



STAFF REPORT

Floyd County Plan Commission

Docket Number: FC-02-26-06
Petitioner: Young, Lind, Endres & Kraft c/o John Kraft
Location: 6060 STATE ROAD 62, GEORGETOWN, IN 22-02-01-100-097.000-002
Request: Conservation Subdivision
Zoning District: Rural Residential (RR), (accompanied by a request for Residential Suburban)
Date: 2/24/2026

Overview:

The petitioner is seeking approval of a conservation subdivision to be known as Maplewood Crossing. The proposal will consolidate 2 parcels totaling 16.682 acres into 53 lots at 6,000 square feet for each lot totaling 354,319 square feet for the developable area serviced by the proposed Maplewood Drive, a 50' right of way containing 116,348.76 square feet, with an open space containing the remaining 256,000 square feet intended to preserve natural features of the site.

Meeting the conservation subdivision requirements, the property will also have a recreation area containing 1.417 acres, including the stormwater retention area as a current pond that would be retained. The developer will provide a horse board fence row and landscaping along highway 62 running along the southern border of the development.

The property is located within the Transitional Residential Land Use of the Georgetown Township as described by the 2017 Comprehensive Plan on page 47. This same section encourages conservation subdivisions and residential development to be located within residential growth areas, which is defined on page 41 as areas with proximity to adequate infrastructure and public services. This proposal has obtained the necessary willingness to service letters from the local public services and is under the traffic count required to obtain a traffic study. While this section does call out that higher density development shall be discouraged in transitional areas, higher density is defined as 8 or more dwellings per acre, whereas this proposal is only 3.17 dwellings per acre.

Adjoining properties: to the West are a stretch of Rural Residential properties along Yenowine Lane. To the east of the property are more Rural Residential properties along State Road 62, with the Edwardsville Trace Apartments just past those. To the north are the platted subdivisions of Sandi Acres and Woodbridge Farm both zoned Rural Residential, and just to their west is Garry E Cavan Park. South of the property, on the opposite side of State Road 62, are a stretch of conforming and nonconforming residential lots in the Agricultural Residential zoning district.

Per the Conservation Subdivision density standards the base density calculation is the Net Square Footage divided by the Base Zoning District Lot Size for the Development. The current base zone for the proposal is Rural Residential (RR), allowing 16 units. With the rezone to Residential Suburban, this would allow a base density of 50.86 units. The petitioner is also pursuing a 5% density bonus by meeting the requirement to provide a fence row along State Road 62, bringing the density up to 53.4, rounded down to 53 units allowed.

A plat review and a neighborhood meeting were held on March 4th for this development.



STAFF REPORT

Floyd County Plan Commission

Staff Review:

The petitioner has provided a compliant preliminary plan for the project including a preliminary plat. The petitioner has provided certification that all drainage and environmental requirements will be complied with and that there are no known outstanding issues concerning IDEM.

A Geo-technical Report is not required for this property. A Traffic Study is not deemed necessary as this would be under the 75 peak hour trips. A Phase I environmental study is not required.

Lots meet the size and frontage standards of the FCZO for Residential Suburban in a conservation subdivision, and are laid out along subdivision streets compliant with SCO standards.

Maplewood Drive is proposed as the subdivision street connecting to State Road 62 which still needs INDOT approval per Section 3.K of the SCO and needs an update to its current entrance design to meet Section 3.L of the SCO before final approval.

Section 3.L. All subdivisions containing more than 50 lots or more than 2500 linear feet of street frontage *shall have at least two points of access*. Such access may be provided by establishing at least two entrances to the subdivision from public streets or by providing a single entrance with two lanes, each sixteen foot wide, separated by a landscaped median at least 12 feet wide, extending to the next intersection or for a distance of 100 feet, whichever is shorter. The homeowners association shall be responsible for all maintenance on subdivision entrances and medians.

Petitioner has indicated that sidewalks will be provided and the connection is required by SCO to connect to the recreation area provided.

2. Certification to meet County drainage and Stormwater standards has been provided and final approval of Drainage plans are required prior to Secondary Approval.

3. The petitioner has provided willingness to serve letters from Edwardsville Water Authority, the Floyd County Fire Territory, Harrison REMC, Duke Energy, and Georgetown sewers.

4. Wastewater will be provided by Georgetown sewers.

Staff Recommendations:

- Final approval of drainage/stormwater plans, approval from INDOT for a subdivision road connection, and an update to the entrance per Section 3.L of the Subdivision Control Ordinance required prior to Secondary Approval.



PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

February 4, 2026

Jason M. Copperwaite,
PE, PS, FAA-UAS
President

David A. Sanders,
PE
Vice President

Travis Andres,
PE
Principal Geotechnical
Engineer

William McDonough,
EIT
Sr. Project Manager

J. Michael Rich,
PE, CPESC
Sr. Project Manager

L. Matthew Blake,
PWS
Director of
Ecological Services

Erik Merten
Sr. Project Coordinator

Daniel Hartman,
PE
Project Manager

Chase Blakeman,
FAA-UAS
Project Manager

Paul Primavera,
PE, PS
President Emeritus

Floyd County Plan Commission
2524 Corydon Pike, Suite 203
New Albany, IN 47150

Re: Maplewood Crossing
Conservation Subdivision
6060 SR RD 62
Georgetown, Indiana
Zoning Map Amendment

Commission Members,

Discovery Builders is proposing to develop a Single-Family Residential Conservation Subdivision on a 16.682 acre parcel of land located at 6060 SR RD 62 in Georgetown, Indiana. The property is currently zoned Rural Residential (RR). The proposed request is to rezone the property to Residential Suburban (RS) for a Conservation Subdivision. The proposed subdivision consists of 53 lots and provides 5.87 acres of open space. An area of 1.417 acres of public recreation area has been designated within the open space area. The conservation subdivision design will provide clustered single family residential homes allowing for 41.9% of the net development area to remain as open space and housing pricing comparable to other new construction homes in the area. The developer is also proposing to provide a horse board fence row and landscaping along Highway 62 frontage to help buffer the backyards of the proposed homes from the corridor viewshed allowing for a 5% density bonus per the Floyd County Subdivision Control Ordinance's qualifying bonus density criteria.

The proposal is consistent with the comprehensive plans vision for growth areas by locating higher density subdivisions in close proximity to both sanitary sewers and primary arterial transportation corridors following the precepts of smart growth. Smaller lot sizes should be considered in these areas if connected to sanitary sewers and associated with conservation development design proposed in the styles associated with Randal Arendt.

Rezoning the property will be necessary for the most desirable land use. Buffer areas have been provided on all bordering property lines to the adjoining neighbors and by clustering the development it will allow for the pond area to remain in an active public recreational setting. The Georgetown Township provides opportunities for conservation subdivision design, utilizing smart growth to allow for compatibility in uses along the 62 corridor.

The proposed use of single family residential is consistent with the current conditions of the area. The area consists of single family residential to the east, north, south and an existing multi-family residential planned unit development to the west.



PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

Jason M. Copperwaite,
PE, PS, FAA-UAS
President

The proposed subdivision will have a homeowner's association and recorded covenants. All lots will be served by sanitary sewer.

David A. Sanders,
PE
Vice President

For the reasons stated above, strict adherence to the Comprehensive plan and compliance with Georgetown Township's growth initiative, we respectfully request approval of the change in zoning request.

Travis Andres,
PE
Principal Geotechnical
Engineer

Sincerely,

William McDonough,
EIT
Sr. Project Manager

Jason M. Copperwaite, PE, PS, FAA-UAS

J. Michael Rich,
PE, CPESC
Sr. Project Manager

JMC/ms

L. Matthew Blake,
PWS
Director of
Ecological Services

Erik Merten
Sr. Project Coordinator

Daniel Hartman,
PE
Project Manager

Chase Blakeman,
FAA-UAS
Project Manager

Paul Primavera,
PE, PS
President Emeritus



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 Name:	
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:	
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) **IN PROGRESS**
- 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:
 - Conceptual Open Space areas (Hatched areas)
 - Conceptual roadways
 - Conceptual lot layout
 - Conceptual drainage facilities
 - 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:
 - Conceptual Open Space areas (Hatched areas)
 - Conceptual roadways
 - Conceptual lot layout
 - Conceptual drainage facilities
 - 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: Ethan Amman, Treasurer

Signature: Ethan Amman

Date: 1/20/2026

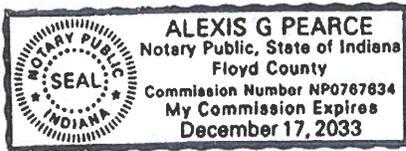
SUBSCRIBED AND SWORN BEFORE ME

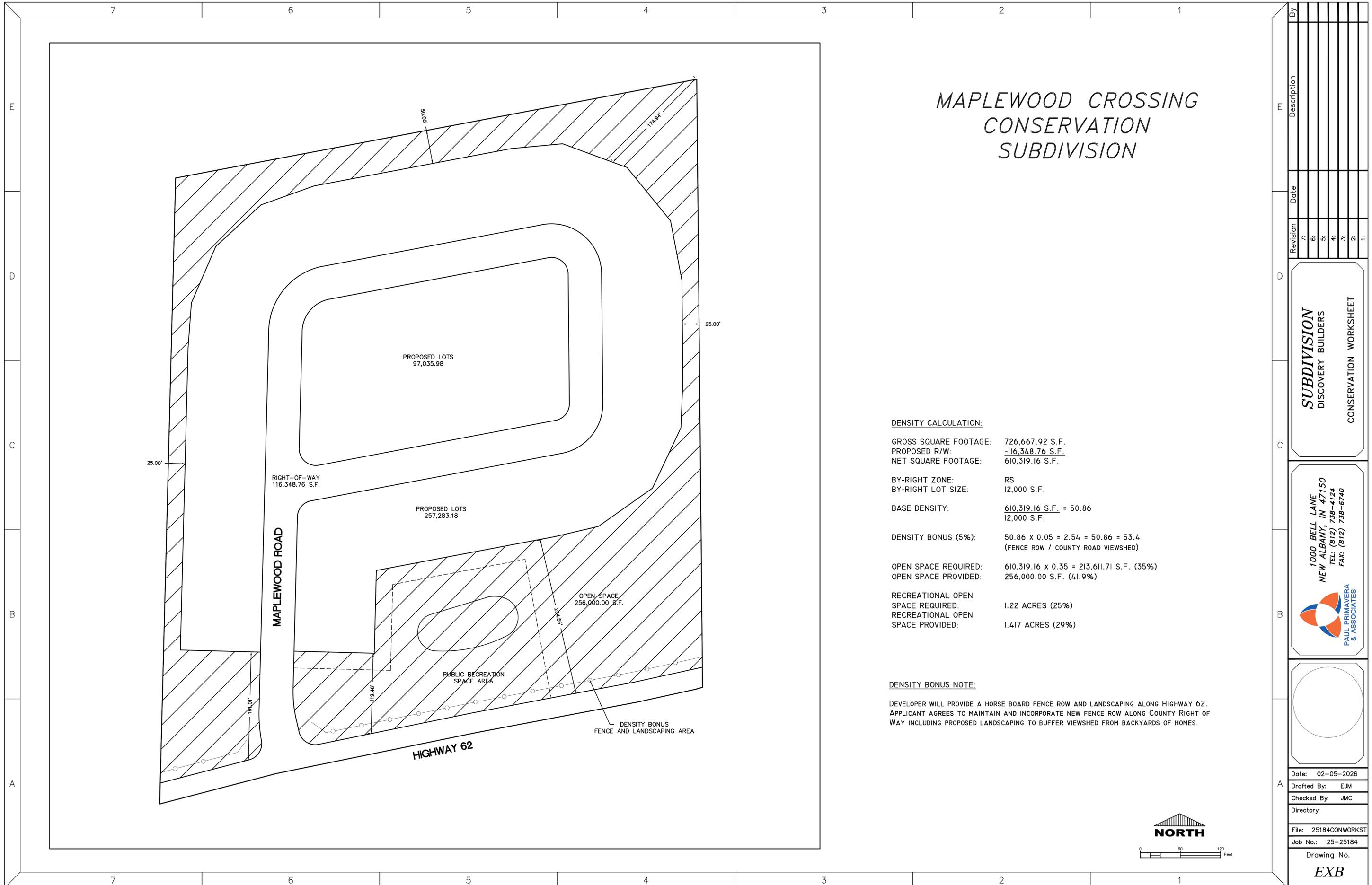
THIS 20th DAY OF Jan, 2026.

Alexis Pearce

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 12/17/33





MAPLEWOOD CROSSING CONSERVATION SUBDIVISION

DENSITY CALCULATION:

GROSS SQUARE FOOTAGE: 726,667.92 S.F.
 PROPOSED R/W: -116,348.76 S.F.
 NET SQUARE FOOTAGE: 610,319.16 S.F.

BY-RIGHT ZONE: RS
 BY-RIGHT LOT SIZE: 12,000 S.F.

BASE DENSITY: $\frac{610,319.16 \text{ S.F.}}{12,000 \text{ S.F.}} = 50.86$

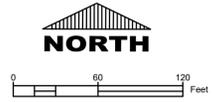
DENSITY BONUS (5%): $50.86 \times 0.05 = 2.54 = 50.86 + 2.54 = 53.4$
 (FENCE ROW / COUNTY ROAD VIEWSHED)

OPEN SPACE REQUIRED: $610,319.16 \times 0.35 = 213,611.71 \text{ S.F. (35\%)}$
 OPEN SPACE PROVIDED: 256,000.00 S.F. (41.9%)

RECREATIONAL OPEN SPACE REQUIRED: 1.22 ACRES (25%)
 RECREATIONAL OPEN SPACE PROVIDED: 1.417 ACRES (29%)

DENSITY BONUS NOTE:

DEVELOPER WILL PROVIDE A HORSE BOARD FENCE ROW AND LANDSCAPING ALONG HIGHWAY 62. APPLICANT AGREES TO MAINTAIN AND INCORPORATE NEW FENCE ROW ALONG COUNTY RIGHT OF WAY INCLUDING PROPOSED LANDSCAPING TO BUFFER VIEWSHED FROM BACKYARDS OF HOMES.



Revision	Date	Description	By
7:			
6:			
5:			
4:			
3:			
2:			
1:			

SUBDIVISION
DISCOVERY BUILDERS
CONSERVATION WORKSHEET

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



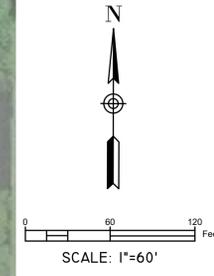
**PAUL PRIMAVERA
& ASSOCIATES**

Date:	02-05-2026
Drafted By:	EJM
Checked By:	JMC
Directory:	
File:	25184CONWORKST
Job No.:	25-25184
Drawing No.	EXB

PRELIMINARY PLAT OF MAPLEWOOD CROSSING CONSERVATION SUBDIVISION



LOCATION MAP:
NOT TO SCALE



PROJECT DATA:

SINGLE FAMILY LOTS: 53
 SETBACKS FRONT SETBACKS: 20'
 SIDE SETBACKS (EACH SIDE): 5'
 REAR SETBACKS ALL: 10'
 GROSS LAND AREA: 16.682 ACRES, M/L
 NET LAND AREA: 14.011 ACRES
 OPEN SPACE REQUIRED: 213,611.71 S.F. (35%)
 OPEN SPACE PROVIDED: 256,000.00 S.F. (41.9%)
 25% = 1.22 ACRES PUBLIC RECREATION SPACE MIN.
 1.417 ACRES PROVIDED (29%)

PROJECT APPLICANT:

DISCOVERY BUILDERS
 4206 CHARLESTOWN ROAD,
 SUITE 210
 NEW ALBANY, IN 47150
 (812) 949-3624
PROPERTY OWNER:
 ERNSTBERGER PLANNING TRUST
 118 ROSTREVOR CIRCLE
 LOUISVILLE, KY 40205
PROJECT ENGINEER:
 PRIMAVERA & ASSOCIATES
 JASON COPPERWAITE
 1000 BELL LANE
 NEW ALBANY, IN 47150
 (812) 738-4124

UTILITY SERVICE PROVIDERS:

DUKE ENERGY
 329 E CHESTNUT STREET
 CORDYDOR, IN 47122
 HARRISON REMC
 1165 OLD FOREST ROAD NW
 CORDYDOR, IN 47122
 TOWN OF GEORGETOWN UTILITIES
 911 STATE ROAD 64
 GEORGETOWN, IN 47122
 EDWARDSVILLE WATER CORP
 545 MAPLEWOOD BLVD
 GEORGETOWN, IN 47122
 FLOYD COUNTY FIRE
 5203 CHARLESTOWN ROAD
 NEW ALBANY, IN 47150

NOTES:

- THERE IS NO FEMA FLOOD PLAIN ON THIS SITE.
- THERE ARE NO STEEP SLOPES ON THIS SITE.
- ADDITIONAL EASEMENTS MAY BE NECESSARY AND WILL BE PROVIDED ON THE SECONDARY PLAT.
- CURB, GUTTER, STORM SEWERS, AND SIDEWALKS PROVIDED.
- ROAD CONSTRUCTION TO MEET COUNTY STANDARDS.
- ROAD CONNECTION TO HIGHWAY 62 TO MEET INDOT STANDARDS FOR RESIDENTIAL SUBDIVISION ENTRANCES.

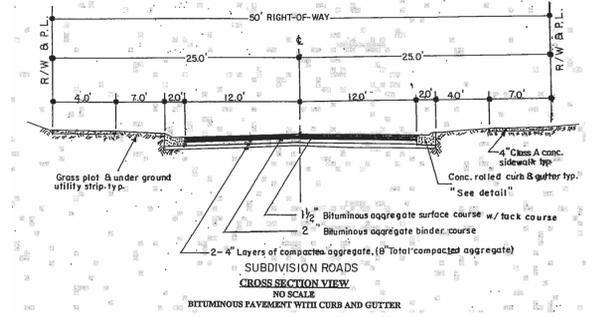
LEGAL DESCRIPTION

A PARCEL OF PROPERTY BEING PART OF SOUTHEAST QUARTER OF SECTION 2 AND PART OF THE NORTHEAST QUARTER OF SECTION 11 BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 EAST, GEORGETOWN TOWNSHIP, FLOYD COUNTY, INDIANA, PREPARED BY CHRISTOPHER HOWELL, PS #20600006, OF BLANKENBEKER & ASSOCIATES, DEPICTED ON A PLAT OF SURVEY, JOB #25-25184, DATED 12/05/2025, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

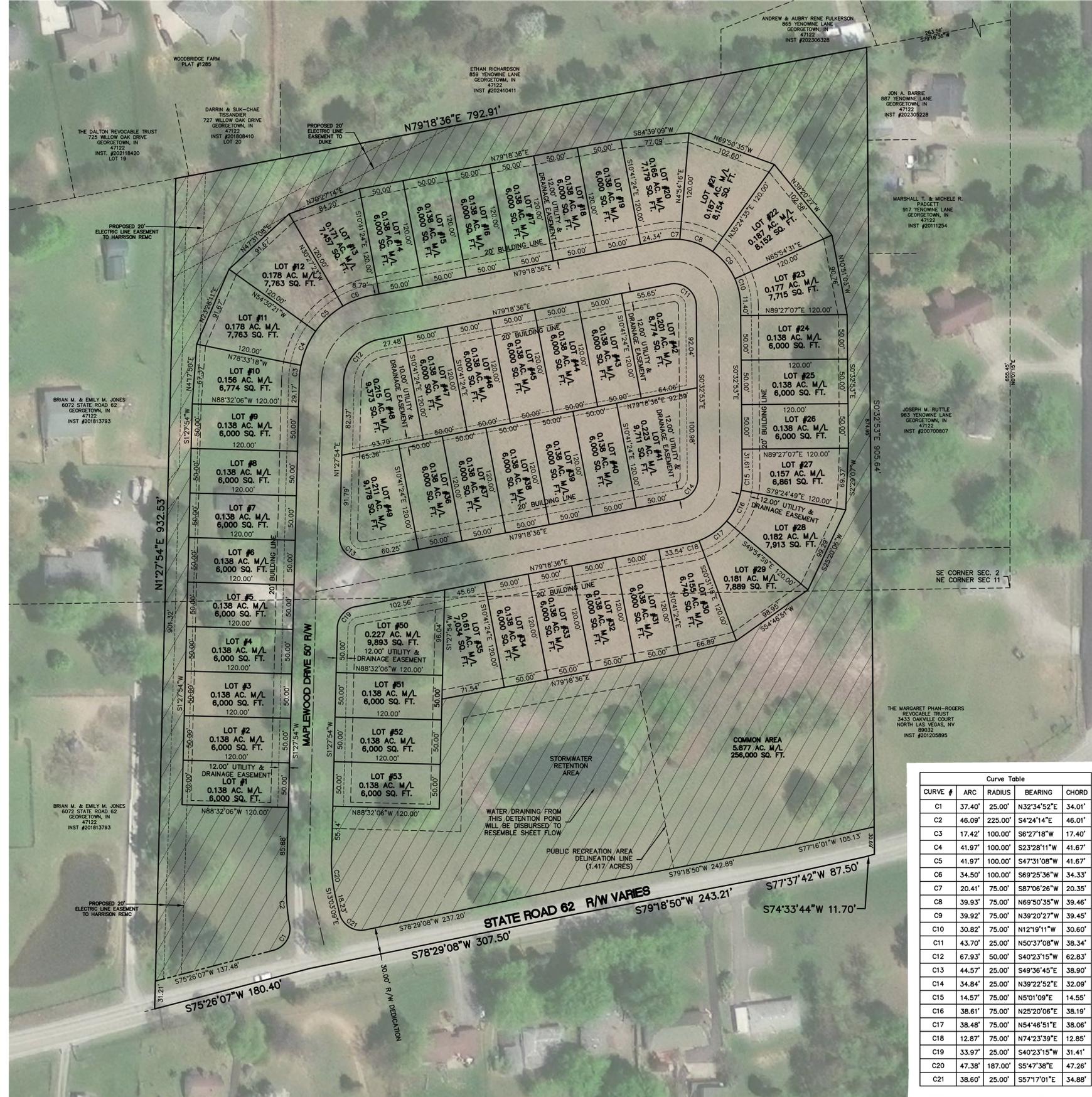
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2:
 THENCE N 0° 01' 15" E 655.45 FEET TO A STEEL SOUNDING IN THE MIDDLE OF YENOWINE LANE;
 THENCE S 79° 18' 36" W 263.56 FEET TO A 5/8" STEEL PIN WITH A YELLOW PLASTIC CAP STAMPED "PRIMAVERA & BLANKENBEKER #3" AT THE POINT OF BEGINNING (THIS TYPE OF MONUMENT HEREAFTER REFERRED TO AS A STEEL PIN AND CAP);
 THENCE S 0° 32' 53" E 905.66 FEET TO A TWO INCH MAGNETIC NAIL WITH A 1-1/4" DIAMETER BRASS TAG STAMPED "PRIMAVERA BLANKENBEKER #3 IN THE CENTER OF STATE ROAD 62 (THIS TYPE OF MONUMENT HEREAFTER REFERRED TO AS A TAGGED MAGNETIC NAIL);
 THENCE ALONG THE CENTER OF STATE ROAD 62 THE FOLLOWING FIVE (5) CALLS:
 S 74° 33' 44" W 11.70 FEET;
 S 77° 37' 42" W 87.50 FEET;
 S 79° 18' 50" W 243.21 FEET;
 S 78° 29' 08" W 307.50 FEET;
 S 75° 26' 07" W 180.40 FEET TO A TAGGED MAGNETIC NAIL;
 THENCE N 1° 27' 54" E 932.53 FEET TO A STEEL PIN AND CAP;
 THENCE N 79° 18' 36" E 792.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.682 ACRES, MORE OR LESS.

BEING SUBJECT TO THE DESCRIPTIVE RIGHT OF STATE ROAD 62 AND ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.



Curve Table				
CURVE #	ARC	RADIUS	BEARING	CHORD
C1	37.40'	25.00'	N32°34'52"E	34.01'
C2	46.09'	225.00'	S42°14'E	46.01'
C3	17.42'	100.00'	S62°18'W	17.40'
C4	41.97'	100.00'	S23°28'11"W	41.67'
C5	41.97'	100.00'	S47°31'08"W	41.67'
C6	34.50'	100.00'	S69°25'36"W	34.33'
C7	20.41'	75.00'	S87°06'26"W	20.35'
C8	39.93'	75.00'	N69°50'35"W	39.46'
C9	39.92'	75.00'	N39°20'27"W	39.45'
C10	30.82'	75.00'	N12°19'11"W	30.60'
C11	43.70'	25.00'	N50°37'08"W	38.34'
C12	67.93'	50.00'	S40°23'15"W	62.83'
C13	44.57'	25.00'	S49°36'45"E	38.90'
C14	34.84'	25.00'	N39°22'52"E	32.09'
C15	14.57'	75.00'	N5°01'09"E	14.55'
C16	38.61'	75.00'	N25°20'06"E	38.19'
C17	38.48'	75.00'	N54°46'51"E	38.06'
C18	12.87'	75.00'	N74°23'39"E	12.85'
C19	33.97'	25.00'	S40°23'15"W	31.41'
C20	47.38'	187.00'	S54°7'38"E	47.26'
C21	38.60'	25.00'	S57°17'01"E	34.88'



Revision	Date	Description
7		
6		
5		
4		
3		
2		
1		

PRELIMINARY PLAT
 DISCOVERY DEVELOPERS, INC.
 PART OF SECTIONS 2 & 11, T-3-S,
 R-5-E, GEORGETOWN TOWNSHIP,
 FLOYD COUNTY, INDIANA

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

PAUL PRIMAVERA & ASSOCIATES

Date:	02/05/2026
Drafted By:	CSC
Checked By:	CBH
Directory:	T:/2025/25184
File:	25184PP.DWG
Job No.:	25-25184
Drawing No.:	1 of 1



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), Ernstberger Planning Trust, do hereby certify that I am (we are)
 (Owners of subject property)

the owner(s) of the property legally described as 22-02-01-100-097.000-002,
 (Parcel ID Number)

And hereby certify that I (we) have given authorization to Discovery Developers, Inc.,
 (Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
Ernstberger Planning Trust	22-02-01-100-097.000-002		
	David Ernstberger	<i>[Signature]</i>	1/23/2026
	Marcia Ernstberger	<i>[Signature]</i>	1/23/26

STATE OF Indiana)
) SS:
 COUNTY OF Floyd)

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

State, this 23 day of January 2026.

MY COMMISSION EXPIRES:

4/5/2030

[Signature]

Notary Public

MY COUNTY OF RESIDENCE:

Harrison

Carrie S. Chapman

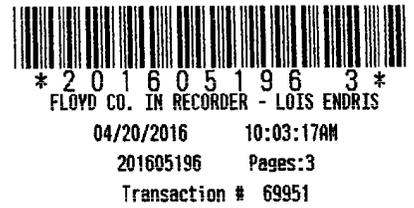
Printed Signature

Carrie S. Chapman
 Notary Public Seal State of Indiana
 Harrison County
 Commission Number NP0740310
 My Commission Expires: 4/5/2030

APR 20 2016

Send tax bill to:

Gregory J. Ernstberger, Trustee
c/o 6060 State Road 62
Georgetown, IN 47122
NO:



QUITCLAIM DEED

THIS INDENTURE WITNESSETH that **Mary Ruth Ernstberger**, Grantor, of Floyd County, Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged,

CONVEYS and QUITCLAIMS

Unto Gregory L. Ernstberger, Trustee of the Ernstberger Planning Trust dated February, 27, 2016, in fee simple, all of the Grantor's rights, title and interest in and to the real estate in **Floyd County**, Indiana, described as follows:

SEE EXHIBIT A

The above described real estate is conveyed subject to any and all easements and is also conveyed subject to any and all valid and enforceable restrictions and protective covenants of record affecting the same.

Grantor represents under oath that she is the surviving spouse of **Huston F. Ernstberger**, deceased; that **Huston F. Ernstberger** and **Mary Ruth Ernstberger** were the Grantees, as husband and wife, in a deed dated July 18, 1958 and recorded on July 18, 1958 in Deed Record 154, Page 400, in the Floyd County Recorder's Office, conveying the above-described real estate; and that **Huston F. Ernstberger** died on September 4, 2005 while married to Grantor herein, whereupon title to the above-described real estate vested in this Grantor as surviving spouse.

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

APR 20 2016


AUDITOR FLOYD CO. IND.

IN WITNESS WHEREOF, the Grantor has executed this deed this 27th day of February, 2016.

Mary Ruth Ernstberger
Mary Ruth Ernstberger, Grantor

STATE OF INDIANA |
 | SS.
COUNTY OF FLOYD |

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Mary Ruth Ernstberger**, Grantor herein, and acknowledged the execution of the foregoing deed.

WITNESS my hand and Notarial Seal this 27th day of April, 2014.



Margaret F. Timmel
Margaret F. Timmel, Notary Public
County of Residence: Floyd
My Commission Expires: 10/16/2021

Prepared by:

TIMMEL LAW, LLC
Margaret F. Timmel
Attorney No. 24546-22
2676 Charlestown Rd., Suite 2
New Albany, IN 47150
Telephone: (812)590-2771
Fax: (812)590-3634
peggy@timmellaw.com

No title exam has been performed prior to preparing this deed.

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.

Margaret F. Timmel
Margaret F. Timmel

Exhibit A

A portion of the Southwest Quarter of Section 2, Township 3, South, Range 5, and Northeast Quarter of Section 11, Township 3, South Range 5 East, further described as follows:

Beginning at an iron pin in the line between Sections 1 and 2, Township 3 South, Range 5 East, 660 feet North of the Southeast corner of said Section 2, thence South 89 degrees 24 minutes West 262.2 feet to a stone, the true place of West, 992.9 feet to an iron pin; thence South 905.1 feet to thence Northeasterly 876.6 feet to the true place of the beginning; thence continuing South 79 degrees, 24 minutes West, 992.9 feet to an iron pin; thence South 905.1 feet to thence Northeasterly along said R/W line 999.1 feet to a stone; thence North 876.6 feet to the true place of beginning containing 20.00 acres, more or less.

Expecting therefrom, however, the 3.74 acres thereof heretofore conveyed to Merrill Dillman and Gail Dillman, husband and wife, by deed dated January 10, 1955, recorded in Deed Record 143 page 296 of the Floyd County, Indiana Records, such 3.47 acres being described as follows, to-wit:

Part of Section 2 and 11, Township 3 South, Range 5 East, Floyd County, Indiana, described as follows:

Beginning at the Northwest corner of Amiel Deuser's 20 acres in the Deed Record 131 page 566; thence running South along Deuser's West line 905.35 to an iron pin in the Northern right of way line of the New Albany and Corydon Turnpike; thence running North 76 ° 20 ° East 175.1 feet to an iron pin; thence running North 448 ° East 899.5 to an iron pin in the North Line of the above said 20 acre tract; thence running South 79° 28° West along said North line 197.3 feet to the place of beginning, containing 3.74 acres.

January 13, 2026

Mr. Erik Merten
Primavera & Associates
1000 Bell Lane
New Albany, IN 47150

Re: 6060 State Road 62, Floyd County, IN
Sewer Availability

Dear Mr. Merten,

The Town is in receipt of your request for sewer availability for the proposed 53 lot single family residential subdivision to be located at 6060 State Road 62 in Floyd County, IN. This letter shall serve as confirmation the Town has sufficient capacity to provide sanitary sewer service to this parcel.

You will be required to construction any improvements needed to extend the sewer lines to reach this site. In addition, you will be responsible for any upgrades needed to the Town's existing sewer infrastructure to support this development (e.g. pump station upgrades may be needed). All costs associated with the construction of sanitary sewer lines or upgrades to existing infrastructure shall be borne by the developer.

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

- a. Present average daily flow is 0.29635 MGD, representing 42% of actual design flow.
- b. There are no IDEM violations.
- c. The estimated daily use for your proposed development is 16,430 gpd (0.01643 MGD).

Please let me know if you require any additional information.

Sincerely,



Robert L. Woosley Jr., P.E.
Town Engineer



Edwardsville Water Authority

545 Maplewood Blvd, Georgetown, Indiana 47122

Phone: 812-948-0900 | Fax: 812-941-9114

EdwardsvilleWater.com

January 20, 2026

Subject: Letter of intent to provide water service

To whom it may concern:

Edwardsville Water Authority (EWA) has the capability and capacity to provide water service for up to 53 single family lots. The proposed development is to be constructed and located on 6060 SR RD 62, Georgetown Indiana, 47122 on the 16.8-acre property belonging to Discovery Builders.

If there are additional cost that are incurred over and above the standard cost to provide service, there may be a request to share in the cost of these expenses for additional capacity.

Sincerely,

Christopher Beck

Utility Manager

January 13, 2026

Erik J Merten
Senior Project Coordinator
Primavera & Associates / Blankenbeker & Associates
1000 Bell Lane
New Albany, IN 47150

RE: Proposed subdivision ~6060 SR RD 62, Floyd County Indiana. (Parcel # 22-02-01-100-097.000-002)

Dear Mr. Merten,

Duke Energy does have single phase electrical facilities available in the area of 6060 SR RD 62, Floyd County Indiana in Georgetown, Indiana for the proposed new subdivision. 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 III



FLOYD COUNTY FIRE TERRITORY

Ned Wiseman, Chief
Tim Franklin, Deputy Chief
5203 Charlestown Road
New Albany, Indiana 47150
812.948.0288

January 21, 2026

To: Erik Merten, Project Manager
Paul Primavera & Associates

From: Isaac Williams, Fire Marshal
Floyd County Fire Territory

Re: Intent to Serve

This letter is to confirm that the Floyd County Fire Territory intends to serve all businesses and residents within the jurisdiction of Franklin, Georgetown, and New Albany Townships to include the proposed 6060 St Rd 62 subdivision.

Final design plans regarding fire department access roads, water distribution plan, fire hydrant placement and other fire service features should be addressed and approved by the servicing fire department through the Floyd County technical review process.

Respectfully,

A handwritten signature in black ink, appearing to read "Isaac Williams", written over a horizontal line.

Isaac Williams, Fire Marshal
Floyd County Fire Territory

CC: Discovery Builders



1165 Old Forest Rd.
Corydon, IN 47112

812.738.4115

HARRISONREMC.COM

January 13, 2026

Alexis Ammon
Discovery Builders
4206 Charlestown Rd, Ste 210
New Albany, IN 47150

Dear Alexis,

Regarding the development near 6060 SR RD 62, Georgetown, Indiana 47122. Harrison REMC does have electrical facilities and will be the provider of electrical services. Please note, this is a spilt development. Duke Energy will also be providing service to the property.

If you have any questions, please contact the office.

Sincerely,

Jason Flock
Staking Supervisor
Harrison REMC
812.738.4115 Office
jflock@harrisonremc.com

Traffic Study Requirements per the Floyd County Subdivision Control Ordinance detail that “Traffic Impact Studies Will be Required for a Project That Has”:

- 25 peak hour trips with direct access to a roadway classified as local.
- 50 peak hours trips with direct access to a roadway classified as minor collector.
- 75 peak hour trips with direct access to a roadway classified as a major collector or higher

Per the ITE Trip Generation Manuel the following peak hour trips will be generated from the proposed development.

- AM peak Hour 53 homes x 0.75 trip per unit = 39.75 total trips per the AM peak hour
- PM Peak Hour 53 homes x 0.99 trips per unit = 52.47 total trips per the PM peak hour.

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)
(TRIP GENERATION MANUAL, 11TH EDITION)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
RESIDENTIAL				
210	Single-Family Detached Housing	Dwelling Units	0.75	0.99
220	Apartment	Dwelling Units	0.47	0.57
221	Low-Rise Apartment	Dwelling Units	0.35	0.39
222	High-Rise Apartment	Dwelling Units	0.33	0.40
230	Residential Condominium/Townhouse	Dwelling Units	0.44	0.39
240	Mobile Home Park	Dwelling Units	0.47	0.65

In conclusion, the Am peak hour falls 35.25 trips and the PM peak hour falls 22.53 trips below the Traffic Study Requirements of the Floyd County Subdivision Control ordinance concluding a Traffic Study is not warranted for this proposal.



PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

Utility Providers List

Jason M. Copperwaite,
PE, PS, FAA-UAS
President

David A. Sanders,
PE
Vice President

Travis Andres,
PE Principal
Geotechnical Engineer

William McDonough,
EIT
Project Manager

J. Michael Rich,
PE, CPESC,
Senior Professional
Engineer

L. Matthew Blake,
PWS Director of
Ecological Services

Andrew Nelson,
PE, SI Director of
Construction Services

Erik Merten,
Sr. Project Coordinator

Daniel Hartman,
PE
Project Manager

Chase Blakeman,
EIT, FAA-UAS
Project Manager

Paul Primavera,
PE, PS
President Emeritus

Duke Energy
329 E. Chestnut Street
Corydon, IN 47122

Harrison REMC
1165 Old Forest Road NW
Corydon, IN 47122

Town of Georgetown Utilities
9111 State Road 64
P.O. Box 127
Georgetown, IN 47122

Edwardsville Water Corporation
545 Maplewood Blvd
Georgetown, IN 47122

Floyd County Fire Territory
5203 Charlestown Road
New Albany, IN 47150

Barrie, Jon A
887 Yenowine Rd
Georgetown, IN 47122

Board, Susanna
6037 State Road 62
Georgetown, IN 47122

Brewer, Jason & Teresa
6075 State Road 62
Georgetown, IN 47122

Brown, John Gerald
6087 State Road 62
Georgetown, IN 47122

Cadle Properties LLC
8403 Starlight Rd
Floyds Knobs, IN 47119

Feck, Woodrow F. & Virginia S.
6045 State Road 62
Georgetown, IN 47122

Fulkerson, Andrew & Aubry Rene
865 Yenowine Ln
Georgetown, IN 47122

Horbach, Adam Scott
3397 Hillside Drive Ne
Lanesville, IN 47136

Jones, Brian M & Emily M
6072 State Road 62
Georgetown, IN 47122

Padgett, Marshall R. & Michele
917 Yenowine Ln
Georgetown, IN 47122

Phan-Rogers, Margaret Revocable Trust
3433 Oakville Ct
North Las Vegas, NV 89032

Richardson, Ethan
859 Yenowine Ln
Georgetown, IN 47122

Ruttle, Joseph M.
963 Yenowine Ln
Georgetown, IN 47122

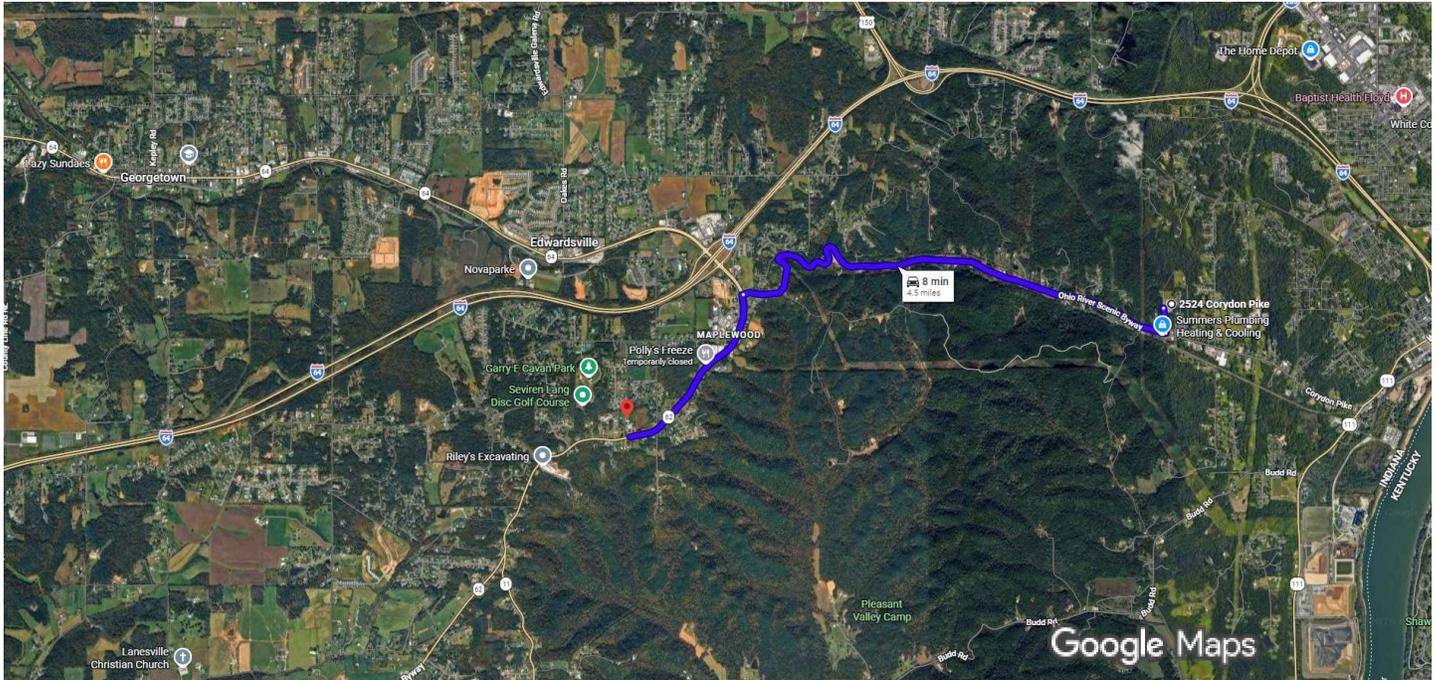
The Dalton Revocable Trust
725 Willow Oak Dr
Georgetown, IN 47122

Tissandier, Darrin & Suk-Chae
727 Willow Oak Dr
Georgetown, IN 47122

Ward, Darrell III
6071 State Road 62
Georgetown, IN 47122

Warneke, Robin
6003 State Road 62
GEORGETOWN, IN 47122

Willis, Dillion & Alexandra
6051 State Rd 62
Georgetown, IN 47122



Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2026 Google 2000 ft

2524 Corydon Pike
New Albany, IN 47150

- ↑ 1. Head toward Corydon Pike/Ohio River Scenic Byway
_____ 0.2 mi
- ↪ 2. Turn right onto Corydon Pike/Ohio River Scenic Byway
_____ 3.2 mi
- ↶ 3. Turn left onto IN-62 W/Ohio River Scenic Byway
_____ 1.2 mi

6060 IN-62
Georgetown, IN 47122

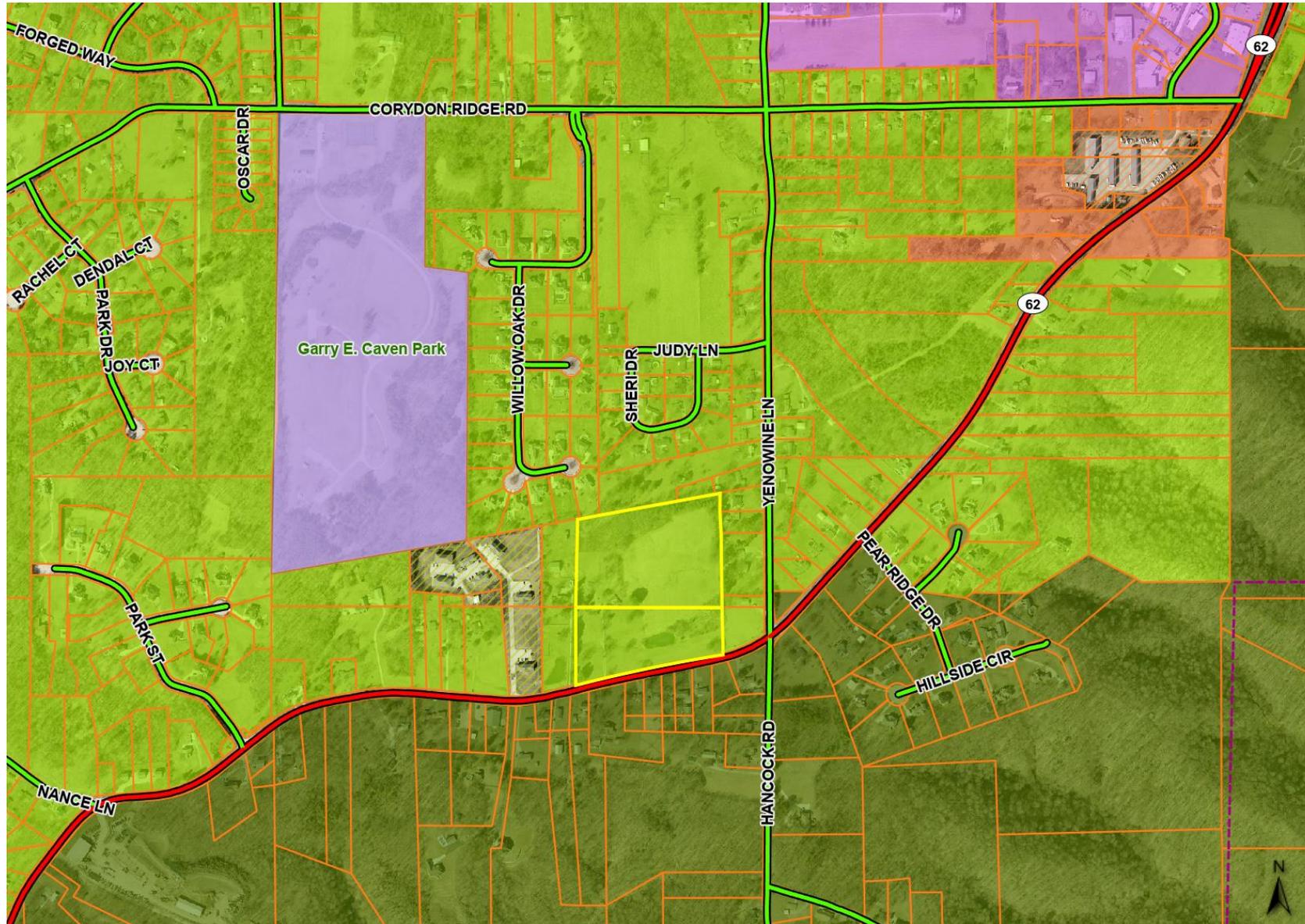


Floyd County, IN

6060 STATE ROAD 62, GEORGETOWN, IN

22-02-01-100-097.000-002

Created by: Franklin J Walden



- Parks
- Townships
- Corporate Boundaries
- Parcels
- County Zone Map
 - AR - Agriculture
 - RR - Rural Residential
 - PD-RR - Planned Development
 - RS - Residential Suburban
 - PD-RS - Planned Development
 - RU - Residential Urban
 - MF - Multi-Family
 - NC - Neighborhood Commercial
 - PD-NC - Planned Development
 - HS - Highway Service
 - GC - General Commercial
 - PD-GC - Planned Development
 - PR - Park
 - GI - General Industrial
 - OB - Office Business
 - PU - Plan Unit
 - Other Values
 - Highlander Point

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant [Discovery Developers, Inc. - c/o Alexis Ammon](#) 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): 6060 STATE ROAD 62, GEORGETOWN, IN 22-02-01-100-097.000-002
Description of Project: 53 LOT CONSERVATION SUBDIVISION FC-02-26-06

This is a notice that a public hearing regarding the proposed docket item will be on [Monday, May 9th, 7 pm](#) 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.

Phan-Rogers, Margaret
Revocable Trust
3433 Oakville Ct
North Las Vegas, NV 89032

Ruttle, Joseph M.
963 Yenowine Ln
Georgetown, IN 47122

Padgett, Marshall R. &
Michele
917 Yenowine Ln
Georgetown, IN 47122

Barrie, Jon A
887 Yenowine Rd
Georgetown, IN 47122

Richardson, Ethan
859 Yenowine Ln
Georgetown, IN 47122

Fulkerson, Andrew &
Aubry Rene
865 Yenowine Ln
Georgetown, IN 47122

Tissandier, Darrin &
Suk-Chae
727 Willow Oak Dr
Georgetown, IN 47122

The Dalton Revocable
Trust
725 Willow Oak Dr
Georgetown, IN 47122

Jones, Brian M & Emily
M
6072 State Road 62
Georgetown, IN 47122

Brewer, Jason & Teresa
6075 State Road 62
Georgetown, IN 47122

Ward, Darrell III
6071 State Road 62
Georgetown, IN 47122

Horbach, Adam Scott
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Willis, Dillion &
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6051 State Rd 62
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Feck, Woodrow F. &
Virginia S.
6045 State Road 62
Georgetown, IN 47122

Board, Susanna
6037 State Road 62
Georgetown, IN 47122

Johnson, James Michael
& Carter, Sara Elizabeth
5925 State Road 62
Georgetown, IN 47122

Posey, Henry & Flora L.
5700 State Road 62
Georgetown, IN 47122

Young, Richard &
Darlene P.
5820 State Road 62
Georgetown, IN 47122

Schneider Asset Trust
910 Yenowine Ln
Georgetown, IN 47150

Byerley, Steven A. &
Mary Lou
872 Yenowine Ln
Georgetown, IN 47122

Turner, Michael &
Susan K.
850 Yenowine Ln
Georgetown, IN 47122

Clampitt, Janet R.
821 Yenowine Ln
Georgetown, IN 47122

Wagner, Nicholas &
Engle, Abigayle
207 Sheri Dr
Georgetown, IN 47122

Nordhoff, Charles F. &
Carol J.
8881 Highland Lake Dr
Georgetown, IN 47122

Sowder, Anna K
211 Sheri Dr
Georgetown, IN 47122

Swartz, Leigh &
Druin, Jesse
213 Sheri Dr
Georgetown, IN 47122

Jayawardana, Anuradha
& Karunaratna, Piyumani
728 Willow Oak Dr
Georgetown, IN 47122

Hurst, Jamin David &
Rebecca Ann
730 Willow Oak Dr
Georgetown, IN 47122

Clarke, Aaron & Stacy
714 Willow Oak Dr
Georgetown, IN 47122

Bibelhauser, Tom &
Cindy
723 Willow Oak Dr
Georgetown, IN 47122

Development LLC,
Loftus & Romeo
2393 N Luther Rd
Georgetown, IN 47122

Birdwell, Braden
6100 State Road 62
Georgetown, IN 47122

Brown, John Gerald
6087 State Road 62
Georgetown, IN 47122

Cadle Properties LLC
8403 Starlight Rd
Floyds Knobs, IN 47119

Wolf, Timothy C / Trustee Of
The Russell & Patricia Wolf
Irrevocable Trust
1151 Hancock Rd
GEORGETOWN, IN 47122

Meeks, Ernest & Beverly
1105 Hancock Rd
Georgetown, IN 47122

Warneke, Robin
6003 State Road 62
GEORGETOWN, IN 47122