

MARTIN RESIDENCE
92 MEADOWGATE COURT

SETBACKS:

FRONT YARD=25'
REAR YARD=40'
SIDE YARD=10'

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION AND DEPTH OF WATER, SANITARY AND OTHER UTILITY MAINS AND SERVICES BEFORE CONSTRUCTION.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO CURRENT SITE CONDITIONS.

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

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

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.

CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT.

ALL DRAINAGE ARROWS AND ROUTES EXPRESSED ON THIS PLAN ARE SUBJECT TO CHANGE.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.

PLOT PLAN
LOT 11 (24,500 SF) 0.562 ACRES
COUNTRY CROSSING
VILLAGE OF FARMERSVILLE
MONTGOMERY COUNTY
FOR: CRISTO HOMES

QUANTITIES

TOTAL LOT AREA	24500	sq. ft.
CITY WALK	243	sq. ft.
HOUSE WALK	51	sq. ft.
DRIVE	484	sq. ft.
APRON	112	sq. ft.
PATIO AND PORCHES	166	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	9714	sq. ft.
UNDISTURBED AREA	13234	sq. ft.

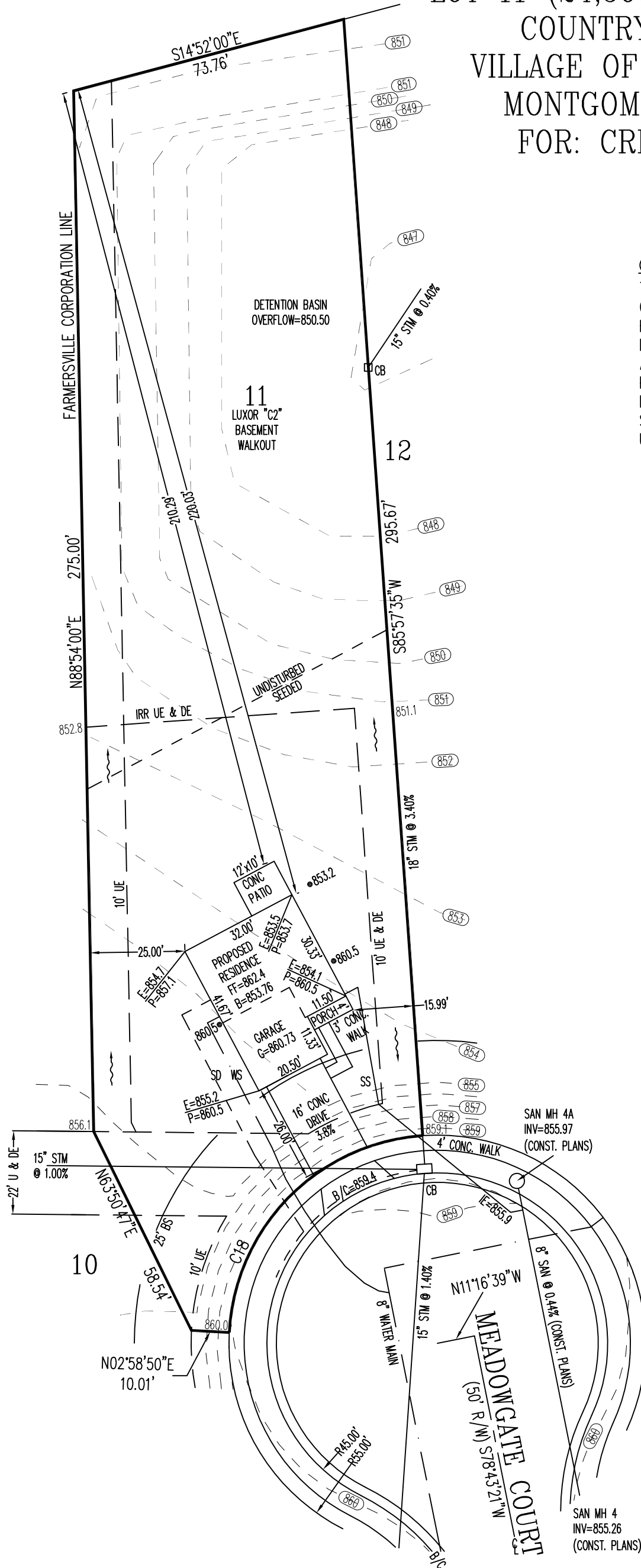
TOPOGRAPHY FROM CONSTRUCTION PLANS, DATED 9/27/2000. MAY NOT REFLECT CURRENT CONDITIONS.

SUGGESTED BUILDING PAD ELEV=860.7 PER CONSTRUCTION PLANS

C18
R=55.00'
L=79.65'

HUNG SEWER

DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE.

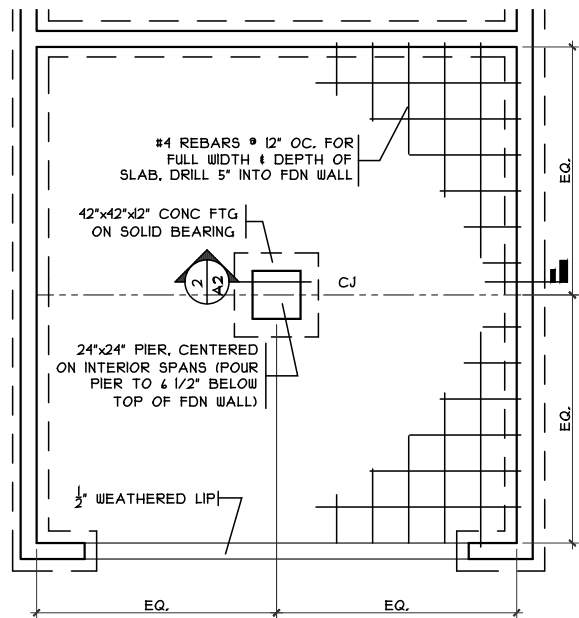


2 WORKING DAYS
BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=30'
DATE: 06/03/2022
DRAWN: STBV
DESIGNED: -
CHECKED: JLS

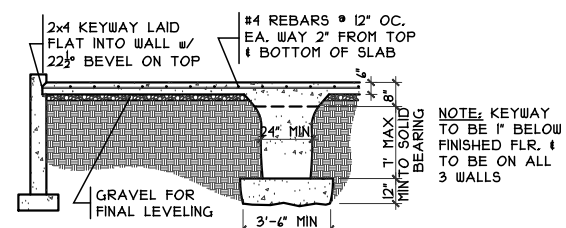
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.
PROJECT: COUNTRY CROSS SHEET
DRAWING: 221319PA 1 OF 1



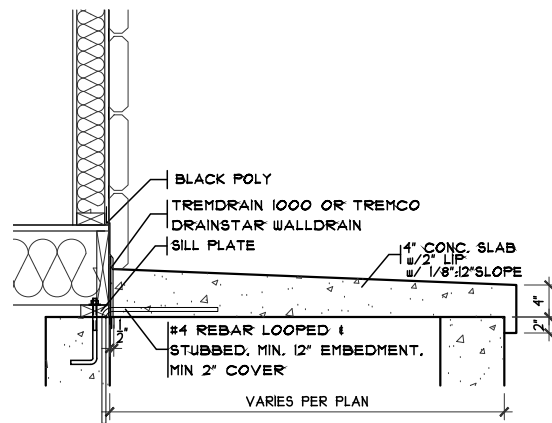
GRADE BM DETAIL

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



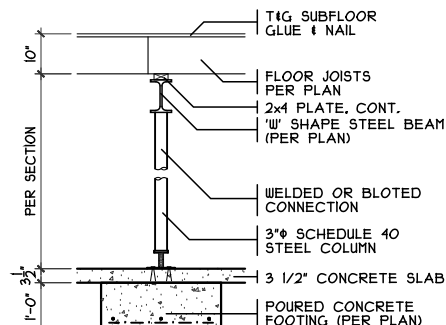
GRADE BM SECTION

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



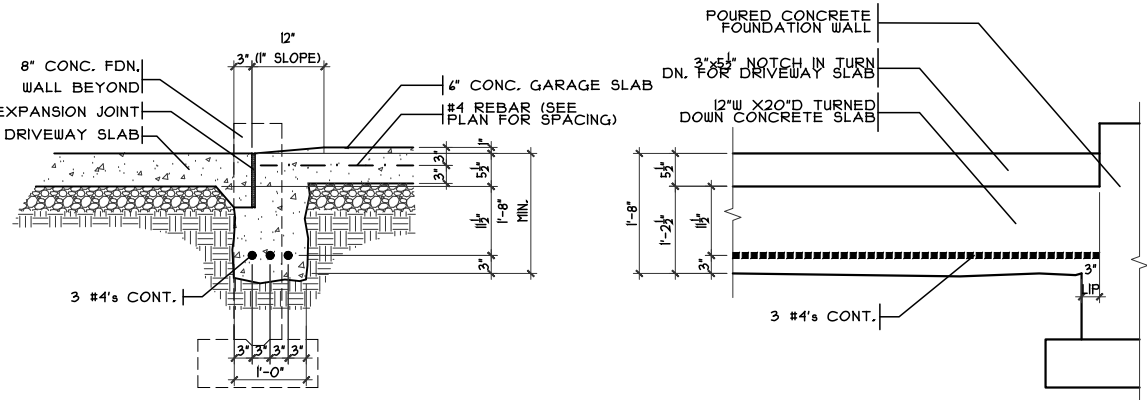
PORCH DETAIL

SCALE: 1/2" = 1'-0"



COLUMN DETAIL

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

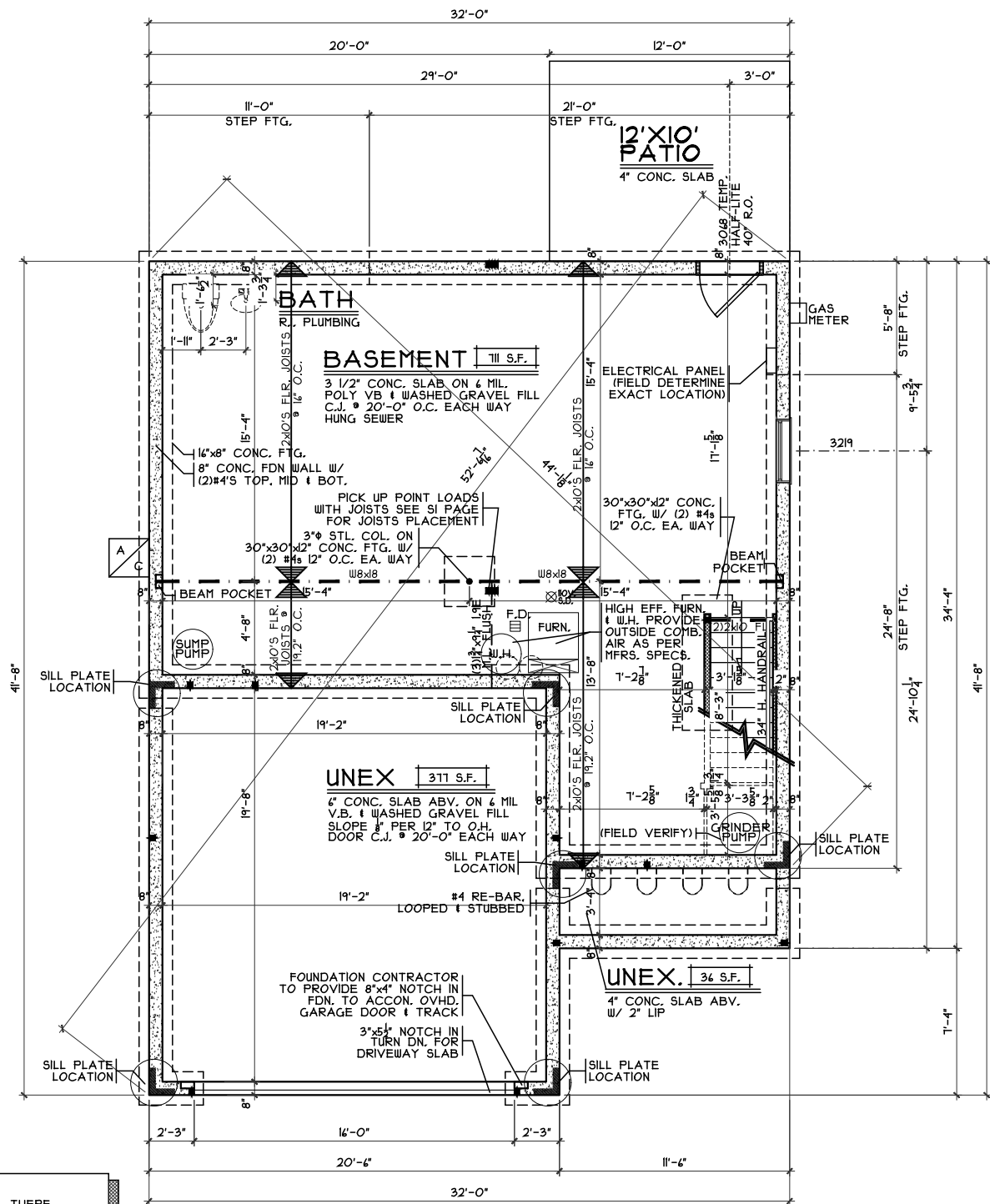


SECTION

ELEVATION

GARAGE DOOR GRADE BM

SCALE: 3/8" = 1'-0"



FOUNDATION PLAN

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

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

Foundation Plan

Plan: Luxor Basement
 Date: 5.23.2022
 Drawn: DCI
 Scale: As Noted
 Revised: 6.21.2022
 Sheet: 3 of 15

Renaissance - CO-11

Proposed Residence:
 Elyse Martin
 92 Meadowgate Ct
 Country Crossing

Luxor Basement - C2 - Vinyl

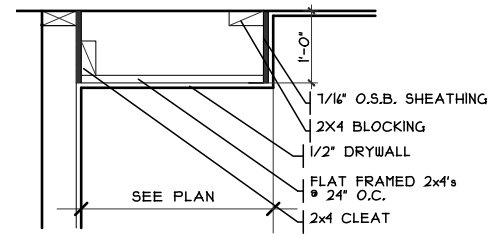
Farmersville
 Montgomery County



A2

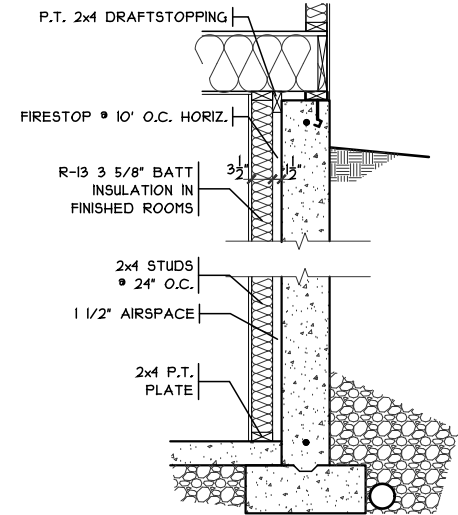
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Review	Issue Dates



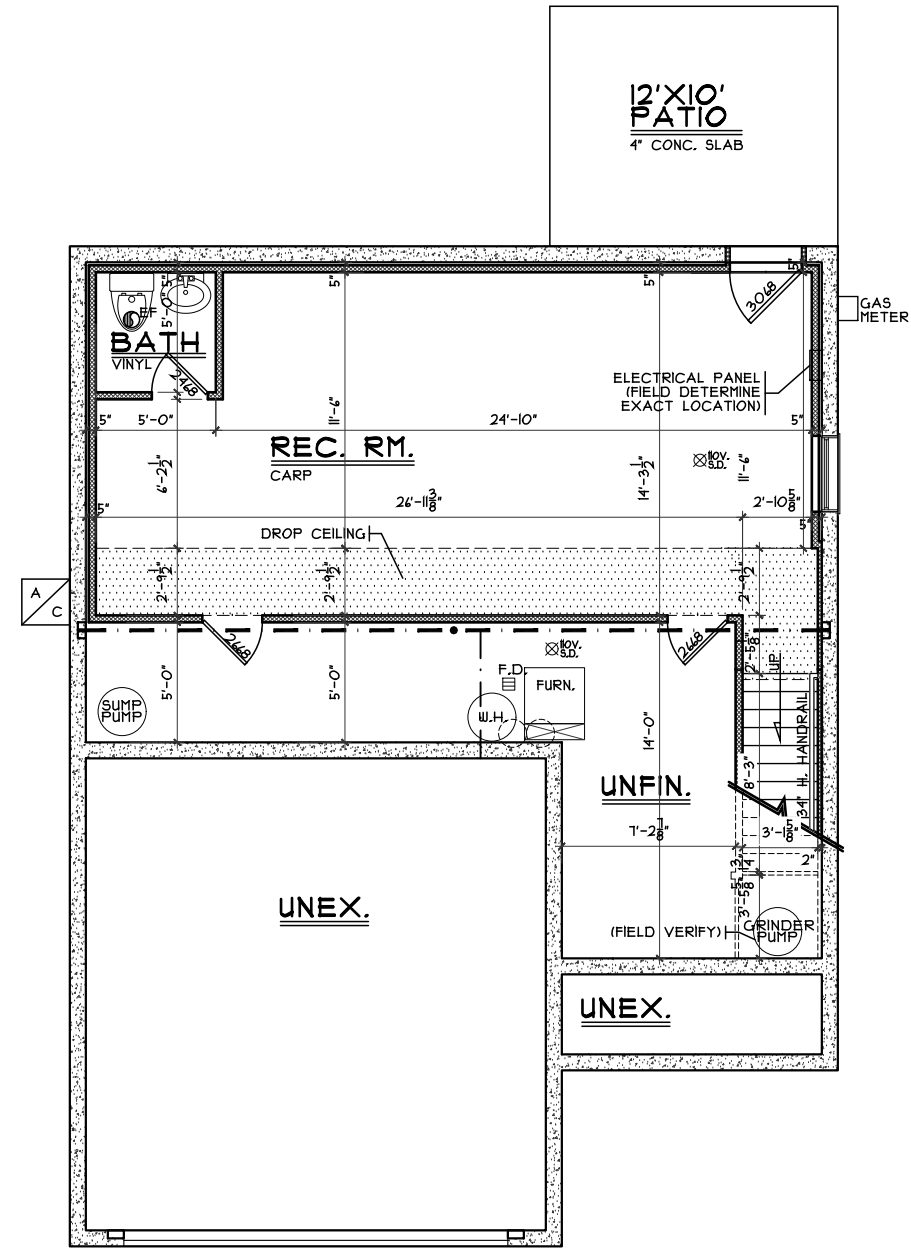
DROP CLG. DETAIL

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



FIN. LL WALL DETAIL

SCALE: 3/8" = 1'-0"



FINISHED LOWER LEVEL

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

441 SQ. FT.

Finished Lower Level

Plan: Luxor Basement
Date: 5.23.2022
Drawn: DCJ
Scale: As Noted
Revised: 6.21.2022
Sheet: 4 of 15

Renaissance - CO-11

Proposed Residence:
Elyse Martin
92 Meadowgate Ct
Country Crossing

Luxor Basement - C2 - Vinyl

Farmersville
Montgomery County

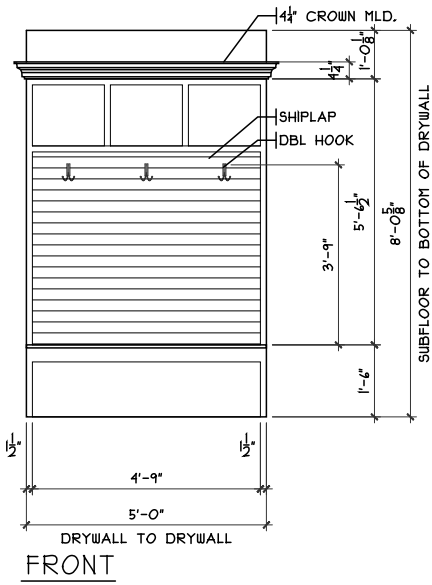
Issue Dates

Review	Issue Dates

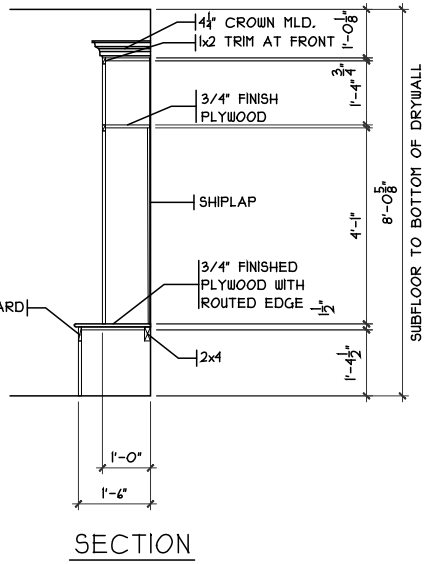
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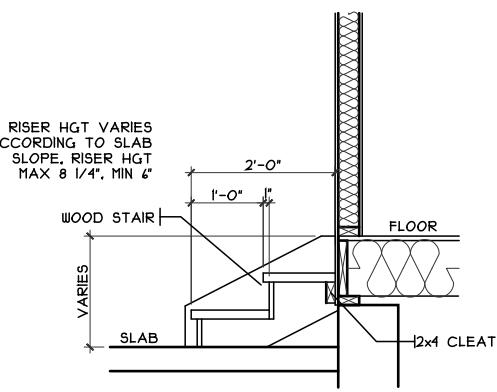
A2a



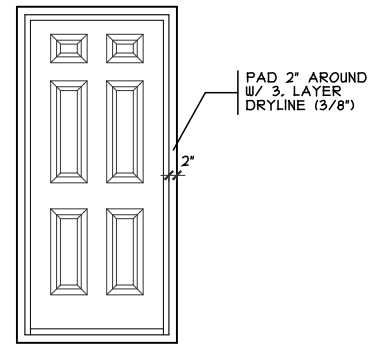
CUBBIES DETAIL
SCALE: 1/8" = 1'-0"



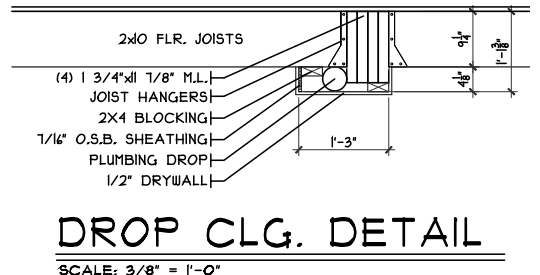
SECTION



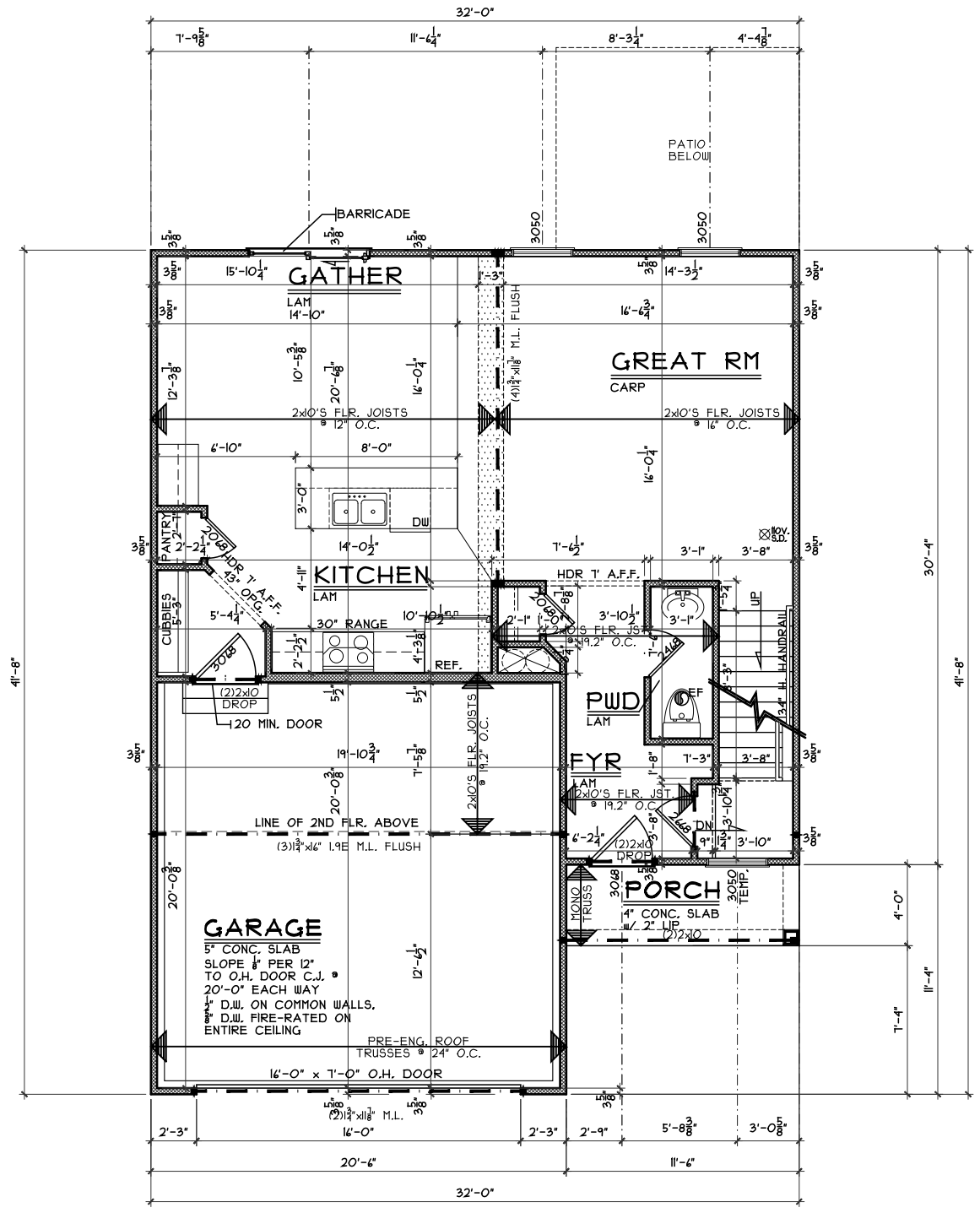
GARAGE STEPS
SCALE: 1/8" = 1'-0"



DOOR FRAMING DETAIL
SCALE: 1/4" = 1'-0"



DROP CLG. DETAIL
SCALE: 3/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 189 SQ. FT.

First Floor Plan

Plan: Luxor Basement
Date: 5.23.2022
Drawn: DCI
Scale: As Noted
Revised: 6.21.2022
Sheet: 5 of 15

Renaissance - CO-11

Proposed Residence:

Elyse Martin
92 Meadowgate Ct
Country Crossing

Luxor Basement - C2 - Vinyl

Issue Dates

Review	

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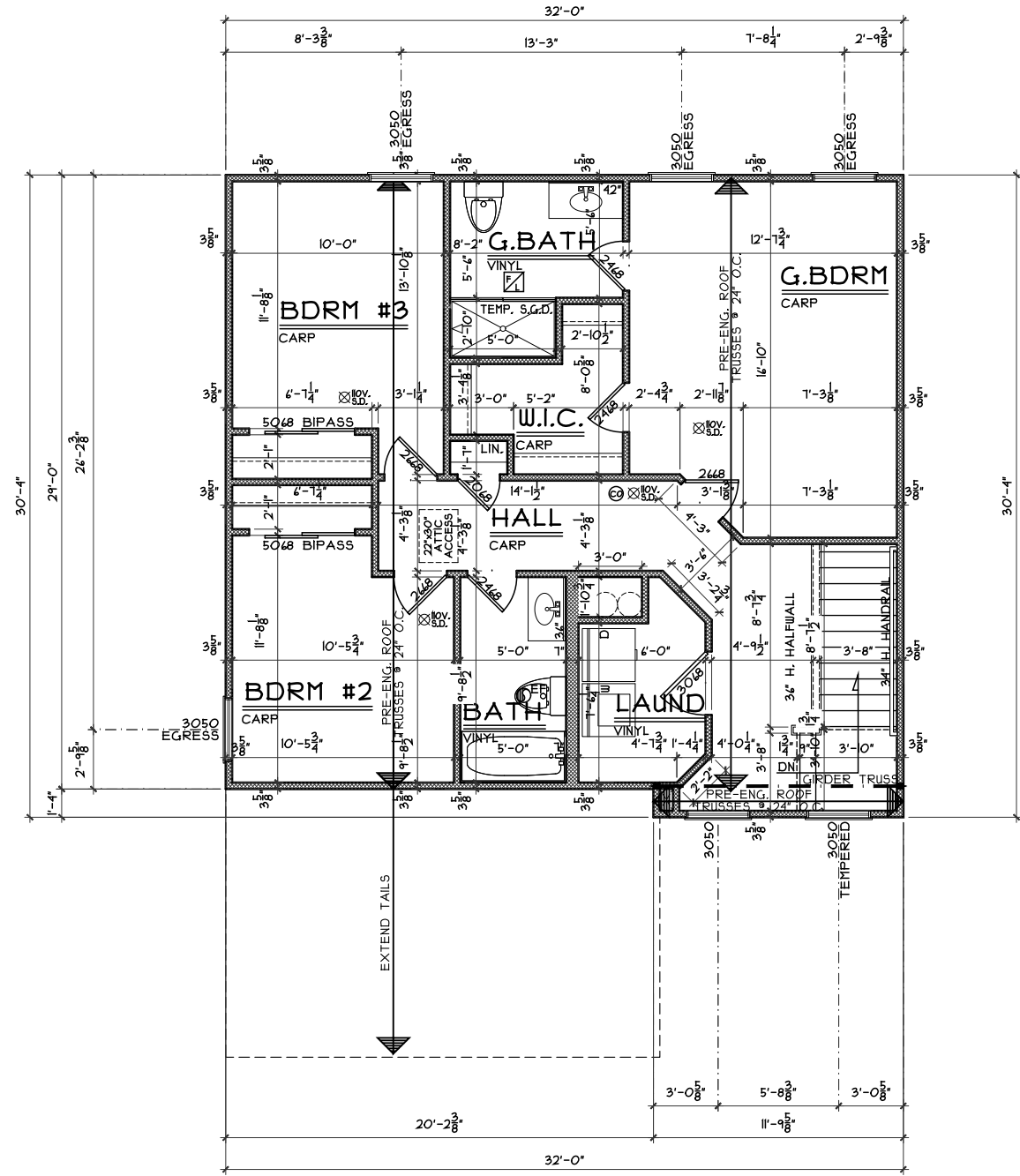
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A3

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



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 894 SQ. FT.

Second Floor Plan

Plan: Luxor Basement
Date: 5.23.2022
Drawn: DCI
Scale: As Noted
Revised: 6.21.2022
Sheet: 6 of 15

Renaissance - CO-11

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Montgomery County

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Table with 2 columns: Review, Issue Dates

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