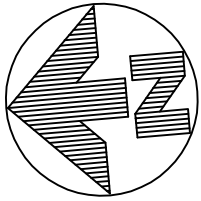
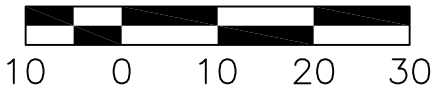


PLOT PLAN
LOT 14-0.4499AC.
CARRIAGE CROSSING,
SECTION ONE
LIBERTY TWP.,
BUTLER CO., OHIO
FOR: CRISTO HOMES



SETBACKS
FRONT YARD=50'
REAR YARD=45'
SIDE YARD=15' MIN/30' TOTAL
(SIDE YARD SETBACKS MAY BE REDUCED TO 10' ON ONE SIDE TO ACCOMMODATE SIDE-ENTRY GARAGES)

QUANTITIES

TOTAL LOT AREA=20,905 SF
CITY WALK=440 SF
HOUSE WALK=169 SF
DRIVE=1589 SF
APRON= 145 SF
PATIO & PORCH=127 SF
DECK=
SOD=6,790 SF
SEEDING=10,780 SF



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.

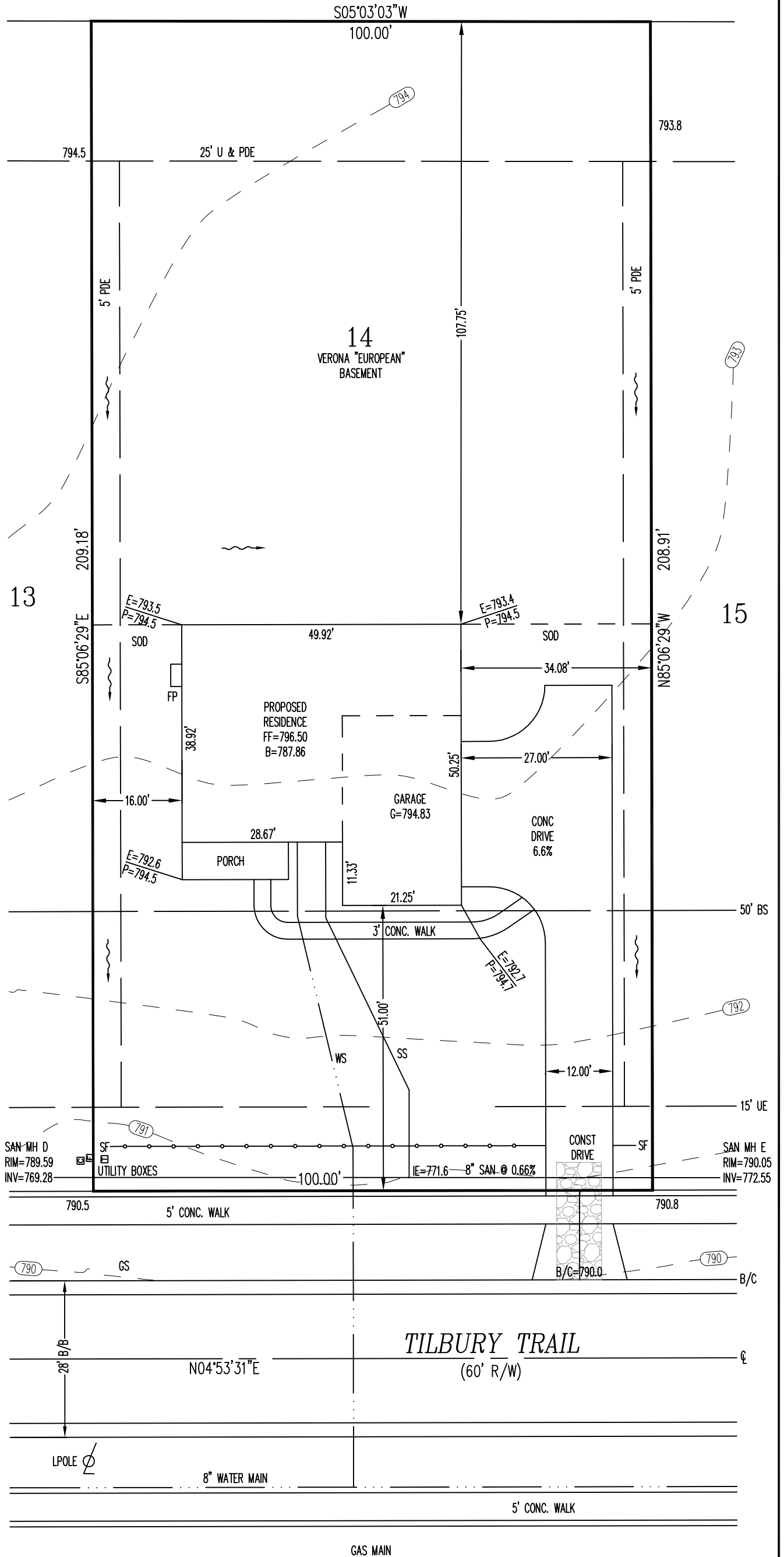
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.



M.S. = 776.6

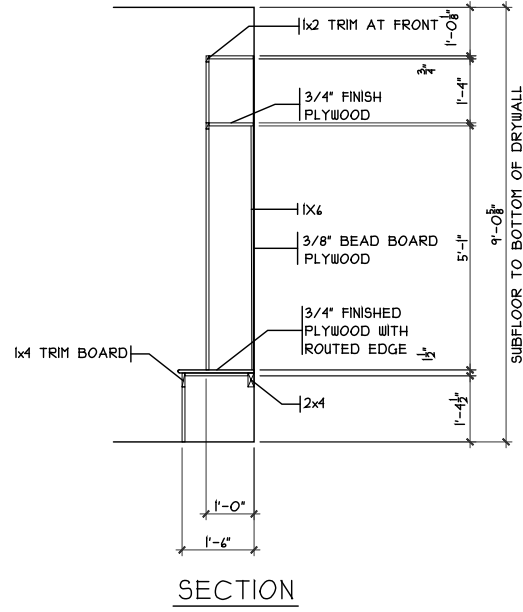
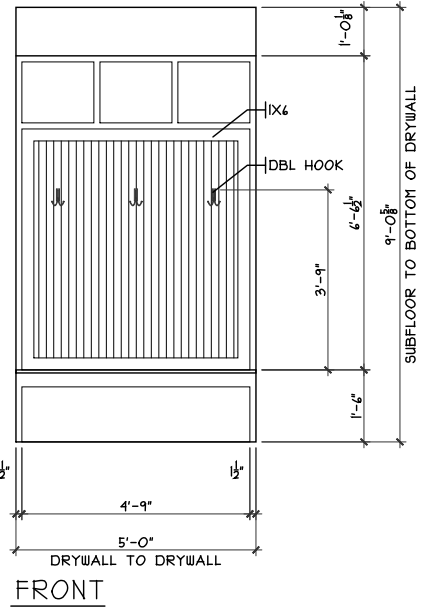
NOTE:
TOPOGRAPHY BY APEX, JAN.
4, 2016 MAY NOT REFLECT
CURRENT CONDITIONS

SCALE: 1" = 20'
DATE: 07-11-19
DRAWN: JLL
DESIGNED:
CHECKED: KRC

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

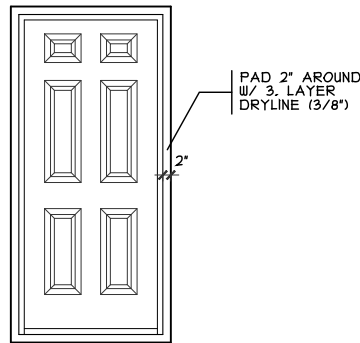
REVISIONS:
1. 7-25-19 SOD/SEED CHANGE
2.
3.
4.

PROJECT: CARRIAGE DRAWING: 191552PA	SHEET 1 OF 1
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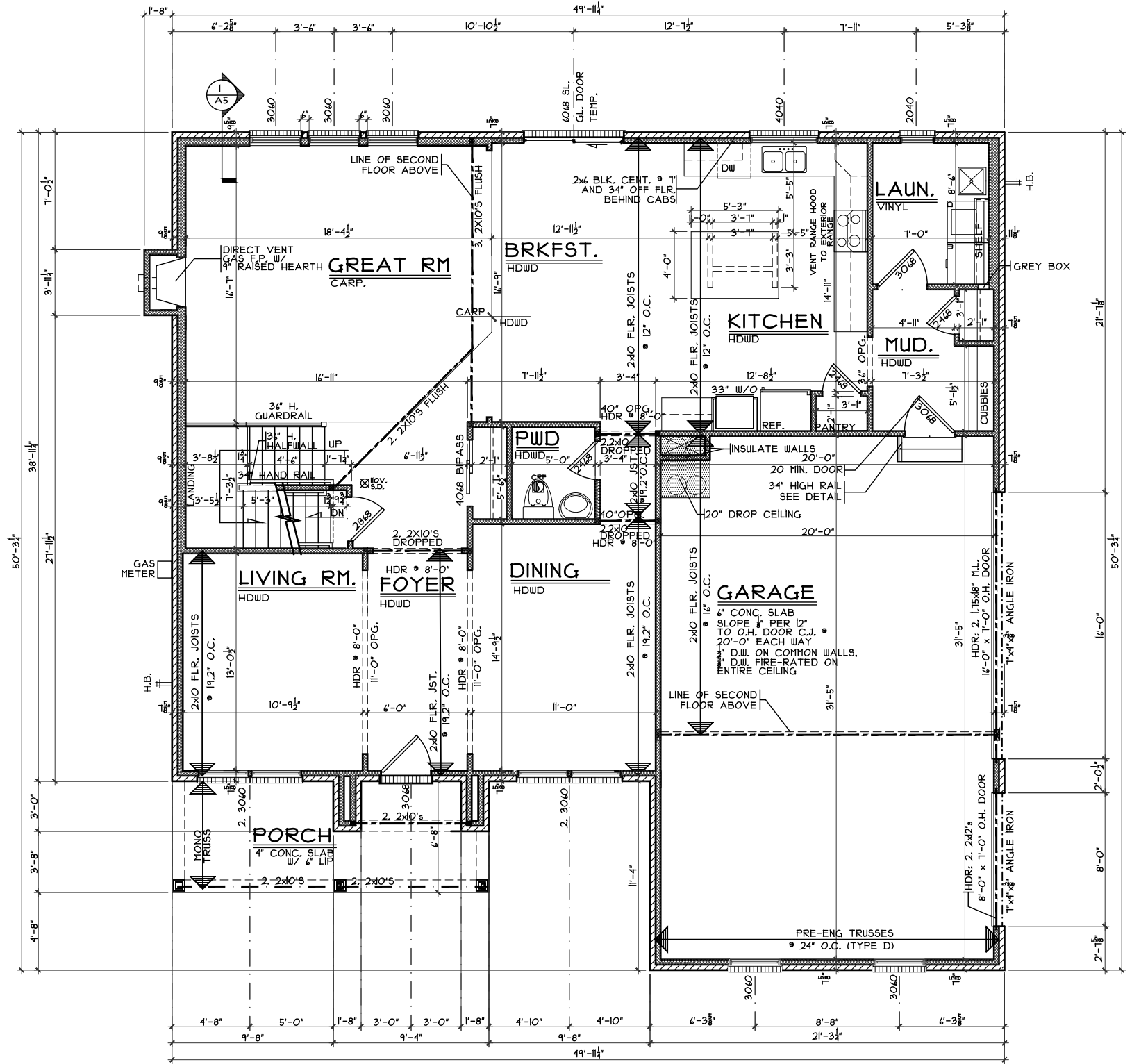
OPT. MUDRM CUBBIES DETAIL

SCALE: 1/8" = 1'-0"



DOOR FRAMING DETAIL

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1485 S.F

NOTE:
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

OPTIONS

First Floor Plan - Traditional

Plan : VERONA
 Date : 7/11/19
 Drawn: KMA
 Scale : As Noted
 Revised: 7/11/19
 Sheet : 8 of 16



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

CC-14

Proposed Residence:

Lisa Miller
 5874 Tilbury Trail
 Carriage Crossing Lot #14

Liberty Township
 Butler County

Verona - European - Brick Wrap - Vinyl
 Issue Dates

Review #1	Issue Dates

A3

