

PLOT PLAN  
 LOT 2059 (8,220 SF) 0.189 AC.  
 BERRYVIEW ESTATES, SECTION 2  
 SECTION 16, TOWN 2, RANGE 5E  
 VILLAGE OF GERMANTOWN,  
 MONTGOMERY CO., OHIO  
 FOR: CRISTO HOMES

SNOWDEN RESIDENCE  
 12 BERRY COURT

**SETBACKS:**  
 FRONT YARD=35' (PER PLAT)  
 REAR YARD=30' (PER R-1 CODE)  
 SIDE YARD=8' MIN/20' TOTAL (PER PLAT)

**QUANTITIES**

TOTAL LOT AREA	8,220	sq. ft.
CITY WALK	176	sq. ft.
HOUSE WALK	43	sq. ft.
DRIVE	678	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	36	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	5926	sq. ft.



**INFORMATION FROM CONSTRUCTION DRAWINGS.**

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

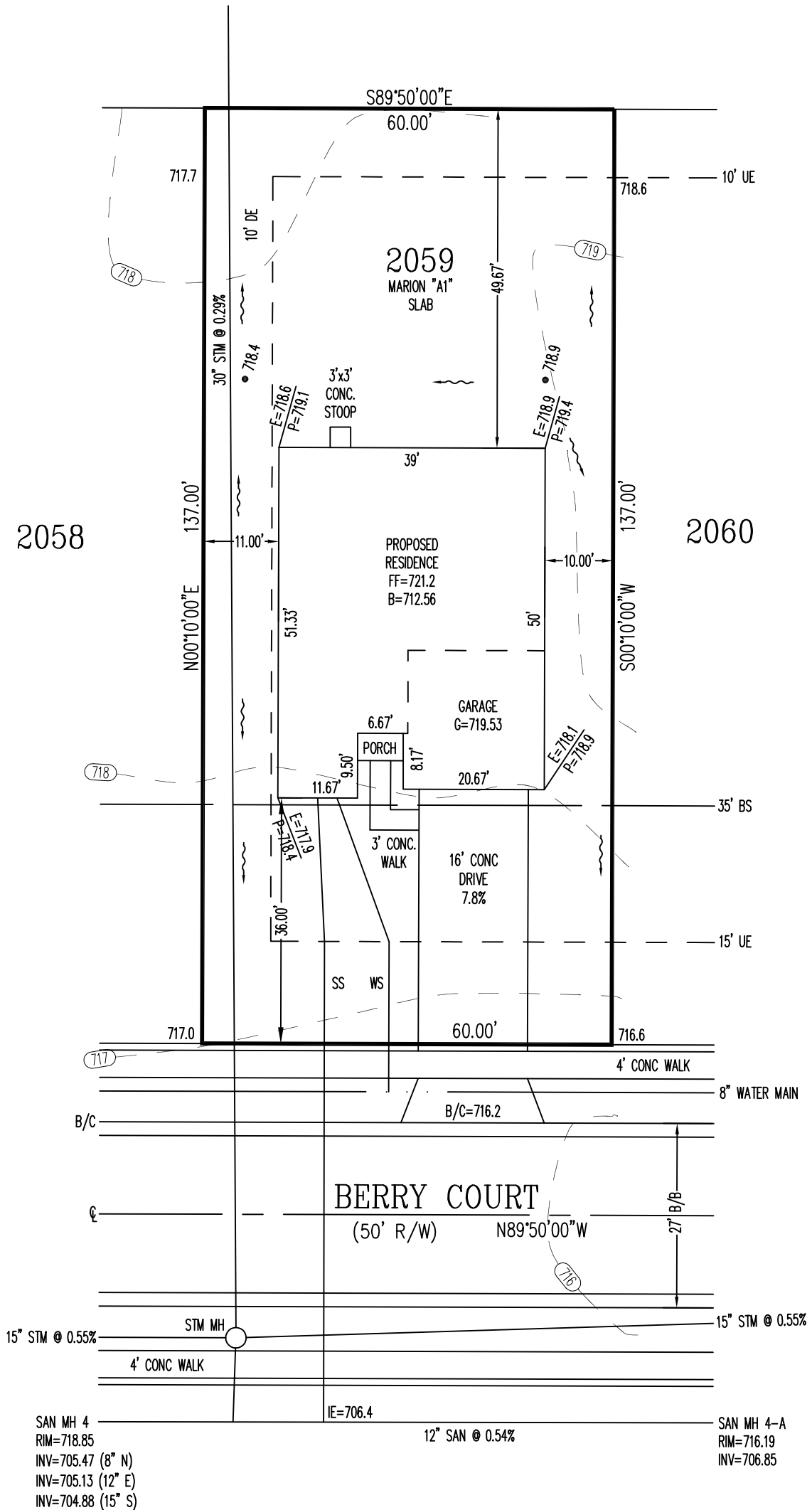
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



TOPOGRAPHY FROM FIELD LOCATIONS BY APEX IN DEC., 2017.

MAY NOT REFLECT CURRENT CONDITIONS.

SCALE: 1"=20'  
 DATE: 05/24/2019  
 DRAWN: JLS  
 DESIGNED:  
 CHECKED:

**APEX**  
 ENGINEERING & SURVEYING, INC.  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

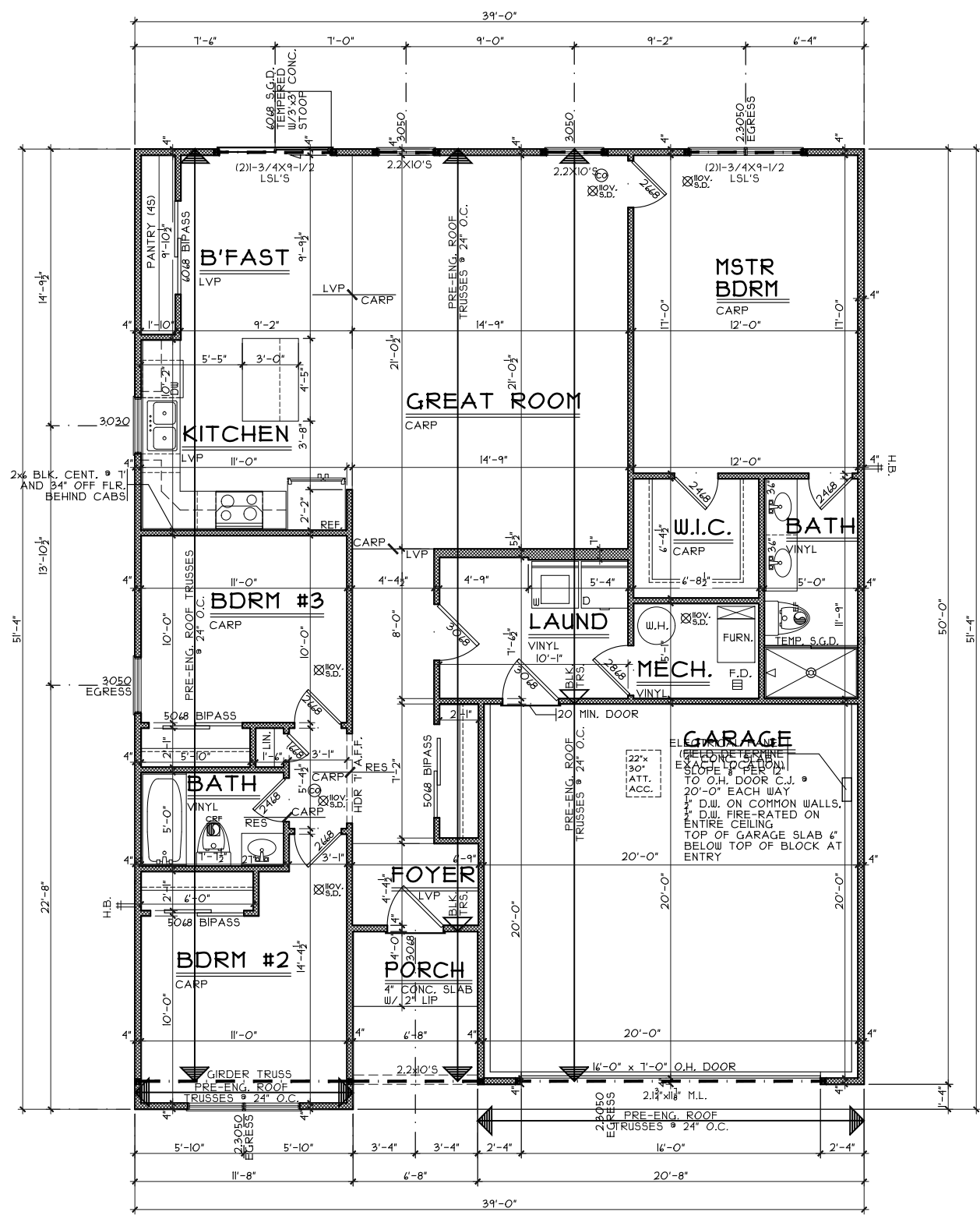
**REVISIONS:**

- 1.
- 2.
- 3.
- 4.

PROJECT: BERRYVIEW EST DRAWING: 191156PA	SHEET 1 OF 1
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**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1495 S.F

OPTIONS

First Floor Plan

Plan: Marion Slab  
Date: 5/10/19  
Drawn: KMA  
Scale: As Noted  
Revised: 5/22/19

Sheet: 4 of 8

BE-2059

Proposed Residence:  
Snowden Residence  
12 Berry Court  
Berryview Estates Lot #2059



7594-A Tylers Place Blvd.  
West Chester, OH 45069  
513.755.0570 www.cristohomes.com

Marion Slab - A1 - Vinyl

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Issue Dates

Review #1 - 5/22/19

Germentown  
Montgomery

A3