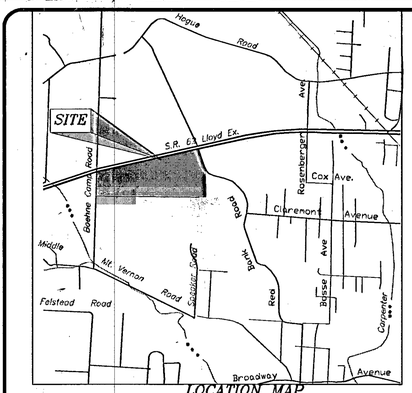
EAGLE PLAZA SUBDIVISION

P-171

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER
1998R00031454
09-18-1998 1:16 PM
RECORDING FEES: 18.00
PAGES: 1

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
SEP 18 1998
Suzanne M. Cornell
AUDITOR
6614

Scale 1"=100'
100 50 0 100 200



LOCATION MAP
Perry Township, Vanderburgh Co.
NE 1/4 Section 28 - 6 - 11

GENERAL NOTES:

1.) ZONING: The Subject property is zoned C-4 & R-4; abutting property is zoned as noted hereon.

2.) UTILITIES: Sanitory sewer will be extended North. Water is ovailable along Red Bank Road & Boehne Camp Road and will be extended through the site.

3.) FLOOD HAZARD STATEMENT: A portion of the subject property along the ravine that runs through said property falls within Zone A as plotted by scale from Flood Insurance Rate Map Community Panel Number 180256 0100 B with an effective date of March 19, 1982.

4.) MINIMUM FIRST FLOOR ELEVATIONS: Within the scaled and plotted Flood Zone A, the Vanderburgh County Building Commissioner will establish Flood Protection Grades FPG below which no final floor of any proposed structures shall be constructed.

5.) BASEMENTS: Any basements must be approved by the Vanderburgh County Building Commissioner.

6.) TEMPORARY EROSION CONTROL: (during construction)
- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.E., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and seeding.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

7.) SITE TOPOGRAPHY: The site drains predominantly toward the south central portion of the Site and into a ditch that varies south to north and from across S.R. 62 at 2 locations.

8.) EROSION CONTROL FOR DITCHES
Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.
Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

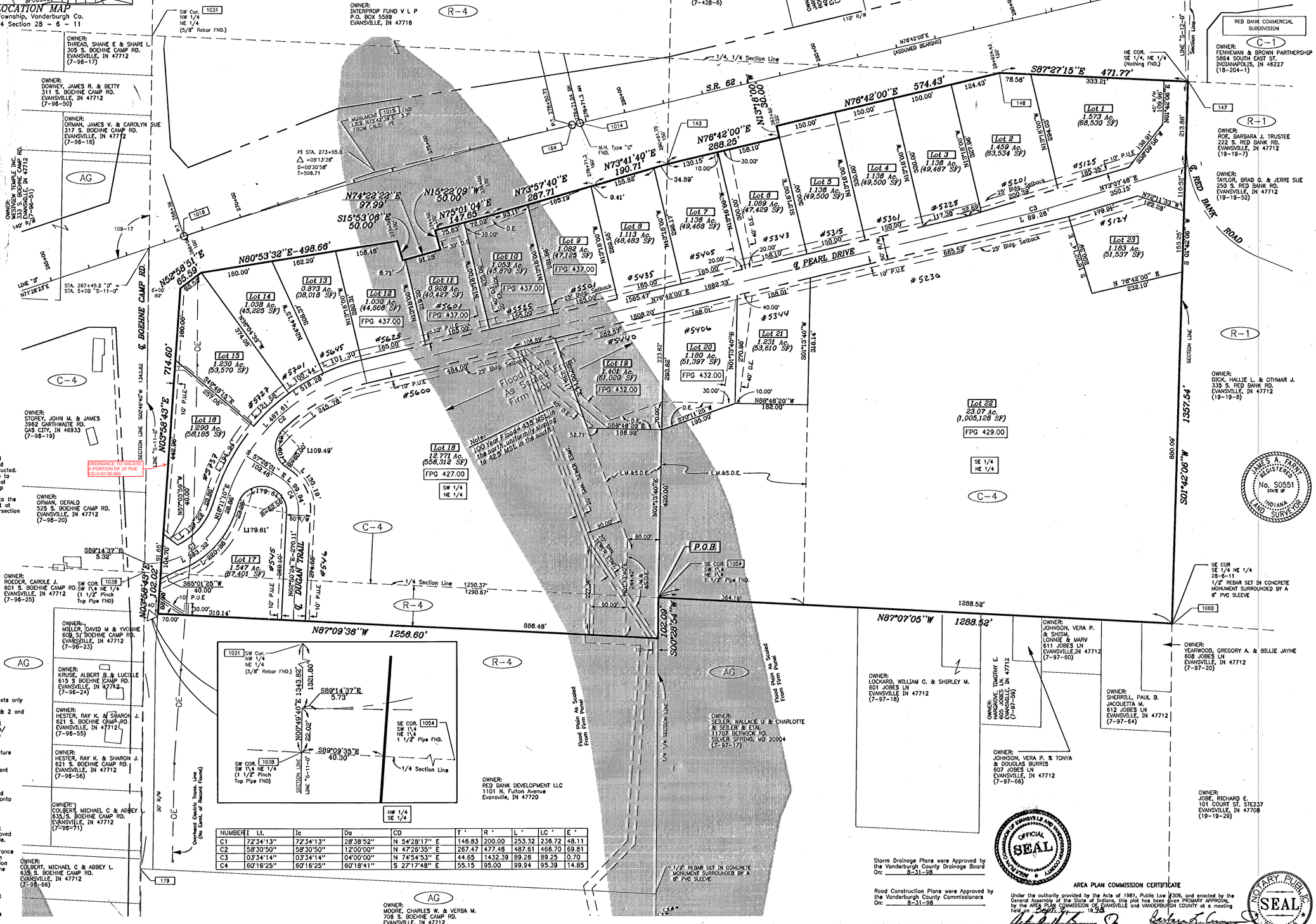
9.) PUBLIC IMPROVEMENTS
a) Public road improvements outlined in a traffic impact study prepared for this subdivision will be constructed.
b) Public improvements will be made to Boehne Camp Road. An additional southbound lane on Boehne Camp Road from the Lloyd Expressway Boehne Camp Road intersection to the proposed access drive for the lot at the southwest corner of the intersection to be constructed.

9.) PUBLIC UTILITY AND DRAINAGE EASEMENTS: Above ground parts of public utilities are not to be located within the bonds of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales. Individual lot owner shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.

10.) ROAD GRADES: No road grades will exceed 10%.

11.) ACCESS: That portion of the site that lies adjacent to S.R. 62 is a Limited Access Control Facility & therefore no access will be allowed on S.R. 62. Access to the subdivision will be via Red Bank Road to the east & Boehne Camp Road to the west. A frontage road will be run east/west through the site connecting Red Bank Road to Boehne Camp Road.
a) All lots shall access interior streets only and shall be interconnected.
b) Interconnection between Lots 1 & 2 and Lots 22&23 shall be required.
c) Owner/Developer of Lot 22 must provide an easement for ingress/egress across said Lot 22 from Pearl Drive to the eastern line of subject lot at some point south of Lot 23 to allow for future connection to Red Bank Road across the adjoining property. The final location of the easement must be perpetuated prior to issuance of a building permit for said Lot 22.
d) Lots 15 & 16 shall be developed with only one shared curb cut onto Pearl Drive.
e) Lot 17 shall be developed with access to Dugan Trail only.
f) Lots 1 & 23 shall be developed with their drives located nearest their west lot lines, as far removed from Red Bank Road as possible.
g) Lots 2 & 22 shall provide a minimum 50' property line clearance from their east property lines in order to provide proper separation between the subject drives & the drives on the adjoining lots to the east.

12.) MONUMENTATION: Monuments have been set at all boundary & lot corners, where noted. Existing reference monuments are at other corners as noted. Monuments set as a part of this plat are: 3/4" x30" Rebars w/ Cap stamped "BLA FIRM 0030", except where noted otherwise.


C-4
R-4
AG
R-1
C-1
S.R. 62
N76°42'00"E (ASSUMED BEARING)
1/4, 1/4 Section Line
S87°27'15"E 471.77'
333.21'
N3°18'00"W 714.60'
N76°42'00"E 574.43'
N76°42'00"E 288.25'
N73°41'40"E 190.71'
N73°57'40"E 267.71'
N74°22'22"E 97.99'
N15°23'09"W 50.00'
N75°01'04"E 147.65'
S15°53'08"E 50.00'
N80°53'32"E-498.66'
N52°56'51"E 65.59'
N03°58'43"E 714.60'
S87°42'06"W 1357.54'
S01°42'06"W 890.09'
N87°09'36"W 1258.60'
N87°07'05"W 1288.52'
S00°58'24"W 660.20'
S89°14'37"W 1343.82'
N00°49'40"E 1321.80'
S89°14'37"E 5.73'
S00°49'40"E 1343.82'
S89°09'35"E 40.30'
N76°42'00"E 232.10'
N 76°42'00" E 182.00'
S88°46'20"E 186.92'
S70°11'25"W 195.00'
N88°46'20"W 182.00'
S89°14'37"W 5.32'
S65°01'25"W 40.00'
N03°56'46"E 702.02'
N00°50'24"E 270.11'
S 01°42'06" W 153.26'
N 01°42'06" E 213.88'
N01°13'40"E 316.14'
S01°13'40"W 270.98'
N00°42'06"E 109.96'
S89°09'38"W 198.91'
N73°07'46"E 350.15'
N72°11'33"W 122.28'
S 72°11'33" E 122.28'
S 89°09'38" E 198.91'
S 00°42'06" W 109.96'
N 00°42'06" E 109.96'
N 01°42'06" E 153.26'
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