



Floyd County  
Department of Building & Development Services  
2524 Corydon Pike Suite 203  
New Albany, IN 47150  
Phone: (812) 981-7611  
Fax: (812) 948-4744  
Building@floydcounty.in.gov

---

## Application for Primary Approval of a Subdivision

**Please Note:**

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

### 1. General Information:

Subdivision Name:	Navilleton Place
Applicant Address:	720 Rolling Creek Drive Suite 106, New Albany, IN 47150
Applicant Phone:	812-941-9861
Applicant Email:	Bbenson@asblc.com
Applicant Address:	720 Rolling Creek Drive Suite 106, New Albany, IN 47150

### Applicant's Interest in Property:

Owner  Option Holder  Purchase Agreement  Legal Representative  Other

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

Owner Name:	ASB, LLC
Owner Address:	720 Rolling Creek Drive Suite 106, New Albany, IN 47150
Owner Phone:	812-941-9861
Owner Email:	Bbenson@asblc.com

### Consultant Contact Information:

Consultant Name:	Jason Copperwaite
Consultant Address:	301 East Chestnut St, Corydon, IN 47112
Consultant Phone Number:	812-738-4124
Consultant Email:	jcopperwaite@ppa-eng.com

### Applicant's Representative:

Representative Name:	Brad Benson
Representative Address:	720 Rolling Creek Drive Suite 106, New Albany, IN 47150
Representative Phone:	812-941-9861
Representative Email:	Bbenson@asblc.com

**2. Site Information:**

Parcel ID Number:	22-03-00-200-001.001-004
Address of Property/Location:	6880 Navilleton Road, Floyds Knobs, IN 47119
Current Use of Property:	House/Vacant Ground
Current Zoning District:	AR

**Subdivision Type:**

Administrative  Major  Conservation

Total Acreage of Subdivision:	20.390
Number of Lots:	4
Sanitary Sewer or Septic:	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:
  - o Conceptual Open Space areas (Hatched areas)
  - o Conceptual roadways
  - o Conceptual lot layout
  - o Conceptual drainage facilities
  - o Conceptual public recreational space
- Utility and Service Providers listed
- Adjoining Property Owner list (one (1) property deep)
- Vesting Deed or Affidavit from Owner
- Driving Directions to Site

**Final-Application:**

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

**4. Signature:**

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

Name: Brad Benson, agent for ASB, LLC

Signature: 

Date: 12-23-24

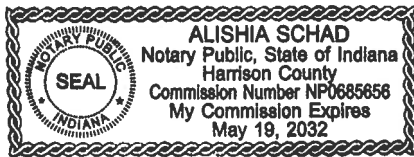
SUBSCRIBED AND SWORN BEFORE ME

THIS 23 DAY OF December, 2024.

Alishia Schad

NOTARY PUBLIC COUNTY OF Harrison

MY COMMISSION EXPIRES May 19, 2032

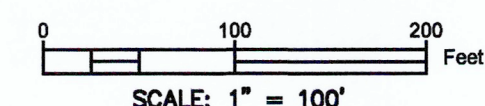


# NAVILLETON PLACE ADMINISTRATIVE PLAT

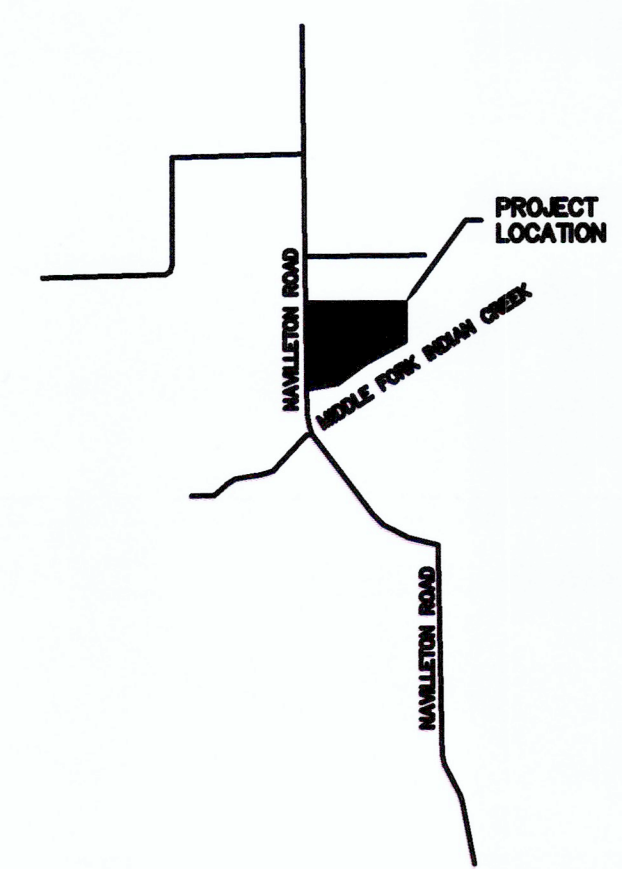
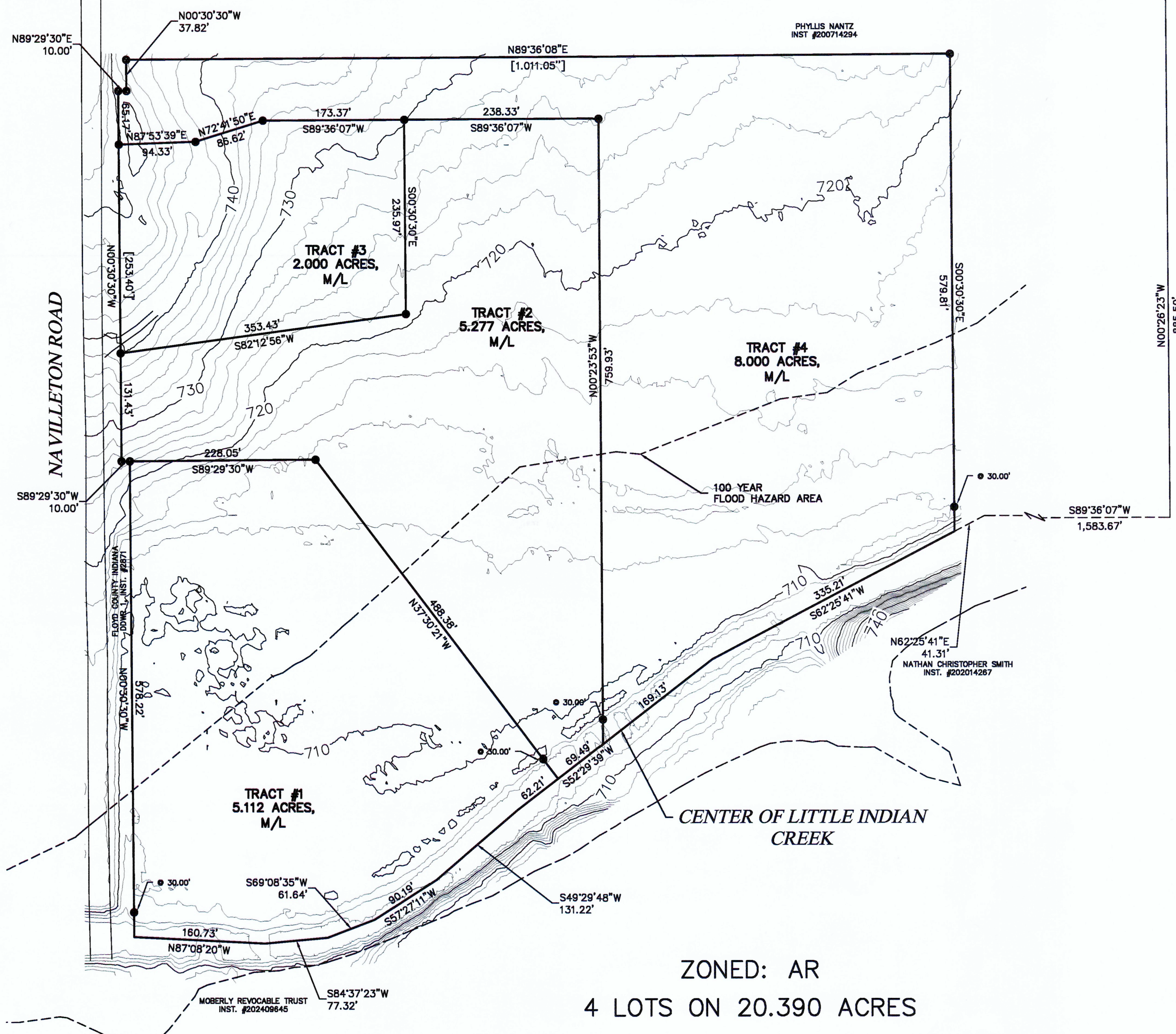
APPLICANT:  
ASB, LLC  
420 ROLLING CREEK DRIVE  
SUITE 106  
NEW ALBANY, IN 47150  
(812) 941-9861

LAND SURVEYOR:  
JASON M. COPPERWAITE  
PAUL PRIMAVERA & ASSOCIATES  
301 E. CHESTNUT ST.  
CORYDON, IN 47112  
(812) 738-4124

NE CORNER  
NW1/4 SEC 2



- LEGEND
- = #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & BLANKENBEKER #3 SET
  - = PIN AND CAP FOUND AS SET BY HAROLD HART
  - △ = CALCULATED CORNER, NOTHING FOUND OR SET



LOCATION MAP

RECORD DESCRIPTION

ZONED: AR  
4 LOTS ON 20.390 ACRES

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

**ADMINISTRATIVE PLAT**  
ASB, LLC  
PT NW1/4, SEC 2, T2S, R5E  
GREENVILLE TWP., FLOYD CO., INDIANA

301 E. CHESTNUT ST.  
CORYDON, IN 47112  
TEL: (812) 738-4124  
FAX: (812) 738-6740



Date: 11/26/24  
Drafted By: PWF  
Checked By: JMC  
Directory: T:\2024\24968\  
File: 24968PP  
Job No.: 24-24968

Drawing No.  
**P-1**

FLOYD COUNTY  
ASSESSOR

Jul/31/2024

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer  
Jul 31 2024 - AM

*Diana M. Fopping*

AUDITOR FLOYD CO. IND.

E-RECORDED

202408609

FLOYD CO. IN RECORDER

LOIS ENDRIS

07/31/2024 02:05 PM

202408609 Pages: 3

Transaction # 4081248

State ID: 22-03-00-200-001.001-004

**WARRANTY DEED**

THIS DEED is dated the 31st day of July, 2024, by and between **Phyllis Nantz, an unmarried woman**, whose mailing address is 1954 Austin James Ln., Seymour, IN 47274, GRANTOR(S), and **ASB, LLC, an Indiana limited liability company**, whose tax mailing address is 720 Rolling Creek Drive, Suite 106, New Albany, IN 47150, GRANTEE(S);

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor(s) convey and warrant to the Grantee(s) a fee simple estate with covenants of GENERAL WARRANTY, its heirs and assigns, in and to the following described real property, together with all improvements, located in Floyd County, Indiana, to wit:

See the attached Exhibit "A" for the legal description of the property conveyed, which is incorporated herein by reference.

Being that same property conveyed to Phyllis Nantz, by Deed dated 10/29/2007 and recorded on 10/30/2007 in Instrument # 200714294, of record in the Office of the Recorder of Floyd County, Indiana.

**Pursuant to I.C. 32-21- 2-3(b), the mailing address for the Grantees' property tax statements is:**  
720 Rolling Creek Drive, Suite 106, New Albany, IN 47150

The Grantor(s) further covenant that she is lawfully seized of the estate hereby conveyed; with full right and power to convey same; and that said property is free and clear of all encumbrances.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title, and this conveyance is made subject to, any existing stipulations, easements, restrictions of record, and zoning regulations for Floyd County, Indiana, affecting said property, and all property taxes, which have been prorated pursuant to the parties' sales contract, and the Grantee(s) hereby assume and agree to pay all future tax bills or installment amounts owed.


IN TESTIMONY WHEREOF, witness the signatures of Phyllis Nantz, an unmarried woman, Grantor(s), and ASB, LLC, an Indiana limited liability company, Grantee(s).

GRANTOR(S):

GRANTEE(S):

  
\_\_\_\_\_  
Phyllis Nantz

ASB, LLC, an Indiana limited liability company

BY:   
\_\_\_\_\_

F. Brad Benson

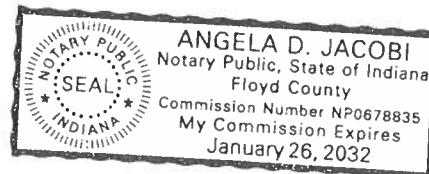
Authorized Agent

State of Indiana

County of Floyd

This instrument was acknowledged before me, a notary public, on this 31st day of July, 2024, by Phyllis Nantz, Seller(s).

\_\_\_\_\_  
Notary Public, State at Large, Indiana  
Name Printed: Angela D. Jacobi  
My Commission Expires: January 26, 2032  
County of Residence Floyd  
Commission No.: 678835



**Certification:** I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Laurie Anne Kemp, Esq.

**This instrument was prepared without title examination or other legal services based solely upon information provided by the Grantor, by:** Kemp Law Office, LLC, By: Laurie Anne Kemp, Esq., 4206 Charlestown Road, Suite 100, New Albany, Indiana 47150. MTA File #IN-2024-2616

## EXHIBIT "A"

That part of the northwest quarter of Section 2, Township 2 South, Range - 5 - East, Floyd County, Indiana being further described as follows:

Commencing at a stone that marks the northeast corner of the northwest quarter of said Section 2; Thence along the east line of said northwest quarter, South 00 degrees 26 minutes 23 seconds East, 885.50 feet to a steel pin and cap; Thence leaving said east line, South 89 degrees 36 minutes 07 seconds West, 1583.67 feet to the centerline of Little Indian Creek, said point being North 89 degrees 36 minutes 07 seconds East 44.91 feet from a steel pin and cap; Thence along said centerline, South 62 degrees 25 minutes 41 seconds West, 41.31 feet to the True Point of Beginning;

Thence along said centerline for the next seven (7) calls:

1. South 62 degrees 25 minutes 41 seconds West, 335.21 feet;
2. South 52 degrees 29 minutes 39 seconds West, 300.83 feet;
3. South 49 degrees 29 minutes 48 seconds West, 131.22 feet;
4. South 57 degrees 27 minutes 11 seconds West, 90.19 feet;
5. South 69 degrees 08 minutes 35 seconds West, 61.64 feet;
6. South 84 degrees 37 minutes 23 seconds West, 77.32 feet;
7. North 87 degrees 08 minutes 20 seconds West, 160.73 feet to the east line of an easement for right-of-way of Navilleton road as described in Court Order Drawer 1, Instrument 2871:

Thence along said easement line for the next five (5) calls:

1. North 00 degrees 30 minutes 30 seconds West, 578.22 feet to a steel pin and cap;
2. South 89 degrees 29 minutes 30 seconds West, 10.00 feet to a steel pin and cap;
3. North 00 degrees 30 minutes 30 seconds West, 450.00 feet to a steel pin and cap;
4. North 89 degrees 29 minutes 30 seconds East, 10.00 feet to a steel pin and cap;
5. North 00 degrees 30 minutes 30 seconds West, 37.82 feet to a steel pin and cap;

Thence leaving said east right-of-way line, North 89 degrees 36 minutes 07 seconds East, 1011.05 feet to a steel pin and cap; Thence South 00 degrees 30 minutes 30 seconds East, passing a steel pin and cap at 548.61 feet being designated as Point "A", a total distance of 579.81 feet to the True Point of Beginning. Containing 20.39 acres, more or less.

Subject to any and all easements, agreements and restrictions of record that may apply to the above described real estate.

MTA File #IN-2024-2616





# Floyd County Health Department

1917 Bono Road  
New Albany, IN 47150  
Office 812-948-4726

**Public Health**  
Prevent. Promote. Protect.

## Onsite System Minimum Requirements Specifications

**Date:** 11/08/2024 **Soil Test Login #:** 24-106  
**Owner:** ASB LLC  
 720 Rolling Creek Drive Ste. 106  
 New Albany, IN 47150  
**Phone:** 502-536-0018  
**Site Address** 6880 Navilleton Road, Lot 2  
 Floyds Knobs, IN 47119

**Parcel ID#**

<b>Date of Soil Evaluation:</b>	10/22/2024	<b>Dose Tank Size:</b>	
<b>Soil Scientist:</b>	SPENCE WILLIAMS	<b>Dose Volume:</b>	
<b>Number of Bedrooms:</b>	4	<b>Total Absorption Area (sq.ft.)</b>	1340
<b>Daily Design Flow:</b>	600 gallons	<b>Total Linear Feet (3' wide)</b>	280
<b>Depth of Limiting Layer:</b>	28"	<b>Trench Depth Min</b>	4"
<b>Soil Loading Rate:</b>	.3	<b>Trench Depth Max</b>	4"
<b>System Type:</b>	GRAVITY SPLIT SAND-LINED	<b>Subsurface Drain Required</b>	Yes
<b>Slope:</b>	6%	<b>Subsurface Drain Type</b>	Upslope
<b>Septic Tank Size:</b>	1250 gallons	<b>Subsurface Drain Depth</b>	32"
<b>Septic Tank #2 Size:</b>		<b>Dispersal Area</b>	1/2 Width of SAF

**Site is also available for a sand line system**

**SLS System Type:** Above-Ground SLS  
**Maximum Installation Depth (inches):** 3  
**SLS Total Absorption Area:** 1622  
**SLS Total Linear Feet:** 280

**Notes:**

Install septic over SPs 1-3 and along contour. Above-Ground SLS may only be considered if the slope is verified at less than or equal to 6%. A site plan must be completed by a licensed septic installer and submitted to FCHD for review and approval. Subsurface drainage should be wrapped in geotextile fabric. Base Flood Elevation must be verified prior to the site survey; the tank risers and base of the soil absorption field must be above the BFE. Proof of parcel separation must be provided to FCHD in the form of a deed prior to permit issuance. If the system cannot be gravity fed based on home elevation then an additional dose tank including a pump calculation sheet will be required. Any vegetation which may interfere with the system layout must be cleared prior to the site survey; trees in the area may be cut to grade with stumps ground. Property lines must be marked off prior to the site survey inspection. Must maintain proper distances to property lines, driveways, structures, etc. If any portion of the system is located within a utility easement then permission may be required from the utility company prior to permit issuance. Any proposed construction must be marked at the time of the site survey or an additional site approval may be required. Protect septic area at all times during construction.

Please note the above minimum design specifications for your onsite sewage system does not imply construction approval. If you should have any further questions regarding these specifications or the approval process, please contact this office at the number listed above.



**Floyd County Health Department**

1917 Bono Road  
New Albany, IN 47150  
Office 812-948-4726

**Public Health**  
Prevent. Promote. Protect.

Onsite System Minimum Requirements Specifications

**Date:** 11/08/2024 **Soil Test Login #:** 24-106  
**Owner:** ASB LLC  
720 Rolling Creek Drive Ste. 106  
New Albany, IN 47150  
**Phone:** 502-536-0018  
**Site Address** 6880 Navilleton Road, Lot 2  
Floyds Knobs, IN 47119  
**Parcel ID#**

---

**Reveiwed by:** Connor Mann

**Date:** 11/08/2024

24-106

**Southeastern Environmental Consulting Inc.**  
Spence Williams 10411 Marion Martin Rd., Marysville IN 47141  
(812)889-3524 Toll Free 1(877)556-1557

**RECEIVED**  
11/5/24

**Soil Evaluation for On-Site Sewage Disposal System**

**Project title:** Lot 2, 6880 Navilleton Rd. **By:** \_\_\_\_\_

**Date of Evaluation:** 10/22/2024

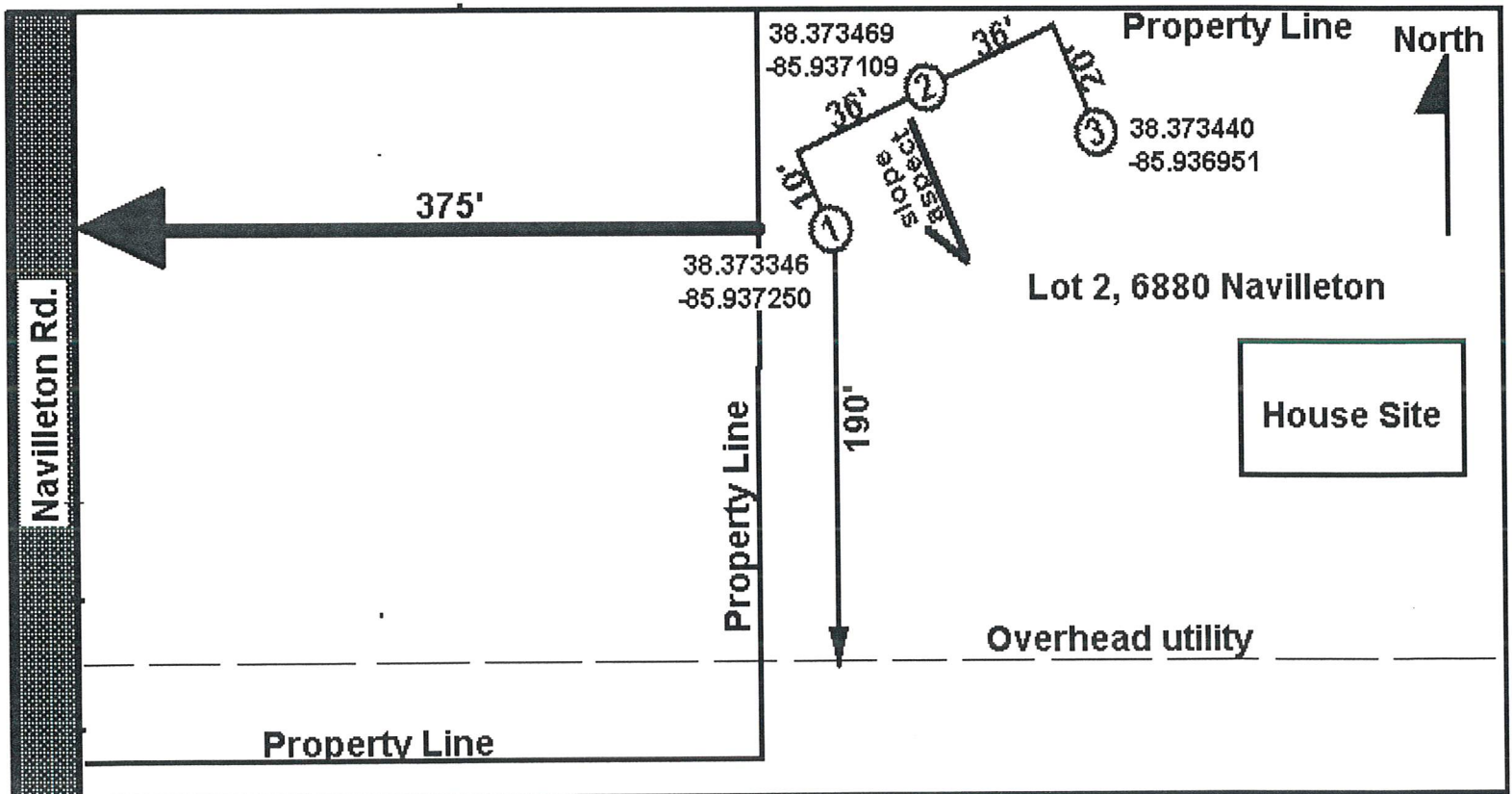
Client Information

Location

<b>Name:</b>	<u>ASB, c/o Jim Schuler</u>	<b>County:</b>	<u>Floyd</u>
<b>Address:</b>	<u>720 Rolling Creek Dr.</u>	<b>Legal Description:</b>	<u>T. 2S, R. 5E, Sec .2</u>
	<u>New Albany IN</u>	<b>Site Location</b>	<u>.1 mi. South of Reasor Rd.</u>
			<u>on Navilleton Rd., approx.</u>
			<u>375' east of road</u>
<b>Telephone #</b>	<u>Mobile: (502)536-0018</u>		
	<u>Office:</u>		<u>Greenville Township</u>
	<u>e-mail:</u>		

**Site Information**

<b>Landscape Position:</b>	<u>Upland</u>	<b>Flooding?</b>	<u>none</u>
<b>Proposed use</b>	<u>3-4 Bedroom Home site</u>	<b>Present land use:</b>	<u>Idle Grass Field</u>
<b>Disturbed Site?</b>	<u>No</u>	<b>Similar Soil:</b>	<u>Spickert</u>
<b>Subsurface</b>	<u>Available south of site</u>	<b>Water source:</b>	<u>Rural Water</u>
<b>Drain outlet?</b>			



DETAILED SOIL ANALYSIS FOR: ASB, - Lot 2, 6880 Navilleton Rd

**Soil Sample #1**

Depth	Horizon	Texture	Color			Structure		Consistency	Coarse Fragments	Parent Material
			Matrix	Mottles	Coatings	Grade	Shape			
0-4	Ap	SIL	10YR 4/4			Moderate	Granular	friable		Loess
4-10	BE	SIL	10YR 6/4			Weak	SBK	friable		
10-28	2Bt1	SiCL	10yR 64/	10YR 6/2 & 5/8		Moderate	SBK	firm		Residuum
28-60	2Btx	SiL	10YR 5/4	10YR5/8 & 6/1		Moderate	Prismatic	very firm/brittle		

\*\*\*Soil color patterns in all profiles are similar to color patterns present in Soil Sample #1 unless indicated in profile description.

**Soil Sample #2**

Depth	Horizon	Texture	Color			Structure		Consistency	Coarse Fragments	Parent Material
			Matrix	Mottles	Coatings	Grade	Shape			
0-4		SIL				Moderate	Granular	friable		Loess
4-17		SiL				Weak	SBK	friable		
17-38		SiL				Moderate	SBK	friable		Residuum
38-60		SiL				Moderate	Prismatic	very firm/brittle		

**Soil Sample #3**

Depth	Horizon	Texture	Color			Structure		Consistency	Coarse Fragments	Parent Material
			Matrix	Mottles	Coatings	Grade	Shape			
0-3		SIL				Moderate	Granular	friable		Loess
3-8		SiL				Weak	SBK	friable		
8-30		SIL				Moderate	SBK	friable		Residuum
30-60		SiCL				Moderate	Prismatic	very firm/brittle		

**Summary of possible site/soil limitatons**

Sample	Slope	Slope Type	Watertable	Limiting Layer	Depth
1	4-6%	Backslope	10"	Fragipan	28"
2	4-6%	Backslope	17"	Fragipan	38"
3	4-6%	Backslope	18"	Fragipan	30"

COMMENTS:



# Floyd County Health Department

1917 Bono Road  
New Albany, IN 47150  
Office 812-948-4726

**Public Health**  
Prevent. Promote. Protect.

## Onsite System Minimum Requirements Specifications

**Date:** 11/07/2024 **Soil Test Login #:** 24-105

**Owner:** ASB  
720 Rolling Creek Drive  
New Albany, IN 47150

**Phone:**

**Site Address** Navilleton Road, 1A  
Floyds Knobs, IN 47119

**Parcel ID#**

---

<b>Date of Soil Evaluation:</b>	10/22/2024	<b>Dose Tank Size:</b>	
<b>Soil Scientist:</b>	SPENCE WILLIAMS	<b>Dose Volume:</b>	
<b>Number of Bedrooms:</b>	4	<b>Total Absorption Area (sq.ft.)</b>	1500
<b>Daily Design Flow:</b>	600 Gal	<b>Total Linear Feet (3' wide)</b>	500
<b>Depth of Limiting Layer:</b>	49"	<b>Trench Depth Min</b>	10"
<b>Soil Loading Rate:</b>	.3	<b>Trench Depth Max</b>	19"
<b>System Type:</b>	GRAVITY	<b>Subsurface Drain Required</b>	Yes
<b>Slope:</b>	1%	<b>Subsurface Drain Type</b>	Surround
<b>Septic Tank Size:</b>	1250 Gal	<b>Subsurface Drain Depth</b>	3' Below Bed/Trench bottom
<b>Septic Tank #2 Size:</b>		<b>Dispersal Area</b>	10 ft

**Site is also available for a sand line system**

SLS System Type: Gravity Subsurface SLS

Maximum Installation Depth (inches): 19"

SLS Total Absorption Area: 1340

SLS Total Linear Feet: 280

**Notes:**

Base Flood Elevation must be verified prior to the site survey. Proof of parcel separation must be provided in the form of a deed prior to permit issuance. The tank risers and base of the soil absorption field must be above the BFE. Install septic over soil pits 1-3 and install along contour. Soil absorption size based on the use of chambers. Wrap the drain in geo-textile fabric. An upslope surface water diversion swale installed at least 10' from the edge of the soil cover is required. A site plan completed by a licensed septic installer must be submitted to FCHD. If a flood dose system is required include a pump calculation sheet. Any vegetation which may interfere with the system layout must be cleared prior to the site survey; trees in the area may be cut to grade with stumps ground. Property lines must be marked off before the site survey. Must maintain proper distances to property lines, driveways, structures, etc. If system is located within a utility easement permission may be required from the utility company. Any proposed construction must be marked at the time of the site survey or an additional site approval may be required. If any accessory structure has a sewer connection, a floor plan must be submitted to FCHD. Protect septic area at all times during construction.

Please note the above minimum design specifications for your onsite sewage system does not imply construction approval. If you should have any further questions regarding these specifications or the approval process, please contact this office at the number listed above.

Reviewed by: Nicholas Haug

Date: 11/07/2024

**Southeastern Environmental Consulting Inc.**  
 Spence Williams 10411 Marion Martin Rd., Marysville IN 47141  
 (812)889-3524 Toll Free 1(877)556-1557

24-105  
**RECEIVED**  
 11/5/24

**Soil Evaluation for On-Site Sewage Disposal System**

**Project title:** Lot 1, 6880 Navilleton Rd. **By:** \_\_\_\_\_  
**Date of Evaluation:** 10/22/2024

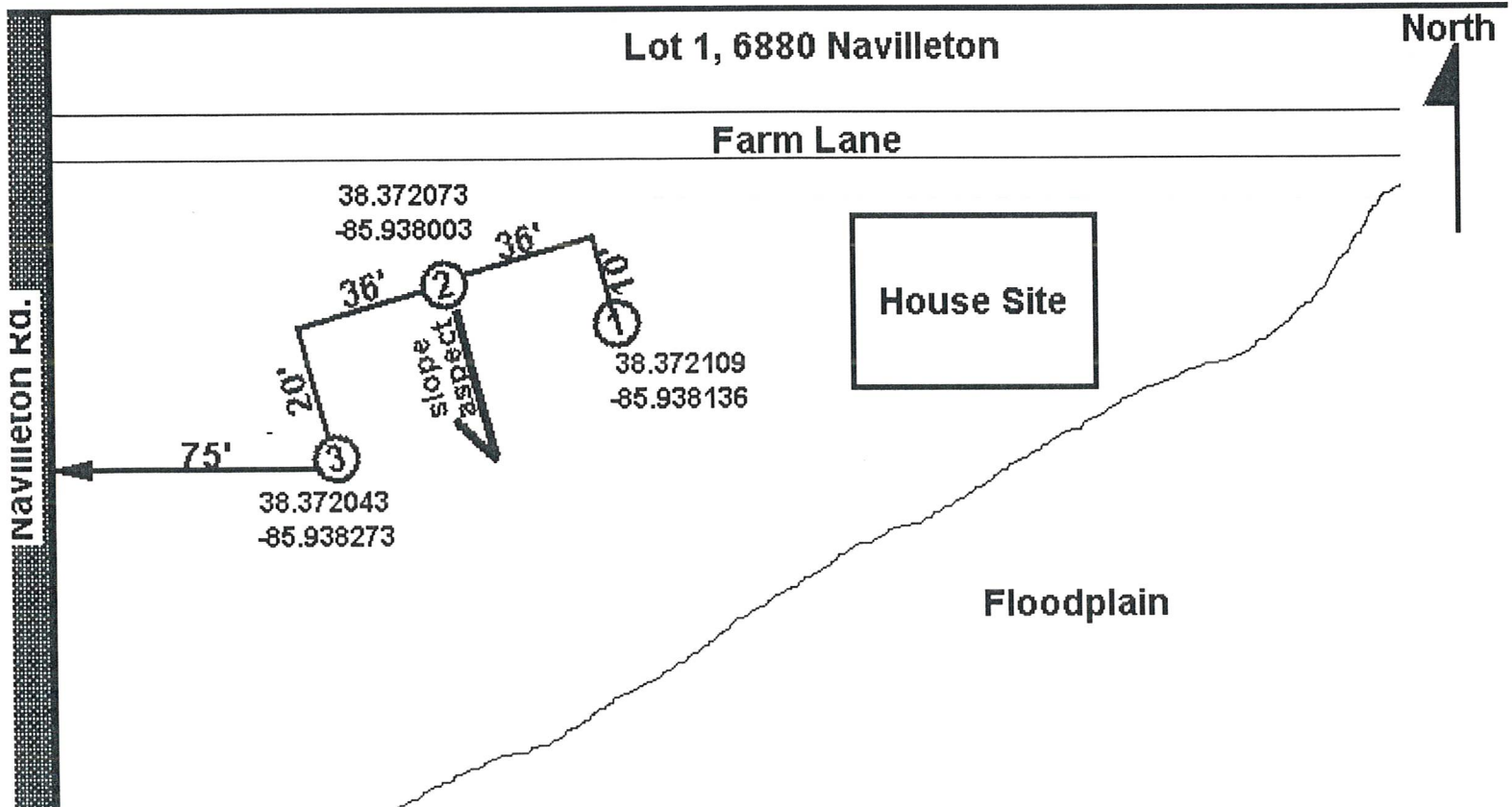
Client Information

Location

<b>Name:</b> <u>ASB, c/o Jim Schuler</u>	<b>County:</b> <u>Floyd</u>
<b>Address:</b> <u>720 Rolling Creek Dr.</u>	<b>Legal Description:</b> <u>T. 2S, R. 5E, Sec .2</u>
<u>New Albany IN</u>	<b>Site Location:</b> <u>.2 mi. South of Reasor Rd.</u>
	<u>on Navilleton Rd., east side</u>
<b>Telephone #</b>	
<u>Mobile: (502)536-0018</u>	
<u>Office:</u>	<u>Greenville Township</u>
<u>e-mail:</u>	

**Site Information**

<b>Landscape Position:</b> <u>Floodplain Step</u>	<b>Flooding?</b> <u>none to rare</u>
<b>Proposed use:</b> <u>3-4 Bedroom Home site</u>	<b>Present land use:</b> <u>Idle Grass Field</u>
<b>Disturbed Site?</b> <u>No</u>	<b>Similar Soil:</b> <u>Cuba</u>
<b>Subsurface Drain outlet?</b> <u>Available south of site</u>	<b>Water source:</b> <u>Rural Water</u>



DETAILED SOIL ANALYSIS FOR: ASB, - Lot 1, 6880 Navilleton Rd

**Soil Sample #1**

Depth	Horizon	Texture	Color			Structure		Consistency	Coarse Fragments	Parent Material
			Matrix	Mottles	Coatings	Grade	Shape			
0-3	Ap	SIL	10YR 3/3			Moderate	Granular	friable		Alluvium
3-40	Bw1	SIL	10YR 4/4			Weak	SBK	friable		
40-51	Bw2	SIL	10YR 6/4	10YR 4/6		Weak	SBK	friable		
51-60	C	SIL	10YR 6/4	10YR 6/2 & 5/8			Massive	friable		

\*\*\*Soil color patterns in all profiles are similar to color patterns present in Soil Sample #1 unless indicated in profile description.

**Soil Sample #2**

Depth	Horizon	Texture	Color			Structure		Consistency	Coarse Fragments	Parent Material
			Matrix	Mottles	Coatings	Grade	Shape			
0-5		SIL				Moderate	Granular	friable		Alluvium
5-53		SIL				Weak	SBK	friable		
53-60		SIL					Massive	friable	10-15%	

**Soil Sample #3**

Depth	Horizon	Texture	Color			Structure		Consistency	Coarse Fragments	Parent Material
			Matrix	Mottles	Coatings	Grade	Shape			
0-3		SIL				Moderate	Granular	friable		Alluvium
3-20		SIL				Weak	SBK	friable		
20-49		L				Weak	SBK	friable	25-30%	
49-60		L					massive	friable	50-60%	

Summary of possible site/soil limitations

Sample	Slope	Slope Type	Watertable	Limiting Layer	Depth
1	1%	Footslope	51"	none	
2	1%	Footslope	53"	none	
3	1%	Footslope	none	>35% coarse frag.	49"

COMMENTS:













11/22/2024

Brian Gullion  
AT&T  
510 E Spring St  
New Albany, IN 47150  
Office: 317-554-2468  
Cell: 812-327-6943

RE: FW: New Project - Willingness to Serve Letter

Project: Subdivision at 6880 Navilleton Road  
Floyds Knobs, IN, 47119.

To whom it may concern,

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

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

Sincerely,

*Brian Gullion*

Brian Gullion  
Outside Plant Design Engineer  
Cell: 812-327-6943  
Office: 317-554-2468



November 20, 2024

**RE: Service Availability, Proposed Development – 6880 Navilleton Rd Floyds Knobs, Indiana 47119**

Thank you for your request regarding service availability for the proposed development located at 6880 Navilleton Rd Floyds Knobs, Indiana 47119 Charter's footprint for Video, Internet and Voice services are close to this location. Absent any unforeseeable adverse circumstances or conditions, including any force majeure events outside of Charter's control, Charter intends to provide service to this property.

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

Feel free to contact me if you have any questions.

Sincerely,

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

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



1165 Old Forest Rd.  
Corydon, IN 47112

812.738.4115

[HARRISONREMC.COM](http://HARRISONREMC.COM)

November 20, 2024

ASB, LLC  
Brad Benson  
720 Rolling Creek Drive, Suite 106  
New Albany, Indiana 47150

Dear Brad,

Regarding the development, near 6880 Navilleton Rd, 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](mailto:jflock@harrisonremc.com)



# HIGHLANDER FIRE PROTECTION DISTRICT

---

4002 Scottsville Road • Floyds Knobs, IN 47119

Telephone: (812) 923-8003

Fax: (812) 923-1961

Website: [www.ltvfd.org](http://www.ltvfd.org)

Date: November 20, 2024  
To: Floyd County Plan Commission  
RE: 6880 Navilleton Rd. Floyds Knobs, IN 47119

Based on the preliminary print and address provided (Parcel Number 22-03-00-200-001.001-004, 6880 Navilleton Rd.) this area of response is within the Box Alarm System which means not only the agency covering that area responds but also the closest agency on all alarms and incidents. The Highlander Fire Protection District has reviewed the information provided showing approximately 4 lots. All lots have road frontage access. Highlander Fire Protection District will be the primary service provider for this area with the secondary provider being Georgetown Township Fire Protection District. The property is not within 1000 feet of a fire hydrant. We ask that Planning and Zoning require the developer for this development adhere to the following stipulations:

1. The property owner, builder, developer and/or their designate agree to consult the Highlander Fire Protection District on any changes that might arise during the construction of said subdivision lots and homes including but not limited to gated driveways, islands, bridges, approach and departure angles, cul-de-sacs, tree canopy height over driving areas, etc.

Best Regards,

Terry E. Herthel

Fire Chief; Highlander Fire Protection District