



Floyd County
Department of Building & Development Services

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Tuesday, April 14, 2026,

Spring Hill Holdings, LLC
720 Rolling Creek Drive, Suite 106
New Albany, IN, 47150

Re: Floyd County PC Docket FC-03-26-17 – Spring Hill- Primary Approval of a Major Subdivision

Spring Hill Holdings, LLC,

Please find this letter as notice of the action and findings for your Primary Approval of a Major Subdivision request for the Spring Hill subdivision. On April 13th, 2026, the Plan Commission approved the primary approval of the major subdivision with the following conditions:

1. Show location of easement on plat before final plat approval.
2. A maximum grade of 14% is approved for the street leading to lots 27-33 approximately 400 feet known as Thelma Lane per FC-03-26-16.
3. Drainage, stormwater, and erosion control plans must be updated and submitted to the stormwater department for review and approval given by that department prior to final plat approval.
4. Add to HOA covenants either a recommendation or requirement to utilize the most up to date Indiana Department of Natural Resources tree species list for any tree plantings.
5. Developer will provide in HOA document (covenants) notice to homeowners that agricultural activities exist nearby.
6. Fentress Easement: Developer agrees to put in HOA documents (covenants) that an easement exists and that no home owner shall prohibit or restrict that use of the easement.

Respectfully,

Franklin J Walden
County Planner

BALLOT FOR PRIMARY APPROVAL OF A MAJOR SUBDIVISION

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

ORDINANCE AUTHORITY: Subdivision Control Ordinance (SCO)

STATUTORY AUTHORITY: I.C. 36-7-4-701, et seq.

Subdivision Name: Spring Hill

Subdivision Type: MAJOR

Docket No.: FC- 03-26-17

Applicant/Owner Name: Spring Hill Holdings, LLC, Representative Jason Copperwaite

1. Petitioner (**HAS / HAS NOT**) met all of the following requirements:

- A. Preliminary Plan provided. (Art. IV; Gen Req A1)
- B. Certification demonstrating compliance with IDEM Rule 5. (Art. IV General Req. B3)
- C. Plat provided identifying all pertinent information pursuant to the SCO and the Floyd County Planning and Zoning Commission's Rules of Procedure.
- D. Geo-Technical Report provided. (Art. IV; Gen Req B4) **NA**
- E. Traffic Impact Study provided. (Art. IV; Gen. Req. B1)
- F. Phase I Environmental Audit Report provided. (Art. IV Gen. Req. B5) **NA**
- G. Site Plan provided that shows topography, wetlands, flood hazard areas, steep slopes (those exceeding 16%), and soils shown on *The Soil Survey of Floyd County* as having severe limitations for urban development. (Art. IV Gen Req. A2)
- H. Lots:
 - (1) All lots either comply with the Floyd County Zoning Ordinance requirements **or** a Subdivision Control Variance has been approved for non-conforming lots. (Art. IV; § 1C)

- (2) Lots **are not** laid out along existing arterial, collector, or local streets. (Art. IV; § 1D)
- (3) All lots meet the length requirements of the SCO. (Art. IV; §2B) (Art. IV § 1C)

I. Streets:

- (1) Streets and cul-de-sacs comply with the dimensional and geographic standards of the SCO. (Art. IV; Gen. Req. A2) (Art. IV; § 2B) (Art. IV; § 3P) (Art. IV; § 3N) (Art. IV; § 3O)
- (2) Traffic calming measures are identified where more than thirty (30) lots are proposed. (Art. IV; § 3G)
- (3) Any public streets serving the subdivision meets the SCO surface type and right-of-way requirements. (Art. IV; § 3A) (Art. IV; § 3B)
- (4) All streets are named. (Art. IV; § 3C)
- (5) There are not any permanent dead-end streets or any private streets. (Art. IV; § 3H) (Art. IV; § 3I)
- (6) INDOT approval received for any subdivision streets that intersect with a state highway. (Art. IV; § 3J) NA
- (7) Curbs and gutters conform to the INDOT Standard Specification, or equivalent standards as determined by the county engineer. (Art. IV; § 4B)

J. Driveways, Intersections, & Entrances:

- (1) Two (2) subdivision entrances provided where fifty (50) or more lots are proposed. (Art. IV; § 3K)
- (2) Driveway separation meets the requirements of the SCO. (Art. IV; § 1F)
- (3) All driveways and intersections are located in accordance with the SCO. (Art. IV; § 3R) (Art. IV; § 6D)

K. Sidewalks:

- (1) Sidewalks are provided on both sides of the subdivision streets where the gross density of the subdivision is more than one lot per acre. (Art. IV; § 11A)
- (2) Pedestrian access is provided to any park, common space, or recreational facility located with the subdivision. (Art. IV; § 11E)

(3) Protective Covenants assign the obligation for the maintenance and repair of sidewalks and trails to the lots owner's association. (Art. IV; § 11G)

L. Covenants are consistent with the SCO. (Art. IV; § Gen Req E)

2. Petitioner (**HAS** / HAS NOT / NA) met the following requirements for Drainage & Storm water:

A. IDNR approval obtained for alterations to the natural drainage pattern and natural stream patterns caused by construction of the subdivision. (Art. IV; § 7A)

B. Any drainage system to be installed meets the minimum standards of the SCO. (Art. IV; § 7B)

C. Drainage Report provided. (Art. IV; § 7 B2)

3. Petitioner (**HAS** / HAS NOT) provided a letter confirming availability and willingness to serve for all necessary utilities: Water; Sewage; Fire Protection; Telephone; Gas; Electric.

4. Petitioner (**HAS** / HAS NOT) met the following requirements for sewer and/or septic services:

A. Services for the subdivision lots will be extended to an IDEM approved municipal-or county-owned or operated sanitary sewer system. (Art. IV; § 9A) NA

B. Conditional Use has been approved by the Floyd County Board of Zoning Appeals for a new waste treatment plant; NA

OR

Septic system meets the following requirements: NA

(1) ISDH approval provided for all septic systems and filter fields. (Art. IV; § 9B)

(2) Septic systems serve only one (1) lot.

(3) Septic systems are either contained within the individual lot served **or** a Subdivision Control Variance has been approved. (Art. IV; § 9B)

(4) All lots either have a capacity for two filter/lateral field locations within the lot **or** a Subdivision Control Variance has been approved. (Art. IV; § 9B)

DECISION:

Upon careful review, The Floyd County Plan Commission hereby (**GRANTS** / DENIES) the Petitioner's Primary Application for MAJOR Subdivision at the meeting held on the 13th day of **April**, 2026

Primary Approval is based on completion of the following conditions:

1. • Show location of easement on plat before final plat approval.
2. • A maximum grade of 14 percent is approved for the street leading to lots 27-33 approximately 400 feet known as Thelma Lane per FC-03-26-16.
3. • Drainage, stormwater, and erosion control plans must be updated and submitted to the stormwater department for review and approval given by that department prior to final plat approval.
4. • Add to HOA covenants either a recommendation or requirement to utilize the most up to date Indiana Department of Natural Resources tree species list for any tree plantings_____

5. no notice

CTW Developer will provide in HOA document.

Notice to Homeowners that Agricultural ^{Activities} ~~Restrictions~~

EXIST - Near by

Easement: Developer agrees to put in HOA document

that an EASEMENT EXIST and NO Homeowner

8. shall prohibit or RESTRICT that use of that easement

9. _____

10. _____

The Petitioner must provide documentation including the date of completion and a description of compliance with these conditions before Final Approval of the Subdivision will be given.

Commission Members in Favor:

Christopher F. Well

Gin Brown

Larry Bittelhausen

Pat O'Connell

Frank Lopez

DM Bugh

Commission Members Opposed:

Rev.1/27/06
7-23-13

Ref. Ordinance 2003 Subdivision Control Ordinance Amendment



STAFF REPORT

Floyd County Plan Commission

Document may be subject to updates before the hearing

Docket Number: FC-03-26-17

Petitioner: Spring Hill Holdings, LLC, Represented by Jason Copperwaite

Location: 2777 NORTH LUTHER ROAD, FLOYDS KNOBS

22-02-02-500-010.000-002 & 22-02-02-500-083.000-002

Request: Major Subdivision – Spring Hill

Zoning District: Residential Suburban

Date: 4/7/2025

Overview:

The petitioner is seeking preliminary approval of a subdivision to be known as Spring Hill. The proposal will consolidate 2 parcels totaling 46.317 acres into 71 lots with three common areas, and a gross density of 1.64 (internal roadway acreage not excluded). The common areas contain a total of 3.469 acres and are primarily located near the entrance and in the back of the property over a creek.

The property is located within the northeastern portion of the residential growth area of the Georgetown Township and falling partially within the Highlander Point overlay district. To the east, within the Lafayette Township, the land is designated as a residential and commercial growth area. This land is designated as growth areas due to their proximity to utilities, highway 64, and existing amenities (shops, schools, and other institutions), with an intent to focus development here rather than in areas that the plan has designated as transitional or agricultural areas.

This site is accessed through a connection to N Luther Road to the west and a connection to the platted subdivisions of The Highlands and Villas of Floyds Knobs, both of which connect to Old Vincennes Road, where The Highlands has a fully signalized intersection. Old Vincennes connects to Hwy 150 roughly 1,000 feet from this intersection, and is then a short distance from Hwy 64.

The proposal has obtained the necessary willingness to serve letters from the local public services and was included with the regional traffic study.

Adjoining properties: to the northwest, west, south, and southeast are the Prifogle, Loftus, and Fentress farms, all zoned Residential Suburban. To the east are two platted subdivisions zoned Urban Residential, The Highlands and The Villas of Floyds Knobs. To the north is wooded land zoned Residential Suburban.

A plat review was held on April 1st, and, while not required, a neighborhood meeting with staff and the applicant present occurred March 26th.



STAFF REPORT

Floyd County Plan Commission

Document may be subject to updates before the hearing

Staff Review:

1. 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 (pg 15 app).

Minor areas of the property exceed a 20% ground slope, are located within a floodplain, or are designated as wetlands, however, given that no homes will be built in these areas, the site will be serviced by sewers, and no ground disturbing activities will occur in these areas, a geotechnical report will not be required. A letter from IDEM indicated that no permit was required from IDEM for the wetlands present. A phase 1 environmental study is not required. A regional traffic study was completed by the county and the Traffic Light Installation along Old Vincennes has been installed at this time.

Excepting cul-de-sac lots, lots meet the size and frontage standards of the FCZO for the Residential Suburban district, and are laid out along subdivision streets compliant with SCO standards.

Spring Hill Drive, Merrel Drive, Guy Drive, and Thelma Way are provided as subdivision streets which connect to N Luther Road to the west and Old Vincennes Road via The Highlands platted subdivision to the east.

Sidewalks are provided.

2. Drainage plans were approved in 2023 with FC-23-08-148 by the Stormwater Director.
3. The petitioner has provided willingness to serve letters from AT&T, Spectrum, Edwardsville Water Authority, Harrison REMC, and Floyd County Fire Authority.
4. Wastewater will be provided by New Albany Wastewater

Staff Comments:

This subdivision received primary approval in 2021 and has been altered for this submission. Lots around Common Area B have been shortened to dedicate more room for the pond that will also serve as a detention basin. Additionally, there is a reduction from 76 single family lots to 71 single family lots.

Conditions for the initial submittal of the primary application are as follows:

1. A maximum grade of 14 percent is approved for the street leading to lots 27-33 approximately 400 feet known as Thelma Lane per FC-06-21-16.
 - a. This has been met with the current proposal, the street has a maximum grade of 14 percent. A new modification has been submitted under FC-03-26-16.
2. Applicant to provide required agricultural buffer per subdivision control ordinance for Fentress, Prifogle, and Church properties.
 - a. A 20' ag buffer is being provided along these properties



STAFF REPORT

Floyd County Plan Commission

Document may be subject to updates before the hearing

3. Applicant to present drainage plan to Floyd County Storm Water Board for review and approval prior to secondary approval. Staff recommends to FCSTWB at least a minimum 10 percent increase in storm water detention from ordinance standards and would request considerations of 25 percent increase in detention. Also, request coordination with The Highlands on detention in south corner of the development. Letter to be obtained from FCSTWB regarding their action on recommendations prior to secondary approval.
 - a. Storm water plan has already received approval from the SW director.
4. Applicant to meet with County Engineer for recommendation regarding sizing of culvert on Fentress access easement. Engineer to determine if an increase in size is required as part of overall drainage plan presented by developer. If determination is made for increase in size, Applicant to pay for installation of the culver per County engineer's recommendation prior to secondary approval.
 - a. Applicant reports that drainage calculations show the existing culvert as adequate.
5. Applicant to meet with County Engineer regarding entrance location. Engineer to provide letter upon location recommendation and sight improvement prior to secondary approval.
 - a. Met, letter in docket.
6. Applicant to identify access easement with Fentress property in restrictions and provide language stating that access easement is for Fentress property ingress and egress, HOA and utility access. The access easement shall be common area.
 - a. Not met, Easement not shown as an access easement, language not in HOA covenants.
7. Applicant to meet with County Extension Agent on allowable types of trees for installation.
 - a. Applicant has contact for County Extension Agent.

Staff Recommendations:

Where residents should be aware of the location of the Fentress access easement, where a modification is needed for the road grade on proposed Thelma Lane, where alterations have been made to the plan since storm water approval was given, and where the comprehensive plan encourages protecting the rural character of the community, and where prior conditions are found to be satisfied or not applicable, staff recommends the following conditions-

- Show location of easement on plat before final plat approval.
- A maximum grade of 14 percent is approved for the street leading to lots 27-33 approximately 400 feet known as Thelma Lane per FC-03-26-16.
- Drainage, stormwater, and erosion control plans must be updated and submitted to the stormwater department for review and approval given by that department prior to final plat approval.
- Add to HOA covenants either a recommendation or requirement to utilize the most up to date Indiana Department of Natural Resources tree species list for any tree plantings.

Tree Species List

Welcome to the Indiana Tree Species List, created by the Indiana DNR's Community & Urban Forestry Team. This list only includes species that are native to Indiana. For more information about why we recommend planting native and how to select the best species for your planting site, please see our Species Selection Guide.

Growth Information

SIZE

Size	Mature Height	Minimum Site Width
Small	< 30 ft.	4 ft.
Medium	30-45 ft.	5 ft.
Large	> 45 ft.	6 ft.

Species are sorted into three categories based on their average height at maturity. Bigger trees need more space in all directions, so site size considerations should include site width, soil volume, vertical space, and spacing from buildings and other trees.

GROWTH RATE

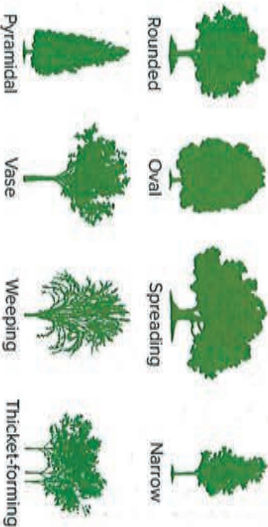
Species are categorized as slow-, moderate-, or fast-growing. Generally, species that grow faster have shorter lifespans and vice versa. Fast-growing species can quickly provide privacy and fill in landscapes rapidly, while slower species produce stronger wood with better defense mechanisms against pests and disease.

EVERGREEN OR DECIDUOUS

Evergreen trees have foliage that remains green and functional throughout the year. Deciduous trees lose their foliage annually. Evergreens offer year-round privacy and wind protection while deciduous trees provide shade and seasonal interest.

FORM

Trees vary in height, width, and branching pattern, and it is important to match form to the site and the intended function. Consider visibility requirements and aesthetics when selecting a species.



Planting Locations

GOOD FOR PARKS

These trees are suitable for large, open spaces that are well-maintained, such as parks, yards, and commercial and industrial campuses. Trees with heavier litter can be used here, as well as those suitable for right-of-way and median plantings.

GOOD FOR STREETS

These species are suitable street trees. Street trees are those located in the public right-of-way (ROW), including:

- Treelawn – the grassy strip between the sidewalk and the street
- Non-treelawn – ROW extends into the front yard where no treelawn is present
- Medians and parkways – grassy strips either in the center of roadways or adjacent to them

These areas vary in width, so make selections in conjunction with the size column. These trees are generally low-litter species, and they have a high tolerance to extreme urban conditions like pollution and compacted soils.

Street trees are also exposed to de-icing salts that are applied to sidewalks and roads. Salt tolerance was factored into this category, but you may want to do additional research about salt spray and saline soil if relevant for your community.

RIPARIAN

These trees are known for thriving along various bodies of water and like to have "wet feet." Consider planting species from this category in areas that tend to have standing water after heavy rain events.

NATURAL AREAS ONLY

Trees in this category are best suited for unmaintained natural areas, particularly those that do not get mowed. This includes "messy" trees that produce excessive litter (i.e., leaves, fruits, nuts), species with sharp thorns, and trees that are aggressive or prone to weedy growth. Additionally, trees that are difficult to find in nurseries are marked here.

Preference

DRAINAGE

- D = Dry
- WD = Well-drained
- M = Moist
- W = Wet

LIGHT

- ☉ = Full sun
- ☪ = Partial shade
- = Full shade

Trees Not Recommended

The following native species are currently **not recommended** for planting anywhere in Indiana:

Scientific Name	Common Name	Reasoning
<i>Acer negundo</i>	Boxelder (ash-leaved maple)	overplanted
<i>Acer nigrum</i>	Black maple	overplanted
<i>Acer rubrum</i>	Red maple	overplanted
<i>Acer saccharinum</i>	Silver maple	overplanted
<i>Acer saccharum</i>	Sugar maple	overplanted
<i>Castanea dentata</i>	American chestnut	Chestnut blight
<i>Fraxinus americana</i>	White ash	Emerald ash borer
<i>Fraxinus nigra</i>	Black ash	Emerald ash borer
<i>Fraxinus pennsylvanica</i>	Green (red) ash	Emerald ash borer
<i>Fraxinus profunda</i>	Pumpkin ash	Emerald ash borer
<i>Fraxinus quadrangulata</i>	Blue ash	Emerald ash borer
<i>Juglans cinerea</i>	White walnut, Butternut	Butternut canker
<i>Ulmus alata</i>	Winged elm	Dutch elm disease
<i>Ulmus americana</i>	American (white) elm	Dutch elm disease*
<i>Ulmus rubra</i>	Slippery (red) elm	Dutch elm disease
<i>Ulmus thomasii</i>	Rock elm	Dutch elm disease

*Contact CUF with questions about DED-resistant cultivars.

Questions?

Email urbanforestry@dnr.IN.gov
or call 317-234-6568.

Tree Species List

Scientific Name	Common Name(s)	Growth Information			Planting Locations				Preference		
		Size	Growth Rate	Evergreen or Deciduous	Form	Natural Areas Only	Good for Parks	Good for Streets		Riparian	Drainage
<i>Aesculus flava (octandra)</i>	Yellow buckeye	L	Moderate	D	Oval		✓	✓		WD, M	○●
<i>Aesculus glabra</i>	Ohio buckeye	M	Moderate	D	Rounded		✓	✓	✓	WD, M	○●
<i>Amelanchier arborea</i>	Downy serviceberry	S	Moderate	D	Narrow		✓	✓		WD, M	○●
<i>Amelanchier laevis</i>	Allegheny (smooth) serviceberry	S	Moderate	D	Narrow		✓	✓		WD, M	○
<i>Asimina triloba</i>	Pawpaw	M	Slow	D	Pyramidal		✓		✓	WD, M, W	○●
<i>Betula alleghaniensis</i>	Yellow birch	L	Moderate	D	Rounded		✓			WD, M	○●●
<i>Betula nigra</i>	River birch	M	Fast	D	Rounded		✓		✓	WD, M, W	○
<i>Betula papyrifera</i>	Paper birch	L	Fast	D	Rounded		✓			WD, M	○
<i>Betula populifolia</i>	Gray birch	M	Moderate	D	Pyramidal		✓	✓		WD, M	○
<i>Carpinus caroliniana</i>	Hornbeam, blue beech, musclewood	M	Slow	D	Oval		✓	✓		WD, M, W	○●
<i>Carya cordiformis</i>	Bitternut hickory	L	Slow	D	Oval		✓			WD, M	○●
<i>Carya glabra</i>	Pignut hickory	L	Slow	D	Oval		✓			any	○●
<i>Carya illinoensis</i>	Northern pecan	L	Moderate	D	Oval		✓			WD, M, W	○
<i>Carya laciniosa</i>	Shellbark hickory	L	Moderate	D	Oval		✓		✓	W	○●
<i>Carya ovalis</i>	Red hickory	L	Slow	D	Rounded		✓			WD, M	○
<i>Carya ovata</i>	Shagbark hickory	L	Moderate	D	Oval		✓			WD, M, W	○●
<i>Carya pallida</i>	Pale (sand) hickory	L	Slow	D	Narrow		✓			WD, M	○
<i>Carya tomentosa</i>	Mockernut hickory	L	Slow	D	Oval		✓			WD, M	○●
<i>Catalpa speciosa</i>	Northern Catalpa	L	Fast	D	Oval		✓	✓	✓	WD, M	○
<i>Celtis laevigata</i>	Sugarberry	M	Fast	D	Rounded		✓	✓	✓	WD, M, W	○●
<i>Celtis occidentalis</i>	Hackberry	L	Fast	D	Vase		✓	✓	✓	WD, M	○●
<i>Cercis canadensis</i>	Eastern redbud	S	Moderate	D	Rounded		✓	✓	✓	WD, M	○●
<i>Cladrastis kentukea</i>	Yellowwood	M	Moderate	D	Rounded		✓	✓		WD, M	○
<i>Cornus alternifolia</i>	Pagoda (alternate-leaved) dogwood	S	Moderate	D	Spreading		✓			WD, M	○●
<i>Cornus florida</i>	Flowering dogwood	S	Slow	D	Rounded		✓	✓		WD	○●●
<i>Crataegus crus-galli</i>	Cockspur hawthorn	S	Moderate	D	Thicket-forming		✓			WD, M	○
<i>Crataegus crus-galli, var. inermis</i>	Cockspur hawthorn 'thornless'	S	Moderate	D	Rounded		✓	✓		WD, M	○
<i>Crataegus mollis</i>	Downy hawthorn	S	Moderate	D	Spreading		✓			WD, M	○
<i>Crataegus punctata</i>	Dotted hawthorn	S	Moderate	D	Spreading		✓			WD, M	○
<i>Crataegus viridis</i>	Green hawthorn	M	Moderate	D	Spreading		✓	✓		WD, M	○●
<i>Diospyros virginiana</i>	Persimmon	L	Moderate	D	Oval		✓			WD, M, W	○

KEY

SIZE

S = ≤30ft. mature height, 4ft. minimum site width
M = 30–45ft. mature height, 5ft. minimum site width
L = ≥45ft. mature height, 6ft. minimum site width

DRAINAGE

D = Dry
WD = Well-drained
M = Moist
W = Wet

LIGHT

○ = Full sun
○● = Partial shade
● = Full shade

Tree Species List

Scientific Name	Common Name(s)	Growth Information			Planting Locations			Preference		
		Size	Growth Rate	Evergreen or Deciduous	Form	Natural Areas Only	Good for Parks	Good for Streets	Riparian	Drainage
<i>Fagus grandifolia</i>	American Beech	L	Slow	D	Rounded		✓		WD, M	○●
<i>Gleditsia aquatica</i>	Water locust	L	Moderate	D	Spreading	✓		✓	W	●
<i>Gleditsia triacanthos</i>	Honeylocust	L	Fast	D	Rounded		✓		WD, M	○
<i>Gleditsia triacanthos</i> , var. <i>inermis</i>	Honeylocust 'thornless'	L	Fast	D	Rounded		✓	✓	WD, M	○
<i>Gymnocladus dioica</i>	Kentucky coffeetree	L	Moderate	D	Oval		✓		M, W	○
<i>Gymnocladus dioica</i> 'seedless'	Kentucky coffeetree 'seedless'	L	Moderate	D	Oval		✓	✓	WD, M, W	○
<i>Juglans nigra</i>	Black walnut	L	Moderate	D	Rounded		✓	✓	WD, M	○
<i>Juniperus virginiana</i>	Eastern red cedar	L	Moderate	E	Pyramidal		✓	✓	any	○
<i>Larix laricina</i>	Tamarack	L	Fast	D	Pyramidal		✓	✓	W	○
<i>Liquidambar styraciflua</i>	Sweetgum	L	Fast	D	Pyramidal		✓	✓	WD, M, W	○
<i>Liquidambar styraciflua</i> 'seedless'	Sweetgum 'seedless'	L	Fast	D	Pyramidal		✓	✓	WD, M, W	○
<i>Liriodendron tulipifera</i>	Tulip tree, tulip poplar, yellow poplar	L	Fast	D	Oval		✓	✓	WD, M	○●
<i>Magnolia acuminata</i>	Cucumber magnolia	L	Moderate	D	Pyramidal		✓		WD, M	○●
<i>Magnolia tripetala</i>	Umbrella magnolia	S	Moderate	D	Pyramidal		✓		WD, M	○●
<i>Malus coronaria</i>	Sweet crabapple	S	Moderate	D	Rounded		✓	✓	WD, M	○
<i>Malus ioensis</i>	Prairie crabapple	S	Moderate	D	Rounded		✓	✓	WD, M	○●
<i>Morus rubra</i>	Red mulberry	L	Moderate	D	Rounded	✓			WD, M	○●
<i>Nyssa sylvatica</i>	Black gum, sour gum, tupelo	L	Moderate	D	Pyramidal		✓	✓	any	○
<i>Ostrya virginiana</i>	American hophornbeam, ironwood	M	Slow	D	Oval		✓	✓	WD, M	○●
<i>Oxydendrum arboreum</i>	Sourwood	M	Slow	D	Pyramidal		✓		WD, M	○●
<i>Pinus banksiana</i>	Jack pine	M	Slow	E	Pyramidal		✓		WD, M	○
<i>Pinus strobus</i>	Eastern white pine	L	Moderate	E	Pyramidal		✓		WD, M, W	○
<i>Pinus virginiana</i>	Virginia pine	M	Slow	E	Pyramidal		✓		D, WD	○
<i>Platanus occidentalis</i>	Sycamore	L	Fast	D	Rounded		✓	✓	WD, M, W	○●
<i>Populus deltoides</i>	Eastern cottonwood	L	Fast	D	Pyramidal	✓		✓	WD, M, W	○
<i>Populus grandidentata</i>	Bigtooth aspen	L	Fast	D	Pyramidal		✓		WD, M	○
<i>Populus heterophylla</i>	Swamp cottonwood	L	Fast	D	Rounded	✓		✓	W	○
<i>Populus tremuloides</i>	Quaking aspen	L	Moderate	D	Pyramidal		✓	✓	WD, M, W	○●
<i>Prunus americana</i>	American (wild) plum	S	Fast	D	Thicket-forming		✓		WD, M	○●
<i>Prunus hortulana</i>	Hortulan (wild goose) plum	S	Moderate	D	Thicket-forming	✓			WD, M	○●
<i>Prunus nigra</i>	Canada plum	S	Moderate	D	Vase		✓		WD, M	○

KEY

SIZE

S = <30ft. mature height, 4ft. minimum site width
 M = 30-45ft. mature height, 5ft. minimum site width
 L = 245ft. mature height, 6ft. minimum site width

DRAINAGE

D = Dry
 WD = Well-drained
 M = Moist
 W = Wet

LIGHT

○ = Full sun
 ○● = Partial shade
 ● = Full shade

Tree Species List

Scientific Name	Common Name(s)	Growth Information			Planting Locations				Preference		
		Size	Growth Rate	Evergreen or Deciduous	Form	Natural Areas Only	Good for Parks	Good for Streets		Riparian	Drainage
<i>Prunus pensylvanica</i>	Pin cherry	S	Fast	D	Thicket-forming	✓				WD, M	O
<i>Prunus serotina</i>	Black cherry	L	Fast	D	Pyramidal		✓			WD, M	O
<i>Quercus alba</i>	White oak	L	Slow	D	Rounded		✓			WD, M	O
<i>Quercus bicolor</i>	Swamp white oak	L	Slow	D	Rounded		✓		✓	WD, M	O
<i>Quercus coccinea</i>	Scarlet oak	L	Slow	D	Oval		✓			D, WD	O
<i>Quercus ellipsoidalis</i>	Northern pin (Hill's) oak	L	Moderate	D	Oval		✓			WD, M	O
<i>Quercus falcata</i>	Southern red oak	L	Moderate	D	Rounded		✓		✓	any	O
<i>Quercus imbricaria</i>	Shingle oak	L	Slow	D	Pyramidal		✓			WD, M	O
<i>Quercus lyrata</i>	Overcup oak	L	Slow	D	Rounded		✓		✓	M, W	O
<i>Quercus macrocarpa</i>	Bur oak	L	Moderate	D	Rounded		✓		✓	D, WD, M	O
<i>Quercus marilandica</i>	Blackjack oak	M	Slow	D	Rounded		✓			D, WD	O
<i>Quercus michauxii</i>	Swamp chestnut oak	L	Moderate	D	Oval		✓		✓	WD	O
<i>Quercus montana</i>	Chestnut oak, rock chestnut oak	L	Slow	D	Rounded		✓		✓	WD, M	O
<i>Quercus muhlenbergii</i>	Chinquapin oak	L	Slow	D	Oval		✓		✓	D, WD	O
<i>Quercus pagoda</i>	Cherrybark oak	L	Moderate	D	Rounded		✓		✓	WD, M	O
<i>Quercus palustris</i>	Pin oak	L	Fast	D	Oval		✓		✓	WD, W	O
<i>Quercus phellos</i>	Willow oak	L	Fast	D	Oval		✓		✓	WD, M, W	O
<i>Quercus rubra</i>	Northern red oak	L	Moderate	D	Rounded		✓		✓	WD, M	O
<i>Quercus shumardii</i>	Shumard oak	L	Moderate	D	Pyramidal		✓		✓	WD, M	O
<i>Quercus stellata</i>	Post oak	L	Slow	D	Rounded		✓		✓	any	O
<i>Quercus velutina</i>	Black oak	L	Moderate	D	Rounded		✓		✓	D, WD	O
<i>Quercus x deamii</i>	Deam oak	L	Slow	D	Pyramidal	✓				D, WD	O
<i>Robinia pseudoacacia</i>	Black locust	M	Fast	D	Oval		✓			WD, M	O
<i>Salix amygdaloides</i>	Peachleaf willow	L	Fast	D	Weeping		✓		✓	M, W	O
<i>Salix nigra</i>	Black willow	M	Fast	D	Weeping		✓		✓	M, W	O
<i>Sassafras albidum</i>	Sassafras	L	Moderate	D	Pyramidal		✓			WD, M	O
<i>Toxodium distichum</i>	Bald cypress	L	Slow	D	Pyramidal		✓		✓	W	O
<i>Thuja occidentalis</i>	Northern (eastern) white cedar, arborvitae	L	Slow	E	Pyramidal		✓		✓	WD, M	O
<i>Tilia americana</i>	American basswood, American linden	L	Moderate	D	Rounded		✓		✓	WD, M	O
<i>Tsuga canadensis</i>	Eastern hemlock	L	Moderate	E	Pyramidal		✓		✓	WD	O

KEY

SIZE

S = <30ft. mature height, 4ft. minimum site width
M = 30–45ft. mature height, 5ft. minimum site width
L = ≥45ft. mature height, 6ft. minimum site width

DRAINAGE

D = Dry
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O = Full sun
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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

July 23, 2021

Loftus and Romeo Development, LLC and Bierman Properties
2393 North Luther Road
Georgetown, IN 47122

Re: Floyd County PC Docket 06-21-17

Dear Mr. Loftus:

Please find this letter as notice of the action and findings for your request for primary approval of Spring Hill primary subdivision plat. The primary plat was approved with the following conditions.

On the matter of Docket FC-06-21-17 the following conditions were made:

1. A maximum grade of 14 percent is approved for the street leading to lots 27-33 approximately 400 feet known as Thelma Lane per FC-06-21-16.
2. Applicant to provide required agricultural buffer per subdivision control ordinance for Fentress, Prifogle, and Church properties.
3. Applicant to present drainage plan to Floyd County Storm Water Board for review and approval prior to secondary approval. Staff recommends to FCSTWB at least a minimum 10 percent increase in storm water detention from ordinance standards and would request consideration of 25 percent increase in detention. Also, request coordination with The Highlands on detention in south corner of the development. Letter to be obtained from FCSTWB regarding their action on recommendations prior to secondary approval.
4. Applicant to meet with County Engineer for recommendation regarding sizing of culvert on Fentress access easement. Engineer to determine if an increase in size is required as part of overall drainage plan presented by developer. If determination is made for increase in size, Applicant to pay for installation of the culvert per County engineer's recommendation prior to secondary approval.
5. Applicant to meet with County Engineer regarding entrance location. Engineer to provide letter upon location recommendation and sight improvement prior to secondary approval.



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6. Applicant to identify access easement with Fentress property in restrictions and provide language stating that access easement is for Fentress property ingress and egress, HOA and utility access. The access easement shall be common area.
7. Applicant to meet with County Extension Agent on allowable types of trees for installation.

Respectfully,

A handwritten signature in cursive script, appearing to read "Don Lopp".

Don Lopp, AICP

Director of Operations and Planning



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

July 23, 2021

Loftus and Romeo Development, LLC and Bierman Properties
2393 North Luther Road
Georgetown, IN 47122

Re: Floyd County PC Docket 06-21-16

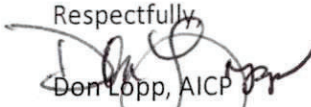
Dear Mr. Loftus:

Please find this letter as notice of the action and findings for your request for modification of subdivision standard for having maximum grade exceeding 10 percent for public road. The modification was approved with the following conditions.

On the matter of Docket FC-06-21-16 the following conditions were made:

1. A maximum grade of 14 percent is approved for the street leading to lots 27-33 approximately 400 feet known as Thelma Lane.

Respectfully,


Don Lopp, AICP
Director of Operations and Planning

BALLOT FOR PRIMARY APPROVAL OF A MAJOR SUBDIVISION

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

ORDINANCE AUTHORITY: Subdivision Control Ordinance (SCO)

STATUTORY AUTHORITY: I.C. 36-7-4-701, et seq.

Subdivision Name: SPRING HILL

Subdivision Type: MAJOR

Docket No.: FC- 06 - 21 - 17

Applicant/Owner Name: Loffus + Romeo Development LLC and
Bierman Properties LLC

1. Petitioner (HAS) / (HAS NOT) met all of the following requirements:

- A. Preliminary Plan provided. (Art. IV; Gen Req A1)
- B. Certification demonstrating compliance with IDEM Rule 5. (Art. IV General Req. B3)
- C. Plat provided identifying all pertinent information pursuant to the SCO and the Floyd County Planning and Zoning Commission's Rules of Procedure.
- D. Geo-Technical Report provided. (Art. IV; Gen Req B4) NA
- E. Traffic Impact Study provided. (Art. IV; Gen. Req. B1) NA
- F. Phase I Environmental Audit Report provided. (Art. IV Gen. Req. B5) NA
- G. Site Plan provided that shows topography, wetlands, flood hazard areas, steep slopes (those exceeding 16%), and soils shown on *The Soil Survey of Floyd County* as having severe limitations for urban development. (Art. IV Gen Req. A2)
- H. Lots:
 - (1) All lots either comply with the Floyd County Zoning Ordinance requirements or a Subdivision Control Variance has been approved for non-conforming lots. (Art. IV; § 1C)

- (2) Lots **are not** laid out along existing arterial, collector, or local streets. (Art. IV; § 1D)
- (3) All lots meet the length requirements of the SCO. (Art. IV; §2B)(Art. IV § 1C)

I. Streets:

- (1) Streets and cul-de-sacs comply with the dimensional and geographic standards of the SCO. (Art. IV; Gen. Req. A2) (Art. IV; § 2B) (Art. IV; § 3P) (Art. IV; § 3N) (Art. IV; § 3O)
- (2) Traffic calming measures are identified where more than thirty (30) lots are proposed. (Art. IV; § 3G)
- (3) Any public streets serving the subdivision meets the SCO surface type and right-of-way requirements. (Art. IV; § 3A) (Art. IV; § 3B)
- (4) All streets are named. (Art. IV; § 3C)
- (5) There are not any permanent dead-end streets or any private streets. (Art. IV; § 3H) (Art. IV; § 3I)
- (6) INDOT approval received for any subdivision streets that intersect with a state highway. (Art. IV; § 3J)
- (7) Curbs and gutters conform to the INDOT Standard Specification, or equivalent standards as determined by the county engineer. (Art. IV; § 4B)

J. Driveways, Intersections, & Entrances:

- (1) Two (2) subdivision entrances provided where fifty (50) or more lots are proposed. (Art. IV; § 3K)
- (2) Driveway separation meets the requirements of the SCO. (Art. IV; § 1F)
- (3) All driveways and intersections are located in accordance with the SCO. (Art. IV; § 3R) (Art. IV; § 6D)

K. Sidewalks:

- (1) Sidewalks are provided on both sides of the subdivision streets where the gross density of the subdivision is more than one lot per acre. (Art. IV; § 11A)
- (2) Pedestrian access is provided to any park, common space, or recreational facility located with the subdivision. (Art. IV; § 11E)

(3) Protective Covenants assign the obligation for the maintenance and repair of sidewalks and trails to the lots owner's association. (Art. IV; § 11G)

L. Covenants are consistent with the SCO. (Art. IV; § Gen Req E)

2. Petitioner (HAS / HAS NOT / NA) met the following requirements for Drainage & Storm water:

A. IDNR approval obtained for alterations to the natural drainage pattern and natural stream patterns caused by construction of the subdivision. (Art. IV; § 7A)

B. Any drainage system to be installed meets the minimum standards of the SCO. (Art. IV; § 7B)

C. Drainage Report provided. (Art. IV; § 7 B2)

3. Petitioner (HAS / HAS NOT) provided a letter confirming availability and willingness to serve for all necessary utilities: Water; Sewage; Fire Protection; Telephone; Gas; Electric.
(Cross out any that do not apply.)

4. Petitioner (HAS / HAS NOT) met the following requirements for sewer and/or septic services:

A. Services for the subdivision lots will be extended to an IDEM approved municipal-or county-owned or operated sanitary sewer system. (Art. IV; § 9A) NA

B. Conditional Use has been approved by the Floyd County Board of Zoning Appeals for a new waste treatment plant; NA

OR

Septic system meets the following requirements: NA

(1) ISDH approval provided for all septic systems and filter fields. (Art. IV; § 9B)

(2) Septic systems serve only one (1) lot.

(3) Septic systems are either contained within the individual lot served **or** a Subdivision Control Variance has been approved. (Art. IV; § 9B)

(4) All lots either have a capacity for two filter/lateral field locations within the lot **or** a Subdivision Control Variance has been approved. (Art. IV; § 9B)

DECISION:

Upon careful review, The Floyd County Plan Commission hereby **(GRANTS)** / DENIES) the Petitioner's Primary Application for MAJOR Subdivision at the meeting held on the 12th day of July, 2021

Primary Approval is based on completion of the following conditions:

1. Applicant to present drainage plan to Floyd County Storm Water Board for review and approval prior to secondary approval. Staff recommends to FCSTWB at least a minimum 10 percent increase in storm water detention from ordinance standards and would request consideration of 25 percent increase in detention. Also, request coordination with The Highlands on detention in south corner of the development. Letter to be obtained from FCSTWB regarding their action on recommendations prior to secondary approval.

2. Applicant to meet with County Engineer for recommendation regarding sizing of culvert on Fentress access easement. Engineer to determine if an increase in size is required as part of overall drainage plan presented by developer. If determination is made for increase in size, Applicant to pay for installation of the culvert per County engineer's recommendation prior to secondary approval.

3. Applicant to meet with County Engineer regarding entrance location. Engineer to provide letter upon location recommendation and sight improvement prior to secondary approval.

4. Applicant to identify access easement with Fentress property in restrictions and provide language stating that access easement is solely for Fentress property ingress and egress and outlining responsibility regarding long-term maintenance of easement. *HOA # utilities. This access easement shall be a common area.*

5. Applicant to install tree buffer per Zoning Ordinance along agricultural buffer areas as requested by adjoining property owner. Applicant to meet with County Extension Agent on allowable types of trees for installation of buffer. Buffer to meet zoning ordinance 5.09-A.1. *It is suggested that the potential on location of planting #*

8. ~~The Applicant to meet with County Extension Agent on the potential locations of planting & allowable types of trees for installation~~

9. *The Applicant to meet with County Extension Educator on the potential locations of planting & allowable types of trees for installation*

The Petitioner must provide documentation including the date of completion and a description of compliance with these conditions before Final Approval of the Subdivision will be given.

Commission Members in Favor:

Blair Walsh

DM Bagley

Gene ...

John ...

Sam ...

Shirley ...

W. ...

Steve ...

Commission Members Opposed:

Rev.1/27/06
7-23-13

Ref. Ordinance 2003 Subdivision Control Ordinance Amendment



Floyd County
Director of Highway & Public Works
2524 Corydon Pike Suite 202
New Albany, IN 47150
Phone: (812) 948-5441
Fax: (812) 725-3786
hurieta@floydcounty.in.gov

November 1, 2021

Loftus and Romeo Development, LLC &
Bierman Properties, LLC
2393 North Luther Road
Georgetown, IN 47122

Re: Floyd County PC Docket 06-21-17

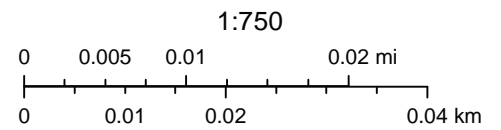
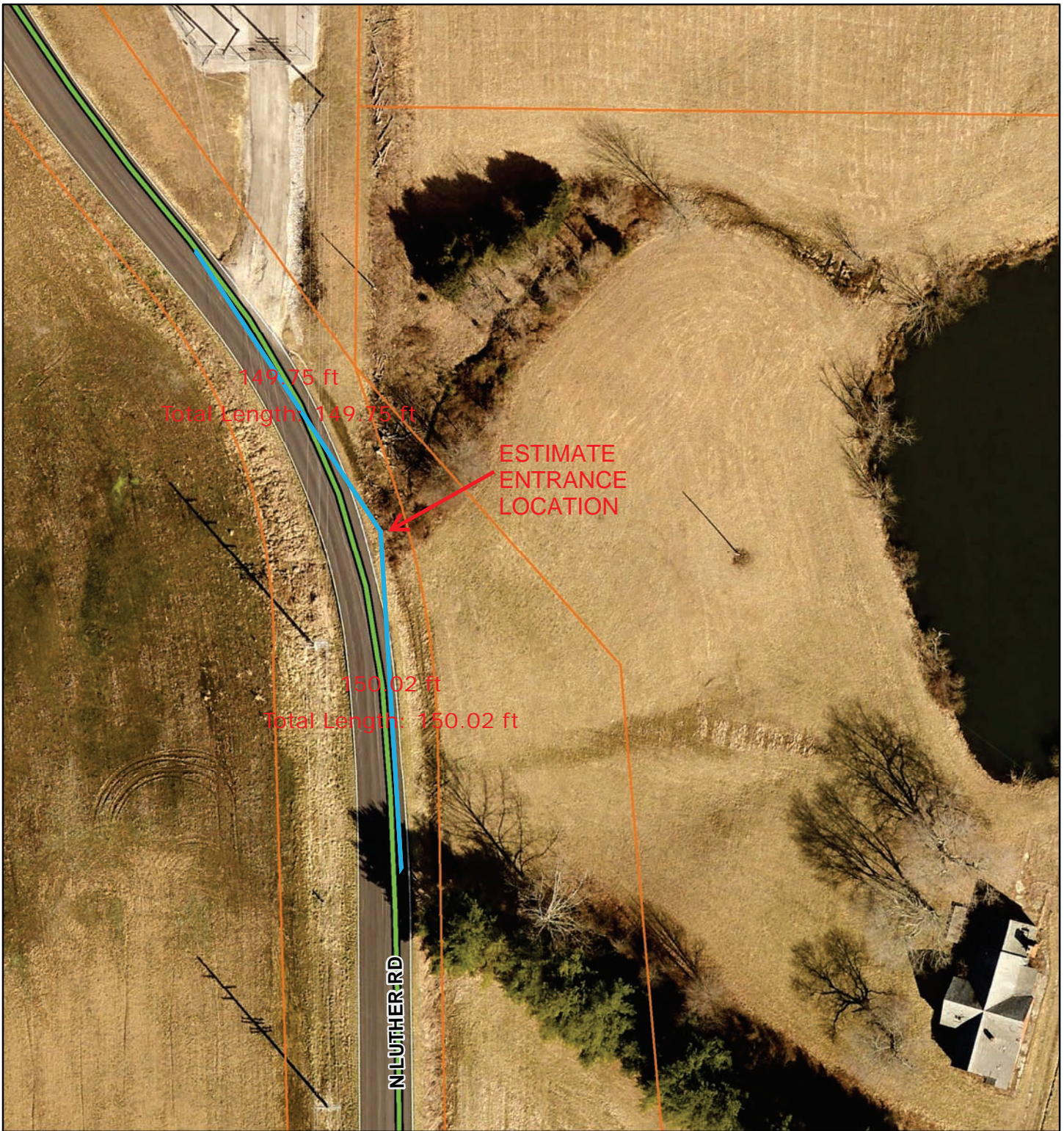
In order to satisfy condition #5 of the above-mentioned docket regarding the entrance location and sight improvement for Spring Hill Subdivision, a field inspection was performed on October 14, 2021. During the inspection, it was noticed that the centerline of Spring Hill Drive, a main entrance to the subdivision was already staked out. Having the stake representing the centerline as a reference for the subdivision entrance, a minimum road sight distance of 150 feet was measured North-West and South, both on North Luther Road as it is shown on the attached aerial map. There were no physical obstructions for a driver coming out of Spring Hill Subdivision.

Based on the information provided above, the entrance location and sight improvement for Spring Hill Subdivision can be accepted as presented.

Sincerely,


Horacio Urieta, P.E.
County Engineer
2524 Corydon Pike Suite 202
New Albany, IN 47150
Office 812-948-5441
Cell 812-725-3786

SPRING HILL SUBDIVISION - SIGHT DISTANCE



OCTOBER 28, 2021



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:	Spring Hill Subdivision
Applicant Name:	Spring Hill Holdings, LLC
Applicant Phone:	812.941.9861
Applicant Email:	Benson@asblc.com
Applicant Address:	720 Rolling Creek Drive, Suite 106, New Albany, Indiana 47150

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:	Spring Hill, LLC
Owner Address:	2393 N Luther Road, Georgetown, Indiana 47122
Owner Phone:	502.939.1456
Owner Email:	loftus16@aol.com

Consultant Contact Information:

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

Applicant's Representative:

Representative Name:	Jason Copperwaite
Representative Address:	1000 Bell Lane, New Albany, Indiana 47150
Representative Phone:	812.738.4124
Representative Email:	jcopperwaite@ppa-eng.com

2. Site Information:

Parcel ID Number:	22-02-02-500-010.000-002
Address of Property/Location:	2778 W Luther Road, Floyds Knobs, Indiana 47119
Current Use of Property:	Vacant/AG
Current Zoning District:	RS

Subdivision Type:

Administrative Major Conservation

Total Acreage of Subdivision:	46.177
Number of Lots:	71
Sanitary Sewer or Septic:	Sanitary 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: David A. Schuler, Member

Signature: [Handwritten Signature]

Date: 3-4-26

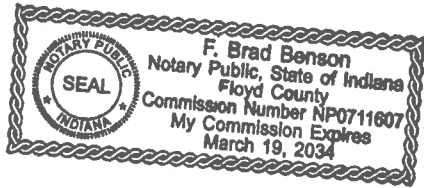
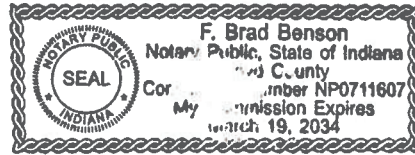
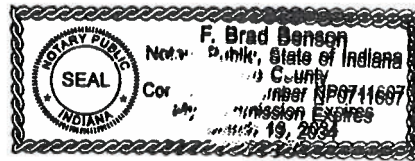
SUBSCRIBED AND SWORN BEFORE ME

THIS 4th DAY OF March, 2026.

[Handwritten Signature]

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 3-19-34





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), Spring Hill LLC, do hereby certify that I am (we are)
(Owners of subject property)

the owner(s) of the property legally described as 22-02-02-500-010.000-002,
(Parcel ID Number)

And hereby certify that I (we) have given authorization to Spring Hill Holdings LLC,
(Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
<u>JEREMY LOFTUS</u>	<u>22-02-02-500-010.000-002</u>	<u>[Signature]</u>	<u>2/25/2026</u>

STATE OF Indiana)
) SS:
 COUNTY OF Floyd)

JOLAUNDA R. STILES
 Notary Public - Commission #NP0666794
SEAL
 State of Indiana
 My Commission Expires April 26, 2031

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

State, this 25th day of February 2026.

MY COMMISSION EXPIRES:

4-26-2031

Jolanda R. Stiles
 Notary Public

MY COUNTY OF RESIDENCE:

Harrison

Jolanda R. Stiles
 Printed Signature



DEC 15 2023

DEC 15 2023

Dore M. Tappan
AUDITOR FLOYD CO. IND.

202312461

FLOYD CO. IN RECORDER

LOIS ENDRIS

12/15/2023 11:35 AM

Pages: 8

WARRANTY DEED

GRANTEE'S ADDRESS:

2393 N. LUTHER RD

GEORGETOWN, IN 47122

MAIL TAX STATEMENTS TO:

2393 N. LUTHER RD

GEORGETOWN, IN 47122

Key #002-05000-10 Parcel #22-02-02-500-010.000-002

Key #002-05000-84 Parcel #22-02-02-500-083.000-002

THIS INDENTURE WITNESSETH: That Loftus & Romeo Development, LLC, an Indiana limited liability company, by and through its duly authorized member, and Bierman Properties, L.L.C., a Kentucky limited liability company, by and through its duly authorized member

CONVEY AND WARRANT

unto Spring Hill, LLC, an Indiana limited liability company, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate situated in the County of Floyd, State of Indiana, and described as follows, to-wit:

PARCEL 1

BEING A 41.3170 ACRE PART OF AN 80 ACRE TRACT OF LAND HERETOFORE CONVEYED TO LEO F. AND TALETHA FENTRESS BY DEED AS RECORDED IN DEED RECORD 132, PAGE 298, OF THE FLOYD COUNTY, INDIANA RECORD OF DEEDS, BEING PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION NO. 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SITUATED IN GEORGETOWN TOWNSHIP, FLOYD COUNTY, INDIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTOIN NO. 25, TOWNSHIP 2

SOUTH, RANGE 5 EAST, RUNNING THENCE NORTH 0 DEG. 07' 02" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND ALONG THE CENTERLINE OF LUTHER ROAD, 991.88 FEET TO THE TRUE PLACE OF BEGINNING OF LAND TO BE HEREIN DESCRIBED;

THENCE CONTINUING NORTH 0 DEG. 07' 02" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND ALONG THE CENTERLINE OF SAID LUTHER ROAD, 734.80 FEET TO AN IRON PIN; THENCE SOUTH 23 DEG. 41' 19" EAST 74.32 FEET TO AN IRON PIN; THENCE SOUTH 0 DEG. 07' 02" WEST 254.98 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 80 DEG. 27' 00", A RADIUS OF 40.00 FEET AND A CHORD WHICH BEARS SOUTH 40 DEG. 06' 28" EAST, 51.66 FEET TO AN IRON PIN; THENCE SOUTH 80 DEG. 19' 58" EAST, 346.46 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 99 DEG. 33' 00", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS NORTH 49 DEG. 53' 32" EAST, 45.81 FEET TO AN IRON PIN; THENCE NORTH 0 DEG. 07' 02" EAST, 519.55 FEET TO AN IRON PIN; THENCE NORTH 89 DEG. 52' 58" WEST 440.00 FEET TO AN IRON PIN ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEG. 07' 02" EAST ALONG SAID WEST LINE 337.88 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 36' 32" EAST, 284.09 FEET TO AN IRON PIN; THENCE NORTH 0 DEG. 07' 02" EAST 460.00 FEET TO AN IRON PIN ON THE NORTH LINE OF SAID FENTRESS' 80 ACRE TRACT OF LAND; THENCE SOUTH 89 DEG. 36' 32" EAST ALONG SAID NORTH LINE 1046.20 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID 80 ACRE TRACT OF LAND; THENCE SOUTH 0 DEG. 35' 47" WEST ALONG THE EAST LINE OF SAID 80 ACRE TRACT OF LAND 699.04 FEET TO AN IRON PIPE; THENCE SOUTH 0 DEG. 13' 24" WEST ALONG THE SAID EAST LINE, 994.35 FEET TO AN IRON PIN; THENCE NORTH 88 DEG. 40' 16" WEST 85.10 FEET TO AN IRON PIN; THENCE NORTH 88 DEG. 40' 16" WEST 85.10 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A

CENTRAL ANGLE OF 8 DEG. 20' 18", A RADIUS OF 2087.77 FEET AND A CHORD WHICH BEARS NORTH 84 DEG. 30' 07" WEST, 303.57 FET TO AN IRON PIN; THENCE NORTH 80 DEG. 19' 58" WEST, 907.85 FEET TO AN IRON PIN; THENCE SOUTH 0 DEG. 07' 02" WEST ALONG A LINE PARALLEL AND 40 FEET DISTANCE FROM THE CENTERLINE OF SAID LUTHER ROAD, 143.07 FEET TO AN IRON PIN; THENCE NORTH 89 DEG. 52' 58" WEST, 40.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 41.3170 ACRES OF LAND.

SUBJECT, HOWEVER, TO THE RIGHT-OF-WAY OF SAID LUTHER ROAD.

SUBJECT ALSO TO A 30 FOOT WIDE ROADWAY EASEMENT, SAID EASEMENT LYING ALONG THE SOUTH LINE OF THE HEREINABOVE DESCRIBED 41.3170 ACRE PARCEL OF LAND AND BEING RECORDED IN A DEED TO MICHAEL T. AND YVONNE FENTRESS BY DEED AS RECORDED IN DEED DRAWER 6, INSTRUMENT NO. 8193 OF THE FLOYD COUNTY, INDIANA RECORD OF DEEDS.

PARCEL 2

BEING A 5.000 ACRE PART OF AN 80 ACRE TRACT OF LAND HERETOFORE CONVEYED TO LEO F. AND TALETHA FENTRESS BY DEED AS RECORDED IN DEED RECORD 132 PAGE 298 OF THE FLOYD COUNTY, INDIANA RECORD OF DEEDS, BEING A PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION NO. 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SITUATED IN GEORGETOWN TOWNSHIP, FLOYD COUNTY, INDIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION NO. 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, RUNNING THENCE NORTH 0 DEG. 07' 02"

EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND ALONG THE CENTERLINE OF LUTHER ROAD, 1141.68 FEET TO A POINT; THENCE CONTINUING NORTH 0 DEG. 07' 02" EAST ALONG SAID WEST LINE, 585.00 FEET TO AN IRON PIN AND BEING THE TRUE PLACE OF BEGINNING OF LAND TO BE HEREIN DESCRIBED;

THENCE CONTINUING NORTH 0 DEG. 07' 02" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER, 129.22 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 52' 58" EAST 440.00 FEET TO AN IRON PIN; THENCE SOUTH 0 DEG. 07' 02" WEST, 519.55 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE RIGHT SAID CURVE HAVING A CENTRAL ANGLE OF 99 DEG. 33' 00" A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS SOUTH 49 DEG. 53' 32" WEST, 45.81 FEET TO AN IRON PIN; THENCE NORTH 80 DEG. 19' 58" WEST, 346.46 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 80 DEG. 19' 58" WEST 346.46 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 80 DEG. 27' 00" A RADIUS OF 40.00 FEET AND A CHORD WHICH BEARS NORTH 40 DEG. 06' 28" WEST 51.66 FEET TO AN IRON PIN; THENCE NORTH 0 DEG. 07' 02" EAST ALONG A LINE PARALLEL AND 30 FEET DISTANT FROM THE CENTERLINE OF SAID LUTHER ROAD, 254.98 FEET TO AN IRON PIN; THENCE NORTH 23 DEG. 41' 19" WEST 74.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.0000 ACRES OF LAND.

ALSO: A SEWER EASEMENT FROM HIGHLANDER POINT HOLINESS CHURCH, RECORDED JANUARY 5, 2015, AS INSTRUMENT NO. 201500079, DESCRIBED AS FOLLOWS:

BEING A 20.00 FEET WIDE STRIP OF LAND TO BE USED FOR A SANITARY SEWER EASEMENT, BEING PART OF THE LAND HERETOFORE CONVEYED TO HIGHLANDER POINT HOLINESS CHURCH BY DEED AS RECORDED IN INSTRUMENT NO. 200320744

OF THE FLOYD COUNTY, INDIANA RECORD OF DEEDS, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION NO. 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SITUATED IN LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE LAND OF SAID HIGHLANDER POINT HOLINESS CHURCH; SAID CORNER BEING ON THE WEST LINE OF A 23.40 ACRE TRACT OF LAND HERETOFORE CONVEYED TO EDWARD A. AND RITA C. SCHAEFER BY DEED AS RECORDED IN DEED RECORD 159, PAGE 426, OF SAID FLOYD COUNTY RECORDS; THENCE SOUTH 0 DEG. 28' 24" EAST ALONG THE WEST LINE OF SAID SCHAEFER, 29.00 FEET TO THE TRUE PLACE OF BEGINNING OF THE CENTERLINE OF THE 20 FOOT WIDE SANITARY SEWER EASEMENT TO BE HEREIN DESCRIBED;

THENCE ALONG THE LINE OF THE EXISTING SANITARY SEWER LINE AND THROUGH THE LAND OF SAID HIGHLANDER POINT HOLINESS CHURCH, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 75 DEG. 24' 23" WEST, 39.17 FEET TO A POINT; SOUTH 0 DEG. 23' 40" EAST, 91.57 FEET TO A POINT; THENCE LEAVING SAID EXISTING SANITARY SEWER LINE NORTH 73 DEG. 28' 31" WEST, 400.00 FEET TO A POINT BEING 16.5 FEET SOUTH OF THE NORTH LINE OF SAID CHURCH; NORTH 89 DEG. 04' 50" WEST, 400.00 FEET TO A POINT BEING 10 FEET SOUTH OF THE NORTH LINE OF SAID CHURCH; SOUTH 89 DEG. 58' 58" WEST, ON A LINE PARALLEL TO THE CHURCH'S NORTH LINE, 500.56 FEET TO A POINT ON THE WEST LINE OF SAID CHURCH AND BEING THE END OF SAID SANITARY SEWER EASEMENT.

10 FOOT WIDE TERMPRORARY CONSTRUCTION EASEMENT

BEING A 10 FOOT WIDE STRIP OF LAND TO BE USED FOR TEMPORARY CONSTRUCTION EASEMENTS, SAID STRIP OF LAND LYING SOUTHERLY OF AND CONTIGUOUS TO THE SOUTHERLY EASEMENT LINE OF THE HEREINABOVE DESCRIBED 20 FOOT WIDE SANITARY SEWER EASEMENT.

THE ABOVE-DESCRIBED TEMPORARY CONSTRUCTION EASEMENT WILL CEASE TO EXIST UPON THE COMPLETION OF THE CONSTRUCTION OF THE PROPOSED SANITARY SEWER LINE AND THE RESTORATION OF THE GROUND TO ITS ORIGINAL CONDITION.

Subject to any and all easements and/or restrictions of public record which may apply to the above-described real estate.

TO HAVE AND TO HOLD, the same unto said Grantee, its heirs and assigns, in fee simple forever.

The above-described real estate is conveyed free and clear of all liens and encumbrances, except the real estate taxes, which having been prorated to the date of closing, the Grantee hereby assumes and agrees to pay all taxes hereafter.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 15 day of DECEMBER, 2023.

Loftus & Romeo Development, LLC

By:  (Seal)

JEREMY LOFTUS
Printed Name/Member

Bierman Properties, L.L.C.

By: [Signature] (Seal)

SIM BIERMAN
Printed Name/Member

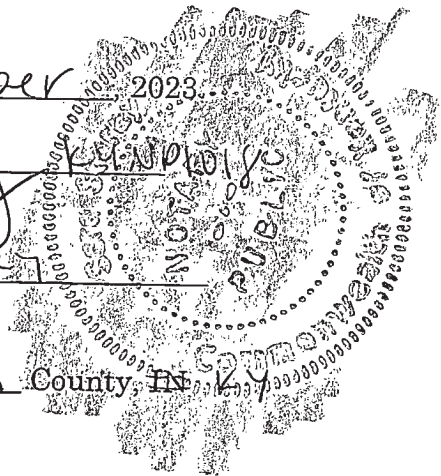
Kentucky
STATE OF INDIANA)
) SS:
COUNTY OF Jefferson

Before me, a Notary Public, in and for said County and State, personally appeared Loftus & Romeo Development, LLC, by and through its duly authorized member, Jeremy Loftus, and acknowledges the execution of the foregoing Deed to be its free and voluntary act and deed for the uses and purposes expressed therein.

WITNESS my hand and seal, this 15 day of December, 2023.

My Commission Expires:
2-28-2024

Sara G. Stone
Notary Public
Sara G Stone
Printed Name
Resident of Jefferson County, IN



Kentucky *JK*
STATE OF INDIANA)
) SS:
COUNTY OF Jefferson

Before me, a Notary Public, in and for said County and State, personally appeared Bierman Properties, L.L.C., by and through its duly authorized member, Jim Bierman, and acknowledges the execution of the foregoing Deed to be its free and voluntary act and deed for the uses and purposes expressed therein.

WITNESS my hand and seal, this 15 day of December, 2023.

My Commission Expires:
2-28-2024

Sara G. Shore
Notary Public

Sara G Shore
Printed Name

Resident of Jefferson County, ~~IN~~ KY

This Instrument prepared by:
YOUNG, LIND, ENDRES & KRAFT
JOHN A. KRAFT, Attorney
126 W. SPRING STREET
NEW ALBANY, INDIANA 47150
812-945-2555

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.
JEREMY R LOFTUS

* This Deed was prepared without the benefit of a title search.



Storm Water Quality Management Permit Application

Name of Development: Spring Hill Subdivision

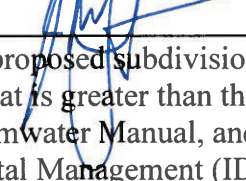
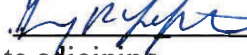
Development Location: 2778 W LUTHER RD GEORGETOWN IN 47122

Project Owner	
Name	Spring Hill LLC
Street Address	2393 N Luther Rd
City ST ZIP Code	Georgetown, Indiana 47122
Work Phone	502-939-1456
E-Mail Address	loftus16@aol.com
Plan Preparer	
Name	Jason M. Copperwaite - Primavera and Associates
Street Address	1000 Bell Lane
City ST ZIP Code	New Albany, IN 47150
Work Phone	812-738-4124
E-Mail Address	jcopperwaite@ppa-eng.com
Contractor	
Name	
Street Address	
City ST ZIP Code	
Work Phone	
E-Mail Address	

Submission of EPSC/Drainage Review Plan		
Up to 15 Acres	\$1,650.00	<input type="checkbox"/>
15 Acres of more	\$2,750.00	<input checked="" type="checkbox"/>

Please make checks out to Floyd County Stormwater. Submit this application along with a check to the Stormwater Department at the Pineview Government Center located at 2524 Corydon Pike Suite 201. For any questions contact Stormwater (812)949-5446. Also, check out our website www.floydcounty.in.gov

SPRING HILL SUBDIVISION

I, Jason M. Copperwaite  Engineer, and Jeremy Loftus 
Developer, certify that the proposed subdivision will not increase drainage onto adjoining
landowners in an amount that is greater than that which existed pre-development, in accordance
with the Floyd County Stormwater Manual, and that the development will comply with Indiana
Department of Environmental Management (IDEM) General Permit Rule 327 IAC 15-5 (Rule
5).



01-21-2026

Brian Gullion
AT&T
510 E Spring St
New Albany, IN 47150
812-946-9280

RE: Willingness to Serve Letter - Floyd County

Project: Spring Hill Holdings, LLC
720 Rolling Creek Drive, Suite 106
New Albany, Indiana 47150

To whom it may concern,

This letter is in response to your request for information on the availability of AT&T service at the above-mentioned development. This letter acknowledges that the above referenced project is in an area served by AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the above-mentioned project, but an acknowledgement that AT&T has service in this area.

If you have any further questions on the terms and conditions of services available to the above stated property, please give me a call.

Sincerely,

Brian Gullion

Brian Gullion
Specialist Outside Plant Design Engineer



January 20, 2026

Spring Hill Holdings, LLC
720 Rolling Creek Drive, Suite 106
New Albany, Indiana 47150

RE: Service Availability, Spring Hill Subdivision, 2778 N Luther Rd Floyds Knobs, IN 47119

Thank you for your request regarding service availability for the proposed project at 2778 N Luther Rd Floyds Knobs, Indiana 47119. Charter's footprint for Video, Internet and Voice services are close to this location. Absent any unforeseeable adverse circumstances or conditions, including any force majeure events outside of Charter's control, Charter intends to provide service to this property.

Please note this is not a binding Obligation. THIS LETTER OF AVAILABILITY DOES NOT CONSTITUTE OR CREATE, AND SHALL NOT BE DEEMED TO CONSTITUTE OR CREATE, ANY LEGALLY BINDING OR ENFORCEABLE OBLIGATION ON THE PART OF EITHER PARTY TO THIS LETTER OF INTENT.

Feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Amy Williams". The signature is written in a cursive, flowing style.

Amy Williams
Business Development Specialist
4701 Commerce Crossings Dr
Louisville KY 40229



Edwardsville Water Authority

545 Maplewood Blvd, Georgetown, Indiana 47122
Phone: 812-948-0900 | Fax: 812-941-9114
EdwardsvilleWater.com

February 24, 2026

Subject: Letter of intent to provide water service for Spring Hill Holdings, LLC

To whom it may concern:

Edwardsville Water Authority (EWA) has the capability and capacity to provide water service for up to 76 lots. The proposed development is to be constructed and located on North Luther Road on the 46-acre property belonging to Spring Hill, LLC. Per Edwardsville Water Authority (EWA) engineer a six-inch water main will be sufficient to serve this development.

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

Harrison REMC

Your Touchstone Energy[®]
Cooperative 

January 21, 2026

Spring Hill Holdings, LLC
720 Rolling Creek Drive, Suite 106
New Albany, Indiana 47150

To whom it may concern,

Regarding the Spring Hill development at 2778 N Luther Rd in Floyds Knobs, IN. Harrison REMC does have electrical facilities and will be the provider of electrical services.

If you have any questions, please contact the office.

Sincerely,

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



FLOYD COUNTY FIRE TERRITORY

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

February 23, 2026

To: Spring Hill Holdings, LLC
720 Rolling Creek Drive, Suite 106
New Albany, Indiana 47150

From: Isaac Williams, Major
Floyd County Fire Territory

Re: Spring Hill subdivision

This letter is to serve as notification of the fire department's intent to service the Spring Hill subdivision pending the following conditions are agreed to and met:

1. Contractor shall supply the fire department with a complete digital set of construction documents for the project (Indiana Fire Code, Section 501.3).
2. Fire hydrants shall be spaced no further than 500' (feet) apart.

It is also the recommendation of the fire territory that the servicing water main sized be increased to 8" (inch) PVC mirroring other local and national standards.

Please contact the Division of Fire Prevention at (812)948-0288 if you have any further questions.

Respectfully,

Isaac Williams, Fire Marshal
Floyd County Fire Territory

CC: Amanda Schillmiller
Primavera & Associates




New Albany, Indiana
Wastewater Utility
Michael Wallace, Utility Director

January 27, 2026

Spring Hill Holdings, LLC

RE: Sanitary Sewer Availability

Please be advised that our records indicate we are able to serve your project at 2778 N Luther Rd, Floyd Knobs, Indiana. (Proposed 76 single-family homes)



Michael Wallace

New Albany Utility Director

38 West 10th St.

New Albany, IN 47150

P: 812-948-5320

F: 812-948-6805

CC: Asset Manager Scott Wilkinson



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Eric J. Holcomb
Governor

Bruno L. Pigott
Commissioner

VIA ELECTRONIC MAIL:

December 12, 2022

Mr. Jeremy Loftus
Loftus & Romeo Development LLC
2393 North Luther Road
Georgetown, IN 47122

Dear Mr. Loftus:

Re: State Regulated Wetland No Permit Needed
Project: Spring Hill Site
IDEM No.: 2022-1198-22-JWR-Q
COE No.: LRL-2020-561-MKD
County: Floyd

The Office of Water Quality has reviewed electronic mail correspondence submitted on your behalf by Matt Blake, Paul Primavera & Associates, dated April 7, 2022, and additional information submitted October 24, 2022, requesting a water of the state determination for the Spring Hill site located in central Floyd County. The 46-acre site is located on the east side of Luther Road approximately 0.20 mile north of Duffy Road (NE ¼, Section 25, Township 2 South, Range 5 East). Your site visit conducted on March 24, 2022, revealed the site conditions were unchanged from the 2020 wetland delineation. Based on the 2020 Wetland Delineation and the September 21, 2020, Army Corps of Engineers Approved Jurisdictional Determination, the site contains two (2) intermittent streams, four (4) ephemeral streams, two (2) wetlands, and one (1) open water feature. Your Army Corps of Engineers Approved Jurisdictional Determination dated September 21, 2020, determined the two (2) wetlands and one (1) pond “are not regulated under Section 404 of the Clean Water Act.” Your April 7, 2022, submittal determined all stream channels are jurisdictional.

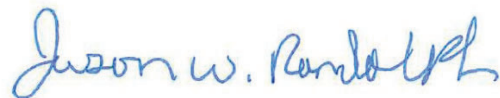
Based upon the submitted information and the Army Corps of Engineers Approved Jurisdictional Determination dated September 21, 2020, **No Permit** would be needed from IDEM to fill Wetland 1, Wetland 2, and Open Water Pond 1. Specifically, Wetland 1 (0.032 acre) is a Class II isolated wetland less than 3/8 acre in size, Wetland 2 (0.030 acre) meets the definition of incidental feature, and Open Water Pond 1 (1.378 acres) is a private pond dug from upland. This no permit needed letter will expire with the expiration of the Army Corps of Engineers Approved Jurisdictional Determination dated September 21, 2020. Please be advised, all stream features identified on the site are regulated under Sections 401 and 404 of the Federal Clean Water Act. Any

discharge of fill material or other regulated activities within the identified streams would require authorization from IDEM and the U.S. Army Corps of Engineers.

This correspondence does not relieve you of the responsibility of obtaining any other permits or authorizations that may be required for this project or related activities from IDEM or any other agency or person. You may wish to contact IDEM's Storm Water Permits Section at 317-233-1864 concerning the possible need for a Construction Stormwater General Permit if you plan to disturb greater than one (1) acre of soil during construction.

If you have any questions about this letter, please contact me by phone at 317-233-0467 or by e-mail at jrandolp@idem.in.gov.

Sincerely,

A handwritten signature in blue ink that reads "Jason W. Randolph". The signature is written in a cursive style with a large, stylized initial "J".

Jason Randolph
Project Manager
Wetlands and Storm Water Section
Surface Water and Operations
Office of Water Quality

cc: Matt Blake, Paul Primavera & Associates



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204

Construction Stormwater Permit Summary Report – Sufficiency Letter

September 18, 2023

Permit #: **INRA12429**

Spring Hill Subdivision

Floyd County

SITE DETAILS:

Project Name: **Spring Hill Subdivision**

Physical Address: N Luther Rd & Duffy Rd Floyds Knobs, IN 47119

Permit Status: **In Effect**

Permit Issued: **8/23/2023**

Latitude: 38.314167

Permit Expiration: **8/22/2028**

Longitude: -85.908333

MS4: Floyd County

Location Description: East side of N Luther Rd approximately 1,650 feet north of its intersection with Duffy Rd Floyds Knobs IN 47119

CONTACTS:

Project Site Owner (Permittee): Jeremy Loftus Phone: **502-939-1456**

Address: 2393 N LUTHER RD GEORGETOWN, IN, 47122 Email: loftus16@aol.com

PROJECT DETAILS

Project Type: **Residential Single Family**

Project County(s): Floyd

Site Ownership Type: **Privately Owned Facility**

Total Project

Proposed Land

Estimated Impervious

Acreage: **46**

Disturbance (acres): **39**

Area (sq ft): **397700**

Est Start Date: **8/28/2023**

Est End Date: **8/27/2028**

Discharge Type: **Storm System**

Storm System:

Receiving Stream: **Unnamed Tributary (5957)**

Waterbody 2: **Little Indian Creek (4086)**

This notice is acceptable to be posted at the project site to verify NPDES permit coverage. If the project is regulated by a Municipal Separate Storm Sewer System (MS4), you are required to post additional information as required by the MS4 that has jurisdiction (i.e. MS4 Permit, etc). NPDES permit coverage does not supersede local requirements that may be required to conduct activities associated with this project.

If the project is regulated by an MS4, direct inquiries to the local MS4.

If this project is outside an MS4 or owned/operated by an MS4, inquiries may be directed to the IDEM Stormwater Program at Stormwat@idem.IN.gov.

IDEM Watermark
INRA12429 v1.0
Approved
Issued On:08/23/2023
Expires On:08/22/2028

The Notice of Intent (NOI) submitted online is your certification that the project meets the requirements of the construction stormwater general permit (INRA00000). The NOI is submitted to obtain NPDES permit coverage for the proposed activities at the project site and does not constitute approval to conduct activities that are related to other local, state, or federal permits.

If information is not accurate it is the responsibility of the permittee to update the information. If it is determined that information is inaccurate or deficient you may be requested to address those items.

If the project is within a Municipal Separate Storm Sewer System (MS4) and regulated by the MS4, the Construction/Stormwater Pollution Prevention Plan (SWP3) review was completed by the MS4 or their representative and verification by the MS4 was part of the application submission. All MS4 stormwater approvals must be obtained prior to beginning land disturbance at the project site. Once construction begins, the MS4 has primary responsibility for compliance and enforcement of stormwater regulations within their local jurisdiction.

A National Pollutant Discharge Elimination System (NPDES) authorization number is assigned to each project for which an NOI has been submitted to obtain permit coverage. This number is used as a reference for the project and must be included with any future correspondence submitted to IDEM.

It is important that all activities associated with your project are in compliance with the requirements of the Construction Stormwater General Permit (CSGP) and where applicable all local MS4 ordinances/stormwater permits. In accordance with the CSGP, you are required, at a minimum to implement your SWP3, implement and maintain all stormwater management measures, monitor the effectiveness of the measures and take corrective actions until the project is complete and terminated. To maintain compliance, it may be necessary to modify the SWP3 as work progresses.

Upon completion of the project, you are required to terminate permit coverage. Criteria for termination eligibility can be found in Section 6.0 of the CSGP. If this project is permitted through an MS4, there may be local requirements/approvals that must be met prior to filing a notice of termination with IDEM. If an MS4 has adopted a requirement for termination, you are responsible to comply with all local provisions prior to submitting the Notice of Termination to IDEM. Failure to meet local MS4 requirements may constitute a violation of the local MS4 ordinance.

- **Construction Stormwater General Permit:** Accessed at <http://www.idem.IN.gov/2331.htm>
- **IDEM Regulatory ePortal:** Permittees are required to utilize this service to manage their IDEM Construction Stormwater General Permit activities (Renewals, Amendments, and Terminations). The service may be accessed at <https://stormwater.idem.in.gov>.

Questions regarding this notification may be directed to the program email account at Stormwat@idem.IN.gov.

Notice of Right to Administrative Review

If you wish to challenge this authorization you must file a Petition for Administrative Review with the Office of Environmental Adjudication (OEA) within fifteen (15) days of the issuance of this notice (eighteen (18) days if you received this notice by U.S. Mail), and a copy must be served upon IDEM and all persons to whom the authorization is directed. The requirements for filing a Petition for Administrative Review are found in IC 4-21.5-3-7, IC 13-15-6-1, IC 13-15-6-2 and 315 IAC 1-3-2. Addresses for OEA and IDEM are:

Director
Office of Environmental Adjudication
Indiana Government Center North
Room N103
100 North Senate Avenue
Indianapolis, Indiana 46204

Commissioner
Indiana Department of Environmental Management
Indiana Government Center North
Room 1301
100 North Senate Avenue
Indianapolis, Indiana 46204

If you are entitled to notice under IC 4-21.5-3-5(b) and would like to obtain notices of any pre-hearing conferences, preliminary hearings, hearings, stays, or orders disposing of the review of this action without intervening in the proceeding you must submit a written request to OEA at the address above.

More information on the review process is available at the OEA website at <http://www.in.gov/oea> and the IDEM website at <https://www.in.gov/idem/legal/2329.htm>.

Amanda Schillmiller

From: Chris Moore <cmoore@floydcounty.in.gov>
Sent: Tuesday, August 22, 2023 10:30 AM
To: jeremy@jeremyloftus.com; Michael Rich; Jason Copperwaite; Amanda Schillmiller
Cc: Clayton Hill; Horacio Urieta; Nick Creevy
Subject: Spring Hill Approval

Loftus and Romeo Development LLC. & Bierman Properties, LLC

After review from Floyd County Stormwater we have determined that the plans submitted for Spring Hill are **Authorized** and meet our requirements. Your permit number is FC-23-08-148.

Please check with other Floyd County Departments on any requirements you may need you to obtain.

Before construction begins please install your erosion control measures that you have provided per your plans and notify us that you would like an initial inspection of your site. (Please give us 72 hour notice) Once initial inspection is approved you then may begin construction. A pre-construction meeting is recommended for this site.

First construction activity should be the construction of the detention basins. Flooding and possible flooding from construction activity is an concern in this area. Once constructed, vegetation of all the common area is a priority.

Approval is also contingent upon the proposed outlet control structures working as designed and there are no issues with clogging. The system will be monitored for 2 years after substantial completion (80% of the total lots are fully developed) of the project. If it is found that the system does not work as designed, the applicant will be responsible for redesigning and replacing the outlet structure to emulate industry standards. And, if there are any issues with the performance of the roadside ditch(es), Floyd County will require them to be redesigned and reworked at the expense of the applicant. This may include downstream improvements outside of the project area but inside of rights-of-way and/or easements.

Approval of plans shall not relieve the designer or developer from required compliance with the provisions of the design manual unless a written variance is received from Floyd County. Approval of plans does not constitute a waiver of any requirements to follow Floyd County's standards, specifications and requirements and all applicable laws, rules, and regulations. Floyd County has based its approval of the application upon the assumption that all Floyd County standards, specifications and requirements and all applicable laws, rules and regulations have been and will be followed, both in preparation of the application and plans and in performance of work under an issued permit.

We look forward to hearing from you on this matter.

Chris Moore
Director
Floyd County GIS / Stormwater
812-949-5446
cmoore@floydcounty.in.gov

SPRING HILL SUBDIVISION DRAINAGE REPORT

Spring Hill Subdivision will collect surface water on the existing site and from offsite, where necessary, and direct it to one or more dry bottom or wet bottom detention basins with outlet structures to meet the requirements to comply with the pre-development and post-development runoff of the Floyd County Stormwater Master Plan. This site drains approximately from North to South and to an unnamed tributary of Little Indian Creek. Construction plans will be provided prior to Final Plat approval for approval by the County Engineer.

Erosion control drawings will be provided which meet the requirements for storm water control as well as a detailed grading plan and the construction plans showing the drainage system for the project. The roads will be constructed to county standards with curbs and gutter and appropriate storm water inlets and piping.

PAUL PRIMAVERA & ASSOCIATES
Registered Engineers and Land Surveyors

May 21, 2018

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

Re: Spring Hill Subdivision
Floyds Knobs, IN
Subdivision Review

Ladies and Gentlemen,

The letter is to certify the following:

Per the subdivision control ordinance, a geo-technical report is required when one of the following conditions exist on the property:

- a. Slopes exceeding 20%;
- b. Wetlands;
- c. Property located in a flood plain; or
- d. Septic tanks are to be used.

Minor areas were found exceeding 20% on the subject property. Where these areas exist, no homes will be constructed and no ground disturbing activities will take place. A jurisdictional waters determination prepared by Redwing Ecological Services, Inc., indicated the presence of wetlands and streams on the subject property. These are depicted on the Primary Plat. According to FEMA FIRM #180432C0108E, effective 12/04/2012, a portion of the subject property does lie within a flood hazard zone. However, this is a small corner of the property and will not be subject to development or land disturbance. The property is to be served by Town of Georgetown Sanitary Sewers per the enclosed letter. In my opinion, because the above areas are to remain undeveloped, a geotechnical report is not required under the ordinance.

Per the subdivision control ordinance, a phase 1 environmental audit report is required when one of the following conditions exists on the property:

- a. Contained underground storage tanks;
- b. Previously been used for industrial uses; or
- c. Contained hazardous materials as defined by the EPA.

Per my interview with the property owner and the developer, the property is not known to have a history of any of the above, and, therefore, a phase 1 environmental audit is not required.

Please call with any questions.

Sincerely,



Jason M. Copperwaite, P.E., P.S.

JMC/ms

T:\2021\15243\Subdivision\15243 Certification Letter of No Geotech or Phase 1 requirement.doc

CONSTRUCTION PLANS

FOR

SPRING HILL SUBDIVISION

LOFTUS & ROMEO DEVELOPMENT, LLC
 BIERMAN PROPERTIES, LLC
 FLOYDS KNOBS, INDIANA



ENGINEERING & LAND SURVEYING
 301 E. CHESTNUT STREET
 P.O. BOX 123
 CORYDON, IN 47112
 TEL: 812-738-4124
 FAX: 812-738-6740



LOCATION MAP



**DON'T
DIG
BLIND**
 811 OR 1-800-362-5344
 CALL TOLL FREE
 1-800-428-5200
 FOR CALLS OUTSIDE OF INDIANA

THOSE WHO ARE EXCAVATING UNDEGROUND UTILITIES FOR WHICH ABOVE-GROUND INDICATORS ARE OBSOLETE, THE EXACT LOCATION OF THE UTILITIES IS UNKNOWN. THE EXACT LOCATION OF THE UTILITIES IS UNKNOWN FROM YEAR TO YEAR. IT IS ADVISED THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO EXCAVATION.

SHEET INDEX	
SITE PLANS	
PRELIMINARY PLAT	C-101
ROADWAY GEOMETRY	C-102
STORM SEWER PLAN	C-104
SANITARY SEWER PLAN	C-105
WATER LINE PLAN	C-106
PROFILES	
ROAD PROFILES	C-201 TO C-203
STORM SEWER PROFILES	C-204 TO C-208
SANITARY SEWER PROFILES	C-209 TO C-213
WATER LINE PROFILES	C-214 TO C-218
EROSION CONTROL	
PLAN	C-301 TO C-302
NARRATIVE	C-303
DETAILS	
MISCELLANEOUS DETAILS	C-501
EROSION CONTROL DETAILS	C-502
LIFT STATION DETAILS	C-504
WATER LINE DETAILS	C-505 TO C-506

SPRING HILL SUBDIVISION

NOTICE: TMA MAPS MANUFACTURE AND MANAGE WITHIN THE DATE 12/01/2012. THERE IS A PORTION OF FLOOD ZONE HAZARD AS SHOWN ON THE ATTACHED PLAT. FLOOD ZONE HAZARD INFORMATION IS PROVIDED FOR YOUR INFORMATION. FLOOD ZONE HAZARD INFORMATION IS NOT A GUARANTEE OF ACCURACY. FLOOD ZONE HAZARD INFORMATION IS PROVIDED FOR YOUR INFORMATION. FLOOD ZONE HAZARD INFORMATION IS NOT A GUARANTEE OF ACCURACY.



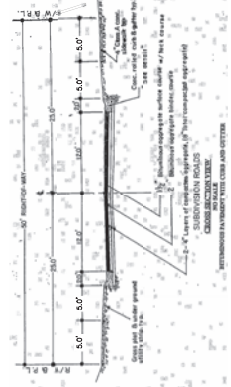
APPLICANTS/OWNERS:
LOFTUS & ROMEO DEVELOPMENT, LLC &
BIRMAN & BERMAN, INC.
2305 N LUTHER ROAD, C
GEORGETOWN, IN 47122
(502) 939-4656

CURB, GUTTER, STORM SEWERS,
AND SIDEWALKS PROVIDED.
TRAFFIC CALMING MEASURES ARE
REQUIRED AT ALL INTERSECTIONS WITH
FREQUENT STOP SIGNS.
20' SETBACKS FRONT SETBACKS
8' EACH SIDE SIDE SETBACKS
ROAD CONSTRUCTION TO MEET
COUNTY STANDARDS

SEWERS BY CITY OF NEW ALBANY
FIRE SERVICE BY GEORGETOWN FIRE DEPT.
76 SINGLE FAMILY LOTS ON
16.177 ACRES, V.L.
PROPERTY ZONED 'RS'

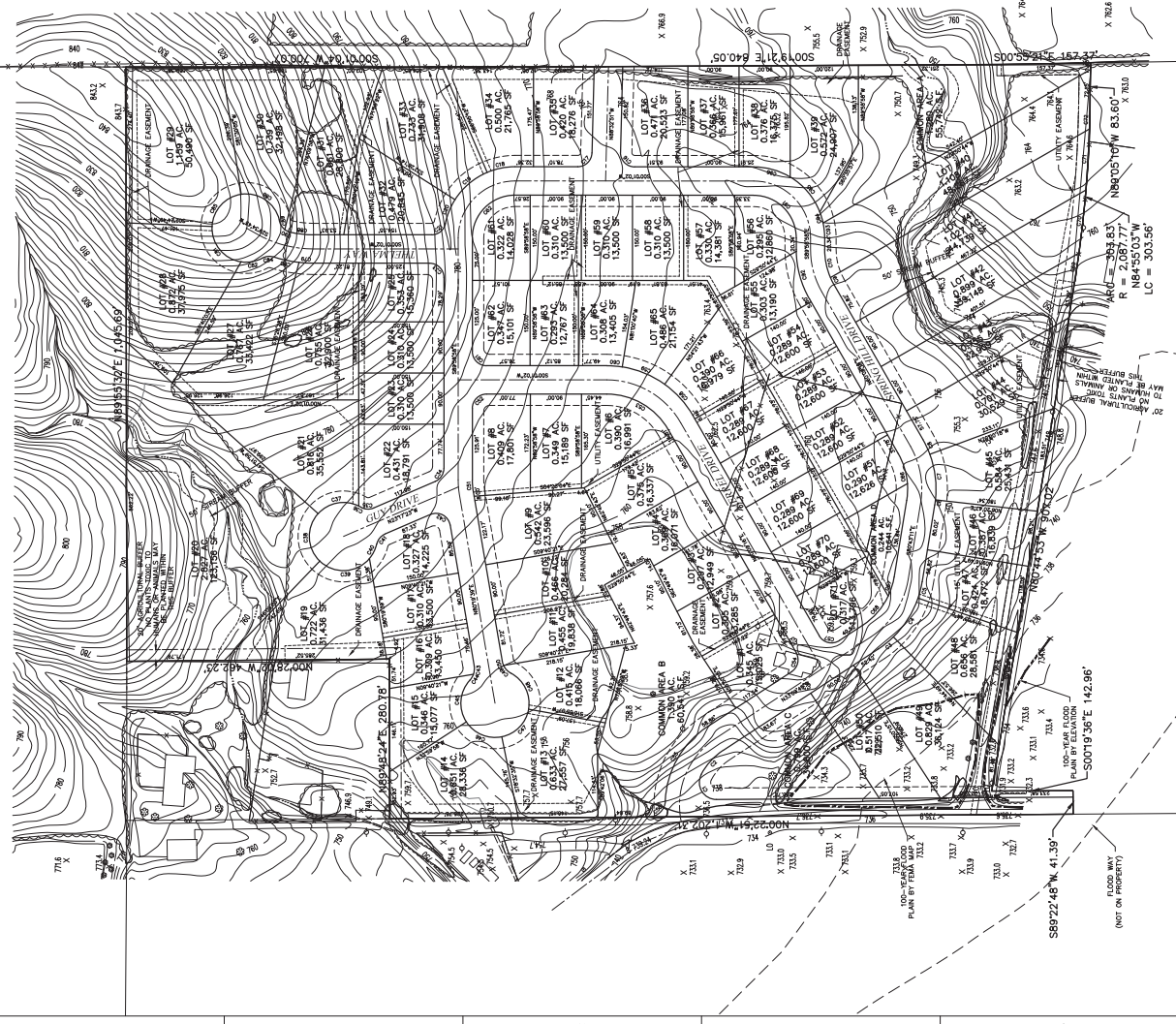


SOIL MAP



LOCATION MAP

Block #	Area	Area (Ac)	Area (Sq Ft)
01	LOT #1	0.100	4,363
02	LOT #2	0.100	4,363
03	LOT #3	0.100	4,363
04	LOT #4	0.100	4,363
05	LOT #5	0.100	4,363
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99	LOT #99	0.100	4,363
100	LOT #100	0.100	4,363



SUBDIVISION
LOFTUS & ROMEO & BERMAN
2778 LUTHER ROAD
PRELIMINARY PLAT
FLOODS KN08B, IN 47119

PAUL PRIMAVERA & ASSOCIATES
301 E. CHESTNUT STREET
CORYDON, IN 47112
TEL: (812) 728-8740
FAX: (812) 728-8740

DATE: 03/15/21
DRAWN BY: SAC
CHECKED BY: PJP
DIRECTOR: A. V. (15243)
FILE: 15243-PP-006
JOB NO.: 21-15247

Revision | Date | Description

1	05/25/21	COMMENTS BY PJP
2	05/25/21	COMMENTS BY PJP
3	05/25/21	COMMENTS BY PJP
4	05/25/21	COMMENTS BY PJP
5	05/25/21	COMMENTS BY PJP
6	05/25/21	COMMENTS BY PJP
7	05/25/21	COMMENTS BY PJP

By	Description	Date	Revision
JMR	REVISIONS PER CLIENT	8/11/22	1
JMR	REVISIONS PER CLIENT	5/14/23	2
JMR	REVISIONS PER CLIENT & DRAINAGE REVIEW	05/03/23	3
			4
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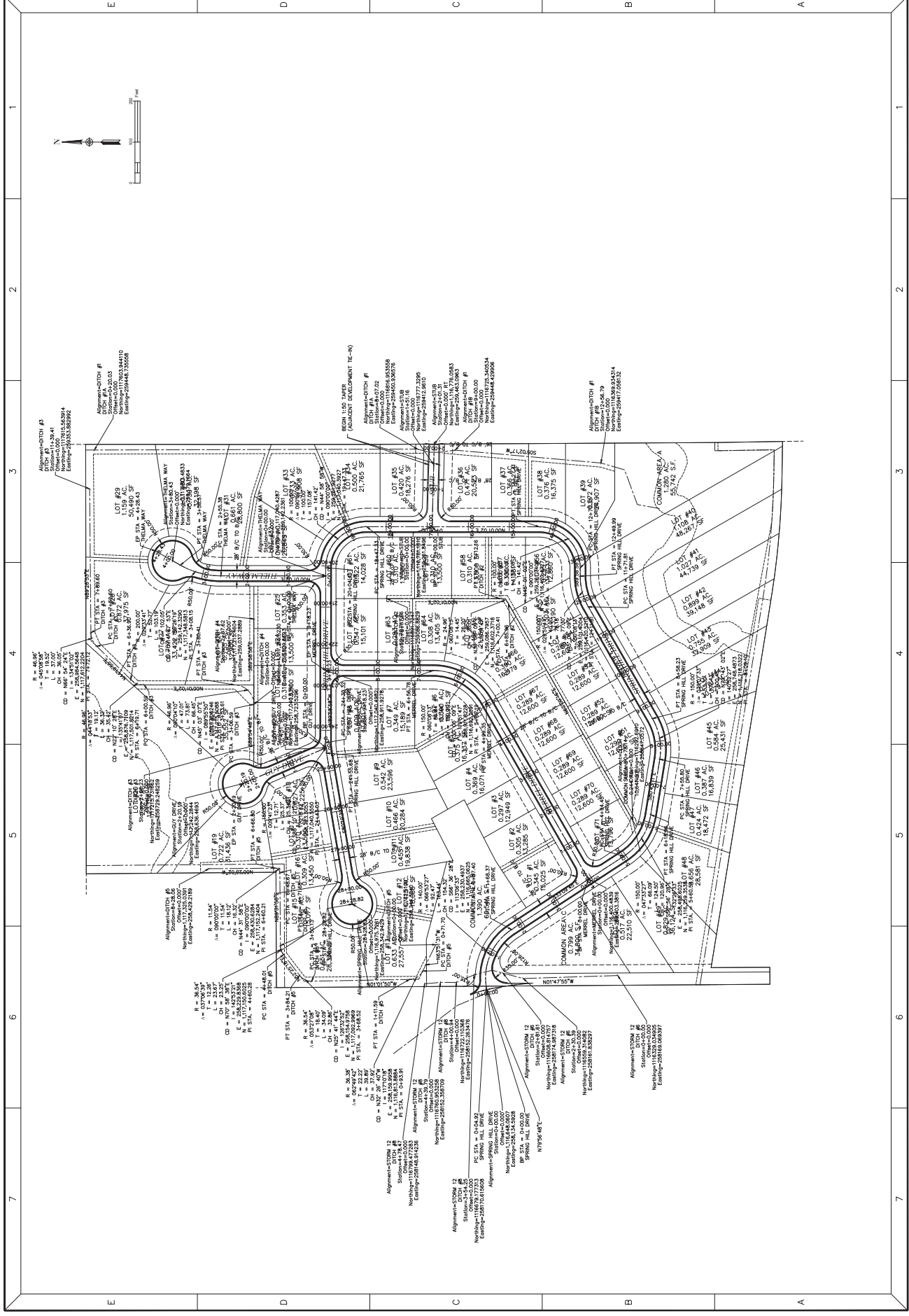
SUBDIVISION
SPRING HILL SUBDIVISION, LLC.
LOTUS & ROMEO DEVELOPMENT, LLC.
BIRMAN ROYALS, LLC.
ROADWAY GEOMETRY.

PAUL PRIMAVERA & ASSOCIATES
 301 E. CHESTNUT STREET
 CORDON, IN 47112
 TEL: (812) 738-6124
 FAX: (812) 738-6140



Date: 3/25/22
 Created By: JMR
 Checked By: JMR
 Title: 2021.15243
 File: 15243.GEOM
 Job No.: 21-15243

Drawing No. **C-102**



By	Description	Date	Revision
JMR	REVISIONS PER CLIENT	8/11/22	1
JMR	REVISIONS PER CLIENT	5/14/23	2
JMR	REVISIONS PER CLIENT & DRAINAGE REVIEW	05/03/23	3
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By	Description	Date	Revision
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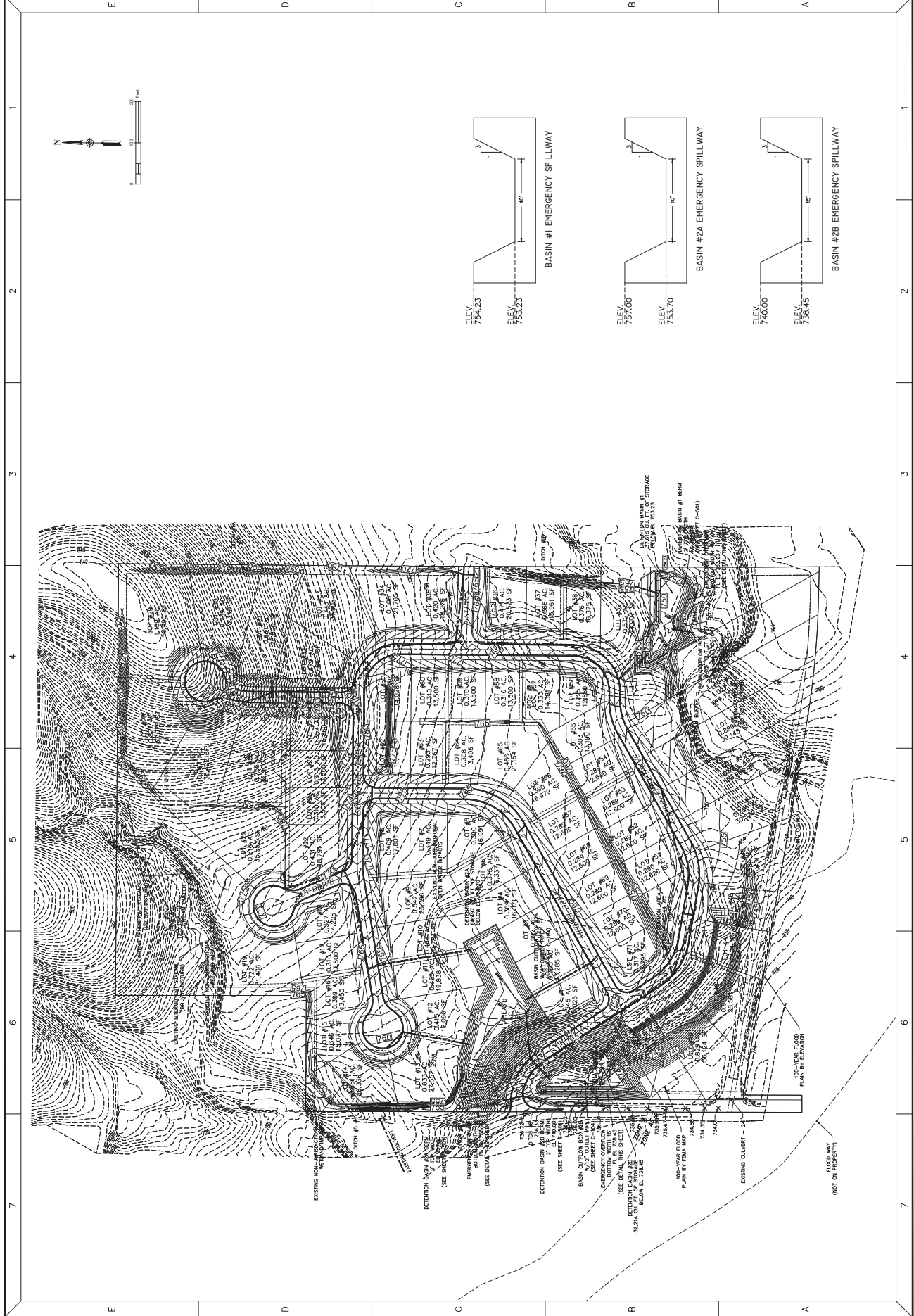
SPRING HILL SUBDIVISION
 LOTUS & ROMEO DEVELOPMENT, LLC.
 BIERMAN PROPERTIES, LLC.
 GRADING PLAN.

301 E. CHESTNUT STREET
 CORYDON, IN 47112
 TEL: (812) 738-4124
 FAX: (812) 738-6140
 PAUL PRIMAVERA & ASSOCIATES



Date: 3/25/22
 Created By: JMR
 Checked By: JMC
 File: 182436.RAW
 Job No.: 21-15243

Drawing No. C-103



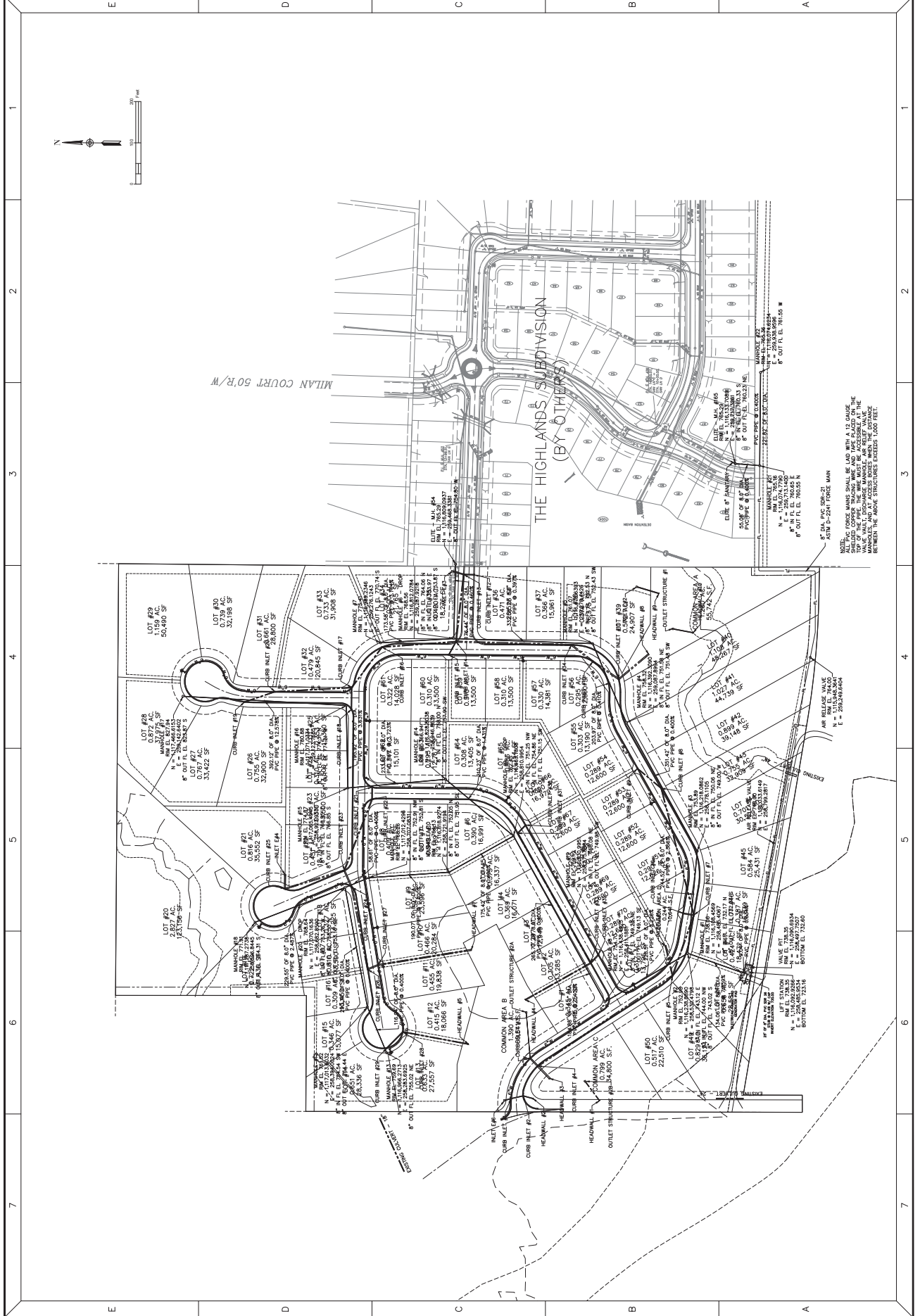
By	Description	Date	Revision
JMR	DRAINAGE REVIEW COMMENTS	5/14/23	1:
JMR	REVISIONS PER CLIENT	05/03/23	2:
JMR	FORCE MAIN AND OFF-SITE GRANTY	12/05/23	3:
JMR	COMMENTS BY CITY OF NEW ALBANY	01/24/24	4:
JMR	COMMENTS BY IEM	02/19/24	5:
			6:
			7:

SUBDIVISION
SPRING HILL SUBDIVISION, LLC.
LOTUS & ROMEO DEVELOPMENT, LLC.
BIRMAN FORESTRY, LLC.
SANITARY SEWER PLAN

301 E. CHESTNUT STREET
 CORDOON, IN 47112
 TEL: (812) 738-4124
 FAX: (812) 738-6140
PAUL PRIMAVERA & ASSOCIATES



Date: 3/25/22
 Created By: JMR
 Checked By: JMC
 File: 152435SMR
 Job No.: 21-15243
 Drawing No.: C-105

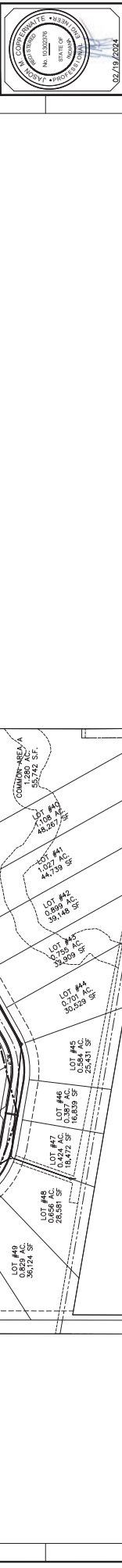


By	Description	Date	Revision
JMR	DRAINAGE REVIEW COMMENTS	5/14/23	1:
JMR	REVISIONS PER CLIENT	05/03/23	2:
JMR	FORCE MAIN AND OFF-SITE GRANTY	12/05/23	3:
JMR	COMMENTS BY CITY OF NEW ALBANY	01/24/24	4:
JMR	COMMENTS BY IEM	02/19/24	5:
			6:
			7:

Revision	Date	Description
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SUBDIVISION
LOTUS & ROMEO DEVELOPMENT, LLC.
 BERMAN PROPERTIES, LLC.
 SPRING HILL SUBDIVISION
 WATER LINE PLAN

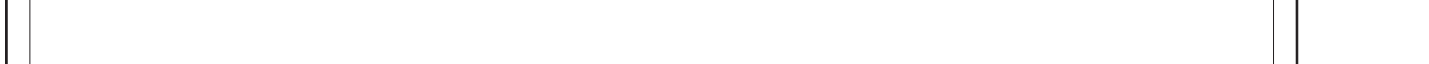
301 E. CHESTNUT STREET
 CORDOON, IN 47112
 TEL: (812) 738-4124
 FAX: (812) 738-6740
PAUL PRIMAVERA & ASSOCIATES



Date: 4/1/22
 Drafted By: JMR
 Created By: JMC
 File: E2A-WATER.DWG
 Job No.: 21-15243
 Drawing No.: **C-106**



7	6	5	4	3	2	1
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New Text Document

To the members of the Floyd County Planning Commission

My name is Tim Fentress, three years ago I wrote a letter to the members about my concerns of the Spring Hill Subdivision and drainage plan.

After conditional approval, we waited for final approval. I asked Mr. Creevy many times what was going on, and he always said, they didn't get their drainage plan in on time.

I never saw the report from the county engineer on the sizing of the culvert through the driveway that my sons use belonging the development. Since then, four developments have been approved in the Highlander Point area, with their drainage plans using the unnamed tributary into the four foot culvert under the driveway.

This change in flow affects the Spring Hill Subdivision and adds to the problems here.

We lost this culvert twice in the 1980's and 90's in a seven inch rainstorm, long before there were subdivisions upstream.

My son's and I want this taken care of in a full report before any approval.

The driveway is owned by the developer, my son's and I have use of it on our deeds, for entrance and exit to Luther Road. There is a turning lane on Luther Road into this 30ft.

driveway that is a part of the development, it has never been used, and is a real problem

for me in my field. I have a wet mudhole that I can't grow anything on, and 60ft. trees shade

my field, and the trees are starting to hang in Luther Road. I want a decision made on this lane, and it taken care of before final approval.

I was told where to build this driveway, and I paid for every bit of it, and then the property line was put on the southside. The building lots deeds

New Text Document

go across this driveway, up to my line. There is an Edwardsville Water line in the ditch here, with REMC poles and lines overhead. I have maintained this driveway for 46 years, and see nothing but problems with these lots.

My son's and I do not want to see this being a common area. I have two entrances into my 12 acre bottom field up this driveway out of the flood area. Duke Energy uses this for their trucks to service their towers, and to maintain erosion control on Little Indian creek, this is also used by me for lime trucks and my equipment.

Almost to the culvert, my son's have a locked gate. We have had a lot of theft on our property in this rural area through the years, this gate helps, I do not see any use of this driveway by them, except to maintain the agricultural buffer and vegetation on the North side of the driveway.

The agricultural buffer of the Floyd County Ordinance is not enough with the Spring Hill Development. The high ground of the old farm to the North comes right down to the property line, in the flood plain in the South. There is only one buffer that will work here, existing vegetation and tall cedar seedlings, A solid row from Luther Road East-West to the church property beside my son's property, A 20ft width that is called for.

We want this type of buffer to block any type of problems that might arise with me and my son's agricultural operations.

The three major concerns of my son's and myself about this subdivision is this.

1. The drainage report to include the increased flow from the North into the unnamed tributary with the Spring Hill Subdivision drainage into this culvert.

New Text Document

My son and granddaughter live back there and it will affect only them if we lose the culvert to heavy rain.

2. The driveway itself and the lot property lines crossing it to me and my son's lines, and the turning lane from Luther Road into the driveway.
3. The agricultural buffer being increased to included tall cedar seedlings, and existing vegetation.

In the 1980's this property was considered for a Floyd County Park in the center

of Floyd County, I wish it would have happened.

The ground around the lake is very fertile, I raised many good crops there.

I'm very close to my homeplace, A better plan for it is what I'm asking for.

Me and my son's want discussion and answers to our questions on this development

before any conditional approval is given.

Tim Fentress
Wade Fentress
Nathan Fentress

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant Spring Hill Holdings, LLC is seeking a:

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

From the **Floyd County Plan Commission.**

Street Address (see enclosed map):

2778 W Luther Road, Floyds Knobs, Indiana 47119

Parcel ID# 22-02-02-500-010.000-002, 22-02-02-500-083.000-002

Description of Project:

FC-03-26-17 - Construct 76 Lot Major Subdivision on 46.177 Acres in Residential Suburban Zoning District
--

FC-03-26-16 - Construct a Subdivision Road that exceeds the maximum slope of 10% as described in Subdivision Control Ordinance
--

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

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

Floyd County Building and Development Services

2524 Corydon Pike Suite 203

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Floyd County Government Website www.floydcounty.in.gov

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Prifogle, Jason M & Leighmargaret M
 2800 N Luther Rd
 Floids Knobs, In 47119

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Postage \$0.78

\$10.48 Nardi, Rocky Lee & Christy
 5281 Krueer Ln
 Floids Knobs, In 47119

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 The Kathryn L Jenkins Revocable Trust
 Jenkins, Kathryn L Trustee
 327 Tuscany Dr
 Floids Knobs, In 47119

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Zheng, Xueyun
 335 Tuscany Drive
 Floids Knobs, In 47119

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com

Georgetown, IN 47122

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 White, Felicia & Burnett-Hulsay, Matthew
 2501 N Luther Rd
 Georgetown, In 47122

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Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Waver, Jason D & Gonzalez, Rachel
 Lorraine Atwood
 5460 Duffy Rd
 Floids Knobs, In 47119

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Webster, Elizabeth A
 320 Tuscany Dr
 Floids Knobs, In 47119

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Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Thieneman Group, Llc
 5031 Old Vincennes Rd
 Floids Knobs, In 47119

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Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Stumler, Bryan M. & Welch, Mary Tamara
 3016 Reflection Way
 Floids Knobs, In 47119

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Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Shelton, Richard P & Pamela
 3027 Reflection Way
 Floids Knobs, In 47119

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Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Roberts, Keith A & Christine M
 3024 Reflection Way
 Floids Knobs, In 47119

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Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Reflection Lake Homeowners Association
 3003 Reflection Way
 Floids Knobs, In 47119

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Floids Knobs, IN 47119

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Whitaker, Sanford & Vaye
 329 Tuscany Dr
 Floids Knobs, In 47119

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Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Tilly, Doloris M
 5315 Old Vincennes Rd
 Floids Knobs, In 47119

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

\$10.48 Temple, Theresa Ann & Virgil Wayne
 325 Tuscany Dr
 Floids Knobs, In 47119

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Georgetown, IN 47122

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

04/02/2026

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Centress, Wade T & Nathan D
2443 Ne Big Indian Rd
Corydon, In 47112

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Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Debra K Loftus 1/2, Jeremy Loftus 1/4
Loftus Poling 1/4
2201 N Luther Rd
Georgetown, In 47122

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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Hublar, Robert T. & Denise L
4968 Duffy Rd
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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Family Asset Trust / Lynch, Cynthia
5301 Kruer Ln
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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McClendon, Jason A
328 Tuscany Drive
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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Schaeffer, Aaron Joseph & Cora Marie
5015 Schaefer Ln
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

04/02/2026

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Sinclair, Collin Wilson
337 Tuscany Dr
Floyds Knobs, In 47119

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Corydon, IN 47112

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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Rhodes, Benjamin J
4453 Keagan Ct Ne
Corydon, In 47112

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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Prifogle, William Lee
2818 N Luther Rd
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

04/02/2026

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Newcom, Gregory L & Ann L
330 Tuscany Drive
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

04/02/2026

Postmark Here APR 02 2026 GEORGETOWN, IN

Miles Ennis & Genevieve Lemoine
4001 Milan Court
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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Kruer, Russell Stephen
5114 Duffy Rd
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

04/02/2026

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Killebrew, Kyle Robert & Legoas, Mariah
4007 Milan Court
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

04/02/2026

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Highlander Point Holiness Church
511 Duffy Rd
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

04/02/2026

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William Lee & Tori Lynn Prifogle Family Trust
2826 N Luther Road
Floyds Knobs, In 47119

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Certified Mail Fee \$5.30
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$4.40
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Adamson Asset Trust- Trustee Shana Reed
 5017 Schaefer Ln
 Floyds Knobs, In 47119

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North Port, FL 34288

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 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$4.40
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Koopman, Charles H. & Mary E.
 3262 Pendont Ct
 North Port, Fl 34288

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 Return Receipt (hardcopy) \$4.40
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Sprinkle, Lindsey
 5287 Old Vincennes Rd
 Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

Certified Mail Fee \$5.30
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 Return Receipt (hardcopy) \$4.40
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Scharff, Leah Theria
 5025 Schaefer Ln
 Floyds Knobs, In 47119

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 Return Receipt (hardcopy) \$4.40
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Roberts, Joseph & Fuentes, Ana
 4011 Milan Ct
 Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Pangle, William Lee And Tori Lynn Family
 Trust A
 2826 N Luther Rd
 Floyds Knobs, In 47119

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Amerson, William T & Ruth P
 339 Tuscany Dr
 Floyds Knobs, In 47119

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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Baker, Mary Elizabeth & Sohaney, Justin
 5007 Schaefer Lane
 Floyds Knobs, In 47119

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\$10.48
 Bergandi, Thomas A & Ringer, Sandra M
 5806 Duffy Rd
 Georgetown, In 47122

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\$10.48
 Mcshane, Rebecca
 2579 N Luther Rd
 Georgetown, In 47122

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 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Lasley, Kyle S & Danielle R
 3026 Reflection Way
 Floyds Knobs, In 47119

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Sellersburg, IN 47172

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Kimm, Colton & Hannah
 5437 Verona Trace
 Sellersburg, In 47172

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Pitman, Charles E. & Whitney A.
 3012 Reflection Way
 Floyds Knobs, In 47119

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Martinez, CA 94553

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Alkhoury, Gwendolyn M
 420 Vine Hill Way
 Martinez, Ca 94553

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 Adult Signature Restricted Delivery \$0.00
 Postage \$0.78

\$10.48
 Arrendale, Shannon
 326 Tuscany Dr
 Floyds Knobs, In 47119

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
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Postage \$0.78

\$10.48
Millen, Clifford Jr And Vickie B
5561 Kruer Ln
Floyds Knobs, In 47119

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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
Postage \$0.78

\$10.48
Church, Highlander Point Holmes
5050 Duffy Rd
Floyds Knobs, In 47119

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Postage \$0.78

\$10.48
Castillo, Arlyn Cruz & Christopher Diaz
5011 Schaefer Ln
Floyds Knobs, In 47119

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\$10.48
Lynch, Phillip M & Mandy Marie
324 Tuscan Drive
Floyds Knobs, In 47119

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\$10.48
Bowers, Beverly Ann
341 Tuscan Dr
Floyds Knobs, In 47119

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\$10.48
Batra, Abhishek & Shah, Isha
Old Vincennes Rd
Floyds Knobs, In 47119

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\$10.48
Bishop, Terry & Debra A
5562 Kruer Ln
Floyds Knobs, In 47119

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Postage \$0.78

\$10.48
Barker, Melissa & Duane
3020 Reflection Way
Floyds Knobs, In 47119

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\$10.48
Hughes, Robert H. & Sara B
3022 Reflection Way
Floyds Knobs, In 47119

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Postage \$0.78

\$10.48
Hussung, William C & Ashley
2880 North Luther Rd
Floyds Knobs, In 47119

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Postage \$0.78

\$10.48
Hoosier Energy R E C, Inc. The Hoosier
Energy Div.
Po Box 908
Bloomington, In 47402

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Postage \$0.78

\$10.48
Arika, Kalyan Teja
5035 Schaefer Ln.
Floyds Knobs, In 47119

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Postage \$0.78

\$10.48
Okwar, Okwar & Chioma Gertrude Eze
5021 Schaefer Ln
Floyds Knobs, In 47119

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Postage \$0.78

\$10.48
Byerley Joint Living Trust, Keith E & Jean
5700 W Duffy Rd
Georgetown, In 47122

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Postage \$0.78

\$10.48
Brown, Jacob
5009 Schaefer Ln
Floyds Knobs, In 47119

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Indianapolis, IN 46218

Certified Mail Fee \$5.30 0722 03

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$17.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

\$0.78 Postmark Here
04/02/2026

Clayton Properties LLC
\$10.48 9225 Harrison Park Court
Indianapolis, In 46216

City, State, ZIP+4®

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Floyds Knobs, IN 47119

Certified Mail Fee \$5.30 0722 03

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

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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04/02/2026

Fentress, Michael T.
\$10.48 Po Box 478
Floyds Knobs, In 47119

City, State, ZIP+4®

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Certified Mail Fee \$5.30 0722 03

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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04/02/2026

Green, Larry J & Kelly M
\$10.48 424 Milan Court
Floyds Knobs, In 47119

City, State, ZIP+4®

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Hall, Matthew James & Spears, Christopher
\$10.48 331 Tuscany Dr
Floyds Knobs, In 47119

City, State, ZIP+4®

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

\$0.78 Postmark Here
04/02/2026

Hantla, William Luke
\$10.48 4000 Milan Court
Floyds Knobs, In 47119

City, State, ZIP+4®

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Certified Mail Fee \$5.30 0722 03

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

\$0.78 Postmark Here
04/02/2026

Franklin, Melisa & Charles G Jr
\$10.48 5019 Schaefer Ln
Floyds Knobs, In 47119

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Indianapolis, IN 46218

Certified Mail Fee \$5.30 0722 03

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$17.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

\$0.78 Postmark Here
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Domain Timberlake Multistate, LLC
\$10.48 9225 Harrison Park Ct
Indianapolis, In 46218

City, State, ZIP+4®

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Louisville, KY 40245

Certified Mail Fee \$5.30 0722 03

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$17.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

\$0.78 Postmark Here
04/02/2026

Clayton Properties Group Inc
\$10.48 16218 Shelbyville Rd
Louisville, Ky 40245

City, State, ZIP+4®

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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04/02/2026

Catugal, Philip Nestor Pasco & Melinda
\$10.48 Buctuan
5013 Schaefer Ln
Floyds Knobs, In 47119

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

\$0.78 Postmark Here
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Burkland, Joseph P & Patricia
\$10.48 322 Tuscany Drive
Floyds Knobs, In 47119

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Charlestown, IN 47111

Certified Mail Fee \$5.30 0722 03

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

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

\$0.78 Postmark Here
04/02/2026

Brady, Christopher A. & Kendra R.
\$10.48 8400 Aberdeen Ln
Charlestown, In 47111

City, State, ZIP+4®

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