

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant _____ 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):
Description of Project:

This is a notice that a public hearing regarding the proposed docket item will be on _____ 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

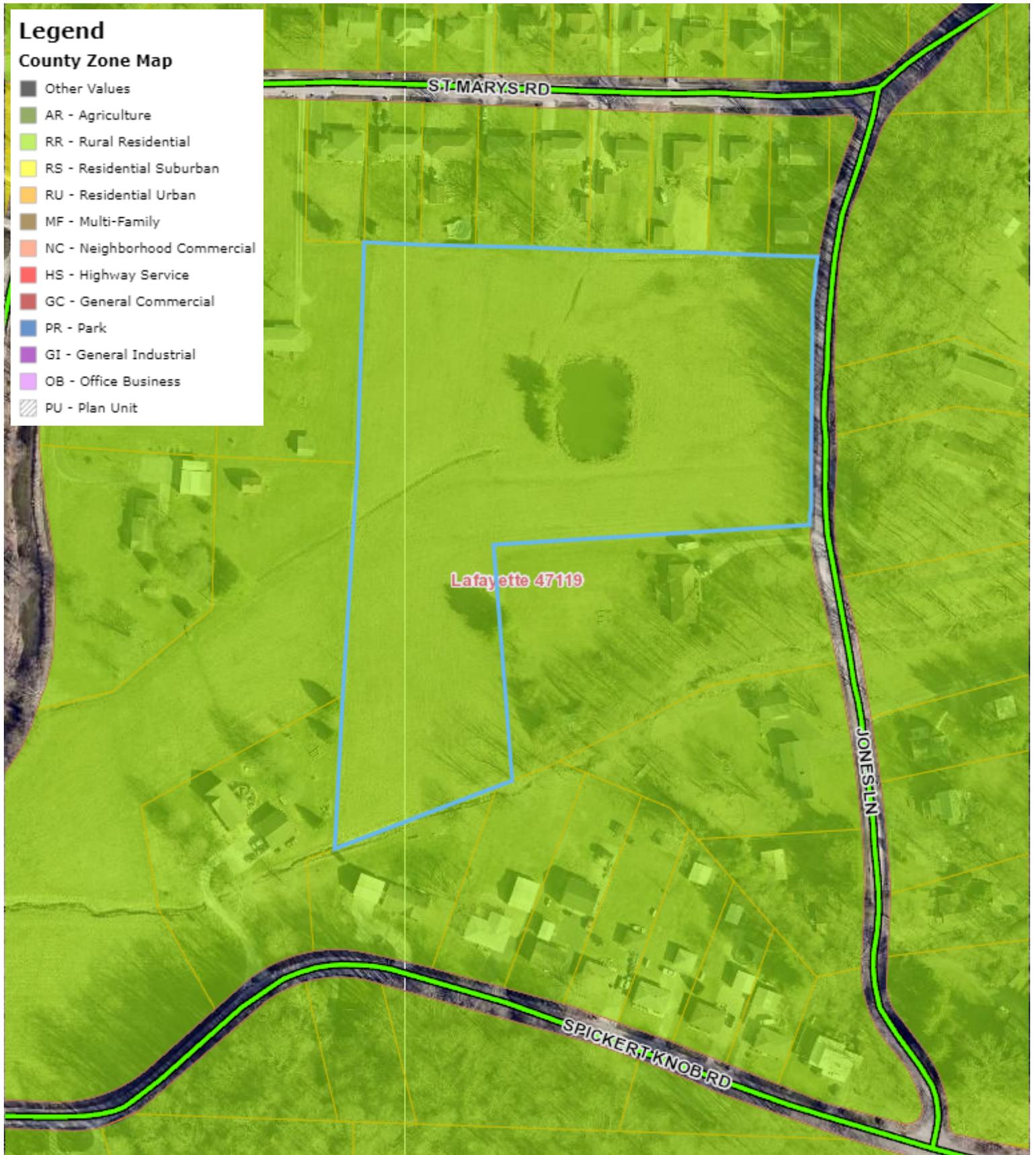
Building@floydcounty.in.gov

Floyd County Government Website www.floydcounty.in.gov

Legend

County Zone Map

- Other Values
- AR - Agriculture
- RR - Rural Residential
- RS - Residential Suburban
- RU - Residential Urban
- MF - Multi-Family
- NC - Neighborhood Commercial
- HS - Highway Service
- GC - General Commercial
- PR - Park
- GI - General Industrial
- OB - Office Business
- PU - Plan Unit



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.



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

Application for Primary Approval of a Subdivision

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. Pre-submission meeting with Building and Development Staff are strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

1. General Information:

Subdivision Name:	
Applicant Address:	
Applicant Phone:	
Applicant Email:	
Applicant Address:	

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:	

Consultant Contact Information:

Consultant Name:	
Consultant Address:	
Consultant Phone Number:	
Consultant Email:	

Applicant's Representative:

Representative Name:	
Representative Address:	
Representative Phone:	
Representative Email:	

2. Site Information:

Parcel ID Number:	
Address of Property/Location:	Jones Lane
Current Use of Property:	
Current Zoning District:	

Subdivision Type:

Administrative Major Conservation

Total Acreage of Subdivision:	
Number of Lots:	
Sanitary Sewer or Septic:	

3. Required Documents:

Required Documents for an **Administrative Subdivision:**

- Plat detailing proposed lot, street, and easement layout meeting all requirements of the Subdivision Control Ordinance
- Deed
- ✓ Affidavit of Ownership (if applicable)
- Approval letter from each utility/public service provider (fire, water, electric, sewer, etc.) If on septic, include Health Department Approvals for each lot.
- \$350.00 Filing fee

Required Documents for a **Major Subdivision:**

- Plat detailing proposed lot. Street, and easement layout meeting all requirements of the Subdivision Control Ordinance
- Deed
- Affidavit of Ownership (if applicable)
- Approval letter from each utility/public service provider (fire, water, electric, sewer, etc.) If on septic, include Health Department Approvals for each lot.
- Proof of permit obtainment or permit application from INDOT, IDNR, ACOE, IDEM, or any other responsible permitting body (if applicable)
- Site plan detailing topography, wetlands, flood hazard areas, steep slopes (those exceeding 16%), and soils
- Preliminary drainage plan detailing proposed storm water infrastructure
- Traffic study (if applicable)
- Geotechnical Report (if applicable)
- Filing fee (\$350.00 plus \$12 per lot)

4. Signature:

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

Name: Samantha Lathus

Signature: Samantha Lathus

Date: 3-29-24

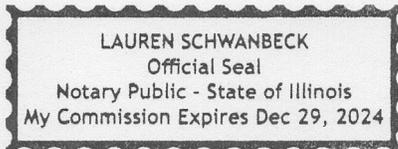
SUBSCRIBED AND SWORN BEFORE ME

THIS 29 DAY OF March 2024.

Lauren Schwanbeck

NOTARY PUBLIC COUNTY OF Will

MY COMMISSION EXPIRES 12/29/24



RESOLUTION OF TRISTATE DEVELOPMENT CORPORATION

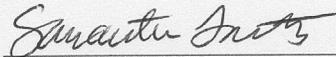
(CERTIFIED COPY)

The undersigned, being all of the Officers entitled to vote upon the action taken, without a meeting, do hereby authorize and consent to the action set forth and incorporated hereunto, and do hereby direct that the resolution herein be filed with and entered upon the records of the Company.

COPY OF RESOLUTION

"RESOLVED, that Samantha Lathus shall be and is hereby authorized and empowered by the Company to act on its behalf in applying and seeking approval of an administrative subdivision on its real estate in Floyd County, Indiana (and to any other lawful act or thing necessary or desirable to effect same) and to bind the Company in such endeavors on said real estate, to carry out the purposes of the Company."

IN WITNESS WHEREOF, I/We have hereunto affixed my/our names as Officer(s) of said Company and have caused signature(s) to be affixed this 17th day of April, 2024.



SIGNATURE

Samantha Lathus
PRINTED NAME



SIGNATURE

Karl Lathus
PRINTED NAME

FLOYD COUNTY
ASSESSOR

Jul/08/2022

E-RECORDED
202207936
FLOYD CO. IN RECORDER
LOIS ENDRIS
07/08/2022 09:23 AM
202207936 Pages: 3
Transaction # 4061874

Parcel No. 22-04-01-700-185.000-006

PERSONAL REPRESENTATIVE'S DEED
(Unsupervised Administration)

By way of this document, Linda Schmidt, in her capacity as the Personal Representative of the Estate of Evelyn Marie Banet (Floyd Circuit Court Case No. 22C01-2008-EU-000197), by virtue of the power given to a personal representative under Indiana law, and for adequate consideration, conveys to Tristate Development Corporation the following described Floyd County, Indiana real estate:

A part of the Southeast quarter of Section 17, Township 2 South, Range 6 East, described as follows:

Commencing at an iron pipe found at the Northeast corner of the Southeast quarter of Section 17, thence S 88° 45' 50"W a distance of 391.56 feet to a point in St. Marys Road, thence S 0° 24' 18"W a distance of 20.00 feet to an iron pin found, thence continuing S 0° 24' 18"W a distance of 180.00 feet to an iron pipe found, the true place of beginning of the tract herein described, thence S 0° 49' 16" E along Jones Lane a distance of 360.41 feet to an iron pin found, thence leaving said road bearing S 84° 39' W a distance of 426.82 feet to an iron pin, thence S 07° 00' E a distance of 287.89 feet to a point in the branch, thence following said branch bearing S 67° 55' 58"W a distance of 260.68 feet to a point, thence leaving said branch bearing N 1° 54' 41"E a distance of 17.00 feet to an iron pin set, thence continuing N 1° 56' 41" E a distance of 772.42 feet to an iron pipe found, now witnessed by an iron pin set, thence S 89° 29' 31" E along the south line of a row of lots a distance of 599.52 feet to the place of beginning, containing 7.12 acres, more or less, but subject to the right of way of Jones Lane.

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

Jul 08 2022 - SC

Jacqueline Werning
AUDITOR FLOYD CO. IND.

This conveyance is made subject to the subject real estate taxes beginning with the installment due November 10, 2022, and all installments due thereafter.

Linda Schmidt attests to the following: Raymond L. Banet, Jr. and Evelyn M. Banet were married continuously from the date they took title, as Husband and Wife, to the subject real estate until Raymond L. Banet, Jr. died on February 10, 2019, a resident of Floyd County, Indiana. And, Evelyn M. Banet and Evelyn Marie Banet are one and the same person.

In confirmation of what is set forth above, Linda Schmidt, in her capacity as the Personal

Representative of the Estate of Evelyn Marie Banet, signs her name:

Date: 7-6-22

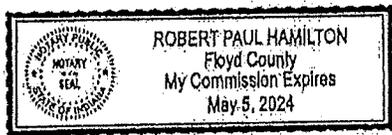
Linda Schmidt, P.R.
Linda Schmidt, Personal Representative

STATE OF INDIANA)

:ss

COUNTY OF FLOYD)

Before me, a Notary Public in and for said State and County, personally appeared LINDA SCHMIDT, in her capacity as PERSONAL REPRESENTATIVE OF THE ESTATE OF EVELYN MARIE BANET, and she acknowledged signing this document, on July 6, 2022.



R. P. Hamilton
Notary Public (Signature)

Address of Property conveyed:

Vacant Land on St. Mary's Road
Floyds Knobs, IN 47119

Mailing Address for Grantor and
Mailing Address for Tax Purposes:

8953 W. Bruns Rd.
Monroe, IL 60449

THIS INSTRUMENT PREPARED BY:

George W. Gesenhues, Jr.
Indiana Attorney No. 7109-22
LORCH NAVILLE WARD LLC
P.O. Box 1343 – 506 State St.
New Albany, IN 47151-1343
(812) 949-1000
ggesenhues@lnwlegal.com

I AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT UNLESS REQUIRED BY LAW. George W. Gesenhues, Jr.

GRAND PRAIRIE ESTATES

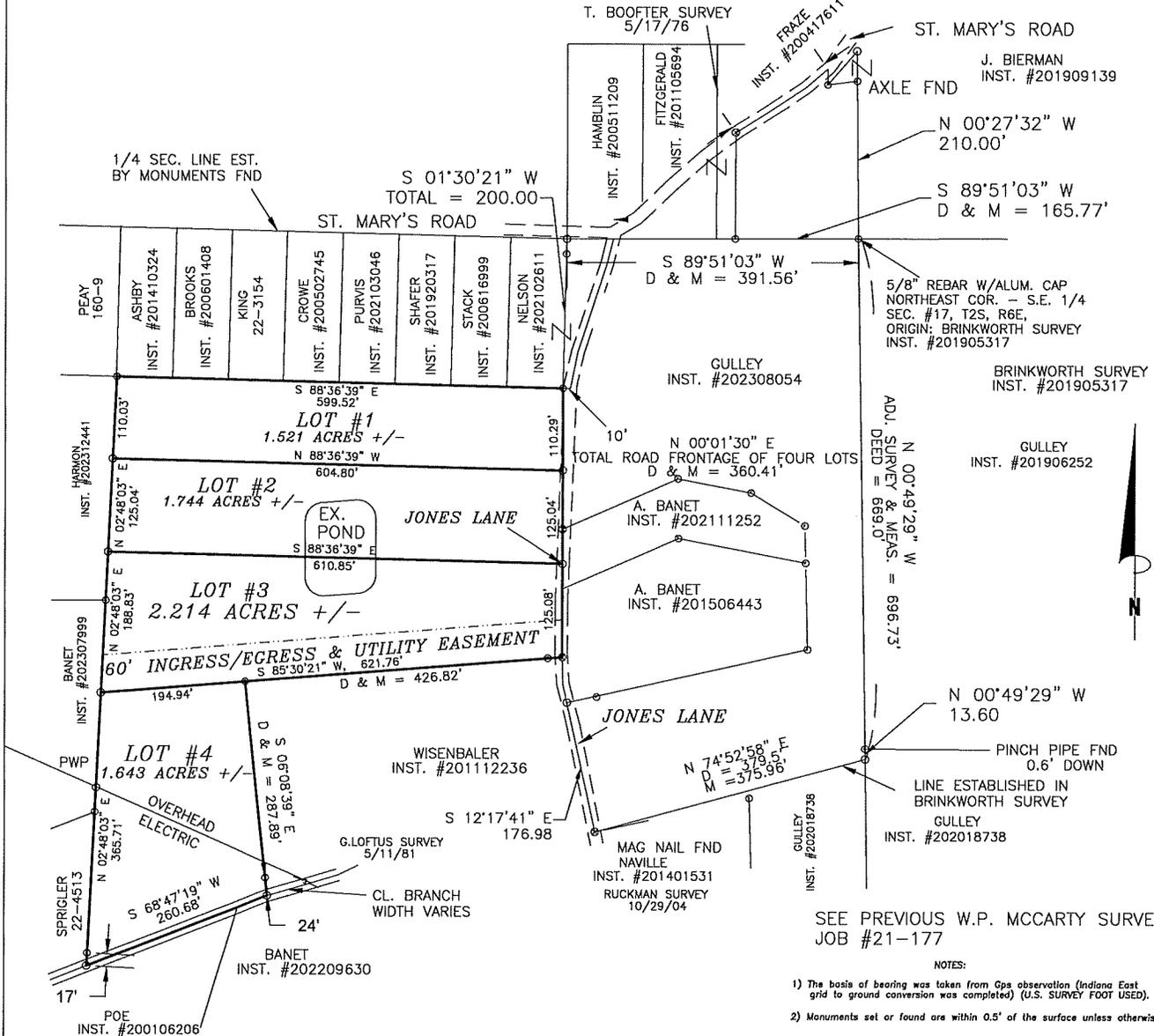
CLIENT: TRISTATE CONTACT: KARL LATHUS
 MINOR SUBDIVISION IN S.E. 1/4 OF SEC. #17, T2S, R6E,
 LAFAYETTE TWP., FLOYD CO., IN.

0 100 200



1" = 100'

NOT ALL UTILITIES OR IMPROVEMENTS SHOWN.
 NEED TO CALL 811 PRIOR TO ANY DIGGING OR CONSTRUCTION.



SEE PREVIOUS W.P. MCCARTY SURVEY
 JOB #21-177

NOTES:

- 1) The basis of bearing was taken from Gps observation (Indiana East grid to ground conversion was completed) (U.S. SURVEY FOOT USED).
- 2) Monuments set or found are within 0.5' of the surface unless otherwise stated.
- 3) This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements of record, Encroachments, restrictive covenants, ownership title evidence, unrecorded easements, appurtenant easements, or other facts on accurate and current title search may disclose.
- 4) This survey is not certified to any future transactions or change in title.
- 5) No utilities were located on this survey, unless noted.
- 6) This survey is considered "Pro Forma", unless it is signed under the certification.
- 7) Building lines or setbacks are not shown and structures may exist within this area.
- 8) The origin of monuments is unknown, unless stated on this plat.
- 9) No Improvements or easements shown. Title search needs completed.

LEGEND

- = CALC. POINT
 - ⊗ = MAG NAIL FOUND
 - X = 6' WOOD FENCE
 - M = MEASURED DISTANCE
 - = 5/8" REBAR SET (INST. #20000231)
 - D = DEED DISTANCE
 - ⊕ = 5/8 OR 1/2" REBAR OR PIPE FOUND OR AS LABELED
- FIELD WORK DONE ON 11/28/23, 1/17/24, & 1/30/24
 BASIS OF BEARING: GPS OBSERVATION - IN. EAST ZONE DEED BEARINGS ROTATED TO G.P.S.
 ○ = CALC. POINT

CERTIFICATION OF SURVEY

I hereby certify that the plat shown hereon represents a survey completed under my direct supervision on February 22, 2024.



WILLIAM P. MCCARTY L.S.
 6200 PIONEER TRAIL
 GEORGETOWN, INDIANA
 EMAIL: MCCARTY.WP@GMAIL.COM
 Cell (812) 525-1931

SCALE: 1" = 100'	DRAWN BY: BM	CHECKED BY:
DATE: 2/22/24	JOB NO: 24-103	
FOR: KARL LATHUS		
PROFORMA SUBDIVISION PLAT IN SEC. #17, T2S, R6E, LAFAYETTE TWP., FLOYD CO., IN.	DRAWING NO: 1 of 1	

I affirm, under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law (William P. McCarty).

CERTIFIED BY _____ DATE _____

GRAND PRAIRIE ESTATES

CLIENT: TRISTATE CONTACT: KARL LATHUS
 MINOR SUBDIVISION IN S.E. 1/4 OF SEC. #17, T2S, R6E,
 LAFAYETTE TWP., FLOYD CO., IN.



NOT ALL UTILITIES OR IMPROVEMENTS SHOWN.
 NEED TO CALL 811 PRIOR TO ANY DIGGING OR CONSTRUCTION.



SEE PREVIOUS W.P. MCCARTY SURVEY
 JOB #21-177

NOTES:

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- 2) Monuments set or found are within 0.5" of the surface unless otherwise stated.
- 3) This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements of record, Encumbrances, restrictive covenants, ownership title evidence, unrecorded easements, appurtenant easements, or other facts an accurate and current title search may disclose.
- 4) This survey is not certified to any future transactions or change in title.
- 5) No utilities were located on this survey, unless noted.
- 6) This survey is considered "Pro Forma", unless it is signed under the certification.
- 7) Building lines or setbacks are not shown and structures may exist within this area.
- 8) The origin of monuments is unknown, unless stated on this plot.
- 9) No improvements or easements shown. Title search needs completed.

LEGEND

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- FIELD WORK DONE ON 11/28/23, 1/17/24, & 1/30/24
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WILLIAM P. MCCARTY L.S.
 6200 PIONEER TRAIL
 GEORGETOWN, INDIANA
 EMAIL: MCCARTY.WP@GMAIL.COM
 Cell (812) 525-1931

SCALE: 1" = 100' DRAWN BY: BM CHECKED BY:
 DATE: 2/22/24 JOB NO: 24-103

FOR: KARL LATHUS PROFORMA SUBDIVISION PLAT IN SEC. #17, T2S, R6E, LAFAYETTE TWP., FLOYD CO., IN. DRAWING NO: 1 of 1

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (William P. McCarty).
 CERTIFIED BY DATE

April 5, 2024

Tristate Properties
P.O. Box 1067
Frankfort IL 60423

RE: Jones Lane, in Floyds Knobs, Indiana, Proposed 4 lots subdivision
APN# 22-04-01-700-185.000-006

Dear Samantha Lathus,

Duke Energy does have single phase electrical facilities available in the area of Jones Lane, in Floyds Knobs, Indiana for the proposed project to divide parcel into 4 new lots. We can provide your project with electrical service upon proper application, necessary construction requirements met, utility easements obtained, electrical inspection and payment should any costs be involved for a line extension.

Duke Energy will provide electric service to the above location with our general schedule, rates, terms, and conditions as filed with and approved by the IURC. As part of the condition, Duke Energy reserves the right to determine the routes of its lines and services. Duke Energy also reserves the right to determine the location of all delivery points and meter locations.

This letter is only to confirm we have facilities in the area to serve this development and not an acceptance or approval of any preliminary plans received. Should the project proceed, please contact our service installation center at 1-800-774-0246 to schedule an appointment with one of our engineers to discuss possible designs for service and requirements.

If you have any questions concerning our terms and conditions or require additional information, you can contact me at (812) 914-2417.

Sincerely,
Todd Donahue
Duke Energy, Engineering Technologist II



HIGHLANDER FIRE PROTECTION DISTRICT

4002 Scottsville Road • P.O. Box 51 • Floyds Knobs, IN 47119

Telephone: (812) 923-8003

Fax: (812) 923-1961

Website: www.ltvfd.org

Date: April 4, 2024
To: Floyd County Plan Commission
RE: Grand Prairie Estates
Karl Lathus
P.O. Box 1067
Frankfort, IL 60423

Based on the survey provided that is attached (Job No: 24-103 William P. McCarty L.S.) this area of response is within the Box Alarm System which means not only the agency covering that area responds but also the closest agency on all alarms and incidents. The Highlander Fire Protection District has reviewed the survey labeled Grand Prairie Estates showing approximately 4 lots, 3 with road frontage on Jones Lane with the 4th having ingress and egress access on Jones Lane. Highlander Fire Protection District will be the primary service provider for this area with the secondary provider being New Albany City Fire Department and Georgetown Township Fire Protection District. However, we ask that Plan Commission require Karl Lathus or the developer for Grand Prairie Estates and/or their designate adhere to the following stipulations:

1. Existing fire hydrants offer adequate water supply and are within range to provide coverage for the 4 lots.
2. The property owner, builder, developer and/or their designate agree to consult the Highlander Fire Department on any changes that might arise during the construction of said subdivision lots and homes including but not limited to gated driveways, islands, bridges, approach and departure angles, cul-de-sacs, etc.

Best Regards,

Jeremy L. Klein

Floyds Knobs Water Company, Inc.
4780 Paoli Pike Floyds Knobs, IN 47119

April 17, 2024

Tristate Properties
Samantha Lathus,

To Whom It Concerns,

Floyds Knobs Water Company acknowledges the four (4) Lots on Jones Lane to be in our geographical area. FKWC will provide water service for the four residential customers with 5/8" X 3/4" meters in two dual meter sets on the adjoining property lines. Assuming all engineering issues are adequately addressed and resolved.

Danny Standiford

Manager Floyds Knobs Water Co.

812-923-9040

Archie Sauerheber, Consulting Soil Scientist, IRSS #80

2385 S Gethsemane Rd NW

Corydon, IN 47112

812-267-2749

24-04

RECEIVED
01/16/24

This report is for informational purposes only. The appropriate government agency will determine the suitability, type, and size of a septic system installed at this site.

Date: January 16, 2024

Prepared For: Tristate Development, Tract 1

Property Address: Jones Lane Floyds Knobs, IN 47119

Client Mailing Address: PO Box 1056 Frankfort, IL 60423

Phone: 708-968-4515

Email: support@tristateproperties.org

Current Land Use: Grass Lot

Primary Pit 1 Latitude: 38.33797

Longitude: -85.86765

County: Floyd

Civil Township: Lafayette

Legal Land Description: 22-04-01-700-185.000-006

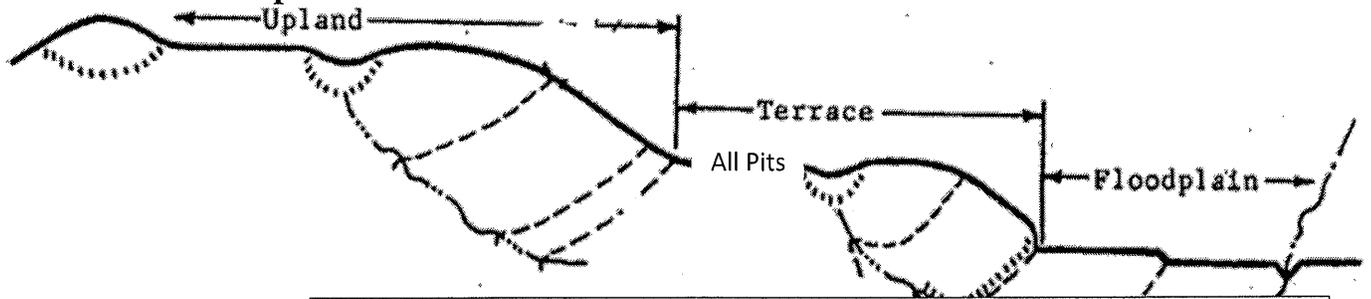
Parcel #: 1/2 SE 1/4; 17-2-6

General Comments: New Construction. 3-4 Bedroom Home.

Mapped Soil Series: Stendal



General Landscape Position of Site:



Site Map:

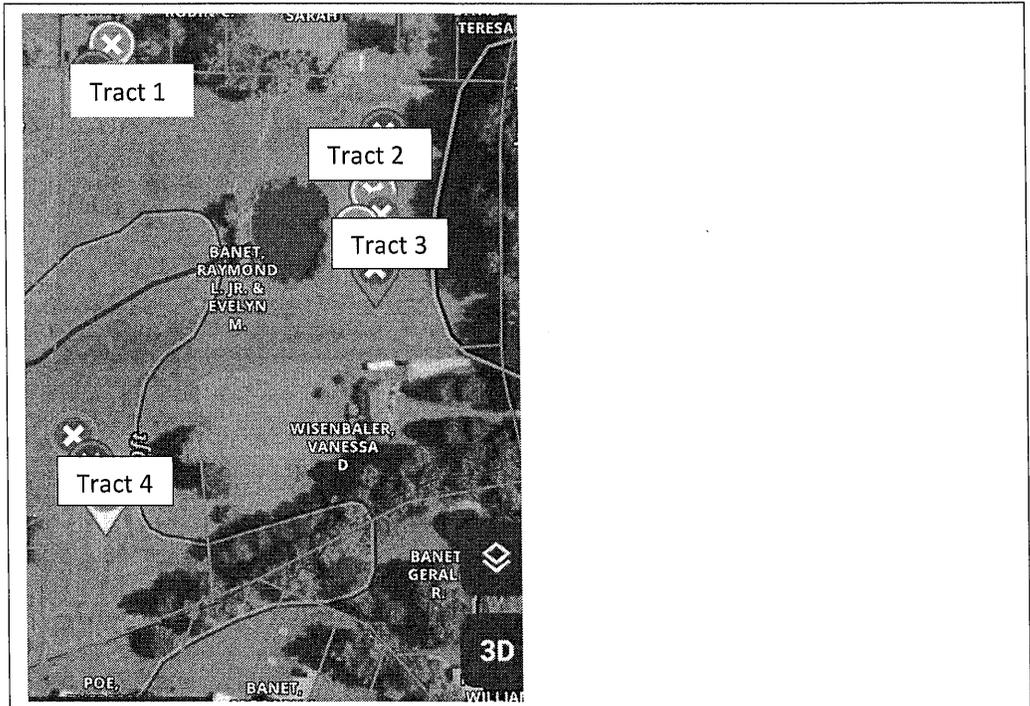
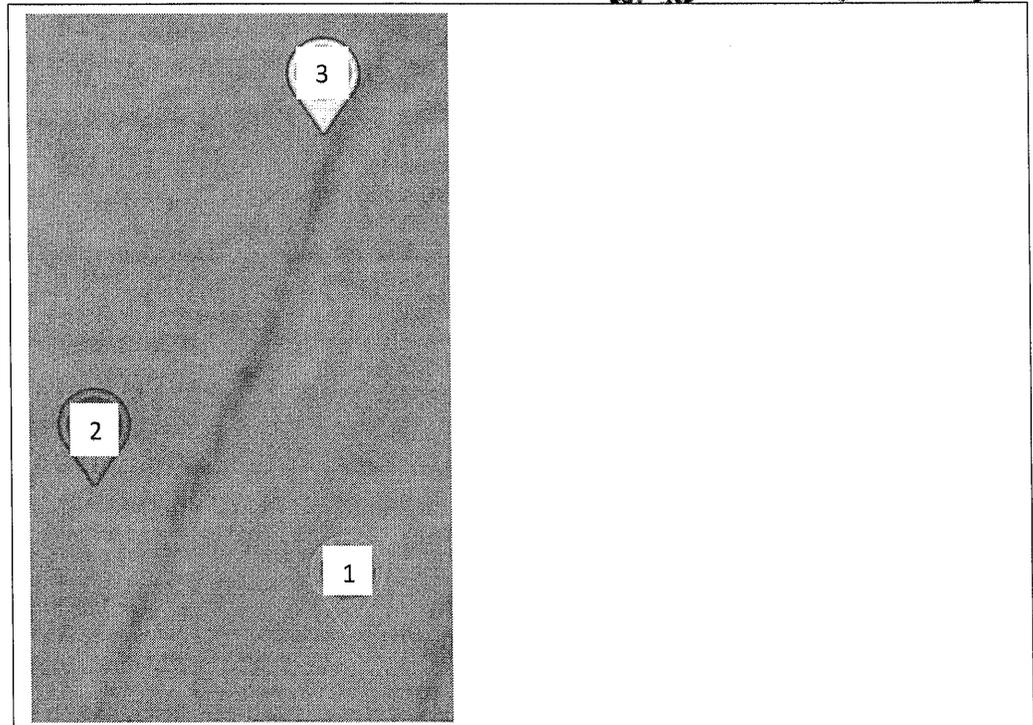
Notes:

Slope is to the West.

1 to 2 is 45 ft.

1 to 3 is 80 ft.

Some pits on each tract exhibited an appreciable amount of free water in the test pits. Any future excavation should be done with caution to avoid sidewall collapse. Additional soil testing after firm home plans are made would be very advisable.



Archie Sauerheber, Consulting Soil Scientist, IRSS #80

2385 S Gethsemane Rd NW

Corydon, IN 47112

812-267-2749

24-05

RECEIVED
Ruffalo

This report is for informational purposes only. The appropriate government agency will determine the suitability, type, and size of a septic system installed at this site.

Date: January 16, 2024

Prepared For: Tristate Development, Tract 2

Property Address: Jones Lane Floyds Knobs, IN 47119

Client Mailing Address: PO Box 1056 Frankfort, IL 60423

Phone: 708-968-4515

Email: support@tristateproperties.org

Current Land Use: Grass Lot

Primary Pit 1 Latitude: 38.3377

Longitude: -85.86656

County: Floyd

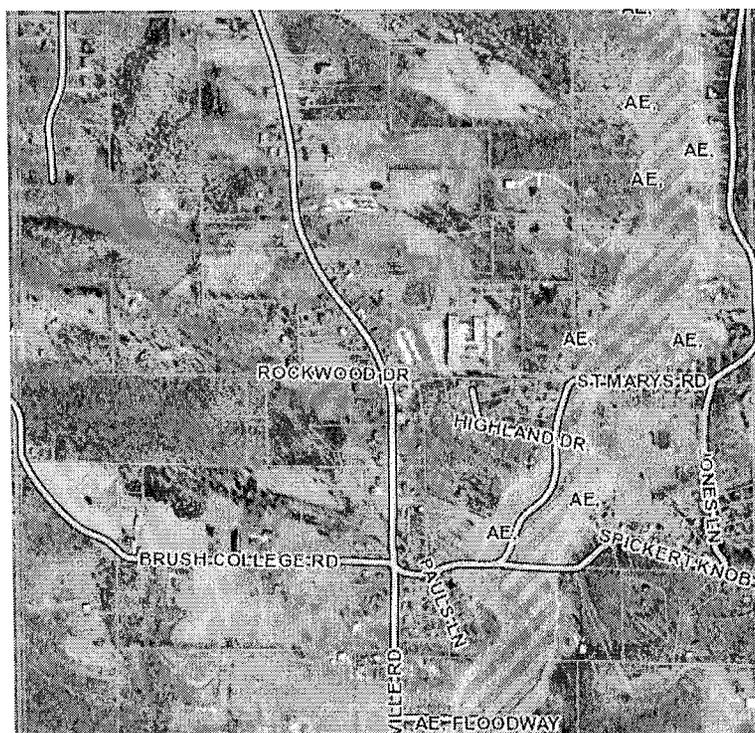
Civil Township: Lafayette

Legal Land Description: 22-04-01-700-185.000-006

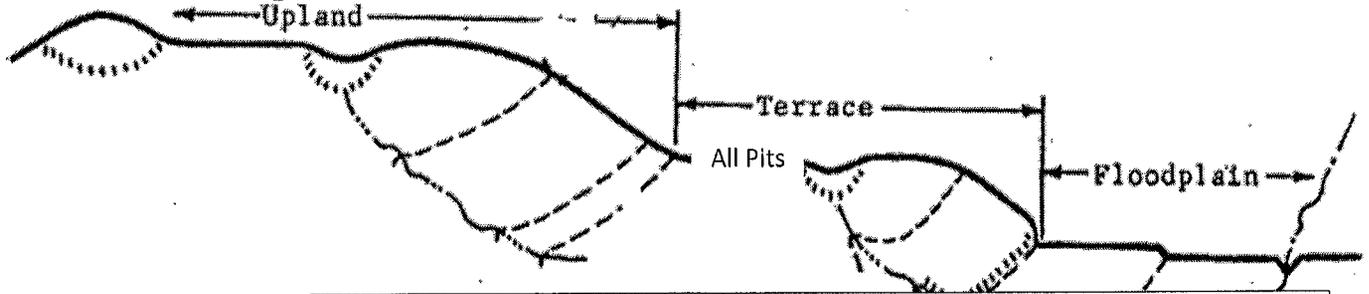
Parcel #: 1/2 SE 1/4; 17-2-6

General Comments: New Construction. 3-4 Bedroom Home.

Mapped Soil Series: Stendal



General Landscape Position of Site:



Site Map:

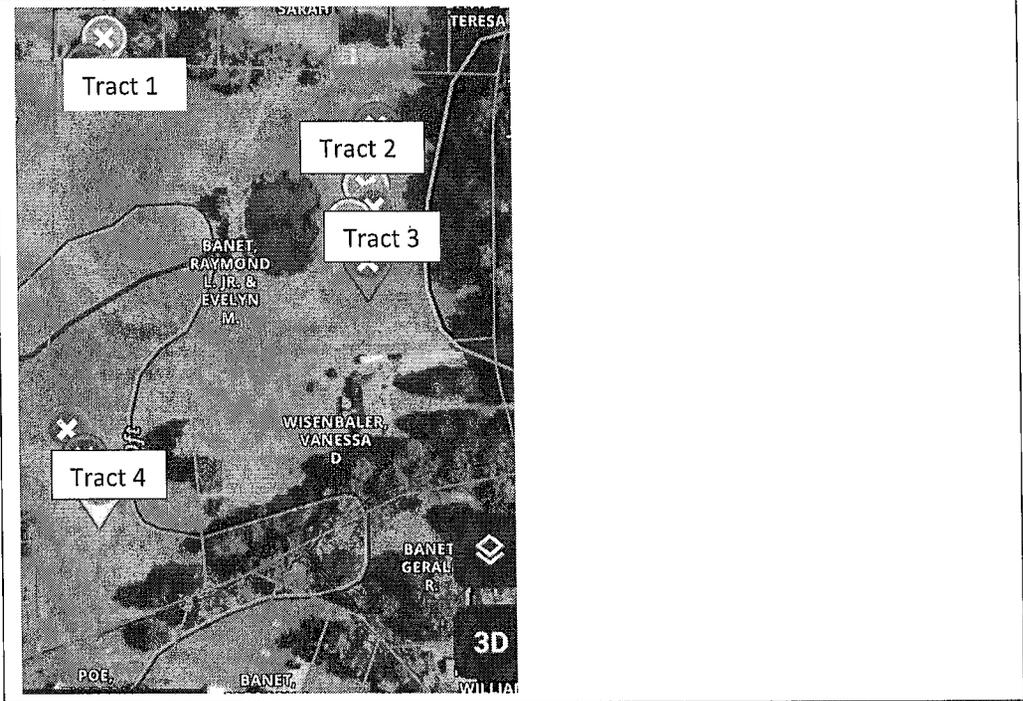
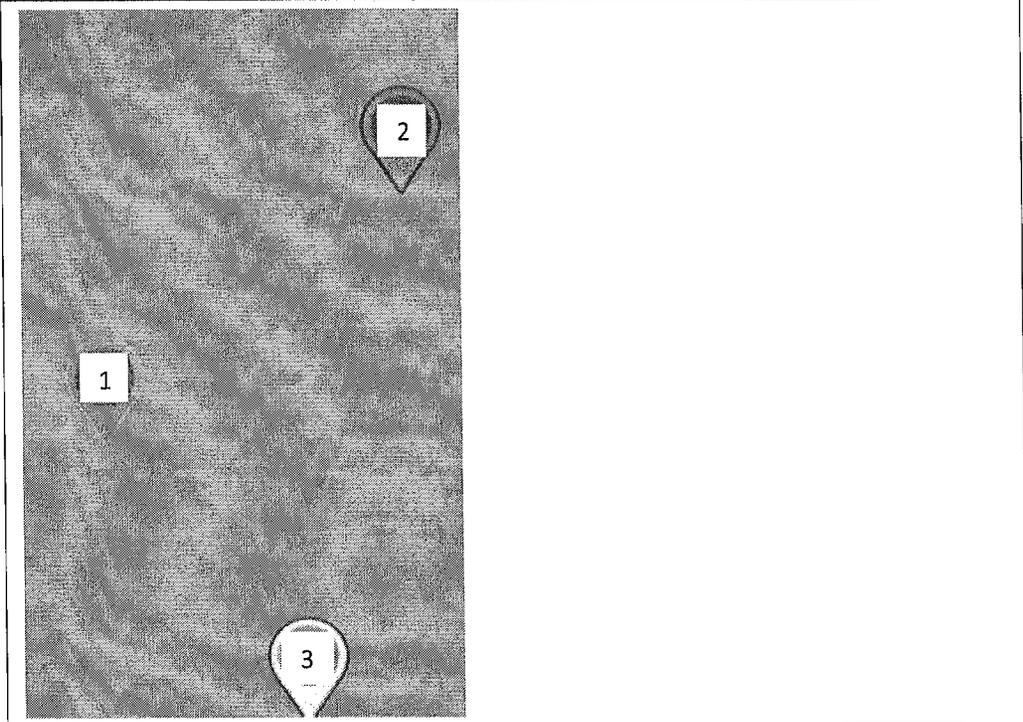
Notes:

Slope is to the West.

1 to 2 is 40 ft.

1 to 3 is 80 ft.

Some pits on each tract exhibited an appreciable amount of free water in the test pits. Any future excavation should be done with caution to avoid sidewall collapse. Additional soil testing after firm home plans are made would be very advisable.



Archie Sauerheber, Consulting Soil Scientist, IRSS #80

2385 S Gethsemane Rd NW

Corydon, IN 47112

812-267-2749

24-06

RECEIVED
01/16/24

This report is for informational purposes only. The appropriate government agency will determine the suitability, type, and size of a septic system installed at this site.

Date: January 16, 2024

Prepared For: Tristate Development, Tract 3

Property Address: Jones Lane Floyds Knobs, IN 47119

Client Mailing Address: PO Box 1056 Frankfort, IL 60423

Phone: 708-968-4515

Email: support@tristateproperties.org

Current Land Use: Grass Lot

Primary Pit 1 Latitude: 38.3375

Longitude: -85.86641

County: Floyd

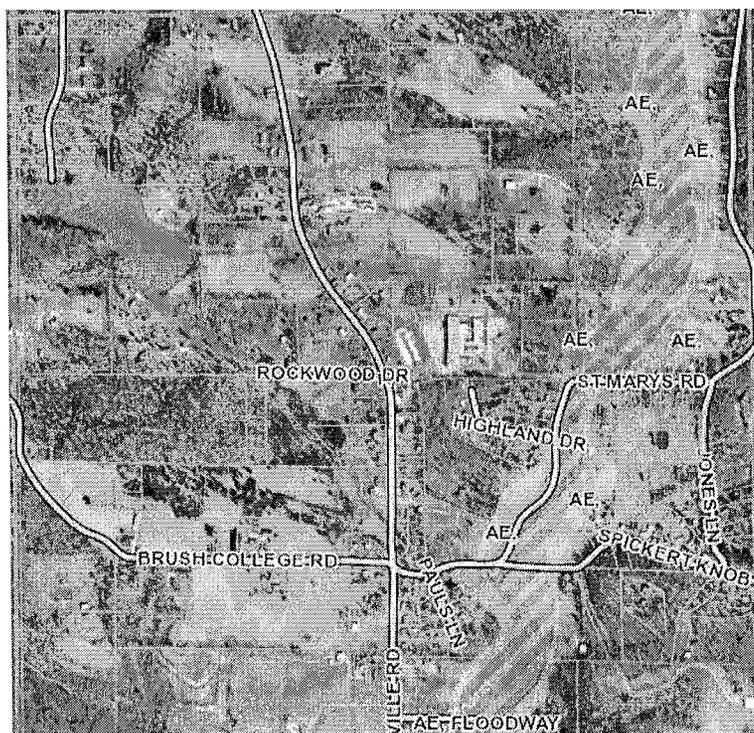
Civil Township: Lafayette

Legal Land Description: 22-04-01-700-185.000-006

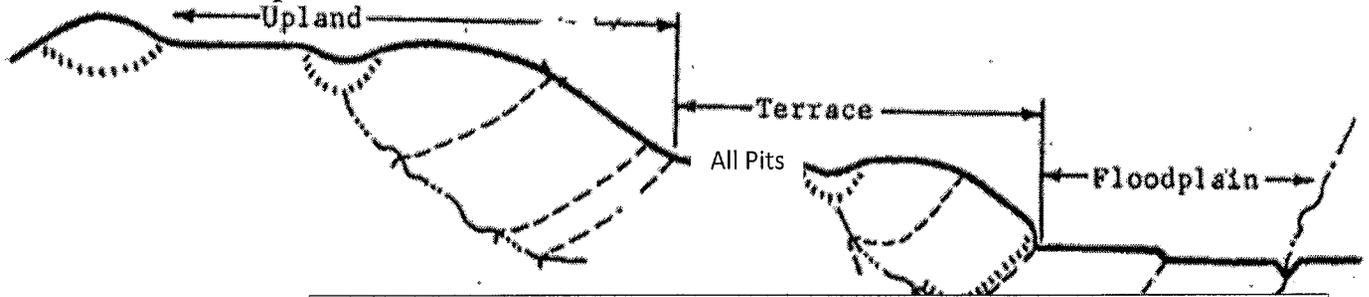
Parcel #: 1/2 SE 1/4; 17-2-6

General Comments: New Construction. 3-4 Bedroom Home.

Mapped Soil Series: Stendal



General Landscape Position of Site:



Site Map:

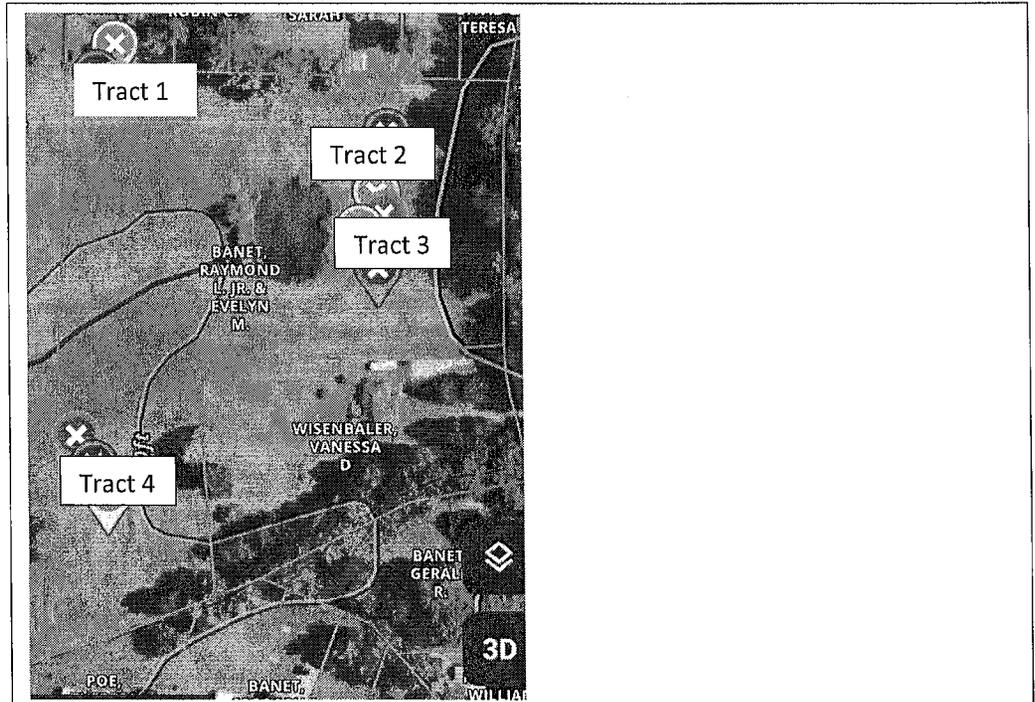
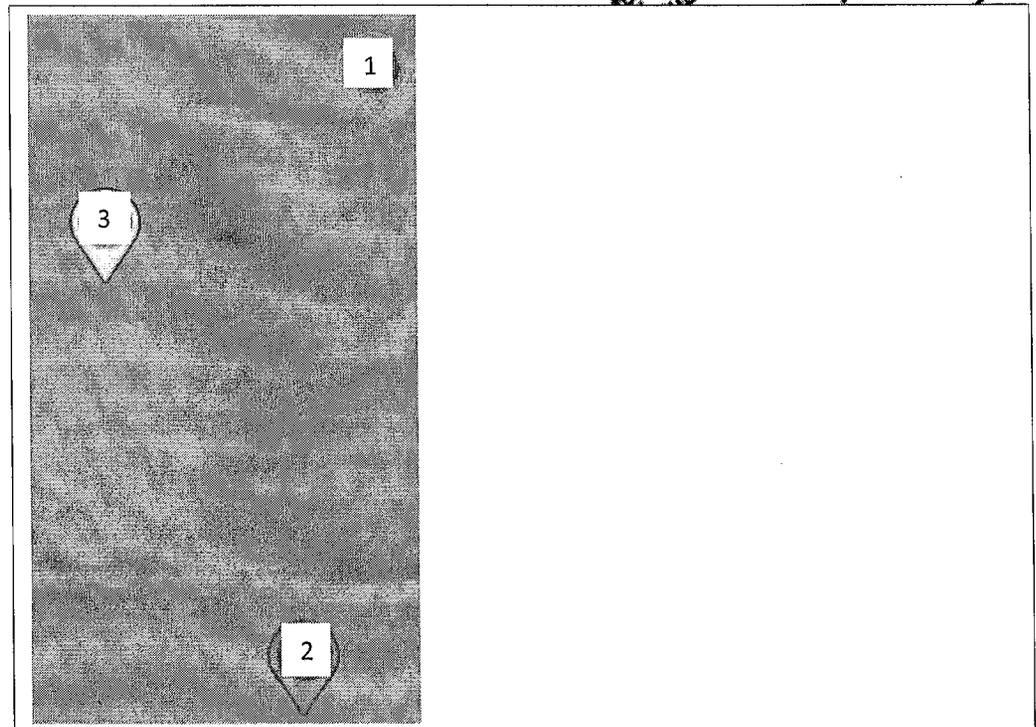
Notes:

Slope is to the West.

1 to 2 is 60 ft.

1 to 3 is 36 ft.

Some pits on each tract exhibited an appreciable amount of free water in the test pits. Any future excavation should be done with caution to avoid sidewall collapse. Additional soil testing after firm home plans are made would be very advisable.



Archie Sauerheber, Consulting Soil Scientist, IRSS #80

2385 S Gethsemane Rd NW

Corydon, IN 47112

812-267-2749

24-07
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01/16/24

This report is for informational purposes only. The appropriate government agency will determine the suitability, type, and size of a septic system installed at this site.

Date: January 16, 2024

Prepared For: Tristate Development, Tract 4

Property Address: Jones Lane Floyds Knobs, IN 47119

Client Mailing Address: PO Box 1056 Frankfort, IL 60423

Phone: 708-968-4515

Email: support@tristateproperties.org

Current Land Use: Grass Lot

Primary Pit 1 Latitude: 38.3367

Longitude: -85.86786

County: Floyd

Civil Township: Lafayette

Legal Land Description: 22-04-01-700-185.000-006

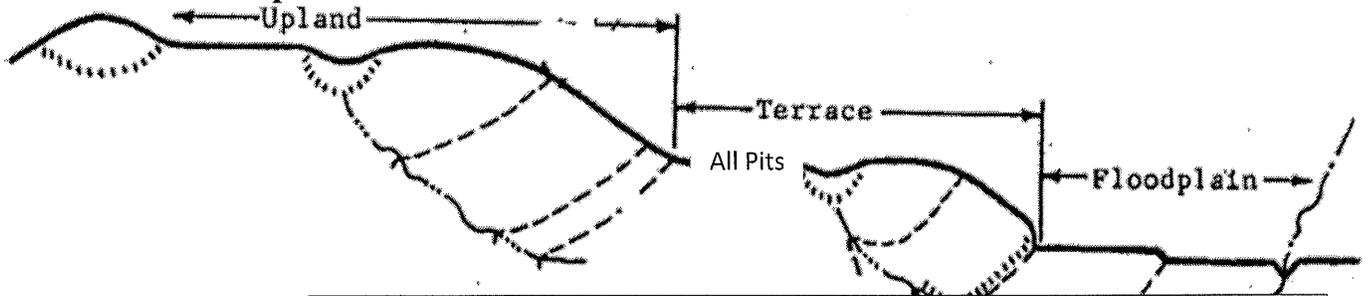
Parcel #: 1/2 SE 1/4; 17-2-6

General Comments: New Construction. 3-4 Bedroom Home.

Mapped Soil Series: Stendal



General Landscape Position of Site:



Site Map:

Notes:

Slope is to the West.

1 to 2 is 50 ft.

1 to 3 is 50 ft.

Some pits on each tract exhibited an appreciable amount of free water in the test pits. Any future excavation should be done with caution to avoid sidewall collapse. Additional soil testing after firm home plans are made would be very advisable.

