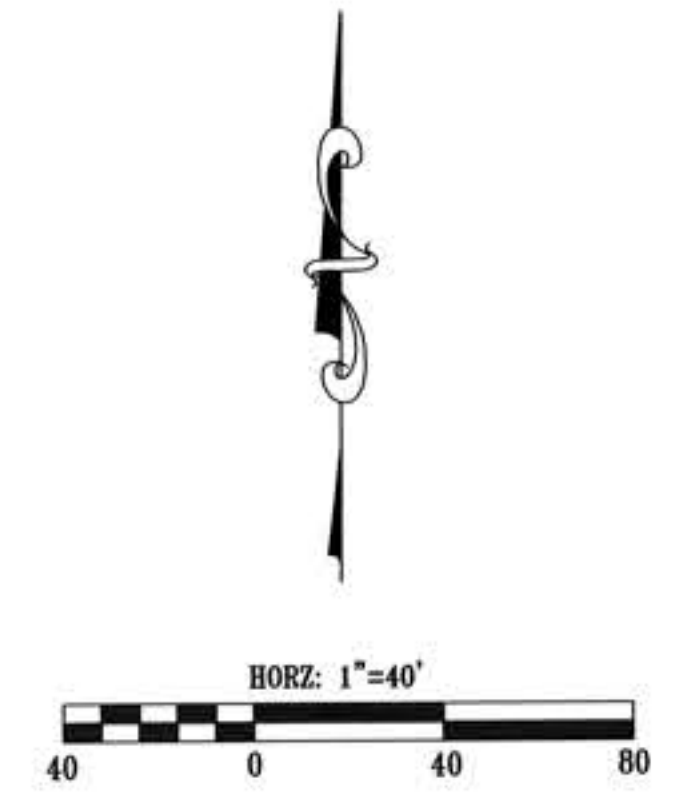


RECEIVED
JAN 11 2024
Area Plan Commission

SITE REVIEW COMMITTEE

APB	<i>[Signature]</i>	Date	1-16-24
Building Commission		Date	
Fire Dept		Date	
Water & Sewer Utility		Date	
City Engineer		Date	
County Surveyor		Date	
County Engineer		Date	
Health Dept		Date	
Other ()		Date	



Note: The developed weighted c value for this project was calculated to be 0.570

- SITE PLAN KEY NOTES**
- ① Condominium Building
 - ② Asphalt or concrete pavement
 - ③ Edge of Pavement
 - ④ Greenspace / Landscaping

ZONING

R-4

BLDG. DATA

- (7) 1-Story Condominium Building with 2 units
 - (2) 1-Story Condominium Building with 1 unit
- Total # of Units = 16

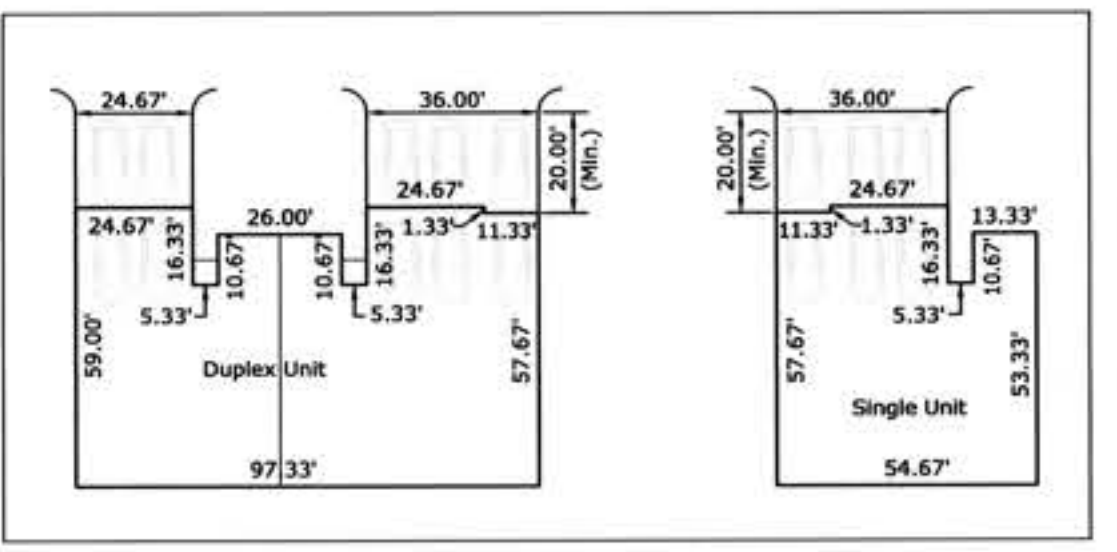
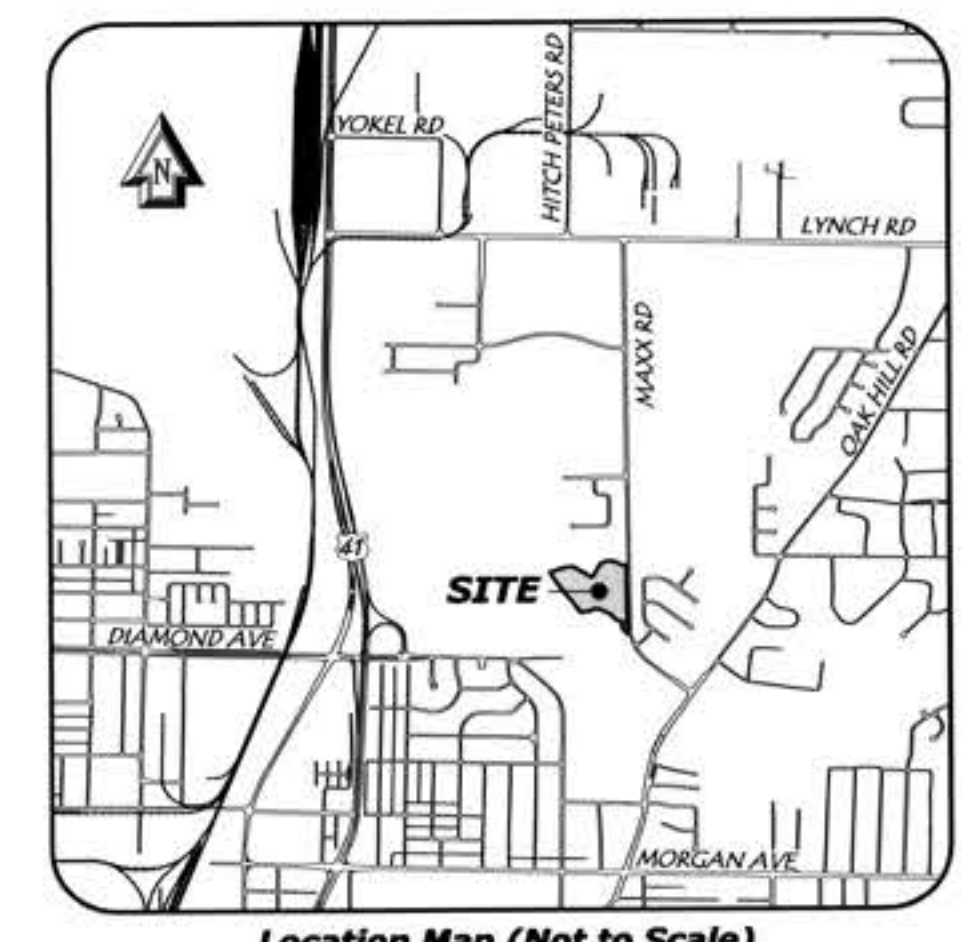
PARKING TABULATION

REQUIRED PARKING = 2 Spaces per Dwelling Unit
= (2 x 16) = 32 Spaces

PROVIDED PARKING = 82 Spaces
= 41 Garage Spaces + 41 Tandem Spaces

STAKING NOTES

All dimensions are to face of curb (fc), edge of pavement and/or face of building unless otherwise noted.



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Written dimensions shown herein shall take precedence over scaled dimensions. Contractors shall calculate and measure required dimensions. Notify Cash Wagner & Associates, PC with any variations in dimensions or conditions from those indicated on these drawings. This drawing was based on available information. Commencement of work constitutes verification and acceptance of existing conditions.

Application of a material or equipment to work installed by others constitutes acceptance of that work and assumption of responsibility for satisfactory installation.



[Signature]
SIGNATURE

22 Jan 24
DATE



414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561
CELL: 812.774.2988
E-MAIL: CMERRITT@CASHWAGGNER.COM

NO.	DATE	BY	DESCRIPTION
1	01.12.24	G.A.M.	Added street names

PROJECT NO.:	21-4714
DESIGNED BY:	G.A.M.
DRAWN BY:	A.W.W.
FILENAME:	4714 BASE MAXX CONDO
LAYOUT TBL:	Site
SCALE:	As Shown

PROJECT: BRIAR POINTE ESTATE CONDOS

ADDRESS: 2720 MAXX ROAD
EVANSVILLE, INDIANA

SITE PLAN

DATE: 12.08.23

DRAWING NO.: C-101