

344 S RED BANK ROAD
EVANSVILLE, IN 47712

CONCEPTUAL SITE PLAN
9 LOT SINGLE-FAMILY SUBDIVISION

SITE SUMMARY

- Total Acreage: ±5.58 Acres
- Zoning: R-1 (Single-Family Residential)
- Proposed Lots: 9
- Density: 1.61 Lots / Acre
- Frontage on S Red Bank Rd: ±270 FT
- Access: One Access Point

DEVELOPMENT FEATURES

- 9 Single-Family Lots
- Private Street with Cul-de-Sac
- Lot Sizes: ±0.40 – 0.70 Acres
- Homesites oriented for views and to work with natural slope
- Preserve existing trees and natural buffer
- Stormwater detention located at lowest point on property
- Utilities to be extended (Water, Sewer, Electric)

SITE DATA TABLE

Total Acreage	±5.58 AC
Number of Lots	9
Density	1.61 Lots / Acre
Zoning	R-1 (Single-Family Residential)
Frontage	±270 FT
Access	One Access Point from S Red Bank Rd

LEGEND

- PROPERTY LINE
- SETBACK (TYP.)
- LOT LINE (TYP.)
- PRIVATE ROAD / PAVEMENT
- DRIVEWAY
- BUILDABLE AREA
- PRESERVED TREES / BUFFER
- STORMWATER DETENTION

TYPICAL HOME STYLE EXAMPLES



Potential Home Sizes:
1,500 – 2,200 SF

