

MINUTES

POSEY COUNTY AREA PLAN COMMISSION REGULAR MEETING

**THE HOVEY HOUSE
330 WALNUT STREET
MT. VERNON, IN 47620**

**FEBRUARY 8, 2024
6:00 P.M.**

MEMBERS PRESENT: Mr. Mark Seib - President, Mr. Joe Marvel -Vice President, Dr. Keith Spurgeon, Mr. Justin Rutledge, Mr. Greg Newman, Mr. Andy Hoehn, Mr. Aaron Wilson, Mr. Randy Owens, Mrs. Stefani Miller, Mrs. Amy Rhodes (non-voting) Mr. Adam Farrar- Attorney, Mr. David Ripple, Interim Executive Director, Mrs. Taylor Elmendorf - Administrative Assistant, Mrs. Savannah Axley - Clerical Assistant

MEMBERS ABSENT: None

APPROVAL OF MINUTES: Joe Marvel made a motion in the affirmative to approve the minutes of the last regular meeting as emailed. Motion seconded by Andy Hoehn. Motion carried.

APPROVE FINDINGS OF FACT – NEW LIFE SITE DEVELOPMENT PLAN:

APPLICANT: Dempson Haney, Hafer Design

OWNER: Posey County Humane Society, Inc.

PREMISES: Beginning at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 3, Township 7 South, Range 13 West, containing 1.535 acres, more or less. More commonly known as 6500 N Leonard Rd, Mt. Vernon, IN 47620 (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:

Approval of Site Development Plans in an M-1 Zoning District under The Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

Joe Marvel made a motion to approve the Finding of Facts. Seconded by Stefani Miller. Roll Call Vote (9-0) Yes. Motion passed.

Joe Marvel made a motion to approve the Finding of Facts with amendment of #14. Seconded by Aaron Wilson. Roll Call Vote (9-0) Yes. Motion passed.

DEVELOPMENT PLAN APPLICATION SECS TIER 2 – FINAL APPROVAL

DOCKET NO: 2023-01-SECS-2-APC

APPLICANT: Lauren Melchior / Salas O'Brien

OWNER: Astrazeneca Pharmaceuticals, LP

PREMISES: Parts of the Northeast Quarter of the Southwest Quarter and Southeast Quarter of the Southwest Quarter of Section 2, Township 7 South, Range 13 West and part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 7 South, Range 13 West. Lying in Black Township, Posey County Indiana. Containing 26.70 more or less. More commonly known as 4601 Hwy 62 E, Mt. Vernon, IN 47620 (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:

The applicant requests Final Development Plan Approval to develop a Solar Energy Conversion System (SECS) – Tier 2.

Mr. Seib confirmed with Mr. Ripple that the applicant met all the requirements for the notification per the statute.

Mr. Seib confirmed no board member had any conflicts of interest.

Jessica Zirklebach - 4601 Hwy 62 E, Mt. Vernon, IN here to speak on behalf of the application.

No comments from the public

Mr. Seib confirmed with Dave Ripple there were no emails, phone calls, or letters.

Mr. Seib opened the floor to the committee for discussion or action.

Aaron Wilson made motion for Final Development Plan Approval of 2023-1-SECS-2-APC. Seconded by Andy Hoehn. Roll Call (9-0) Yes. Motion Passed.

Joe Marvel made a motion for overall approval of docket number 2023-1-SECS-2-APC seconded by Keith Spurgeon.

The Area Plan Commission unanimously agreed to adjust the agenda and hear docket number 24-02-RE-APC before 24-01-RE-APC.

REZONING:

DOCKET NO: 24-02-RE-APC

APPLICANT: Bradley J. Unfried

OWNER: Bradley J. Unfried

PREMISES: Part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 5 South, Range 12 West of the Principal Meridian, lying in

Robinson Township, Posey County, Indiana. More commonly known as 2620 Juanita Ave., Wadesville, IN 47638. Containing 1.1020 acres more or less (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Petition to rezone property from B-1A (Commercial Shopping) Zoning District to B-3 (Commercial High Intensity) Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

Mr. Seib confirmed with Mr. Ripple that the applicant met all the requirements for the notification per the statute.

Mr. Seib confirmed no board member had any conflicts of interest. Aaron Wilson abstained due to conflict of interest.

Bradley Unfried - 1870 Stierley Rd., Wadesville, IN 47638 here to speak on behalf of the application.

Public Comments:

John Alexander - 10925 Parker Court, Evansville, IN 47712 questioned if there would be food and drinks.

Myra Exline - 8428 Rose Lane, Wadesville, IN 47638 concerned about parking and road maintenance.

Mr. Seib confirmed with Dave Ripple there were no emails, phone calls, or letters.

Mr. Seib opened the floor to the committee for discussion or action.

Andy Hoehn made a motion to approve docket 24-02-RE-APC, motion was seconded by Joe Marvel. Roll Call Vote (8-0) Yes. Motion carried.

Joe Marvel made a motion to approve the Findings of Fact, motion was seconded by Stefani Miller. Roll Call Vote (8-0) Yes. Motion carried.

This is a recommendation to the County Commissioners; their next meeting is February 21st at 9:00 AM in this room, anyone can come and voice their concern. The applicant needs to be present at this meeting.

Andy Hoehn made a motion to hear the complaint for 1100 Tanglewood Drive complaint and table the other complaints until the March 14, 2024 meeting, motion seconded by Aaron Wilson. Motion carried.

COMPLAINTS – TABLED:

319 W. 8th Street, Mt. Vernon (Stillwagoner)-Tabled

6201 Cheshire Drive, Mt. Vernon (Utley)-Tabled

1100 Tanglewood Drive, Mt. Vernon (Harris)

Nancy and Ted Denning - 1100 Tanglewood Drive, Mt. Vernon, IN 47620 here to speak on behalf of the complaint.

Joe Marval made a motion to resolve the complaint on the condition that the dumpster is removed, seconded by Aaron Wilson. Roll Call Vote (9-0) Yes. Motion carried.

COMPLAINTS – NEW

3229 Fern Wood Drive, Mt. Vernon (Albin)-Tabled

REZONING:

DOCKET NO: 24-01-RE-APC
APPLICANT: Justin Collins
OWNER: Steven W. Collins Trustee & Steven W. Collins Rev Trust
PREMISES: Part of Section 26 and 35, both in Township 5 South, Range 12 West, lying in Robinson Township, Posey County, Indiana. More commonly known as Downen Rd / Hwy 66, Wadesville, IN 47638. Containing 47.42 acres more or less (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Petition to rezone property from A (Agricultural) Zoning District to R-1 (Residential) 26.42 acres and B-2 (Commercial General) 21.00 acres Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

Mr. Seib confirmed with Mr. Ripple that the applicant met all the requirements for notification per the statute.

Mr. Seib confirmed no board member had any conflicts of interest. Aaron Wilson abstained due to conflict of interest.

Justin Collins - 121 S. Cale St., Poseyville, IN 47633 here to speak on behalf of the application.

Public Comments:

Multiple members of the public voiced their concerns regarding the rezoning.

Keith Spurgeon made a motion to close the public hearing. Seconded by Joe Marvel. Roll Call (8-0) Yes. Motion passed.

Dave Ripple stated there were multiple emails and phone calls received.

Mr. Seib opened the floor to the committee for discussion or action.

Andy Hoehn made a motion to approve docket 24-01-RE-APC, motion was seconded by Justin Rutledge. Roll Call Vote (8-0) Yes. Motion carried.

Joe Marvel made a motion to approve the Findings of Fact, motion was seconded by Greg Newman. Roll Call Vote (8-0) Yes. Motion carried.

This is a recommendation to the County Commissioners; their next meeting is February 21st at 9:00 AM in this room, anyone can come and voice their concern. The applicant needs to be present at this meeting.

DIRECTOR'S REPORT

None

OTHER BUSINESS

None

APPROVAL OF PAYROLL AND BILLS

Joe Marvel made a motion to approve payroll and bills, motion was seconded by Stefani Miller. Motion carried.

REPORT OF COLLECTIONS

Joe Marvel made a motion to approve payroll and bills, motion was seconded by Aaron Wilson. Motion carried.

CITIZEN CONCERNS

None

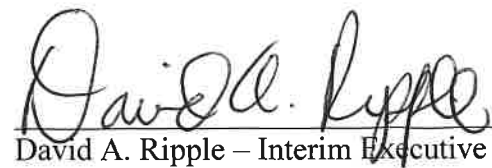
ADJOURNMENT

Joe Marvel made a motion to adjourn at 9:08 PM, seconded by Justin Rutledge.



Mr. Mark Seib – President

Joe Marvel Vice President



David A. Ripple – Interim Executive Director

FINDINGS OF FACT
Dempson Haney, AIA, Hafer
NewLife Rescue and Adoption
New Building

COPY

Joe Marvel make a motion in the findings of fact be made as follows:

1. Development is compatible with surrounding land use. Zoning of this property is M-1. Surrounding property is zoned M-2, M-1, CG, and CH. Surrounding land use is commercial.
2. Water, sewer, and other utilities are available. New utility connections are being added for the new building, but will not involve pavement cuts on Old State Road 62.
3. The existing parking lot is a non-conforming gravel lot without curbs to define entrances and exits, and parked vehicles backout onto Leonard Road and Old State Road. Except for the addition of a concrete pad for the "handicapped parking space", there will be no alteration or expansion to the nonconforming parking area.
4. The plan meets the setback requirements for the M-1 Zoning District (25 ft. for the front and street side yard, 10 feet for the side yard and 20 feet for the rear yard).
5. The building coverage at 17.5 percent meets the requirements for the M-1 Zoning District (not to exceed 65 percent).
6. The plan meets the minimum building separation requirement of 10 feet as the new building is 75 feet from the existing building.
7. The plan ensures parking vehicles and pedestrian flow to and between the buildings do not cross one another.
8. The plan meets the total and handicapped parking space requirements.
9. An existing 6-foot chain-link fence on the east and south property line will be maintained, and no special screening or landscaping is required because the abutting uses are zoned M-1 Industrial.
10. The existing building of 2,066 square feet on the west edge of the parcel and the outdoor kennels on the south edge of the property will be retained. The new building is 4,613 square feet with a 77 square-foot porch. The new building style and material will be compatible with the existing building on the site and abutting industrial and commercial properties.
11. No new signage is proposed at this time for the property, but signage will be subject to site plan review and a location improvement permit in the future.
12. Being a nonresidential project, no recreational space is required.
13. No outdoor lighting is proposed for the project at this time, but lighting will be subject to site plan review and a location improvement permit in the future.
14. **Complied with our floodplain ordinance so that** the development is in conformance with the Zoning Ordinance for the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County and with the Posey County Comprehensive Plan.

Motion seconded by: Aaron Wilson

Adopted by Posey County Area Plan Commission


Vice-President, Posey County Area Plan Commission

3/14/2024
Date



COPY

MOTION MADE BY: Aaron FOR APPROVAL

SECOND MADE BY: Andy FOR APPROVAL

Justin Rutledge ☒ Yes () No

Aaron Wilson ☒ Yes () No

Andy Hoehn ☒ Yes () No

Joe Marvel ☒ Yes () No

Stefani Miller ☒ Yes () No

Greg Newman ☒ Yes () No

Randy Owens ☒ Yes () No

Mark Seib ☒ Yes () No

Keith Spurgeon ☒ Yes () No

APPROVED: ☒ Yes () No

If approved, are there any reasonable restrictions or provisions to be included in the plan in addition to those outlined above?

MOTION MADE BY: _____ FOR DISAPPROVAL

SECOND MADE BY: _____ FOR DISAPPROVAL

Justin Rutledge () Yes () No

Aaron Wilson () Yes () No

Andy Hoehn () Yes () No

Joe Marvel () Yes () No

Stefani Miller () Yes () No

Greg Newman () Yes () No

Randy Owens () Yes () No

Mark Seib () Yes () No

Keith Spurgeon () Yes () No

DISAPPROVED: () Yes () No



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PROPOSED FINDINGS OF FACT
ON DOCKET NO: 24-02-RE-APC
PETITION TO REZONE: Bradley J. Unfried
OWNER: Bradley J. Unfried

1. Current conditions and the character of the current structures and uses in each district.

The Commission finds that the proposal **WILL/WILL NOT** have an adverse impact on the current conditions in the area.

2. Responsible development and growth.

The Commission finds that the proposal **WOULD/WOULD NOT** be consistent with development and growth.

3. Comprehensive Plan.

The Commission finds that the proposal **WOULD/WOULD NOT** address the goals of the Comprehensive Plan.

4. The conservation of property values throughout the jurisdiction.

The Commission finds that the proposal **WILL/WILL NOT** have effect on property values in the jurisdiction.

5. The most desirable use for which the land in each district is adapted.

The Commission finds the proposal **DOES/DOES NOT** represent the most desirable use for which land is adapted.

Motion made to adopt the foregoing findings of fact by:

Motion seconded by:

Joe
Stephanie

Adopted by Posey County Area Plan Commission

President: _____

Date: _____

January 10, 2024



Staff Comments: The property being petitioned to be rezoned from B-1A(Commercial Shopping) to B- (Commercial High Intensity) containing 1.1020 acres more or less. The property is Located 2620 Juanita Ave., Wadesville, IN 47638. Property abutting this site is owned by the following:

1. **William H. Bender, P.O. Box 430, Poseyville, IN 7633**
2. **Jeremy Rager, 8350 Old Blairsville Rd., Wadesville, IN 47638**
3. **Dustin Straw, 10000 Ramsey Rd., Poseyville, IN 47633**
4. **Darrell E. & Tonya D. Paddock, 5301 Metz Rd., Wadesville, IN 47638**
5. **Bridget Katherine & Charles Anderson, 8418 Rose Ln., Wadesville, IN 47638**
6. **Gerald L. Jones 8391 Albert Dr., Wadesville, IN 47638**
7. **State of Indiana, 150 W. Market St., Indianapolis, IN 46205-2806**
8. **State of Indiana, 3650 S. US Highway 41, Vincennes, IN 47591-9443**

Abutting properties are zoned R-1 (Residential). This property is currently Commercial Shopping (Carpet Store). The owners are proposing to rezone the property to B-3 (Commercial High Intensity). The uses adjacent to the proposed rezoning are as follows: M-1(Manufacturing Light), B-3(Commercial High Intensity), and R-3 (Residential Multiple Family).

8-10-1 a abtain

- ☒ Favorable recommendation by the APC
☐ Unfavorable recommendation by the APC
☐ No recommendation by the APC

PROPOSED FINDINGS OF FACT
ON DOCKET NO: 24-01-RE-APC
PETITION TO REZONE: Justin Collins
OWNER: Steven W. Collins Trustee & Steven W. Collins Rev Trust

 **COPY**

1. Current conditions and the character of the current structures and uses in each district.

The Commission finds that the proposal **WILL/WILL NOT** have an adverse impact on the current conditions in the area.

2. Responsible development and growth.

The Commission finds that the proposal **WOULD/ WOULD NOT** be consistent with development and growth.

3. Comprehensive Plan.

The Commission finds that the proposal **WOULD/ WOULD NOT** address the goals of the Comprehensive Plan.

4. The conservation of property values throughout the jurisdiction.

The Commission finds that the proposal **WILL/ WILL NOT** have effect on property values in the jurisdiction.

5. The most desirable use for which the land in each district is adapted.

The Commission finds the proposal **DOES/DOES NOT** represent the most desirable use for which land is adapted.

Motion made to adopt the foregoing findings of fact by:

Motion seconded by:

Joe
Greg

Adopted by Posey County Area Plan Commission

President: _____

Date: _____

January 10, 2024

Staff Comments: The property being petitioned to be rezoned from A (Agricultural) to R-1 (Residential) 26.42 & B-2 (Commercial General) 21.00 totaling 47.42 acres more or less. The property is located at Downen Rd / Hwy 66, Wadesville, IN 47638. Property abutting this site is owned by the following:

1. Jerry H. Neuffer II, 10435 Downen Rd., Wadesville, IN 47638
2. Jerry H. & Sondra A. Neuffer, 10511 Downen Rd., Wadesville, IN 47638
3. Rhyan A. Brockey, 10521 Downen Rd., Wadesville, IN 47638
4. Rusty A. Pickens, 10551 Downen Rd., Wadesville, IN 47638
5. Evan Gaultney, 10601 Downen Rd., Wadesville, IN 47638
6. Paul R. & Cathy A. Espenlaub, 10437 Downen Rd., Wadesville, IN 47638
7. Cole Allen Jarvis, 10617 Downen Rd., Wadesville, IN 47638
8. Devin N. Kempf, 2313 Margybeth Ave., Evansville, IN 47714
9. James N. Butler III, 10709 Downen Rd., Wadesville, IN 47638
10. James A. & Jody L. Danhauer 10725 Downen Rd., Wadesville, IN 47638
11. Chad L. & Lori B. Wilson, 10825 Highway 66, Wadesville, IN 47638
12. Donald W. Montgomery Etal, 10607 Downen Rd., Wadesville, IN 47638
13. Stanley S Emge, 10809 Highway 66, Wadesville, IN 47638
14. V&W Enterprises, LP, 4678 County Road 811, Bushnell, FL 33513
15. State of Indiana, 100 North Senate Ave. N758-RE, Indianapolis, IN 46204
16. Armand C. Jr. & Peggy Motz, 6301 St. Wendel-Cynthiana Rd., Poseyville, IN 47633
17. Harold M. Jr. & Deborah Golday, 10700 Highway 66, Wadesville, IN 47638
18. Mark L. & Vivian Gates, 10600 Highway 66, Wadesville, IN 47638
19. Samatha M. Stiff, 10556 Highway 66, Wadesville, IN 47638
20. Eugene L. & Patricia D. Higginson, 2554 Woods Dr., Wadesville, IN 47638
21. James E. & Vera D. Riddle, 820 Cullasaja Club Dr., Highlands, NC 28741
22. Myron D. & Marcia A. Razor, 10441 Highway 66 Wadesville, IN 47638-9728

Abutting properties are zoned A (Agricultural), R-3 (Residential Multi) R-1 (Residential), B-1 (Neighborhood Commercial, . This property is currently vacant. The owners are proposing to rezone the property to R-1 (Residential) & B-2 (Commercial General). The uses adjacent to the proposed rezoning are as follows: Agricultural and Residential.

☐ Favorable recommendation by the APC
☐ Unfavorable recommendation by the APC
☐ No recommendation by the APC

 COPY

Boundary Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 51°43'36" W	12.00'
L2	S 09°04'48" W	51.66'
L3	S 49°35'00" E	61.35'
L4	N 88°59'18" W	478.40'

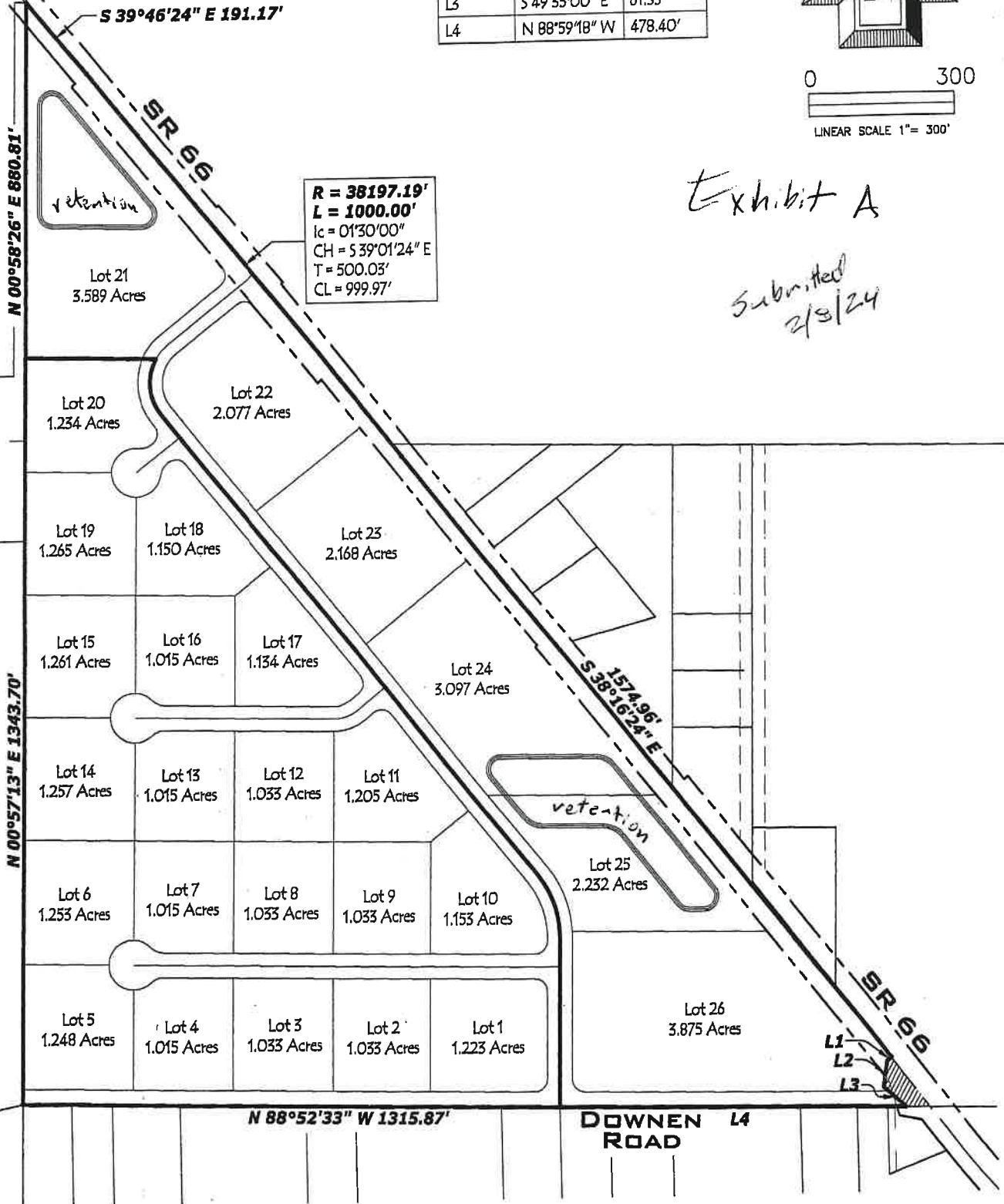


0 300
LINEAR SCALE 1" = 300'

Exhibit A

Submitted 2/9/24

R = 38197.19'
L = 1000.00'
Ic = 01°30'00"
CH = S 39°01'24" E
T = 500.03'
CL = 999.97'



**CASH WAGGNER
& ASSOCIATES, PC**

CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401-5551
FAX: 812.401-5553

PROJECT NO.: 5707
DRAWN BY: BUEDEL
FILENAME: 5707 REZONING
SCALE: 1" = 300'
DATE: 1/8/2024

PROJECT: STEVEN W. COLLINS, TRUST
LOCATION: HIGHWAY 66
WADESVILLE, IN 47638
SHEET TITLE: PROPOSED DEVELOPMENT
PART OF SECTION 26 AND 35
BOTH IN T 5 S, R 12 W
POSEY COUNTY, INDIANA



COPY



Submitted
2/18/24

Exhibit B
3 pictures

 COPY



**F.C. Tucker
Commercial**

AVAILABLE

812-473-6677

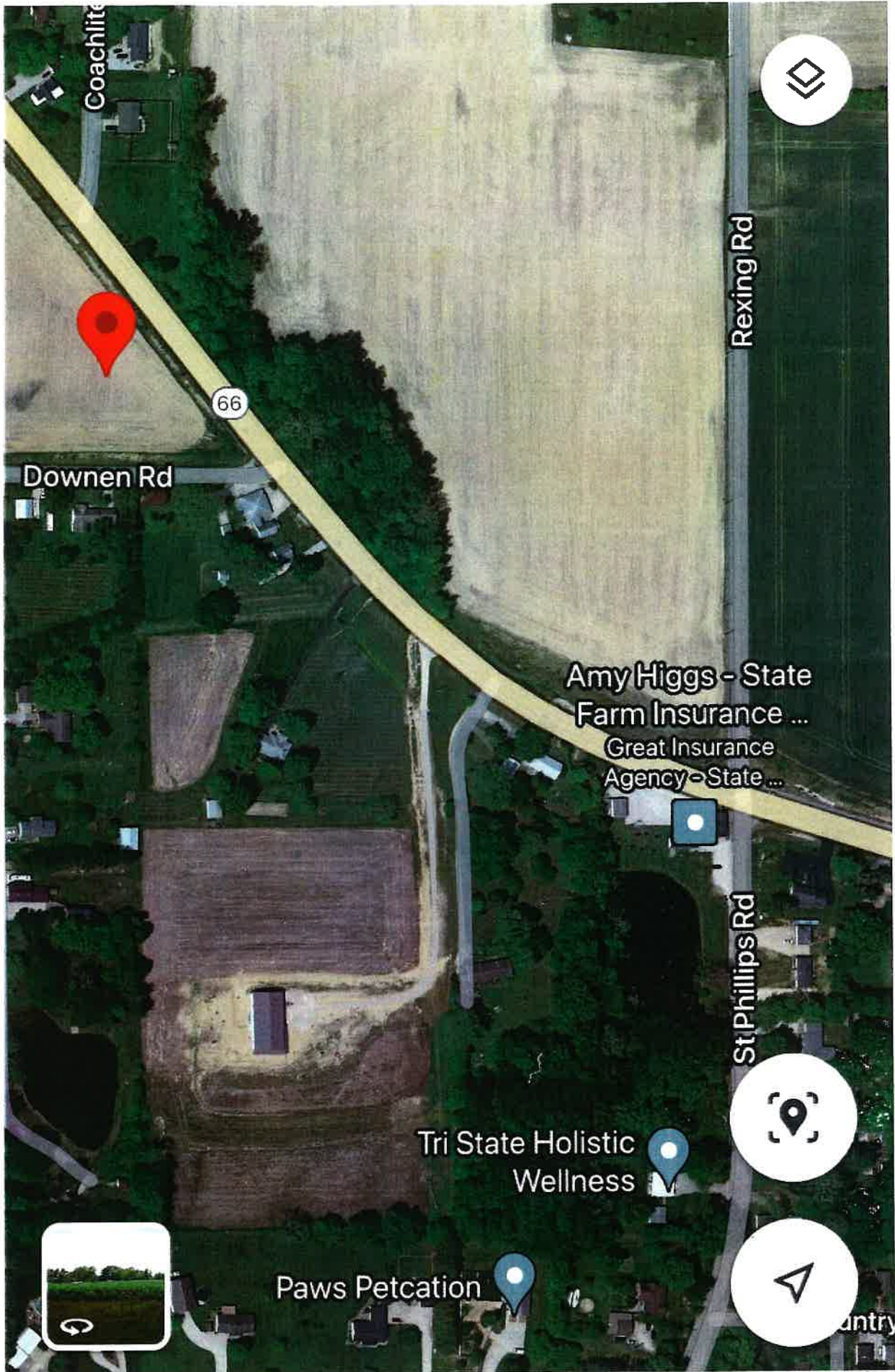
FCTuckerCommercial.com

KYLE BERNHARDT

812-455-7577

DOWNEN RD





COPY





COPY

Boundary Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 51°43'36" W	12.00'
L2	S 07°04'48" W	51.66'
L3	S 49°33'00" E	61.35'
L4	N 88°39'18" W	478.40'



0 300
LINEAR SCALE 1" = 300'

Exhibit C

$R = 38197.19'$
 $L = 1900.00'$
 $IC = 01'30.00"$
 $CH = S 39°01'24" E$
 $T = 500.03'$
 $CL = 999.97'$

S 39°46'24" E 191.17'

BR 66

1-Acre

Lot 21
3.589 Acres

Lot 20
1.234 Acres

Lot 22
2.077 Acres

Lot 19
1.265 Acres

Lot 18
1.158 Acres

Lot 23
2.168 Acres

Lot 15
1.261 Acres

Lot 16
1.015 Acres

Lot 17
1.134 Acres

Lot 24
3.097 Acres

Lot 14
1.257 Acres

Lot 13
1.015 Acres

Lot 12
1.033 Acres

Lot 11
1.205 Acres

Lot 6
1.253 Acres

Lot 7
1.015 Acres

Lot 8
1.033 Acres

Lot 9
1.033 Acres

Lot 10
1.153 Acres

Lot 5
1.248 Acres

Lot 4
1.015 Acres

Lot 3
1.033 Acres

Lot 2
1.033 Acres

Lot 1
1.223 Acres

S 39°46'24" E
191.17'

1-Acre

Lot 25
2.232 Acres

Lot 26
3.875 Acres

BR 66

N 88°52'33" W 1315.87'

DOWNEN ROAD



CASH WAGGNER
& ASSOCIATES, PC

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561
CASHWAGGNER.COM

PROJECT NO.: 5707
DRAWN BY: BUEDEL
FILENAME: 5707
REZONING
SCALE: 1" = 300'
DATE: 1/8/2024

PROJECT: STEVEN W. COLLINS, TRUST
LOCATION: HIGHWAY 66
WADESVILLE, IN 47638
SHEET TITLE: PROPOSED DEVELOPMENT
PART OF SECTION 26 AND 35
BOTH IN T 5 S, R 12 W
POSEY COUNTY, INDIANA



COPY

Boundary Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 51° 43' 56" W	12.005'
L2	S 09° 04' 48" W	51.86'
L3	S 49° 35' 00" E	61.35'
L4	N 88° 59' 18" W	478.40'



300'
LINEAR SCALE 1" = 300'

S 39° 46' 24" E 191.17'

N 00° 58' 26" E 860.81'

1 Acre
Detention Basin

Undeveloped Watershed = 21.07 Acres
Developed Q(50) to release at a rate less than the undeveloped Q(10)

R = 38197.19'
L = 1000.00'
Ac = 01° 50' 00"
CH = S 39° 01' 24" E
T = 500.03'
CL = 999.97'

Lot 20
1.234 Acres

Lot 22
2.077 Acres

Proposed Drainage Swale to Detention Basin

Lot 19
1.265 Acres

Lot 18
1.159 Acres

Lot 25
2.168 Acres

Proposed Drainage Swale to Detention Basin

Lot 15
1.281 Acres

Lot 16
1.015 Acres

Lot 17
1.134 Acres

Lot 24
3.097 Acres

Undeveloped Watershed = 32.31 Acres
Developed Q(50) to release at a rate less than the undeveloped Q(10)

Lot 14
1.257 Acres

Lot 13
1.015 Acres

Lot 12
1.033 Acres

Lot 11
1.205 Acres

Detention Basin
1.1 Acre

Lot 6
1.235 Acres

Lot 7
1.015 Acres

Lot 8
1.033 Acres

Lot 9
1.033 Acres

Lot 10
1.153 Acres

Lot 25
2.232 Acres

Undeveloped Watershed = 8.03 Acres
Developed release rate not to exceed the undeveloped release rate

Proposed Drainage Swale to Roadside Ditch

Lot 4
1.235 Acres

Lot 3
1.033 Acres

Lot 2
1.033 Acres

Lot 1
1.033 Acres

Lot 26
3.875 Acres

N 88° 52' 33" W 1315.87'

Existing Downen Road Width is Approx. 18'

DOWNEN ROAD

SR 66
L1
L2



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ECOLOGICAL • ENVIRONMENTAL

414 CITADEL CIRCLE SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561
CASHWAGGNER.COM

PROJECT NO.: 5707
DRAWN BY: BUEDEL
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SCALE: 1" = 300'
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PROJECT: STEVEN W. COLLINS, TRUST
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WADESVILLE, IN 47638
SHEET TITLE: PROPOSED DEVELOPMENT
PART OF SECTION 26 AND 35
BOTH IN T 5 S, R 12 W
POSEY COUNTY, INDIANA