



Department of Building
&
Development Services

APR 17 2024

Floyd County
Department of Building & Development Services

2524 Corydon Pike Suite 202

New Albany, IN 47150

Phone: (812) 981-7611

Fax: (812) 948-4744

Building@floydcounty.in.gov

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:	Koetter Construction
Applicant Address:	7393 Pete Andres Rd Floyds Knobs, IN 47119
Applicant Phone:	502-565-8465
Applicant Email:	courtney@thekoettergroup.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:	Carr's BBQ LLC
Owner Address:	7010 Hwy 150 Greenville, IN 47124
Owner Phone:	812-923-9800
Owner Email:	deon@thekoettergroup.com

Applicant's Representative:

Representative Name:	Courtney Aguilar
Representative Address:	7393 Pete Andres Rd
Representative Phone:	502-565-8465
Representative Email:	courtney@thekoettergroup.com

2. Site Information:

Parcel ID Number:	22-03-01-000-035.000-004
Total Acreage:	.58
Address of Property/Location:	7010 Hwy 150 Greenville, IN 47124
Current Use of Property:	Restaurant
Current Zoning District:	Neighborhood Commercial

3. Project Overview:

Detail the proposed project:

Construct a new building for restaurant usage.

4. Modifications Requested:

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

Material Change Request to use metal for more than the stated 20% The decorative metal will be more visually appealing to the area.

5. Required Documents:

- \$100.00 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: Kerry Watts

Signature: Kerry Watts

Date: 4/17/24

SUBSCRIBED AND SWORN BEFORE ME

THIS 17 DAY OF April 2024

[Signature]
NOTARY PUBLIC COUNTY OF Oldham

MY COMMISSION EXPIRES 2/14/27

COURTNEY ANNE GUILAH
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP64971
MY COMMISSION EXPIRES FEBRUARY 16, 2027

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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), CARRS BBQ LLC, do hereby certify that I am (we are)
(Owners of subject property)
 the owner(s) of the property legally described as 22-03-01-000-035.000-004,
(Parcel ID Number)

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

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
Adam & Deon Carr	22-03-01-000-035.000-004		4/17/24

STATE OF Ky)
 COUNTY OF Oldham) SS:

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

State, this 17 day of April 2024

MY COMMISSION EXPIRES:

2/16/24

Notary Public

MY COUNTY OF RESIDENCE:

Oldham

Courtney Aguilar
 Printed Signature

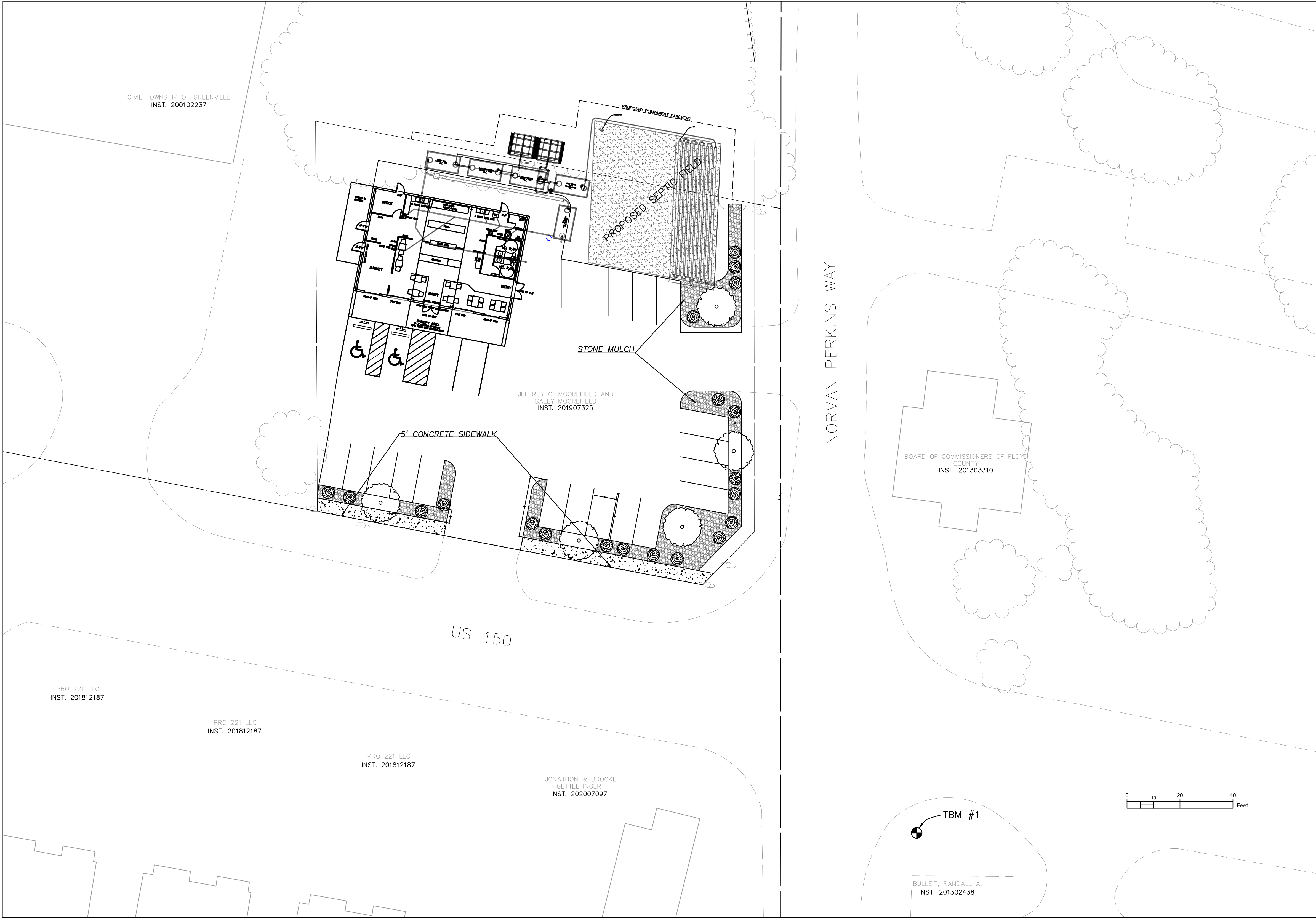
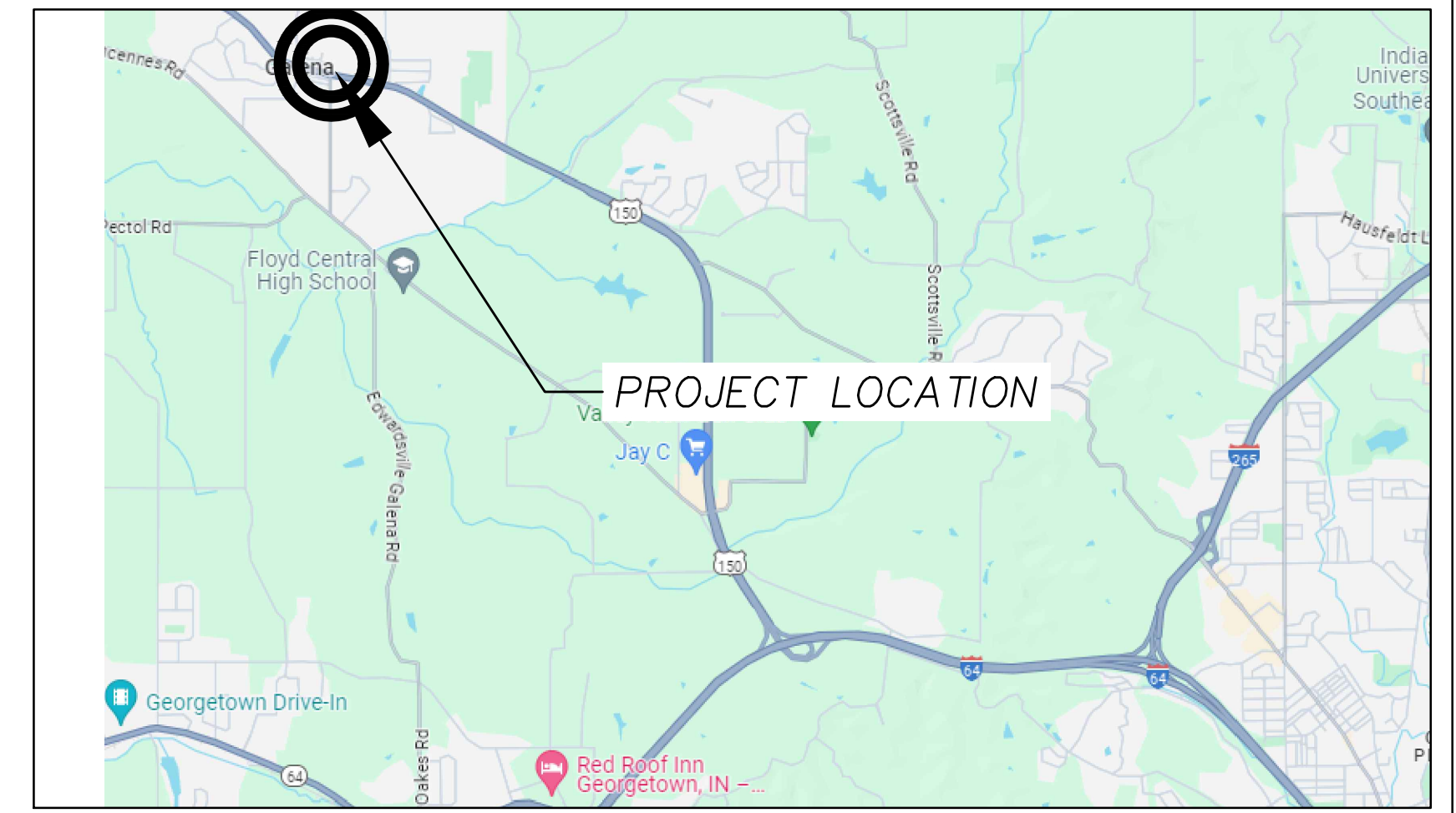
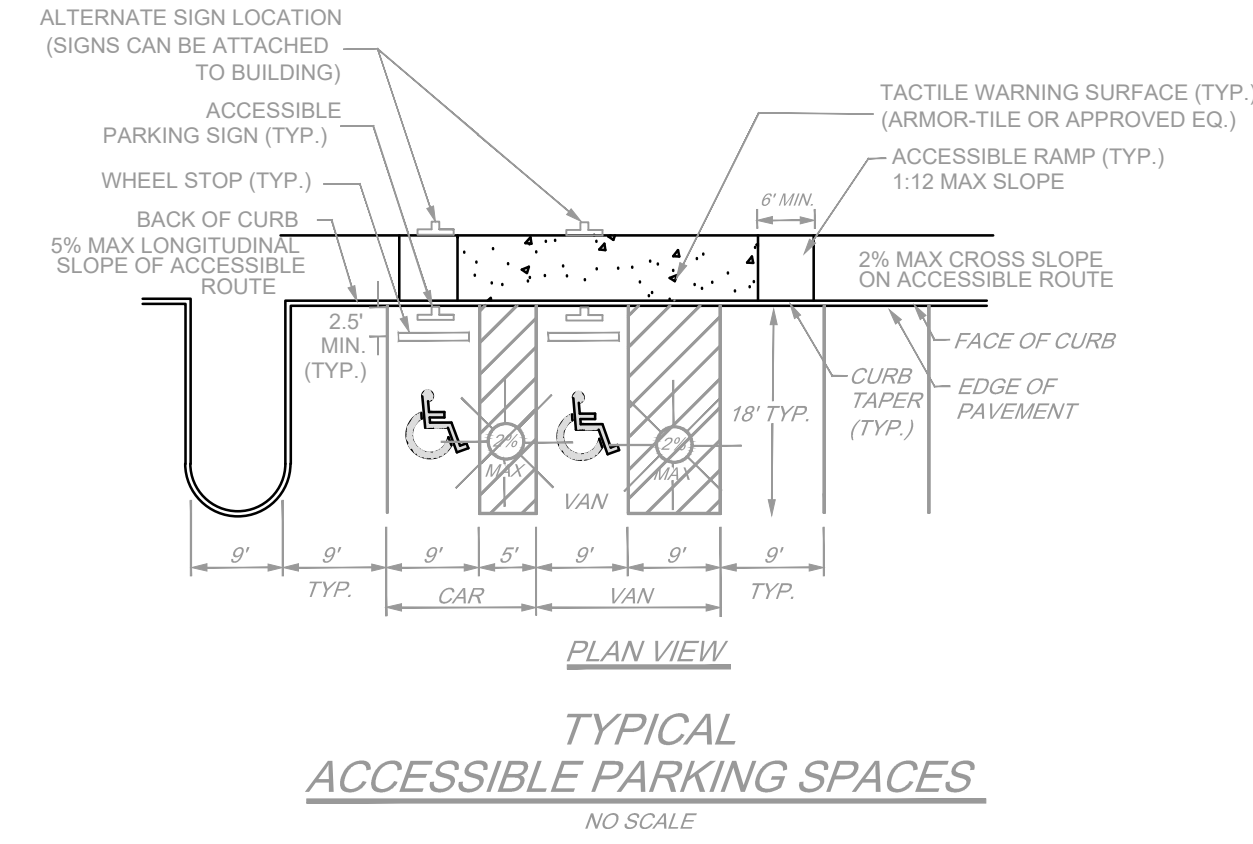
COURTNEY ANNE AGUILAR
 NOTARY PUBLIC
 COMMONWEALTH OF KENTUCKY
 ID # KYNP64971
 MY COMMISSION EXPIRES FEBRUARY 16, 2024

GENERAL NOTES:

1. PROTECTION OF TREES TO BE PRESERVED CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
2. THE DEVELOPMENT LIES IN FLOYD COUNTY.
3. ALL LUMINARIES SHALL BE AIMED DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (CONSERVATION EASEMENTS GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS.
4. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER DEVELOPMENT STANDARDS GUIDE.
5. BUILDING ARCHITECTURE TO COMPLY WITH DEVELOPMENT STANDARDS, AND APPROVED VARIANCES.
6. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
7. WHEEL STOPS AND PROTECTIVE CURBING CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE WOODY VEGETATION, WALKWAY OR STRUCTURE.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

VARIANCE REQUEST:

1. SANITARY SEWER CONNECTION - A COMMERCIAL SEPTIC SYSTEM HAS BEEN DESIGNED AND IS CURRENTLY SUBMITTED TO THE STATE HEALTH DEPARTMENT FOR REVIEW.
2. 5.21-A-APPENDIX B - PARKING - CURRENTLY WE HAVE DESIGNED FOR 24 SPACES, DEVELOPMENT STANDARDS REQUIRE 38 SPACES.
3. 5.52-A SIDEWALK ALONG PUBLIC ROW - THE PETITIONER REQUESTS THE SIDEWALK REQUIREMENT ALONG NORMAN PERKINS WAY BE WAIVED. A SIDEWALK WILL BE CONSTRUCTED ALONG HWY 150 UP TO THE ROW.
4. 5.65-ARCHITECTURE-G-BUILDING MATERIALS - CORRUGATED METAL IS PROPOSED FOR THE



SITE DATA:		STORM WATER DISCHARGE OF PROJECT AREA:	
EXISTING ZONING	NEIGHBORHOOD COMMERCIAL (NC)	100 YEAR	
EXISTING LAND USE	VACANT	PRE - DEVELOPMENT RATE	3.15 CFS
EXISTING LAND AREA	0.58 ACRES	POST - DISCHARGE RATE	2.56 CFS
NET LAND AREA	0.58 ACRES		
EXISTING BUILDING AREA	0 SQFT		
PROPOSED BUILDING AREA	2,400 SQFT		
TOTAL BUILDING AREA	2,400 SQFT		
BUILDING HEIGHT	20'-0"		
PARKING AREA:			
PARKING REQUIRED:		2 EMPLOYEES = 2 SPACES	
1 SPACE / 1.0 EMPLOYEE	2,400 SQFT = 36 SPACES		
15 SPACES / 1000 SQFT			
PARKING PROVIDED:		38 SPACES	
		24 SPACES	
LANDSCAPE DATA:			
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REQUIRED TREES	5 EVERGREENS		
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	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
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	PROPOSED STONE BAGS
	PROPOSED SILT FENCE
	PROPOSED STRAW MAT DETAIL
	PROPOSED CONCRETE DETAIL
	PROPOSED VEGETATION DETAIL
	PROPOSED STRAW BLANKET
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE

CARR'S BBQ

7010 HWY 150, GREENVILLE, IN 47124

DEVELOPMENT PLAN

PROJECT: CARR'S BBQ

OWNER: KOETTER REAL ESTATE SERVICES
7393 PETE ANDRES ROAD
FLOYDS KNOBS, IN 47119
(812) 923-9800

Signature _____
Date _____

PLAN: DEVELOPMENT PLAN

DATE: 04/11/2024

SCALE: 1:20

APPROVED BY: WTJ

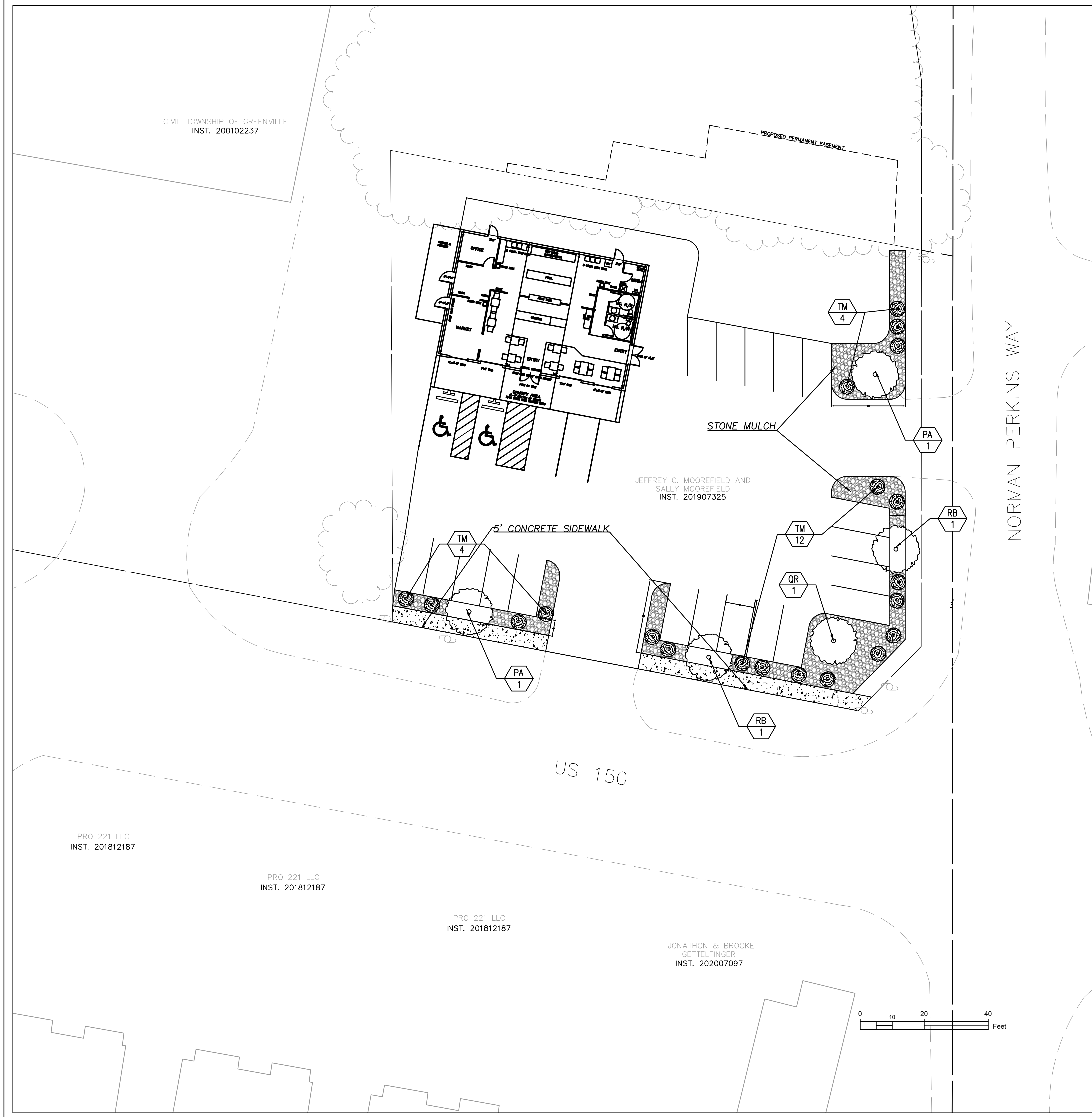
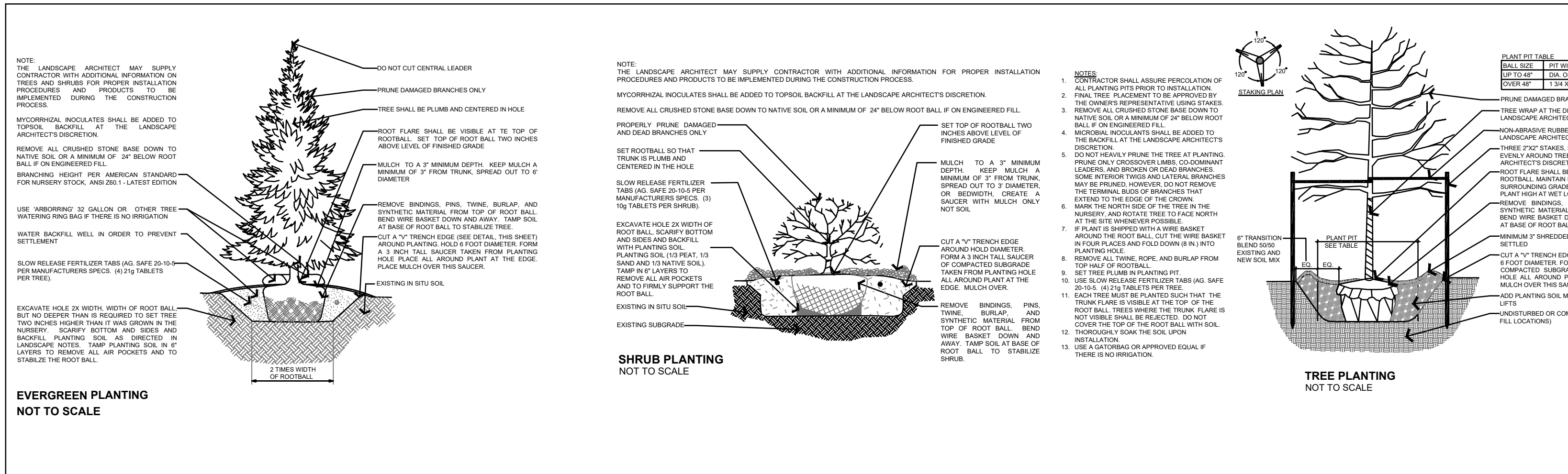
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LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE KENTUCKY UNDERGROUND PROTECTION, INC., PHONE 1-800-752-6007. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AS WELL AS COORDINATE WORK WITH OTHER CONTRACTORS TO ASSURE AN EFFICIENT COMPLETION OF THE PROJECT.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN IN PLAN VIEW SHALL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR GUARANTEES (UPON SUBMITTING A PROPOSAL FOR THIS WORK) THAT 100% OF THE PLANT MATERIALS HAVE BEEN LOCATED BY THE CONTRACTOR AND THAT THOSE PLANTS CAN BE PURCHASED AND INSTALLED AT THE PRICES QUOTED. ANY SUBSEQUENT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- SOIL MIX USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD. SAND SHALL CONSIST OF CLEAN MASONRY SAND. TOPSOIL SHALL BE FREE OF STONES (>1/2"), LUMPS, STICKS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR INTERFERE WITH MAINTENANCE.
- ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER-INSOLUBLE FORM.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL (IF STRIPPED), GRASS SEED OR SOD (AS OUTLINED ON THE LANDSCAPE PLAN), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- SEEDED LAWN AREAS SHALL USE THE FOLLOWING MIXTURES: 60% TALL FESCUES (3 VARIETIES MINIMUM), 10% HARD FESCUES OR CREEPING RED FESCUES, 20% PERENNIAL RYE, 10% DROUGHT RESISTANT BLUEGRASS, AT THE RATE OF 9 POUNDS PER 1,000 SQUARE FEET. SEED SHALL CONFORM TO ALL STATE REQUIREMENTS. SPECIFIC SEED VARIETIES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT OR OWNER FOR WRITTEN APPROVAL. FERTILIZE WITH 10 POUNDS OF 10-10-10 PER 1,000 SQUARE FEET. MULCH WITH CLEAN WHEAT OR OAT STRAW AT THE RATE OF ONE BALE PER 1,000 SQUARE FEET. OVERSEED WITH ANNUAL RYE GRASS OR WINTER ANNUAL RYE GRASS AT A RATE OF 5 POUNDS PER 1,000 SQUARE FEET. A RYE GRASS MIX SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS IN ACCORDANCE WITH THE EPSC PLAN WHEN APPLICABLE. DISTURBED AREAS INCLUDES BUT IS NOT LIMITED TO SITE PROJECT AREA(S), STAGING AREAS, MATERIAL STORAGE AREAS, AND UTILITY INSTALLATION. AREAS STEEPER THAN 3:1 SHALL BE HYDROSEEDED WITH TACKIFIER. GRASSED AREAS SHALL BE FLUSH WITH ADJACENT LANDSCAPE BEDS, PAVEMENT, CURBS, OR OTHER STRUCTURES.
- MULCH SHALL BE "DECORATIVE RIVER STONE" - RIVER ROCK 1.5"-3" IN DIAMETER ON TOP OF A WEED BARRIER IN ALL LANDSCAPE BEDS. MULCH SHALL BE APPLIED TO A DEPTH OF 2 INCHES (AFTER SETTLING) IMMEDIATELY FOLLOWING PLANTING. PLANTS SHALL BE THOROUGHLY WATERED. MULCH SHALL BE FREE OF MOLD, WEEDS, AND DEBRIS.
- THE CALIPER OF DECIDUOUS TREES SHALL BE MEASURED 6" ABOVE BASE OF THE TREE. ALL TREES ARE TO BE STRAIGHT TRUNKED, FULL HEADED, AND PLUMB AFTER INSTALLATION. ALL PLANTS SHALL CONFORM TO THE SIZE AND QUALITY AS SPECIFIED IN "AMERICAN STANDARDS FOR NURSERY STOCK" - ANSI Z66.1 - CURRENT EDITION.
- SELECTIVE PRUNING SHALL REMOVE ALL BROKEN, DISEASED, OR WEAKENED BRANCHES. MAKE ALL CUTS LEVEL, HAVING AS LITTLE STUB AS POSSIBLE. NEVER CUT A LEADER WHEN PRUNING. PLANT SIZES INDICATED ARE INSTALLED SIZES AFTER PRUNING.
- ALL PLANTS MUST BE HEALTHY AND FREE OF DISEASE.
- PROPOSED PLANTINGS TO BE A MINIMUM OF THREE FEET (3') OFF OF CURB LINES TO PREVENT DAMAGE FROM VEHICLES. PROPOSED PLANTINGS SHALL BE A MINIMUM OF 3' FROM SIGN CABINETS, UTILITY PEDESTALS, AND BUILDINGS. IF A CONFLICT RESULTS, CONTACT THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO STAKE PLANT LOCATIONS FOR LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DIGGING PLANT PIT. ALL PLANTS AND THEIR ARRANGEMENTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE, DURING, AND AFTER INSTALLATION. ANY PLANT MISARRANGED WILL BE RELOCATED BY THE CONTRACTOR AT THEIR EXPENSE.
- SCARIFY ALL SIDES OF PLANT PITS AND CONTAINER ROOT BALLS.
- REMOVE ALL REFUSE AND DEBRIS FROM LANDSCAPE AREAS. CLEAN ALL SOIL FROM CURBS, WALKS, AND PAVEMENT INCLUDING STOCK PILED SOIL AND LANDSCAPE MATERIALS.
- MAINTENANCE OF PLANTS SHALL INCLUDE WATERING, SPRAYING, MULCHING, FERTILIZING, PRUNING, ETC. AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM INSTALLATION. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED ON THE PLANT SCHEDULE.
- THE OWNER SHALL PROVIDE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE GUARANTEE PERIOD UNLESS OTHERWISE SPECIFIED.

PLANT LIST						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
1	QR	Quercus rubra	Red Oak	2" Cal	Open up root system	Full, 5' O.C.
2	PA	Picea abies	Norway Spruce	5 Cal	Open up root system	Full, 5' O.C.
20	TM	Taxus x media 'Hicksii'	Hick's Yew	36" B&B	Remove burlap	Full, 4' O.C.
2	RB	Cercis canadensis	Eastern Redbud	24"-36"	Open up root system	Full, 5' O.C.

SITE DATA:

EXISTING ZONING	NEIGHBORHOOD
VACANT	COMMERCIAL (NC)
EXISTING LAND USE	VACANT
EXISTING LAND AREA	0.58 ACRES
NET LAND AREA	0.58 ACRES
EXISTING BUILDING AREA	0 SQFT
PROPOSED BUILDING AREA	2,400 SQFT
TOTAL BUILDING AREA	2,400 SQFT
BUILDING HEIGHT	20'-0"

PARKING AREA:

PARKING REQUIRED:	2 EMPLOYEES = 2 SPACES
1 SPACE / 1.0 EMPLOYEE	2,400 SQFT = 36 SPACES
15 SPACES / 1000 SQFT	
PARKING PROVIDED:	38 SPACES
PARKING REQUIRED:	38 SPACES
PARKING PROVIDED:	24 SPACES

LANDSCAPE DATA:

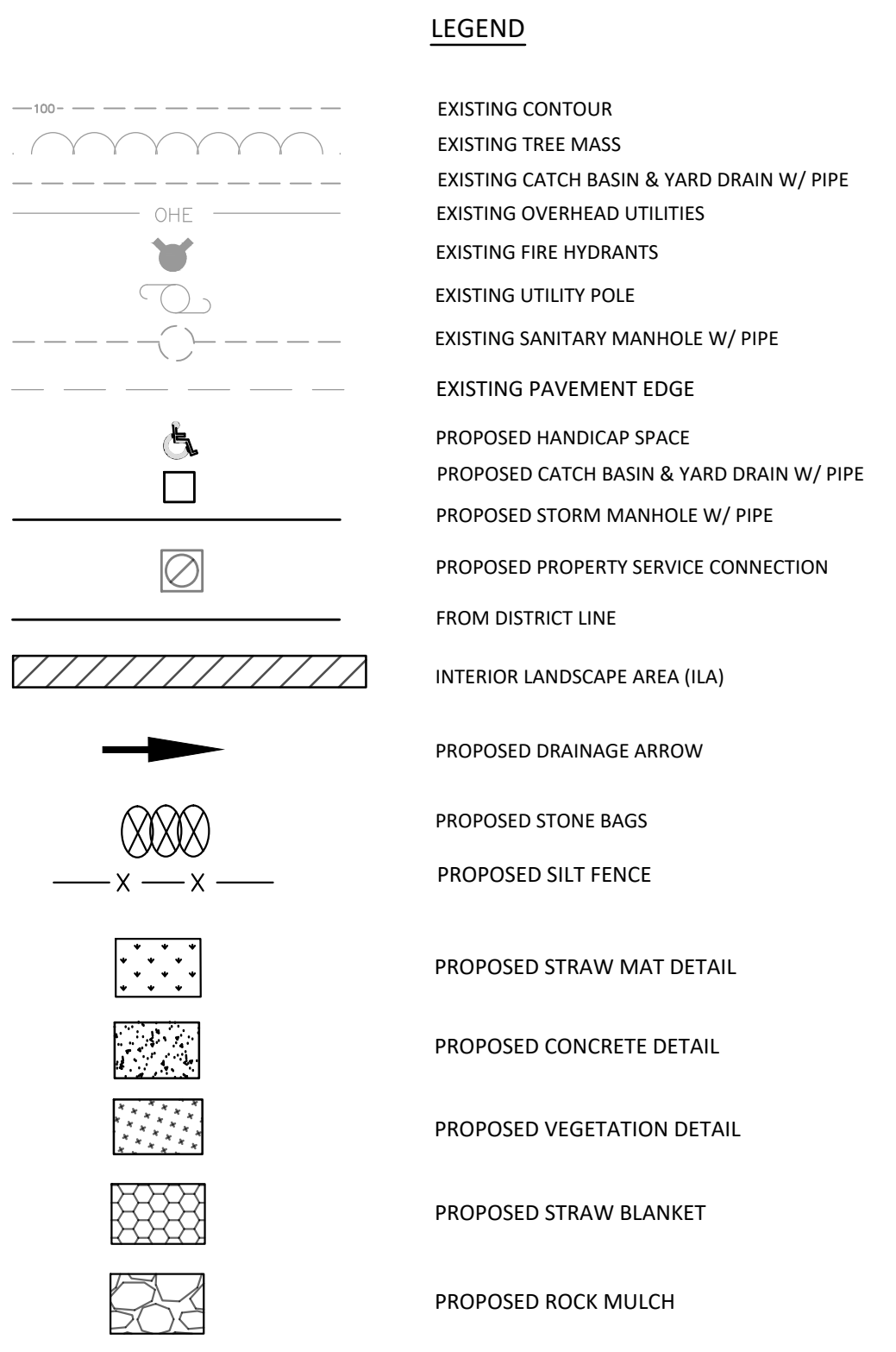
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IMPERVIOUS AREA:

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NET INCREASE IMPERVIOUS AREA	-6,261 SQFT

STORM WATER DISCHARGE OF PROJECT AREA:

100 YEAR	
PRE - DEVELOPMENT RATE	3.15 CFS
POST - DISCHARGE RATE	2.56 CFS



#	DATE	REVISION
1		
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PROJECT: CARR'S BBQ

OWNER: KOETTER REAL ESTATE SERVICES
7393 PETE ANDRES ROAD
FLOYDS KNOBS, IN 47119
(812) 923-9800

7010 HWY 150, GREENVILLE, IN 47124

PHOTOMETRIC PLAN

Signature _____
Date _____

PLAN: DEVELOPMENT PLAN

DATE: 04/11/2024

SCALE: 1:20

APPROVED BY: WTJ

CHECKED BY: WTJ

DRAWN BY: WTJ

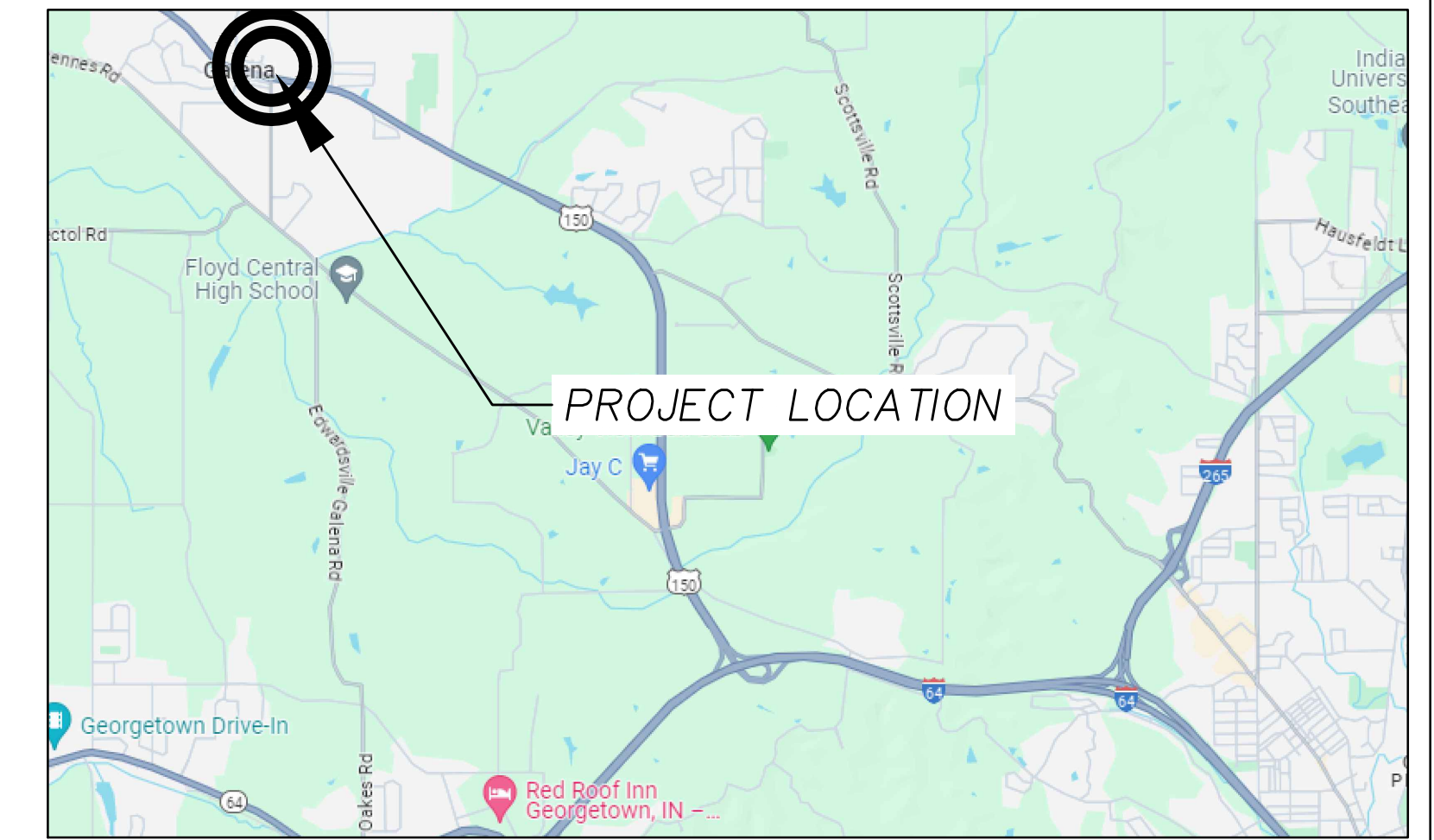
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Koetter Construction

PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.27
MAXIMUM FOOT-CANDLES	8.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	8.15 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.27 / 0.00

QTY.	KEY	FIXTURE NUMBER	MANUFACTURER
3	WALL	2BLTBA2 20L ADP	LITHONIA
2	CLN	PCNYLEDAL01 40K	LITHONIA



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	FROM DISTRICT LINE
	INTERIOR LANDSCAPE AREA (ILA)
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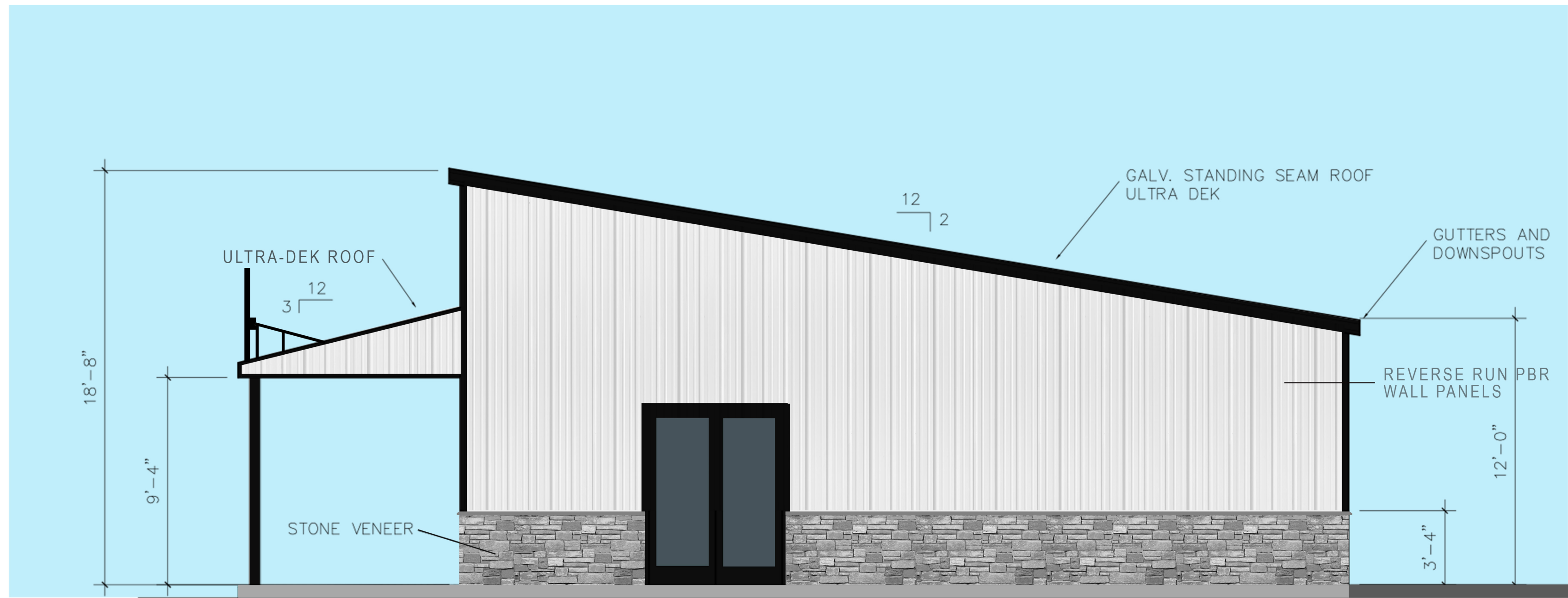
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SHEET #: P1

C:\USERS\TJONES\ONEDRIVE - KOETTER CONSTRUCTION\0 - KRES PROJECTS\CARRS\PHOTOMETRIC\PHOTOMETRIC.DWG PLOTTED ON: April 15, 2024 BY: TOM JONES



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

Drawn	KW
Checked By	
Project No.	
Date	4-11-24
Revisions	
1	
2	
3	
4	
5	
6	
Certified By	

Koetter Construction
 Phone: (812) 923-9873
 Fax: (812) 923-3406
 www.thekoettergroup.com
 7393 Pete Andrus Rd
 Floyds Knobs, IN 47119

PROPOSED NEW BUILDING FOR:
CARR'S BBQ & MARKET
 7010 US-150