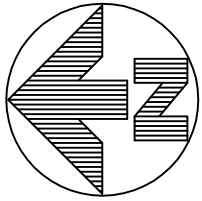
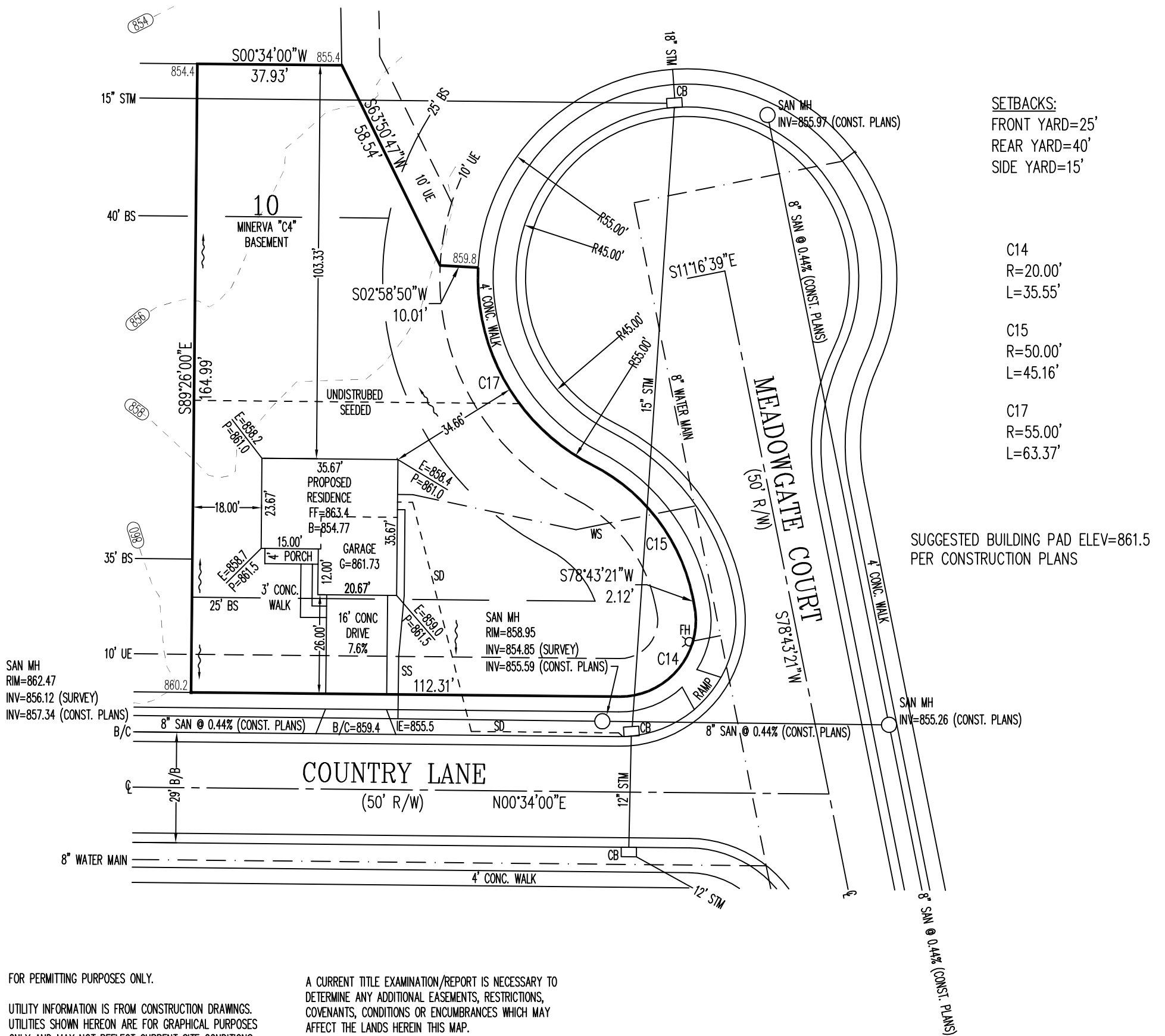


MARKET HOME  
69 COUNTRY LANE

PLOT PLAN  
LOT 10 (14,557 SF) 0.334 ACRES  
COUNTRY CROSSING  
VILLAGE OF FARMERSVILLE  
MONTGOMERY COUNTY  
FOR: CRISTO HOMES



\*HUNG SEWER\*



SETBACKS:  
FRONT YARD=25'  
REAR YARD=40'  
SIDE YARD=15'

C14  
R=20.00'  
L=35.55'  
  
C15  
R=50.00'  
L=45.16'  
  
C17  
R=55.00'  
L=63.37'

SUGGESTED BUILDING PAD ELEV=861.5  
PER CONSTRUCTION PLANS

FOR PERMITTING PURPOSES ONLY.

UTILITY INFORMATION IS 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/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.

A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN THIS MAP.

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.

THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON ARE BASED THE CURRENT DEED AND PLAT OF COUNTRY CROSSING, -A AS RECORDED IN MONTGOMERY COUNTY, OHIO RECORDS.

THE INTENT OF THIS SURVEY IS TO COMPLY WITH CURRENT ZONING SETBACK REGULATIONS. APEX ENGINEERING AND SURVEYING INC. HAS NOT CALLED ANY LOCATION MARKING SERVICES FOR ANY UNDERGROUND UTILITIES OR PERFORMED ANY TYPE OF EASEMENT SEARCH. APEX ASSUMES NO RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES OR EASEMENT(S) WHICH MAY AFFECT THIS PROPERTY.



QUANTITIES

TOTAL LOT AREA	14,557 sq. ft.
CITY WALK	1,038 sq. ft.
HOUSE WALK	54 sq. ft.
DRIVE	480 sq. ft.
APRON	121 sq. ft.
PATIO AND PORCHES	56 sq. ft.
DECK	- sq. ft.
SEEDING AREA	8,992 sq. ft.
UNDISTURBED AREA	5,463 sq. ft.

TOPOGRAPHY DERIVED FROM MONTGOMERY COUNTY OHIO GIS/ONLINE MAPPING SYSTEM, MAY NOT REFLECT CURRENT CONDITIONS.

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

SCALE: 1"=30'  
DATE: 05/05/2022  
DRAWN: JLS  
DESIGNED: -  
CHECKED: JLS

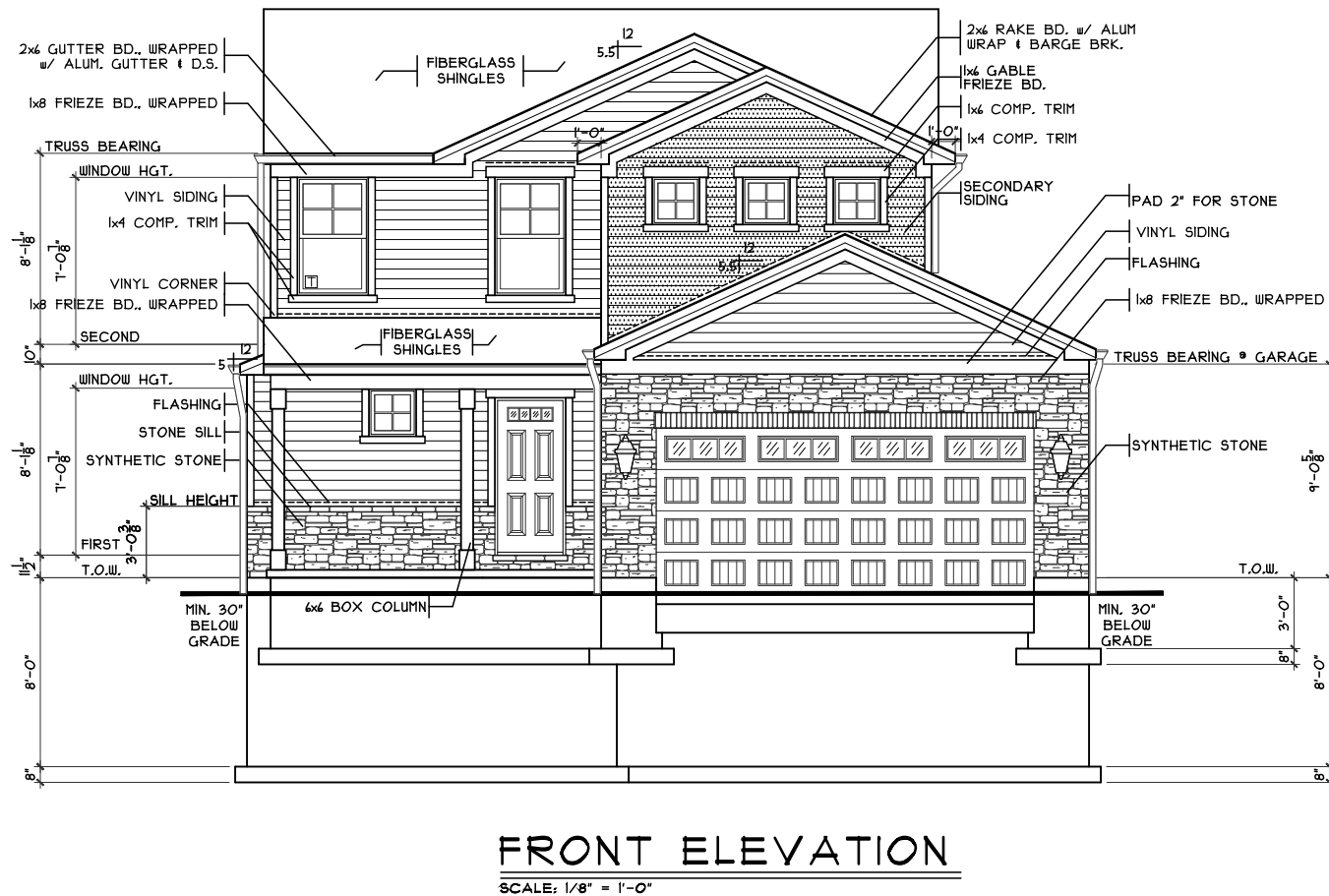
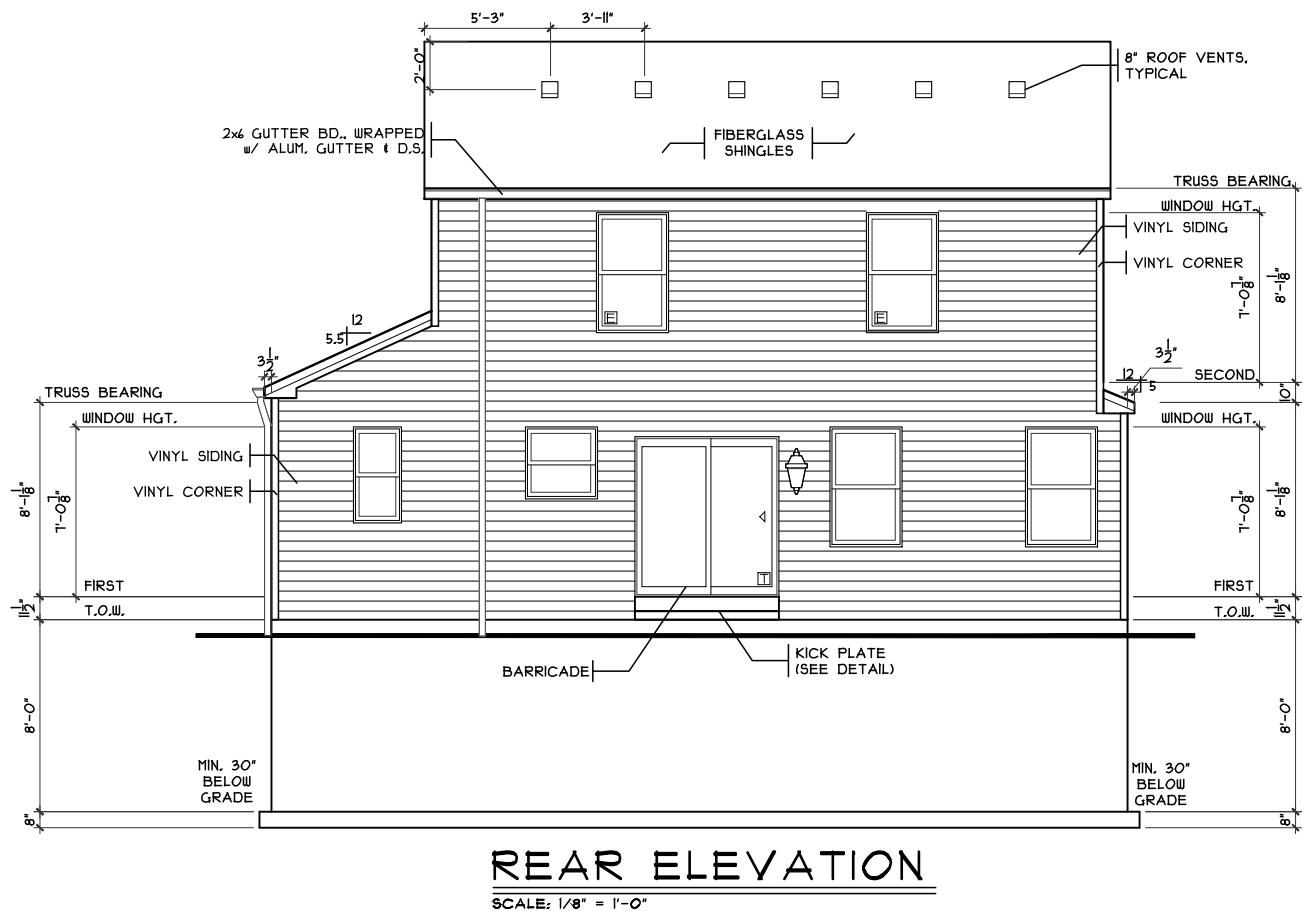
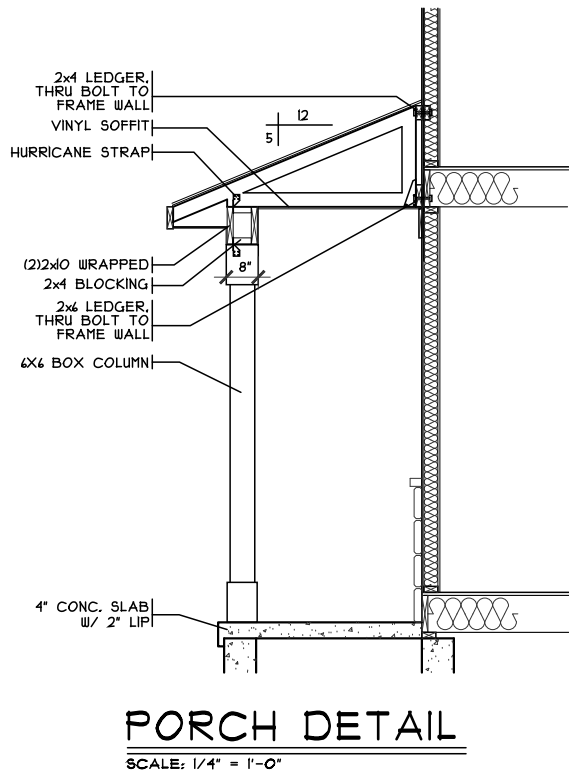
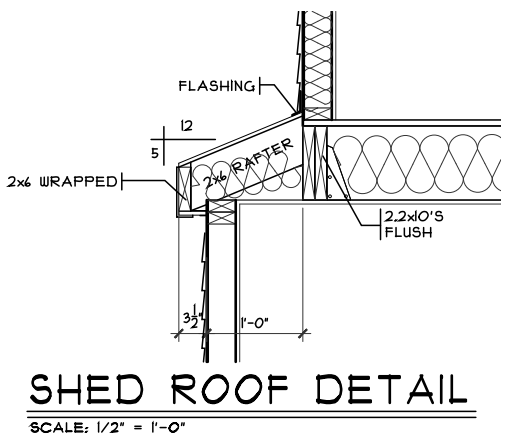
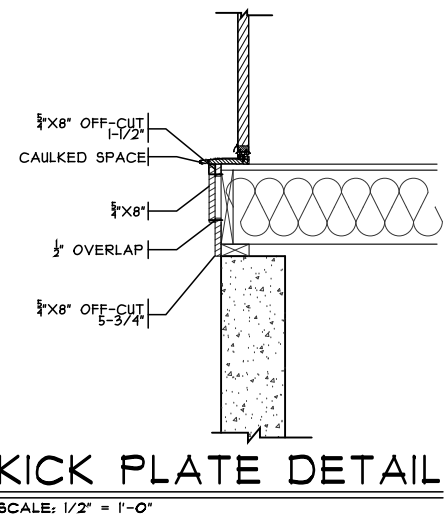
**APEX**  
ENGINEERING & SURVEYING, INC.  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

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

PROJECT: COUNTRY CROSS  
DRAWING: 221002PA

SHEET  
1 OF 1



SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details
G1	General Notes

NOTE:  
PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE, 1/4" = 1'-0"  
PLANS PRINTED ON 18x11 SHEETS TO BE SCALABLE AT HALF SCALE, 1/8" = 1'-0"

**PLAN INFO.**  
2S104B3

3 BDRMS  
2.5 BATH  
8' CAR GARAGE  
8' 1ST FLR. CLG.

**SQUARE FOOTAGE**

TOTAL	1404
FIRST	614
SECOND	130
LOWER (SLAB)	N/A
GAR. (SLAB)	600
	383

**KEY PLAN**

35'-8"  
35'-9"

Issue Dates

Review

Minerva Basement - C4 - Vinyl

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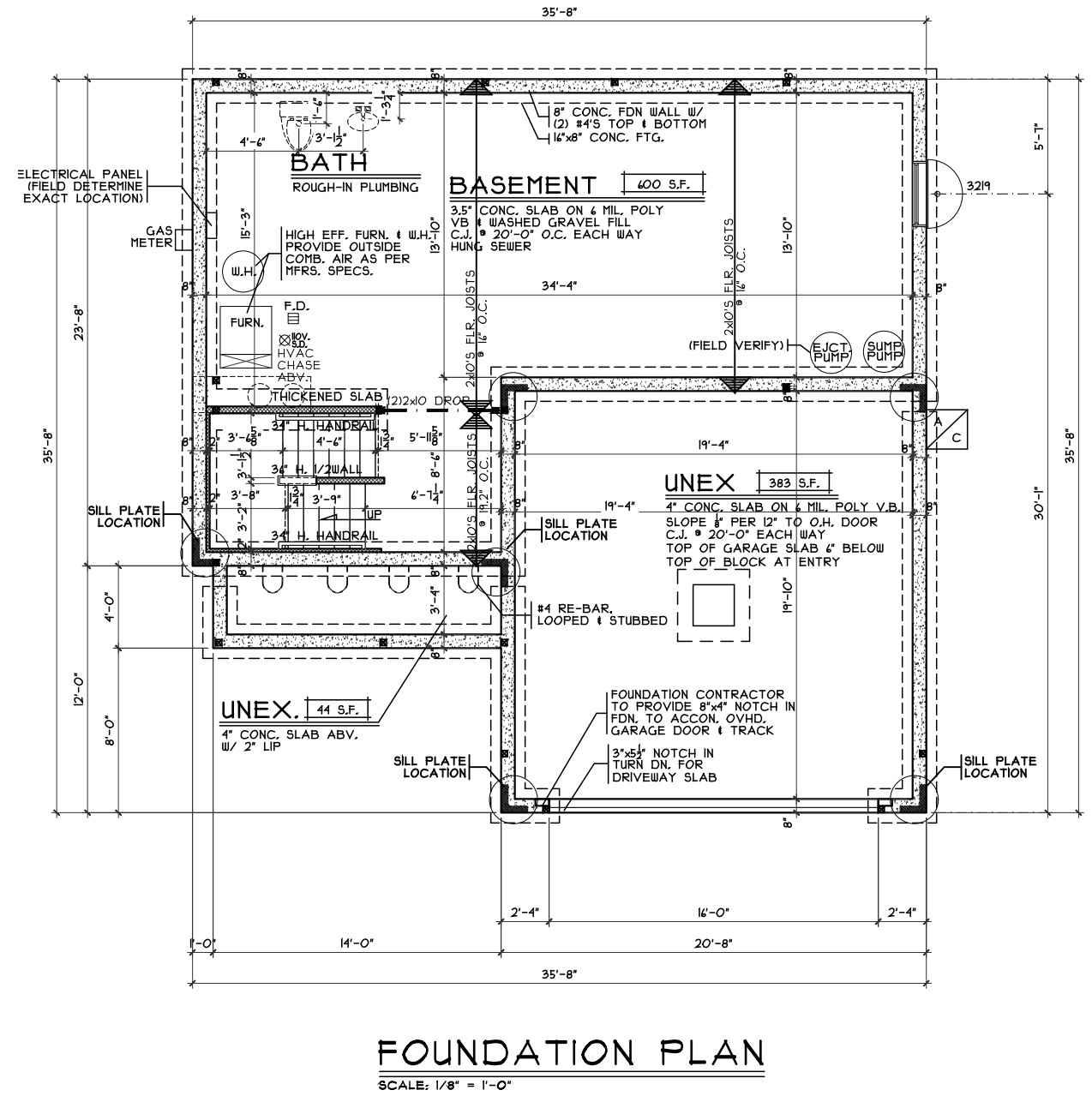
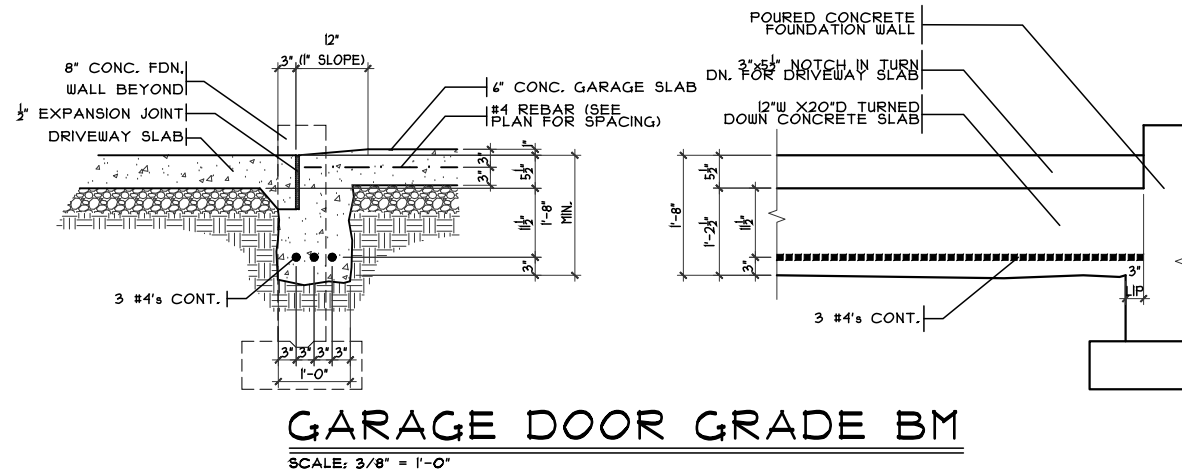
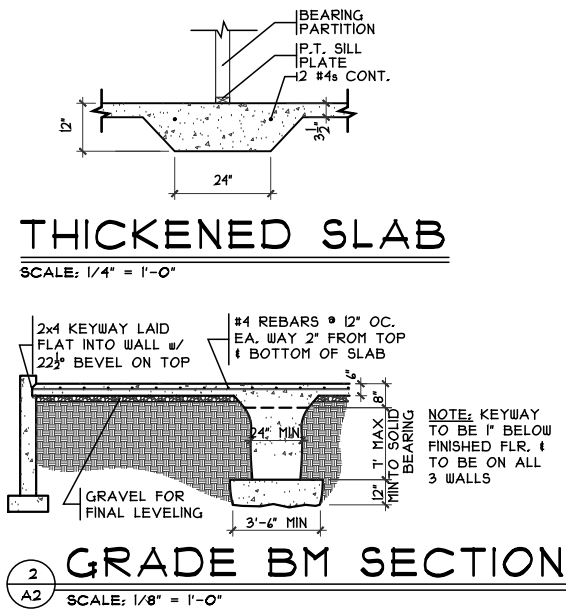
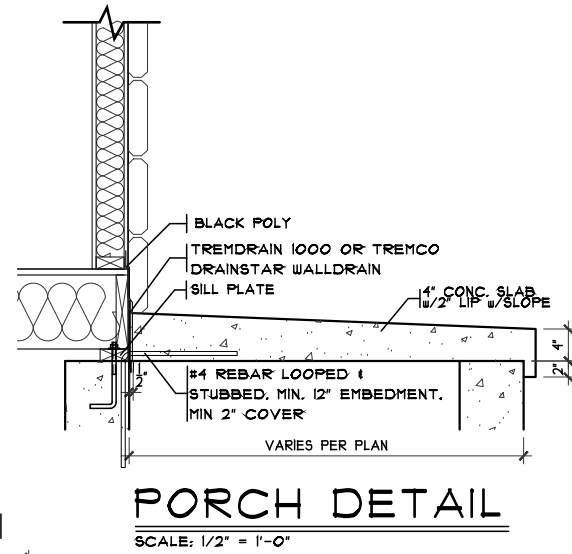
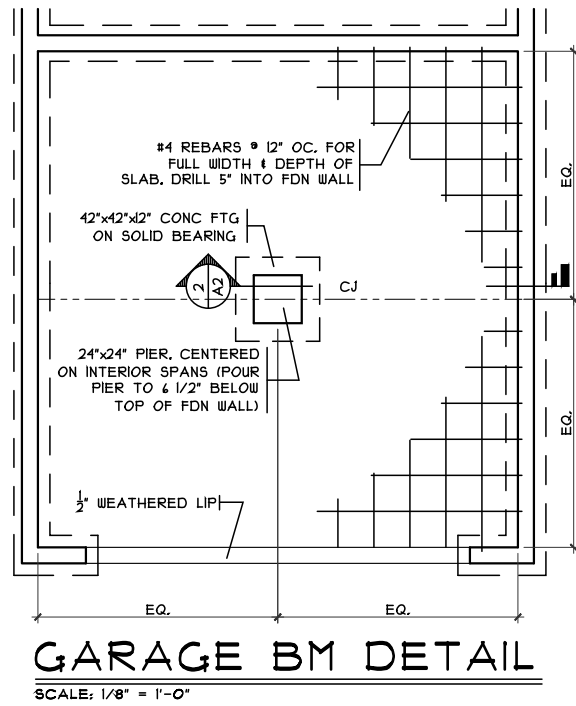
Renaissance - CO-10

Proposed Residence:  
Market home  
69 Country Lane  
Country Crossing

Village of Farmersville  
Montgomery County



Plan: Minerva Basement  
Date: 4.11.2022  
Drawn: DCI  
Scale: As Noted  
Revised: 4.27.2022  
Sheet: 1 of 11

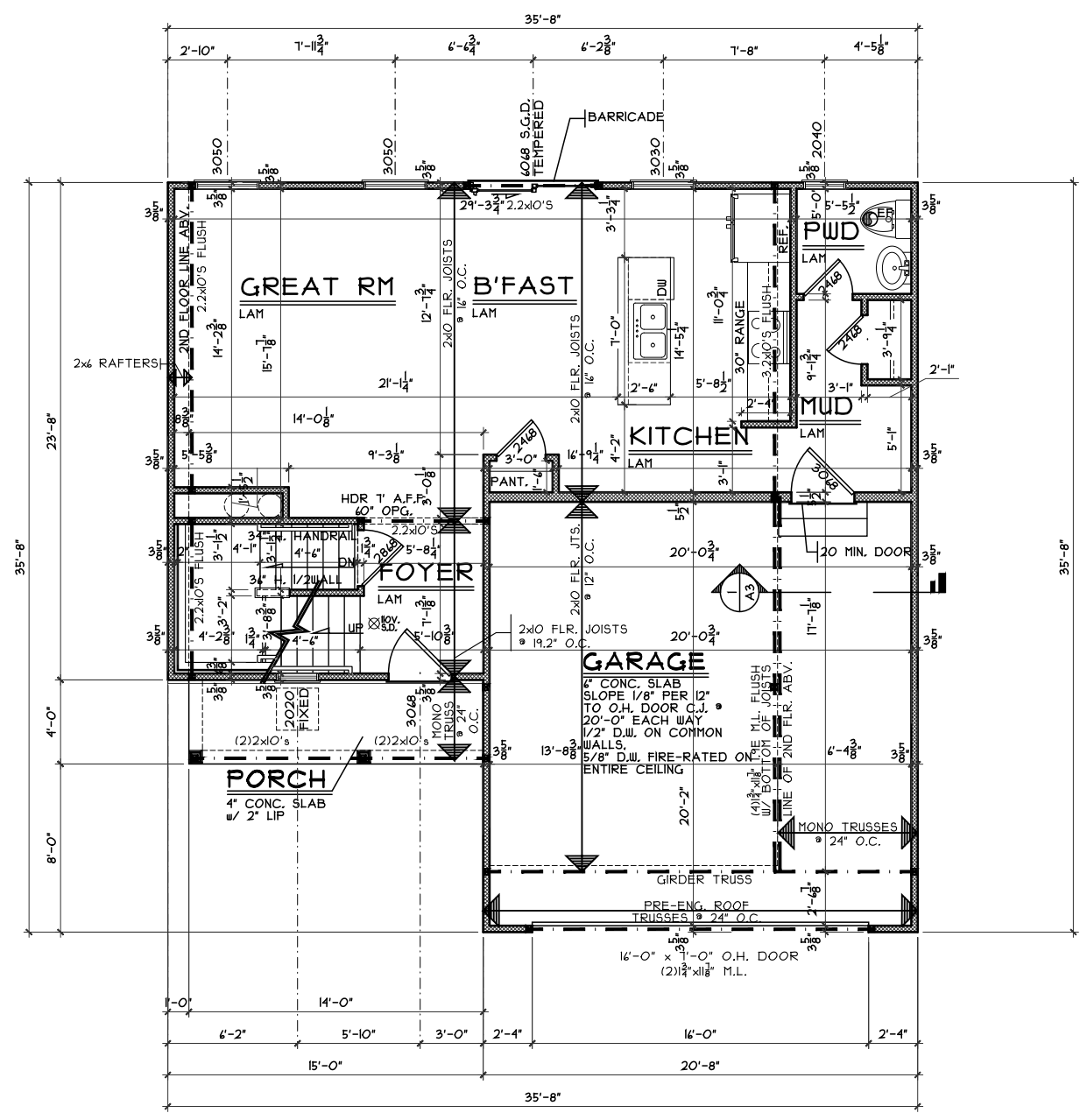
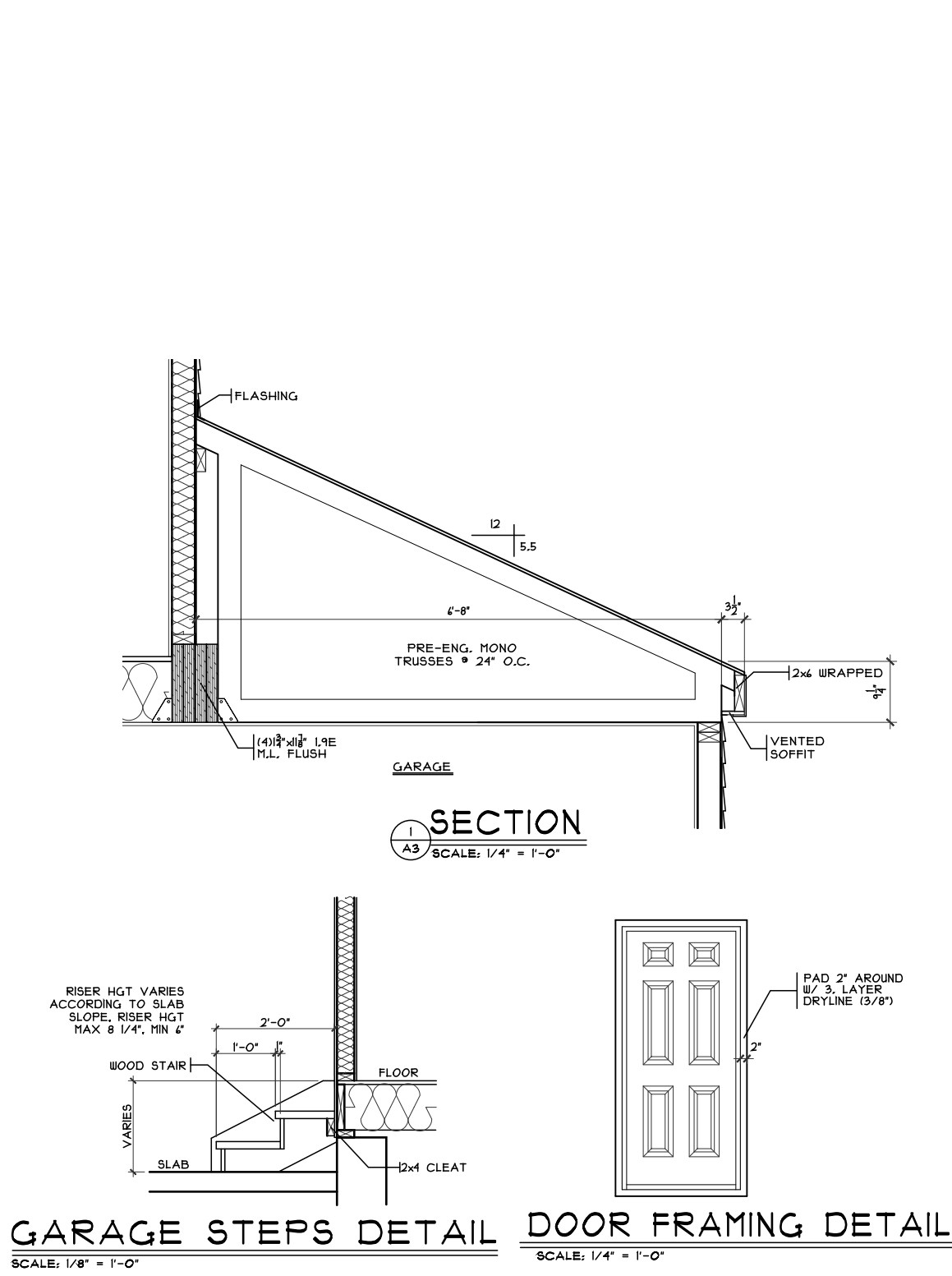


Foundation Plan	Renaissance - CO-10	Minerva Basement-C4 - Vinyl	Issue Dates
Plan: Minerva Basement	Proposed Residence:		
Date: 4.11.2022	Market home		
Drawn: DCI	69 Country Lane		
Scale: As Noted	Country Crossing		
Revised: 4.27.2022			
Sheet: 5 of 11			



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**A2**



First Floor Plan  
Plan: Minerva Basement  
Date: 4.11.2022  
Drawn: DCI  
Scale: As Noted  
Revised: 4.27.2022  
Sheet: 7 of 11

Renaissance - CO-10  
Proposed Residence:  
Market home  
69 Country Lane  
Country Crossing

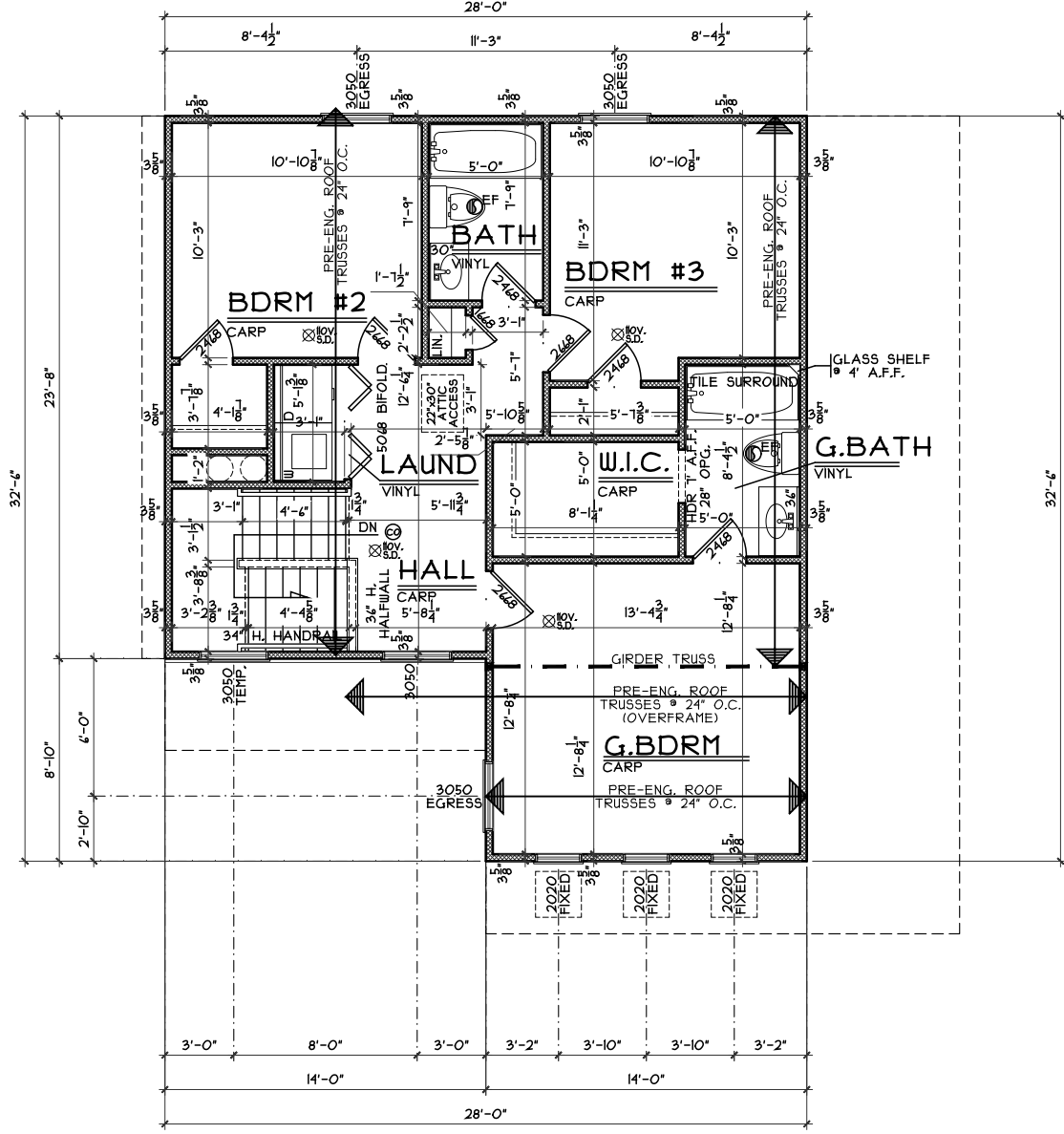
Minerva Basement- C4 - Vinyl  
Village of Farmersville  
Montgomery County

Issue Dates	Review

A3

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**CRISTO HOMES**  
7944 Tyers Place Blvd.  
West Chester, OH 45669  
513.755.0570 • www.cristohomes.com



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 130 SQ. FT.

Second Floor Plan

Plan : Minerva Basement  
 Date : 4.11.2022  
 Drawn: DCJ  
 Scale : As Noted  
 Revised: 4.27.2022  
 Sheet : 8 of 11



Renaissance - CO-10

Proposed Residence:  
 Market home  
 69 Country Lane  
 Country Crossing

Minerva Basement- C4 - Vinyl

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Issue Dates

Issue	Date	Review

A4