

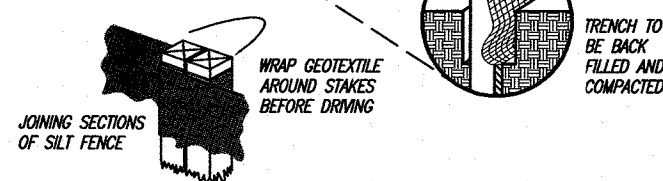
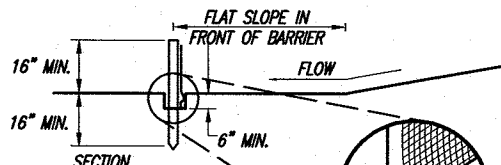
	Ex. Light Pole
	Ex. Utility Pole
	Ex. Guy Wire
	Ex. A.C. Unit
	Ex. Sign
	Ex. Mailbox
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Water Meter
	Ex. Water Manhole
Ex. San. MH	Ex. Sanitary Sewer Manhole
Ex. Str. MH	Ex. Storm Sewer Manhole
Ex. C.B.	Ex. Catch Basin
—OU—	Ex. Overhead Utility Lines
—UU—	Ex. Underground Utility Lines

ELEVATION DATUM SHOWN IS RELATIVE TO NGVD 29
BASED ON HAMILTON COUNTY B.M. #8430.

10' MAXIMUM

LEVEL CONTOUR
NO SLOPE

ELEVATION



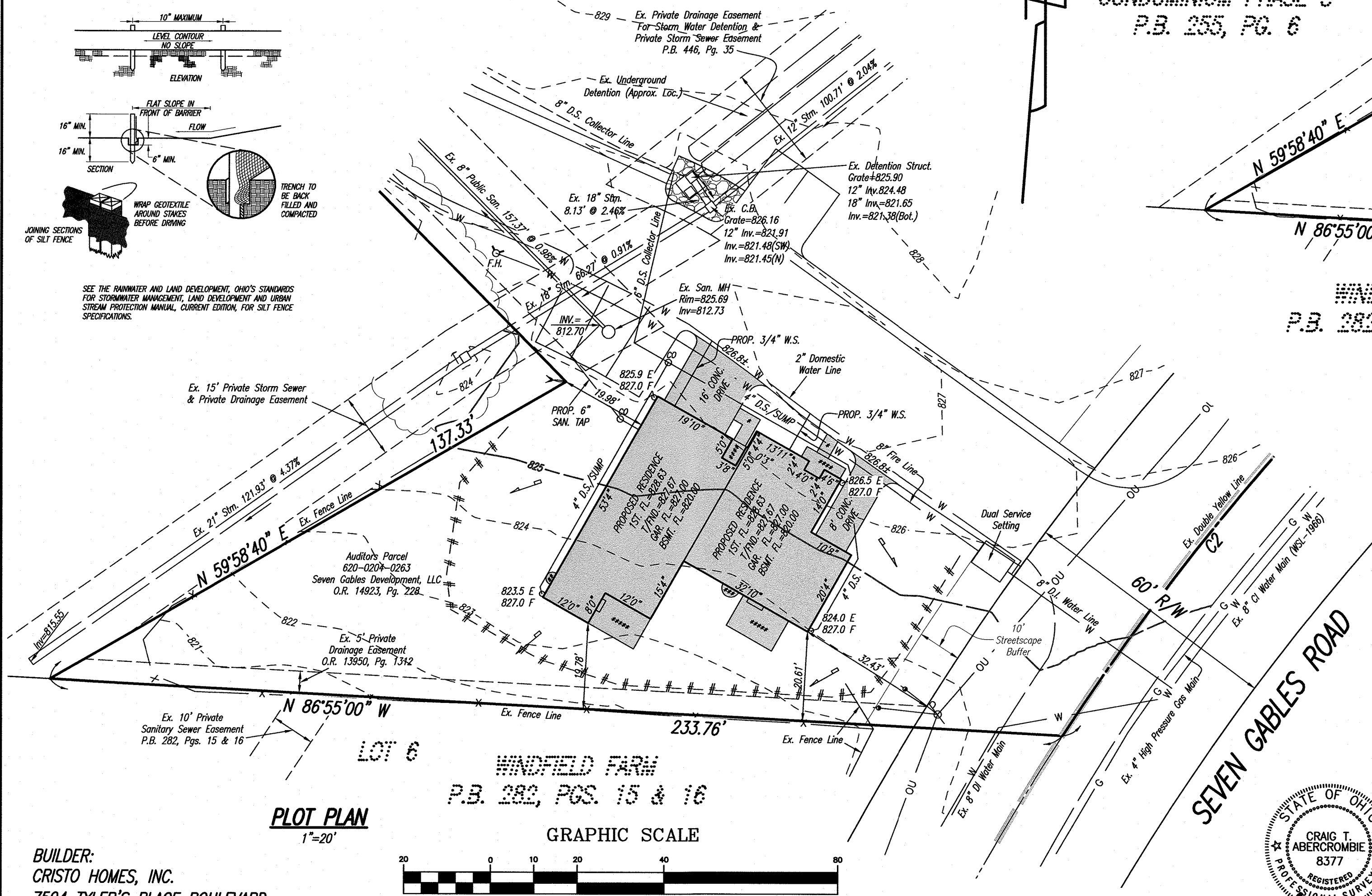
SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR SILT FENCE SPECIFICATIONS.

1. ALL FOOTING, FOUNDATION DRAINS AND DOWNSPOUTS ARE TO CONNECT TO STORM SEWER OR OTHER STORM DRAINAGE FACILITY.
2. BUILDER TO VERIFY THE LOCATION AND ELEVATION OF ALL SANITARY AND WATER SERVICE LATERALS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE DIFFERENT FROM PLAN, CONTACT THE ENGINEER/SURVEYOR.
3. SUMP & ALL DOWNSPOUTS TO BE CONNECTED TO UNDERGROUND DETENTION.
4. FINISH GRADE SHALL SLOPE MIN. 6" IN FIRST 10' FROM NEW RESIDENCE & FINISH GRADE FOR DISTURBED PORTION OF SITE SHALL HAVE MAX. SLOPE OF 3:1.
5. IF THE LOWEST FLOOR ELEVATION IS BELOW THE RIM ELEVATION OF THE UPSTREAM MANHOLE, THE TAP MUST HAVE BACKFLOW PREVENTION INSTALLED OR BE PUMPED TO GRAVITY. BASEMENT FLOOR TO BE PUMPED.
6. PROP. 6" SAN. TAP TO BE 6" PVC SDR-35 @ 2% MIN. SLOPE.

7. THE COUNTY OF HAMILTON DOES NOT ACCEPT ANY PRIVATE EASEMENT SHOWN ON THIS PLAN AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY INSTALLATIONS IN SAID EASEMENT. THE APPLICANT AGREES, AS A CONDITION OF APPROVAL OF THIS PLAN, THAT THERE WILL BE INCLUDED IN THE DEED OF CONVEYANCE OF EVERY LOT IN THIS SUBDIVISION SUBSERVIENT TO AN ACCESS EASEMENT A CONDITION REQUIRING THE GRANTEE, HIS HEIRS AND ASSIGNS, TO CONTINUOUSLY MAINTAIN THE EASEMENT AREA FOR THE PURPOSE DESIGNED AND A CONDITION THAT WITHIN SUCH EASEMENT NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE USE OF THE EASEMENT, SUCH CONDITIONS BEING FOR THE MUTUAL BENEFIT OF THE OWNERS OF ALL LOTS ON WHICH SIMILAR EASEMENTS ARE RESERVED.

*DENOTES: 3' CONC. WALK
 **DENOTES: WINDOW WELL (DRAIN TO CONNECT TO SUMP PUMP)
 ***DENOTES: EGRESS WINDOW WELL (DRAIN TO CONNECT TO SUMP PUMP)
 ****DENOTES: COVERED CONC. PORCH
 *****DENOTES: 8'x12' CONC. PATIO W/STEP TO GRADE
 — # — # — PROP. SILT FENCE (FIELD LOCATE)

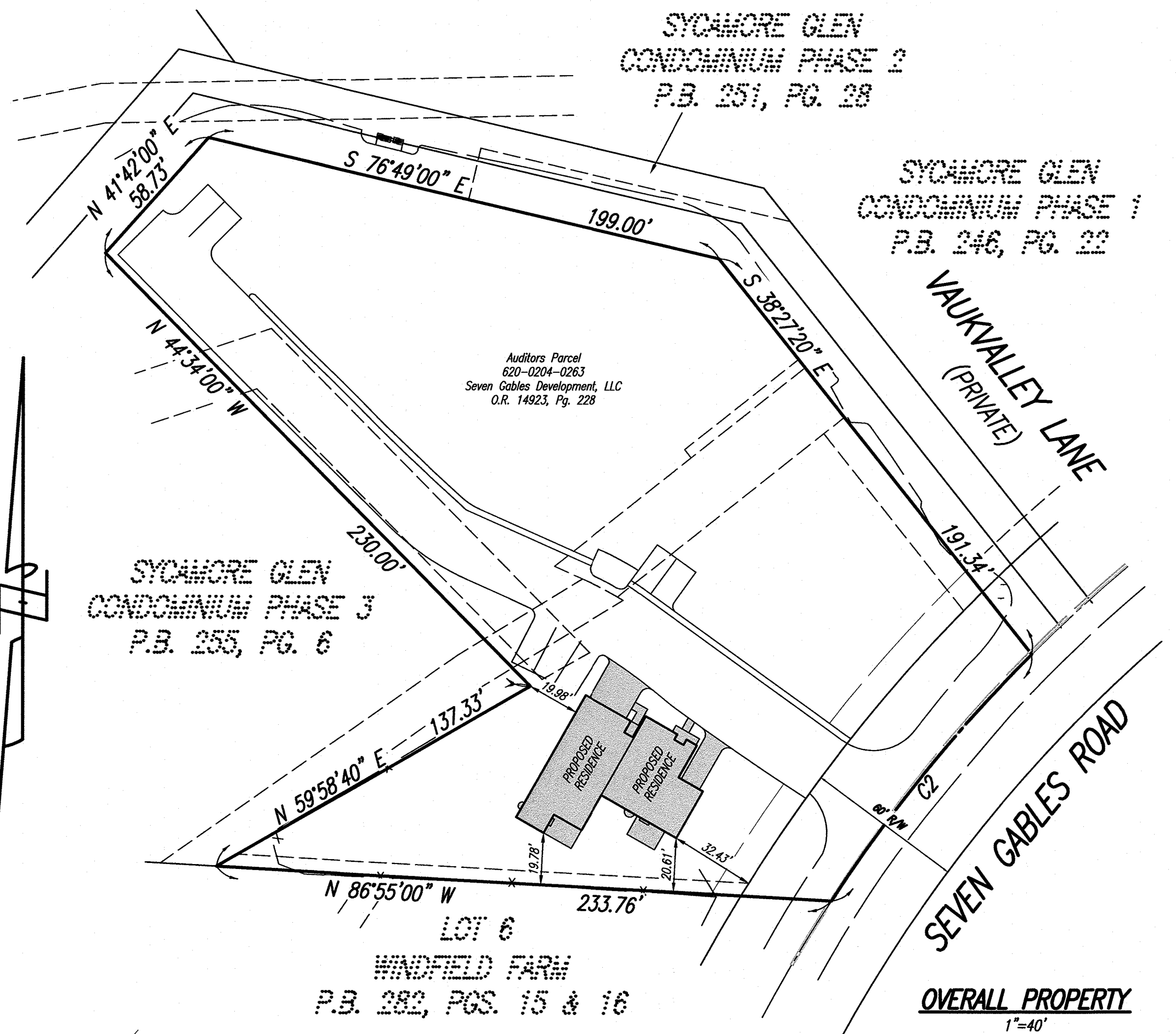
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C2	11°59'55"	577.15'	120.86'	120.64'	S 38°59'31" W

 $1'' = 20'$

BUILDER:
CRISTO HOMES, INC.
7594 TYLER'S PLACE BOULEVARD
WEST CHESTER, OHIO 45069

A horizontal color calibration bar. The top part is a grayscale ramp with numerical labels 20, 0, 10, 20, 40, and 80. Below the grayscale ramp is a color bar with various color patches.

(IN FEET)
1 inch = 20 ft.



(IN FEET)
1 inch = 40 ft.

EROSION NOTES:
BUILDER IS RESPONSIBLE FOR ALL INSTALLATION AND MAINTENANCE OF EROSION
AND SEDIMENT CONTROL AS LISTED BELOW.

ALL GRADED AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE IN ACCORDANCE WITH STATE HIGHWAY ITEM 659.

EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING SILT FENCES IN SWALES AND RUNOFF AREAS. SILT FENCES TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

SILT FENCES TO BE ENTRENCHED 4-6 INCHES BELOW GRADE.

ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.

SEVEN GABLES CONDOMINIUMS
SECTION-31, TOWN-4, E.RANGE-2, MIAMI PURCHASE
SYMMES TOWNSHIP, HAMILTON COUNTY, OHIO

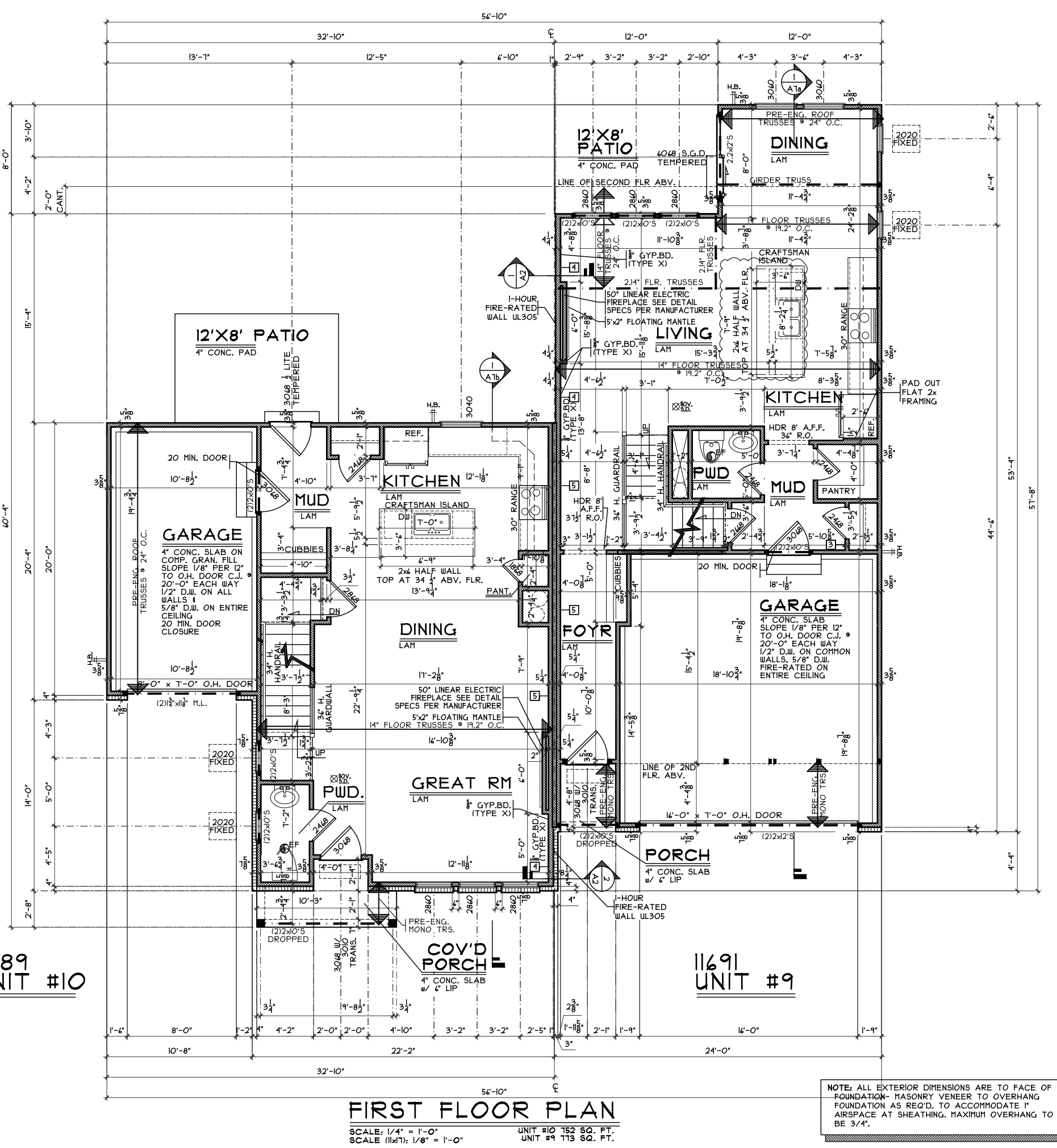
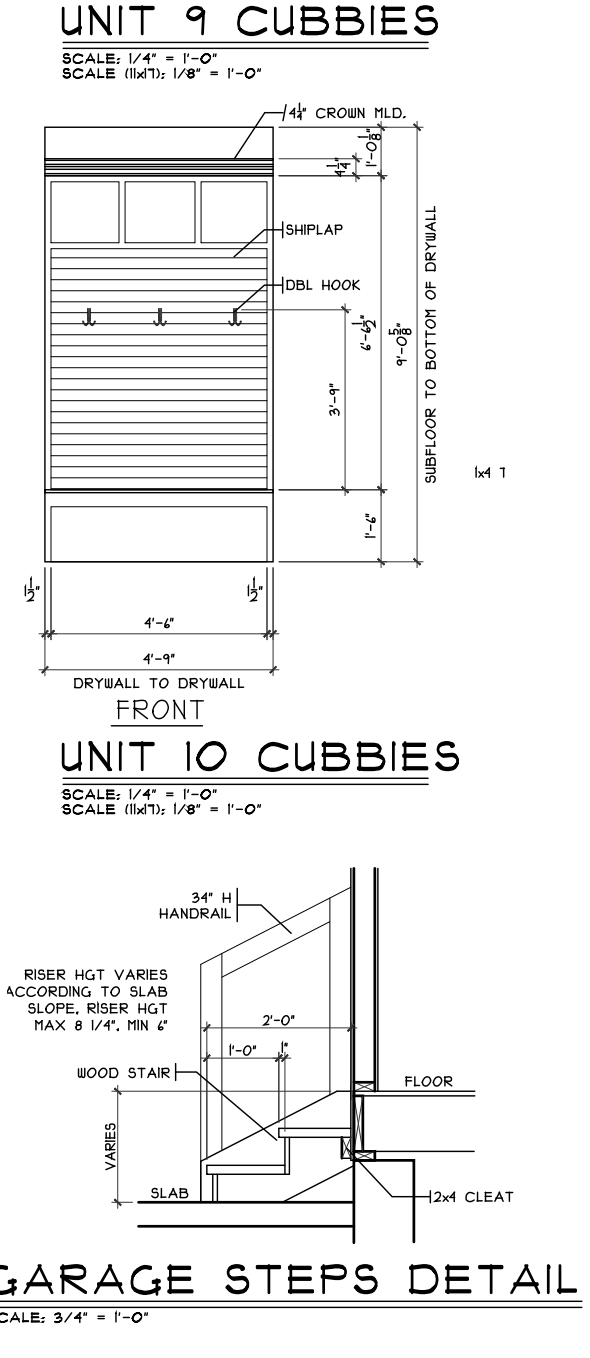
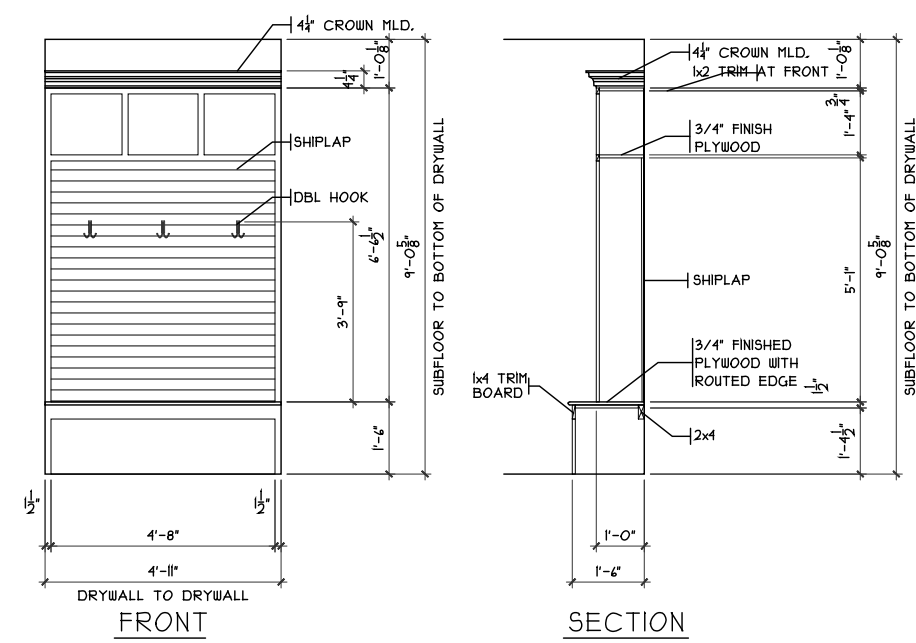
A Abercrombie
& Associates, Inc.

Civil Engineering + Surveying

8111 Cheviot Road, Suite 200 • Cincinnati, Ohio 45247
513-385-5757 • www.abercromble-associates.com

SCALE <i>AS SHOWN</i>	DATE <i>2-22-24</i>	JOB. NO. <i>15-0139-A</i>	DRAWN <i>R.B.</i>	<i>1</i> / <i>1</i>
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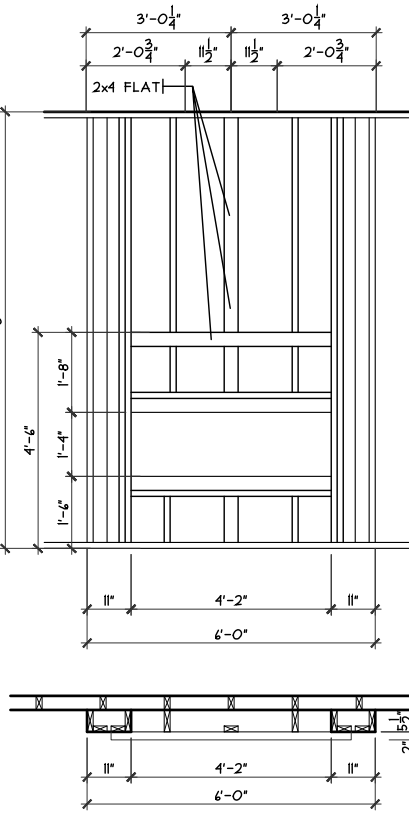
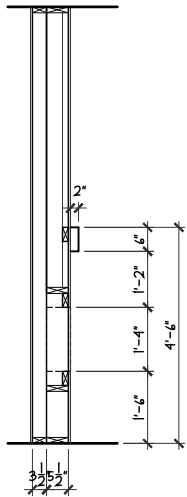
CRISTO HOMES
794-A Tyens Place Blvd.
West Chester, OH 43081
513.752.0770 • www.cristohomes.com

Plan: Redbud
Date: 9.28.2023
Drawn: SDG
Scale: As Noted
Revised: 5.14.2024
Sheet: 14 of 14

Seven Gables Development
Proposed Residences:
Seven Gables - Units 9 & 10
11691 & 11689 Seven Gables Road
Symmes Township, OH 45249
Hamilton County

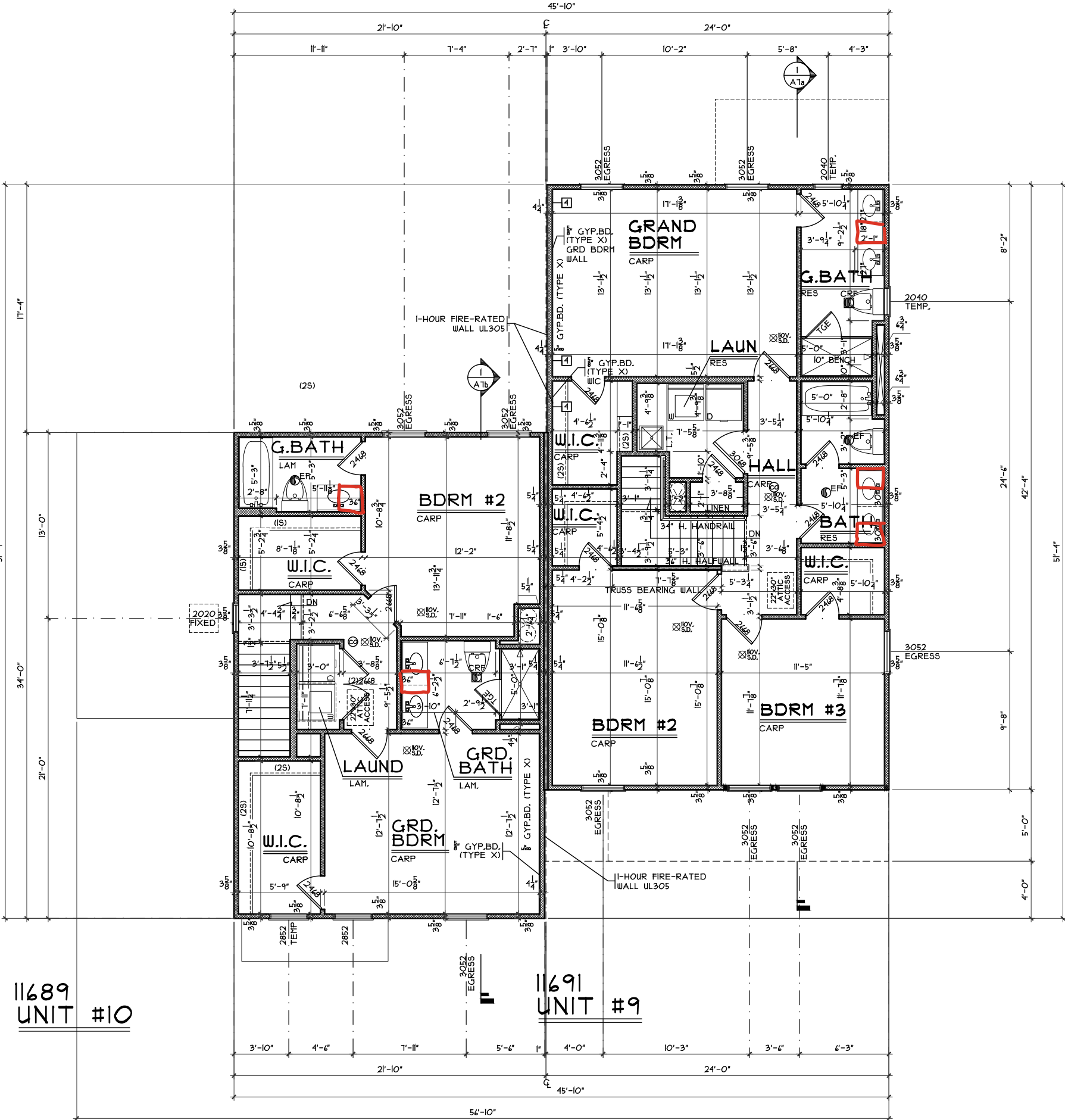
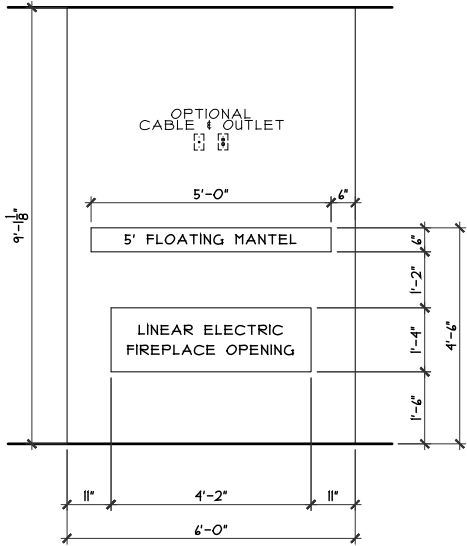
Redbud / Laurel Brick W/Comp.
Issue Dates
Review

A4



FIREPLACED DETAIL

SCALE: 1/2" = 1'-0"
SCALE (11x17): 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"

UNIT #10 700 SQ. FT.
UNIT #9 914 SQ. FT.

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

A5

Plan: Redbud
Date : 9.28.2023
Drawn: SDG
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Sheet : 7 of 14



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Redbud / Laurel

Brick W/Comp.

Issue Dates

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Review