



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

Tuesday, April 14, 2026,

Jason Copperwaite,
1000 Bell Lane
New Albany, IN, 47150

Re: Floyd County PC Docket FC-03-26-18 – Summit Ridge Commons Primary Approval of a Major Subdivision

Mr. Copperwaite:

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

1. Final approval of drainage/stormwater plans
2. Finalized commercial association covenants for shared maintenance of open space
3. Add to the commercial association 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.
4. Provide an interlocal agreement (shared access) for use of Lafollette Station Drive or create a temporary cul-de-sac dead end where Lafollette Station Drive is intended to connect, or another access point, as approved by staff.

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: Summit Ridge Commons

Subdivision Type: MAJOR

Docket No.: FC-03-26-18

Applicant/Owner Name: Prime Property Development Co, 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) by Primavers & Associates
 - E. Traffic Impact Study provided. (Art. IV; Gen. Req. B1) via Regional Traffic Study
 - 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) 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) NA
- (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) NA
- (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 for the subdivision street. (Art. IV; § 11A)
- (2) Pedestrian access is provided to any park, common space, or recreational facility located with the subdivision. (Art. IV; § 11E) NA

(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) will be compliant with all the following requirements for Drainage & Storm water prior to secondary approval:

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; 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)

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 13 day of April, 2026.

Primary Approval is based on completion of the following conditions:

1. Final approval of drainage/stormwater plans
2. Finalized Commercial association covenants for shared maintenance of open space
3. Add to the commercial association 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.
4. Provide an interlocal agreement for use of Lafollette Station Drive or create a temporary cul-de-sac dead end where Lafollette Station Drive is intended to connect. *or another access*

point as approved by staff.

5. _____

6. _____

7. _____

8. _____

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:

Commission Members Opposed:

Larry B. McPherson

Christopher A. Walsh



STAFF REPORT

Floyd County Plan Commission

Document may be subject to updates before the hearing

Docket Number: FC-03-26-18

Petitioner: Prime Property Development Co, representative Jason Copperwaite

Location: Hwy 150, 22-04-01-900-083.000-006

Request: Major Subdivision – Summit Ridge Commons

Zoning District: General Commercial

Date: 4/7/2025

Overview:

The petitioner is seeking preliminary approval of a commercial subdivision to be known as Summit Ridge Commons. The proposal covers 17.6 acres to be split into 6 lots with a common area lot utilizing 8.88 acres, with the remainder of the property to be retained as undeveloped land. The developed portion has a proposed gross density of 0.68 units per acre (not excluding common area and right of way). The common area contains a total of 0.477 acres and is located at the north of the parent tract being developed.

The property is located within a commercial growth area of the Lafayette Township and falls under the Highlander Point Overlay district, with the Highlander Point corridor identified as a main commercial corridor and a primary gateway for the county as identified by the comprehensive plan. This property is surrounded by commercial and residential growth areas within the Lafayette Township. 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.

To the east is the platted subdivision of Fairway Estates zoned residential suburban, to the north along the southern side E Luther Road are a vacant property and a single-family residence zoned Urban Residential, to the west across Hwy 150 are wooded properties zoned residential suburban and urban residential. To the south west, south, and south east are various properties zoned general commercial.

The site has proposed access through the new proposed signalized intersection along Hwy 150 that will connect to the new Jay C on the other side of the highway. The site will be further connected to the LaFollette commercial platted subdivision to the south and will have a road extension to allow for connections to E Luther Road, should future development occur.

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

A plat review was held on April 1st.



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. 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 9 app).

A geotechnical report was performed by Paul Primavera & Associates. A phase 1 environmental study is not required. A regional traffic study was completed and provides adequate level of service.

A variance is requested from the 200-foot lot frontage/width requirement for lots 1-4 and lot 6, and from the 1 acre requirement for lots 1,2, and 4. Other lots meet the size and frontage/width standards of the FCZO for the Residential Suburban district, and are laid out along subdivision streets compliant with SCO standards.

Lafollette Station Drive is continued to the north of the subdivision from the south connection point and is provided as a subdivision street that connects to the Lafollette commercial subdivision along Lawrence Banet Road. Riley Drive is also provided as a subdivision street, providing access to U.S. Highway 150's anticipated intersection.

Sidewalks are provided.

2. A drainage report and preliminary drainage plan were submitted with the application. Full drainage compliance with County Stormwater regulations will be required prior to secondary approval. The stormwater director offers the following comment: Access to the two proposed detention areas will need to be considered before final approval.
3. The petitioner has provided willingness to serve letters from CenterPoint Energy (natural gas), Harrison REMC, Floyds Knobs Water Company, and Highlander Fire Protection District.
4. Wastewater will be provided by New Albany Wastewater

Staff Comments:

The 2017 comprehensive plan indicates an opportunity to focus on entrepreneurship (pg 28, 31, and 37). Entrepreneurs and commercial uses do not have a uniform set of needs for space. The website LoopNet lists commercial lots and of the 16 listed lots, 2 of them were under 1 acre, potentially indicating a lack of supply in this size range.

While this site is wooded, the site was previously cleared as recently as 2010. Many of the trees on the site are invasive species that do not add to the rural character or ecological health of the community.



STAFF REPORT

Floyd County Plan Commission

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Staff Recommendations:

Whereas the drainage and stormwater plans are requirements before the final approval, where the subdivision control ordinance require developments meet zoning ordinance, where a covenant for a shared maintenance should be on record, and where the comprehensive plan encourages protecting the rural character of the community as well as promoting entrepreneurship, and where Lafollette Station Drive is a private road, staff recommends the following conditions be met before final approval-

- Final approval of drainage/stormwater plans
- A development standards variance from the lot area and lot width/frontage is approved per FC-03-26-19 and FC-03-26-20.
- Commercial association covenants for shared maintenance of open space
- Add to the commercial association 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.
- Have an interlocal agreement for use of Lafollette Station Drive or create a temporary cul-de-sac dead end where Lafollette Station Drive is intended to connect.

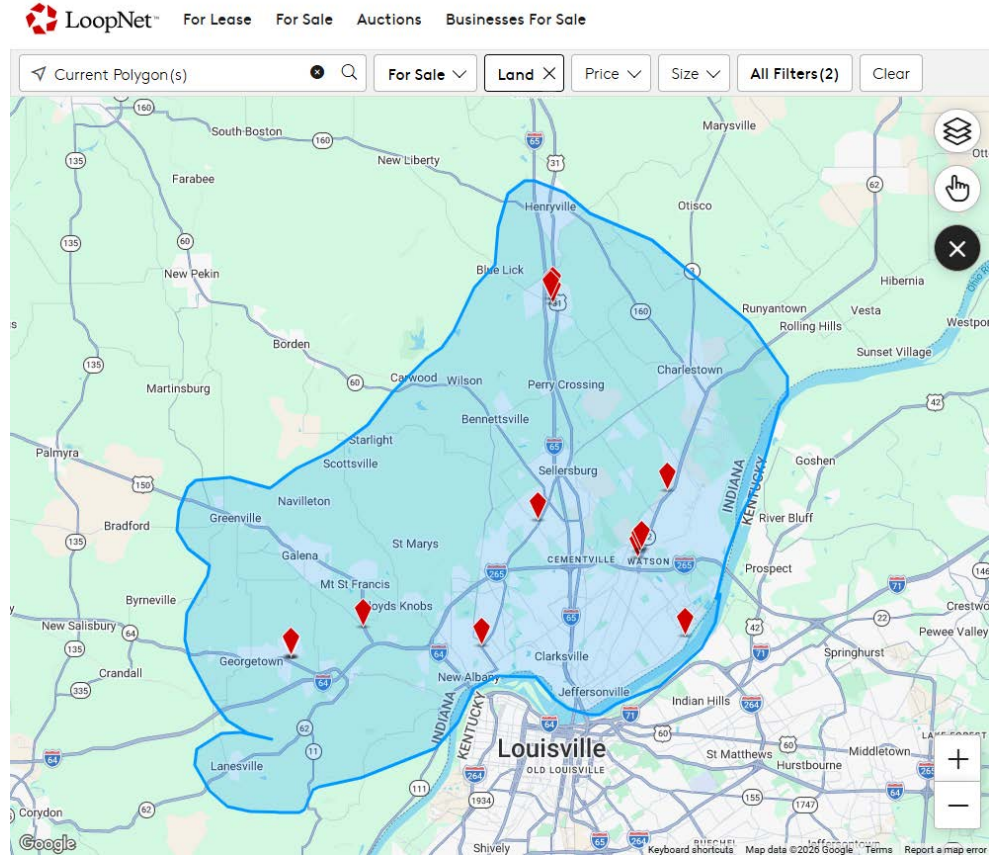


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Image: LoopNet Search for commercial lot listings performed on 4/8/2026



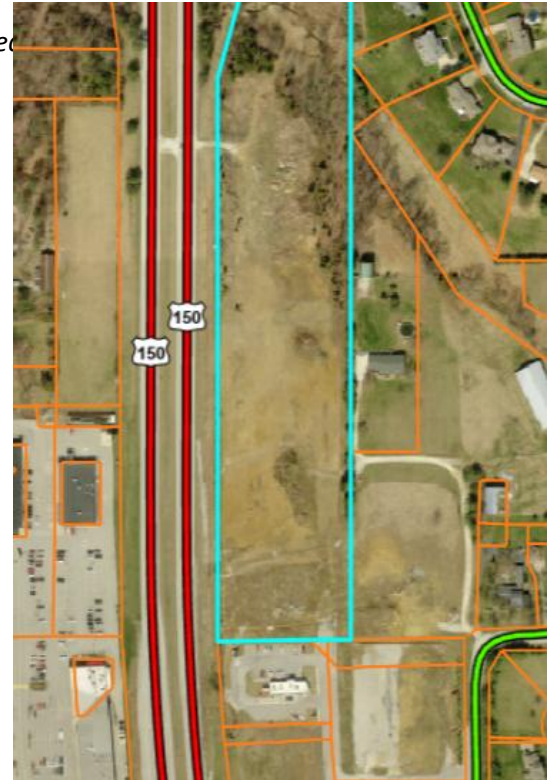


STAFF REPORT

Floyd County Plan Commission

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Image: 2010 Aerial from Beacon, showing cleared site



Smart Growth Principles

1. ***Mix land uses when appropriately sized and designed***
2. ***Take advantage of compact building design***
3. ***Create a range of housing opportunities and choices***
4. ***Create walkable communities***
5. ***Foster distinctive, attractive communities with a strong sense of place***
6. ***Preserve open space, farmland, natural beauty and critical environmental areas***
7. ***Strengthen and direct development towards existing communities***
8. ***Provide a variety of transportation options***
9. ***Make development decisions predictable, fair and cost-effective***
10. ***Encourage community and stakeholder collaboration in development decisions***

Of the ten guiding principles of smart growth, the three paramount principles for Floyd County to meet the stated community values and manage anticipated growth over the next decade are the following:

- *Preserve open space, farmland, natural beauty and critical environmental areas*
- *Strengthen and direct development towards existing communities*
- *Foster distinctive, attractive communities with a strong sense of place*

Preserving open space, farmland, natural beauty and critical environmental areas is the main components of the public's interests expressed through the public participation process. An underlying theme of the public meetings and public preference survey was retaining and maintaining its rural character. In order to accomplish this object, the community must also determine priority areas to maintain these characteristics.

Strengthen and directing development towards existing communities' principles is based on the premise of placing development in areas where the infrastructure

system is in place to handle the development. In directing development towards existing communities, the county is assisting in the preservation of open space and farmland. Fostering distinctive, attractive communities with a strong sense of place is a principle that is interconnected with directing development towards existing communities while maintaining the rural character.

The plan should also strive to make principles nine (*making land use decisions fair, predictable and cost-effective*) and ten (*encouraging community and stakeholder collaboration in the development processes*) essential and should be reviewed and enhanced in this version of the community planning document. For the development community, a stronger emphasis on fair and predictable outcomes will enhance their ability to determine proper courses of action regarding land use development decisions.

The encouragement of a collaborative approach to development instead of an adversarial one needs to be fostered. This can be done through a more detailed communication process between the county, developers and adjoining land owners to attempt to develop and understand the views of all involved.

The Goals section of the plan has been constructed in a matrix. The matrix allows for a series of performance measurements can be established and used as guideposts to insure the implementation of the planning goals and policies. The matrix has been developed in a fashion to allow for flexibility, but also allow for the measurement of planning tasks on an annual basis.

Annual reviews of the plan's process will allow the county the ability and opportunity to measure the level of performance of the plan against the proposed time-frame.

Goals and Policies

A key element of the Floyd County Comprehensive Plan update has been the development of the goals and policies section. This section is also a requirement of the comprehensive plan statute. The Goals and Policies section provides the County with a series of development related principles that articulate the most efficient and environmentally responsible manner for Floyd County to handle growth.

Theme: Places to *Play*

Objective # 1 – Creating Public Spaces (CPS)

Draft Policy # 1 – Retro-fitting Open Space

Draft Policy #2 – Creating Stream Open Space Buffers

Draft Policy #3- Creating unique places and public spaces

Objective # 2 – Develop Walking and Biking Venues (WBV)

Draft Policy # 1 – Plan for a Greenway Trail System

Draft Policy # 2- Enhance existing parks with walking and biking venues

Draft Policy # 3 –Safety Signage for shared road

Objective # 3 – Expanding Recreational and Park Activities (RPA)

Draft Policy # 1 –Promote active living for all ages

Draft Policy # 2 – Enhance park visibilities, universal access, and innovative uses

Draft Policy # 3 – Provide adequate recreational facilities

Summary of Objectives and Policies

- Create open space buffers along identified critical streams to both protect natural beauty and their important role in keeping rural character.
- Plan and develop a greenway trail system that, when possible, link these protected areas together.
- Focus technical and financial resources in the community towards efforts to improve watershed management.
- Identify county roads that are heavily used by bicyclists and work with them to improve their safety and the safety of drivers using the road.
- Implement safety signage on identified appropriate roads that indicate the use of shared roadway and educate both bicyclists and drivers on safely navigating roads together, including agricultural usage.
- Enhance under-utilized parks with walking and biking venues and identify unique opportunities for each park to provide for the community.
- Hold events in our parks and institutions that promote healthy living for all ages. Collaborate with our health department and school corporation to develop and advertise these events.

Theme:	Objective(s):	Policy	Action Item	Schedule
Places to Live	Preserving Rural Character	Promoting Infill and Municipal Infill Programs	<ul style="list-style-type: none"> Develop working group with local building association to create interest in redevelopment opportunities 	Fourth Quarter 2017
			<ul style="list-style-type: none"> Explore the creation of a County-wide land bank operations to enhance redevelopment efforts 	Fourth Quarter 2017
Places to Live	Preserving Rural Character	Creating a Neighborhood Development Process	<ul style="list-style-type: none"> Develop new standards for required open space and connectivity in new developments 	Fourth Quarter 2017
			<ul style="list-style-type: none"> Explore opportunities for retro-fitting existing neighborhoods for public space and connectivity 	First Quarter 2019
			<ul style="list-style-type: none"> Critical review of existing outdated subdivision control ordinance and create an unified development code for County 	Fourth Quarter 2017
Places to Live	Preserving Rural Character	Preserving Rural Areas	<ul style="list-style-type: none"> Critically review any re-zoning request in designated low-growth areas. Require analyze of housing needs as part of review 	On-going
			<ul style="list-style-type: none"> Establish process to create local scenic by-way program. Program to work to preserve rural character of areas 	Fourth Quarter 2019
			<ul style="list-style-type: none"> Develop a voluntary agricultural conservation zoning designation to preserve remaining large agricultural areas 	Fourth Quarter 2017
			<ul style="list-style-type: none"> Explore feasibility of implementation of development impact fees and transfer development rights programs 	Fourth Quarter 2019



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Department of Building & Development Services
2524 Corydon Pike Suite 202
New Albany, IN 47150
Phone: (812) 981-7611
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Application for Primary Approval of a Subdivision

Please Note:

This Application is a document of public record. Any information disclosed on this Application is available for review by the public. Incomplete Applications will not be accepted. Pre-submission meeting with Building and Development Staff are strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

1. General Information:

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

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if *owner* is different than applicant)

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

Consultant Contact Information:

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

Applicant's Representative:

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

2. Site Information:

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

Subdivision Type:

Administrative Major Conservation

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

3. Required Documents:

Required Documents for an **Administrative Subdivision:**

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

Required Documents for a **Major Subdivision:**

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

Required Documents for a **Conservation Subdivision**:

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

Pre-Application:

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

Final-Application:

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

4. This variance (~~DOES~~ DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable
- Cover letter summarizing variance request.

6. Signature:

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

Name: Justin R. Phelps

Signature: [Handwritten Signature]

Date: 3-3-26

SUBSCRIBED AND SWORN BEFORE ME

THIS 5 DAY OF March, 2026.

[Handwritten Signature]

NOTARY PUBLIC COUNTY OF Jefferson

MY COMMISSION EXPIRES 1/21/2028

ALANA K. LANCASTER
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP84511
MY COMMISSION EXPIRES JANUARY 21, 2028



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), Delbert N. Arthur, III, do hereby certify that I am (we are)
 (Owners of subject property)

the owner(s) of the property legally described as 22-04-01-900-083.000-006,
 (Parcel ID Number)

And hereby certify that I (we) have given authorization to Prime Property Development Co., 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>Delbert N. Arthur, III</u>	<u>22-04-01-900-083.000-006</u>	<u>Delbert N. Arthur, III</u>	<u>3-2-2026</u>

STATE OF Indiana)
) SS:
 COUNTY OF Floyd)



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

State, this 2nd day of March 2026.

MY COMMISSION EXPIRES:
4-26-2031

Jolanda R. Stiles
 Notary Public

MY COUNTY OF RESIDENCE:
Harrison

Jolanda R. Stiles
 Printed Signature



PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

PROJECT NARRATIVE

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

Floyd County Plan Commission
2524 Corydon Pike #203
New Albany, Indiana 47150

David A. Sanders,
PE
Vice President

RE: Prime Property Development Co, LLC
Commercial Subdivision Application
Hwy 150, Floyd Knobs, Indiana
Parcel # 22-04-01-900-083.000-006

Travis Andres,
PE Principal
Geotechnical Engineer

William McDonough,
EIT
Project Manager

Commission Members,

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

Prime Property Development Co, LLC is proposing to develop a commercial subdivision on a parcel of land off Hwy 150 in Floyd County, Indiana. The parcel is approximately 17.6+/- acres and is currently zoned General Commercial (GC). The property is located along an existing commercial corridor that provides a variety of land use categories and development types within a growing section of Floyd County, Indiana. The development will provide high quality commercial tenants to better serve the communities' growing needs. The General Commercial district is intended to provide a land use category for most general business uses. The provision that regulates this land use district should not overly restrict normal business practices.

L. Matthew Blake,
PWS Director of
Ecological Services

Andrew Nelson,
PE, SI Director of
Construction Services

The proposal includes two (2) variance requests. The variances requested are to reduce the required lot size and lot width. The one-acre standard for commercial development is no longer valid for some users. Since COVID, commercial retail stores have adjusted their operations and building footprints to adapt to current economic trends, allowing better service for their customers in the communities they serve.

Erik Merten,
Sr. Project Coordinator

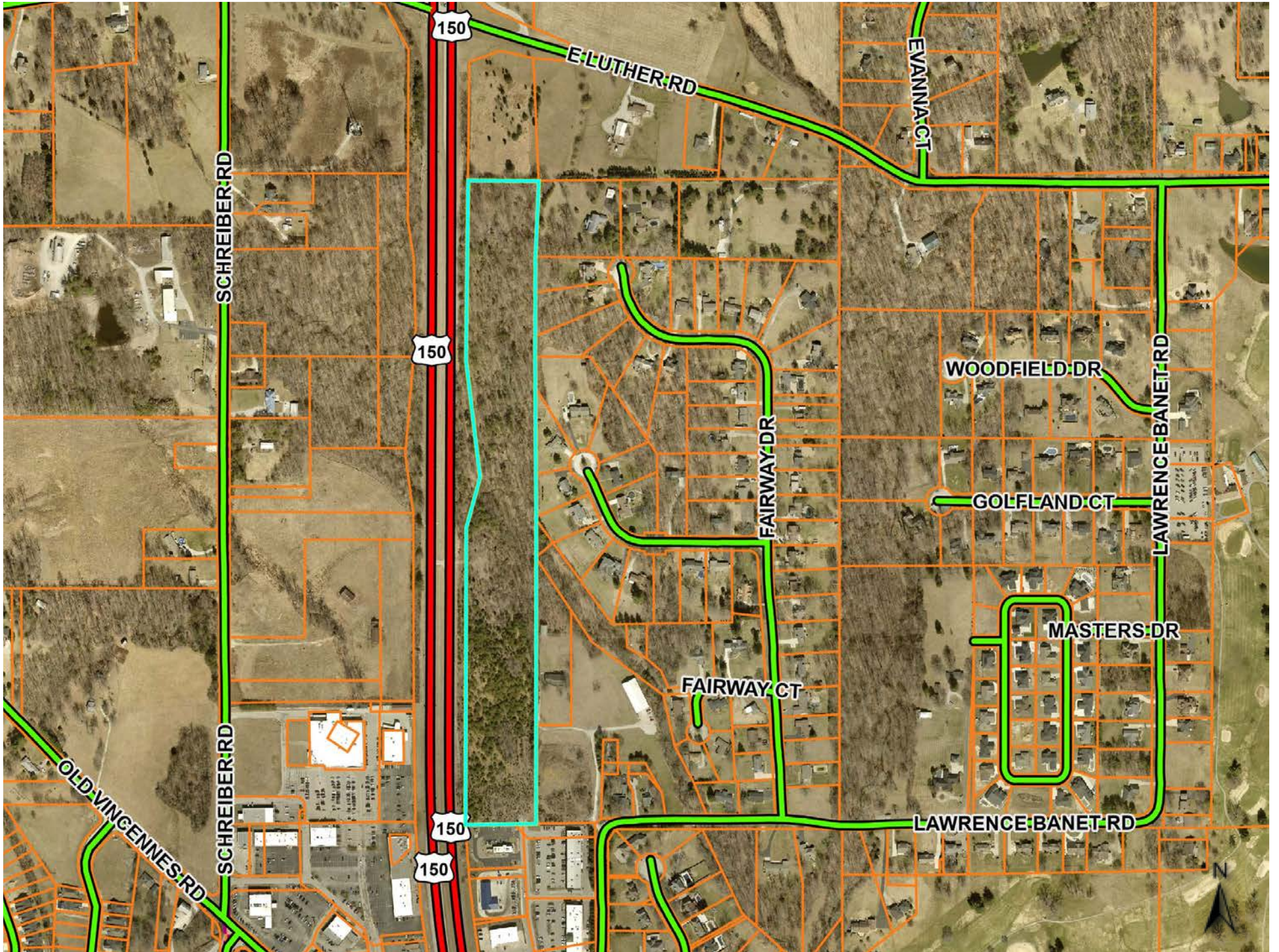
Daniel Hartman,
PE
Project Manager

The proposal follows the Vision Floyd County Comprehensive Plan by managing growth through influencing location choices of future development. Directing development activities towards the infrastructure system, which has the capacity, is a key principle of smart growth. It is also a concept viewed favorably by the community. Floyd County has two main commercial corridors and three minor commercial areas. These corridors can be defined as the Highlander Point corridor and the State Road 62/64 corridor. Having accessibility to adequate infrastructure systems and compatibility uses, these commercial corridors lend themselves to future commercial development. One of the primary commercial goals and policies is the planned development of these corridors.

Chase Blakeman,
EIT, FAA-UAS
Project Manager

Paul Primavera,
PE, PS
President Emeritus

Per the adherence to the Comprehensive Plan's vision and goals for smart growth located within the existing General Commercial zoning district, we respectfully request approval of the commercial subdivision and associated variances.





Storm Water Quality Management Permit Application

Name of Development:

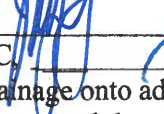
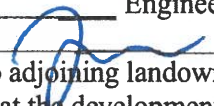
Development Location:

Project Owner	
Name	
Street Address	
City ST ZIP Code	
Work Phone	
E-Mail Address	
Plan Preparer	
Name	
Street Address	
City ST ZIP Code	
Work Phone	
E-Mail Address	
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 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

Summit Ridge Commons

I, Jason M. Copperwaite  Engineer, and Justin Phelps of Prime Property Development Co., LLC  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 and that the development will comply with Indiana Department of Environmental Management (IDEM) Construction Stormwater General Permit (GSCP).



3/2/2026

Prime Property Development Co., LLC
9300 Shelbyville Road, Suite 1300
Louisville, Kentucky 40222

Re: Parcel 22-04-01-900-083.000-006 off Eastside of Hwy 150
Floyds Knobs, IN 47119

To whom it may concern::

The preliminary information for the commercial subdivision at Parcel 22-04-01-900-083.000-006 off Eastside of Hwy 150 in Floyds Knobs, IN was received on 3/2/2026 by CenterPoint Energy. A determination has been made that CenterPoint has natural gas facilities in the area to provide service subject to our standard policies and procedures.

This shall not be construed as approval of the preliminary plat/plans for said project, but rather a statement that facilities to provide service are available. A final approved engineering drawing and service load requirements must be submitted to CenterPoint to determine if capacity exists to meet the requested load.

If you have further questions please feel free to contact me.

Sincerely,

Joel Boser

Joel Boser
Account Manager
812-948-4902



New Albany, Indiana
Wastewater Utility
Michael Wallace, Utility Director

February 27, 2026

Prime Property Development Co., LLC

RE: Sanitary Sewer Availability

Please be advised that our records indicate we are able to serve your project at Hwy 150 in Highlander Point (Parcel # 22-04-01-900-083.000-006).

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



1165 Old Forest Rd.
Corydon, IN 47112

812.738.4115

HARRISONREMC.COM

February 26, 2026

Prime Property Development Co., LLC
9300 Shelbyville Road, Suite 1300
Louisville, Kentucky 40222

To Whom it may concern,

Regarding the property, Parcel # 22-04-01-900-083.000-006 Floyds Knobs, IN. Harrison REMC does have the electrical facilities and will be the provider of the electric service.

If you have any questions, please contact the office.

Sincerely,

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

FLOYDS KNOBS WATER COMPANY, INC.

March 3, 2026

Amanda Schillmiller

Primavera & Associates / Blankenbeker & Associates
1000 Bell Ln
New Albany, IN 47150

Dear Recipient Name,

I am writing to confirm that the proposed Summitt Ridge Commons development is located within Floyd's Knobs Water Company, Inc's (FKWC) service area. Providing water for the development would be contingent upon (1) any infrastructure modifications or installations determined to be required, per an FKWC engineering assessment; and (2) compliance with all FKWC's specifications and requirements with regard to any contractor installed water system components.

Sincerely yours,



Danny Standiford

Danny Standiford



HIGHLANDER FIRE PROTECTION DISTRICT

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

Telephone: (812) 923-8003

Fax: (812) 923-1961

Website: www.ltvfd.org

3/5/2026

re: Parcel#22-04-01-900-083.000-006

Floyd County Zoning,

We have been made aware that Primavera & Associates intend to apply for commercial subdivision of the above referenced parcel. This parcel is in our primary response area and we will provide Fire, EMS and Rescue services to it. We ask that during the design phase the fire department be allowed input on the placement of hydrants to ensure adequate water supply for effective firefighting operations. Thank you for your concern in this matter.

Deputy Chief

Brandon Alexander

4
LN



* 2 0 1 3 1 9 7 7 2 4 *

FLOYD CO. IN RECORDER - LOIS ENDRIS

12/11/2013 03:13:34PM

201319772 Pages:4

Transaction # 42522

Floyd Co. Assessor

DEC 11 2013

PARCEL NO. 22-04-01-900-083.000-006

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE WITNESSETH, that DELBERT N. ARTHUR, III is the Personal Representative of the Estate of JUDITH A. ARTHUR, (who died on January 15, 2010, being the surviving widow of Delbert N. Arthur, Jr., who died on November 8, 2008), which estate is pending as Case Number 22C01-1002-ES-20 in the Floyd County, Indiana, Circuit Court, pursuant to a Settlement Agreement and Order Approving Settlement Agreement dated April 8, 2013, and entered in such Case, and also in Case Number 22C01-1002-PL-00343 in such Court, hereby

CONVEYS AND DISTRIBUTES TO

DELBERT N. ARTHUR, III the following described real estate situated in Floyd County, Indiana:

See attached Exhibit "A".

Being the same real estate conveyed to Delbert N. Arthur, Jr. and Judy A. Arthur by Warranty Deed dated September 7, 2000, and recorded on September 11, 2000 as Instrument No. 200011688 of the Floyd County Recorder's Office.

TO HAVE AND TO HOLD the same unto the Grantee, in fee simple forever.

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

DEC 11 2013

AUDITOR FLOYD CO. IND.

IN WITNESS WHEREOF, the said Personal Representative, DELBERT N. ARTHUR, III, has hereunto signed his name this 9th day of December, 2013.

Delbert N. Arthur III
DELBERT N. ARTHUR, III,
PERSONAL REPRESENTATIVE OF THE
ESTATE OF JUDITH A. ARTHUR

STATE OF INDIANA)
COUNTY OF FLOYD) :SS

BEFORE me, the undersigned, a Notary Public for FLOYD County, State of Indiana, personally appeared DELBERT N. ARTHUR, III, and acknowledged the execution of this instrument this 9th day of DECEMBER, 2013.

County of Residence: FLOYD

Timothy J. Mill
NOTARY PUBLIC (Signature)
TIMOTHY J. MILL
NOTARY PUBLIC (Printed)

My Commission Expires:
SEP 7, 2014

Grantee's Present Mailing address:
4310 Old Vincennes Road
Floyds Knobs, IN 47119

Grantee's Mailing Address for Taxes:
4310 Old Vincennes Road
Floyds Knobs, IN 47119

Address of Property conveyed:
Highway 150
Floyds Knobs, IN 47119

THIS INSTRUMENT PREPARED BY:

**Timothy J. Naville
Indiana Attorney No. 15516-22
LORCH & NAVILLE, LLC
P.O. Box 1343, 506 State Street
New Albany, IN 47151-1343
(812) 949-1000
FAX (812) 949-3773**

I AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT UNLESS REQUIRED BY LAW. TIMOTHY J. NAVILLE

Tjn/mad/36060/Arthur/deed.17.67 acres

EXHIBIT "A"

Being a part of the Southwest quarter of Section 19, Township 2 South, Range 6 East, Floyd County, Indiana, being more fully described as follows:

Beginning at a point at the Southwest corner of Section 19, Township 2 South, Range 6 East, at a set nail, thence continuing North $89^{\circ}30'38''$ East, 1,016.14 feet to a pin, the true place of beginning of the tract to be herein described; thence continuing North $89^{\circ}30'38''$ East, 287.38 feet to a set pin and an old fence corner, said point being on the East line of Mary Scharf's 40-acre tract, as shown in Deed Record 144, page 281; thence North $0^{\circ}30'34''$ East, 2,365.85 feet to a point; thence North 90° West, 4.3 feet to a point; thence North $1^{\circ}11'14''$ West to a point on the North line of the Southwest quarter of said Section 19, said line being the boundary between the land herein described and the land of Albert Sperzel, Jr. and Virginia Sperzel, whose land was acquired by way of a conveyance dated June 12, 1957 and recorded in Deed Book 151, Page 514; thence North $88^{\circ}25'39''$ West, 280.46 feet to a point on the Eastern right-of-way of State Highway No. 150; thence South $0^{\circ}52'05''$ West, 56.25 feet to a point; thence South $0^{\circ}27'05''$ West, 400.5 feet to a point; thence South $0^{\circ}33'42''$ West, 299.82 feet to a point; thence South $6^{\circ}21'55''$ East, 503.57 feet to a point; thence South $17^{\circ}10'06''$ West, 208.16 feet to a point; thence South $0^{\circ}30'25''$ West, 700.09 feet to a point; thence South $0^{\circ}4'03''$ West, 495.6 feet to a point; thence South $2^{\circ}31'09''$ East, 55.36 feet to a point, the true place of beginning, containing 17.6768 acres, more or less. The Western boundary of the above-described real estate being the right-of-way for State Highway 150.

Being the tract of land surveyed by Robert Lee Isgrigg, Registered Surveyor, on December 4, 1987, and the above real estate being intended by the grantors to be the same real estate acquired by Charles E. Becht and Hilda Becht, husband and wife, from Mary D. Scharf, by way of deed dated September 17, 1973 and recorded September 17, 1973 in Deed Book 214, page 360.

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

SUMMIT RIDGE COMMONS DRAINAGE REPORT

Summit Ridge Commons will collect surface water on the existing site and from offsite, where necessary, and direct it to one or more detention basin(s) (could be underground) with outlet structures to meet the requirements to comply with the pre-development and post-development runoff rate requirements of the Floyd County Stormwater Master Plan. The North half of the site drains North to an unnamed tributary of Little Indiana Creek. The South half of the site drains South toward Lafollette Station which drains to Little Indian Creek. Construction plans will be provided prior to Final Plat approval for approval by the County Engineer and Floyd County Stormwater Department.

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.

GEOTECHNICAL SITE EXPLORATION REPORT

PROPOSED COMMERCIAL DEVELOPMENT
HOGAN HIGHWAY 150
HIGHWAY 150, LAFOLLETTE STATION
FLOYDS KNOBS, INDIANA



**PAUL PRIMAVERA
& ASSOCIATES**

PPA PROJECT NO. 25-25371

January 9, 2026

PREPARED FOR:
Justin Phelps
Prime Property Development Co., LLC
9300 Shelbyville Road, Suite 1300
Louisville, KY 40222



1000 Bell Lane
New Albany, IN 47150
502-693-9412
tandres@ppa-eng.com

January 9, 2026

Prime Property Development Co., LLC
9300 Shelbyville Road, Suite 1300
Louisville, KY 40222

Re: **Report of Geotechnical Subsurface Exploration**
Proposed Commercial Development, Hogan Highway 150
Highway 150, Lafollette Station, Floyds Knobs, IN
PPA Project No. 25-25371

Dear Mr. Phelps:

Submitted herewith is the report of the geotechnical exploration performed by Paul Primavera & Associates (PPA) for the referenced project. This report contains the results of our field exploration and observation program, an engineering interpretation of the associated data with respect to the available project characteristics, and recommendations to aid project planning, design, and construction of earth-connected phases of the project.

We appreciate the opportunity to be of service to you on this project. If we can be of any further assistance, or if you have any questions regarding this report, please do not hesitate to contact either of the undersigned.

Sincerely,
Paul Primavera & Associates

Travis Andres, P.E.
Senior Geotechnical Engineer
Licensed Indiana 11300496



Dillon Booker

Dillon Booker G.I.T
Field Geologist

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- Important Information about Geotechnical Report
- Site Location Plan
- Boring Location Plan
- Legend to Soil Classification

1 PURPOSE AND SCOPE

The purpose of this study was to determine the general subsurface conditions at the project site and to evaluate this data with respect to site development and foundation concept consideration for the potential commercial development. Included in this report is a summary and evaluation of the encountered subsurface conditions of the site with design and construction considerations and recommendations pertinent to site, structural, and pavement design and construction.

During the initial field reconnaissance and exploration mobilization beginning December 31, 2025, a total of fourteen (14) vertical soil borings with standard penetration testing (SPT) and sampling of soils at select depths were extended to refusal depths. Location plans, logs, and summary sheets of the encountered conditions and select materials are included in the Appendix.

2 PROJECT INFORMATION

Project information was provided by Prime Property Development Co., LLC via email and phone discussion. Preliminary site and structural design information was provided for our review. Prime Property Development is considering commercial development at the site location. A preliminary development plan depicts an approximately 1,300 feet extension of roadway and utilities for Lafollette Station Drive. A new intersection and connecting road to the property from Highway 150 is also planned. The conceptual plan provided for our review depicts the planned roadways and a total of six (6) new commercial lots, one of which is a Wawa drop-in gas station, bounded by the extended Lafollette Station Road on the east and Highway 150 on the west. No preliminary site grading or design information is available at the time of this report, and the development plan is considered conceptual currently.

The buildings are expected to be one-story slab-on-grade with shallow spread foundations bearing on soil or rock. Structural loading details have not been provided, but based on our experience with similar developments, respective foundation column and wall loads up to 50 kips and 4 kips per lineal foot and floor slab loads up to 125 psf are expected. Preliminary estimates of design site grading suggests up to 4 feet of cut/fill. Associated asphalt and concrete paved drives and lots will generally surround the buildings and site perimeters, but specific development details for each lot are unknown.

3 GENERAL SITE CONDITIONS

3.1 Site Surface Conditions and History

The site is currently vacant with ground covering consisting mostly of evergreen trees, brush, forbs, and grasses with numerous areas of exposed soils. Evidence of previous site grading activities including spoil piles, construction debris, and exposed soil subgrade are apparent across the site. Rill erosion is prevalent towards the southern end of the property that tends to cut into exposed weathered bedrock. Review of available site aerial imagery suggests the site was likely of agricultural use prior to construction of Highway 150. Thereafter, it appeared as mown opened ground until about 2002 when apparent site grading and spoil piles appeared and continued sporadically up through 2008 when much

of the site appeared to have been graded or borrowed of overburden soils for adjacent development fill construction. The site appears to have been relatively undisturbed since 2008 with increasingly dense vegetation growth to current day. The following images depict the above summarized site conditions.







3.2 Site Geology

Geology in the area is known to be comprised of various siltstone, sandstone, shale, and limestone formations with overlying soils typically formed in residuum by in place weathering of the underlying rock. While not directly sampled, available geologic mapping shows the site is underlain by the Borden Group formation. The encountered formation is predominantly composed of siltstone with varying amounts of shale, limestone and sandstone.

The formation is understood to have a low to moderate solution weathering (karst) potential; however, the siltstone and shale materials in the area are known to be degradable when exposed to repetitive wetting/drying and freeze/thaw cycles.

No apparent evidence of karst was observed during the subsurface exploration, and the nearest documented sinkhole is approximately 1.5 miles to the northeast of site.

3.3 Site Subsurface Soil/Bedrock Conditions

Our interpretation of the subsurface conditions is based upon widely spaced soil borings drilled at the approximate locations shown on the attached Boring Location Plan. The following review of subsurface conditions are general; for more detailed descriptions please refer to the boring logs. In situ stratification changes could occur gradually, sharply, or at different depths; thus these transition depths should be considered approximate. All depths are based on current ground surface elevations.

The general subsurface conditions were investigated by fourteen (14) vertical soil borings with standard penetration testing (SPT) and sampling of soils at select depths extending to refusal depths. Refusal

depths ranged from 2.1 to 7.2 ft below existing grade (BEG) at the approximate locations shown on the Boring Location Plan (Figure 2 in the Appendix). Detailed descriptions of the subsurface conditions encountered in each boring are presented on the Boring Logs in the Appendix.

In general, the borings encountered varying amounts of topsoil at the existing ground surface underlain by both natural clay soils over native bedrock. Topsoil thicknesses ranged from 4 to 24 inches where encountered at the subsurface exploration locations.

No apparent fill materials were encountered in the samples obtained from the boring locations; however, spoil piles of apparent fill were noted sporadically throughout the property. The spoil piles were generally surrounded by concrete and brick fragments and appeared to have been end-dumped in position with no control of placement or compaction effort. It is considered likely that the spoil piles have been in-situ since around 2008 based on review of the historical aerials.

Beneath the surface and fill materials, a stratigraphy of native clay was encountered, generally transitioning from lean, low plasticity clay slowly to medium plasticity clay with an approximately discerned transition depth. The color profile typically transitioned from light brown and gray to orange-brown with depth. The consistency and moisture profile typically transitioned from stiff to very stiff, moist throughout. Inclusions at various depths included mineral concretions and weathered shale/siltstone fragments.

Refusal on apparent bedrock was encountered in all borings and soundings at depths ranging 2.1 to 7.2 feet. Refusal is defined as the depth at which an excavation or drilling method can no longer be readily advanced using the specific exploration equipment. Refusal can result on weathered bedrock that could include void and filled fractures, joints, or seams, unweathered limestone floaters, pinnacles, crevices, or competent continuous bedrock. Refusal may not necessarily coincide with the bedrock surface. Refusal can also occur on obstructions such as debris, old foundations, slabs, utilities, or similar inclusions above the bedrock surface. It is important to consider that rock may be encountered potentially shallower or deeper elsewhere on site.

3.4 Ground Water

Consistent groundwater was not encountered in the boring locations. Groundwater levels in the project area typically coincide with the water levels of nearby creeks and rivers and can potentially vary widely with varying flow levels and following heavy precipitation events. To better define the ground water regime at this site, an extensive ground water monitoring program would be required and is not considered practical or necessary for this project. It is not uncommon to encounter significant amounts of ground water in excavations that extend near or into bedrock. The ground water flow patterns can also be changed because of construction and changes in site grading. Therefore, varying ground water levels could be encountered in the future but typically are not encountered within the excavation and construction limits of the proposed development and construction type.

4 DESIGN RECOMMENDATIONS

The following design recommendations have been developed based on the previously described project information and subsurface conditions. If there is any change in the project information or site location, our office should review to determine if alterations to our evaluation and recommendations are warranted.

4.1 General Planning and Design Considerations

Based upon the results of the subsurface investigation performed at this site in conjunction with the assumed finished floor elevations, the most feasible and economical foundation support system for the proposed structures appears to be conventional shallow spread footings bearing on stiff or better natural clay soils, weathered to sound shale bedrock, or on well-compacted engineered fill materials that are placed over these natural materials. Design recommendations for spread footings are provided in Section 4.3.

Careful evaluation of the footing bearing materials will be required at the time of construction to identify unsuitable subgrade materials. It is important that the observation and evaluation methods outlined in Section 5.3 be implemented and that any soft natural soils, old fill materials, and remnants from previous construction revealed by such observations and evaluations be removed and replaced.

4.1.1 Shallow Bedrock

Shallow shale/siltstone bedrock was encountered across the site, with SPT refusal criteria typically encountered (i.e. N-values exceeding 50) or drilling advancement method refusal. It is expected that the rock may be excavated by mechanical means in limited volumes; however, heavy duty excavation equipment capable of ripping and hoe-ramming will be required for excavation below the rock line. As noted above the site is underlain by the Borden Group formation which consists of siltstone, shale, limestone, and sandstone. Mass excavation of the more competent siltstone, limestone, and sandstone bedrock will likely require blasting.

4.1.4 Historic Structures, Debris, and Fill

The site has previously been graded and contained spoil piles of fill, concrete, and other materials unsuitable for foundation support, particularly towards the northern and southern ends of the property. Any miscellaneous uncontrolled fill materials from previous development or site grading will need to be evaluated by the geotechnical engineer. Any unsuitably wet, soft soils which are not suitable for support of spread footings and/or building pads will need to be undercut and replaced with well-compacted engineered fill, dense graded aggregate (INDOT #53 stone or similar), cementitious flowable fill of a design mix judged suitable by the geotechnical engineer, or use of lean concrete where such materials are encountered. It is likely that remnants from prior grading and construction staging operations (including slabs, footings, foundation walls, utilities, etc.), may exist based on previous site use; these elements may also need to be removed and replaced with engineered fill where encountered, but should be evaluated first by the geotechnical engineer in the event they may remain.

Careful evaluation of the footing, slab, and pavement bearing materials will be required at the time of construction to identify uncontrolled fill materials that must be removed from beneath the foundations and replaced with engineered fill. It is important that the observation and evaluation

methods outlined in Section 5.3 be implemented and that any soft natural soils, old fill materials and remnants from previous construction revealed by such observations and evaluations be removed and replaced. In most instances of encountered concrete, asphalt, and/or gravel fill, they are expected to be reused as part of the site grading pending approval and recommendation of the geotechnical engineer. Any large, reinforced concrete structures, existing pipelines, or similar structure may require removal, disposed off site, or capped/infilled.

4.2 Site Grading and Drainage

It is important to provide and maintain positive drainage conditions across the site through site development, construction, and thereafter to minimize any increase in moisture content of the foundation soils. Prepared subgrade areas, especially foundation, floor, and pavement areas should be sloped to drain and stone base underlying floor and pavement sections should be daylighted where possible or otherwise drained through the subsurface. The exterior grade should be sloped away from the structures to prevent ponding of water. Any roof drains or down spouts should be channeled or piped a minimum of 5 feet away from the structure. To adequately address potential drainage issues during construction, stormwater conveyance grading and structures are recommended to be installed as soon as practical.

4.3 Foundations - Spread Footings

Our findings show that the proposed structures can be supported on conventional shallow spread footings bearing on stiff or better natural soils or engineered fill over stiff or better natural soils provided that any unsuitable materials (such as soft natural soil) are removed and replaced with engineered fill. It will be necessary to remove any unsuitable materials, including pockets of soft natural soils, all old uncontrolled fill materials judged unsuitable or remnants from previous construction, below the nominal spread footing bearing elevations to re-establish the nominal design bearing level using engineered fill, dense graded aggregate (DGA), flowable fill, or lean concrete as described in Section 5.3. Spread footings that bear on stiff or better natural soils or on engineered fill that is placed over stiff or better natural soils, can be designed for a **net allowable bearing pressure of 2,500 lbs/sq.ft.** For spread footings that bear on weathered to unweathered competent bedrock can be designed for a **net allowable bearing pressure of 4,000 lbs/sq.ft.** It is important that the soil at the base of each spread footing excavation be carefully observed and evaluated as described in Section 5.3 to determine whether the actual bearing materials are consistent with those upon which the recommendations are based.

Based on geologic mapping, our experience in the project area, and the results of the exploration, it is our opinion that the subsurface conditions at this site meet the **seismic design criteria for Site Class C or B if bearing directly on rock** based on Section 1613.3.2 of the International Building Code and considering the use of shallow spread foundations.

Wall footings should be at least 1.5 ft wide and column footings should be at least 2.5 ft wide for bearing capacity considerations. All exterior footings and footings in unheated areas should be located at a depth of at least 2.0 ft below the final exterior grade for frost protection per the local Building Code.

Provided that the footings are designed as prescribed herein and the footing excavations are observed and evaluated as outlined in Section 5.3, it is estimated that the total and differential foundation

settlements should not exceed about 1 and $\frac{3}{4}$ in., respectively. Careful field control will contribute substantially to minimizing the settlements.

Uplift forces on the spread footings can be resisted by the weight of the footings and the soil material that is placed over the footings. It is recommended that the soil weight considered to resist uplift loads be limited to that immediately above and within the perimeter of the footings (unless a much higher factor of safety is used). A total soil unit weight of 115 lbs/cu.ft can be used for the backfill material placed above the footings, provided it is compacted as recommended in Section 5.2. It is also recommended that a factor of safety of at least 1.3 be used for calculating uplift resistance from the footings using the recommendations of this section.

Lateral forces on a spread footing can be resisted by the passive lateral earth pressure against the side of the footing and by friction between the soil and the base of the footing. A uniform allowable passive pressure of 115 lbs/sq.ft per foot of depth can be used for the portion of the footing that is below a depth of 2 ft below the final exterior grade (no portion of the footing above this depth should use for lateral resistance). An allowable coefficient of friction between the base of the footing and the underlying soil of 0.2 based on a factor of safety of 1.5 can be used in conjunction with the minimum downward load on the base of the footing.

4.4 Floor Slabs

Floor slabs can be supported on firm to stiff, low-plasticity natural soils, existing fill soils judged suitable by the engineer via proofrolling, or on new compacted structural fill. It is recommended that the slab-on-grade floors be supported on a minimum of 4 in. thick layer of granular material such as crushed stone. However, it is strongly suggested that a minimum of 6 in. of crushed stone be provided based on the moisture sensitive nature of site soils. This is to help equalize moisture conditions beneath the floor slab, provide uniform support for the slab, and minimize potential destabilization of the subgrade soils due to construction traffic. Provided that a minimum of 4 inches of crushed stone is placed beneath the floor slabs, a modulus of subgrade reaction of 100 lbs/cu. in. can be used for design of the floor slabs.

4.5 Lateral Earth Pressures

Retaining or subsurface walls can be constructed as flexible walls subject to deflection or as self-supported cantilever walls restrained from movement. Flexible walls and walls that are not restrained from movement (i.e., walls that are free to rotate or deflect sufficiently to develop the active lateral earth pressure condition) can be designed using the active lateral earth pressure case using a coefficient of active lateral earth pressure, K_a . Walls that are restrained against lateral movement by fixed slabs, other walls, or bracing should be designed for the at-rest lateral earth pressure condition using an at-rest lateral earth pressure coefficient, K_o . Should wall backfill be placed before wall bracing is constructed, it may be necessary to provide temporary bracing, or the walls should be designed for the active earth pressure condition as self-supported cantilever walls. All earth supporting walls should be designed with sufficient exterior drainage to relieve hydrostatic pressure that may build up on the walls. It is recommended the space between walls and retained earth be backfilled with granular material.

Heavy equipment should not be used for compacting backfill behind walls. Crushed stone backfill immediately behind walls should be consolidated using a vibratory plate compactor. Additionally, below-grade retaining walls should be sealed to prevent migration of free water through cracks, joints into

below grade cavities. Recommendations for both crushed stone and cohesive backfill options are presented below.

Granular Backfill Behind Structures

For this case, the backfill material against below-grade walls should consist of consolidated, well-graded, free-draining granular material.

- The granular material should preferably be "SP", "SW", or "GW" as classified by the USCS so that it will be clean (i.e. less than 5% fines and all material passing the 1.5-inch sieve), free draining, and exhibit a shear resistance angle of 34 degrees or more (e.g., INDOT No. 57 or No. 8 crushed limestone)
- To utilize the following granular material earth pressure values, the granular material must occupy a triangular shaped minimum backfill zone. The minimum zone should start at the base of the wall, at the outside face of the footing. At the top of the backfill, the zone should extend from the edge of footing a distance equal to three-fifths of the backfill height.
- The backfill zone should be drained using a perforated pipe placed at the base of the footing and the pipe should drain either by gravity or to a sump system to collect and remove accumulated water. The granular backfill zone should be separated from natural soil by a non-woven, geotextile filter fabric to prevent clogging of the pervious backfill.
- A minimum of 2 feet thickness of low plasticity clay on top of the granular wall backfill material should be provided where the backfill material will be exposed to weather. This low plasticity clay "cap" is recommended to minimize infiltration and accumulation of surface runoff water behind the walls. As such, the cap should be sloped away from the structure at a minimum 2-percent slope, and grading should be designed that keeps water from ponding over the cap.
- The following table presents granular backfill, lateral earth pressure design parameters for Equivalent Hydrostatic Pressures (EHP) and Earth Pressure coefficients. The values given are based upon four assumptions: 1) the backfill surface is level; 2) the backfill is drained; 3) the zone of backfill conforms to the minimum zone size described above; and 4) no surcharge loading is applied or imparted to the backfill.

TABLE 1: Granular Material Equivalent Hydrostatic Pressures (EHP) and Earth Pressure Coefficients

Condition	EHP (pcf)	Coefficients
Active*	36	$K_a = 0.28$
At-Rest	57	$K_o = 0.44$

*Assumes that the wall is not braced and is free to rotate or deflect sufficiently to develop the active lateral earth pressure condition

Cohesive Backfill Behind Structures

As an alternative, backfill against below-grade walls may also be constructed using cohesive backfill materials.

- Cohesive fill material should conform to recommendations presented in previous sections of this report. The Plasticity Index of the backfill material, as measured by Atterberg limits testing, should be less than 20.
- To provide drainage behind the wall, construct a vertical section of crushed stone at least 18 inches wide behind the wall with a perforated drainpipe located at the foundation level.

The granular wall backfill material should be capped with a two-foot layer of low plasticity clay to minimize infiltration of surface water runoff behind below grade walls. As with any drainage system, accumulated water will need to be conveyed from behind the wall through gravity drainage or a sump system as described above.

- Calculations were performed assuming an internal friction angle of 25 degrees and a soil unit weight of 130 pcf for the cohesive soil backfill case.
- The following table presents cohesive backfill earth pressure design parameters for Equivalent Hydrostatic Pressures (EHP) and Earth Pressure Coefficients. The table assumes the backfill surface is level, the backfill is drained and no surcharge load is applied or imparted to the backfill.

TABLE 2: In-situ Cohesive Soil Equivalent Hydrostatic Pressures (EHP) and Earth Pressure Coefficients

Condition	EHP (pcf)	Coefficients
Active*	53	$K_a = 0.41$
At-Rest	75	$K_o = 0.55$

* Assumes that the wall is not braced and is free to rotate or deflect sufficiently to develop the active lateral earth pressure condition

4.6 Pavement

In a similar manner to floor slabs, pavements can be supported on stiff, low-plasticity natural soils or on newly compacted structural fill. Where highly plastic clays are encountered, they should be lime stabilized or undercut to a minimum of 1.5 feet below the proposed pavement section and replaced with low-plasticity clay soil and/or granular fill. In areas of grade-raise fill, the combination of undercut and fill should ensure that a minimum of 1.5 feet of low-plasticity clay soil and/or granular fill is maintained underneath the floor slab. There is potential to reduce this layer depending on risk discussion with the owner and design team. Controlling subsurface water in pavement areas is important to enhancing the long-term performance of the pavements. The pavement subgrade surface should be uniformly sloped to facilitate drainage through the granular base and to avoid ponding water beneath the pavement. The subgrade should also be prepared Section 5 of this report. Recommendations for asphalt and concrete pavements for automobile parking areas and truck zones are provided below. It is important to note that the recommendations for the automobile parking areas assume that these areas will not be subject to any heavy truck traffic. Therefore, in areas where truck traffic cannot be controlled (i.e., driveways), it is suggested that the thicker pavement section be utilized.

4.6.1 Asphalt Pavement

Based on the estimated traffic loading and the conditions encountered at the site, the following minimum asphalt pavement sections are recommended:

Automobile Parking Areas	1.5 inches of surface course 3.0 inches of subbase 6 inches of aggregate base course
Driveway Areas and Truck Zones ¹	1.5 inches of surface course 4 inches of subbase

8 inches of aggregate base course

A thinner pavement section may be considered once design traffic loading information is provided. However, the **minimum** pavement section provided herein is strongly recommended to provide long-term stability, decreased maintenance, and more feasible mill and surfacing later.

The base should be a well-graded crushed stone with a maximum of 14 percent (by weight) finer than the No. 200 sieve such in accordance with Indiana Department of Transportation Standard (INDOT) Specifications for #53 or #73 crushed limestone.

4.6.2 Concrete Pavement

Concrete pavement thicknesses were determined from methods developed by the Portland Cement Association (PCA), the American Association of State Highway and Transportation Officials (AASHTO) and the American Concrete Institute (ACI). These methods assume that the subgrade is stiff, well-compacted and non-pumping and that all joints are properly designed, located, and sealed to minimize moisture seepage into the subgrade. It is also important to ensure that proper concrete curing practices will be employed, and that traffic will not be allowed until the concrete has had sufficient time to cure.

For design calculation purposes, the compressive strength of the concrete was assumed to be 4,000 lbs/sq.in. The modulus of subgrade reaction of the soil (k) was estimated to be 100 lbs/cu.in.

Based on the above information, the following minimum concrete pavement sections are recommended:

Automobile Parking Areas 5 in. of concrete over minimum 6 in. of INDOT crushed stone over a well-compacted, non-pumping subgrade.

Driveway Areas, Truck Zones, and Dumpster Pad Areas
7 in. of concrete over minimum 6 in. of INDOT crushed stone over a well-compacted, non-pumping subgrade.

5 GENERAL CONSTRUCTION PROCEDURES AND RECOMMENDATIONS

Even under the best of circumstances, the conditions encountered during construction should be expected to vary somewhat from the exploration results and may differ to the extent that modifications to the foundation recommendations become necessary. PPA should be retained as geotechnical consultant throughout the earth-related phases of this project to correlate actual soil and rock conditions with excavation and sampling data, identify variations, conduct additional tests that may be needed and recommend solutions to earth-related problems that may develop.

5.1 Site Preparation

After site stripping and prior to placement of fill or installation of building and pavement structures, the exposed subgrade should be carefully observed by the geotechnical engineer by probing, proofrolling, and testing as needed. Any organic material still in place, frozen, wet, dry, soft, or loose soil, uncontrolled fill, existing demolition debris and pavements, foundation remnants, utilities and other undesirable materials should be removed, conditioned, or remediated. The exposed subgrade should be further evaluated by proofrolling with a loaded dump truck, heavy roller compactor, or scraper/grader to check for pockets of soft material which may be hidden visually. Any unsuitable materials thus exposed should be removed and replaced with well-compacted, engineered fill as outlined in Section 5.2, conditioned, or remediated.

Care should be exercised during the grading operations at the site. It is important that positive surface drainage be established at the beginning of the earthwork operations and be maintained throughout the project. Surface water must not be allowed to pond. Due to the nature of the near surface soils, the traffic of construction equipment may create pumping and general deterioration of the shallower soils, especially if excess surface water is present. The grading, therefore, should be done during a dry season, if possible. Based on our experience on other nearby sites, it is likely that the subgrade soils in some areas will be wet and soft when exposed. The extent to which yielding subgrade may be a problem is difficult to predict beforehand since it is dependent upon several factors.

It may be possible to improve or stabilize the subgrade soils in the areas that are found to be excessively wet, soft, or yielding at the time of construction, by discing, aerating and recompacting (moisture conditioning). If moisture conditioning is unsuccessful, time sensitivity is an issue, or site grading operations are planned through the winter months, mechanical or chemical subgrade stabilization, or removal of the unsuitable soils and replacement with crushed limestone or engineered soil fill is expected to be required. The best method for stabilizing the subgrade should be determined in the field at the time of construction based upon the actual field conditions in conjunction with the specific soil type encountered at the locations requiring stabilization, the size of the areas requiring stabilization and the construction schedule.

5.2 Fill Construction

All engineered fill beneath structures and pavements should be prepared, placed, and compacted in a manner to achieve a dry density of at least 95 percent of the standard Proctor maximum dry density (ASTM D-698). The compaction should be accomplished by placing the fill in thin loose lifts and mechanically compacting each lift to at least the specified minimum dry density. Generally, soil fill materials should be compacted using a non-vibratory sheeps-foot roller and sand or aggregate fill materials should be compacted using a vibratory smooth-drum roller or other method judged acceptable by the geotechnical engineer. Field density tests and/or proofrolling should be performed on each lift as necessary to ensure that adequate moisture conditioning and compaction effort with subsequent stability is being achieved.

It is recommended that only well-graded granular material, such as pit-run sand and gravel or INDOT #53 or #73 crushed limestone or lean concrete be used to fill undercut excavations beneath footings and other excavations of limited lateral dimensions where proper compaction of cohesive materials is difficult, and compaction can only be accomplished with small vibratory equipment.

5.2.1 Soil Fill

Soil fill materials should be compacted using a non-vibratory sheepsfoot roller and aggregate fill materials should be compacted using a vibratory smooth-drum roller or as judged acceptable by the geotechnical engineer. Field density tests should be performed on each lift as necessary to insure that adequate moisture conditioning and compaction is being achieved. Both low and highly plastic clay soils are present on the site and are considered suitable as general fill material provided the recommendations provided in Sections 4 and 5 are considered. The need for some aeration or chemical modification of the clayey soils, especially highly plastic clays should be expected before they can be placed and compacted to the specified density.

Prior to beginning fill construction, we recommend samples of proposed borrow materials be collected for standard Proctor testing. The following criteria are recommended where soil material is utilized for structural fill:

- Soils referred to as ‘low volume change’ in this report have a Liquid Limit less than 50 percent.
- Limit maximum particle sizes to 4-inches (in the largest dimension) and less than 3 percent organic material by weight.
- Maintain the moisture content of the fill soils to within ± 2 percentage points of the soils' optimum moisture content.
- Perform one in-place density test in every 5,000 square feet for each one-foot-thick fill layer, with a minimum of two tests per lift.
- Retain the geotechnical engineer to observe, document and test fill placement and compaction operations.
- Provide and maintain efficient drainage of building and pavement subgrades both during and after construction to prevent ponding of water and to promote rapid and efficient surface drainage.
- Maintain positive surface drainage to prevent water from ponding on surfaces during all earthwork operations.
- Roll fill surfaces with a rubber-tired or steel-drummed roller prior to precipitation events to improve surface runoff if precipitation is expected.
- Contact the geotechnical engineer should the subgrade soils become excessively wet, dry, or frozen.

5.2.2 Non-Durable, Shot Rock Fill

New fill constructed using poorly processed and compacted non-durable rock such as degradable shale can be subject to considerable post construction consolidation, expansion, and strength loss associated with long-term weathering of the fill materials. Therefore, it is paramount to thoroughly break down and compact this material during fill construction or in-place manipulation. Embankments and any new fill constructed using this material should be free of voids, and well consolidated with all the rock pieces thoroughly broken down. For this reason, excavation and blasting should be planned and executed in a manner that will result in production of appropriately sized material. Additional durability testing may be required in the field to delineate durable and non-durable shales. Non-durable shale fill should not be placed within 2 feet of any lightly loaded foundations like thickened slabs or floor slabs.

The following recommendations apply to non-durable rock fill embankment construction:

- Prior to fill placement, subgrades should be stripped, proofrolled and graded to drain so that water will not become impounded in the completed fill mass. Stripping and proofrolling will provide for a stable support condition.
- Non-durable shale should be completely broken down to a soil-like consistency through forced weathering and mechanical breaking down. Weathering is forced through wetting the material during the spreading and compaction process; mechanical breakdown is achieved through crushing and conventional compaction techniques using compaction equipment with sufficient weight and dynamic energy to break down the rock pieces, preferably 3-inch minus. The material should be placed and compacted as soil per Section 5.2.1 to a minimum 95 percent of the maximum dry density as determined by the standard Proctor test; if this is not feasible, visual observation by qualified personnel should be provided on a full time basis to assure the material is properly placed and compacted.
- Non-durable shale embankment construction should be monitored on a full time basis by individuals capable of: 1) Assuring deleterious materials are not included in the fill pad; 2) Monitoring for maximum particle size; 3) Checking for minimum compaction effort; and 4) Assuring construction is completed using properly graded material that will result in minimum void space within the completed embankment.

5.2.3 Durable, Shot Rock Fill

Fills constructed using durable rock material offer low consolidation potential resulting in a reduction in the potential for settlement due to fill mass consolidation and improved embankment strength. Additional durability testing may be required in the field to delineate durable and non-durable shales.

Durable shot rock planned to be blasted or hoe-rammed and excavated in rock cut areas is suitable for use as grade raise fill in the lower portion of building pad and pavement grade raise fill. The upper 2.0 feet of the embankment fill, just below proposed floor slab and pavement sections, should be composed of acceptable soil or granular engineered fill per the above soil fill recommendations. Shot rock fill should not be placed within 2 feet of any structures, including foundation bearing surfaces.

Shot rock fill should be constructed using limestone rock material that is not subject to slaking or excessive weathering. Select shales may also be approved for shot rock fill, provided the material is tested for durability. Maximum rock particle size should be no greater than 24-inches in size provided they are placed in a manner that minimizes the formation of void spaces around the particles. Larger material can be broken using mechanical means to be included in the fill mass if desired. Shot rock fill should be constructed in lifts no greater than 24-inches. If the thickness of the rock exceeds 24 inches, the engineer may allow the thickness of material and the embankment lifts to increase, as necessary and deemed acceptable, due to the nature of the material.

Each lift should be pushed/distributed and tracked into place thoroughly using a dozer to minimize voids, pockets, and bridging. The shot rock lifts should then be compacted using vibratory compaction equipment. Rock should not be end-dumped into position. Depending on the product of blasting and excavation of shot rock, smaller aggregate may be required to be added to the surface of placed shot rock fill lifts as directed by the engineer to minimize void space between placed lifts. Fill embankments constructed of durable materials derive their

strength from particle-to-particle contact of the rock pieces bearing against one another. Soil materials embedded in a rock fill embankment tend to “cushion” the rock pieces, inhibiting compaction and resulting in reduced fill strength. Achieving adequate compaction in fills with embedded fine grained soils is difficult, and fine grained soil materials should not be blended with the rock during excavation and fill placement.

The shot rock fill surface should be choked and capped with crushed stone such as a minimum 8 inch lift of INDOT #53 or #73 stone. If shot rock fill is large at this transition point, with considerable void space it may be necessary to install a bridge layer of larger crushed stone (i.e. 6-inch minus or #2 stone) or approved similar between the larger shot rock and the densely graded crushed stone cap. The aggregate should be installed in a manner to thoroughly ravel into and choke the surface voids of the shot rock fill. Due to the expected ravelling and “loss” of material into the surface of the shot rock, the material quantity is expected to vary depending on gradation of the shot rock surface throughout the fill area. Depending on the surface condition of the completed shot rock fill and if non-densely graded crushed stone material is chosen to cap it, a geotextile fabric may be required between the rock fill prior to installing soil fill to prevent migration and loss of soil fines into the rock embankment.

Shot rock fill placed within the building pad should extend a minimum 10 feet outside of the planned building extents. Fill construction using soil or aggregate fill per project specifications may proceed over the cap layer atop the placed shot rock upon acceptance by the geotechnical engineer.

Degradable, non-durable shale seams may be encountered and should not be used in the construction of durable shot rock fill pads. Rock materials suspected of exhibiting a high potential for weathering should be subjected to slake durability testing to assess weathering potential prior to their selection or rejection as fill material. If non-durable shale seams are encountered and must be used in construction of shot rock fill, the shale should be completely broken down to a soil like consistency through forced weathering and mechanical breaking down as outlined in Section 5.2.2.

5.3 Foundation Excavation Observations

The soil at the base of each foundation excavation should be observed and evaluated by a geotechnical engineer to ensure the footing will bear on satisfactory material. At the time of such inspection, it will be necessary to make hand auger borings or use hand penetration devices in the base of the foundation excavation to determine whether subgrade soils are satisfactory for foundation support.

Where undercutting is required to remove unsuitable materials to reach acceptable bearing materials, the proposed footing bearing elevation may be re-established by backfilling. The fill should be limited to low plasticity site soils or well-graded crushed stone compacted to the minimum dry density recommended in Section 5.2. Alternatively, lean concrete or cementitious flowable fill may be used.

Soils exposed in the bases of all satisfactory foundation excavations should be protected against any detrimental change in condition such as disturbance, dramatic moisture changes, and freezing. If possible, all footing concrete should be placed the same day the excavation is made. If this is not practical, the footing excavations should be adequately protected or removal of any softened materials

from such disturbance, moisture change, or freeze/thaw will be required prior to placement of reinforcement and concrete pouring.

If encountered, the shale bedrock known to underly this site is expected to be removed with conventional soil excavation equipment. If required, hoe-ramming or other pneumatic rock removal equipment will likely be necessary. Mass rock excavation is expected to be completed by both mechanical means and blasting as part of the development.

5.4 Construction Dewatering

No measurable groundwater was encountered in the borings; however, some perched groundwater was encountered. Depending on the seasonal conditions, some seepage into excavations may be experienced, particularly in deeper soil undercuts and utility excavations that encroach bedrock or near existing underground utility trenches. It is anticipated that such seepage can be handled by conventional dewatering methods such as by pumping from sumps. However, in cases where a saturated layer is encountered in the base or sidewall of the excavation, it will not be possible to pump water directly from the base of the excavation without causing deterioration of the subgrade soil. In this case, it will be necessary to pump from a sump located adjacent to the excavation. The best dewatering system for each case must be determined at the time of construction based upon actual field conditions. Dewatering is not expected to be required.

6 LIMITATIONS OF STUDY

An inherent limitation of any geotechnical engineering study is that conclusions must be drawn based on data collected at a limited number of discrete locations. The recommendations provided in this report were developed from the information obtained from the excavations that depict subsurface conditions only at these specific locations and at the time designated on the logs. Soil and bedrock conditions at other locations may differ from conditions occurring at these locations. The nature and extent of variations between the excavations may not become evident until the course of construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report after performing on-site observations during the excavation period and noting the characteristics of any variation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties either express or implied. This company is not responsible for the independent conclusions, opinions, or recommendations made by others based on the field exploration and laboratory test data presented in this report.

The scope of our services does not include any environmental assessment or investigation for the presence or absence of hazardous or toxic materials in the soil, ground water or surface water within or beyond the site studied.

PPA assumes no responsibility for any construction procedures, temporary excavations (including utility trenches), temporary dewatering or site safety during or after construction. The contractor will be solely responsible for all construction procedures, construction means and methods, construction sequencing

and for safety measures during construction. All applicable federal, state, and local laws and regulations regarding construction safety must be followed, including current Occupational Safety and Health Administration (OSHA) Regulations including OSHA 29 CFR Part 1926 “Safety and Health Regulations for Construction”, Subpart P “Excavations”, and/or successor regulations. The Contractor is solely responsible for designing and constructing stable, temporary excavations and should brace, shore, slope, or bench the sides of the excavations as necessary to maintain stability of the excavation sides and bottom.

Appendix

Important Information About Your Geotechnical Engineering Report

Site Location Plan

Boring Location Plan

Boring Logs

Legend to Soil Classifications

Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it.* A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual site-wide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

conspicuously that you’ve included the material for information purposes only. To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

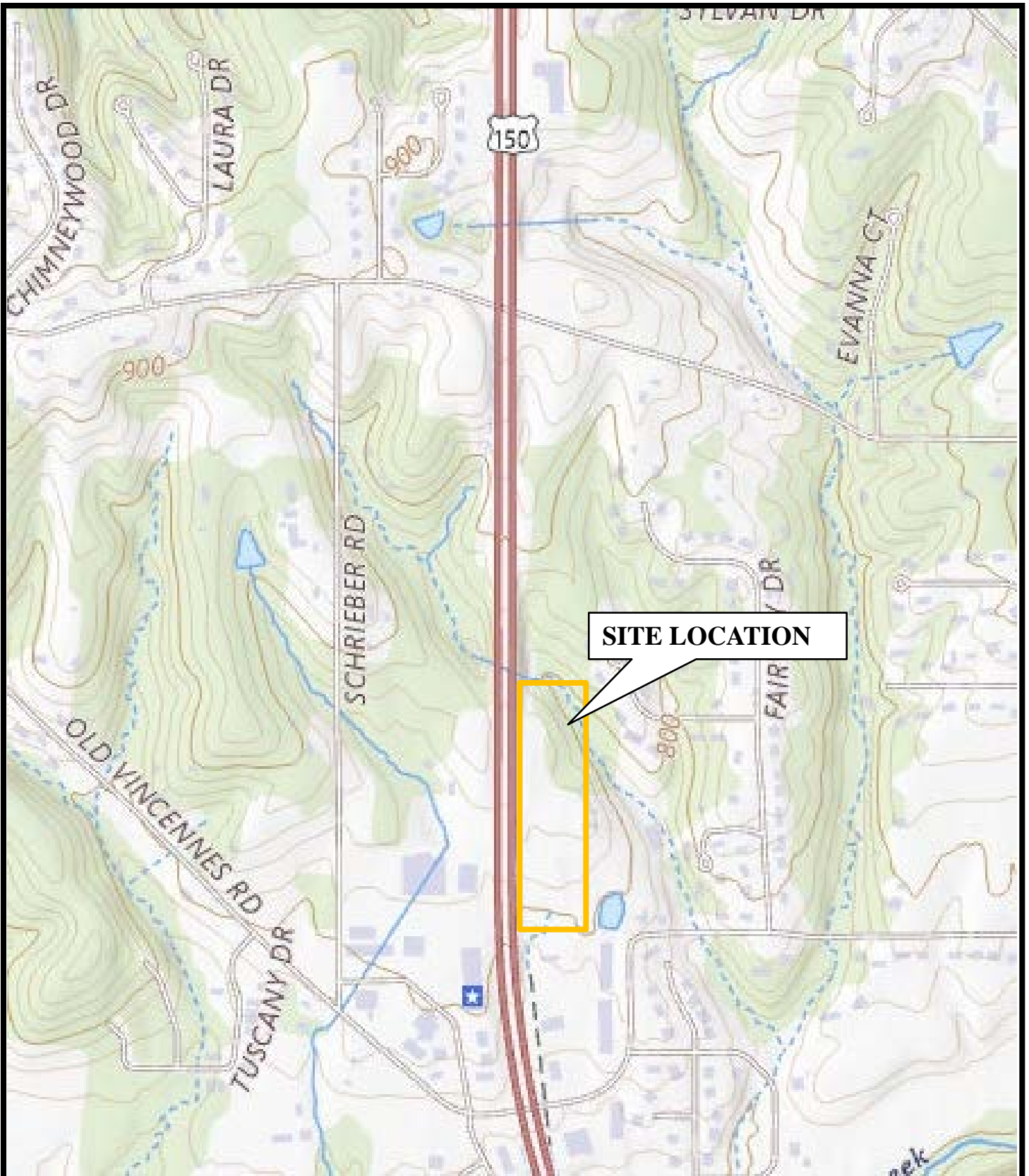
Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* *Confront the risk of moisture infiltration* by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*



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PRIMAVERA & ASSOCIATES
 1000 Bell Lane
 New Albany, IN 47150
 812-738-4124

PROJECT NO: 25-25371

DESIGNED BY: DB

REVIEWED BY: TA

DRAWN BY: DB

DATE: 1/6/26

FIGURE: 1

SITE LOCATION PLAN

**Proposed Commercial Development
 Hogan Highway 150, Lafollette Station
 Floyds Knobs, Indiana**



PRIMAVERA & ASSOCIATES
 1000 Bell Lane
 New Albany, IN 47150
 812-738-4124

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FIGURE: 1

BORING LOCATION PLAN

**Proposed Commercial Development
 Hogan Highway 150, Lafollette Station
 Floyds Knobs, Indiana**



Client: Prime Property Development Co., LLC
Project: Hogan Highway 150
Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG
Boring No. L-1
Page: 1 of 1

Drilling Start Date: 12/31/25 Drilling End Date: 12/31/25 Drilling Company: Geo Logic Drilling Method: Direct Push Drilling Equipment: Geoprobe 7822DT Driller: Mickey Logged By: Travis Andres	Boring Depth (ft): 2.1 Boring Diameter (in): 2.0 Sampling Method(s): Split Spoon DTW During Drilling (ft): N/A DTW After Drilling (ft): N/A Ground Surface Elev. (ft): N/A Location (Lat, Long): N/A
--	---

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)	
				Sample Type	Time	Blow Counts	Recovery (ft)				N Value
0								(0.00') Topsoil: 6 Inches		0	
				SS		8 11 50	1.50	61	(0.50') Lean CLAY (CL); moist, brown to gray	(1.0') Moisture = 22.6 %	
									(2.10') Boring terminated		
15										15	

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
Project: Hogan Highway 150
Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG

Boring No. L-2
Page: 1 of 1

Drilling Start Date: 12/31/25 Drilling End Date: 12/31/25 Drilling Company: Geo Logic Drilling Method: Direct Push Drilling Equipment: Geoprobe 7822DT Driller: Mickey Logged By: Travis Andres	Boring Depth (ft): 2.1 Boring Diameter (in): 2.0 Sampling Method(s): Split Spoon DTW During Drilling (ft): N/A DTW After Drilling (ft): N/A Ground Surface Elev. (ft): N/A Location (Lat, Long): N/A
--	---

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)			

0								(0.00') Topsoil: 7 Inches		0
				SS		9 14 50	64	(0.60') Lean CLAY (CL); moist, brown to gray	(1.0') Moisture = 15.5 %	
								(2.10') Boring terminated		
5										5
10										10
15										15

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
 Project: Hogan Highway 150
 Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG
 Boring No. L-3
 Page: 1 of 1

Drilling Start Date: 12/31/25
 Drilling End Date: 12/31/25
 Drilling Company: Geo Logic
 Drilling Method: Direct Push
 Drilling Equipment: Geoprobe 7822DT
 Driller: Mickey
 Logged By: Travis Andres

Boring Depth (ft): 2.3
 Boring Diameter (in): 2.0
 Sampling Method(s): Split Spoon
 DTW During Drilling (ft): N/A
 DTW After Drilling (ft): N/A
 Ground Surface Elev. (ft): N/A
 Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)			
0								(0.00') Topsoil: 6 Inches		0
				SS		9 13 50	1.50	63	(0.50') BEDROCK: Shale residuum	
									(2.30') Boring terminated	
15										15

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
Project: Hogan Highway 150
Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG

Boring No. L-4
Page: 1 of 1

Drilling Start Date: 12/31/25 Drilling End Date: 12/31/25 Drilling Company: Geo Logic Drilling Method: Direct Push Drilling Equipment: Geoprobe 7822DT Driller: Mickey Logged By: Travis Andres	Boring Depth (ft): 2.4 Boring Diameter (in): 2.0 Sampling Method(s): Split Spoon DTW During Drilling (ft): N/A DTW After Drilling (ft): N/A Ground Surface Elev. (ft): N/A Location (Lat, Long): N/A
--	---

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)			

0								(0.00') Topsoil: 4 Inches (0.30') Lean CLAY (CL); moist, light brown	(1.0') Moisture = 22.3 %	0
				SS		7 10 50	1.50	60		
								(2.40') Boring terminated		
5										5
10										10
15										15

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
Project: Hogan Highway 150
Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG

Boring No. L-7
Page: 1 of 1

Drilling Start Date: 12/31/25
Drilling End Date: 12/31/25
Drilling Company: Geo Logic
Drilling Method: Direct Push
Drilling Equipment: Geoprobe 7822DT
Driller: Mickey
Logged By: Travis Andres

Boring Depth (ft): 4.4
Boring Diameter (in): 2.0
Sampling Method(s): Split Spoon
DTW During Drilling (ft): N/A
DTW After Drilling (ft): N/A
Ground Surface Elev. (ft): N/A
Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)			
0								(0.00') Topsoil: 6 Inches		0
0.5				SS		2	1.50	6	(0.50') Lean CLAY (CL); moist, light brown	(1.0') Moisture = 24 %
1.0						3				
1.5						3				
2.0										
2.5										
3.0										
3.5				SS		7	1.50	59	(3.50') Lean CLAY (CL); moist, gray to brown	(3.5') Moisture = 19.9 %
4.0						9				
4.4						50			(4.40') Boring terminated	
5										5
10										10
15										15

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
Project: Hogan Highway 150
Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG

Boring No. L-8
Page: 1 of 1

Drilling Start Date: 12/31/25 Drilling End Date: 12/31/25 Drilling Company: Geo Logic Drilling Method: Direct Push Drilling Equipment: Geoprobe 7822DT Driller: Mickey Logged By: Travis Andres	Boring Depth (ft): 6.5 Boring Diameter (in): 2.0 Sampling Method(s): Split Spoon DTW During Drilling (ft): N/A DTW After Drilling (ft): N/A Ground Surface Elev. (ft): N/A Location (Lat, Long): N/A
--	---

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)	
				Sample Type	Time	Blow Counts	Recovery (ft)				N Value
0								(0.00') Topsoil: 7 Inches		0	
0.60				SS		2	1.50	7	(0.60') Lean CLAY (CL); moist, light brown to orange brown	(1.0') Moisture = 18.2 %	0.60
4.00				SS		4	1.50	11		(3.5') LL = 37 (3.5') PL = 23 (3.5') PI = 14 (3.5') Moisture = 22.7 %	4.00
6.00				SS		14	0.50			(6.0') Moisture = 23.7 %	6.00
								(6.50') Boring terminated			6.50

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
 Project: Hogan Highway 150
 Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG

Boring No. L-9
 Page: 1 of 1

Drilling Start Date: 12/31/25
 Drilling End Date: 12/31/25
 Drilling Company: Geo Logic
 Drilling Method: Direct Push
 Drilling Equipment: Geoprobe 7822DT
 Driller: Mickey
 Logged By: Travis Andres

Boring Depth (ft): 2.2
 Boring Diameter (in): 2.0
 Sampling Method(s): Split Spoon
 DTW During Drilling (ft): N/A
 DTW After Drilling (ft): N/A
 Ground Surface Elev. (ft): N/A
 Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)	
				Sample Type	Time	Blow Counts	Recovery (ft)				N Value
0								(0.00') Topsoil: 9 Inches		0	
				SS		7 19 50	0.50	69	(0.80') Lean CLAY (CL); moist, orange brown	(1.0') Moisture = 17.7 %	
								(2.20') Boring terminated			
15										15	

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
 Project: Hogan Highway 150
 Address: Highway 150, Lafalette Station, Floyds Knobs, IN

BORING LOG
 Boring No. R-1
 Page: 1 of 1

Drilling Start Date: 12/31/25	Boring Depth (ft): 4.6
Drilling End Date: 12/31/25	Boring Diameter (in): 2.0
Drilling Company: Geo Logic	Sampling Method(s): Split Spoon
Drilling Method: Direct Push	DTW During Drilling (ft): N/A
Drilling Equipment: Geoprobe 7822DT	DTW After Drilling (ft): N/A
Driller: Mickey	Ground Surface Elev. (ft): N/A
Logged By: Travis Andres	Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)			
0								(0.00') Topsoil: 7 Inches		0
6.67				SS		6	1.50	(0.60') Lean CLAY (CL); moist, light brown	(1.0') Moisture = 19.5 %	
7.85				SS		7			(3.5') Moisture = 19.9 %	
8.50						8				
5.00						50		(4.60') Boring terminated		5
15										15

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
 Project: Hogan Highway 150
 Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG

Boring No. R-2
 Page: 1 of 1

Drilling Start Date: 12/31/25
 Drilling End Date: 12/31/25
 Drilling Company: Geo Logic
 Drilling Method: Direct Push
 Drilling Equipment: Geoprobe 7822DT
 Driller: Mickey
 Logged By: Travis Andres

Boring Depth (ft): 7.2
 Boring Diameter (in): 2.0
 Sampling Method(s): Split Spoon
 DTW During Drilling (ft): N/A
 DTW After Drilling (ft): N/A
 Ground Surface Elev. (ft): N/A
 Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)			
0								(0.00') Topsoil: 6 Inches		0
0.5				SS		5	1.50	(0.50') Lean CLAY (CL); moist, light brown	(1.0') LL = 30 (1.0') PL = 22 (1.0') PI = 8 (1.0') Moisture = 17.8 %	0.5
1.0						6				1.0
1.5						7				1.5
2.0				SS		5	1.50		(3.5') Moisture = 24.7 %	2.0
2.5						6				2.5
3.0						7				3.0
3.5										3.5
4.0				SS		9			(6.0') Moisture = 17.8 %	4.0
4.5						10				4.5
5.0						50				5.0
5.5										5.5
6.0										6.0
6.5										6.5
7.0								(7.20') Boring terminated		7.0
7.2										7.2

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
Project: Hogan Highway 150
Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG

Boring No. R-3
Page: 1 of 1

Drilling Start Date: 12/31/25	Boring Depth (ft): 6.2
Drilling End Date: 12/31/25	Boring Diameter (in): 2.0
Drilling Company: Geo Logic	Sampling Method(s): Split Spoon
Drilling Method: Direct Push	DTW During Drilling (ft): N/A
Drilling Equipment: Geoprobe 7822DT	DTW After Drilling (ft): N/A
Driller: Mickey	Ground Surface Elev. (ft): N/A
Logged By: Travis Andres	Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)			
0								(0.00') Topsoil: 6 Inches		0
7				SS		4	1.50	(0.50') Lean CLAY (CL); moist, light brown to orange brown	(1.0') Moisture = 13.7 %	7
8						7				8
9				SS		8	1.50		(3.5') Moisture = 20.9 %	9
10						9				10
11						7				11
12				SS		50	0.20	(6.20') Boring terminated	(6.0') Moisture = 33.7 %	12
13										13
14										14
15										15

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
 Project: Hogan Highway 150
 Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG

Boring No. R-4
 Page: 1 of 1

Drilling Start Date: 12/31/25
 Drilling End Date: 12/31/25
 Drilling Company: Geo Logic
 Drilling Method: Direct Push
 Drilling Equipment: Geoprobe 7822DT
 Driller: Mickey
 Logged By: Travis Andres

Boring Depth (ft): 2.4
 Boring Diameter (in): 2.0
 Sampling Method(s): Split Spoon
 DTW During Drilling (ft): N/A
 DTW After Drilling (ft): N/A
 Ground Surface Elev. (ft): N/A
 Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)			
0								(0.00') Topsoil: 9 Inches		0
				SS		4	1.50	(0.70') Lean CLAY (CL); moist, light brown to gray	(1.0') Moisture = 16.1 %	
						10				
						50				
								(2.40') Boring terminated		
15										15

NOTES: Hole precleared using other.



Client: Prime Property Development Co., LLC
 Project: Hogan Highway 150
 Address: Highway 150, Lafayette Station, Floyds Knobs, IN

BORING LOG
 Boring No. R-5
 Page: 1 of 1

Drilling Start Date: 12/31/25	Boring Depth (ft): 2.4
Drilling End Date: 12/31/25	Boring Diameter (in): 2.0
Drilling Company: Geo Logic	Sampling Method(s): Split Spoon
Drilling Method: Direct Push	DTW During Drilling (ft): N/A
Drilling Equipment: Geoprobe 7822DT	DTW After Drilling (ft): N/A
Driller: Mickey	Ground Surface Elev. (ft): N/A
Logged By: Travis Andres	Location (Lat, Long): N/A

DEPTH (ft)	LITHOLOGY	WATER LEVEL	BORING COMPLETION	COLLECT				SOIL/ROCK VISUAL DESCRIPTION	REMARKS	DEPTH (ft)
				Sample Type	Time	Blow Counts	Recovery (ft)			
0								(0.00') Topsoil: 24 Inches		0
				SS		3	1.50		(1.0') Moisture = 13.9 %	
						8		(2.00') Lean CLAY (CL); moist, dark brown		
						50		(2.40') Boring terminated		
5										5
10										10
15										15

NOTES: Hole precleared using other.



BORING AND WELL LOG LEGEND

	<p>SURFACE ASPHALT CONCRETE FILL TOPSOIL AIR ICE</p>		<p>USCS Well-graded GRAVEL (GW) Poorly graded GRAVEL (GP) Silty GRAVEL (GM) Clayey GRAVEL (GC) Silty, Clayey GRAVEL (GC-GM) Well-graded GRAVEL with silt (GW-GM) Poorly graded GRAVEL with silt (GP-GM) Well-graded GRAVEL with clay (GW-GC) Poorly graded GRAVEL with clay (GP-GC) Well-graded SAND (SW) Poorly graded SAND (SP) Silty SAND (SM) Clayey SAND (SC) Silty, Clayey SAND (SC-SM) Well-graded SAND with silt (SW-SM) Poorly graded SAND with silt (SP-SM) Well-graded SAND with clay (SW-SC) Poorly graded SAND with clay (SP-SC) SILT (ML) Lean CLAY (CL) Silty CLAY (CL-ML) Organic SOIL (OL) Elastic SILT (MH) Fat CLAY (CH) Organic SOIL (OH) Organic SOIL (OL/OH) PEAT (PT) BEDROCK WATER</p>		<p>Non-USCS Gravel Sand Silt Clayey silt Silt & clay Clay & silt Silty clay Clay Boulders Cobbles Peastone Glacial till Iron ore Wood Peat Partially Weathered Rock (PWR) Saprolite Ash Waste Mud Alluvium Colluvium Residuum</p>		<p>Soil/Rock Contact Lines Inferred Abrupt Gradational</p>		<p>Volume Descriptors Trace = <5% Few = 5-10% Little = 15-25% Some = 30-45% Mostly = >=50%</p> <p>Water Levels Water Level During Drilling Water Level at End of Drilling/in Completed Well</p> <p>Well/Boring Completion Cap Riser Screen End Plug Annular Seal Sanitary Seal (Bentonite Slurry/Chips/Pellets/Powder, Other) Filter Pack (Sand, Gravel, Other) Backfill</p> <p>Sample Type GR Grab EN Encore SS Split Spoon SH Shelby Tube CO Core Barrel DP Direct Push ID Lab Sample and ID</p> <p>Rock IGNEOUS Rock METAMORPHIC Rock SEDIMENTARY Rock Agglomerate Andesite Basalt Diorite Gabbro Granite Rhyolite Tuff Volcanic breccia Gneiss Granulite Hornfels Marble Phyllite Quartzite Schist Serpentine Skarn Slate Amphibolite Breccia Chalk Chert Claystone Coal Conglomerate Diatomite Dolomite Evaporite Graywacke Limestone Mudstone Sandstone Shale Siltstone</p>
--	---	--	--	--	---	--	--	--	--

SW CORNER OF
S19, T2S, R6E

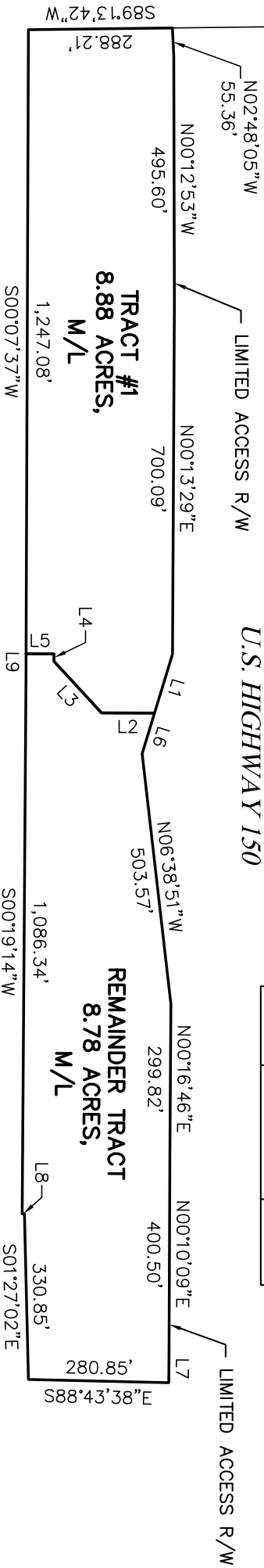
PART OF THE SW 1/4,
SEC. 19, T2S, R6E,
LAFAYETTE TOWNSHIP,
FLOYD COUNTY, INDIANA

U.S. HIGHWAY 150

Line Table		
Line #	Direction	Length
L1	N16°53'10"E	123.15'
L2	S89°52'23"E	105.84'
L3	S42°47'29"E	140.11'
L4	S00°07'37"W	14.69'
L5	S89°52'23"E	56.00'
L6	N16°53'10"E	85.01'
L7	N00°35'09"E	56.25'
L8	N89°00'03"E	4.36'
L9	S00°07'37"W	32.72'

TRACT #1
8.88 ACRES,
M/L

REMAINDER TRACT
8.78 ACRES,
M/L



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT. IT IS A GRAPHICAL DEPICTION OF LEGAL DESCRIPTIONS PREPARED FROM INFORMATION TAKEN FROM A PREVIOUS SURVEY BY LD&D, INC., JOB NO. 23089 AND DATED 3/26/2026.

PROPERTY IN THE NAME OF:
DELBERT N. ARTHUR, III
SOURCE DEED:
INSTRUMENT #201319772

Revision	Date	By
4:		
3:		
2:		
1:		

DESCRIPTION PLAT
PRIME PROPERTY DEVELOPMENT
U.S. HIGHWAY 150
FLOYD COUNTY, INDIANA
ARTHUR PROPERTY

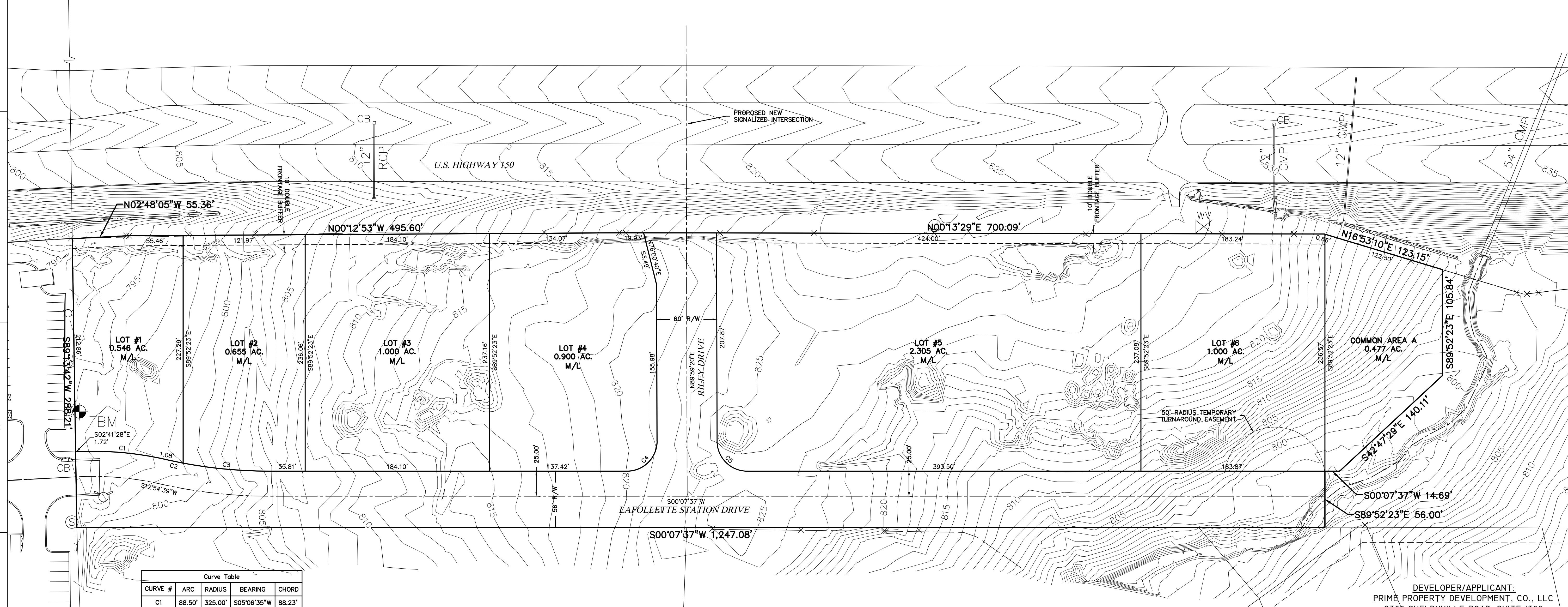
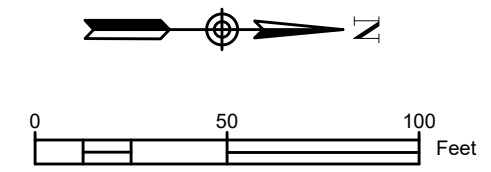
ENGINEERS & LAND SURVEYORS
PAUL PRIMAVERA & ASSOCIATES

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

Date: 03/31/2026
Drafted By: JMC
Checked By: DAS
Directory: T:\2025\25371\
File: 25371DESC.DWG
Job No.: 25-25371

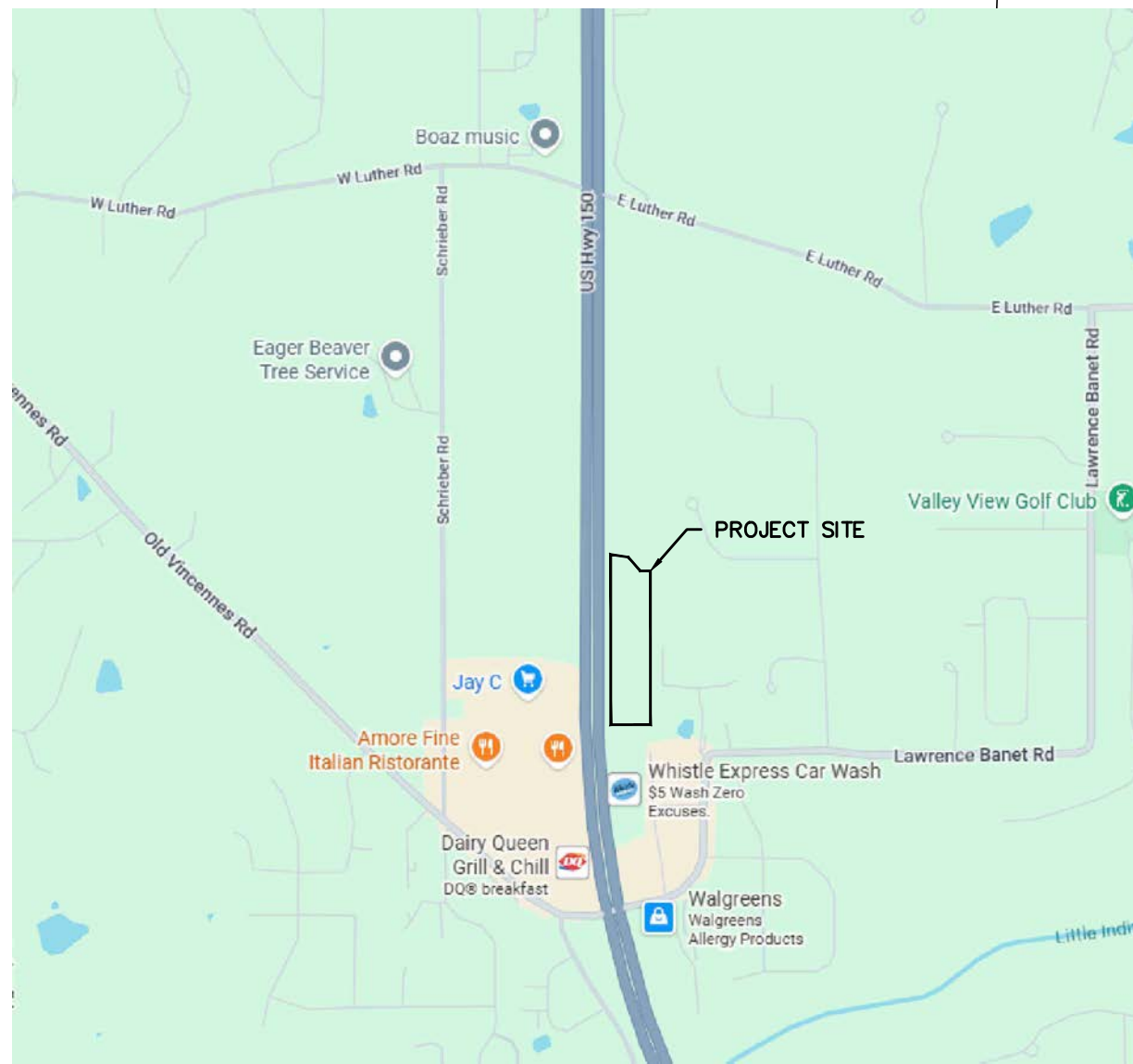
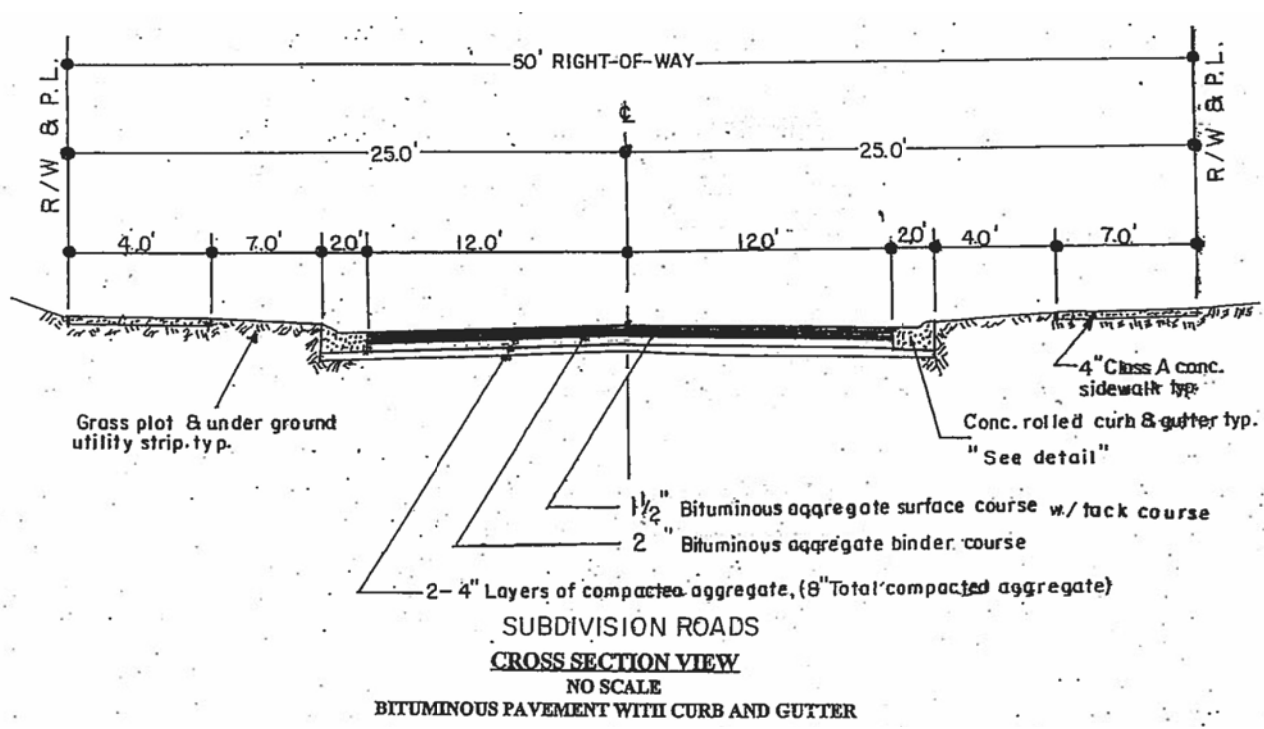
SUMMIT RIDGE COMMONS PRELIMINARY PLAT

NOTES:
 1. PER FEMA MAP 18043C0110E DATED 12/04/2012 THE SUBJECT PROPERTY LIES IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD).
 2. THERE ARE NO STEEP SLOPES ON THIS SITE.
 3. ALL EASEMENTS SHOWN HEREON ARE PROPOSED ONLY. FINAL EASEMENT LOCATIONS, WIDTHS, AND ANY ADDITIONAL REQUIRED EASEMENTS WILL BE DETERMINED AND DEPICTED ON THE SECONDARY PLAT.



CURVE #	ARC	RADIUS	BEARING	CHORD
C1	88.50'	325.00'	S05°06'35"W	88.23'
C2	17.10'	465.00'	S11°51'27"W	17.10'
C3	86.65'	465.00'	S05°27'56"W	86.53'
C4	47.20'	30.00'	S44°56'32"E	42.48'
C5	47.05'	30.00'	S45°03'28"W	42.38'

MINIMUM STREET CROSS SECTION



LOCATION MAP



SOIL MAP

NOTES:
 1. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED ON THE SECONDARY PLAT FOR DRAINAGE AND UTILITIES ONCE THOSE FACILITIES ARE DESIGNED AND APPROVED.

DEVELOPER/APPLICANT:
 PRIME PROPERTY DEVELOPMENT, CO., LLC
 9300 SHELBYVILLE ROAD, SUITE 1300
 LOUISVILLE, KY 40222

OWNER:
 DELBERT N. ARTHUR, III
 4310 OLD VINCENNES ROAD
 FLOYDS KNOBS, IN 47119

ENGINEER/SURVEYOR:
 JASON M. COPPERWAITE
 PRIMAVERA & ASSOCIATES
 1000 BELL LANE
 NEW ALBANY, IN 47150

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

SEWERS BY CITY OF NEW ALBANY
 WATER BY EDWARDSVILLE WATER CO.
 FIRE SERVICE BY FLOYD COUNTY FIRE TERRITORY.

71 SINGLE FAMILY LOTS ON 46.177 ACRES, M/L PROPERTY ZONED 'RS'

By	Date	Description
JMC	03/27/2026	COMMENTS BY FLOYD CO.
1	03/27/2026	PRELIMINARY PLAT
2		
3		
4		
5		
6		
7		

PRELIMINARY PLAT
 SUMMIT RIDGE COMMONS
 PRIME PROPERTY DEVELOPMENT CO., LLC
 U.S. HIGHWAY 150
 PRELIMINARY PLAT

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

PRIMAVERA & ASSOCIATES

Date: 03/02/2026
 Drafted By: JMC
 Checked By: JMR
 Directory: T:\2025\25371
 File: 25371PP
 Job No.: 25-25371
 Drawing No. C-101



PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

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EIT
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PWS Director of
Ecological Services

Andrew Nelson,
PE, SI Director of
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PE
Project Manager

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Project Manager

Paul Primavera,
PE, PS
President Emeritus

PROJECT NARRATIVE

Floyd County Plan Commission
2524 Corydon Pike #203
New Albany, Indiana 47150

RE: Prime Property Development Co, LLC
Commercial Subdivision Application
Hwy 150, Floyd Knobs, Indiana
Parcel # 22-04-01-900-083.000-006

Commission Members,

Prime Property Development Co, LLC is proposing to develop a commercial subdivision on a parcel of land off Hwy 150 in Floyd County, Indiana. The parcel is approximately 17.6+/- acres and is currently zoned General Commercial (GC). The property is located along an existing commercial corridor that provides a variety of land use categories and development types within a growing section of Floyd County, Indiana. The development will provide high quality commercial tenants to better serve the communities' growing needs. The General Commercial district is intended to provide a land use category for most general business uses. The provision that regulates this land use district should not overly restrict normal business practices.

The proposal includes two (2) variance requests. The variances requested are to reduce the required lot size and lot width. The one-acre standard for commercial development is no longer valid for some users. Since COVID, commercial retail stores have adjusted their operations and building footprints to adapt to current economic trends, allowing better service for their customers in the communities they serve.

The proposal follows the Vision Floyd County Comprehensive Plan by managing growth through influencing location choices of future development. Directing development activities towards the infrastructure system, which has the capacity, is a key principle of smart growth. It is also a concept viewed favorably by the community. Floyd County has two main commercial corridors and three minor commercial areas. These corridors can be defined as the Highlander Point corridor and the State Road 62/64 corridor. Having accessibility to adequate infrastructure systems and compatibility uses, these commercial corridors lend themselves to future commercial development. One of the primary commercial goals and policies is the planned development of these corridors.

Per the adherence to the Comprehensive Plan's vision and goals for smart growth located within the existing General Commercial zoning district, we respectfully request approval of the commercial subdivision and associated variances.



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 202
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Development Standards Variance Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Variance: A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.

1. General Information:

Applicant:	Prime Property Development Co., LLC
Applicant Address:	9300 Shelbyville Road, Suite 1300, Louisville KY 40222
Applicant Phone:	502.724.4179
Applicant Email:	jphelps@primepropdev.com

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	Delbert N. Arthur III
Owner Address:	4310 Old Vincennes Rd, Floyds Knobs, IN 47119
Owner Phone:	502-296-6970
Owner Email:	katiestoys2@yahoo.com

Applicant's Representative:

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

2. Site Information:

Parcel ID Number:	22-04-01-900-083.000-006
Total Acreage:	17.60 acres
Address of Property/Location:	Hwy 150, Floyds Knobs, IN
Current Use of Property:	Vacant
Current Zoning District:	General Commercial

3. Variance Request:

Detail the variance request:

Requesting a minimum lot area of less than 43,560 square feet (1 acre) on Lots 1-4 and Lot 6.

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:

Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community by allowing smaller than one-acre sized lots within the General Business district. Commercial retail businesses in most cases have gone to smaller building and site footprints to better serve their customers' needs. The Plan Commission and Board of Zoning Appeals should encourage development in clusters which share resources and minimize the cost of public utilities and services.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. The property is zoned General Commercial and is located along an existing commercial corridor that provides a variety of land use categories and development types.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property by not allowing for the highest and best use of the property. The one-acre standard for commercial development is no longer valid. Commercial retail stores have adjusted their footprints to adapt to current economic trends, allowing better service for their customers.

4. This variance (~~DOES~~ DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable
- Cover letter summarizing variance request.

6. Signature:

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

Name: Justin E. Phelps

Signature: [Handwritten Signature]

Date: 3-5-26

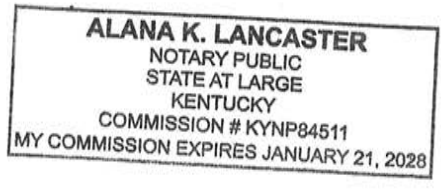
SUBSCRIBED AND SWORN BEFORE ME

THIS 5 DAY OF March, 2026.

[Handwritten Signature]

NOTARY PUBLIC COUNTY OF Jefferson

MY COMMISSION EXPIRES 1/21/2028





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), Delbert N. Arthur, III, do hereby certify that I am (we are)
 (Owners of subject property)

the owner(s) of the property legally described as 22-04-01-900-083.000-006,
 (Parcel ID Number)

And hereby certify that I (we) have given authorization to Prime Property Development Co., 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>Delbert N. Arthur, III</u>	<u>22-04-01-900-083.000-006</u>	<u>Delbert N. Arthur, III</u>	<u>3-2-2026</u>

STATE OF Indiana)
) SS:
 COUNTY OF Floyd)



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

State, this 2nd day of March 2026.

MY COMMISSION EXPIRES:
4-26-2031

Jolanda R. Stiles
 Notary Public

MY COUNTY OF RESIDENCE:
Harrison

Jolanda R. Stiles
 Printed Signature



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 202
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Development Standards Variance Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Variance: *A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.*

1. General Information:

Applicant:	Prime Property Development Co., LLC
Applicant Address:	Prime Property Development Co., LLC
Applicant Phone:	(502) 426-1050
Applicant Email:	jphelps@primepropdev.com

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if *owner* is different than applicant)

Owner Name:	Delbert N. Arthur, III
Owner Address:	4310 Old Vincennes Rd, Floyds Knobs, Indiana 47119
Owner Phone:	502-296-6970
Owner Email:	katiestoys2@yahoo.com

Applicant's Representative:

Representative Name:	Jason M. 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:	
Total Acreage:	
Address of Property/Location:	
Current Use of Property:	
Current Zoning District:	

3. Variance Request:

Detail the variance request:

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

4. This variance (DOES DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
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- Cover letter summarizing variance request.

6. Signature:

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

Name: Justin R. Phelps

Signature: [Handwritten Signature]

Date: 3-3-26

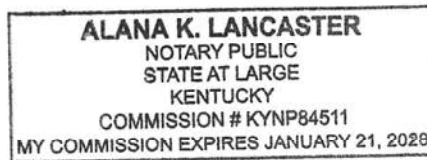
SUBSCRIBED AND SWORN BEFORE ME

THIS 5 DAY OF March, 2026.

[Handwritten Signature]

NOTARY PUBLIC COUNTY OF Jefferson

MY COMMISSION EXPIRES 1/21/2028





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.

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 (Owners of subject property)

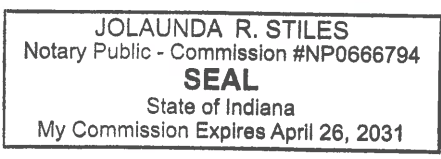
the owner(s) of the property legally described as 22-04-01-900-083.000-006,
 (Parcel ID Number)

And hereby certify that I (we) have given authorization to Prime Property Development Co., 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>Delbert N. Arthur, III</u>	<u>22-04-01-900-083.000-006</u>	<u>Delbert N. Arthur, III</u>	<u>3-2-2026</u>

STATE OF Indiana)
) SS:
 COUNTY OF Floyd)



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

State, this 2nd day of March 2026.

MY COMMISSION EXPIRES:
4-26-2031

Jolaunda R. Stiles
 Notary Public

MY COUNTY OF RESIDENCE:
Harrison

Jolaunda R. Stiles
 Printed Signature

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant Prime Property Development Co., 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):
Un-addressed parcel on Highway 150, Parcel ID # 22-04-01-900-083.000-006
Description of Project:
FC-03-26-18 Commercial Subdivision with 6 lots and a common area in the general commercial zoning district. Accompanied by two variances, one for minimum frontage and one for minimum acreage.

This is a notice that a public hearing regarding the proposed docket item will be on Monday, April 13th, 2026 at 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

Floyd County Plan Commission Frequently Asked Questions

1. How can I find out more about this docket?

You can either visit the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at www.floydcounty.in.gov on the Plan Commission page.

2. How does this process work?

Depending on the docket, there are several different processes. The Plan Commission will take public comments on each proposal and values public comment in their decision-making process. The Plan Commission is required to follow state statute when considering each application. Below is a brief description of each application that may come before the commission. Please note the check marked application on the notification form to the corresponding process listed below:

- **Zoning** – The applicant is seeking to change the land use associated with the property in the proposed application. Per Indiana State statute, the Plan Commission holds a public hearing and determines a recommendation to the County Commissioners. The recommendation may be favorable, unfavorable or no recommendation. The recommendation is non-binding on the decision of the commissioners

The application is sent to the County Commissioners Office to place on their agenda following the Plan Commission hearing. The Commissioners have 90 days to make a decision on the application. They can approve, disapprove, or take no action. If no action is taken within 90 days, the recommendation of the Plan Commission then becomes binding.

- **Subdivision** – The applicant is seeking to subdivide the land. There are three types of subdivisions (Minor, Major and Conservation). The County has a set of rules regarding the subdivision of land. These rules include the placement and specifications of any new road, drainage, and sidewalks. It also has rules regarding utility and public safety services to the proposed application. The number of lots and their configuration are also part of the process. Additionally, studies of impacts on drainage, traffic, and the environment are reviewed if required.

If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the subdivision per Indiana State Statue. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.

- **Development Review** – The applicant is seeking approval to place a building on a site that must meet County standards. The County sets standards as it relates to building size, façade, sidewalks, parking, lighting, drainage, signage and landscaping. If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the plan per Indiana State Statue. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.

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: Summit Ridge Commons

Subdivision Type: MAJOR

Docket No.: FC-03-26-18

Applicant/Owner Name: Prime Property Development Co, 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) 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 _____ day of _____, 20__.

Primary Approval is based on completion of the following conditions:

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

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:

Commission Members Opposed:

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

Ref. Ordinance 2003 Subdivision Control Ordinance Amendment

APPENDIX TO MAJOR SUBDIVISION BALLOT

1. COMMERCIAL & INDUSTRIAL SUBDIVISION

A. Petitioner (**HAS** / HAS NOT) me the following requirements for a Commercial or Industrial Subdivision:

- (1) Reveal or roll curbs provided. (Art. IV; § 16C-4)
- (2) Alleys meet the minimum right-of-way and pavement requirements. (Art. IV; § 16C-5)
- (3) Loading docks, truck parking, and truck around areas are separate from parking and access for automobiles and pedestrians. (Art. IV; § 16C-6)
- (4) Public streets are not to be used for truck parking, standing, or backing. (Art. IV; § 16C-6)
- (5) Fire lanes serve all entrances and exits of structures and storage areas. (Art. IV; § 16C-7)
- (6) Siamese connections and/or sprinkler controls are planned at all hydrant locations. (Art. IV; § 16C-7)
- (7) Landscaped buffer zones and easements are provided along all lot lines abutting land zoned for residential uses. (Art. IV; § 16C-8) (Art. IV; § 16C-8) **NA**
- (8) IDEM or ISDH approval obtained for any sewage disposal system. (Art. IV; § 16C-10)

2. GREENWAY SUBDIVISION

A. The subdivision (**WILL** / WILL NOT) be considered as a Greenway Subdivision pursuant to Article V of the SCO.

Note: If considered as a Greenway Subdivision, a Ballot for Approval of a Greenway Subdivision must be completed.

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Floyds Knobs, IN 47119

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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

Total \$10.48

M.E.K.A. Properties, Llc
758 Highlander Point Dr
Floyds Knobs, In 47119

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

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Pensacola, FL 32507

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Postage \$0.78

Total \$10.48

Therman, Wanda M. & Kim M.
202 Payne Rd
Pensacola, Fl 32507

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

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

Postage \$0.78

Total \$10.48

Watson, Richard D. & Mary Lynn
3209 Chipaway Ct
Floyds Knobs, In 47119

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

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Timberlake, Larry R
3374 Schrieber Rd
Floyds Knobs, In 47119

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Postage \$0.78

Total \$10.48

Neichter, John P & Andrea Fried
3043 Fairway Dr
Floyds Knobs, In 47119

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

Postage \$0.78

Total \$10.48

Spratt, Norman L. & Joan M.
3219 Chipaway Ct
Floyds Knobs, In 47119

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

Postage \$0.78

Total \$10.48

Richards, Dennis R. & Lori J.
3052 Fairway Dr
Floyds Knobs, In 47119

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

Postage \$0.78

Total \$10.48

Sperzel-Atkins Asset Trust / Sperzel,
Larry Albert
4571 East Luther Rd
Floyds Knobs, In 47119

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

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New Albany, IN 47150

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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

Postage \$0.78

Total \$10.48

Nw2, Llc
2325 Green Valley Rd
New Albany, In 47150

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

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Floyds Knobs, IN 47119

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Town Center North, Llc
Po Box 505
Floyds Knobs, In 47119

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

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OFFICIAL USE

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

Total \$10.48

Watson, Terry L & Alice K
3213 Chipaway Ct
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

OFFICIAL USE

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

Total \$10.48

Moore, Philip E & Alissa M
3211 Chipaway Ct
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

Postage \$0.78

Total \$10.48

Schaefer, Gregory J.
3208 Chipaway Ct
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

Postage \$0.78

Total \$10.48

Poole, David C. & Donna M.
3311 Schrieber Rd
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

Total \$10.48

Lentz, Robert Eric
5107 W Luther Rd
Floyds Knobs, In 47119

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New Albany, IN 47150

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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

Postage \$0.78

Total \$10.48

Nw1 Llc
2325 Green Valley Rd
New Albany, In 47150

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Floyds Knobs, IN 47119

OFFICIAL USE

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

Total \$10.48

Moody, Teresa A.
3109 Lawrence Banet Rd
Floyds Knobs, In 47119

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Charlotte, NC 28209

OFFICIAL USE

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

Total \$10.48

Realty Income Properties 31 LLC
C/O Express Wash Operations, L 5821
Fairview Ste 400 Rd
Charlotte, Nc 28209

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Floyds Knobs, IN 47119

OFFICIAL USE

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

Total \$10.48

Sperzel Residence Trust, Larry Albert
457 East Luther Rd
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

OFFICIAL USE

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

Total \$10.48

Steiner Jr., Robert M. & Ann E.
3215 Chipaway Ct
Floyds Knobs, In 47119

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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

Postage \$0.78

Total \$10.48

Williams, Kayla K & Dylan T
3104 Fairway Ct
Floyds Knobs, In 47119

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New Albany, IN 47150

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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

Postage \$0.78

Total \$10.48

Tscs Holdings Llc
4510 Charlestown Rd
New Albany, In 47150

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Floyds Knobs, IN 47119

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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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

Postage \$0.78

Total \$10.48

Fancher, Dan
4607 Saint Georges Ct
Floyds Knobs, In 47119

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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

Postage \$0.78

Total \$10.48

Geary, Linda L.
3568 Schrieber Rd
Floyds Knobs, In 47119

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

Postage \$0.78

Total \$10.48

Hannah, Harlena Sue
3108 Fairway Ct
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

Postage \$0.78

Total \$10.48

Givens, John M. & Darci K.
3055 Fairway Dr
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

Total \$10.48

Gilmore, Elva J
3001 Ridgewood Dr
Floyds Knobs, In 47119

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Floyds Knobs, IN 47119

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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

Postage \$0.78

Total \$10.48

Koch, Annette Marie & Steven
3045 Fairway Dr
Floyds Knobs, In 47119

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Greenville, IN 47124

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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

Postage \$0.78

Total \$10.48

King, Patricia C Etal
6100 Buttontown Rd
Greenville, In 47124

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Floyds Knobs, IN 47119

OFFICIAL USE

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

Total \$10.48

Huff, Dale Thomas & Sue E
3025 Lawrence Banet Rd
Floyds Knobs, In 47119

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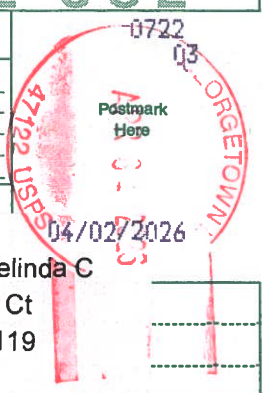
Floyds Knobs, IN 47119

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
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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
Postage	\$0.78

\$10.48
 To: Loughran, John H And Melinda C
 4606 Saint Georges Ct
 Floyds Knobs, In 47119

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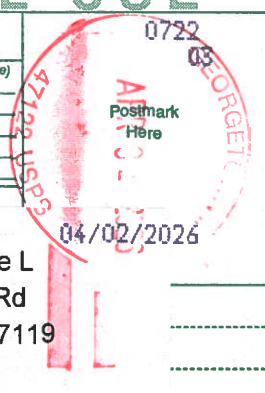
Floyds Knobs, IN 47119

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

\$10.48
 To: Meriwether, Hollie L
 3570 Schriber Rd
 Floyds Knobs, In 47119

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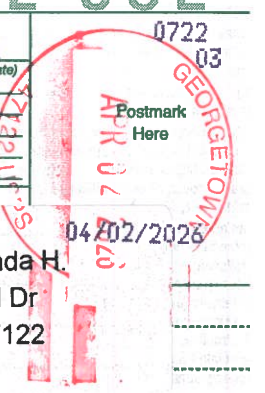
Georgetown, IN 47122

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

\$10.48
 To: Miller, S. Lee & Brenda H.
 7008 Summer Hill Dr
 Georgetown, In 47122

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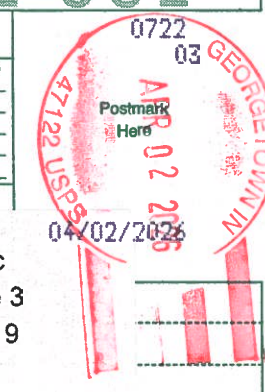
Floyds Knobs, IN 47119

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

\$10.48
 To: Luther Properties, Llc
 3684 Highway 150 Ste 3
 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

\$10.48
 To: Bleemel, David & Karen
 3037 Fairway Dr
 Floyds Knobs, In 47119

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