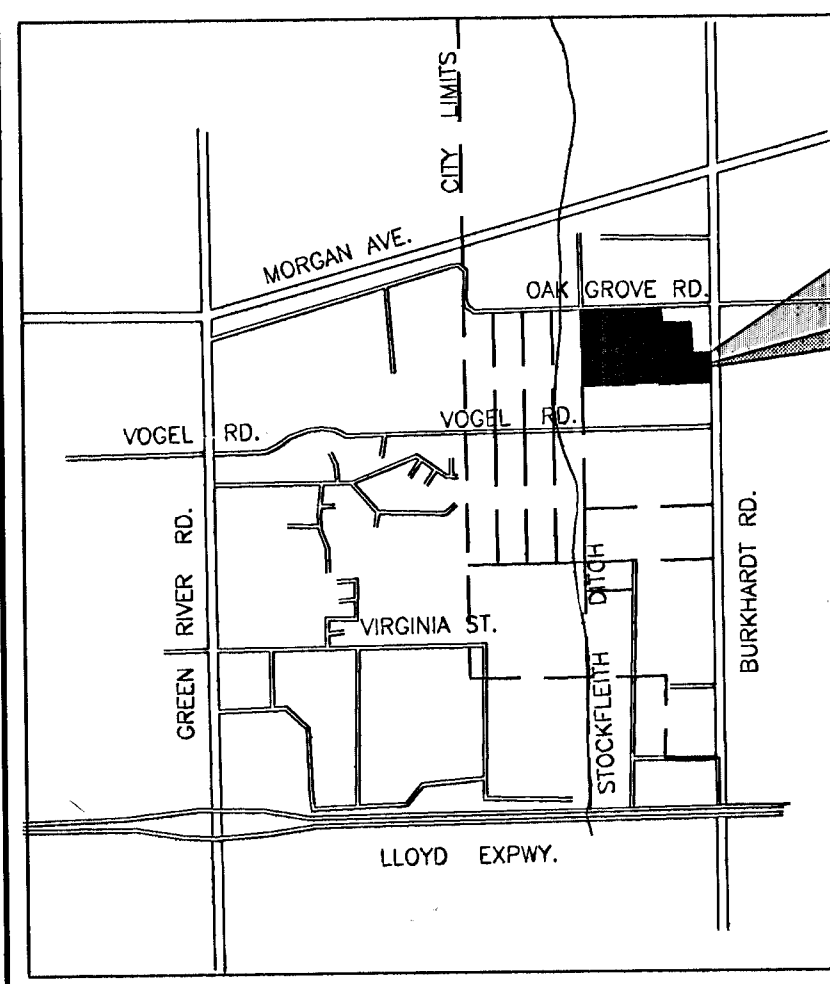


WATERFORD PLAZA SUBDIVISION FINAL PLAT

REPLAT OF SMYRNA



SITE

OWNER:
SOUTHWEST ENG. INC.
5900 OAK GROVE RD.
EVANSVILLE, IN 47711
(6-45-12)

LOCATION MAP
KNIGHT TWP.
VANDERBURGH CO.
SEC. 24, T 6 S - R 10 W

SCALE: 1"=60'

OWNER:
MARCELLUS HIRSCH L/E ET AL.
5923 OAK GROVE ROAD
EVANSVILLE, IN 47715
D.R. 282, Cd. 556
(6-57-7)

- GENERAL NOTES:**
- ZONING:** The Subject property is zoned C-2 VC-6-8 Sec. 4; abutting property is zoned as noted hereon.
 - UTILITIES:** Sanitary sewer has been extended along Vogel Road and will be extended north to this subdivision. Water is available along Burkhardt Road and will be extended through the site.
 - FLOOD PLAIN DATA:** Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 190256 0050 B dated March 19, 1982. No portion of this project lies within the designated 100 year flood zone. This determination was taken from the F.I.R.M. and may not accurately represent the extent of said base flood elevation (hydro on elev. 385±).
 - MINIMUM FIRST FLOOR ELEVATIONS:** Flood Protection Grades (FPG) have been established by the Vanderburgh County Building Commissioner and are shown hereon.
 - BASEMENTS:** Any basements must be approved by the Vanderburgh County Building Commissioner.
 - TEMPORARY EROSION CONTROL (during construction):**
 - Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and seeding.
 - Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.
 - SITE TOPOGRAPHY:** The site is very flat with less than a 1% slope from East to West toward the Stockfleth Ditch. The elevations throughout range from 383± to 389±.
 - EROSION CONTROL FOR DITCHES:**
 - Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.
 - Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
 - PUBLIC UTILITY AND DRAINAGE EASEMENTS:** Above ground parts of public utilities are not to be located within the bands of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales. Individual lot owner shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.
 - ROAD GRADES:** No road grades will exceed 5%.
 - BURKHARDT ROAD ACCESS:** Lots 1 and 2 will not be allowed curb cuts onto Burkhardt Road.
 - ACCESS:** All lots with frontage on an internal street must access the internal street only.
 - MONUMENTATION:** Monuments have been set at all boundary & lot corners, where noted. Existing reference monuments are at other corners as noted. Monuments set as a part of this plat are: 3/4" x 30" Rebars w/ Cop stamped "BLA FIRM 0030", except where noted otherwise.
- Storm Drainage Plans were Approved by the Vanderburgh County Drainage Board On: 6-22-98
- Road Construction Plans were Approved by the Vanderburgh County Commissioners On: 9-21-98
- Sanitary Sewer Construction Plans were Approved by the Evansville Water & Sewer Utility On: 9-15-98

SW COR.
E 1/2, NE 1/4
24-6-10

FAIRFIELD DR.

P.O.B.

SECTION LINE

382.83'

168.98'

15' D. & UG. P.U.E. 133.90'

117.10'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

LOT 17

OWNER:
EVANSVILLE CONC. CO. INC.
1816 W. LLOYD EXPRESSWAY
EVANSVILLE, IN 47712
(5-45-36)

LOT 18

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KAREN S. WOODS
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LOT 24

OWNER:
B & H. RENTALS INC.
1100 KINGSWOOD DR.
EVANSVILLE, IN 47715
(5-45-27)

LOT 1

OWNER:
W. & Z. PARTNERSHIP
1825 GINGER LANE
EVANSVILLE, IN 47715
(5-157-1)

LOT 2

OWNER:
W. & Z. PARTNERSHIP
1825 GINGER LANE
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(5-157-1)

LOT 3

OWNER:
THE HAIR REPLACEMENT CLINIC, INC.
819 W. FRANKLIN STREET
EVANSVILLE, IN 47710
DR. R. CD. 8099
(5-161-1)

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