

ITEM: IIIA DRAINAGE PLAN UPDATE
St. Joseph Industrial Park Section A

APC
3-3-99
Nicholson

BEFORE THE BOARD 2/22/99, NO ACTION REQUIRED AT THIS TIME

already approved - minor revisions

St. Joseph Industrial Park Section "A" is comprised of the Replat of 4 and Part of Lot 5.

Lot 4 has a drainage plan submitted and certified by Mr. Billy Nicholson.

Lot 5 has a drainage plan submitted and certified by Mr. R. Andy Easley.

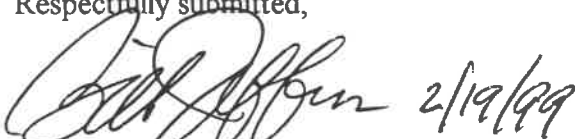
Both drainage plans were approved by the Vanderburgh County Drainage Board in the summer of 1998.

Most major components of the drainage facilities detailed by the approved plans are either constructed or nearly finished.

Any site plan presented to Area Plan site review committee must either conform to the approved drainage plans or show sufficient modifications before the Surveyor will approve a site plan. Gives the surveyor another chance to make sure that development is as planned

Therefore, the Surveyor has informed APC that previous drainage plan approval for St. Joseph Industrial Park Replat of Lot 4 and part of Lot 5 remains effective allowing 1-S-99 St. Joseph Industrial Park Section A to advance to APC 3/3/99.

Respectfully submitted,



Bill Jeffers, Chief Deputy
Vanderburgh County Surveyor

Area Plan Commission**March 3, 1999****Page 3**

Mr. Born: Mrs. Cunningham, on all petitions tonight, do you solemnly swear to tell the truth, the whole truth and nothing but the truth, so help you God? (Mrs. Cunningham has been sworn in.)

NEW BUSINESS**MAJOR SUBDIVISIONS**

1-S-99 St. Joseph Industrial Park Section A, Replat of Lot 4 and Part of Lot 5 Part of Section 12, T6S/R11W, located on St. Joseph Industrial Park Drive, approximately 800 feet east of the intersection with St. Joseph Avenue

Mrs. Cunningham: Bill Nicholson is the representative for St. Joseph Industrial Park Section A, Replat of Lot 4 and Part of Lot 5. This is a 13.67 acres, M-2 zoned development located east of St. Joseph Ave. and south of Mill Road, proposed as a 2-lot Industrial Subdivision. Owners and developers are Ken and Kewbee McDonald, and Four L. Properties, LLC Marc Lampton, President. St. Joseph Industrial Park Section A was recorded in 1969. Lots 4 and 5 of this subdivision are large lots at the east end of the St. Joseph Industrial Park Drive cul-de-sac. The applicant now proposes to replat these lots so that the cul-de-sac can be extended to the east, and Lot 5 can be divided into two lots. The new lot created by this replat is Lot 5A, which is the northeastern corner of the existing Lot 5. The property owner to the south of Lot 5 adjusted a common lot line and is currently using the southeast portion of this lot. The Lloyd machine shop was recently constructed on the western half of Lot 5. An industrial building is also currently being constructed on the southeastern portion of Lot 4. Subdivision Review Committee met February 9, 1998 to review this subdivision plat. Additional easements required for sewers on Lot 4 and 5A. Sewer is available. Water is available by extension, and a Letter of Credit is required. The portion of this site that lies within 100-year floodplain is shown on the plat. Locust Creek extends through the northern portion of Lot 4. Comments from the Building Commission indicate that FPGs must be shown on all affected lots, and the plat should delineate the floodway, as established by the Department of Natural Resources (DNR) in a study of Locust Creek. A Floodway Construction Permit must be obtained from DNR prior to any construction proposed in the floodway. According to the County Surveyor's Office, drainage plan approval by the County Drainage Board will not be required. Drainage will be addressed at submittal of a site plan for Site Review. The 75' easement for a legal drain across the north end of Lot 4 can be removed from the plat. There is no legal drain in this location.

Mr. Born: All those who will speak on this petition, raise your right hand to be sworn in. Do you solemnly swear to tell the truth, the whole truth and nothing but the truth, so help you God? (Mr. Nicholson has been sworn in.)

Area Plan Commission

March 3, 1999

Page 4

Mr. Nicholson: My name is Bill Nicholson representing the developer. I don't have anything to add. Most of what Barbara mentioned has been taken care of. I would be glad to answer any questions.

Mr. Bauer: Approval would be based on the following conditions: FPG's be shown on the plat for all lots within the floodplain. The Locust Creek floodway should be delineated on the plat with a note stating that a floodway construction permit must be obtained from DNR for any work proposed in the floodway. The legal drain that is incorrectly shown across the north end of Lot 4 should be removed from the plat.

Mr. Nicholson: We have taken that off.

Mr. Bauer: Are there any remonstrators? (None.) Motion for approval? We have a motion and second. Call the roll.

Ayes: Mr. Ancona, Mr. Caplan, Mr. Foster, Mr. Herrin, Ms. Hite, Mr. Paul, Mr. Bauer

Nays: None

There being 7 affirmative votes, Docket No: 1-S-99 is approved.

Mr. Caplan: What does FPG stand for?

Mr. Bauer: Flood protection grade.

Docket No: 2-S-99 Cross Pointe Section 5 Part of Section 19S/R9W, located at the intersection of Virginia Street and Cross Pointe Blvd., approximately 0.3 miles north of the Lloyd Expressway.

Mrs. Cunningham: Danny Leek of Morley and Associates is the representative for Cross Pointe Section 5 Subdivision. Cross Pointe Commerce Corp., James McKinney, President is owner and developer of the site. This is a 14.77 acres C-4 zoned development located west of Cross Pointe Blvd. and south of Virginia Street. The site is planned as an 11-lot commercial subdivision and a drainage basin. The Area Plan Commission approved and recorded the first section of the Cross Pointe commercial subdivision in 1990. This subdivision is being developed by the applicant on a section by section basis. Four sections have been recorded to date, with the most recent section recorded on October 20, 1997. The Subdivision Review Committee met February 9, 1999 to review this plat. The plat shows an extension of Virginia Street to the west and a short cul-de-sac extending south from Virginia. At the time that Section I was recorded, the applicant also dedicated right-of-way for

Area Plan Commission

March 3, 1999

Page 5

Virginia Street by a metes and bounds description separate from the subdivision. West of Cross Pointe Blvd., the Virginia Street right-of-way that was previously dedicated diverges to the south of the right-of-way shown on this plat. The applicant has filed to vacate the originally dedicated right-of-way for Virginia, and the second reading of the vacation petition was approved at the February 22, 1999 County Commissioners meeting. The vacation was based on a new Virginia Street right-of-way to be provided, which you have before you on your plat. At the time of Subdivision Review, it was the understanding that the new right-of-way was to be provided for the whole remaining section of Virginia St. Mr. McKinney would record and install that portion shown on the plat before you and provide APC with an easement for the 379-foot remaining area prior to recording. The information submitted to - and agreement with County Commissioners - was that Mr. McKinney would provide the right-of-way easement for the 379-foot and design the access, and the County will install that portion of the street. These were the commitments made to both Subdivision Review and County Commissioners, allowing this subdivision plat to proceed to Plan Commission for hearings. If these promised commitments are to be changed, this project should be returned to both County Commissioners and to Subdivision Review prior to hearing by the Plan Commission. There is a 379' gap between the existing Virginia Street right-of-way to the west and the Virginia Street right-of-way shown on this plat. The connection between these two sections of right-of-way will be critical for traffic flow. Since the development will add to the amount of traffic on Cross Pointe Blvd., the only existing access to the area, it is recommended that the right-of-way for Virginia Street be connected to provide for alternative access. It will be necessary that Mr. McKinney record the right-of-way for Virginia Street and put up a letter of credit for installation of the street prior to recording Section 1. The Subdivision Review Committee recommends that sidewalks be installed along Cross Pointe Blvd. and Virginia Street. It is also recommended that installation of the detention facilities are also to be included in the first letter of credit. Water and sewer are available by extension, and a Letter of Credit is required for these also. It is also recommended notes be added to the plat stating that lots C2 and C12 shall access the proposed cul-de-sac street (Road 1) only; and Lots C18 and C20 shall have a single shared access on Virginia Street. If a driveway to serve Lot C20 is to be installed on Virginia Street, it shall be placed as far west from Cross Point Blvd. as possible. Those were EUTS recommendations Connection between all lots is recommended to improve traffic circulation between the proposed lots and to provide alternative access for lots with less than 200' of frontage. No portion of this site lies within the 100-year floodplain. However, comments from the Building Commission require that a flood protection grade (FPG) of 390' be placed on all lots within the plat, due to local topographic conditions. The County Drainage Board granted preliminary drainage plan approval for this site (Lot C21) at their meeting on February 22, 1999. An erosion control plan must be

submitted and approved before any construction activities occur on the site.

Mr. Born: All those who will speak on this petition, raise your right hand to be sworn in. Do you solemnly swear to tell the truth, the whole truth and nothing but the truth, so help you God? (Those persons have been sworn in.)

Mr. Morley: My name is Jim Morley. Some of things being talked about relate to the overall area there. I have an exhibit of that so you might clearly see in color what is there. You have a request to approve another section of Cross Pointe. This section at one time was approved. Then there was a lapse of time where this portion was never recorded. So we are re-primarying something here that has previously had this Board's approval. Cross Pointe Blvd. is here in blue. Cross Pointe Blvd. is in blue. If you would take a look at that. The County Commissioners, when Gershman Brown developed Wal-mart, Home Depot area along with the Burkhardt Road project, Virginia Street was extended to the east just almost right at the end of the Hirsch property line. An easement was secured entirely across the Hirsch properties. The 379 foot gap between the two parcels involves what is noted at the Stella Hayes parcel. Stella Hayes is not a party to the Buente family land trust, the major development, but the Stella Hayes parcel, that land is also jointly owned with about three owners with Stella Hayes being the one-third entity involved here that is not a party to this. That brings about part of the confusion and part of the request of the staff to try to find a way to get Virginia Street across. Mr. McKinney met with the County Commissioners. EUTS and the Commissioners would like to see Virginia come through. The purpose of that would be to allow interconnection between the commercial traffic on Burkhardt and Virginia without having to get out through Burkhardt and onto the Lloyd and back into the next light and allow them to travel straight across. So there lies the root of what is desired. Two of the parties across that who are involved in the other portion can sign on that. The other person is Stella Hayes. We understand from Mr. McKinney that the inducement of the County doing the work on that portion of the roadway and with two of the three already saying they are ready to sign the easement, we have delivered the easement to their attorney. We are very optimistic that very shortly we will have the easement back in hand. The Drainage Board gave preliminary approval for the entire section 5 subdivision. But Mr. McKinney is under a time deadline to move out of his current office of Regency and is building an office building on Lot C-21 and we did an amendment to that drainage plan asking for temporary approval of Lot C-21 to be able to record tomorrow. So the intention here is to bring a plat in for recording to the Plan Commission if this is approved tonight, to bring a plat of only Lot C-21 so that Regency can begin their building construction and we have filed building plans and would be heard next Monday if we are approved tonight. That would be the plan. It will come in two sections. I believe sidewalks are required so we would have

a letter of credit for that lot. The final drainage plan, under the temporary condition is Lot C-21 actually drains into Cross Point Blvd. But we will get signed off by Mr. Jeffers on the amount of the letter of credit. Some other things that were said in the commitments or request, we have a plain and simple plat requested for your approval. Staff has read a rather long list of things to be attached to that. Some of the things I am not quite sure about. My question is, why do we dedicate, why not bring Virginia, it is already dedicated on the plat, why wouldn't we do that with the plat? I don't know if I understand the objective.

Mr. Bauer: I think the reason, prior to this plat, there had existed an easement, or was there a right-of-way?

Mr. Morley: An easement for right-of-way. We can create that. That has already been created for execution. That is not a problem.

Mr. Bauer: I thought that easement was vacated because of this being brought forward?

Mr. Morley: Yes.

Mr. Bauer: The only thing our subdivision code allows developers, once this has been given prior approval, we can then divide it into section. We can section one lot at a time. That is what you are wanting to do.

Mr. Morley: No, we only want Lot C-21. We are talking about recording this as two pieces.

Mr. Bauer: The problem is you take Lot C-21 and secondary it tomorrow. Then you decide after some time goes by, it is like you did the first time. I don't want a plat, and all of a sudden the easement that the Commissioners had now the time limit has expired on this plat and there is no longer an easement there.

Mr. Morley: The easement we can take care of. No problem.

Mr. Bauer: So what is open for discussion is why don't we post a letter of credit for Virginia.

Mr. Morley: We have a one-third owner who has not yet signed. We need that signature. We don't have the power to get it. You are talking about committing this portion without the other.

Mr. Bauer: Right.

Mr. Morley: What we would hope would happen would be that the Commissioners who want to see this done, if given a certain amount of time, they would be ready to join in condemnation of that one-third interest. We have every belief that it is going to happen.

Mr. Bauer: The question I have is who's shoulders are going to bear the work to attain this easement? Is this something that the Commissioners want the client to work at, or is this something that your client doesn't want to do and wants the County to do?

Mr. Morley: I think everything is in place here. I think that if the County is paying for the road, they ought to be willing to give the easement. I can't believe with two out of the three it won't happen. The posting of the letter of credit for the construction would be with phase two, not immediately upon granting the easement tomorrow. We need to clean it up legally so we know it is going somewhere.

Mr. Foster: Let's talk about green, pink and blue. Are we talking about posting a letter of credit for the green or pink?

Mr. Bauer: The green up at the top, they had given an easement to the County. The County has just vacated February 22 because they knew this was coming which is basically going to re-establish the commitment for the space for the roadway.

Mr. Morley: That is fine. That is not a problem.

Mr. Bauer: So then, what we were saying earlier, they are only really interested in secondary C-21, which means that everything else is just out there approved, and they have a choice as to whether to put it in or let it expire. One way or the other. Or, as for an extension. So even if we secondary C-21, we will give you an easement that matches this plat to replace the one of the Commissioners. What we thought was an interesting request was to see if you would set up a letter and actually put the road in.

Mr. Morley: We are saying not without the pink. The pink has to come.

Mrs. Cunningham: At Subdivision Review and the Commissioners' meeting, it was stated that your client would divide the planned road and so all the technical people thought this was INAUDIBLE...and everybody was happy that Virginia was finally going in. Now, it is not. So we talked to Mr. McKinney and Jim. But we want to

be sure that we get Virginia on the way. So before you do the pink and the green, before you do all the green and yellow, we want the pink and green done, which is what came out of Sub Review.

Mr. Foster: I understand maybe you need C-21 done. But the pink will probably happen. You agree with that?

Mr. Morley: That is the only thing, it is the one-third person here that I can't speak for that is a problem.

Mr. Foster: But you still need something going up to that before ... a letter of credit that will say you will do what is in green there.

Mr. Morley: Not with C-21, but with anything else on the sub plat. C-21 is on a road. We have to clean up the pink issue before we can go on.

Mr. Foster: I understand you may want to develop C-21. But what is so special about that lot? There are a lot of empty lots out there. Isn't C-22 empty? Why are we all in a rush to do C-21? I understand he needs to build a building. But why can't he build a building across the street?

Mr. Morley: This is the one that has been planned for. The plans are all drawn.

Mr. Foster: It seems like we have a gun held to our head. We need to get this thing done.

Mr. Morley: He is my concern about what you guys are talking about. You are taking Indiana law on subdividing and your own ordinance and you are saying that I can stretch beyond that and I can make a condition of someone else's property next door to mine and what I can or cannot do a condition of whether or not a plat is approved.

Mr. Foster: No. Let's take pink out all together. Let's forget about pink. My question is are you willing to post a letter of credit to build Virginia Street along the northern boundary of this subdivision?

Mr. Morley: With the recording of the plat of Section 5, yes, sir.

Mr. Bauer: of C-21?

Mr. Foster: Any recording?

Area Plan Commission
March 3, 1999
Page 10

Mr. Morley: Not C-21.

Mr. Foster: Why not?

Mr. Morley: Because that needs to be done... because we don't have the right-of-way across the pink. It is a road to nowhere.

Mr. Foster: We are not talking pink. Pink is out. All we are asking is before you record, you post a letter of credit for Virginia Street along the northern part.

Mr. Morley: That we record and post the letter of credit for all the roads that are associated with the subdivision. That means recording the rest of the subdivision.

Mr. Foster: What about any of the subdivision?

Mr. Morley: We always post the letter of credit for all the roads and utilities included within a subdivision. So it is a part of the remaining lots. The letter of credit for Virginia Street is associated with those lots.

Mr. Bauer: INAUDIBLE

Mr. Foster: Regardless of whether the pink goes in or not, I am saying if we approve this subdivision, I want some assurance Virginia Street is going to be built along the northern border of this subdivision.

Mr. Morley: You can't record the subdivision without the letter of credit.

Mr. Foster: But you want to record Lot 21 ...

Mr. Morley: Lot 21 is on an existing accepted public street.

Mr. Bauer: Even though it sounds like a good idea to put up a letter of credit, along with the recording of C-21, we leased the easement before the green.

Mr. Morley: Absolutely.

Mr. Bauer: That puts us in no worse of a situation. I think that to develop the rest of those lots, he is going to have to build a road.

Mr. Morley: I have the easement drawn. It has been delivered. Our attorney has got it. Everything should be here.

Mr. Bauér: So there are no other requests made by the Commissioners of you other than just drawing the easements?

Mr. Morley: I can't speak to that. I wasn't there. You would have to ask Jim.

Mr. Bauer: I wonder if they said you need to get that easement to them. You need to make that a done deal. If we just approve this this evening, and there is no hurry at all...

Mr. Morley: I am a little bit concerned about whose hurry is it on Virginia Street? Who are we talking about? If we are not going to use the lots in the subdivision, whose hurry is it to get Virginia through? For whose purpose?

Mr. Paul: I look at that section all the way through there, and we see Indiana Street in the condition it is right now. I can't see where we are adding by not just receiving this through here and making it work right. He saw what happened to builders' Square and everybody had good intentions, and we ended up with kind of a mess.

Mr. Morley: And they still do. If I were here representing the entire piece of ground, it would be a done deal today.

Mr. Paul: You presented that you were negotiating with these land owners. Is there a time frame there?

Mr. Morley: I would hope the Commissioners would not let it go very long. You have already got two out of the three that said yes. You know that a private person cannot force his neighbor to donate land to the public for a road. That is where we are at here. That is what you are asking for. I am saying to wait, the negotiating is going on. We have completed delivery of all the documents. We believe the inducement the County has put forward is enough to make it happen. I don't think there are any problems.

Mr. Paul: But you don't have a time frame?

Mr. Morley: No because the time frame involves a person who is not present here and being represented tonight. That is the problem. Mr. McKinney can speak. But he will tell you the same thing I will. He can't really represent what day she is going to sign.

Mr. McKinney: My name is Jim McKinney. The issue we are facing here is we were

down at Old Post Office Place. Last summer we owned it. Scott Anderson now owns it. Our lease expires on June 30. We have asked for a three month extension. They have somebody else who wants to take our space as of the first of October. We need to begin construction out there within the next two to three weeks to be able to get the building open to move in in September. That is the urgency of doing this. The second thing is with regard to putting Virginia Street in, yes, it is absolutely a desire of ours. I can point to Mr. Ed Ancona who knows that we know the traffic will be tremendous along that whole Virginia Street and enhances the value of our property. There is no question about that. We have the financing in place for the street to be put in on the green area there. The issue comes down to what we call the pink area. Of the three individuals who own that, two of them are involved in Cross Pointe. They are committed to put this thing in. There is one, Stella Hayes, who Mrs. Cunningham has met, and her family, who live outside our community and have been very difficult to deal with. That is why everything you see there, nothing has occurred on what we call the "E" lots, by virtue of their having refused to cooperate. We believe, and what occurred was the meeting with Commissioner Jerrel, to describe the situation that we were facing and to offer to be willing to build in the rest of Virginia Street if the County would commit to building in the part across from what we call the "E" lots there. In return, they asked if we would be willing to put the engineering in to get all this. Since I have had two-thirds of the hold on this, I would say yes, I would be pleased to go through and get this done. Paul Crafts is the attorney in Indianapolis. Back in January, we delivered to him the plans and the letter saying about the deed that had been prepared here. He reviewed it and sent it to his clients. He came back to me with some questions. Then we had a conference call with Danny Leek to answer questions. They were concerned about where the utilities would be; would they have access to this new street? So we have not heard from them for a week and a half. I called. He said he was out of town and was submitting things to his clients. They should back this week. Today, we called from Mr. Morley's office. He was in a meeting. We couldn't get a response back from him. So we want to do this. It adds value to our ground. We have the financing available to do it for the green section. The problem is that we are being held handicapped by Stella Hayes and her family to be able to get this thing done. Still, I am facing trying to get our office building going over here.

Mr. Bauer: I don't understand how you could be handicapped. INAUDIBLE But I don't understand how she is holding you. All we did was ask for you to put up a letter of credit to do the Green.

Mr. McKinney: As Jim Morley identified, agreed to what?

Area Plan Commission

March 3, 1999

Page 13

Mr. Foster: If you build Virginia Street to the edge of the Stella Hayes property and Virginia Street is built to the west edge of that property, that will make condemnation there real simple to condemn that property. If Virginia Street is not built in the green, it will make condemnation a lot harder. Wouldn't you agree?

Mr. McKinney: I am not in a position to answer.

Mr. Morley: I wouldn't think so, if the easement were already dedicated. Why would it?

Mr. Foster: If you have the financing already in place, and it is all set to go, why not just post the letter of credit when you record C-21?

Mr. McKinney: The problem of the issue is that the commitment from the bank is in anticipation that all of Virginia Street is going to be there. They make their loans and commitments based upon appraisal and a value they can look at on this ground. A dead end street going over here doesn't have the value in it that would for the whole thing.

Mr. Morley: It is not the dead end but you don't have any ground attached to it. Nothing but C-21 is attached to the letter of credit.

Mr. Bauer: It controls the ground. He owns the concrete.

Mr. Morley: No, he doesn't control the ground. You control the ground because you are saying we can't record until the pink is obtained.

Mr. Bauer: No, we didn't say that.

Mr. Morley: That is the way I interpret it. I am under the impression that we can't record Phase 2 without ...

Mrs. Cunningham: No, we said that is what you said. You said that with the easement. That is what we said. We said that is what you said at Sub Review.

Mr. Morley: Maybe what we should ask for is for you to clearly state what conditions you want to place on the approval so Jim can respond if that is okay or not.

Mr. Bauer: I think Mr. Foster was getting at the application must dedicate the right-of-way for Virginia Street as shown within the plat and post a letter of credit for the construction of the street prior to the recording of the first section of the subdivision.

That is one of the conditions. But that is whole thing we have been talking about. From what I understand, Rose Zigenfus and John Stoll are very anxious to try to clean this up. They want to no longer have to worry if this is going to happen or not. Until someone actually comes up with a letter of credit for the road, we don't know what is going to happen. Someone has to go first. Do you want to be the chicken or the egg?

Mr. McKinney: I would have loved to have been the Hirsches to have a free road built across here. That was desirable. Where do you sign up for free roads?

Mr. Bauer: This is a great opportunity to step forward and say you want to be first and put your road in. I think there is a chance that will happen some day.

Mr. McKinney: That is a several hundred thousand dollar chance to build that.

Mr. Bauer: Not necessarily. If the worst thing happens and all of a sudden Virginia is no longer a road to be put through. INAUDIBLE. I think at that point, you could come back to us and we could relieve those restrictions.

Mr. Morley: Can we bring Section 2 back next month? Section 1 is Lot C-21. What you are asking him to do is to post the letter of credit for Virginia Street across all the rest of the sub plat, and you said the recording of the Phase 2, the rest of the plat, was not contingent upon the pink. So may we bring the rest of the plat back in a month from now when we have final drainage approval on that portion of the plat?

Mrs. Cunningham: You mean you would not put the letter of credit up with the first one, or you would put up the letter of credit and then come back?

Mr. Morley: We would immediately follow up and record the whole thing. We would come back in as quickly as we could finish our design and design approval and record the next one.

Mr. Bauer: Why would that not be a good idea?

Mr. Morley: I was thinking that would be wonderful. I thought the answer would be no, you wouldn't let us until the pink is taken care of.

Mr. Bauer: Did the Commissioners want you to work on the pink or did they want to work on the pink?

Area Plan Commission

March 3, 1999

Page 15

Mr. McKinney: They wanted us to work on the pink because we have two-thirds of the interest in that. We have the relationship with the attorney. He has been very cooperative.

Mr. Bauer: Did the Commissioners expect you to offer something other than just Mr. Morley's services? Maybe buy the easement? Was there any kind of insinuations made along those lines?

Mr. McKinney: No. It was understood that if we could put the engineering in, if the County were to be paying for the road to be in there, we would do the agreements on it that they should all be able to come together.

Mr. Bauer: It makes good sense that Stella Hayes would want this road there. But you want to know if we let you record the second section without the pink being in?

Mrs. Cunningham: If it is not a condition, why would they have to come back?

Mr. Morley: We are making it a condition.

Mrs. Cunningham: Well, we were talking about it.

Mr. Morley: That is the reason I asked you to state the conditions you wanted to place on the approval of this plat.

Mr. Foster: My position is we shouldn't handcuff them with property, putting conditions on property that he doesn't own or control. But I think we should put conditions on property he does own and control. That is Virginia Street.

Mrs. Cunningham: We didn't originally put those conditions on there. They did.

Mr. Bauer: I think there were some kind of arrangements or discussion at the Commissioners' meeting that maybe they volunteered to do this or that. Not they don't think it is a good idea.

Mr. McKinney: What concerns me here, I don't mind posting a letter of credit. The tragedy is I don't want to spend \$300,000+ to build that road and for it to be a cul-de-sac. I want to have a condition that that letter of credit would not be pulled until the pink was across there as well. It all has to work together.

Mr. Bauer: Explain to us again what your fear is.

Area Plan Commission

March 3, 1999

Page 16

Mr. McKinney: The pink doesn't happen and we have a very expensive cul-de-sac here. The issue is, we are going to post a letter of credit for this road. A letter of credit could be taken by the authorities and then pulled to build in Virginia Street to that line. There would have to be a cul-de-sac there. My fear is that I don't want to have to build a street that goes to nowhere. I would want to make sure that the letter of credit couldn't be pulled until that pink was going across there as well. I will post the letter of credit, so long as to show we have a financial commitment behind this, but I don't want to do it and then build up to the line. I want to build something that is going to be across there.

Mr. Bauer: INAUDIBLE

Mr. McKinney: That is right. So you have the financial commitment for it to be in.

Mrs. Cunningham: If you are not going to put it in right away, you would have to extend it.

Mr. Morley: We would hope this would not drag on a year. Surely the Commissioners would see fit to act on that one-third owner by condemnation or something else. If the letter of credit is up, surely they are going to act on this.

Mr. McKinney: What period of time would you want?

Mr. Bauer: At least a year. That is the normal. Do you think this can be resolved in a year?

Mr. McKinney: I will take your side. I would take two years.

Mr. Bauer: We will take if for any length of time you give it to us, as long as it exceeds a year.

Mr. McKinney: I think, to Mr. Foster, you are wanting to know if there is really a commitment to put this thing in. We are saying yes. My fear is, like I explained earlier, I don't want to build 1,000 feet of road that would be to nothing because nobody will ever go down there.

Mr. Bauer: I see now, if I was Stella Hayes, I have this easement, I don't know that I want to sign this because I don't know if this road is ever going to come from the east. Why do I want a road that is going nowhere?

Mr. McKinney: To the County Commissioners, our commitment was for their putting this in, we will build the other direction. So I have no problem with that commitment and with the letter of credit.

Mr. Morley: So that would then remove that argument from her on that. But it wouldn't necessarily make her sign.

Mr. McKinney: I was also informed in our discussions with her attorney, our commitment to her was we were going to be building this thing over.

Mr. Bauer: These are the conditions. 1. A FPG of 390" must added to each lot on the plat prior to recording. 2. Install sidewalks along Cross Pointe Blvd. And Virginia Street, or post a letter of credit for the cost of installing the sidewalks, prior to recording. 3. Developer must dedicate right-of-way for Virginia Street as shown within the plat and post a letter of credit for the construction of the street prior to the first section of the subdivision.

Mr. Foster: Maybe make another condition that the letter of credit would not be pulled unless or until the other section is built to the west.

Mrs. Cunningham: It wouldn't be pulled if they didn't extend it.

Mr. Foster: So what we are committing to them is that we wouldn't pull the letter of credit until that section of Virginia ...

Mrs. Cunningham: ...we don't have the County Engineer here so we don't know what, everybody wants the road in. I don't know if I could say that could go perpetuity when they really need Virginia.

Mr. Foster: I don't think the Commissioners are going to allow it to go into perpetuity. They will condemn it before then.

Mrs. Cunningham: I would say to give it a year or two years. They won't pull it before two years.

Mr. McKinney: What happens if we come to the end of the 24th month? That is not yet done. We don't see a window that anything is going to be happening. What happens then?

Mr. Bauer: Mechanically, what we would ask you to do is, what was the last thing you said about the Commissioners?

Mr. Morley: If the County Commissioners take no action.

Mr. Bauer: I think there would have to be some dialogue with the Commissioners if they really want Virginia now.

Mr. Morley: I can't believe they wouldn't take action. So I don't know why we are worried about continuing. It seems to me subject to the pink. If we can't resolve this and if the Commissioners can't handle it with them, then somebody doesn't care about Virginia.

Mr. Foster: I think that is what I am saying, we wouldn't pull the letter subject to the pink being built.

Mr. McKinney: Can I suggest that this be a two year letter of credit. We are going to be giving one year to get this thing worked out. If we fail to get it worked out in one year, then the County would have, keep in mind we have two-thirds of the owners of this willing to cooperate. But I would like to know what is the window going to be that we have to have the letter of credit out there? Then let's make it that long to allow us to work. If we fail at it, then the Commissioners ...

Mr. Bauer: How long are you willing to give the County to work it out?

Mr. McKinney: I am asking how long does it take for the County work it out?

Mr. Bauer: You want to see it through so how long are you willing to give?

Mr. Born: I think the two year period is probably best for the letter of credit.

Mr. McKinney: But I would like to know if there is a failure on our part, I want to allow enough time for the County to be able to do their part too within that same two year period. So I guess I am asking for the Area Plan Commission to be able to petition the County to move ahead.

INAUDIBLE DISCUSSION

Mr. McKinney: I appreciate that. But the problem I keep extending and extending, if it never moves on; finally, 10 years from today, somebody wants to pull the letter of credit and put this cul-de-sac in here.

INAUDIBLE PERSON

Mr. Bauer: So do we need to add anything to prior to recording the first sub? Let's don't. I don't think you have to say a two year letter of credit. But I think you need to do that.

Mr. Foster: If there is any discussion, come back to the minutes of this meeting. It would be clear what everybody's intent was here.

Mr. McKinney: It is going to be our intent to get the two year letter of credit to allow us the time and the County to get it done if it should fail to happen.

Mr. Bauer: Another condition: Lots C-2 and C-12 shall access the proposed cul-de-sac, not to be confused with the cul-de-sac he is worried about. Lots C-18 and C-20 shall have a single shared access on Virginia to be placed as far west from Cross Pointe Blvd. as possible.

Mr. Morley: Then immediately following is another statement that is conflicting. It says that if that doesn't work, the one on C-20 has to be as far west as possible.

Mr. Bauer: Lots C-18 shall have a single share access on Virginia ...

Mr. Morley: Aren't those Site Review comments that we would do that instead of on the plat?

Mr. Bauer: It really should say C-18 and C-20 shall have a shared single access or if that is not possible, then the sole access for C-20 shall be placed as far west. We had one in there about delivering a deed for Virginia on the adjacent property, but I don't think we will talk about that.

Mr. Morley: Right.

Mr. Bauer: Do we have a motion for approval? We have a motion and second. Call the roll. Let the record show that there are no remonstrators.

TAPE CHANGE

Ms. Hite: I have some questions to ask so I know if I can vote this evening. January 12 of this year, Deaconess purchased the hospital. So first, I do not see a representative from Deaconess here. I need to find out from staff if there is anything in writing from Deaconess indicating support or disfavor of this property.

Mrs. Cunningham: I am pretty sure there isn't anything.

Ms. Hite: Second, is any of this subdivision been in negotiations with Deaconess to do anything on any of these properties, and has there been any dialogue with Deaconess in terms of this subdivision for or against?

Mr. McKinney: No, none with the developer.

Mr. Bauer: Call the roll.

Mr. Caplan: (During roll call.) I am not comfortable either way on this. I don't know enough about what the heck is going on here.

Mr. Bauer: What are your questions, because this is...

Mr. Caplan: I don't know enough to ask questions. When I originally looked at this thing, it looked pretty cut and dried. We have spent almost 45 minutes on this. Why don't you come back to me.

Ayes Mr. Foster, Mr. Herrin, Ms. Hite, Mr. Payne, Mr. Bauer, Mr. Ancona

Abstention: Mr. Caplan

Nays: Mr. Paul

Mr. Bauer: According to this vote, we have to come back.

Mr. Morley: I would answer any questions of Mr. Caplan. A month will cause a problem with the building.

Mr. Bauer: What were you unclear about? You felt like you had to abstain and maybe there are some things we can answer for you.

Mr. Caplan: What really confuses me is, with the exception of C-21, you can't get to anything else out there without Virginia Street. So what is the problem if he made the commitment?

Mr. Bauer: No, he didn't make the commitment.

Mr. Morley: We made the commitment to dedicate the easement and finance it.

Mr. Bauer: That problem is taken care of. That is what we spent all that time on. What he would have liked to do, and what we were talking about originally, was

that he would not put up the financing until he recorded the lots that fronted on that street. In essence, he is doing something that normally we would not make a developer ... this is an important street. I think that is why we are doing this. But normally, we wouldn't ask a developer to put a street in that he wasn't going to be able to use.

Mrs. Cunningham: But he won't be able to develop any more lots until he puts that street in. He has made that commitment to do so.

Mr. Bauer: So it took 45 minutes for him to say he would go the extra mile, as far as financing that. So that is where we are at on that issue. That was the important one.

Mr. Caplan: I understood he made that commitment. I was wondering what was going on underneath that it was taken so much to do this. To my mind, when I read through this earlier this week, it looked cut and dried. I thought this would be a no brainer. But when these more experienced people spend 45 minutes debating something, it is obviously that I am missing something. So I don't want to jump into something that I will regret later.

Mr. Bauer: The other issue, I think the point he made earlier about you hate to make a financial commitment for a road that may not happen. So there could be a slight doubt that this pink that this lady doesn't want to sign, so he has that doubt in the back of his mind.

Mr. Caplan: But the point being is that regardless of whether pink sells or not, he can't do anything with lots C-2 up to C-20. The only thing he can do with this entire chunk of land is C-21 because he can't reach anything else. So one way or another, he is going to build the road, or build the cul-de-sac if he wants to ever use the other lots.

Mr. Bauer: But he could come back with a totally different design. This design is predicated on the pink lining up with the green and the blue. For some wild reason, one in a million that the pink can't work out, he might have to come up with a new design.

Mr. Caplan: So what exactly are we voting for now? Are we voting to approve C-21 only?

Mr. Bauer: No, actually, we are approving the whole thing. But he has been kind enough to tell us that he is going to come back and only record C-21. You can take

sections of an approved plat and record them a lot at a time if you like.

Mr. Caplan: What is the plus and the minus of doing that? You have to understand, I have not been through any training yet. Eight months ago, I was just a tree person. Now, I am learning all this.

Mr. Bauer: The plus and minus is that a normal developer would forego the expense of putting in a street that he is not going to have lots he can sell. That is why you wouldn't want to finance it.

Mr. Caplan: Is there a down side to allowing this to be piece-mealed?

Mr. Bauer: No.

Mrs. Cunningham: But the commitment and letter of credit are up there. It was before when you didn't have the letter of credit.

Mr. Caplan: I understand that now and would be glad to vote yes at this time.

Mr. Born: Let's have a roll call.

Mr. Bauer: We have a motion to reconsider and a second. Call the roll.

Ayes: Mr. Ancona, Mr. Caplan, Mr. Foster, Mr. Herrin, Ms. Hite, Mr. Payne, Mr. Bauer

Nays: Mr. Paul

There being 7 affirmative votes and 1 negative vote, Docket No: 2-S-99 is approved.

Docket No: 3-S-99 Winstead Place 2 Part of Section 22, T6S/R11W, located on Hogue Road, approximately one-quarter mile east of Red Bank Road.

Mrs. Cunningham: Jim Morley is the representative for Winstead Place II Subdivision. Metro Properties, Inc. is the owner and developer. This is a 15.03 acres Agricultural site located north of Hogue Road and east of Red Bank Road. The site is proposed as a 4-lot residential subdivision. The Plan Commission granted primary approval of the Winstead Place subdivision in 1997, and this plat was recorded on 9/15/98. After acquiring more land to the east of this subdivision, the applicant filed a 14-lot Winstead Place II plat, which was approved by the Plan Commission on 5/6/98. However, this version of Section II has not been recorded. The applicant now

requests reapproval for a revised Section II, with a reduced number of lots covering the same area. This new plat will contain only 4 lots and will create a large Lot 3, containing 10.44 acres. Subdivision Review Committee met 2/9/99 to review this subdivision plat. The plat will involve a short eastward extension of the Lamb Lane cul-de-sac which is to provide access to the proposed lots. The Access note on the plat should be revised to state "All lots shall access interior streets only." Comments from the County Engineer recommend regrading the embankment along the Hogue Road frontage of Lot 1 in order to improve site distance at the Winstead Way/Hogue Road intersection. The Subdivision Review Committee recommends sidewalks be installed along the cul-de-sac. Water and sewer are available by extension, and a Letter of Credit is required. The Water and Sewer Dept. requires that easements be provided through the subdivision for future sanitary sewer extension outside of the subdivision. The portion of this site that lies within the 100-year floodplain is shown on the plat along with the flood protection grade (FPG) of 383'. The Carpentier Creek floodway established by a DNR study is also shown on the plat. Reaffirmation of the drainage plan approval for Section II was granted by the County Drainage Board on 2/22/99. An erosion control plan must be submitted and approved before any construction activities occur on the site. A name and title must be added to the Owners Certificate on the plat for Metro Properties, Inc.

Mr. Born: All those who will speak on this petition, raise your right hand to be sworn in. Do you solemnly swear to tell the truth, the whole truth and nothing but the truth, so help you God? (Mr. Morley has been sworn in.)

Mr. Bauer: This was a previously approved subdivision. Somebody wanted a 10 acre lot. So Lot 3 is 10 acres. We have three other lots. That is the difference here. There are a few conditions that are normal things. 1. A note stating that all lots shall access interior streets only. 2. Developer must install sidewalks along the proposed cul-de-sac, or post a letter of credit for these. 3. Regrade the embankment on Hogue Road frontage of Lot 1 to improve site distance at the subdivision entrance. 4. Add a name and title and to the Owner's Certificate on the plat of Metro Properties, Inc. Prior to recording. So those are the four conditions. Are there any remonstrators? (None.) Motion for approval? We have a motion and second. Call the roll, please.

Ayes: Mr. Herrin, Ms. Hite, Mr. Payne, Mr. Paul, Mr. Ancona, Mr. Caplan, Mr. Foster, Mr. Bauer

Nays: None

There being 8 affirmative votes, Docket No: 3-S-99 is approved.

**SUBDIVISION
STAFF FIELD REPORT
FEBRUARY 17, 1999**

Docket Number: 1-S-99
 Name of Subdivision: ST. JOSEPH INDUSTRIAL PARK SECTION A, REPLAT OF LOT 4
 AND PART OF LOT 5
 Location: East of St. Joseph Ave. and south of Mill Road
 Representative: Bill Nicholson
 Owners: Ken and Kewbee McDonald, and Four L. Properties, LLC
 Marc Lampton, President
 Developer: Same
 Size of development: 13.67 acres
 Number of lots: 2

LAND USE

Existing zoning: M-2
 Existing land use: Industrial / Vacant
 Proposed land use: 2-lot Industrial Subdivision
 Comprehensive Plan: The Future Land Use Map in the Comprehensive Plan designates this area for industrial uses.

GENERAL INFORMATION

BACKGROUND/HISTORY: Saint Joseph Industrial Park Section A was recorded in 1969. Lots 4 and 5 of this subdivision are large lots at the east end of the Saint Joseph Industrial Park Drive cul-de-sac. The applicant now proposes to replat these lots so that the cul-de-sac can be extended to the east, and Lot 5 can be divided into two lots. The new lot created by this replat is Lot 5A, which is the northeastern corner of the existing Lot 5. The property owner to the south of Lot 5 adjusted a common lot line and is currently using the southeast portion of this lot. The Lloyd machine shop was recently constructed on the western half of Lot 5. An industrial building is also currently being constructed on the southeastern portion of Lot 4. Subdivision Review Committee met February 9, 1998 to review this subdivision plat.

FLOOD ZONE: The portion of this site that lies within 100-year floodplain is shown on the plat. Locust Creek extends through the northern portion of Lot 4. Comments from the Building Commission indicate that FPGs must be shown on all affected lots, and the plat should delineate the floodway, as established by the Department of Natural Resources (DNR) in a study of Locust Creek. A Floodway Construction Permit must be obtained from DNR prior to any construction proposed in the floodway.

UTILITIES:

Water: Available by extension, Letter of Credit required.
 Sewer: Available. Additional easements required for sewers on Lot 4 and 5A.

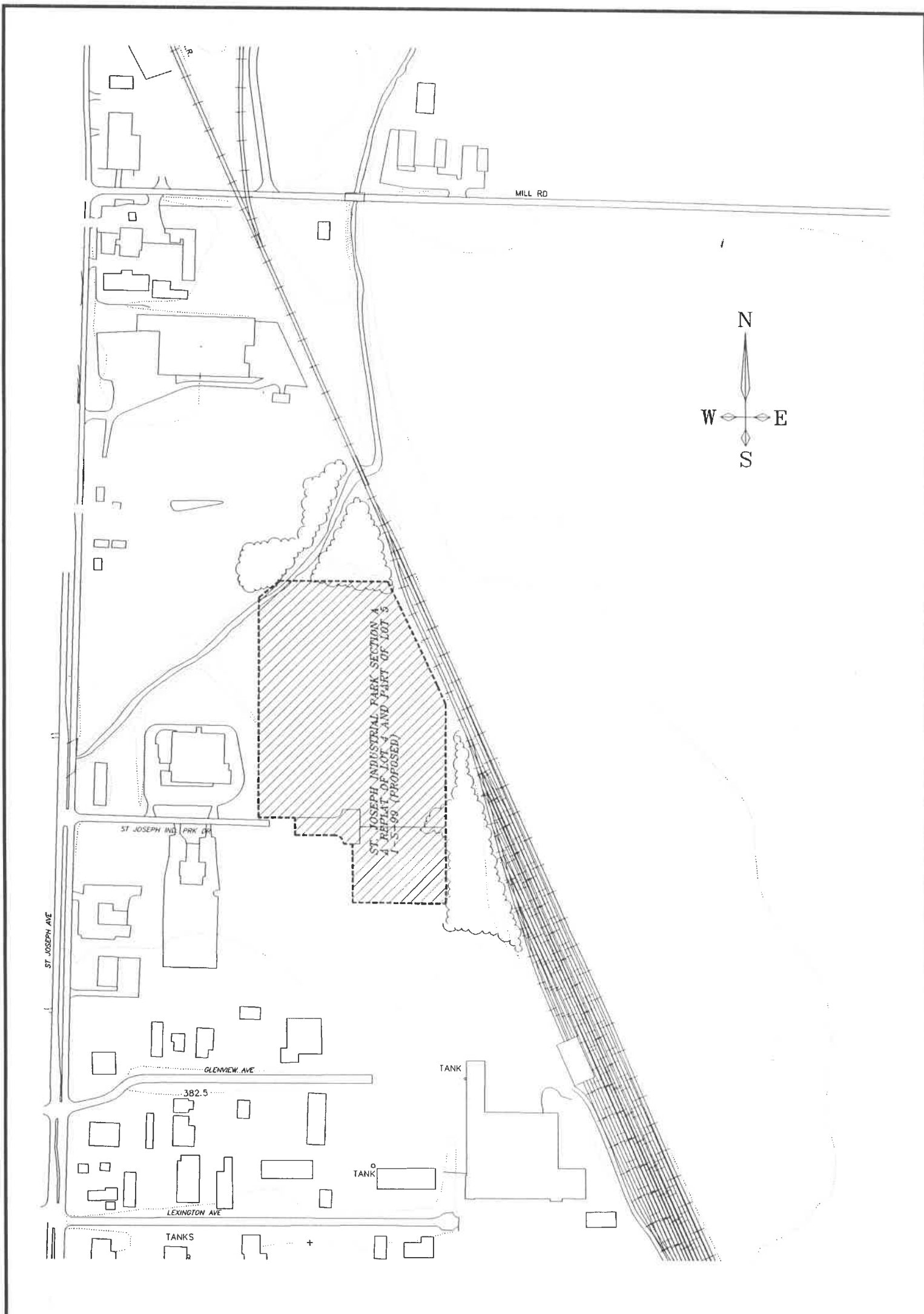
TRAFFIC/STREETS/ACCESS: The plat shows a short eastward extension of the St. Joseph Industrial Park Dr. cul-de-sac to access the proposed Lot 5A.

DRAINAGE PLAN/APPROVAL:

According to the County Surveyor's Office, drainage plan approval by the County Drainage Board will not be required. Drainage will be addressed at submittal of a site plan for Site Review. The 75' easement for a legal drain across the north end of Lot 4 can be removed from the plat. There is no legal drain in this location.

COMMENTS/ADDITIONAL INFORMATION

The developer must comply with IDEM Storm Water/Soil Erosion Regulations and all other State and Federal regulations.



CO-130

AREA PLAN COMMISSION

ST. JOSEPH INDUSTRIAL PARK SECTION A
 A REPLAT OF LOT 4 AND PART OF LOT 5
 LOCATION MAP

CENTER TOWNSHIP T6S/R11W NW/4 OF SECTION 12
 SCALE 1" = 400' DRAWN BY DATE 02/17/1999 CHK'D BY

EVANSVILLE-VA. JERBURGH COUNTY CAD NO. 1-S-99

NO.	REVISION	DATE

**SUBDIVISION
STAFF FIELD REPORT
FEBRUARY 17, 1999**

Docket Number: 2-S-99
Name of Subdivision: Cross Pointe Section 5
Location: West of Cross Pointe Blvd. and south of Virginia Street
Representative: Danny Leek
Owner: Cross Pointe Commerce Corp., James McKinney, President
Developer: Same
Size of development: 14.77 acres
Number of lots: 11 and a drainage basin

LAND USE

Existing zoning: C-4
Existing land use: Vacant
Proposed land use: 11-lot commercial subdivision
Comprehensive Plan: The Future Land Use Map in the Comprehensive Plan designates this area for commercial uses.

GENERAL INFORMATION

BACKGROUND/HISTORY: The Area Plan Commission approved and recorded the first section of the Cross Pointe commercial subdivision in 1990. This subdivision is being developed by the applicant on a section by section basis. Four sections have been recorded to date, with the most recent section recorded on October 20, 1997. The Subdivision Review Committee met February 9, 1999 to review this plat.

FLOOD ZONE: No portion of this site lies within the 100-year floodplain. However, comments from the Building Commission require that a flood protection grade (FPG) of 390' be placed on all lots within the plat, due to local topographic conditions.

UTILITIES:

Water: Available by extension, Letter of Credit required.
Sewer: Available by extension, Letter of Credit required.

TRAFFIC/STREETS/ACCESS: The plat shows an extension of Virginia Street to the west and a short cul-de-sac extending south from Virginia. At the time that Section I was recorded, the applicant also dedicated right-of-way for Virginia Street by a metes and bounds description separate from the subdivision. West of Cross Pointe Blvd., the Virginia Street right-of-way that was previously dedicated diverges to the south of the right-of-way shown on this plat. The applicant has filed to vacate the originally dedicated right-of-way for Virginia, and the second reading of the vacation petition is scheduled for the February 22, 1999 County Commissioners meeting. The Subdivision Review Committee recommends that sidewalks be installed along Cross Pointe Blvd. and Virginia Street.

EUTS comments indicate that there is a 379' gap between the existing Virginia Street right-of-way to the west and the Virginia Street right-of-way shown on this plat. The connection between these two sections of right-of-way will be critical for traffic flow. Since the development will add to the amount of traffic on Cross Pointe Blvd., the only existing access to the area, it is recommended that the right-of-way for Virginia Street be connected to provide for alternative access. The County Engineer also requests the developer to provide this right-of-way so that Virginia Street can be a continuous road between Burkhardt Road and Cross Pointe Blvd. The developer has agreed to provide the deed needed to make this connection prior to recording.

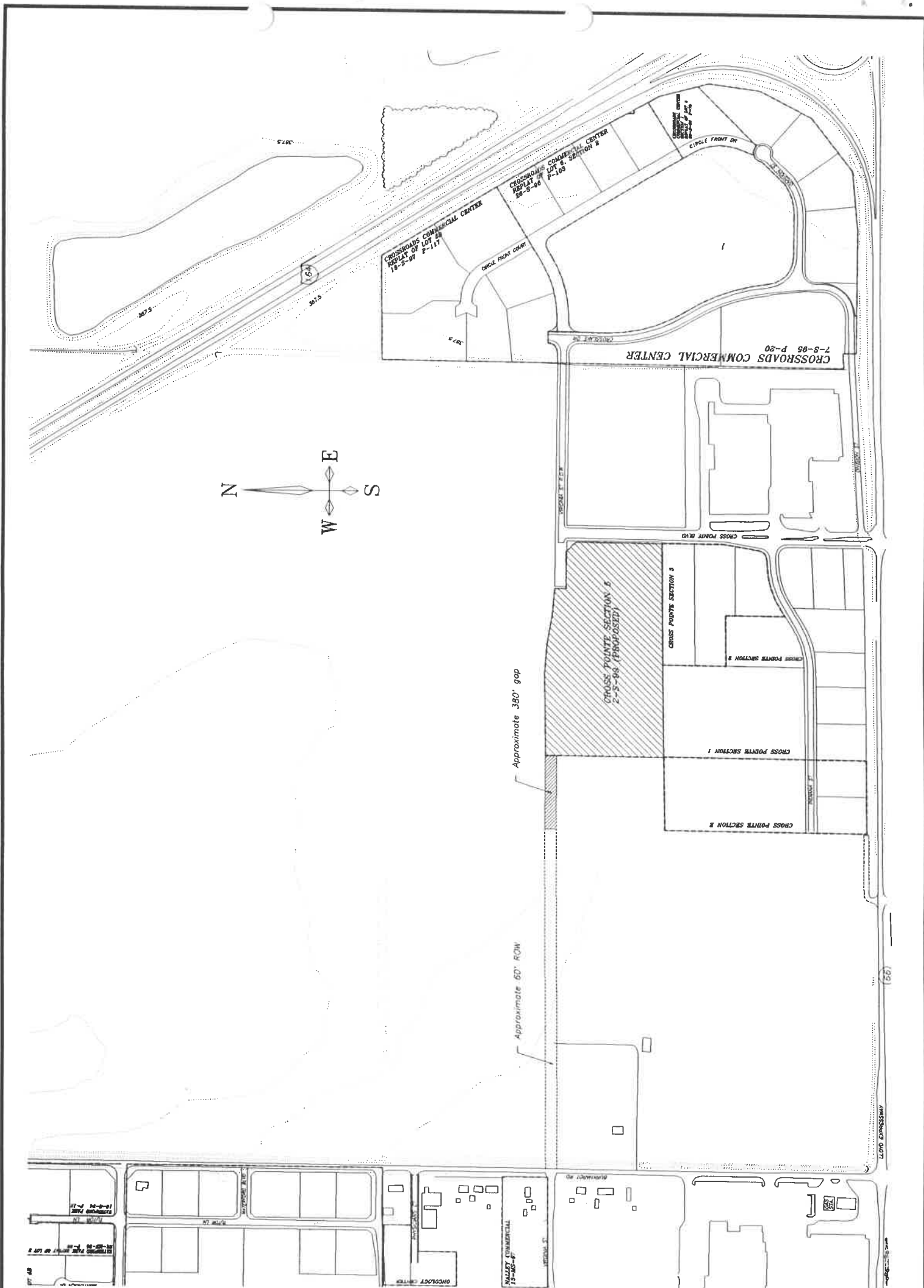
EUTS also recommends for notes to be added to the plat stating that lots C2 and C12 shall access the proposed cul-de-sac street (Road 1) only; and Lots C18 and C20 shall have a single shared access on Virginia Street. If a driveway to serve Lot C20 is to be installed on Virginia Street, it shall be placed as far west from Cross Point Blvd. as possible. Interconnection between all lots is recommended to improve traffic circulation between the proposed lots and to provide alternative access for lots with less than 200' of frontage.

DRAINAGE PLAN/APPROVAL:

Preliminary drainage plan approval by the County Drainage Board will be required prior to the Area Plan Commission public hearing.

COMMENTS/ADDITIONAL INFORMATION

An erosion control plan must be submitted and approved before any construction activities occur on the site. Developer must comply with IDEM Storm Water/Soil Erosion Regulations and all other State and Federal regulations.



CO-243, CO-233

AREA PLAN COMMISSION

CROSS POINTE SECTION 5 LOCATION MAP

KNIGHT TOWNSHIP

T6S/R9W

SW/4 OF SECTION 19

SCALE 1" = 600'

DRAWN BY

DATE 02/16/1999

CHK'D BY

EVANSVILLE-VANDEBURGH COUNTY

CAD NO.

2-S-99

NO.	REVISION	DATE

**SUBDIVISION
STAFF FIELD REPORT
FEBRUARY 17, 1999**

Docket Number: 3-S-99
Name of Subdivision: WINSTEAD PLACE II
Location: North of Hogue Road and east of Red Bank Road
Representative: Danny Leek
Owner: Metro Properties, Inc.
Developer: Same
Size of development: 15.03 acres
Number of lots: 4

LAND USE

Existing zoning: Agricultural
Existing land use: Vacant
Proposed land use: 4-lot residential subdivision
Comprehensive Plan: The Future Land Use Map in the Comprehensive Plan designates this area for residential and agricultural uses.

GENERAL INFORMATION

BACKGROUND/HISTORY : The Area Plan Commission granted primary approval of the Winstead Place subdivision in 1997, and this plat was recorded on September 15, 1998. After acquiring more land to the east of this subdivision, the applicant filed a 14-lot Winstead Place II plat, which was approved by the Plan Commission on May 6, 1998. However, this version of Section II has not been recorded. The applicant now requests reapproval for a revised Section II, with a reduced number of lots covering the same area. This new plat will contain only 4 lots and will create a large Lot 3, containing 10.44 acres. Subdivision Review Committee met February 9, 1999 to review this subdivision plat.

FLOOD ZONE: The portion of this site that lies within the 100-year floodplain is shown on the plat along with the flood protection grade (FPG) of 383'. The Carpentier Creek floodway established by a DNR study is also shown on the plat.

UTILITIES:

Water: Available by extension, Letter of Credit required.
Sewer: Available by extension, Letter of Credit required. The Water and Sewer Dept. requires that easements be provided through the subdivision for future sanitary sewer extension outside of the subdivision.

TRAFFIC/STREETS/ACCESS: The plat will involve a short eastward extension of the Lamb Lane cul-de-sac which is to provide access to the proposed lots. The Access note on the plat should be revised to state "All lots shall access interior streets only." Comments from the County Engineer recommend regrading the embankment along the Hogue Road frontage of Lot 1 in order to improve site distance at the Winstead Way / Hogue Road intersection. The Subdivision Review Committee recommends sidewalks be installed along the cul-de-sac.

DRAINAGE PLAN/APPROVAL:

Reaffirmation of the drainage plan approval for Section II by the County Drainage Board will be required prior to the Area Plan Commission public hearing.

COMMENTS/ADDITIONAL INFORMATION

A name and title must be added to the Owners Certificate on the plat for Metro Properties, Inc.

An erosion control plan must be submitted and approved before any construction activities occur on the site. Developer must comply with IDEM Storm Water/Soil Erosion Regulations and all other State and Federal regulations.



CO-99

AREA PLAN COMMISSION

WINSTEAD PLACE 2 LOCATION MAP

PERRY TOWNSHIP

T6S/R11W

SW/4 OF SECTION 22

SCALE 1" = 400'

DRAWN BY

DATE 02/17/1999

CHK'D BY

EVANSVILLE-VAN DERBURGH COUNTY

CAD NO.

3-S-99

NO.	REVISION	DATE

Area Plan Commission
Evansville-Vanderburgh County
Civic Center Complex Room 312
1 NW Martin Luther King Jr. Blvd.
Evansville, IN 47708
Phone: 812/435-5226 Fax: 812/435-5237

APC Notification
&
Response Form
(For Subdivisions)

Date of Notice: Friday, March 19, 1999
Please return by: Monday, March 29, 1999

Plat submitted for Tuesday, April 13, 1999 Sub Review

Agency & Contact:
Bill Jeffers
County Surveyor
Civic Center Complex Room 325
1 NW Martin Luther King Jr. Blvd.
Evansville IN 47708
Phone: 812/435-5210 Fax:

Subject: Docket #8-MS-99 File Date: 03/16/1999
Seeger Heights Minor Replat of lot 6 and part of Lots 2 and 3
Engineer: Danny Leek
Morley & Associates
600 SE 6th Street
Evansville IN 47713
Phone: 812/464-9585 Fax: 812/464-2514

Please review this notification and/or attached plat and indicate your response below. Give a detailed explanation when necessary. Date and sign this form and return to the APC, also FORWARD A COPY TO THE ENGINEER OF RECORD. Your comments will be incorporated into the APC Staff Field Report if it's received by the Friday following the scheduled Sub Review meeting. If you have any questions, please contact this office.

- 1. This agency does not have a comment on this project.
- 2. We want more information on this project, although no conflict is indicated.
- 3. We desire a conference with the applicant for the reasons stated below.
- 4. This agency endorses this project.
- 5. This agency rejects this project for the reason stated below.
- 6. Additional comments and/or information is attached.
- 7. Drainage plans are not required for this project.
- 8. Preliminary drainage plans were approved on: _____.
- 9. Final drainage plans were approved on: _____.

Reviewed By: _____ Date: _____

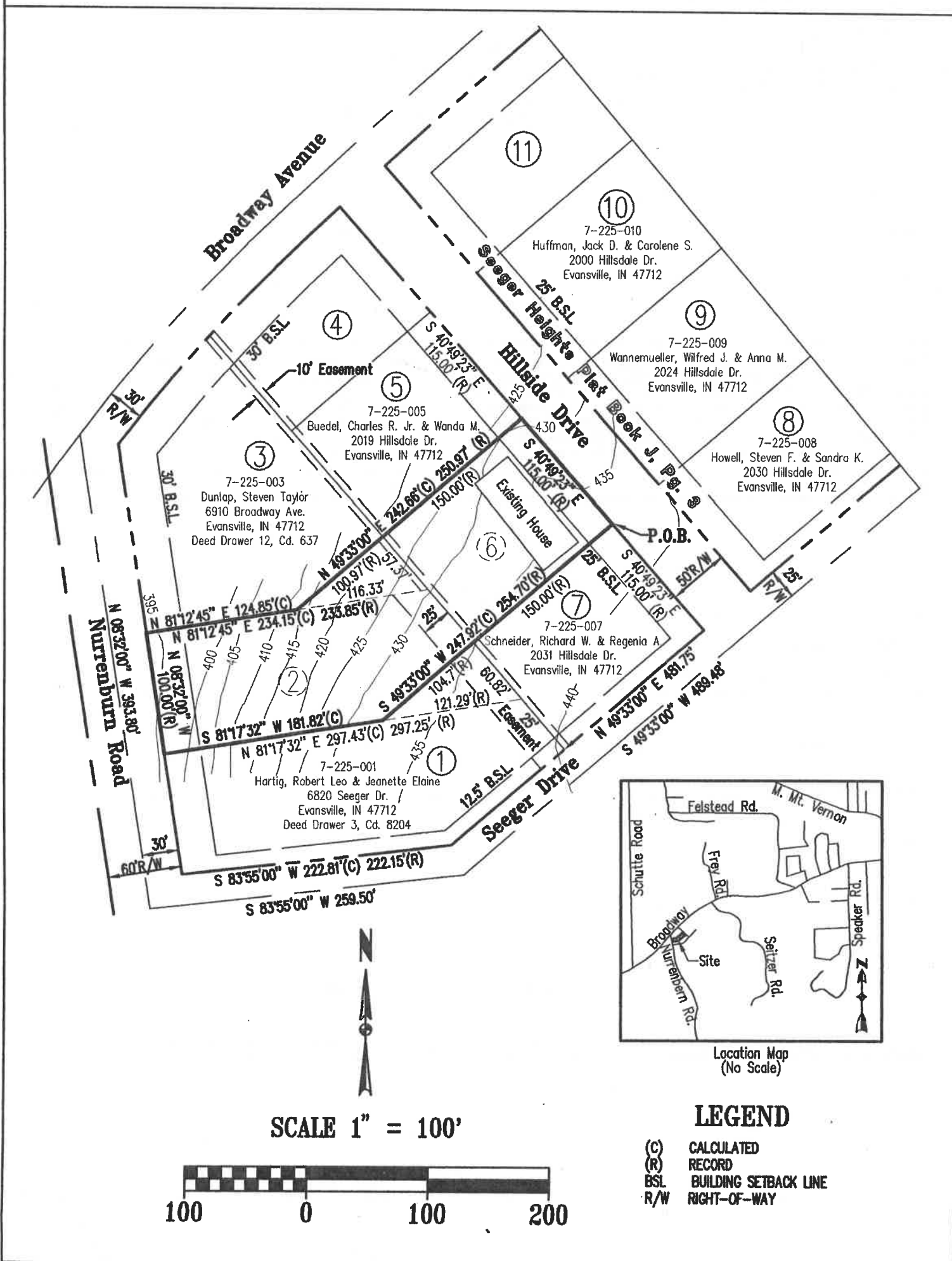
RECEIVED

MAR 16 1999

AREA PLAN COMMISSION

DO NOT WRITE IN SPACE ABOVE THIS LINE

Minor Replat of Lot 6 and Part of Lots 2 and 3 of Seeger Heights



SURVEYORS CERTIFICATE

I, Danny K. Leek, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

DATE MARCH 16, 1999

Danny K. Leek



Danny K. Leek, P.L.S.
 Indiana Registration No. S0480
 Morley and Associates; Inc.
 600 S. E. Sixth Street
 Evansville, IN 47713
 (812) 464-9585

OWNERS CERTIFICATE

Mike and Linda J. Folz, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS

Minor Replat of Lot 6 and Part of Lots 2 and 3
 of Seeger Heights

Mike Folz
 2025 Hillside Drive
 Evansville, IN 47712

Linda J. Folz
 2025 Hillside Drive
 Evansville, IN 47712

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.	Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities. Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.
---	--

NOTARY PUBLIC CERTIFICATE

STATE OF INDIANA)
) ss:
 COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR _____ COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 199__.

MY COMMISSION EXPIRES: _____

RESIDENT OF _____ COUNTY

 NOTARY PUBLIC

 PRINTED

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON _____, 199__.

PLAT RELEASE _____
 PRESIDENT _____
 EXECUTIVE DIRECTOR _____

AREA PLAN COMMISSION OFFICIAL FORM

Boundary Description

Lot 6 and part of Lot 2 and part of Lot 3 of Seeger Heights as recorded in Plat Book J, Page 3 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southeast corner of said Lot 6; thence along the southeast line and the extended southeast line of Lot 6 South 49 degrees 33 minutes 00 seconds West 247.92 feet to a point on the south line of said Lot 2; thence South 81 degrees 17 minutes 32 seconds West 181.82 feet to the southwest corner of said Lot 2, said point also being a point on the east right-of-way line of Nurrenburn Road; thence along the west line of said Lot 2 North 08 degrees 32 minutes 00 seconds West 100.00 feet to the northwest corner thereof; thence along the north line of said Lot 2 North 81 degrees 12 minutes 45 seconds East 124.85 feet to a point on the extended northwest line of Lot 6; thence along the extended northwest line and the northwest line of said Lot 6 North 49 degrees 33 minutes 00 seconds East 242.66 feet to the northeast corner of said Lot 6, said point being on the southwest right-of-way line of Hillsdale Drive; thence along the northeast line of said Lot 6 South 40 degrees 49 minutes 23 seconds East 115.00 feet to the point of beginning containing 43,558 square feet (0.99 acres).

Subject to a 25 foot easement off the east line of said Lot 2.

Subject to a 5 foot easement off the southwest line of Lot 6 and the east line of Lot 3 as per plat thereof.

General Notes

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0100B, dated March 19, 1982, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

Zoning: The subject property and the abutting properties are currently zoned AG.

Utilities: Water is available on the site. Sanitary sewer is not available on site.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

PRELIMINARY
DRAINAGE CALCULATIONS

REPLAT OF LOT 4
ST. JOSEPH INDUSTRIAL PARK SEC. "A"

SUBMITTED BY: BILLY T. NICHOLSON, L.S.

VEACH, NICHOLSON ASSOCIATES
1830-A W. FRANKLIN ST.
EVANSVILLE, INDIANA 47712
(812) 424-2936

VN

Veach, Nicholson, Assoc.
Consulting Engineers & Land Surveyors

1888-A W. FRANKLIN ST. EVANSVILLE, IN 47712 • (812) 434-2936

Proj. No. _____

Job. No. _____

Sheet No. 1

Made By _____

Date _____

Chkd. By _____

Date _____

UNDEVELOPED CONDITIONSFIND THE RELEASE RATE OF THE TWO BASINS
BASED ON THE 10 YEAR UNDEVELOPED FLOW.

TOTAL AREA:

11.7 AC.

1.5 AC.

WILL NOT LIKELY BE DEVELOPED (SEE PLAN)
REMOVE THIS AREA FROM TOTAL

10.2 AC. = AREA USED TO CALCULATE BASIN RELEASE

 $C = 0.15$ - GRASS-LAWN SLOPE LESS THAN 2% t_c :

$$0.827 \left(\frac{0.40 (1000)}{\sqrt{0.01}} \right)^{0.467} \approx 45 \text{ MIN.}$$

$$i_{30 \text{ MIN.}} = 3.226$$

$$i_{45 \text{ MIN.}} = \underline{2.522 \text{ IN/HR}}$$

$$i_{60 \text{ MIN.}} = 1.819$$

$$Q = 0.15 (2.522) 10.2 = 3.9 \text{ CFS}$$



Veach, Nicholson, Assoc.
Consulting Engineers & Land Surveyors

1630-A W. FRANKLIN ST. EVANSVILLE, IN 47712 • (812) 424-2938

Proj. No. _____
Job No. _____ Sheet No. 2
Made By _____ Date _____
Chkd. By _____ Date _____

DEVELOPED CONDITIONS

FIND A COMPOSITE "C" FOR DEVELOPED INFLOW
TO BASINS:

IMPERVIOUS AREA:

EACH LOT

7000 ft² BUILDING
12000 ft² PARKING

$$19000 \text{ ft}^2 / \text{LOT} = 0.44 \text{ AC} / \text{LOT} \times 8 \text{ LOTS} = 3.5 \text{ AC.}$$

STREET

$$1000 \text{ ft} \times 30 \text{ ft} \times \frac{1}{43560} = 0.7 \text{ AC.}$$

$$\text{TOTAL IMPERVIOUS} = 3.5 + 0.7 = 4.2 \text{ AC. @ } C = 0.94$$

$$C = \frac{4.2(0.94) + 6(0.15)}{10.2} = 0.48$$

USE $C = 0.48$ FOR DEVELOPED AREAS IN BASIN
CALCULATIONS ON PAGES 7 & 8



DEVELOPED FLOWS

USE $C = 0.48$, AND A TIME OF CONCENTRATION
OF 15 MIN., $i_{25} = 5.033$ IN/HR.

AREA A1

$$A = 0.8 \text{ AC.}$$

$$Q = 0.48 (5.033) 0.8 = 1.9 \text{ cfs}$$

AREA A2

$$A = 0.7 \text{ AC.}$$

$$Q = 0.48 (5.033) 0.7 = 1.7 \text{ cfs}$$

AREA A3

$$A = 0.6 \text{ AC.}$$

$$Q = 0.48 (5.033) 0.6 = 1.4 \text{ cfs}$$

AREA A4

$$A = 0.6 \text{ AC.}$$

$$Q = 0.48 (5.033) 0.6 = 1.4 \text{ cfs}$$

AREA A5

$$A = 4.0 \text{ AC.}$$

$$Q = 0.48 (5.033) 4.0 = 9.7 \text{ cfs}$$

AREA B1

$$A = 3.5 \text{ AC.}$$

$$Q = 0.48 (5.033) 3.5 = 8.5 \text{ cfs}$$



BASINS

TWO BASINS WILL LIMIT TOTAL DEVELOPED 25 YEAR FLOW TO UNDEVELOPED 10 YEAR CONDITIONS. THE RELEASE RATE FOR EACH BASIN IS FOUND AS FOLLOWS:

TOTAL RELEASE FROM BOTH BASINS = 3.9 cfs (pg 1)

TOTAL 25 YEAR FLOW FROM AREA "A" = 16.1 cfs

TOTAL 25 YEAR FLOW FROM AREA "B" = 8.5 cfs

TOTAL = 24.6 cfs

RELEASE FROM BASIN "A" $\frac{16.1}{24.6} (3.9) = 2.6 \text{ cfs}$

RELEASE FROM BASIN "B" $\frac{8.5}{24.6} (3.9) = 1.3 \text{ cfs}$

BASIN A

VOLUME REQUIRED 0.419 AC-FT = 18252 ft³

VOLUME PROVIDED
REFER TO PAGE 6

STA 0+00 A = 50.0 ft²

AVG. AREA

VOLUME

46.85

7496

STA 1+60 A = 43.7 ft²

48.30

17592

STA 1+00 A = 52.9 ft²

19,088 ft³



Veach, Nicholson, Assoc.
Consulting Engineers & Land Surveyors

1830-A W. FRANKLIN ST. EVANSVILLE, IN 47712 • (812) 424-2838

Proj. No. _____
Job. No. _____ Sheet No. 5
Made By _____ Date _____
Chkd. By _____ Date _____

BASIN B

VOLUME REQUIRED 0.223 AC-ft = 9714 ft³

VOLUME PROVIDED

SEC. "C-C" (FROM PLAN) A = 30 ft²

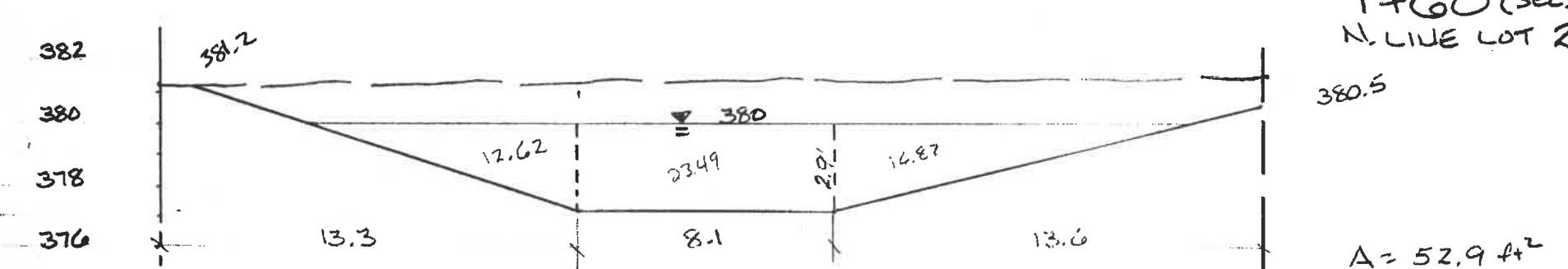
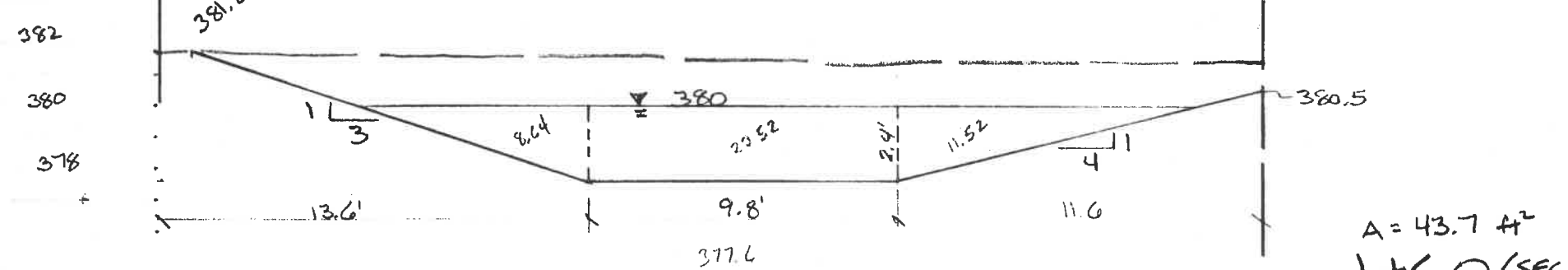
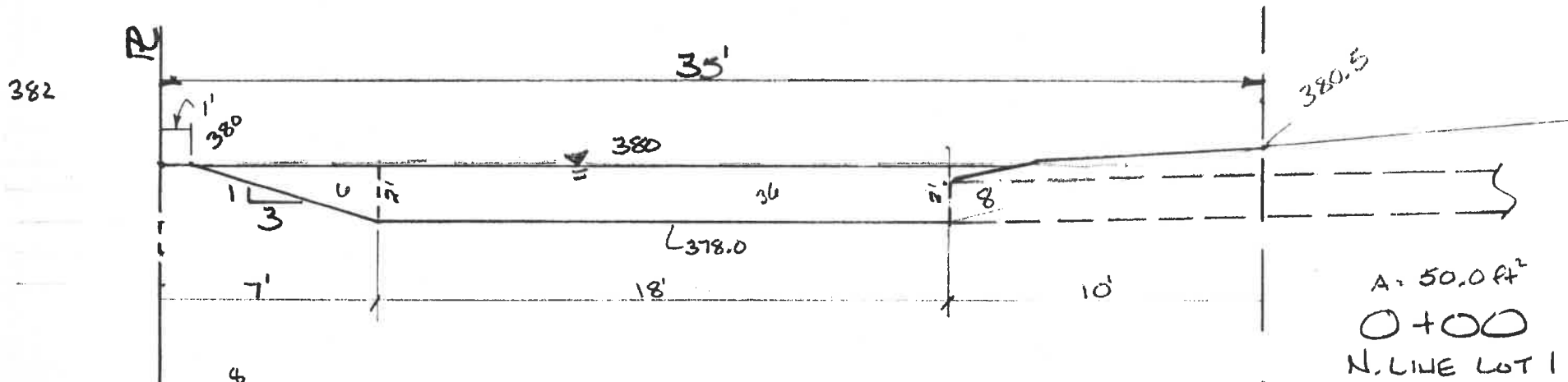
AUG. AREA

30.25 ft²

SEC "D-D" (FROM PLAN) A = 35.5 ft²

DIST FROM "C-C" TO "D-D" = 500 ft

VOLUME = 500 (30.25) = 15125 ft³



SWALE - DETENTION WEST LINE
 BASIN "A"

Project BASIN A Detention Facility Design Return Period 25 yrs.
 Designer _____ Release Rate Return Period 10 yrs.

Watershed Area 6.7 acres
 Time of Concentration (undeveloped watershed) _____ minutes
 Rainfall Intensity (i_U) _____ inches/hr
 Undeveloped Runoff Coefficient (C_U) _____
 Undeveloped Runoff Rate ($O = C_U i_U A_U$) _____ cfs
 Developed Runoff Coefficient (C_D) 0.48

Storm Duration t_d (hrs)	Rainfall Intensity i_d (inches/hr)	Inflow Rate $I(t_d)$ $(C_D i_d A_D)$ (cfs)	Outflow Rate O $(C_U i_U A_U)$ (cfs)	Storage Rate $I(t_d) - O$ (cfs)	Required Storage $\left[I(t_d) - O \right] \frac{t_d}{12}$ (acre-ft)
0.17	5.92	19.0	2.6	16.4	0.232
0.33	4.78	15.4		12.8	0.352
0.50	3.65	11.7		9.1	0.379
0.67	3.13	10.1		7.5	0.419
0.83	2.61	8.4		5.8	0.401
1.0	2.09	6.7		4.1	0.342
1.5	1.74	5.6		3.0	0.375
2.0	1.40	4.5		1.9	0.317
3.0	1.02	3.3		0.7	0.175
4.0					
5.0					
6.0					
7.0					
8.0					
9.0					
10.0					

Figure 6.2 Computation Sheet for Detention Storage
 Calculations Using the Rational Method

Project BASIN B Detention Facility Design Return Period 25 yrs.

Designer _____ Release Rate Return Period 10 yrs.

Watershed Area 3.5 acres

Time of Concentration (undeveloped watershed) _____ minutes

Rainfall Intensity (i_U) _____ inches/hr

Undeveloped Runoff Coefficient (C_U) _____

Undeveloped Runoff Rate ($O = C_U i_U A_U$) _____ cfs

Developed Runoff Coefficient (C_D) 0.48

Storm Duration t_d (hrs)	Rainfall Intensity i_d (inches/hr)	Inflow Rate $I(t_d)$ $(C_D i_d A_D)$ (cfs)	Outflow Rate O $(C_U i_U A_U)$ (cfs)	Storage Rate $I(t_d) - O$ (cfs)	Required Storage $\left[I(t_d) - O \right] \frac{t_d}{12}$ (acre-ft)
0.17	5.92	9.9	1.3	8.6	0.122
0.33	4.78	8.0		6.7	0.184
0.50	3.65	6.1		4.8	0.200
0.67	3.13	5.3		4.0	0.223
0.83	2.61	4.4		3.1	0.214
1.0	2.09	3.5		2.2	0.183
1.5	1.74	2.9		1.6	0.200
2.0	1.40	2.4		1.1	0.183
3.0	1.02	1.7		0.4	0.100
4.0					
5.0					
6.0					
7.0					
8.0					
9.0					
10.0					

Figure 6.2 Computation Sheet for Detention Storage Calculations Using the Rational Method

STORM SEWER DESIGN SHEET - RATIONAL METHOD

PROJECT ST. JOE IND PARK DATE _____ SHEET _____ OF _____

7-6

ENGINEER _____ DESIGN STORM 25 MANNINGS n 0.013

Line Number	Upstream Manhole	Downstream Manhole	Length (Ft)	C _f	A _f (Acres)	C _f A _f	ΣA _f C _f	t _f (min)	t _{cum} (min)	$\frac{i}{hr}$	Q (CFS)	Pipe Diameter (Inches)	Pipe Slope (%)	Pipe Capacity (CFS)	Velocity (Ft/Sec)	Travel Time (min)	Rim Elevation Upstream	Rim Elevation Downstream	Invert Elevation Upstream	Invert Elevation Downstream	Pipe Cover Upstream	Pipe Cover Downstream
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
A1	A2		25								1.9	15	0.5	4.6								
A2	OUT		275								3.6	15	0.5	4.6								
A3	A4		31								1.4	15	0.5	4.6								
A4	OUT		255								2.8	15	0.5	4.6								

Figure 7.1 Storm Sewer Design Sheet - Rational Method

6

A REPLAT OF LOT 4 AND PART OF LOT 5 IN ST. JOSEPH INDUSTRIAL PARK SECTION "A"

A replat of Lot 4 and part of Lot 5 in St. Joseph Industrial Park Section "A" being a subdivision of part of the West Half of the Northwest Quarter of Section 12, Township 6 South, Range 11 West, Vanderburgh County, Indiana as recorded in Plat Book "K", page 102 in the Office of the Recorder of Vanderburgh County, Indiana described as follows:

Beginning at the Northeast corner of said Lot 4 said point also being on the East line of said Half Quarter Section 426.48 feet South 0 degrees 12 minutes 29 seconds West of the Northeast corner thereof, thence South 0 degrees 12 minutes 29 seconds West along the East line of said Lot 4 a distance of 428.61 feet to the Southeast corner thereof, thence North 89 degrees 55 minutes 33 seconds West a distance of 297.04 feet, thence South 0 degrees 15 minutes 30 seconds West a distance of 30.00 feet, thence North 89 degrees 55 minutes 33 seconds West a distance of 224.37 feet, thence North 0 degrees 04 minutes 27 seconds East a distance of 60.00 feet, thence North 89 degrees 55 minutes 33 seconds West a distance of 125.44 feet to the Southwest corner of said Lot 4, thence North 0 degrees 15 minutes 30 seconds East a distance of 93.04 feet, thence North 49 degrees 55 minutes 14 seconds East a distance of 375.00 feet, thence South 24 degrees 59 minutes 30 seconds East a distance of 470.84 feet to the place of beginning and containing 11.738 acres more or less.

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as

A Replat of Lot 4 and Part of Lot 5 in St. Joseph Industrial Park. All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P.U. Easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "Drainage Easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove at the discretion of the public utility, trees, overhanging branches, bushes, underbrush, and obstructions. No structure other than said utility facility shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

OWNERS OF LOT 4, ORIGINAL ST. JOSEPH IND. PARK

Ken McDonald
Kewbee McDonald
3119 Graham Avenue
Evansville, Indiana 47715

OWNERS OF LOT 5, ORIGINAL ST. JOSEPH IND. PARK

B & F Enterprises, Inc.
2214 N. Fares Avenue
Evansville, Indiana 47711

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH)
Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this _____ day of _____, 199____.
My commission expires _____ Notary Public _____
Resident of _____ County Printed _____

A.P.C. CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given approval by the Area Plan Commission of Evansville and Vanderburgh County on _____

Plot Release _____
President _____
Executive Director _____
Executive Director _____

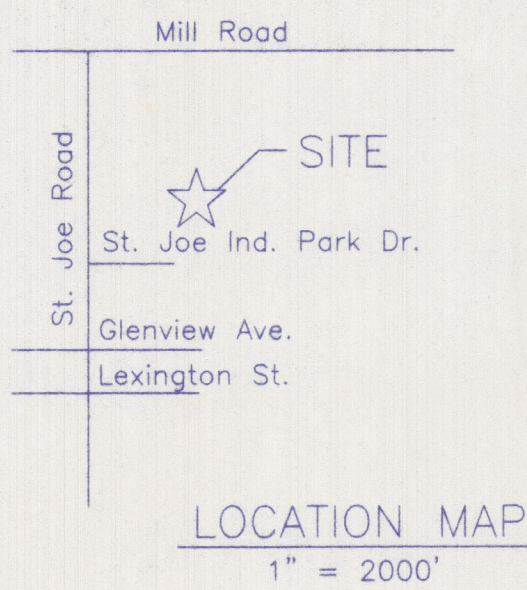
SURVEYORS CERTIFICATE

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class _____ survey with a theoretical uncertainty of _____ feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson
Billy T. Nicholson IN No. 7964
Date *6/19/98*

VEACH, NICHOLSON ASSOCIATES
1830-A W. Franklin St. Evansville, IN 47712 (812)424-2936

RECEIVED
JUN 16 1998
AREA PLAN COMMISSION



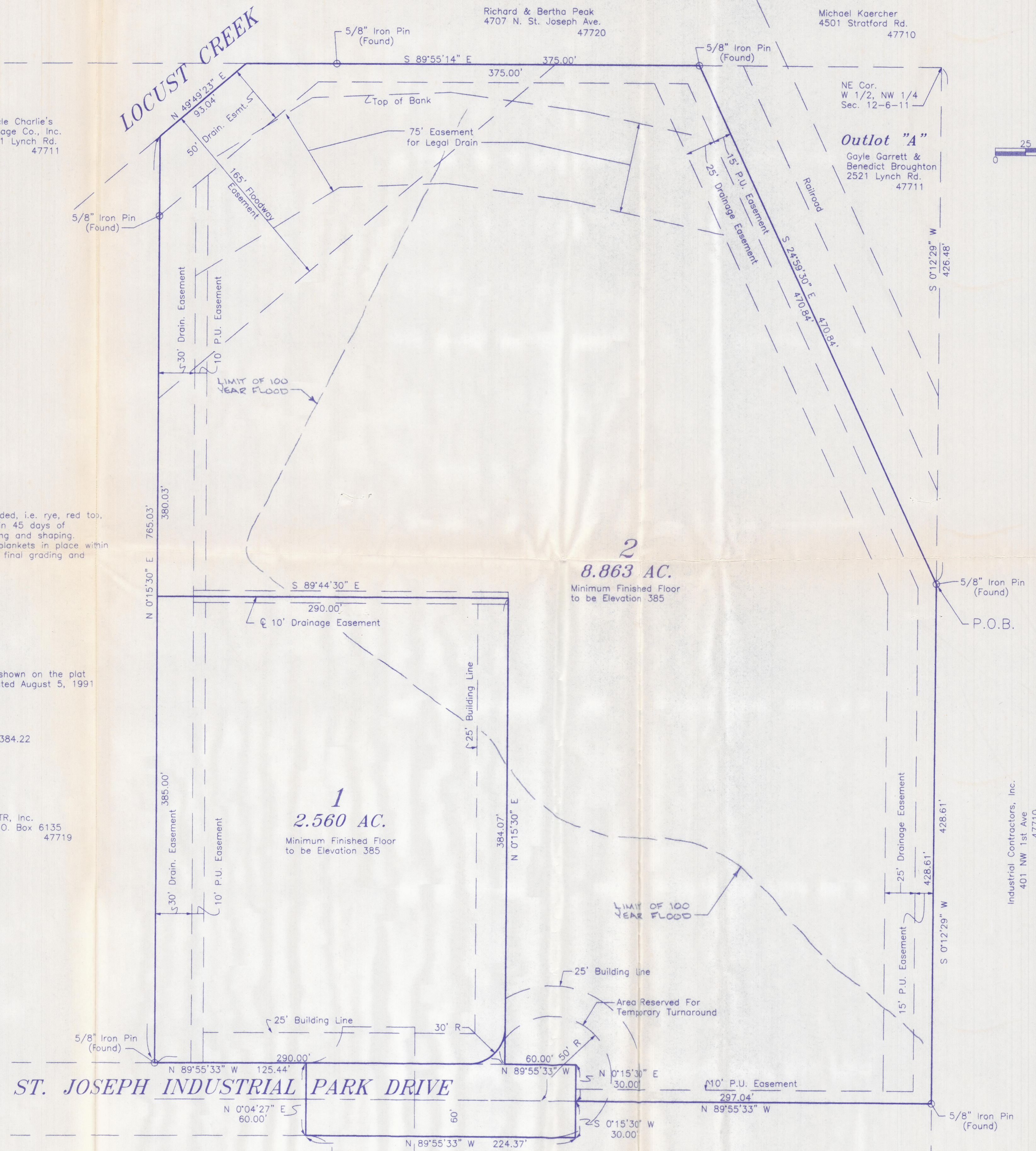
Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

All Lot corners marked with 5/8" Iron Pin except as noted
All utilities available at site by extension
Drainage Plans were approved on _____
Street Plans were approved on _____

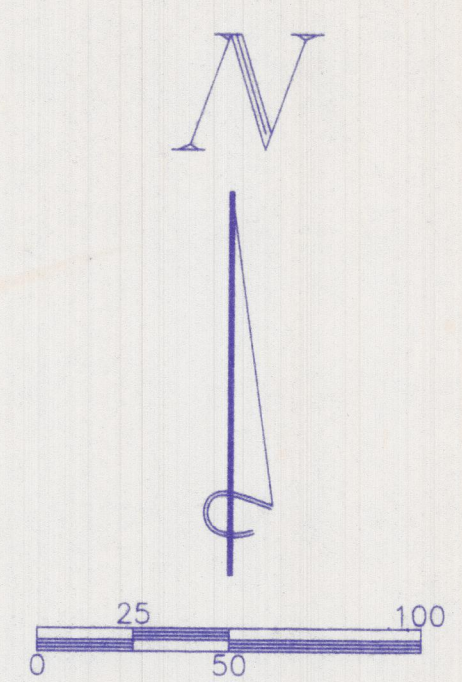
Site is partially within the 100 Year Flood Zone (Zone A) as shown on the plat according to FIRM Map Panel Number 180256 0075 C and dated August 5, 1991 Building Finished Floor Elevations to be 385.0 or above

Site is flat, average elevation is approximately 381.5
Bench Mark: Finished Floor of Steamfitters Building, Elevation 384.22

QTR, Inc.
P.O. Box 6135
47719

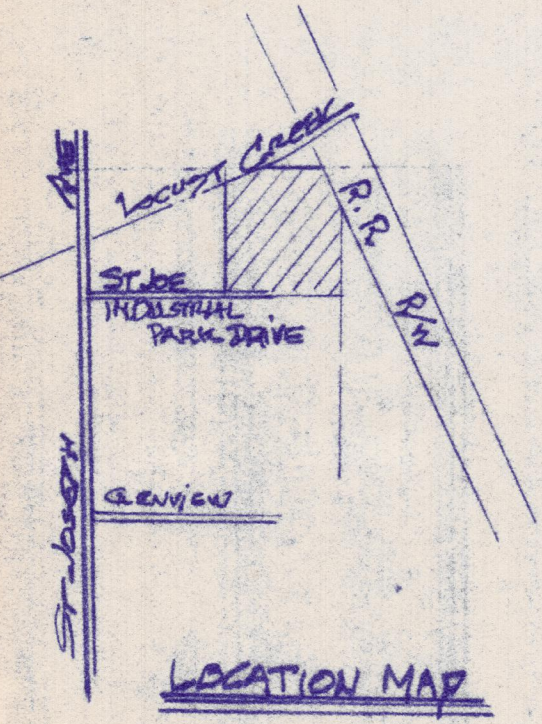
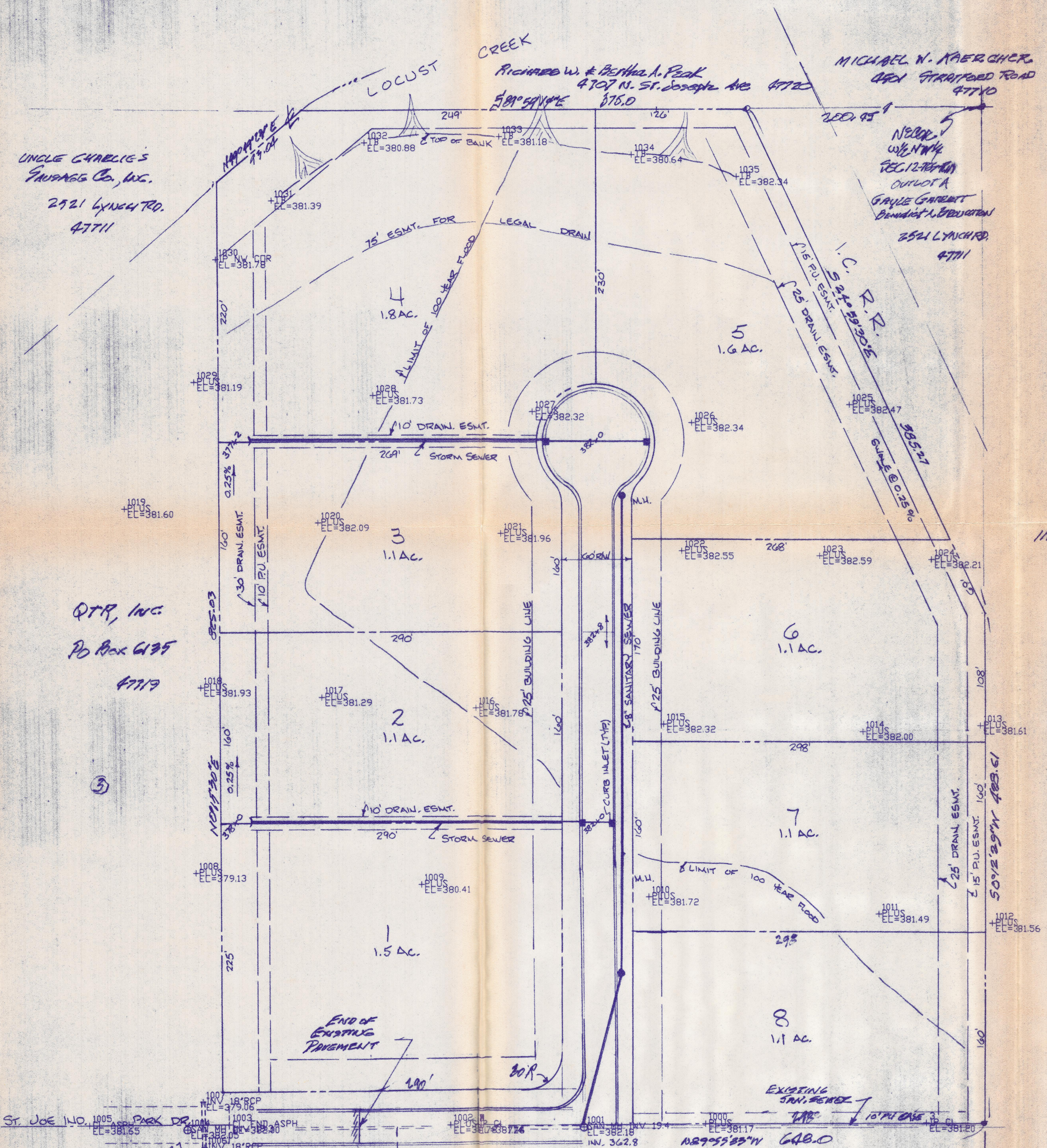


Lot 6 Plumbers and Steam Fitters Local 136 2300 St. Joseph Industrial Park Dr. 47720
St. Joseph Industrial Park Section "A"
Lot 5 B & F Enterprises, Inc. 2214 N. Fares Ave. 47711



RECEIVED
NOV 19 1996
AREA PLAN COMMISSION

REPLAT OF LOT 4 ST JOSEPH INDUSTRIAL PARK
A REPLAT OF LOT 4 ST JOSEPH INDUSTRIAL PARK
AS RECORDED IN PLAT RECORD K PAGE 102 IN THE OFFICE
OF THE RECORDER OF VANDERBURGH CO., INDIANA.



OWNERS CERTIFICATE
We, the undersigned owners of the real estate shown and described herein, do hereby as shown plat and subdivide said real estate and designate same as
REPLAT of SYCAMORE HILLS ESTATES PHASE IV, LOTS 20-27
All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P.U. Easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "Drainage Easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.
Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove at the discretion of the public utility, trees, overhanging branches, bushes, underbrush, and obstructions. No structure other than said utility facility shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.
Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

KEN McDONALD
KEMREE McDONALD
519 GRIFFIN AVE
EVANSVILLE, IND 47715

NOTARY CERTIFICATE
STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS
Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described herein and acknowledged the execution of this plat to be their voluntary act and deed.
Witness my hand and seal this _____ day of _____, 199____.
My commission expires _____ Notary Public _____
Resident of _____ County _____ Printed _____

BUILDING FLOOR ELEVATIONS TO BE 384 OR ABOVE

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, rad top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% 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.

All Lot corners marked with 5/8" Iron Pin except as noted
All utilities, available at site by extension _____
Drainage Plans were approved on _____
Street Plans approved on _____

A.P.C. CERTIFICATE
Under the authority provided by Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given approval by the Area Plan Commission of Evansville and Vanderburgh County on _____
Plat Release _____
President _____
Executive Director _____
Executive Director _____

SURVEYORS CERTIFICATE
I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.
Billy T. Nicholson IN No. 7964
Date _____

VEACH, NICHOLSON ASSOCIATES
1830-A W. Franklin St. Evansville, IN 47712

PLUMBERS & STEAMFITTERS @ LOCAL 186 #2300 ST JOSEPH, IN. 47702
BEF ENTERPRISES LLC 2214 N. FAIRBANKS AVE 47711

A Subdivision of Part of Lot 4 in St. Joseph Industrial Park Section "A"

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% 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.

All Lot corners marked with 5/8" Iron Pin except as noted

All utilities available at site by extension

Drainage Plans were approved on _____

Street Plans were approved on _____

Site is partially within the 100 Year Flood Zone (Zone A) as shown on the plat according to FIRM Map Panel Number 180256 0075 C and dated August 5, 1991 Building Finished Floor Elevations to be 385.0 or above

Site is flat, average elevation is approximately 381.5

Bench Mark: Finished Floor of Steamfitters Building, Elevation 384.22

A subdivision of part of Lot 4 in St. Joseph Industrial Park Section "A" being a subdivision of part of the West Half of the Northwest Quarter of Section 12, Township 6 South, Range 11 West, Vanderburgh County, Indiana as recorded in Plat Book "K", page 102 in the Office of the Recorder of Vanderburgh County, Indiana described as follows:

Beginning at the Southwest corner of said Lot 4, thence South 89 degrees 55 minutes 33 seconds East a distance of 215.44 feet, thence South 0 degrees 04 minutes 27 seconds West a distance of 30.00 feet, thence South 89 degrees 55 minutes 33 seconds East a distance of 134.47 feet, thence North 0 degrees 15 minutes 30 seconds East a distance of 384.07 feet, thence North 89 degrees 55 minutes 33 seconds West a distance of 60.00 feet, thence North 0 degrees 15 minutes 30 seconds East a distance of 384.07 feet, thence North 89 degrees 44 minutes 30 seconds West a distance of 290.00 feet, thence South 0 degrees 15 minutes 30 seconds West a distance of 385.00 feet to the place of beginning and containing 2.657 acres more or less.

QTR, Inc.
P.O. Box 6135
47719

Property Owners
Adjacent to Lot 4

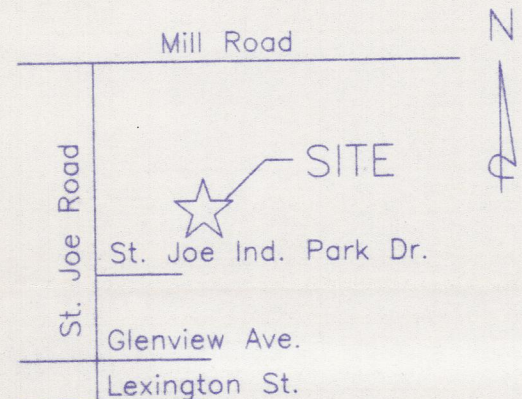
Industrial Contractors, Inc.
401 NW 1st Ave
47710

Michael Kaercher
4501 Stratford Rd.
47710

Richard & Bertha Peak
4707 N. St. Joseph Ave.
47720

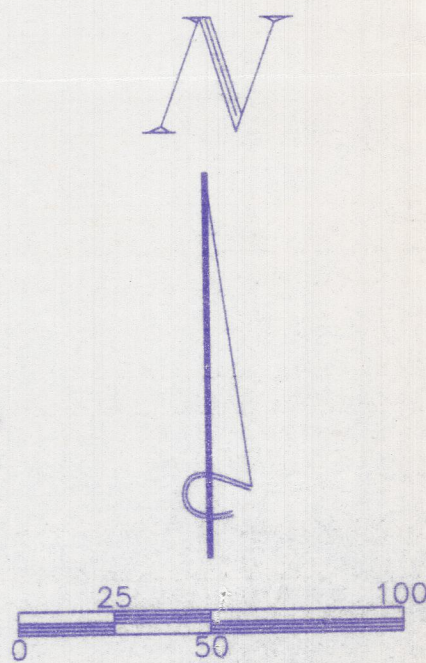
Gayle Garrett &
Benedict Broughton
2521 Lynch Rd.
47711

Uncle Charlie's
Sausage Co., Inc.
2521 Lynch Rd.
47711

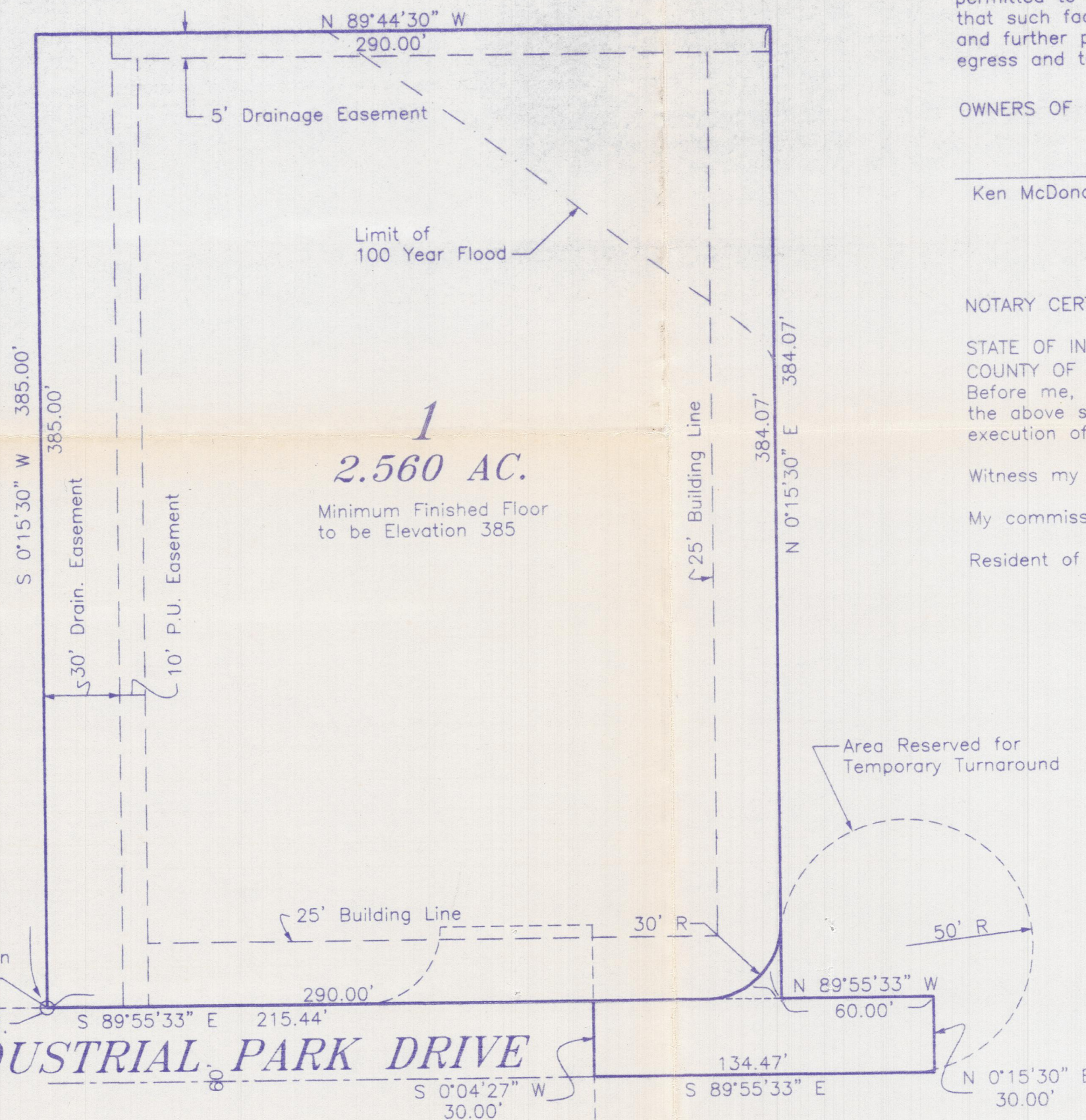


LOCATION MAP
1" = 2000'

RECEIVED
MAY 19 1998
AREA PLAN COMMISSION



Ken McDonald
Kewbee McDonald



ST. JOSEPH INDUSTRIAL PARK DRIVE

Lot 6

St. Joseph Industrial Park
Section "A"

Lot 5

Plumbers and Steam Fitters
Local 136
2300 St. Joseph Industrial Park Dr.
47720

B & F Enterprises, Inc.
2214 N. Fares Ave.
47711

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as

A Subdivision of part of Lot 4 in St. Joseph Industrial Park Section "A" All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P.U. Easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "Drainage Easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove at the discretion of the public utility, trees, overhanging branches, bushes, underbrush, and obstructions. No structure other than said utility facility shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

OWNERS OF LOT 4, ORIGINAL ST. JOSEPH IND. PARK

Ken McDonald

Kewbee McDonald

3119 Graham Avenue
Evansville, Indiana 47715

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this _____ day of _____, 199__.

My commission expires _____ Notary Public _____

Resident of _____ County Printed _____

A.P.C. CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given _____ approval by the Area Plan Commission of Evansville and Vanderburgh County on _____.

Plat Release _____

President _____

Executive Director _____

Executive Director _____

SURVEYORS CERTIFICATE

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class A survey with a theoretical uncertainty of 0.10 feet as determined by Sub-Section 7d, Section 7 of subject code.

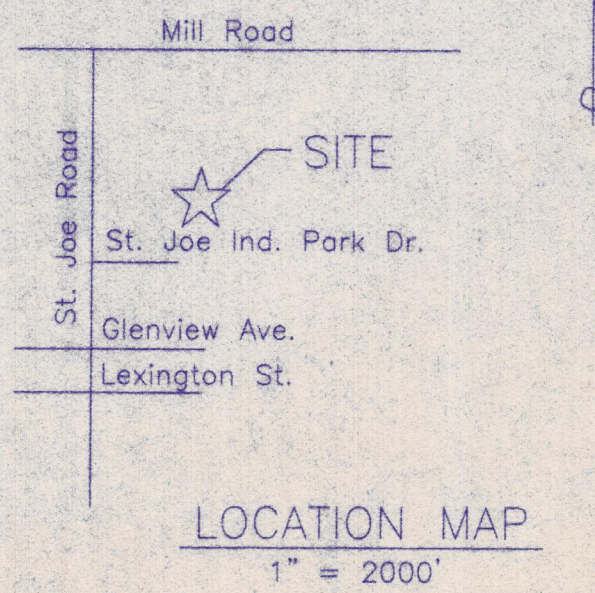
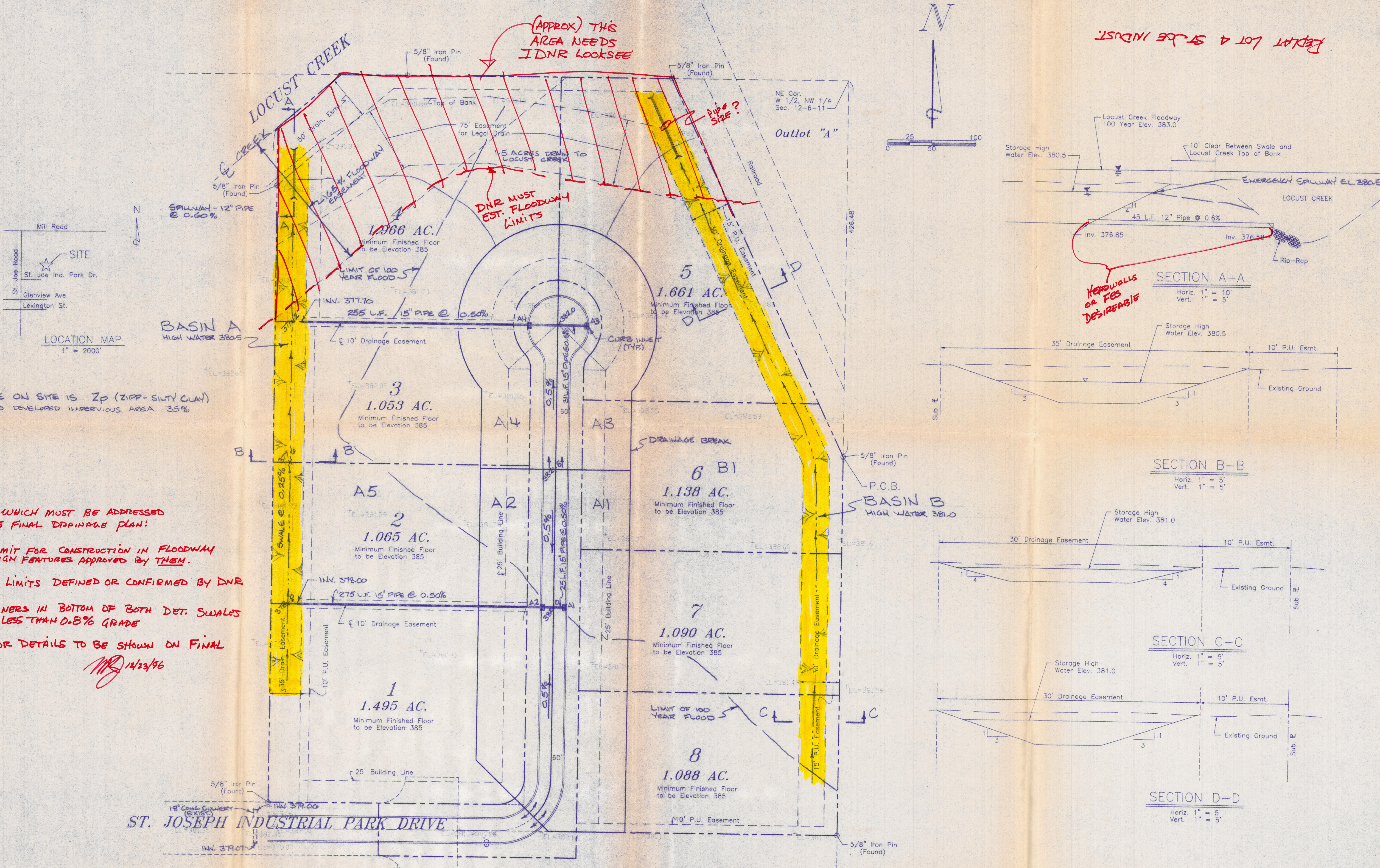
Billy T. Nicholson IN No. 7964

Date _____

VEACH, NICHOLSON ASSOCIATES

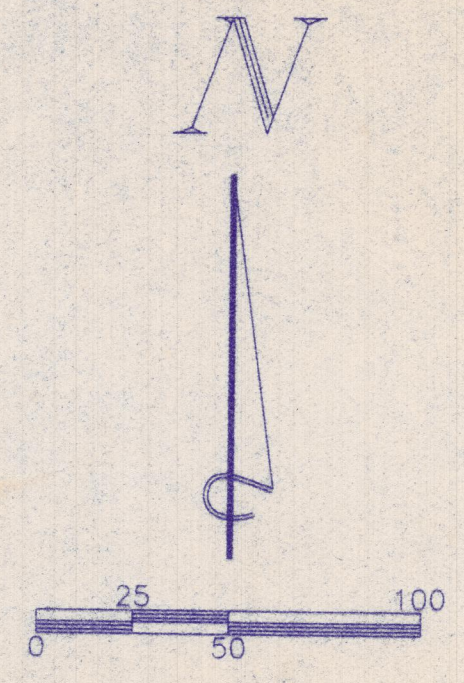
1830-A W. Franklin St. Evansville, IN 47712 (812)424-2936

DRAINAGE PLAN

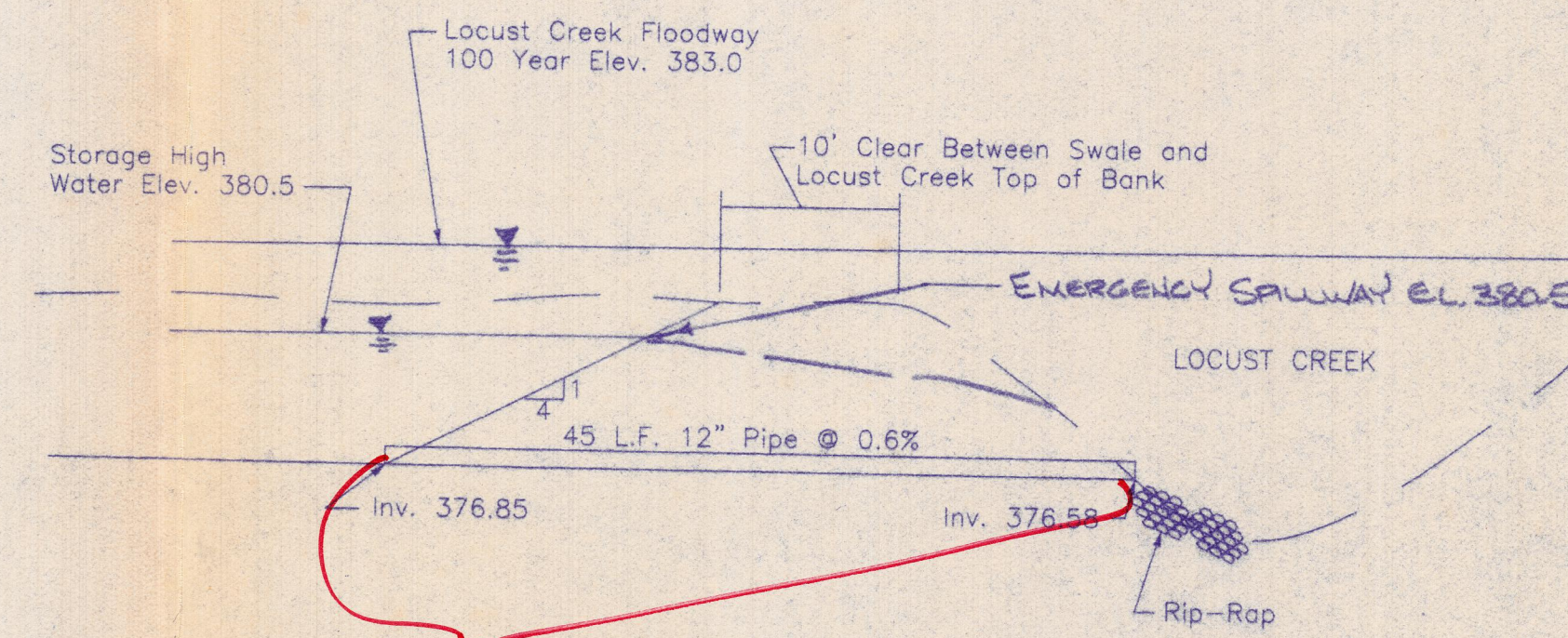


SOIL TYPE ON SITE IS Zp (ZIPP-SILTY CLAY)
ESTIMATED DEVELOPED IMPERVIOUS AREA 35%

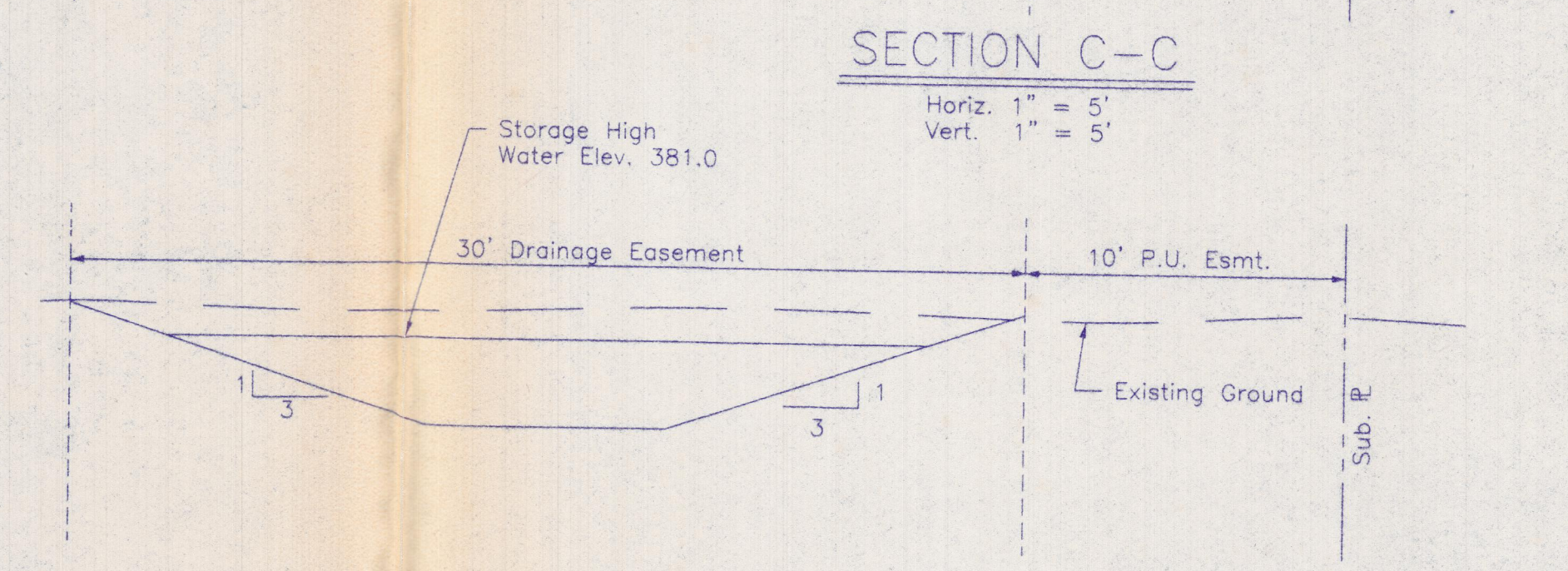
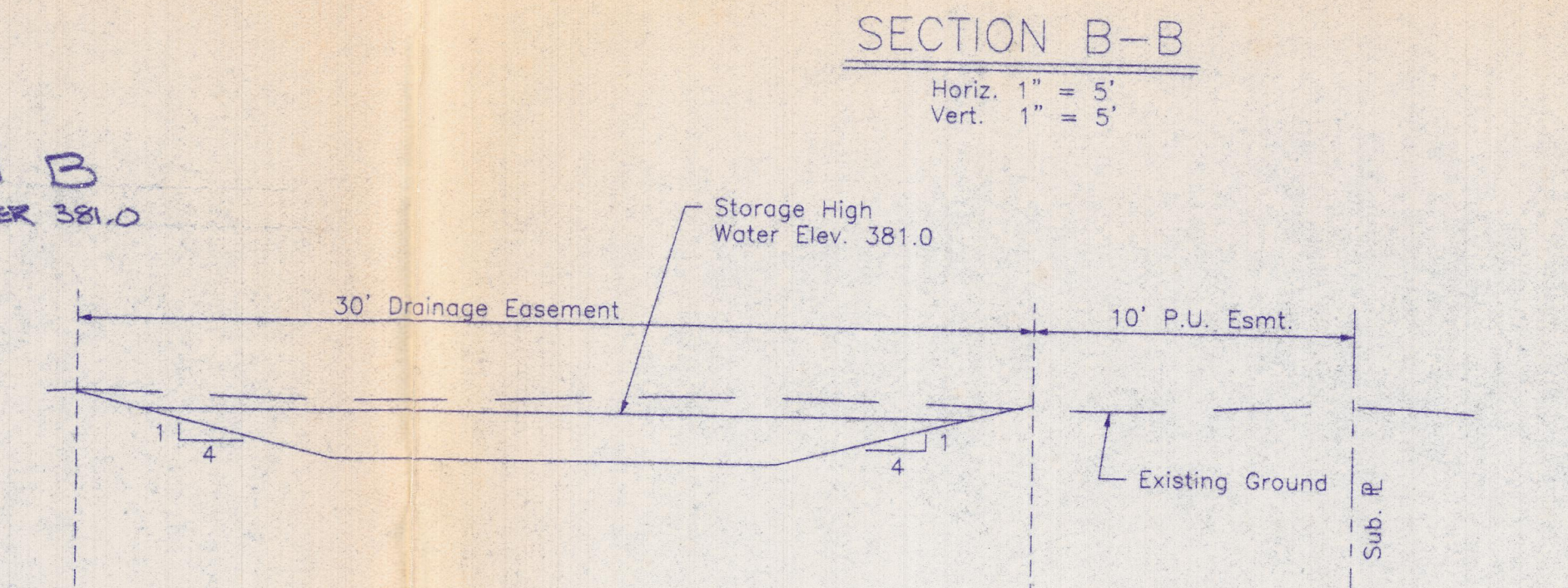
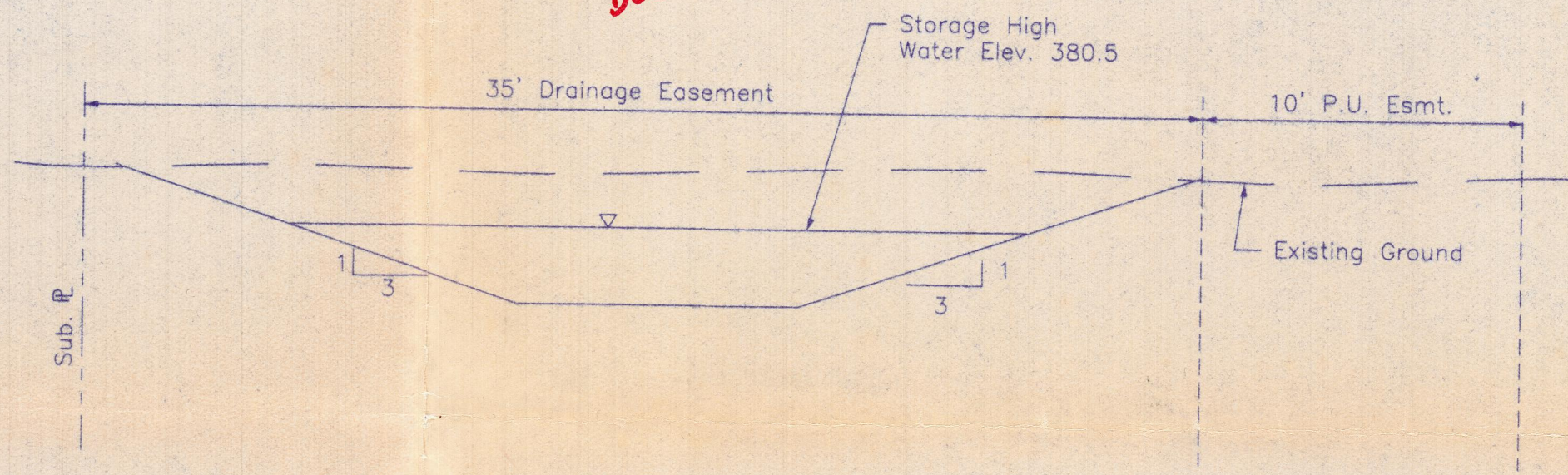
- ITEMS WHICH MUST BE ADDRESSED BY THE FINAL DRAINAGE PLAN:
1. DNR PERMIT FOR CONSTRUCTION IN FLOODWAY WITH DESIGN FEATURES APPROVED BY THEM.
 2. "FLOODWAY" LIMITS DEFINED OR CONFIRMED BY DNR
 3. RIBBON LINERS IN BOTTOM OF BOTH DET. SWALES REQ FOR LESS THAN 0.8% GRADE
 4. OTHER MINOR DETAILS TO BE SHOWN ON FINAL
- MJ 12/23/96*



REPORT LOT 4 ST BE INDUST.



HEADWALLS OR FES DESIRABLE



Lot 6 St. Joseph Industrial Park Section "A" Lot 5

VEACH, NICHOLSON ASSOCIATES
1830-A W. Franklin St. Evansville, IN 47712 (812)424-2936