REQUIRED WHERE VEHICLES OVERHANG SIDEWALKS, PROPERTIES, PUBLIC ROW, LANDSCAPE AREAS, AND ADJACENT PROPERTY. WHEEL STOPS MUST BE LOCATED AT LEAST THREE FEET AWAY FROM WALLS, FENCES, PROPERTY LINES, SHRUBS, TREES, WALKWAYS AND STRUCTURES WITH A FOUR (4) FOOT MINIMUM DISTANCE TO PLANTING SHOWN.



SHRUB PLANTING DETAIL
NO SCALE

WIRE BASKETS, ROPE, TWIN, PLASTIC, AND CONTAINERS SHALL BE REMOVED DURING THE PLANTING PROCESS

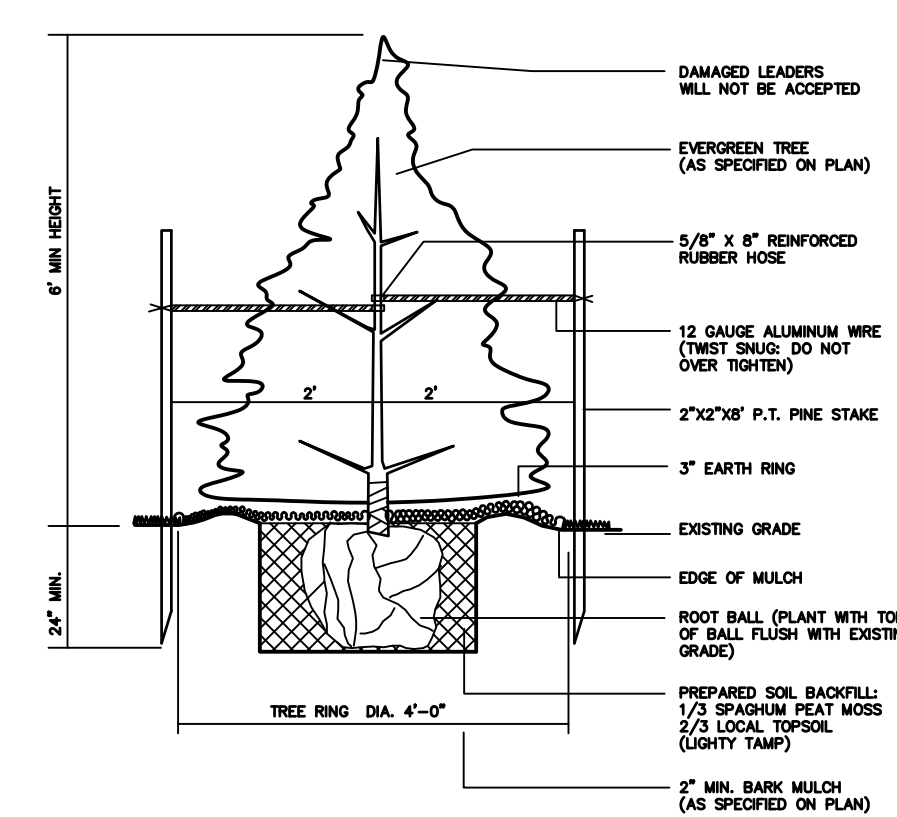


TREE PLANTING DETAIL
NO SCALE

WIRE BASKETS, ROPE, TWIN, PLASTIC, AND CONTAINERS SHALL BE REMOVED DURING THE PLANTING PROCESS

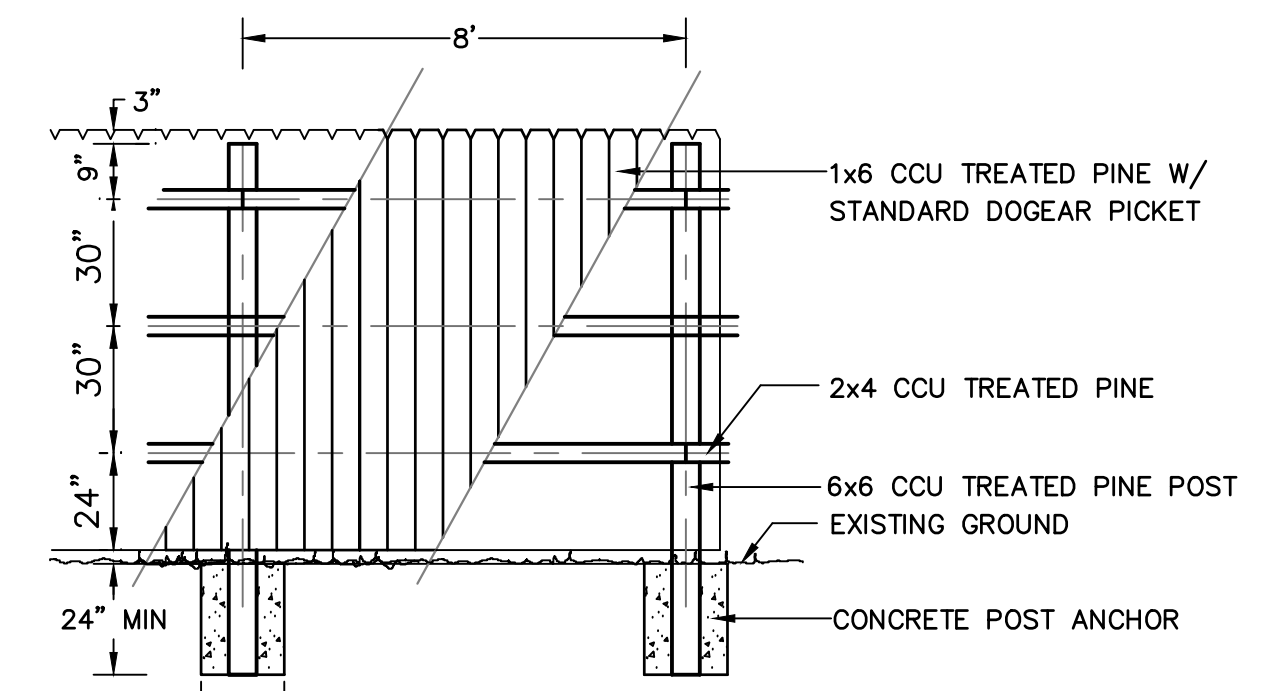
LANDSCAPE PLANTING SCHEDULE							
TREES							
SYMBOL	QTY.	TYPE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
	8	A	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2" CAL.	B&B	SPACED 25' O.C OR AS SHOWN
	3	A	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.	B&B	SPACED 60' O.C OR AS SHOWN
	3	A	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL.	B&B	SPACED 70' O.C OR AS SHOWN
	4	A	ACER SACCHARUM 'AUTUMN FLAME'	AUTUMN FLAME SUGAR MAPLE	2" CAL.	B&B	SPACED AS SHOWN
	12	B	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	1.5" CAL.	B&B	SPACED 15' O.C., OR AS SHOWN
	22	E	BUXUS MICRO. 'WINTER GEM'	WINTER GEM BOXWOOD	18" HT.	#3 CONT.	SPACED 4' O.C.
	19	D	HYDRANGEA PAN. 'CANDELABRA' (HP)	LAVALAMP CANDELABRA HYDRANGEA	24" HT.	#5 CONT.	SPACED 5' O.C.,
	20	D	SYRINGA JULIANA 'RED PIXIE'	RED PIXIE LILAC	18" HT.	#3 CONT.	SPACED 4' O.C.
	14	D	SPIRAEA X BULMALDA 'LEMON PRINCESS'	LEMON PRINCESS SPIRAEA	18" HT.	#3 CONT.	SPACED 4' O.C.

A= LARGE TREE B= MEDIUM TREE D= DECIDUOUS E= EVERGREEN



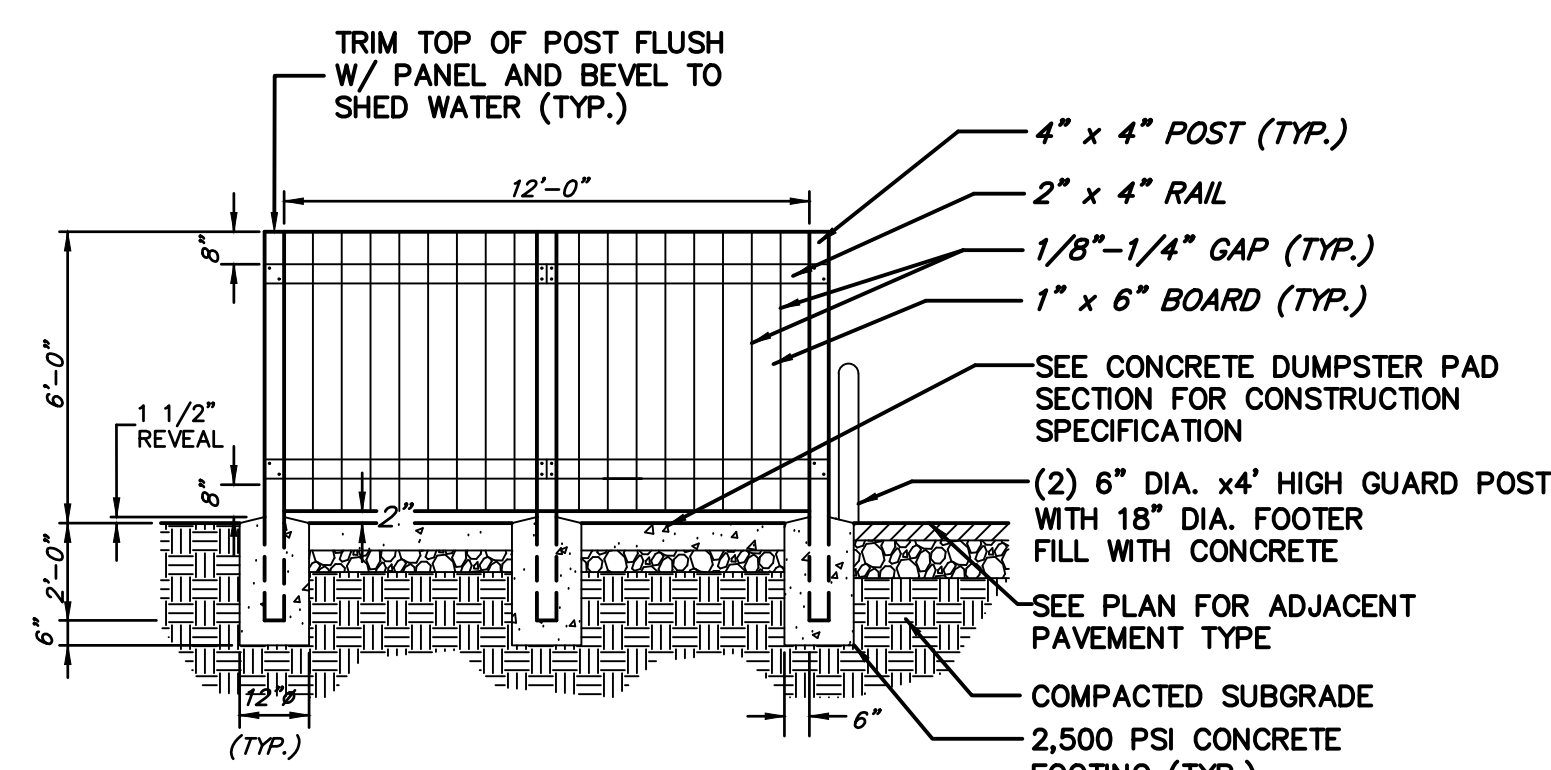
EVERGREEN TREE PLANTING DETAIL
NO SCALE

WIRE BASKETS, ROPE, TWIN, PLASTIC, AND CONTAINERS SHALL BE REMOVED DURING THE PLANTING PROCESS

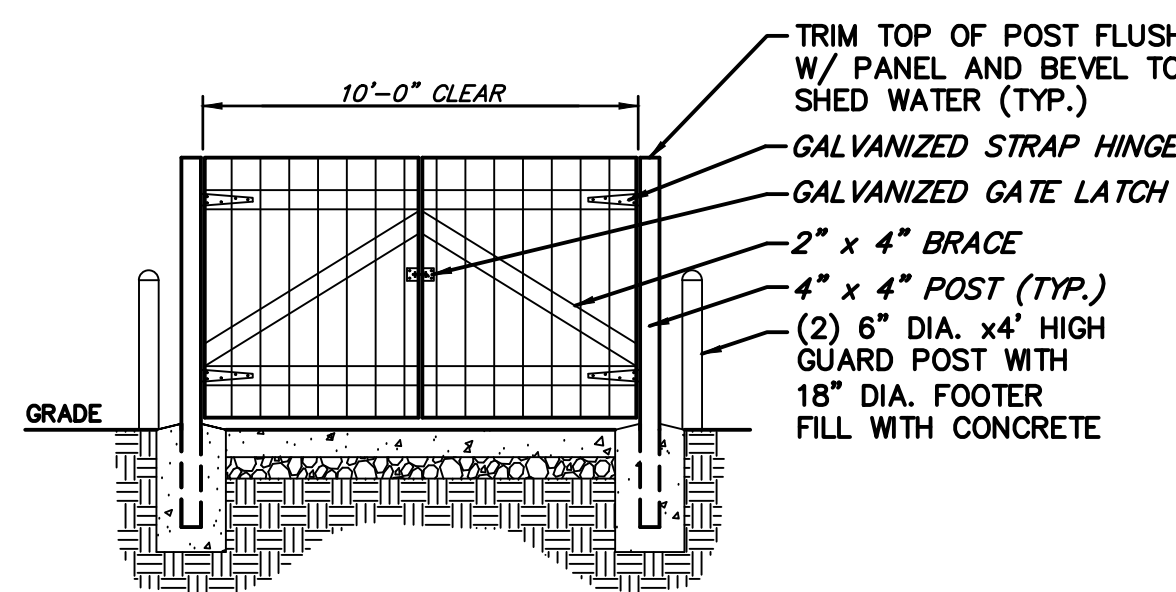


8' SCREENING FENCE DETAIL
NO SCALE

FINISHED SIDE OF THE FENCE SHALL FACE THE ADJOINING PROPERTY

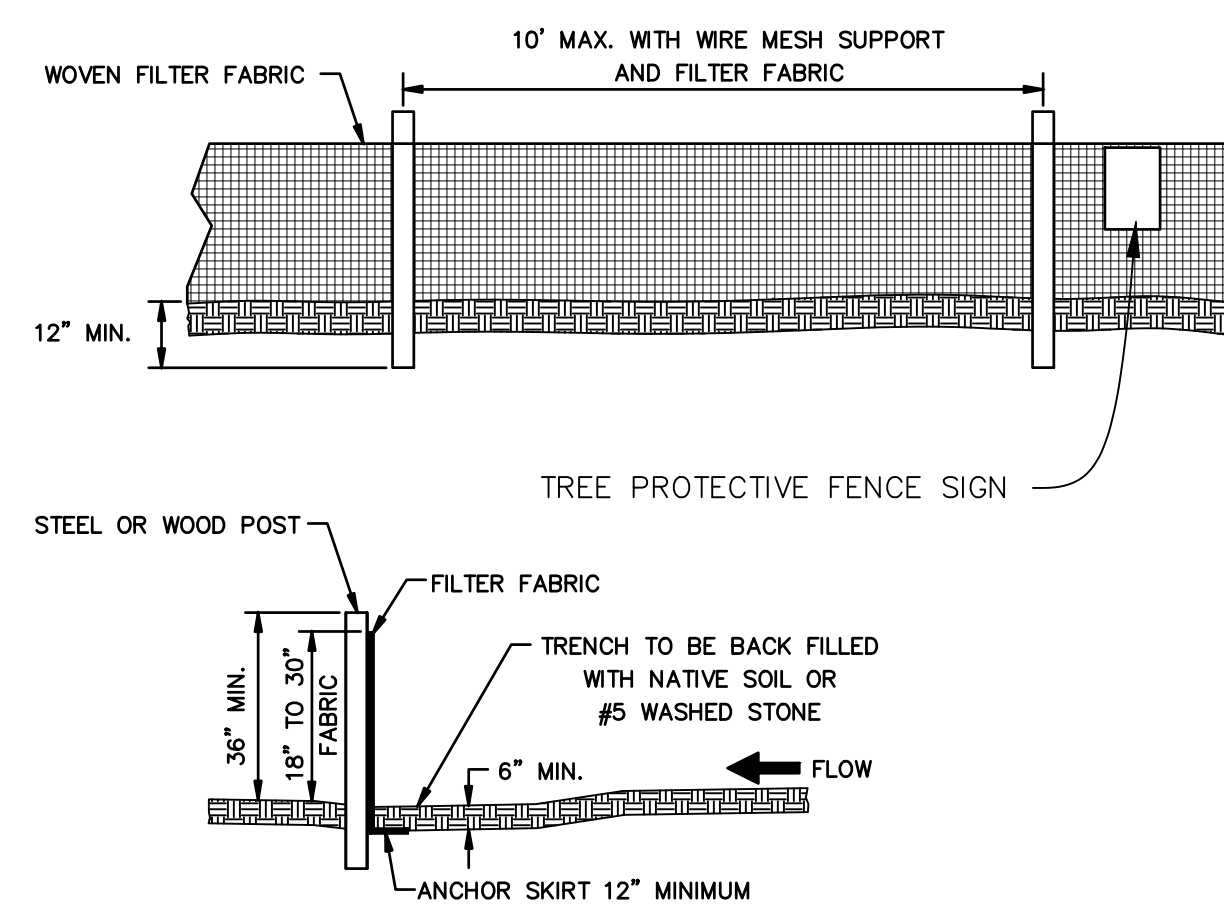


DUMPSTER FENCE ELEVATION



DUMPSTER GATE ELEVATION

NOTE:
ALL WOOD MEMBERS TO BE CEDAR, REDWOOD OR PRESSURE TREATED LUMBER



SILT FENCE/TREE PROTECTION FENCE-TYPE 'C'
NO SCALE

Milestone design group
108 Daventry Lane, Suite 500 Louisville, KY 40223
502.527.7073 www.milestonedesign.org



BIGGBY COFFEE
4865 OLD VINCENNES RD
FLOYD KNOBS, IN 47119

DATE: 6/18/25
DRAWN BY: TAL
CHECKED BY: D.L.E.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
2/12/25	AGENCY REVIEW



LANDSCAPE DETAILS AND NOTES

JOB NUMBER
25027

L2

January 12, 2026

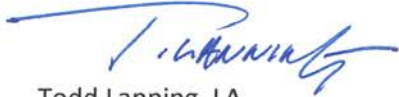
Floyd County Department of Building & Development Services
Pine View Government Center
2524 Corydon Pike, Suite 203
New Albany, IN 47150

RE: Building Area Variance Request in the General Commercial district

Dear Planning Manager:

Per the Floyd County Zoning Ordinances – Section 4.44, the minimum main building floor area in the General Commercial district (GC) shall not be less than 2000 Sq. ft. A variance to this minimum building area is requested for the proposed Biggby Coffee retail shop. For this project, we are proposing the coffee shop building to be less than the minimum at 440 Sq. ft. Attached herein are the required documents and plans for your review of this variance request.

Sincerely,



Todd Lanning, LA.

Milestone Design Group, Inc.

502-649-3605 cell ph.

tlanning@milestonedesign.org



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Development Standards Variance Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Variance: A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.

1. General Information:

Applicant:	TTCJ Properties, LLC
Applicant Address:	55 Creekside Drive, Taylorsville, KY 40071
Applicant Phone:	812-914-0661
Applicant Email:	chad@gmsconstruct.com

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

Applicant's Representative:

Representative Name:	Chad Ernst
Representative Address:	3482 Hamby Road, Georgetown, IN 47122
Representative Phone:	812-914-0661
Representative Email:	chad@gmsconstruct.com

2. Site Information:

Parcel ID Number:	22-04-03-000-336.000-006
Total Acreage:	0.45
Address of Property/Location:	4865 Old Vincennes Road, Floyd Knobs, IN 47119
Current Use of Property:	vacant with existing small building
Current Zoning District:	GC-General Commercial

3. Variance Request:

Detail the variance request:

The applicant is requesting a variance to construct a building less than 2000 sq. feet. The proposed building will be 440 square feet which is under the 2000 sq. ft minimum for required buildings by the current Floyd County Zoning ordinance 4.44.

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:

The approval to construct a building less than 2000 sq. ft. for a coffee retail shop will not be detrimental to public safety, morals and general welfare

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:

Construction of a small building for coffee retail shop on this property would not adversely affect the use and value of the existing adjacent commercial gas stations and residential lots.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

The nature of a coffee retail shop with drive-thru is substantially a small type building employing several people. A strict application of the ordinance to building size would result in unwanted retail space and cost that is redundant to the operation.

4. This variance (DOES / DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable
- Cover letter summarizing variance request.

6. Signature:

The undersigned states that the above information is true and correct.

Name: Douglas L. Erms

Signature: [Handwritten Signature]

Date: 1-12-20

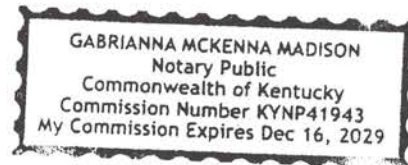
SUBSCRIBED AND SWORN BEFORE ME

THIS 12th DAY OF January 2020.

Gabrianna Madison

NOTARY PUBLIC COUNTY OF Jefferson

MY COMMISSION EXPIRES 12-16-29





Floyd County Plan Commission
 Floyd County Board of Zoning Appeals

AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for this request, this attached attachment is to be completed and submitted at the time of the application.

I (We), Chad Ernst / TTCJ PROPERTIES LLC do hereby certify that I am (we are)
(Owners of subject property)

the owner(s) of the property legally described as 22-04-03-000-336, 000-006
(Parcel ID Number)

And hereby certify that I (we) have given authorization to Milestone,
(Applicant/Petitioner Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
<u>Chad Ernst</u>		<u>Chad Ernst</u>	<u>12-19-25</u>
<u>Tonya Ernst</u>		<u>Tonya Ernst</u>	<u>12-19-25</u>
<u>Wasm King</u>		<u>John King</u>	<u>12-19-25</u>
<u>TREVA King</u>		<u>Treva King</u>	<u>12-19-25</u>

STATE OF Indiana)
) SS:
 COUNTY OF Clark)

Subscribed and sworn to before me, a Notary Public within and for said County and State,

this 19 day of December, 2025.

MY COMMISSION EXPIRES:

09/09/2032

Grace Smith
 Notary Public

MY COUNTY OF RESIDENCE:

Clark

Grace Smith
 Printed Signature

FLOYD COUNTY
ASSESSOR

May/16/2025

Duly Entered For Taxation
Subject To Final Acceptance

For Transfer

May 16 2025 - AM

Diana M. Fopping

AUDITOR FLOYD CO. IND.

E-RECORDED

202505426

FLOYD CO. IN RECORDER

LOIS ENDRIS

05/16/2025 02:27 PM

202505426 Pages: 2

Transaction # 4089001

File No.: IN25-62348

WARRANTY DEED

PIN: 22-04-03-000-336.000-006

THIS INDENTURE WITNESSETH, That **Open Kentuckiana Real Estate Group LLC**, (Grantor), a Limited Liability Company organized and existing under the laws of the State of Indiana, **CONVEYS AND WARRANTS** to **TTCJ Properties LLC**, a **Kentucky Limited Liability Company**, (Grantee) of Spencer County, in the State of Kentucky, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Floyds Knobs, Floyd County, State of Indiana:

A part of the Northwest quarter of Section 30, Township 2 South, Range 6 East, Lafayette Township, Floyd County, Indiana, more particularly described as follows: Commencing at a point in the centerline of Duffy Road at its intersection with the West line of said Section 30, and running thence North 88 deg. 56' East with the centerline of Duffy Road for a distance of 458.0 feet to the Southwest corner of Charles Becht's Land (Deed Record 138 Page 135); Thence running North 01 deg. 04' West along the West line of Becht's Land for a distance of 1622.81 feet to a point, the TRUE PLACE OF BEGINNING of the tract herein described; thence continuing North 01 deg. 04' West a distance of 267.23 feet to a point in the Southern Right of Way of Old Vincennes Road; thence running South 49 deg. 35' 47" East with the Right of Way of Old Vincennes Road for a distance of 101.72 feet to a state highway commission right of way marker; thence running South 53 deg. 06' 39" East along the Southern Right of Way of Old Vincennes Road for a distance of 192.93 feet to a point; thence running South 88 deg. 56' West a distance of 85.12 feet to the TRUE PLACE OF BEGINNING, containing in all 0.45 acre.

Being the same property acquired by Open Kentuckiana Real Estate Group, LLC by deed dated July 16, 2021 of record in Instrument #202112174 of the Floyd County, Indiana Records.

TO HAVE AND TO HOLD the same unto said Grantee in fee simple.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 4865 Old Vincennes Rd., Floyds Knobs, IN 47119.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Members of Grantor, to execute and deliver this deed, that Grantor has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of May, 2025.

Open Kentuckiana Real Estate Group LLC
BY: David Fonseca
David Fonseca
Member

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, in and for said County and State, this 16th of May, 2025, personally appeared David Fonseca, Member of Open Kentuckiana Real Estate Group, LLC, said person being over the age of 18 years, and acknowledged the execution of the foregoing instrument.

Lee J. Horelick
Notary Public
Printed Name: Lee J. Horelick
Residing in: Jefferson
My Commission Expires: _____

LEE J. HORELICK
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP69853
MY COMMISSION EXPIRES MAY 16, 2027

Prepared by John W. Harpole, 4005 Northside Dr, New Albany, IN 47150

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Elizabeth L. Rojas
Information from Agency Title, Inc..
Send Tax bills to: 55 Creekside Drive, Taylorsville, KY 40071
Grantee's street or rural route address is: 55 Creekside Drive, Taylorsville, KY 40071



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Development Standards Variance Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Variance: A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.

1. General Information:

Applicant:	TTCJ Properties LLC
Applicant Address:	55 Creekside Drive, Taylorsville, KY 40071
Applicant Phone:	812-914-0661
Applicant Email:	chad@gmsconstruct.com

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

Applicant's Representative:

Representative Name:	Chad Ernst
Representative Address:	3482 Hamby Road, Georgetown, IN 47122
Representative Phone:	812-914-0661
Representative Email:	chad@gmsconstruct.com

2. Site Information:

Parcel ID Number:	22-04-03-000-336.000-006
Total Acreage:	0.45
Address of Property/Location:	4865 Old Vincennes Road, Floyd Knobs, IN 47119
Current Use of Property:	vacant with existing small building
Current Zoning District:	GC-General Commercial

3. Variance Request:

Detail the variance request:

The applicant is requesting a variance to not construct pedestrian sidewalks along frontage and into the site for access to building. The nature of this coffee retail business is for drive-through customers with vehicles. The proposed building will have a walk up service window. The existing highway (Old Vincennes rd) was recently widened by INDOT and improved with no sidewalks along the new curbs. The owner would prefer to not construct sidewalks which could not be utilized by its customers in vehicles.

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:

The approval to not construct sidewalks for a coffee retail shop with drive through only service will not be detrimental to public safety, morals and general welfare.

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:

Not constructing sidewalks for coffee retail shop on this property would not adversely affect the use and value of the existing adjacent commercial gas stations along Old Vincennes Rd. The adjacent commercial sites do not have sidewalks as well.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

The nature of a drive-through only retail coffee shop is substantially for drive-through service only and no walkup service. A strict application of the ordinance would result in unwanted walkways redundant to the operation.

4. This variance (DOES / DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable
- Cover letter summarizing variance request.

6. Signature:

The undersigned states that the above information is true and correct.

Name: Douglas L Ernst

Signature: Douglas L Ernst

Date: 1.12.20

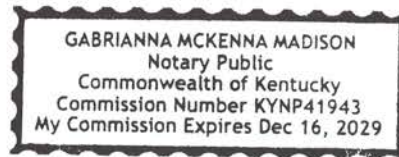
SUBSCRIBED AND SWORN BEFORE ME

THIS 12th DAY OF January 2020.

Gabrianna Madison

NOTARY PUBLIC COUNTY OF Jefferson

MY COMMISSION EXPIRES 12-16-29





Floyd County Plan Commission
 Floyd County Board of Zoning Appeals

AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for this request, this attached attachment is to be completed and submitted at the time of the application.

I (We), Chad Ernst / TTCJ PROPERTIES LLC do hereby certify that I am (we are)
 (Owners of subject property)

the owner(s) of the property legally described as 22-04-03-000-336, 000-006
 (Parcel ID Number)

And hereby certify that I (we) have given authorization to Milestone,
 (Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
<u>Chad Ernst</u>		<u>Chad Ernst</u>	<u>12-19-25</u>
<u>Tonya Ernst</u>		<u>Tonya Ernst</u>	<u>12-19-25</u>
<u>Wasm King</u>		<u>Wasm King</u>	<u>12-19-25</u>
<u>TREVA King</u>		<u>Treva King</u>	<u>12-19-25</u>

STATE OF Indiana)
) SS:
 COUNTY OF Clark)

Subscribed and sworn to before me, a Notary Public within and for said County and State,

this 19 day of December, 2025.

MY COMMISSION EXPIRES:

09/09/2032

Grace Smith
 Notary Public

MY COUNTY OF RESIDENCE:

Clark

Grace Smith
 Printed Signature

FLOYD COUNTY
ASSESSOR

May/16/2025

Duly Entered For Taxation
Subject To Final Acceptance

For Transfer

May 16 2025 - AM

Diana M. Fopping
AUDITOR FLOYD CO. IND.

E-RECORDED

202505426

FLOYD CO. IN RECORDER

LOIS ENDRIS

05/16/2025 02:27 PM

202505426 Pages: 2

Transaction # 4089001

File No.: IN25-62348

WARRANTY DEED

PIN: 22-04-03-000-336.000-006

THIS INDENTURE WITNESSETH, That **Open Kentuckiana Real Estate Group LLC**, (Grantor), a Limited Liability Company organized and existing under the laws of the State of Indiana, **CONVEYS AND WARRANTS** to **TTCJ Properties LLC**, a **Kentucky Limited Liability Company**, (Grantee) of Spencer County, in the State of Kentucky, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Floyds Knobs, Floyd County, State of Indiana:

A part of the Northwest quarter of Section 30, Township 2 South, Range 6 East, Lafayette Township, Floyd County, Indiana, more particularly described as follows: Commencing at a point in the centerline of Duffy Road at its intersection with the West line of said Section 30, and running thence North 88 deg. 56' East with the centerline of Duffy Road for a distance of 458.0 feet to the Southwest corner of Charles Becht's Land (Deed Record 138 Page 135); Thence running North 01 deg. 04' West along the West line of Becht's Land for a distance of 1622.81 feet to a point, the TRUE PLACE OF BEGINNING of the tract herein described; thence continuing North 01 deg. 04' West a distance of 267.23 feet to a point in the Southern Right of Way of Old Vincennes Road; thence running South 49 deg. 35' 47" East with the Right of Way of Old Vincennes Road for a distance of 101.72 feet to a state highway commission right of way marker; thence running South 53 deg. 06' 39" East along the Southern Right of Way of Old Vincennes Road for a distance of 192.93 feet to a point; thence running South 88 deg. 56' West a distance of 85.12 feet to the TRUE PLACE OF BEGINNING, containing in all 0.45 acre.

Being the same property acquired by Open Kentuckiana Real Estate Group, LLC by deed dated July 16, 2021 of record in Instrument #202112174 of the Floyd County, Indiana Records.

TO HAVE AND TO HOLD the same unto said Grantee in fee simple.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 4865 Old Vincennes Rd., Floyds Knobs, IN 47119.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Members of Grantor, to execute and deliver this deed, that Grantor has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of May, 2025.

Open Kentuckiana Real Estate Group LLC
BY: David Fonseca
David Fonseca
Member

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, in and for said County and State, this 16th of May, 2025, personally appeared David Fonseca, Member of Open Kentuckiana Real Estate Group, LLC, said person being over the age of 18 years, and acknowledged the execution of the foregoing instrument.

Lee J. Horelick
Notary Public
Printed Name: Lee J. Horelick
Residing in: Jefferson
My Commission Expires: _____

LEE J. HORELICK
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP69853
MY COMMISSION EXPIRES MAY 16, 2027

Prepared by John W. Harpole, 4005 Northside Dr, New Albany, IN 47150

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Elizabeth L. Rojas
Information from Agency Title, Inc..
Send Tax bills to: 55 Creekside Drive, Taylorsville, KY 40071
Grantee's street or rural route address is: 55 Creekside Drive, Taylorsville, KY 40071



January 12, 2026

Floyd County Department of Building & Development Services
Pine View Government Center
2524 Corydon Pike, Suite 203
New Albany, IN 47150

RE: Sidewalk Variance Request in the General Commercial district

Dear Planning Manager:

Per the Floyd County Zoning Ordinances – Section 5.52, sidewalks shall be installed along all public rights of way. A variance to not construct a sidewalk along the public right of way is requested for the proposed Biggby Coffee retail shop. Attached herein are the required documents and plans for your review of this variance request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Lanning', with a large, sweeping flourish above the name.

Todd Lanning, LA.

Milestone Design Group, Inc.

502-649-3605 cell ph.

tlanning@milestonedesign.org



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Development Standards Variance Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Variance: A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.

1. General Information:

Applicant:	TTCJ Properties, LLC
Applicant Address:	55 Creekside Drive, Taylorsville, KY 40071
Applicant Phone:	812-914-0661
Applicant Email:	chad@gmsconstruct.com

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if *owner* is different than applicant)

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

Applicant's Representative:

Representative Name:	Chad Ernst
Representative Address:	3482 Hamby Road, Georgetown, IN 47122
Representative Phone:	812-914-0661
Representative Email:	chad@gmsconstruct.com

2. Site Information:

Parcel ID Number:	22-04-03-000-336.000-006
Total Acreage:	0.45
Address of Property/Location:	4865 Old Vincennes Road, Floyd Knobs, IN 47119
Current Use of Property:	vacant with existing small building
Current Zoning District:	GC-General Commercial

3. Variance Request:

Detail the variance request:

The applicant is requesting a variance to not provide the 30% minimum transparency of the front ground facade. Floyd County Zoning ordinance 8.06.E.1 states: Building facades shall consist of a variety of architectural features and building materials to encourage distinct character for a building or group of buildings. The following standards apply within the district.
1. For commercial buildings, a minimum of 30 percent of the front façade on the ground floor shall be transparent consisting of windows or door openings.

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:

The approval to not provide 30% transparency to the front ground facade will not be detrimental to public safety, morals and general welfare. The Biggby 'Bcubed' building model has been approved by the State of Indiana and meets their building code standards.

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:

Not providing additional building facade transparency with windows for this building would not adversely affect the use and value of the existing adjacent commercial gas stations and residential lots.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

The Biggby 'B-cubed' building model proposed for this project site has been approved by the State of Indiana and meets their building code standards. To add transparency with additional windows would require a new approval to be structurally compliant with the State of Indiana. furthermore, the taller building structure to the right with the Biggby signage is a bathroom.

4. This variance (~~DOES~~ DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable
- Cover letter summarizing variance request.

6. Signature:

The undersigned states that the above information is true and correct.

Name: Doug Ernst

Signature: *Doug Ernst*

Date: 3.26.26

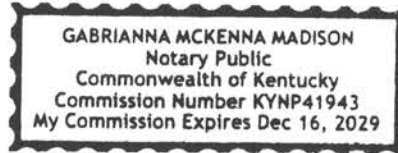
SUBSCRIBED AND SWORN BEFORE ME

THIS 26th DAY OF March, 2026

Gabrianna Madison

NOTARY PUBLIC COUNTY OF Jefferson

MY COMMISSION EXPIRES 12/16/29





Floyd County Plan Commission
 Floyd County Board of Zoning Appeals

AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for this request, this attached attachment is to be completed and submitted at the time of the application.

I (We), Chad Ernst / TTCJ PROPERTIES LLC do hereby certify that I am (we are)
(Owners of subject property)

the owner(s) of the property legally described as 22-04-03-000-336, 000-000
(Parcel ID Number)

And hereby certify that I (we) have given authorization to Milestone
(Applicant/Petitioner Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
<u>Chad Ernst</u>		<u>Chad Ernst</u>	<u>12-19-25</u>
<u>Tonya Ernst</u>		<u>Tonya Ernst</u>	<u>12-19-25</u>
<u>Wasm King</u>		<u>John King</u>	<u>12-19-25</u>
<u>TREVA King</u>		<u>Treva King</u>	<u>12-19-25</u>

STATE OF Indiana)
) SS:
 COUNTY OF Clark)

Subscribed and sworn to before me, a Notary Public within and for said County and State,
 this 19 day of December, 2025.

MY COMMISSION EXPIRES:
09/09/2032

Grace Smith
 Notary Public

MY COUNTY OF RESIDENCE:
Clark

Grace Smith
 Printed Signature

**FLOYD COUNTY
ASSESSOR**

May/16/2025

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer
May 16 2025 - AM

Diana M. Fopping
AUDITOR FLOYD CO. IND.

E-RECORDED
202505426
FLOYD CO. IN RECORDER
LOIS ENDRIS
05/16/2025 02:27 PM
202505426 Pages: 2
Transaction # 4089001

File No.: IN25-62348

WARRANTY DEED

PIN: 22-04-03-000-336.000-006

THIS INDENTURE WITNESSETH, That **Open Kentuckiana Real Estate Group LLC**, (Grantor), a Limited Liability Company organized and existing under the laws of the State of Indiana, **CONVEYS AND WARRANTS** to **TTCJ Properties LLC**, a **Kentucky Limited Liability Company**, (Grantee) of Spencer County, in the State of Kentucky, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Floyds Knobs, Floyd County, State of Indiana:

A part of the Northwest quarter of Section 30, Township 2 South, Range 6 East, Lafayette Township, Floyd County, Indiana, more particularly described as follows: Commencing at a point in the centerline of Duffy Road at its intersection with the West line of said Section 30, and running thence North 88 deg. 56' East with the centerline of Duffy Road for a distance of 458.0 feet to the Southwest corner of Charles Becht's Land (Deed Record 138 Page 135); Thence running North 01 deg. 04' West along the West line of Becht's Land for a distance of 1622.81 feet to a point, the TRUE PLACE OF BEGINNING of the tract herein described; thence continuing North 01 deg. 04' West a distance of 267.23 feet to a point in the Southern Right of Way of Old Vincennes Road; thence running South 49 deg. 35' 47" East with the Right of Way of Old Vincennes Road for a distance of 101.72 feet to a state highway commission right of way marker; thence running South 53 deg. 06' 39" East along the Southern Right of Way of Old Vincennes Road for a distance of 192.93 feet to a point; thence running South 88 deg. 56' West a distance of 85.12 feet to the TRUE PLACE OF BEGINNING, containing in all 0.45 acre.

Being the same property acquired by Open Kentuckiana Real Estate Group, LLC by deed dated July 16, 2021 of record in Instrument #202112174 of the Floyd County, Indiana Records.

TO HAVE AND TO HOLD the same unto said Grantee in fee simple.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 4865 Old Vincennes Rd., Floyds Knobs, IN 47119.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Members of Grantor, to execute and deliver this deed, that Grantor has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of May, 2025. .

Open Kentuckiana Real Estate Group LLC

BY: David Fonseca
David Fonseca
Member

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, in and for said County and State, this 16th of May, 2025, personally appeared David Fonseca, Member of Open Kentuckiana Real Estate Group, LLC, said person being over the age of 18 years, and acknowledged the execution of the foregoing instrument.

Lee J. Horelick
Notary Public
Printed Name: Lee J. Horelick

Residing in: Jefferson

My Commission Expires: _____

LEE J. HORELICK
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP69853
MY COMMISSION EXPIRES MAY 16, 2027

Prepared by John W. Harpole, 4005 Northside Dr, New Albany, IN 47150

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Elizabeth L. Rojas
Information from Agency Title, Inc..
Send Tax bills to: 55 Creekside Drive, Taylorsville, KY 40071
Grantee's street or rural route address is: 55 Creekside Drive, Taylorsville, KY 40071



March 26, 2026

Floyd County Department of Building & Development Services
Pine View Government Center
2524 Corydon Pike, Suite 203
New Albany, IN 47150

RE: 30% Transparency Variance Request in the General Commercial district

Dear Planning Manager:

Per the Floyd County Zoning Ordinances – Section 8.06.E.1, commercial buildings shall provide a minimum of 30% transparency to the front façade of the ground floor which may consist of windows or door openings. A variance to not provide the 30% transparency is requested for the proposed Biggby coffee shop which is a State of Indiana approved 'B-cube' model type. Attached herein are the required documents and plans for your review of this variance request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Lanning', with a large, sweeping flourish above the name.

Todd Lanning, LA.

Milestone Design Group, Inc.

502-649-3605 cell ph.

tlanning@milestonedesign.org

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant TTCJ Properties, LLC is seeking a:

- Zoning Map Change (Standard or Planned Unit Development)
- Minor Subdivision (Five Lots or less)
- Major Subdivision (Five Lots or more as a Traditional Design)
- Conservation Subdivision (Five Lots or more with an Open Space Design)
- Planned Unit Development (PUD)
- Development Review (Site Review for new Structure)
- Administrative Appeal

From the **Floyd County Plan Commission.**

Street Address (see enclosed map):

4865 Old Vincennes Road, Floyds Knobs, IN 47119

Parcel ID# 22-04-03-000-336.000-006

Description of Project:

FC-03-26-12 Development Plan for a Bigby Coffee Shop with variances from minimum square footage of commercial space, requirement to provide sidewalk, and overlay requirements for 30% façade transparency
--

This is a notice that a public hearing regarding the proposed docket item will be on Monday, April 13th, 7:00 p.m. located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

Please note that information about the proposed docket item can be found at the following:

Floyd County Building and Development Services

2524 Corydon Pike Suite 203

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Floyd County Government Website www.floydcounty.in.gov

Floyd County Plan Commission

Frequently Asked Questions

1. How can I find out more about this docket?

You can either visit the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at www.floydcounty.in.gov on the Plan Commission page.

2. How does this process work?

Depending on the docket, there are several different processes. The Plan Commission will take public comments on each proposal and values public comment in their decision-making process. The Plan Commission is required to follow state statute when considering each application. Below is a brief description of each application that may come before the commission. Please note the check marked application on the notification form to the corresponding process listed below:

- **Zoning** – The applicant is seeking to change the land use associated with the property in the proposed application. Per Indiana State statute, the Plan Commission holds a public hearing and determines a recommendation to the County Commissioners. The recommendation may be favorable, unfavorable or no recommendation. The recommendation is non-binding on the decision of the commissioners

The application is sent to the County Commissioners Office to place on their agenda following the Plan Commission hearing. The Commissioners have 90 days to make a decision on the application. They can approve, disapprove, or take no action. If no action is taken within 90 days, the recommendation of the Plan Commission then becomes binding.

- **Subdivision** – The applicant is seeking to subdivide the land. There are three types of subdivisions (Minor, Major and Conservation). The County has a set of rules regarding the subdivision of land. These rules include the placement and specifications of any new road, drainage, and sidewalks. It also has rules regarding utility and public safety services to the proposed application. The number of lots and their configuration are also part of the process. Additionally, studies of impacts on drainage, traffic, and the environment are reviewed if required.

If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the subdivision per Indiana State Statue. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.

- **Development Review** – The applicant is seeking approval to place a building on a site that must meet County standards. The County sets standards as it relates to building size, façade, sidewalks, parking, lighting, drainage, signage and landscaping. If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the plan per Indiana State Statue. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.

DEVELOPMENT PLAN REVIEW BALLOT

Floyd County Plan Commission
Pine View Government Center
2524 Corydon Pike, Suite 203
New Albany, IN 47150
Phone: 812-948-5440; Fax: 812-941-4571

ORDINANCE AUTHORITY: **Floyd County Zoning Ordinance**

Name of Development: Bigby Coffee

Docket No.: FC-02-26-12

Petitioner/Owner Name: TTCJ Properties, LLC, Representatives Chad Ernst and Todd Lanning

Conceptual Site Plan review by Planning Director: **NO YES;** **date:** _____

Findings:

1. Petitioner (**HAS** / **HAS NOT**) met all developmental standards for the district.
2. A waiver of the development standards requirements (**IS** / **IS NOT**) required.

 If required, a waiver of the developmental standards (**IS** / **IS NOT**) granted because:

- A. A waiver (**IS** / **IS NOT**) consistent with the spirit and intent of the

 Comprehensive Plan because:

- B. A waiver (**IS** / **IS NOT**) consistent with the intent of the District because:

3. The proposed development plan (**IS** / **IS NOT**) consistent with the Comprehensive Plan because:

4. The proposed development plan (**IS / IS NOT**) consistent with the intent of the District as set forth in the Floyd County Zoning Ordinance because:

5. The proposed development plan (**DOES / DOES NOT**) satisfy the following development requirements: **(Strike out any requirement that does not apply)**

- A. Signage is designed to create a unified and consistent sign package.
- B. Design and location of street access points minimize congestion.
- C. Entrances, streets, and internal traffic facilities are compatible with existing and planned streets in adjacent developments.
- D. Design and layout of the development has a clear circulation pattern that is sensitive to topography and other natural features.
- E. Design of the proposed development plan provides adequate pedestrian connections within the development and safe street crossings to adjacent land uses.
- F. Lighting is designed to create a unified and consistent lighting package for the development.
- G. Lighting in parking areas do not exceed 20 feet in height.

6. The proposed development (**IS / IS NOT**) in a Residential Urban.

The proposed development (**IS / IS NOT**) a Multi-Family development.

If the proposed development is located in a Residential Urban District or if a Multi-Family development is proposed, the development plan (**DOES / DOES NOT**) satisfy the requirements for recreational space and open space.

7. The proposed development (**IS / IS NOT**) located in the Highlander Point District or the Edwardsville Gateway District.

If the proposed development is located in the Highlander Point Gateway District or the Edwardsville Gateway District, the following requirements (HAVE / HAVE NOT) been met: **(Strike out any requirement that does not apply)**

- A. Building facades that face any adjacent street have a finished façade.
- B. Loading docks and trash collection bins are not placed on or along the facades that face any adjacent street.
- C. Accommodation is made for community space where a proposed commercial development has over 100,000 square feet either in a combination of buildings or lots in a cohesive commercial project or development.
- D. Open space requirements of Section 9.04 of the Zoning Ordinance are met.

Decision:

Upon careful review, the Floyd County Plan Commission hereby (APPROVES / DENIES) the Petitioner's Development Plan Review Application at the meeting held on the _____ day of _____, 20____.

Commission Members in Favor:

Commission Members Opposed:

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Adult Signature Restricted Delivery \$

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$



Sent To **FIRST SAVINGS BANK**

Street and Apt. No., or PO Box No.
501 E. LEWIS & CLARK PARKWAY

City, State, ZIP+4®
CLARKSVILLE, IN 47129

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$



Sent To **BERRYMAN, ANDREW**

Street and Apt. No., or PO Box No.
8009 SCHRIEBER RD

City, State, ZIP+4®
FLOYDS KNOBS, IN 47119

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	CLAYTON PROPERTIES GROUP
Street and Apt. No., or PO Box No.	1225 HARRISON PARK CT
City, State, ZIP+4®	INDIANAPOLIS, IN 46216



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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	FELLER, BRANDON CHARLES
Street and Apt. No., or PO Box No.	8006 SCHRIEBER RD
City, State, ZIP+4®	FLOYDS KNOBS, IN 47119



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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	LENZ, BRIAN M
Street and Apt. No., or PO Box No.	8018 SCHRIEBER RD
City, State, ZIP+4®	FLOYDS KNOBS, IN 47119



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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	MEKA PROPERTIES, LLC
Street and Apt. No., or PO Box No.	758 HIGHLANDER POINT DR.
City, State, ZIP+4®	FLOYDS KNOBS, IN 47119



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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	STEPHENS, SAMMANTAH
Street and Apt. No., or PO Box No.	8002 SCHRIEBER RD
City, State, ZIP+4®	FLOYDS KNOBS, IN 47119



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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	BAKER, JACOB WAYNE
Street and Apt. No., or PO Box No.	8010 SCHRIEBER RD
City, State, ZIP+4®	FLOYDS KNOBS, IN 47119



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