



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

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:	Replat of Lot 233, Legacy Springs Subdivision, Section One
Applicant Address:	JS & Associates, LLC
Applicant Phone:	502-639-0115
Applicant Email:	jasennjr@aol.com
Applicant Address:	5512 Scottsville-Navilleton Rd, Floyds Knobs

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:	Same as applicant
Owner Address:	
Owner Phone:	
Owner Email:	

Consultant Contact Information:

Consultant Name:	Jason M. Copperwaite
Consultant Address	1000 Bell Lane, New Albany, IN 47150
Consultant Phone Number:	812-738-4124
Consultant Email:	jcopperwaite@ppa-eng.com

Applicant's Representative:

Representative Name:	James Senn
Representative Address	5512 Scottsville-Navilleton Rd, Floyds Knobs
Representative Phone:	502-639-0115
Representative Email:	jasennjr@aol.com

2. Site Information:

Parcel ID Number:	22-02-00-900-042.013-002
Address of Property/Location:	1105 Beechwood Drive, Lanesville, IN 47136
Current Use of Property:	Vacant Lot
Current Zoning District:	AR

Subdivision Type:

Administrative ☒ Major ☐ Conservation ☐

Total Acreage of Subdivision:	0.762
Number of Lots:	1
Sanitary Sewer or Septic:	Sewer

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)**

Required Documents for a **Conservation Subdivision**:

Please note: the below are required in addition to the above major subdivision requirements

Pre-Application:

- ☐ Application (Including Conservation Worksheet)
- ☐ Conceptual Site Plan on most current aerial map and a topographic map scaled 1"=100'. Each map shall illustrate the following:
 - o Conceptual Open Space areas (Hatched areas)
 - o Conceptual roadways
 - o Conceptual lot layout
 - o Conceptual drainage facilities
 - o Conceptual public recreational space
- ☐ Utility and Service Providers listed
- ☐ Adjoining Property Owner list (one (1) property deep)
- ☐ Vesting Deed or Affidavit from Owner
- ☐ Driving Directions to Site

Final-Application:

- ☐ Application (Including Conservation Worksheet)
- ☐ Proposed Plat on most current aerial map scaled 1"=100'. Plat shall illustrate the following:
 - o Conceptual Open Space areas (Hatched areas)
 - o Conceptual roadways
 - o Conceptual lot layout
 - o Conceptual drainage facilities
 - o Conceptual recreational facilities
- ☐ Technical Review Committee Report
- ☐ Plat Review Committee Report
- ☐ Traffic Study
- ☐ Drainage Report
- ☐ Utility and Service Providers letters (including additional sanitary sewer documentation)
- ☐ Adjoining Property Owners list (Two (2) property deep)
- ☐ Draft Restrictions and Covenants
- ☐ Vesting Deed or Affidavit from Owner
- ☐ Driving Directions to Site
- ☐ Any Supporting Documentation
- ☐ Any Proposed Written Commitments
- ☐ Open Space Acceptance Documentation

4. Signature:

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

Name: James A. Senn Jr.

Signature: James A. Senn Jr.

Date: 11-5-25

SUBSCRIBED AND SWORN BEFORE ME

THIS 5th DAY OF November, 2025.

Jolaunda R. Stiles

NOTARY PUBLIC COUNTY OF Harrison

MY COMMISSION EXPIRES 4-26-2031



APPROVED BY THE FLOYD COUNTY PLAN COMMISSION

THIS _____ DAY OF _____

PRESIDENT

ATTEST

APPROVED BY FLOYD COUNTY COMMISSIONERS

THIS _____ DAY OF _____ 20____

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST:

FLOYD COUNTY AUDITOR

ROGER SHOEMAKER &
REBECCA SHOEMAKER
INST. 202206631

THIS _____ DAY OF _____, 20_____

RECORDED, FLOYD COUNTY, INDIANA

THIS _____ DAY OF _____, 20____

AUDITOR, FLOYD COUNTY, INDIANA

State of Indiana)
 ss:
County of Floyd)

Before me, the undersigned notary public in and for the
County
and State, personally appeared: James Senn and each separately
and severally acknowledge the execution of the foregoing
instrument as his or her voluntary act and deed, for the
purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____,
20____.

NOTARY PUBLIC: _____

PRINTED:

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

The seal is circular with a double-lined border. The outer ring contains the text "JASON M. COPPERWAITE" at the top and "LAND SURVEYOR" at the bottom, separated by dots. The inner circle contains the word "REGISTERED" at the top, the number "No. 20200046" in the center, and "STATE OF INDIANA" at the bottom, also separated by dots.

I, JASON M. COPPERWAITE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN THIS PLAT, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, AND MATERIALS ARE ACCURATELY SHOWN AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS SURVEY REVEALED BY THE SURVEY RECORDED IN THE FLOYD COUNTY CLERK'S OFFICE. I HEREBY AFFIRM THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

JASON M. COPPERWAITE
INDIANA REGISTRATION NUMBER 20200046

Curve Table				
CURVE #	ARC	RADIUS	BEARING	CHORD
C1	125.66°	80.00'	N44°08'51"E	113.14'

Line Table		
Line #	Direction	Length
L1	N54°11'22"E	9.15'
L2	N00°51'09"W	11.15'
L3	N89°08'51"E	31.27'
L4	S71°51'20"E	64.76'

LOT #233
0.762 AC. M/L
33,173 SQ. FT.

Boundaries:
 North: N89°08'51"E 180.00'
 East: S00°51'09"E 140.00'
 South: S89°08'51"W 120.00'
 West: N00°51'09"W 200.00'

Easements:
 7.5' DRAINAGE & UTILITY EASEMENT (West)
 20' DRAINAGE & UTILITY EASEMENT (North)
 30' DRAINAGE EASEMENT (North-East)
 EXISTING 30' DRAINAGE EASEMENT VACATED BY THIS PLAT
 25' FRONT B/L (South)
 15' DRAINAGE & UTILITY EASEMENT (South-East)

Curved Boundary Details:
 LC = 84.85'
 S44°08'51"W
 ARC = 94.25'
 R = 60.00'

Adjacent Lots and Owners:
 LOT #228: KENNETH WOOLSEY & MELODY WOOLSEY, INST. 202105453
 LOT #229: TRISTIAN STRONGER & SIERRA STRONGER, INST. 201818854
 LOT #232: EDUARDO PEREZ, DIANA K. PEREZ, & SHIRLEY LINZAY, INST. 201711291
 LOT #234: ROBERT BOWMAN & AMY BOWMAN, INST. 201800079

Other Information:
 LEGACY SPRINGS SUBDIVISION, SECTION ONE, PLAT #1343
 BEECHWOOD DRIVE

Curve To		
CURVE #	ARC	RADIUS
C1	125.66'	80.00'

Line #	
L1	
L2	
L3	

SUBDIVISION RE-PLAT
J S & ASSOCIATES, LLC
LEGACY SPRINGS, SECTION ONE
RE-PLAT OF LOT #233
LANESVILLE, IN

1000 BELL LANE
NEW ALBANY, IN 47150
TEL: (812) 738-4124
FAX: (812) 738-6740



Date: 11/06/2025

Drafted By: JMC

Checked By: DAS

Directory:

File: 10367-REPLAT-2.

Job No.: 05-10367

Drawing No.

1 OF 1



Edwardsville Water Corporation

545 Maplewood Blvd, Georgetown, Indiana 47122
www.EdwardsvilleWater.com

Phone: 812-948-0900

Fax: 812-941-9114

November 26, 2013

To Whom It May Concern:

Edwardsville Water Corporation has an ample supply of water and facilities to serve the development known as West Oaks II.

If you have any questions or concerns, you may contact me directly at 812-948-0900.

Sincerely,
David Wright
David Wright
Utility Manager

11/27/2013



David J. Book
Frontier Communications Inc.
121 South Capitol Ave.,
Corydon, IN 47112

James A., Jr. & Carol S. Senn
5512 Scottsville-Navellton Road
Floyds Knobs, IN 47119

Dear Mr. & Mrs. Senn;

I have been contacted by Jason Copperwaite from Paul Primavera & Associates to provide a letter concerning the provision of local phone service to a new development named Westoaks Subdivision Section Two. The information provided indicates this subdivision is located within the Lanesville exchange boundaries. Frontier is the local phone provider for this area and has adequate facilities on Old Salem Road to serve this new development, but is not obligated to cable this new development unless the developer accepts the charges for cable placement. An estimate could be provided upon your request.

Sincerely,

A handwritten signature in cursive script that reads "D. J. Book".

David J. Book
SPEC Engineer OSP Engineering
Frontier Communications Inc.



November 27, 2013

Jason M. Copperwaite, P.E., R.L.S.
Paul Primavera & Associates
301 E. Chestnut Street
Corydon, Indiana 47112

Ref. West Oaks II Subdivision Sanitary Sewer

Mr. Copperwaite,

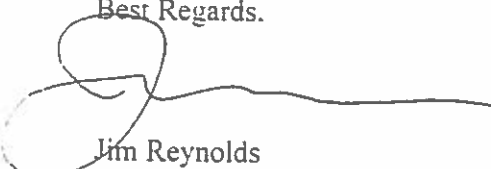
The Georgetown Water Reclamation Facility is well below the threshold capacity at the present time and has sufficient capacity to handle current and the future sanitary sewer flows being proposed by the West Oaks II Subdivision. Once the sewer plans for the new development are approved by the Town of Georgetown's engineer, sewer credits would be provided.

As the sanitary sewer provider, the Town verifies the following information:

- a. Present average daily flow is 0.238 MGD, representing 68% of actual flow design.
- b. There are no IDEM violations.
- c. The estimated amount of daily usage agreed to serve proposed developments is 0.026 MGD.
- d. The estimated daily use for your proposed development is 0.02914 MDG.

If I can be of further assistance please contact me. The Town looks forward to serving your proposed development's sanitary sewer needs.

Best Regards,



Jim Reynolds
Public Works Director
812-951-3800
jimmy.reynolds@georgetown.in.gov

David J. Ruckman Co.

SURVEYORS, PLANNERS, CONSULTANTS
4259 STONE MOUNTAIN ROAD
NEW ALBANY, INDIANA 47150
(812) 949-8354 (812) 941-9432 fax

FAX TRANSMISSION COVER SHEET

TO: JASON COPPERWAITE
COMPANY: PP
FAX NUMBER: 738-6740
FROM: DR
DATE: 9/7/05
TOTAL PAGES INCLUDING COVER: _____
RE: UTILITY LETTER - EDWARDSVILLE WATER
☐ URGENT **☒ FOR REVIEW** **☐ PLEASE REPLY**

WEST OAKS II

Copy to
Don
Steve T.

10367

EDWARDSVILLE WATER CORPORATION

545 Maplewood Blvd
Georgetown, IN 47122
FAX (812) 941-9114 PHONE (812) 948-0900

September 7, 2005

To Whom It May Concern:

Edwardsville Water Corporation has a sufficient supply of water to serve West Oaks Section II. This has been facilitated by the fact that DSD Development LLC has agreed to install a 12 inch water main connecting this development to our main trunk line.



David Wright
Utility Manager

David J. Ruckman Co.

**SURVEYORS, PLANNERS, CONSULTANTS
4259 STONE MOUNTAIN ROAD
NEW ALBANY, INDIANA 47150
(812) 949-8354 (812) 941-9432 fax**

FAX TRANSMISSION COVER SHEET

TO: JASON C.

COMPANY:

FAX NUMBER: 812-738-6740

FROM: DAVID

DATE: 9/09/05

TOTAL PAGES INCLUDING COVER: 2

RE: WESTOAKS SECTION II

☐ URGENT

☐ FOR REVIEW

☐ PLEASE REPLY

FROM :

FAX NO. :

Sep. 08 2005 05:55PM P1

West Oaks, Sec. 2

10367

TOWN OF GEORGETOWN

P.O. Box 127 • 9110 St. Rd. 64

GEORGETOWN, INDIANA 47122

(812) 951-3012

Fax (812) 951-2034

September 8, 2005

Floyd County Planning Commission
City-County Bldg
New Albany, IN 47150

VIA FACSIMILE 941-9432 - David Ruckman, Developer

Letter of Service - West Oaks Subdivision #2

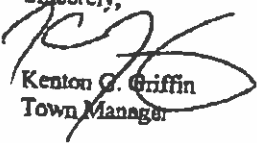
Dear Sirs and/or Madams:

I have been asked to verify that the Town of Georgetown is capable of and willing to provide sanitary sewer service to the Section 2 of the West Oaks subdivision, located off of Corydon Ridge Rd, south of Georgetown.

Once the Federal EPA and the IDEM grant the New Albany Sewer Board additional sewer treatment capacity credits, incidental to New Albany's sewer treatment plant improvements, Georgetown will have an additional 274,000 gallons per day of sewer treatment capacity. Pending Town Council approval, the Town is willing to sell up to 100 EDUs of that capacity, some 30,600 GPD, at the Town's present Sewer Service Availability Fee rate, to the West Oaks Subdivision if the landowner(s) of the West Oaks Subdivision give waiver of remonstrance against annexation for each parcel to be served by Georgetown sanitary sewer.

If there are any questions, please contact me.

Sincerely,


Kenton G. Griffin
Town Manager

c: The Honorable Town Council Members
Doug Cook, Clerk/Treasurer
Stan Falth, Esquire
Jack Vining, Esquire

kgz

"Georgetown Buys American Made Products"

Harrison **REMC**

Your Touchstone Energy[®]
Cooperative 

Jason Copperwaite
Paul Primavera & Associates
301 E. Chestnut St
Corydon, IN 47112

Dear Jason,

In regards to our conversation about the West Oaks II subdivision, Harrison REMC will be the primary electric provider and will have the capacity to serve the new homes.

If you have any questions, please contact the office.

Sincerely,

Jason Flock
Line Staking Engineer
Harrison REMC
1165 Old Forest Rd
Corydon, IN 47112
jflock@harrisonremc.com