



# STAFF REPORT

## Floyd County Plan Commission

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Docket Number: FC-06-26-32  
Petitioner: LOFTUS & ROMEO DEVELOPMENT, LLC, Representative Paul Primavera Engineering  
Location: Unaddressed lot on Kepley Road, Georgetown, IN 47122  
Parcel: 220202000006.002002  
Request: Primary Approval for Springfield Administrative Subdivision  
Zoning District: Rural Residential (RR)  
Date: 7/13/2026

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### Overview:

Petitioner is requesting a split of approximately 8.2 acres into 4 lots for the proposed Springfield administrative subdivision, being the northern portion of what was formerly the Love family farm and being located just south of the Farmington platted subdivision (plat 857, see attached). The proposed administrative subdivision meets all of the technical requirements for approval by the plat review committee, except for a modification to waive the shared driveway requirement.

### Regarding the administrative subdivision requirements:

1. The plat as submitted (**DOES** / DOES NOT) comply with the lot size standards because: (Art. III; § 4A) Lots meet the frontage requirements for the RR zoning district.
2. The plat as submitted (**DOES** / DOES NOT) comply with the street design standards because: (Art. III; § 5A) All parcels have adequate ingress and egress.
3. The plat as submitted (**DOES** / DOES NOT) comply with the easements standards because: (Art. III; § 5A) No easements are requested
4. The plat as submitted (DOES / **DOES NOT**) comply with the block standards because: (Art. III; § 4B) Lots do not share access points, a modification application has been submitted under Docket FC-06-26-33.
5. The plat as submitted (**DOES** / DOES NOT) provide street improvements as required by ordinance because: (Art. III; § 5A) All parcels have adequate ingress and egress.
6. The plat as submitted (**DOES** / DOES NOT) comply with water supply standards because: (Art. III; § 6) Edwardsville Water Utility service letter has been provided.
7. The plat as submitted (**IS** / IS NOT) suitable for sewage and waste water containment because: (Art. III; § 7) The Floyd County Health Department has no objections to this split, letter provided.

### Staff Comments:

Upon approval of the modification request to not share access points, this proposed administrative subdivision meets all requirements. Approval is recommended with the condition that FC-06-26-33 is approved.

ENTERED FOR TAXATION

This 4<sup>th</sup> day of APRIL 1978

Frederick L. Hiner  
Floyd County Auditor

FILED & RECORDED

This 4<sup>th</sup> day of April 1978  
11:56 o'clock A.M., E.S.T

Joseph A. Pringle  
Floyd County Recorder

APPROVED BY  
FLOYD COUNTY COMMISSIONERS

Raymond Libs  
Raymond Libs

Vincent H. Freiburger  
Vincent Freiburger

Francis J. Loftus  
Francis J. Loftus

Frederick L. Hiner  
Attest: Floyd County Auditor

APPROVED BY  
FLOYD COUNTY PLAN COMMISSION

Ralph Kramer  
President

Beverly J. Smith  
3/21/77  
ATTEST: DATE

OWNERS DEDICATION

WE THE UNDERSIGNED, AS OWNERS OF THE PROPERTY DESCRIBED HEREIN DO HEREBY ACKNOWLEDGE THIS TO BE THE PLAT OF FARMINGTON, AND HEREBY DEDICATE TO PUBLIC USE THE EASEMENTS AND ROADWAYS AS SHOWN HEREIN.

Richard S. Davis June R. Davis  
RICHARD S. DAVIS JUNE R. DAVIS  
Charles P. Grimes Zelman W. Grimes  
CHARLES P. GRIMES ZELMAN W. GRIMES

ACKNOWLEDGEMENT

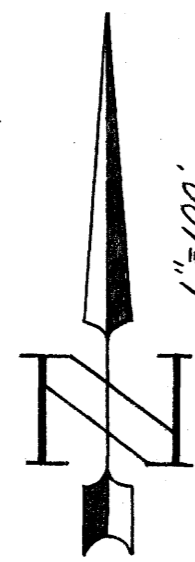
STATE OF INDIANA S.S.  
COUNTY OF FLOYD S.S.

BEFORE ME, A NOTARY IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT. WITNESS MY HAND AND SEAL THIS 4<sup>th</sup> DAY OF MARCH, 1977

Thomas J. Boelter  
MY COMMISSION EXPIRES: JAN. 18, 1978  
DATE

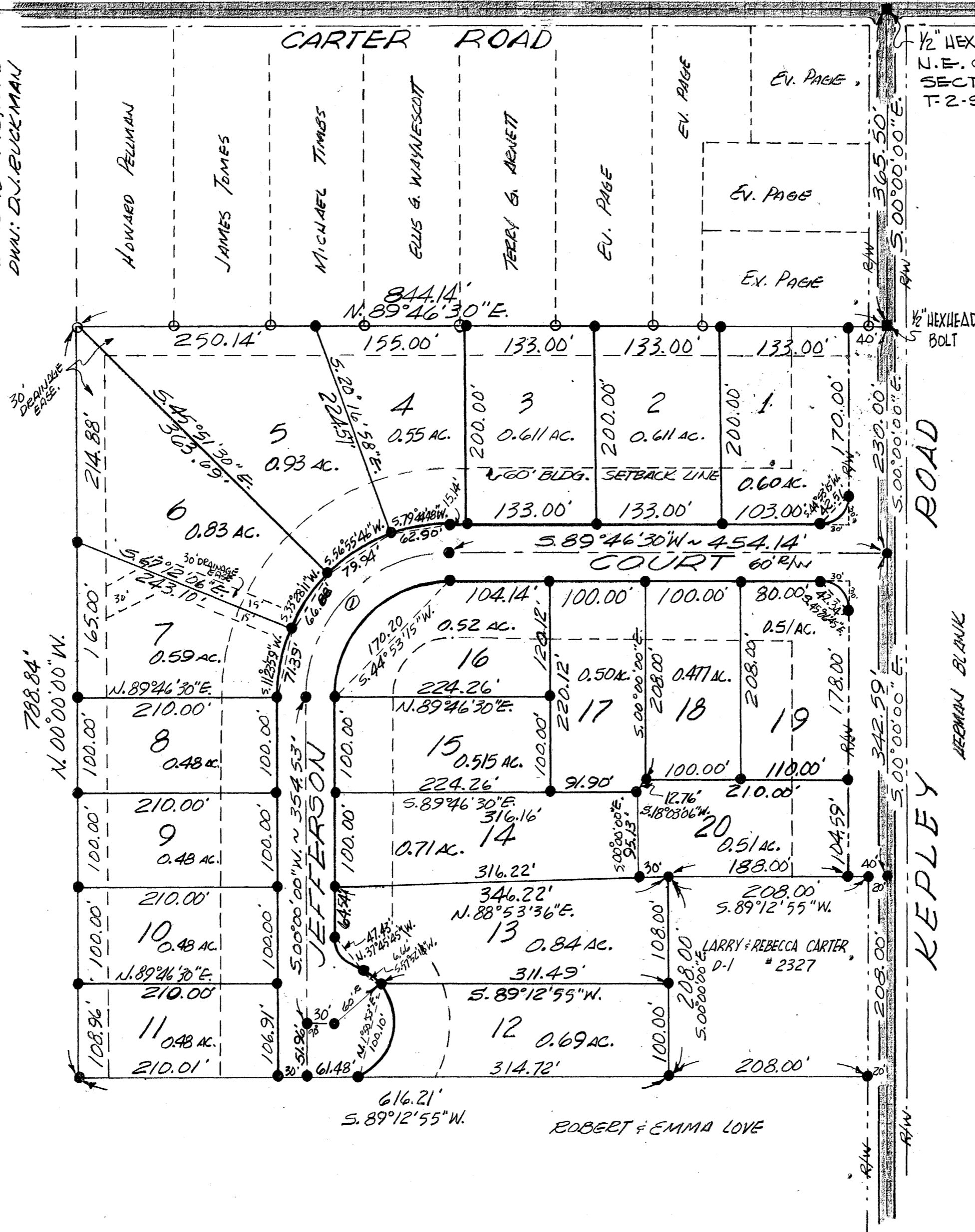
CENTERLINE CURVE DATA:

	CURVE NO. 1	
Δ	89°46'30"	
T	150.00'	
L	235.94'	
R	150.59'	



DECEMBER 18, 1976  
DWN: D.J. EUCHEMAN

JEREMY SCHROEDER



# FARMINGTON

PT. OF THE N.E. 1/4 OF SECTION 20  
T-2-S, R-5-E  
GEORGETOWN TWP.  
FLOYD CO.,  
IND.

## PLAT 857

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, T. 2. S., R. 5. E. GEORGETOWN TWP., FLOYD COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2" HEXHEAD BOLT AT THE INTERSECTION OF THE CARTER ROAD AND THE KEPLEY ROAD SAID BOLT BEING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE S. 00° 00' 00" E. WITH THE EAST LINE OF SAID QUARTER AND THE KEPLEY ROAD A DISTANCE OF 365.50 FEET TO A 1/2" HEXHEAD BOLT, THE TRUE PLACE OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING S. 00° 00' 00" E. WITH SAID LINE AND SAID ROAD A DISTANCE OF 572.59 FEET TO A RR SPIKE; THENCE S. 89° 12' 55" W. A DISTANCE OF 228.00 FEET TO A 1/2" RE-BAR; THENCE S. 00° 00' 00" E. A DISTANCE OF 208.00 FEET TO A 1/2" RE-BAR; THENCE S. 89° 12' 55" W. A DISTANCE OF 616.21 FEET TO A 1/2" RE-BAR; THENCE N. 00° 00' 00" W. A DISTANCE OF 788.84 FEET TO AN IRON PIN; THENCE N. 89° 46' 30" E. A DISTANCE OF 844.14 FEET TO THE PLACE OF BEGINNING, CONTAINING 14.113 ACRES, BUT SUBJECT TO THE R/W OF SAID KEPLEY ROAD.

PROTECTIVE COVENANTS

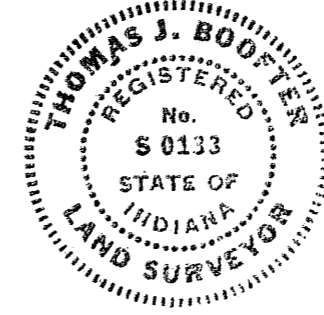
SUBJECT TO THE PROTECTIVE COVENANTS AS RECORDED IN MISC. DRAWER 4, INSTRUMENT NUMBER 2065 OF THE FLOYD COUNTY, INDIANA RECORDS.

NOTE: ALL NATURAL DRAINAGE VALLEYS SHALL BE RETAINED AND NOT BLOCKED OR OBSTRUCTED WITHOUT PROVIDING AN ADEQUATE ALTERNATE MAINTAINED SYSTEM APPROVED BY AUTHORITY OF THE FLOYD COUNTY ENGINEERING REPRESENTATIVE. IN NO CASE SHALL THE NATURAL DRAINAGE IN ONE VALLEY BE ALTERED TO FLOW LATERALLY INTO ANOTHER NATURAL VALLEY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF FARMINGTON AND THE SURVEY SHOWN HEREON WERE MADE UNDER MY DIRECT SUPERVISION AND THE ANGULAR AND LINEAR MEASUREMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas J. Boelter  
THOMAS J. BOELTER L.S.#5-0133





# NOTICE OF PUBLIC HEARING

## Description of Proposed Docket:

The applicant Loftus & Romeo Development 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.**

<b>Street Address (see enclosed map):</b>
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Unaddressed, Kepley Road, Georgetown, IN 47122
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Parcel ID #: 22-02-02-000-006.002-002
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<b>Description of Project:</b>
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Docket FC-06-26-32 & FC-06-26-33
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Primary approval of proposed 4 lot Springfield administrative subdivision created from Tract #1 of the Love Family Farm. Also a modification from the subdivision control ordinance for independent driveways.
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This is a notice that a public hearing regarding the proposed docket item will be on Monday, July 13<sup>th</sup> at 5pm 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](mailto:Building@floydcounty.in.gov)

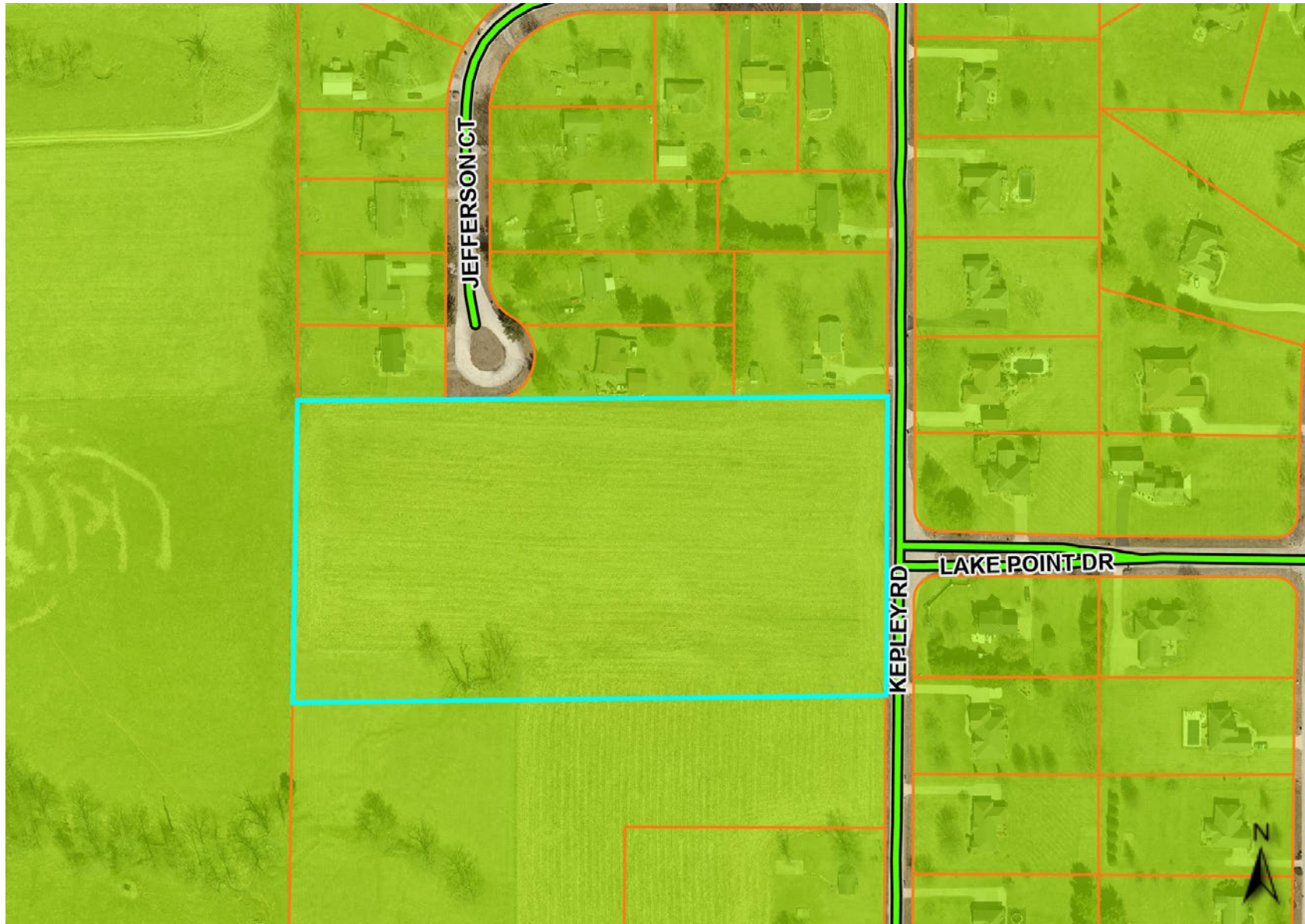
Floyd County Government Website [www.floydcounty.in.gov](http://www.floydcounty.in.gov)



# Zoning Map

## Unaddressed Lot Kepley Road

Created by: Franklin J Walden



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



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

## Application for Primary Approval of a Subdivision

**Please Note:**

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

**1. General Information:**

Subdivision Name:	Springfield Administrative Plat
Applicant Address:	Loftus & Romeo Development LLC
Applicant Phone:	[REDACTED]
Applicant Email:	[REDACTED]
Applicant Address:	2393 N Luther Rd, Georgetown, IN 47122

**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:	Jason M. Copperwaite
Representative Address:	1000 Bell Lane, New Albany, IN 47150
Representative Phone:	[REDACTED]
Representative Email:	[REDACTED]

**2. Site Information:**

Parcel ID Number:	22-02-02-000-006.002-002
Address of Property/Location:	Kepley Road, Georgetown, Indiana
Current Use of Property:	Vacant/AG
Current Zoning District:	Rural Residential

**Subdivision Type:**

Administrative  Major  Conservation

Total Acreage of Subdivision:	8.2 acres
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) *NA*
- 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: JEREMY R. LOFFUS

Signature: [Handwritten Signature]

Date: 5/26/26

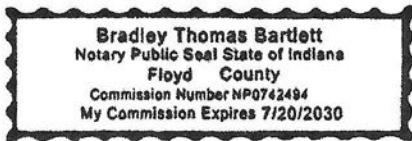
SUBSCRIBED AND SWORN BEFORE ME

THIS 26<sup>th</sup> DAY OF May, 2026.

Bradley Thomas Bartlett

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 7/20/2030



FLOYD COUNTY  
ASSESSOR

Oct/20/2025

E-RECORDED  
**202513607**  
FLOYD CO. IN RECORDER  
LOIS ENDRIS  
10/20/2025 08:45 AM  
202513607 Pages: 5  
Transaction # 4094715

PERSONAL REPRESENTATIVE'S DEED

GRANTEE'S ADDRESS: 2393 N. Luther Road, Georgetown, IN 47122  
TAX MAILING ADDRESS: Same as above

Prt. Key #002-04000-07 Prt. Parcel #22-02-02-000-006.000-002

THIS INDENTURE WITNESSETH: That MAX E. LOVE and KELLY WALKER, Co-Personal Representatives of the Supervised Estate of ROBERT O. LOVE, pursuant to an Order to Sell Real Estate under Case No. 22C01-2503-ES-000078, in the Floyd County, Indiana Circuit Court, for good and sufficient consideration,

CONVEY

unto LOFTUS & ROMEO DEVELOPMENT, LLC, an Indiana limited liability company, the following described real estate in Floyd County, State of Indiana, to-wit:

TRACT 1

BEING AN 8.20 ACRE TRACT LYING IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAME BEING PART OF THOSE SAME LANDS AS DESCRIBED IN A DEED TO ROBERT O. AND EMMA JANE LOVE AS DESCRIBED IN DEED RECORD 198 PAGE 539 OF THE FLOYD COUNTY, INDIANA RECORDS, SAME BEING AS COMPOSED BY DAVID J. RUCKMAN PS #80040393 FROM MAP DATED JULY 22, 2025, SAME BEING BOUNDED AS FOLLOWS:

COMMENCING AT A MAG NAIL AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEG. 23' 03" EAST WITH THE SECTION LINE AND KEPLEY ROAD A DISTANCE OF 1093.73 FEET TO A MAGNAIL AT THE TRUE PLACE OF BEGINNING; THENCE SOUTH 89 DEG. 20' 00" WEST PASSING A 5/8" REBAR AT 20 FEET A DISTANCE OF 842.43 FEET TO A 5/8" REBAR; THENCE NORTH 00 DEG. 37' 56" EAST A DISTANCE OF 425.20 FEET TO A 3/4" REBAR; THENCE NORTH 89 DEG. 25' 44" EAST WITH THE SOUTH LINE OF PLAT 857 A DISTANCE OF 840.56 FEET TO A MAGNAIL; THENCE SOUTH 00 DEG. 23' 03"

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer  
Oct 20 2025 - AM

*Diana M. Fopping*

AUDITOR FLOYD CO. IND.

**PERSONAL REPRESENTATIVE'S DEED**

GRANTEE'S ADDRESS: 2393 N. Luther Road, Georgetown, IN 47122  
TAX MAILING ADDRESS: Same as above

Prt. Key #002-04000-07 Prt. Parcel #22-02-02-000-006.000-002

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WEST WITH SECTION LINE AND KEPLEY ROAD A DISTANCE OF 423.76 FEET TO THE BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD AND THE RIGHT-OF-WAY OF KEPLEY ROAD.

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

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

The Grantors herein state that they have personal knowledge that Robert O. Love took title to the above-described Real Estate as tenants by the entirety with Emma Jane Love in that certain Warranty Deed recorded August 7, 1961 at Deed Record 164, Page 367, and their title and bonds of matrimony remained unbroken until the death of Emma Jane Love on January 7, 2013.

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

IN WITNESS WHEREOF, that said Max E. Love and Kelly Walker, as Co-Representatives of the Supervised Estate of Robert O. Love, have hereunto set their hands and seals, this 16 day of October, 2025.

Max E. Love (Seal)  
Max E. Love, Co-Personal Representative of  
the Supervised Estate of Robert O. Love

Kelly Walker (Seal)  
Kelly Walker, Co-Personal Representative of  
the Supervised Estate of Robert O. Love

STATE OF INDIANA )  
 )  
COUNTY OF Floyd )

Before me, a Notary Public, in and for said County and State, personally appeared Max E. Love, Co-Personal Representative of the Supervised Estate of Robert O. Love, and acknowledges the execution of the foregoing deed as his free and voluntary act and deed for the uses and purposes expressed therein.

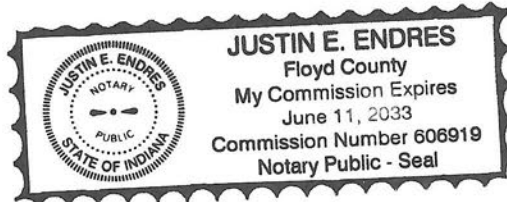
WITNESS my hand and seal, this 16 day of October,  
2025.

My Commission expires:  
June 11, 2033

  
\_\_\_\_\_  
Notary Public

Justin E Endres  
\_\_\_\_\_  
Printed Name

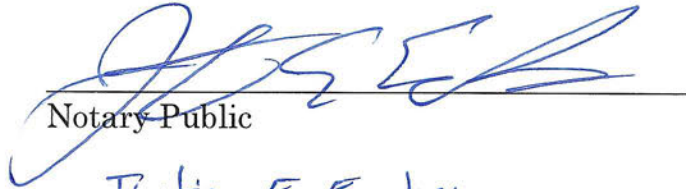
Resident of Floyd Co.,



STATE OF INDIANA     )  
                                  )  
COUNTY OF Floyd    )

Before me, a Notary Public, in and for said County and State, personally appeared Kelly Walker, Co-Personal Representative of the Supervised Estate of Robert O. Love, and acknowledges the execution of the foregoing deed as her free and voluntary act and deed for the uses and purposes expressed therein.

WITNESS my hand and seal, this 16 day of October, 2025.

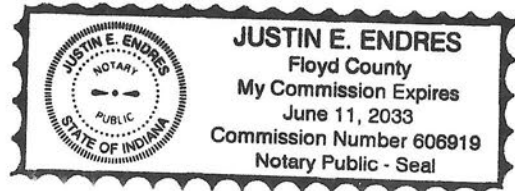
  
\_\_\_\_\_  
Notary Public

My Commission expires:  
June 11, 2033

Justin E Endres  
\_\_\_\_\_  
Printed Name

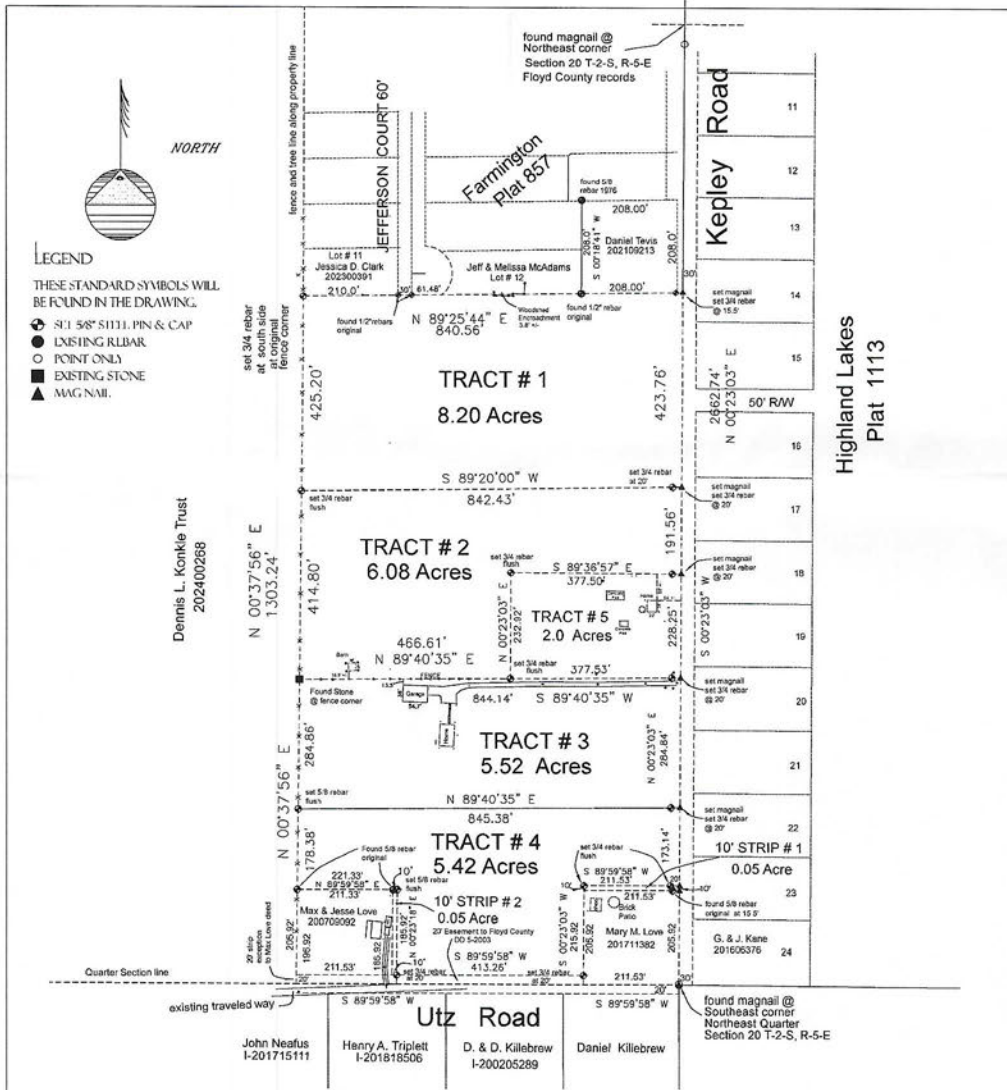
Resident of Floyd Co.,

THIS INSTRUMENT PREPARED BY:  
YOUNG, LIND, ENDRES & KRAFT  
JUSTIN E. ENDRES, ATTORNEY  
126 W. SPRING STREET  
NEW ALBANY, IN 47150



I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

By: Justin E Endres



**SURVEYOR'S REPORT**

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:

- A. Availability and condition of reference monuments.
- B. Occupation or possession lines.
- C. Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
- D. The relative positional accuracy of the measurements.

This is a Retracement & original Survey of the Robert & Emma Love Tracts DR 164-367, & 198-539 of the Floyd County Deed Records. The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE over multiple days. Set 5/8 & 3/4 rebars and mag nails as shown hereon. Created TRACTS 1-5 and two 10' strips this date as shown hereon.

The lines and corners shown hereon were established with the aid of the following:

- 1. Floyd County Surveyors Records for recorded coordinates for the Section 20 corners, which agreed with our findings.
- 2. deeds per said county records, Plats 857 & 1113 & surveys by Booter LS, Ruckman LS and Primavera LS.
- 3. found corner monuments as shown hereon.

As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:

- Due to Availability and condition of reference monuments: up to 0.26 feet due to slightly disturbed monuments found at existing possession corners.
- Due to occupation or possession lines: 3.8' wood shed encroachment on north line as shown.
- Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines: none.
- Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for a Rural Survey (0.26 feet plus 100 parts per million).

No Title Search was provided so this property could be subject to Easements not shown.



SURVEY FOR:  
ROBERT & EMMA LOVE  
% HARRITT AUCTION GROUP

CERTIFICATE OF SURVEY  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED (WIKED) UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC TITLE 865 H21 THROUGH 29. I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

*David J. Ruckman*  
DAVID J. RUCKMAN, PS # 80040393



SCALE = 1" = 260' DATE: 07/22/2025 DRAWN: RFA:

**LOVE FAMILY FARM**  
PART OF SECTION 20 T-2-S, R-5-E  
GEORGETOWN TWP., FLOYD COUNTY, INDIANA

**RUCKMAN LAND SURVEYORS**  
TITLE BOUNDARY LAND SURVEYORS  
LICENSED TO PRACTICE IN INDIANA  
DAVID J. RUCKMAN, P.L.S.  
1001 STARWOOD VALLEY  
BORDEN, INDIANA 47106  
812-670-8385 DAVIDJRUCKMAN@AOL.COM



## 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:** 05/28/2026 **Soil Test Login #:** 26-40

**Owner:** Loftus & Romeo Development LLC  
2392 N Luther Rd  
Georgetown, IN 47122

**Phone:**

**Site Address** Lot 1 Kepley Rd  
Georgetown, IN 47122

**Parcel ID#**

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<b>Date of Soil Evaluation:</b>	05/27/2026	<b>Dose Tank Size:</b>	
<b>Soil Scientist:</b>	ARCHIE SAUERHEBER	<b>Dose Volume:</b>	
<b>Number of Bedrooms:</b>	4	<b>Total Absorption Area (sq.ft.)</b>	900
<b>Daily Design Flow:</b>	600 GPD	<b>Total Linear Feet (3' wide)</b>	300
<b>Depth of Limiting Layer:</b>	>60"	<b>Trench Depth Min</b>	10"
<b>Soil Loading Rate:</b>	.50	<b>Trench Depth Max</b>	30"
<b>System Type:</b>	GRAVITY	<b>Subsurface Drain Required</b>	No
<b>Slope:</b>	3%	<b>Subsurface Drain Type</b>	
<b>Septic Tank Size:</b>	1250 gal	<b>Subsurface Drain Depth</b>	N/A
<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:	Gravity Subsurface SLS
Maximum Installation Depth (inches):	30
SLS Total Absorption Area:	804
SLS Total Linear Feet:	280

**Notes:**

Install septic over soil pits 1-3 and install along contour. Soil absorption size based on the use of chambers. 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. Proof of parcel separation in form of a deed must be provided prior to permit issuance. 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. If any portion of the system is designed or installed outside of the property lines, an easement must be submitted to FCHD prior to permit issuance. 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.



**Floyd County Health Department**

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

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

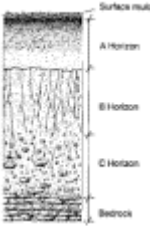
Onsite System Minimum Requirements Specifications

**Date:** 05/28/2026 **Soil Test Login #:** 26-40  
**Owner:** Loftus & Romeo Development LLC  
2392 N Luther Rd  
Georgetown, IN 47122  
**Phone:**  
**Site Address** Lot 1 Kepley Rd  
Georgetown, IN 47122  
**Parcel ID#**

---

**Reveiwed by:** \_\_\_\_\_ *dl* \_\_\_\_\_

**Date:** 05/28/2026

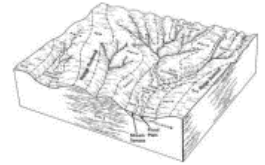


**Archie Sauerheber, Consulting Soil Scientist, IRSS #80**

**2385 S Gethsemane Rd NW**

**Corydon, IN 47112**

**812-267-2749**



**This report is for informational purposes only. The appropriate government agency will determine the suitability, type, and size of a septic system installed at this site.**

**Date: May 27, 2026**

**Prepared For: Loftus and Romeo Development, LLC**

**Property Address: Kepley Road Georgetown, IN 47122**

**Client Mailing Address: 2393 N Luther Road Georgetown, IN 47122**

**Phone:**

**Email:**

**Current Land Use: Crop Field**

**Primary Pit 1 Latitude: 38.32769**

**Longitude: -85.97689**

**County: Floyd**

**Civil Township: Georgetown**

**Legal Land Description: Se 1/4 20-2-5**

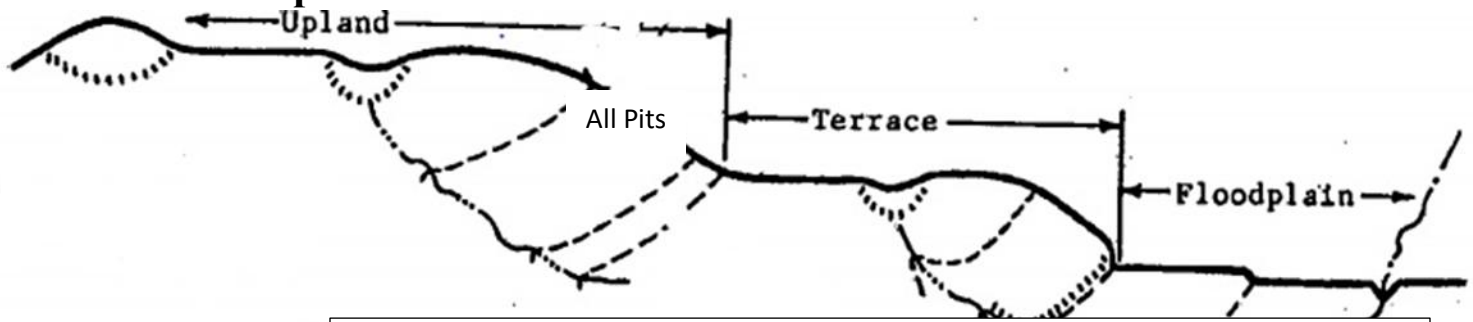
**Parcel #: 22-02-02-000-006.002-002**

**General Comments: New Construction. 4 Bedroom Home. Basement with plumbing,**

**Mapped Soil Series: Crider**



## General Landscape Position of Site:



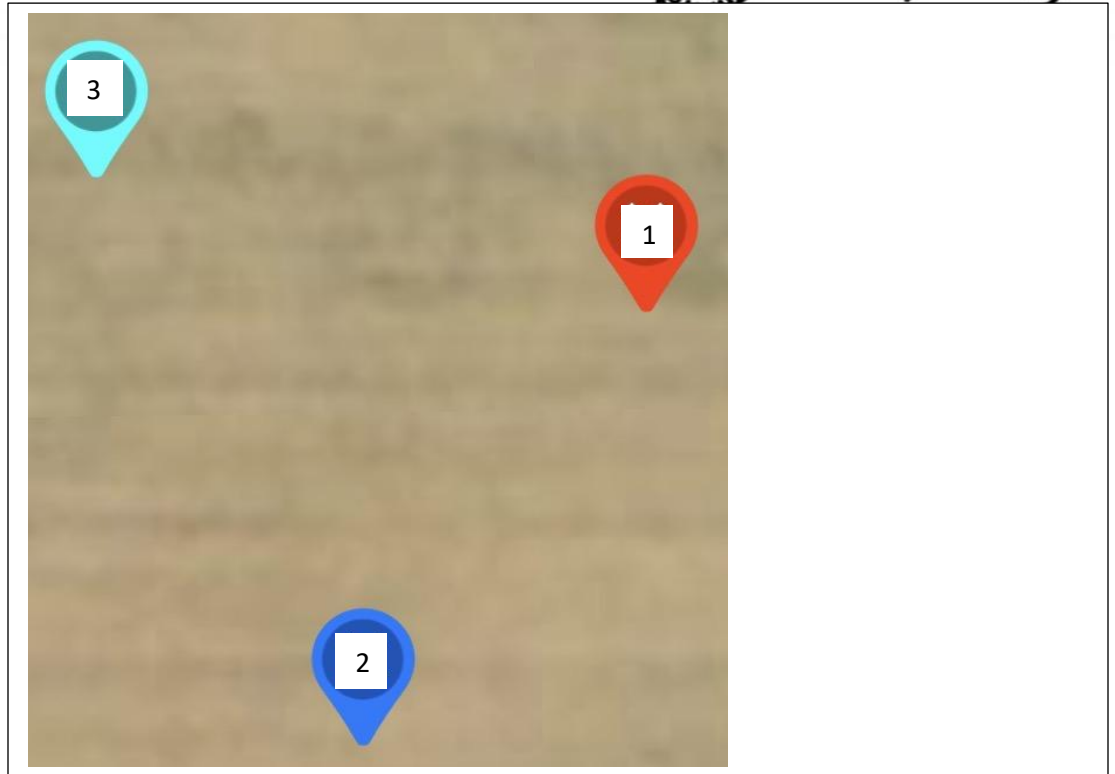
## Site Map:

### Notes:

Slope aspect is to the West.

1 to 2 is 70 ft.

2 to 3 is 100 ft.



## Detailed Soil Description

**Pit 1: Slope: 3% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-10	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
10-30	Bt1	SIL 24	10YR 4/4		MOD	SBK	F	FR		LOESS
30-42	Bt2	SIL 27	2.5YR 4/6		MOD	SBK	F	FR		LOESS
42-52	Bt3	SICL 32	2.5YR 4/6		STR	SBK	F	FR		LOESS
52-60+	2Bt4	C 45	2.5YR 4/6		STR	ABK	F	FI		RESIDUUM

**Notes:**

**Pit 2: Slope: 3% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-10	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
10-22	Bt1	SIL 24	7.5YR 4/6		MOD	SBK	F	FR		LOESS
22-38	Bt2	SICL 32	7.5YR 4/6		STR	SBK	F	FR		LOESS
38-50	2Bt3	SIC 40	2.5YR 4/6		STR	ABK	F	FR		RESIDUUM
50-60+	2Bt4	C 45	7.5YR 5/6		STR	ABK	F	FI		RESIDUUM

**Notes:**

**Pit 3: Slope: 3% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-10	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
10-20	Bt1	SIL 24	10YR 4/4		MOD	SBK	F	FR		LOESS
20-34	Bt2	SIL 27	2.5YR 4/6		MOD	SBK	F	FR		LOESS
34-48	Bt3	SICL 32	2.5YR 4/6		STR	SBK	F	FR		LOESS
48-60+	2Bt4	C 45	2.5YR 4/6		STR	ABK	F	FI		RESIDUUM

**Notes:**

**Pit 4: Slope: % Slope Type: Water Table: in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material

**Notes:**



**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:** 05/28/2026 **Soil Test Login #:** 26-41

**Owner:** Loftus & Romeo Development LLC  
2393 N Luther Road  
Georgetown, IN 47122

**Phone:**

**Site Address** Kepley Road, Lot 2  
Georgetown, IN 47122

**Parcel ID#** 22-02-02-000-006.002-002

---

<b>Date of Soil Evaluation:</b>	05/27/2026	<b>Dose Tank Size:</b>	
<b>Soil Scientist:</b>	ARCHIE SAUERHEBER	<b>Dose Volume:</b>	
<b>Number of Bedrooms:</b>	4	<b>Total Absorption Area (sq.ft.)</b>	900
<b>Daily Design Flow:</b>	600 gallons	<b>Total Linear Feet (3' wide)</b>	300
<b>Depth of Limiting Layer:</b>	>60"	<b>Trench Depth Min</b>	10"
<b>Soil Loading Rate:</b>	.5	<b>Trench Depth Max</b>	30"
<b>System Type:</b>	GRAVITY	<b>Subsurface Drain Required</b>	No
<b>Slope:</b>	3%	<b>Subsurface Drain Type</b>	
<b>Septic Tank Size:</b>	1250 gallons	<b>Subsurface Drain Depth</b>	
<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:	Gravity Subsurface SLS
Maximum Installation Depth (inches):	30
SLS Total Absorption Area:	804
SLS Total Linear Feet:	280

**Notes:**

Install septic over SPs 1-3 and along contour. A site plan must be completed by a registered septic installer to be reviewed and approved by FCHD. Soil absorption field size based on the use of chambers. A surface diversion swale should be constructed 10' from system soil cover. If the system cannot be gravity fed based on home location/elevation then the system must be Flood Dosed and will require an additional dose tank of sufficient volume to submerge the effluent pump as well as a pump calculation sheet to be submitted by installer. Proof of parcel separation in form of a deed must be provided prior to permit issuance. 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 designed or installed outside of property lines an easement must be acquired and recorded prior to permit issuance. If any accessory structure has a sewer connection, a floor plan must be submitted to FCHD. 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.



**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**

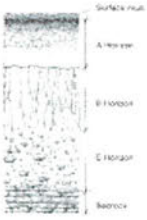
<b>Date:</b>	05/28/2026	<b>Soil Test Login #:</b>	26-41
<b>Owner:</b>	Loftus & Romeo Development LLC 2393 N Luther Road Georgetown, IN 47122		
<b>Phone:</b>			
<b>Site Address</b>	Kepley Road, Lot 2 Georgetown, IN 47122		
<b>Parcel ID#</b>	22-02-02-000-006.002-002		

---

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.

**Reveiwed by:** \_\_\_\_\_ *Connor Monroe* \_\_\_\_\_

**Date:** 05/28/2026



26-41

Archie Sauerheber, Consulting Soil Scientist, IRSS #805/2764

RECEIVED

2385 S Gethsemane Rd NW

Corydon, IN 47112

812-267-2749



This report is for informational purposes only. The appropriate government agency will determine the suitability, type, and size of a septic system installed at this site.

Date: May 27, 2026

Prepared For: Loftus and Romeo Development, LLC

Property Address: Kepley Road Georgetown, IN 47122

Client Mailing Address: 2393 N Luther Road Georgetown, IN 47122

Phone:

Email:

Current Land Use: Crop Field

Primary Pit 1 Latitude: 38.32726

Longitude: -85.97716

County: Floyd

Civil Township: Georgetown

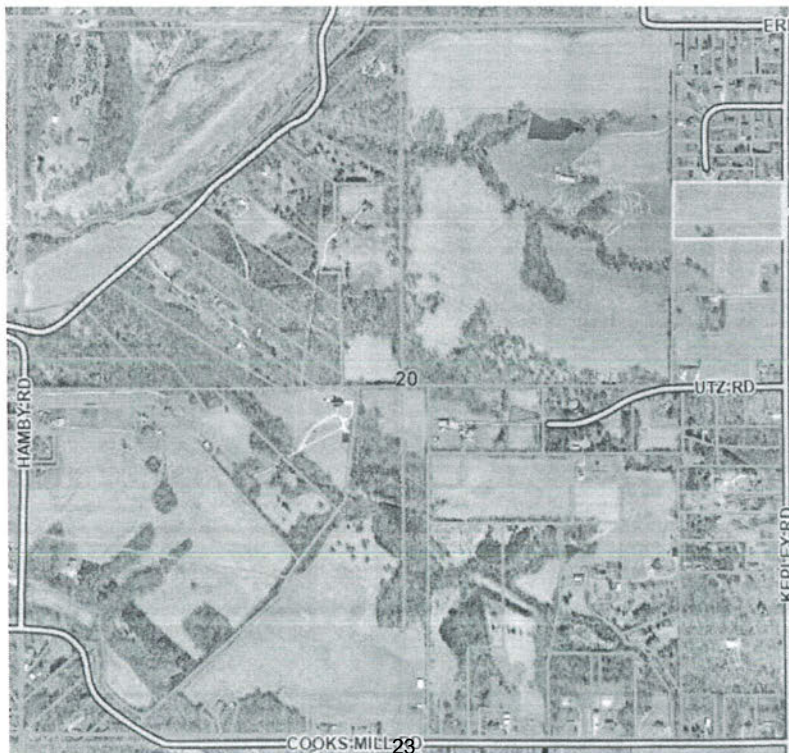
Legal Land Description: Se 1/4 20-2-5

Lot 2

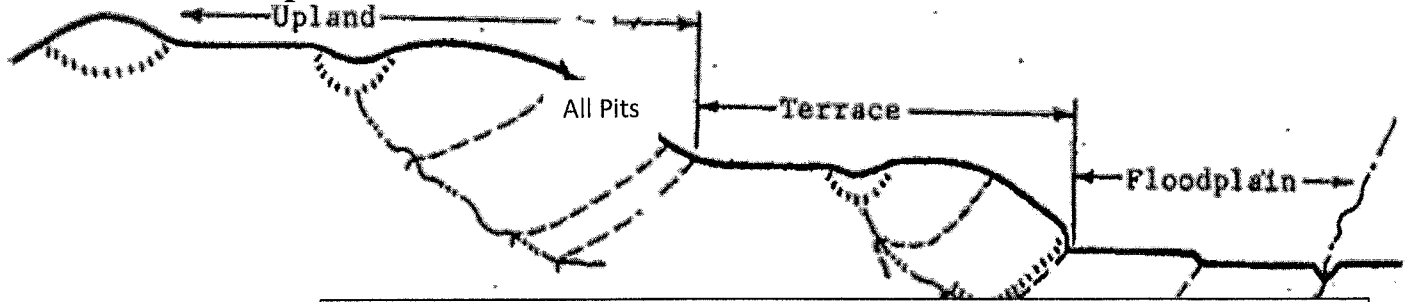
Parcel #: 22-02-02-000-006.002-002

General Comments: New Construction. 4 Bedroom Home. Basement with plumbing,

Mapped Soil Series: Crider



**General Landscape Position of Site:**



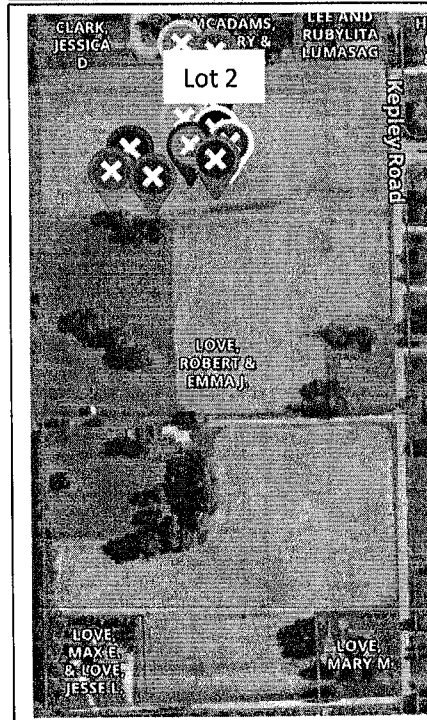
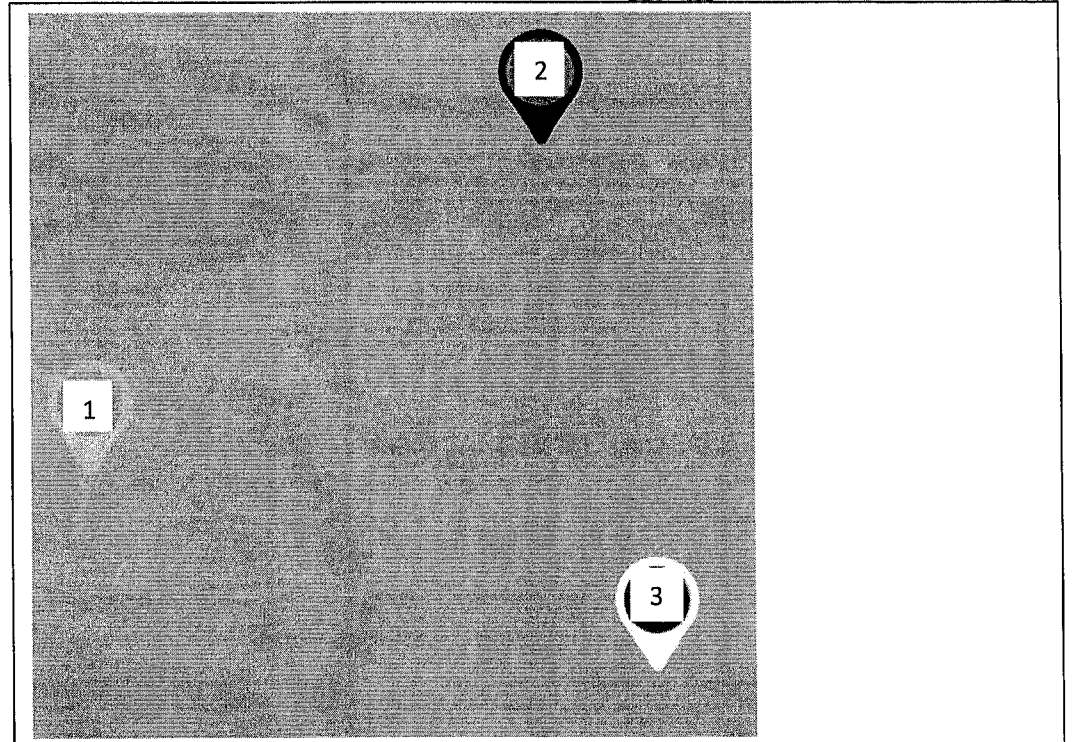
**Site Map:**

**Notes:**

Slope aspect is to the West.

1 to 2 is 63 ft.

1 to 3 is 100 ft.



## Detailed Soil Description

**Pit 1: Slope: 3% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-8	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
8-18	Bt1	SIL 18	10YR 4/4		MOD	SBK	F	FR		LOESS
18-30	Bt2	SIL 27	7.5YR 4/6		MOD	SBK	F	FR		LOESS
30-42	Bt3	SICL 32	5YR 4/6		STR	SBK	F	FR		LOESS
42-60+	Bt4	SICL 36	5YR 4/6		STR	ABK	M	FR		LOESS

Notes:

**Pit 2: Slope: 3% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-8	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
8-23	Bt1	SIL 18	10YR 4/4		MOD	SBK	F	FR		LOESS
23-29	Bt2	SIL 27	7.5YR 4/6		MOD	SBK	F	FR		LOESS
29-48	Bt3	SICL 32	5YR 4/6		STR	SBK	F	FR		LOESS
48-60+	2Bt4	C 45	2.5YR 5/6		STR	ABK	F	FI		RESIDUUM

Notes:

**Pit 3: Slope: 3% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-10	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
10-20	Bt1	SIL 24	10YR 4/4		MOD	SBK	F	FR		LOESS
20-34	Bt2	SIL 27	2.5YR 4/6		MOD	SBK	F	FR		LOESS
34-48	Bt3	SICL 32	2.5YR 4/6		STR	SBK	F	FR		LOESS
48-60+	2Bt4	C 45	2.5YR 4/6		STR	ABK	F	FI		RESIDUUM

Notes:

**Pit 4: Slope: % Slope Type: Water Table: in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material

Notes:



# 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:** 05/28/2026 **Soil Test Login #:** 26-42

**Owner:** Loftus & Romeo Development LLC  
2393 N Luther Road  
Georgetown, IN 47122

**Phone:**

**Site Address** Kepley Road, Lot 3  
Georgetown, IN 47122

**Parcel ID#** 22-02-02-000-006.002-002

---

<b>Date of Soil Evaluation:</b>	05/27/2026	<b>Dose Tank Size:</b>	
<b>Soil Scientist:</b>	ARCHIE SAUERHEBER	<b>Dose Volume:</b>	
<b>Number of Bedrooms:</b>	4	<b>Total Absorption Area (sq.ft.)</b>	1500
<b>Daily Design Flow:</b>	600 gallons	<b>Total Linear Feet (3' wide)</b>	500
<b>Depth of Limiting Layer:</b>	>60"	<b>Trench Depth Min</b>	10"
<b>Soil Loading Rate:</b>	.3	<b>Trench Depth Max</b>	30"
<b>System Type:</b>	GRAVITY	<b>Subsurface Drain Required</b>	Yes
<b>Slope:</b>	7%	<b>Subsurface Drain Type</b>	Upslope
<b>Septic Tank Size:</b>	1250 gallons	<b>Subsurface Drain Depth</b>	3' Below Bed/Trench Bottom
<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:	Gravity Subsurface SLS
Maximum Installation Depth (inches):	30
SLS Total Absorption Area:	1340
SLS Total Linear Feet:	280

### Notes:

Install septic over SPs 1-3 and along contour. A site plan must be completed by a registered septic installer and submitted to FCHD for review and approval. Gravity field absorption size based on the use of chambers. Subsurface drainage should not be wrapped in geotextile fabric. If the property is to be split, then proof of parcel separation will be required prior to permit issuance. If any portion of either system crosses property boundaries then an easement must be recorded and provided to FCHD prior to permit issuance. If the system cannot be gravity fed based on home location/elevation then the system must be Flood Dosed and will require an additional dose tank of sufficient volume to submerge the effluent pump as well as a pump calculation sheet to be submitted by installer. 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 designed or installed outside of property lines an easement must be acquired and recorded prior to permit issuance. If any accessory structure has a sewer connection, a floor plan must be submitted to FCHD. 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.



**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**

<b>Date:</b>	05/28/2026	<b>Soil Test Login #:</b>	26-42
<b>Owner:</b>	Loftus & Romeo Development LLC 2393 N Luther Road Georgetown, IN 47122		
<b>Phone:</b>			
<b>Site Address</b>	Kepley Road, Lot 3 Georgetown, IN 47122		
<b>Parcel ID#</b>	22-02-02-000-006.002-002		

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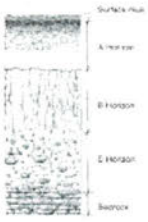
Please note the above minimum design specifications for your onsite sewage system does not imply construction approval. If you should have any further questions regarding these specifications or the approval process, please contact this office at the number listed above.

**Reveiwed by:** \_\_\_\_\_ *Connor Monroe* \_\_\_\_\_

**Date:** 05/28/2026

26-42

RECEIVED  
5/27/26



Archie Sauerheber, Consulting Soil Scientist, IRSS #80

2385 S Gethsemane Rd NW

Corydon, IN 47112

812-267-2749



This report is for informational purposes only. The appropriate government agency will determine the suitability, type, and size of a septic system installed at this site.

Date: May 27, 2026

Prepared For: Loftus and Romeo Development, LLC Lot 3

Property Address: Kepley Road Georgetown, IN 47122

Client Mailing Address: 2393 N Luther Road Georgetown, IN 47122

Phone:

Email:

Current Land Use: Crop Field

Primary Pit 1 Latitude: 38.32709

Longitude: -85.97712

County: Floyd

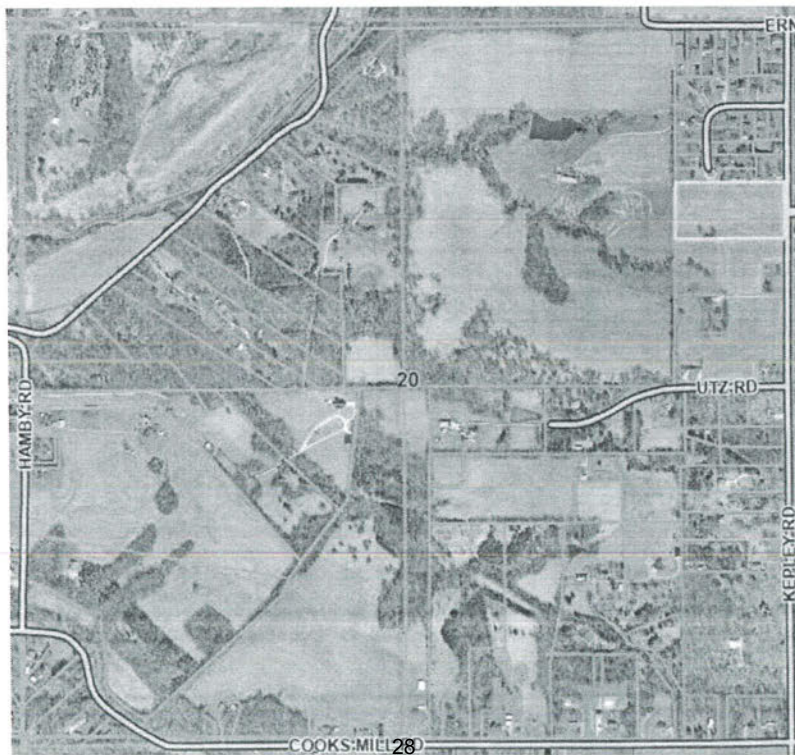
Civil Township: Georgetown

Legal Land Description: Se 1/4 20-2-5 Lot 3

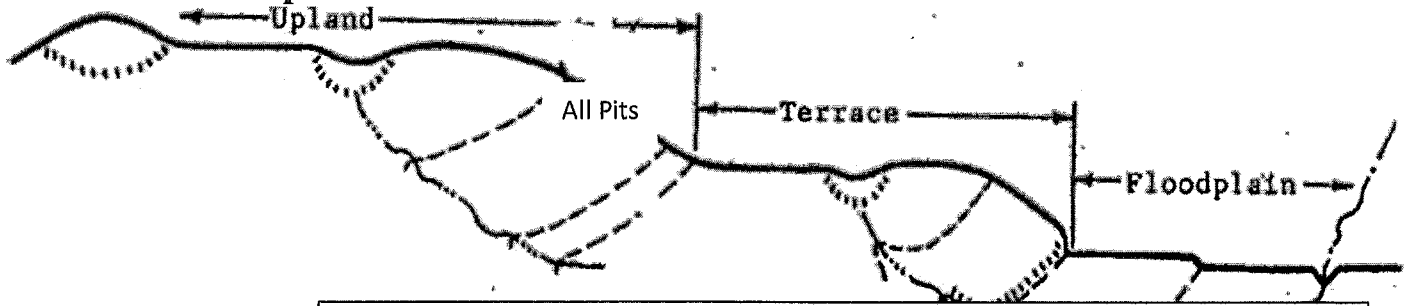
Parcel #: 22-02-02-000-006.002-002

General Comments: New Construction. 4 Bedroom Home. Basement with plumbing,

Mapped Soil Series: Crider



**General Landscape Position of Site:**



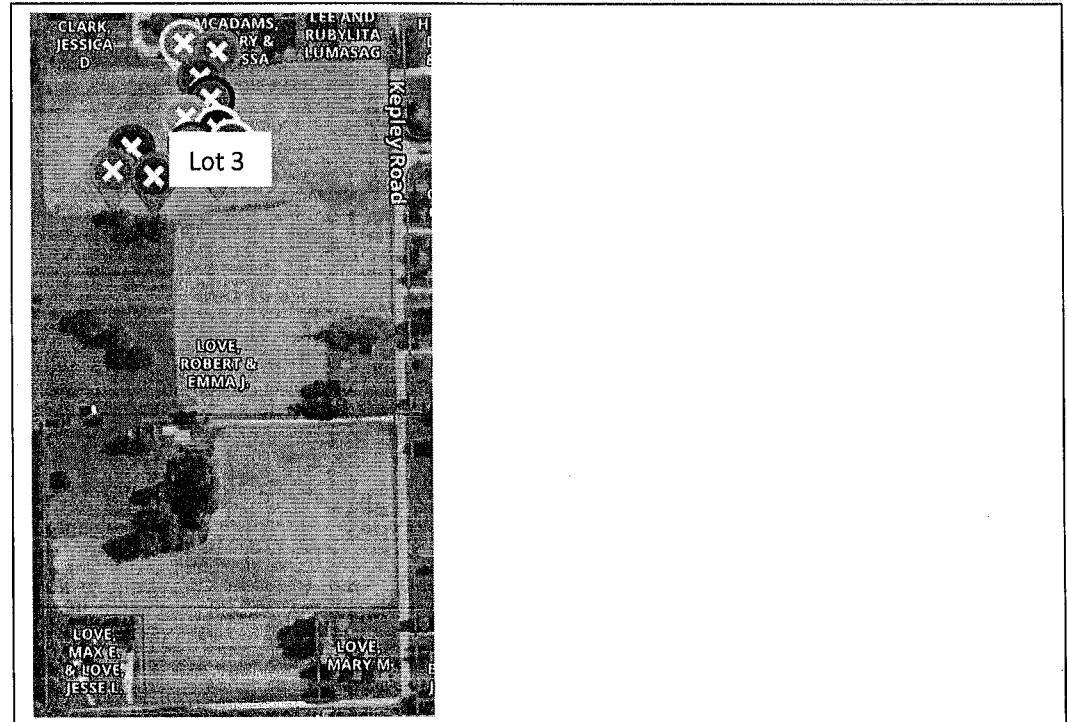
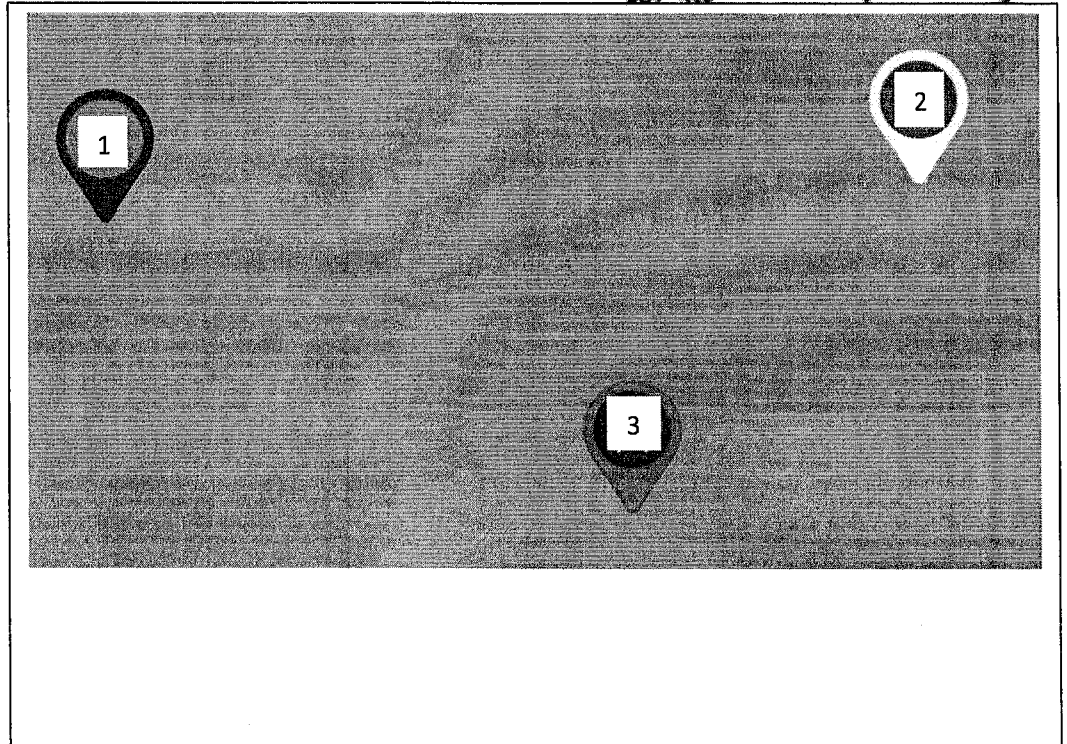
**Site Map:**

**Notes:**

Slope aspect is to the West.

1 to 2 is 100 ft.

1 to 3 is 70 ft.



## Detailed Soil Description

**Pit 1: Slope: 7% Slope Type: Backslope Water Table: 24 in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-9	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
9-16	Bt1	SIL24	10YR 4/4		MOD	SBK	F	FR		LOESS
16-24	2Bt2	C 45	2.5YR 4/6		MOD	ABK	F	FI		RESIDUUM
24-48	2Bt3	C 50	7.5YR 4/6	10YR 6/2	MOD	ABK	M	FI		RESIDUUM
48-60+	2Bt4	C 55	7.5YR 4/6	10YR 6/2	MOD	ABK	M	FI		RESIDUUM

Notes:

**Pit 2: Slope: 7% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-9	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
9-23	Bt1	SICL 32	5YR 4/6		MOD	SBK	F	FR		LOESS
23-41	2Bt2	C 45	2.5YR 4/6		MOD	ABK	F	FI		RESIDUUM
41-60+	2Bt3	C 50	2.5YR 4/6		MOD	ABK	M	FI		RESIDUUM

Notes:

**Pit 3: Slope: 7% Slope Type: Backslope Water Table: 36 in. Limiting Layer: -- LL Depth: -- in**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-9	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
9-23	Bt1	SICL 32	5YR 4/6		MOD	SBK	F	FR		LOESS
23-36	2Bt2	C 45	2.5YR 4/6		MOD	ABK	F	FI		RESIDUUM
36-48	2Bt3	C 50	7.5YR 4/6	10YR 6/2	MOD	ABK	M	FI		RESIDUUM
48-60+	2Bt4	C 55	7.5YR 4/6	10YR 6/2	MOD	ABK	M	FI		RESIDUUM

Notes:

**Pit 4: Slope: % Slope Type: Water Table: in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material

Notes:



## 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:** 05/28/2026 **Soil Test Login #:** 26-43

**Owner:** Loftus & Romeo Development LLC  
2392 N Luther Rd  
Georgetown, IN 47122

**Phone:**

**Site Address** Lot 4 Kepley Rd  
Georgetown, IN 47122

**Parcel ID#**

---

<b>Date of Soil Evaluation:</b>	05/27/2026	<b>Dose Tank Size:</b>	
<b>Soil Scientist:</b>	ARCHIE SAUERHEBER	<b>Dose Volume:</b>	
<b>Number of Bedrooms:</b>	4	<b>Total Absorption Area (sq.ft.)</b>	1500
<b>Daily Design Flow:</b>	600 GPD	<b>Total Linear Feet (3' wide)</b>	500
<b>Depth of Limiting Layer:</b>	>60"	<b>Trench Depth Min</b>	10"
<b>Soil Loading Rate:</b>	.30	<b>Trench Depth Max</b>	30"
<b>System Type:</b>	GRAVITY	<b>Subsurface Drain Required</b>	No
<b>Slope:</b>	7%	<b>Subsurface Drain Type</b>	
<b>Septic Tank Size:</b>	1250 gal	<b>Subsurface Drain Depth</b>	N/A
<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:	Gravity Subsurface SLS
Maximum Installation Depth (inches):	30
SLS Total Absorption Area:	1340
SLS Total Linear Feet:	280

**Notes:**

Install septic over soil pits 1-3 and install along contour. Soil absorption size based on the use of chambers. 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. Proof of parcel separation in form of a deed must be provided prior to permit issuance. 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. If any portion of the system is designed or installed outside of the property lines, an easement must be submitted to FCHD prior to permit issuance. 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.

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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.

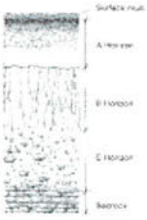
Onsite System Minimum Requirements Specifications

**Date:** 05/28/2026 **Soil Test Login #:** 26-43  
**Owner:** Loftus & Romeo Development LLC  
2392 N Luther Rd  
Georgetown, IN 47122  
**Phone:**  
**Site Address** Lot 4 Kepley Rd  
Georgetown, IN 47122  
**Parcel ID#**

---

**Reveiwed by:** \_\_\_\_\_ *dl* \_\_\_\_\_

**Date:** 05/28/2026



26-41

Archie Sauerheber, Consulting Soil Scientist, IRSS #805/2764

RECEIVED

2385 S Gethsemane Rd NW

Corydon, IN 47112

812-267-2749



This report is for informational purposes only. The appropriate government agency will determine the suitability, type, and size of a septic system installed at this site.

Date: May 27, 2026

Prepared For: Loftus and Romeo Development, LLC

Property Address: Kepley Road Georgetown, IN 47122

Client Mailing Address: 2393 N Luther Road Georgetown, IN 47122

Phone:

Email:

Current Land Use: Crop Field

Primary Pit 1 Latitude: 38.32726

Longitude: -85.97716

County: Floyd

Civil Township: Georgetown

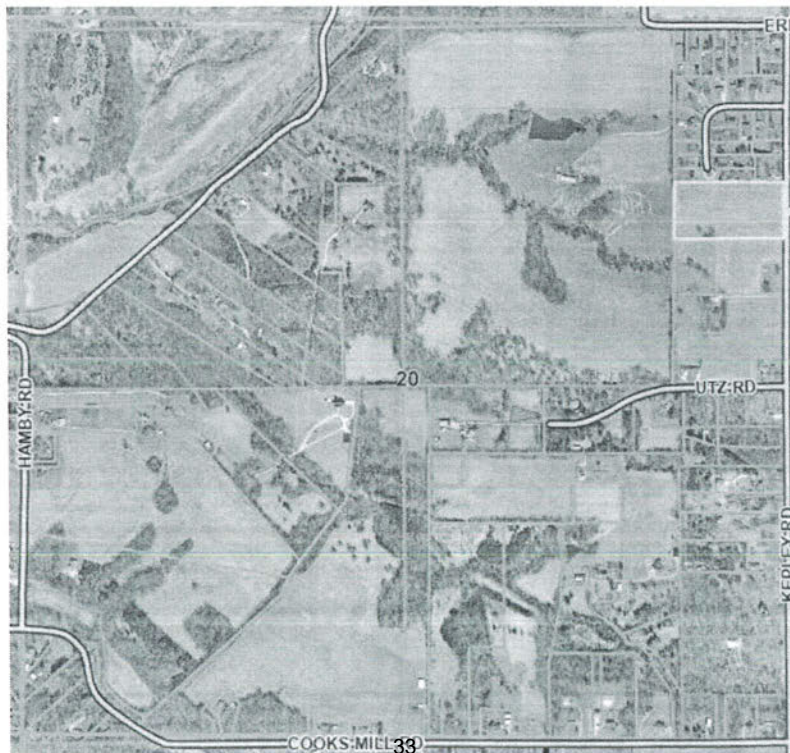
Legal Land Description: Se 1/4 20-2-5

Lot 2

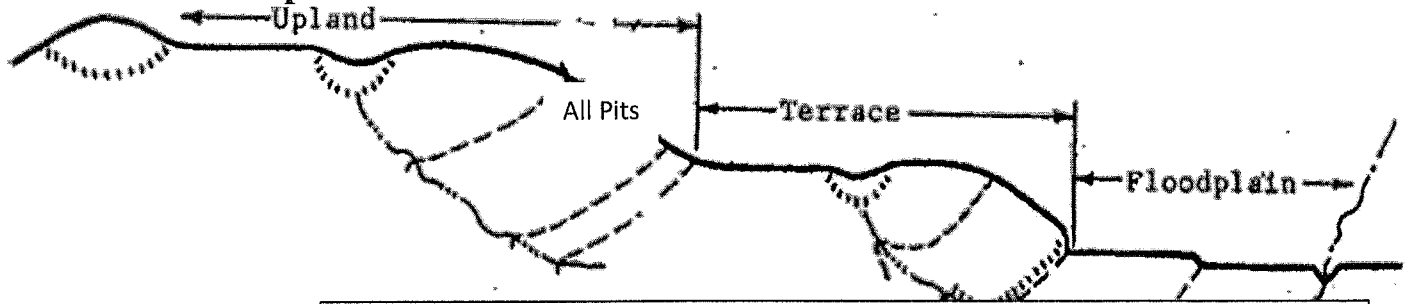
Parcel #: 22-02-02-000-006.002-002

General Comments: New Construction. 4 Bedroom Home. Basement with plumbing,

Mapped Soil Series: Crider



**General Landscape Position of Site:**



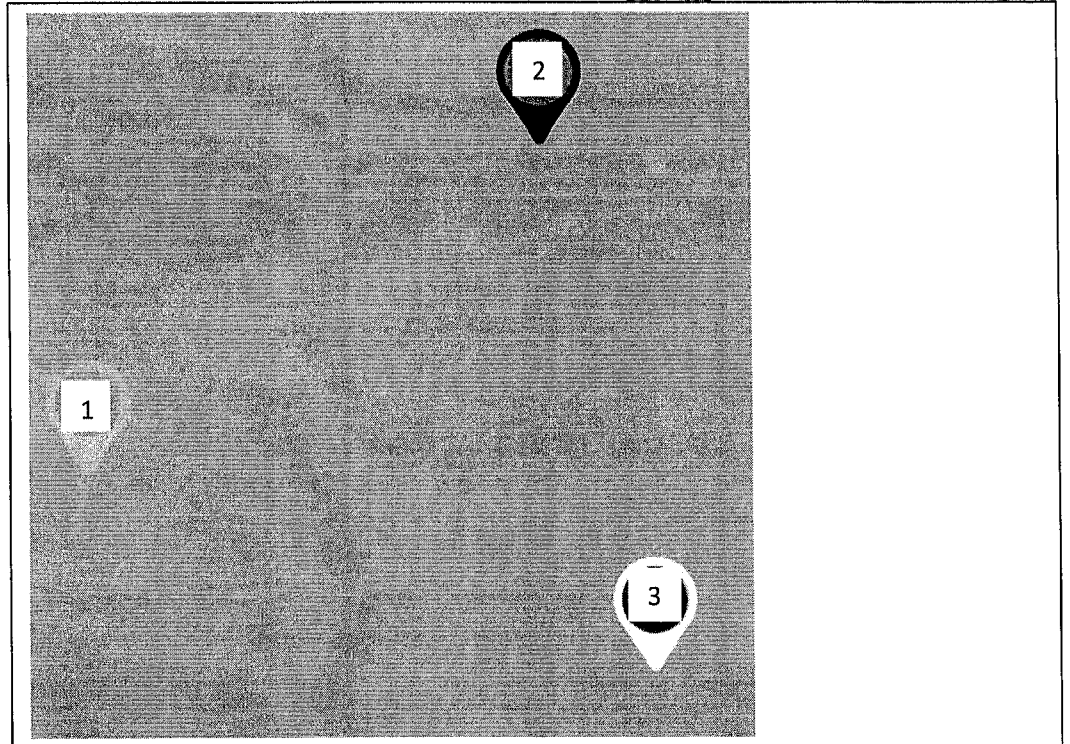
**Site Map:**

**Notes:**

Slope aspect is to the West.

1 to 2 is 63 ft.

1 to 3 is 100 ft.



## Detailed Soil Description

**Pit 1: Slope: 3% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-8	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
8-18	Bt1	SIL 18	10YR 4/4		MOD	SBK	F	FR		LOESS
18-30	Bt2	SIL 27	7.5YR 4/6		MOD	SBK	F	FR		LOESS
30-42	Bt3	SICL 32	5YR 4/6		STR	SBK	F	FR		LOESS
42-60+	Bt4	SICL 36	5YR 4/6		STR	ABK	M	FR		LOESS

Notes:

**Pit 2: Slope: 3% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-8	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
8-23	Bt1	SIL 18	10YR 4/4		MOD	SBK	F	FR		LOESS
23-29	Bt2	SIL 27	7.5YR 4/6		MOD	SBK	F	FR		LOESS
29-48	Bt3	SICL 32	5YR 4/6		STR	SBK	F	FR		LOESS
48-60+	2Bt4	C 45	2.5YR 5/6		STR	ABK	F	FI		RESIDUUM

Notes:

**Pit 3: Slope: 3% Slope Type: Backslope Water Table: -- in. Limiting Layer: -- LL Depth: -- in**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material
0-10	A	SIL 12	10YR 4/3		MOD	GR	F	FR		LOESS
10-20	Bt1	SIL 24	10YR 4/4		MOD	SBK	F	FR		LOESS
20-34	Bt2	SIL 27	2.5YR 4/6		MOD	SBK	F	FR		LOESS
34-48	Bt3	SICL 32	2.5YR 4/6		STR	SBK	F	FR		LOESS
48-60+	2Bt4	C 45	2.5YR 4/6		STR	ABK	F	FI		RESIDUUM

Notes:

**Pit 4: Slope: % Slope Type: Water Table: in. Limiting Layer: -- LL Depth: -- in.**

Depth (in)	Horizon	Texture %Clay	Matrix	Mottles	Grade	Shape	Size	Cons.	Coarse Frag%	Parent Material

Notes:



## Edwardsville Water Authority

545 Maplewood Blvd, Georgetown, Indiana 47122

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

EdwardsvilleWater.com

May 07, 2026

Subject: Letter of intent to provide water service for Loftus & Romeo Development

To whom it may concern:

Edwardsville Water Authority (EWA) has the capability and capacity to provide water service for up to 4 Lots. The proposed development is to be constructed and located on Kepley road and the end of Jefferson court in Georgetown Indiana on the 8-acre property belonging to Loftus & Romeo Development.

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

Sincerely,

Christopher Beck

Utility Manager



## FLOYD COUNTY FIRE TERRITORY

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

Date: May 13, 2026

To: Jeremy Loftus  
Loftus & Romeo Development

From: Isaac Williams, Major  
Floyd County Fire Territory

Re: Single Family Administrative Development

This letter is to serve as notification of the fire department's intent to service for the proposed single family administrative development between 3619 & 3787 Kepley Road, across from Lake Pointe Drive.

Edwardsville Water has indicated that there is a 6" inch water distribution line in the area and the project will require the placement of at least one fire hydrant within 400 feet of the structures located along the frontage of Kepley Road (Section 507.5.1, Indiana Fire Code).

Respectfully,

Isaac Williams, Fire Marshal  
Floyd County Fire Territory

# FLOYD COUNTY HEALTH DEPARTMENT

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1917 Bono Road  
New Albany, Indiana 47150-4607  
Website [www.floydcountyhealth.org](http://www.floydcountyhealth.org)

Telephone (812) 948-4726  
Fax (812) 948-2208

May 28, 2026

Floyd County Department of Building & Development Services  
Pine View Government Center  
2524 Corydon Pike Suite 202  
New Albany IN 47150

To Whom It May Concern:

Loftus & Romeo Development LLC is requesting approval to subdivide parcel #22-02-02-000-006.002-002, located on Kepley Rd in Georgetown, Indiana 47122, into four separate parcels. Soil testing has been completed, and an Onsite System Minimum Requirements Specification has been prepared for each of the proposed lots.

The Floyd County Health Department has no objections to the proposed subdivision of the parcel into four parcels. Should you have any questions or require additional information, please contact me at 812-948-4726 ext. 387.

Respectfully,



Anthony Lieber  
Environmental Supervisor



1165 Old Forest Rd.  
Corydon, IN 47112

812.738.4115

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

May 15, 2026

Loftus and Romeo Development LLC  
Jeremy Loftus  
2393 N Luther Rd  
Georgetown, IN 47122-9127

Dear Jeremy,

Regarding the property along Kepley Rd, Tract #1 of Love Farm containing 8.2 acres. 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)

## Intent to Serve

*Fiber Development Coordination Letter*

Date: 5/29/2026

**To:**

Company / Developer / Owner: Loftus & Romeo Development, LLC

Attention: Jeremy Loftus

Project Name: Administrative Subdivision

Project Address / Location: Kepley Rd & Jefferson Ct

City / County / State: Georgetown / Floyd / IN

**RE: Intent to Serve**

Dear Loftus & Romeo Development, LLC,

Mainstream Fiber Networks appreciates the opportunity to be included in the development project at the Administrative Subdivision on Kepley Rd & Jefferson Ct. Based on the preliminary information available regarding the proposed project, Mainstream Fiber Networks expresses its intent to provide fiber optic broadband services to the proposed development, subject to final engineering review, serviceability confirmation, applicable permitting, easement access, and standard commercial agreements.

We understand the importance of early utility coordination during development planning and construction. Mainstream Fiber Networks intends to coordinate directly with the property owner, developer, general contractor, and applicable utility representatives to identify opportunities for efficient infrastructure deployment through joint trenching, shared utility corridors, coordinated construction timing, and other 'dig once' strategies whenever feasible.

This coordination effort is intended to help minimize future ground disturbance, reduce restoration impacts to newly installed roads, landscaping, lawns, sidewalks, and common areas, and improve overall deployment efficiency for all parties involved.



Upon completion of the development and subject to final field verification and commercial service requirements, Mainstream Fiber Networks anticipates the ability to provide service to the proposed locations within the development area.

Should you have any questions or require additional information regarding preliminary service planning, utility coordination, or development support, please feel free to contact our team directly.

Respectfully,



Jeff Marston

CEO

Mainstream Fiber Networks

Please note that this letter is a preliminary statement of intent and service coordination. This document does not constitute a binding construction agreement, guarantee of service availability, commitment to construct infrastructure beyond commercially reasonable conditions, or reservation of utility capacity. Final deployment plans, routing, timelines, and serviceability remain subject to engineering review, permitting, right-of-way access, easement availability, regulatory approvals, and final commercial agreement between the parties.





May 19, 2026

**RE: Service Availability, 8-acre parcel between 3619 and 3787 Kepley Rd Georgetown, IN 47122**

Thank you for your request regarding service availability for the proposed development located on an 8-acre parcel between 3619 and 3787 Kepley Rd in Georgetown, IN 47122. 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, appearing to read "Amy Williams", written over a light gray signature line.

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