

CO 14

86 Meadowgate Court

Farmersville, OH 45325

EJECTOR PIT - hanging sewer system

1 Story Basement

3pc rough in basement

LAUNDRY TUB

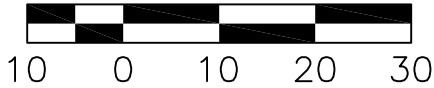
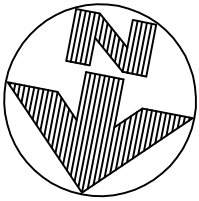
2 hose bibs with valves

ice maker

1 tub

1 shower

Gas Furnace



PROPOSED RESIDENCE  
86 MEADOWGATE COURT

# PLOT PLAN

## LOT 14 (11,057 SF) 0.254 ACRES

### COUNTRY CROSSING

### VILLAGE OF FARMERSVILLE

### MONTGOMERY COUNTY, OHIO

### FOR: CRISTO HOMES

**\*HUNG SEWER\***

**SETBACKS:**  
FRONT YARD=25'  
REAR YARD=40'  
SIDE YARD=10'

C23  
R=50.00'  
L=19.03'

SUGGESTED BUILDING PAD ELEVATION=860.9  
PER CONSTRUCTION PLANS

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.

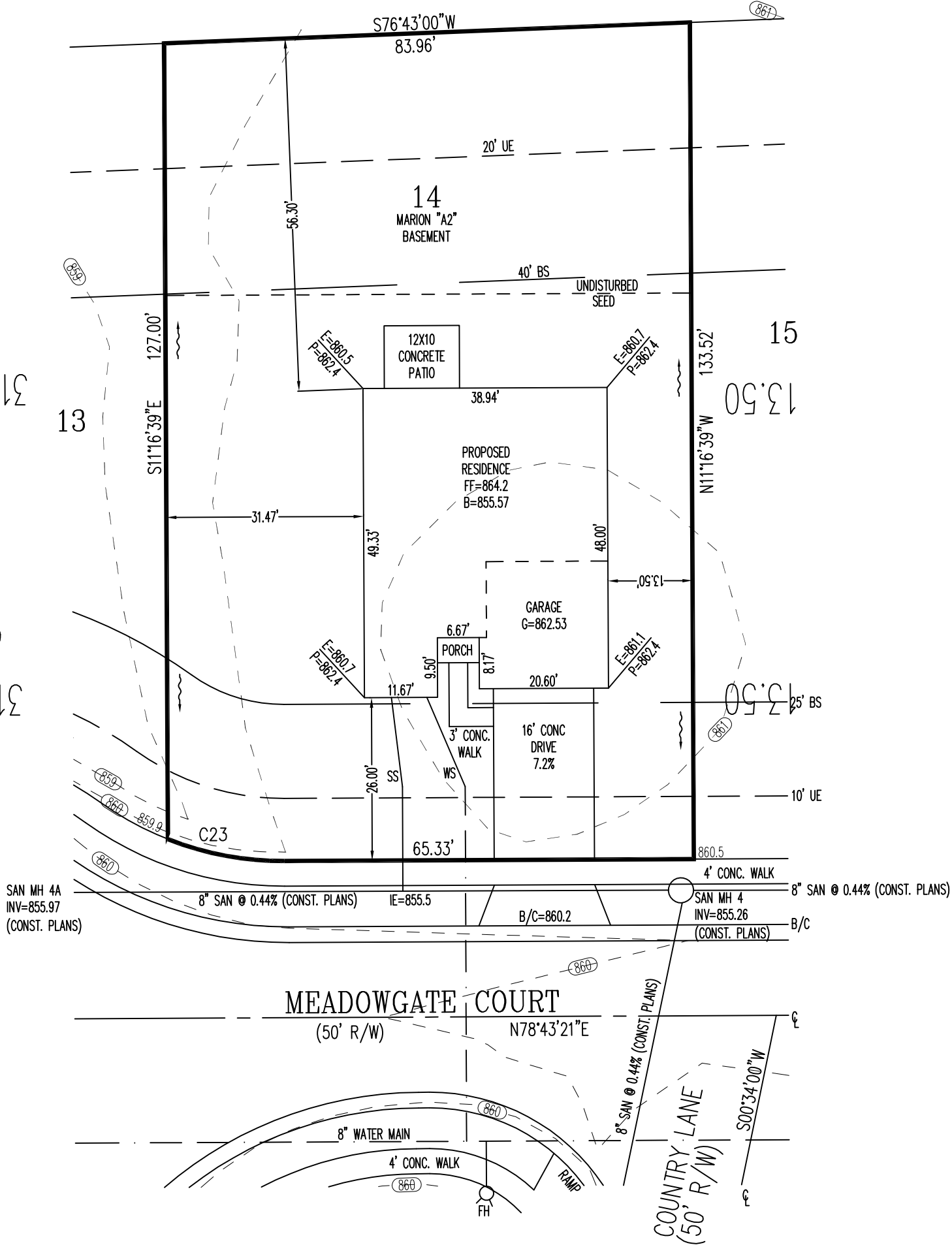
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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. SWALE ARROWS AND DRAINAGE ROUTES 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.



#### QUANTITIES

TOTAL LOT AREA	11057	sq. ft.
CITY WALK	274	sq. ft.
HOUSE WALK	43	sq. ft.
DRIVE	502	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	147	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	5507	sq. ft.
UNDISTURBED AREA	3500	sq. ft.

2 WORKING DAYS  
BEFORE YOU DIG

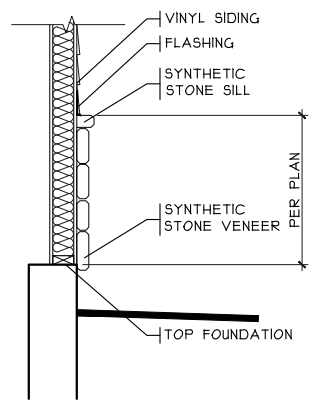
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'  
DATE: 3/9/2023  
DRAWN: REW  
DESIGNED:  
CHECKED: JLS

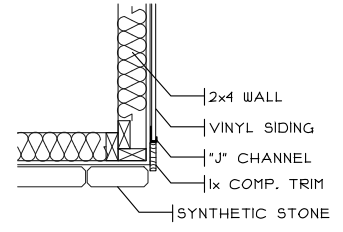
**APEX**  
ENGINEERING & SURVEYING, INC.  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:  
1. 3-24-23 ADD PATIO  
2.  
3.  
4.

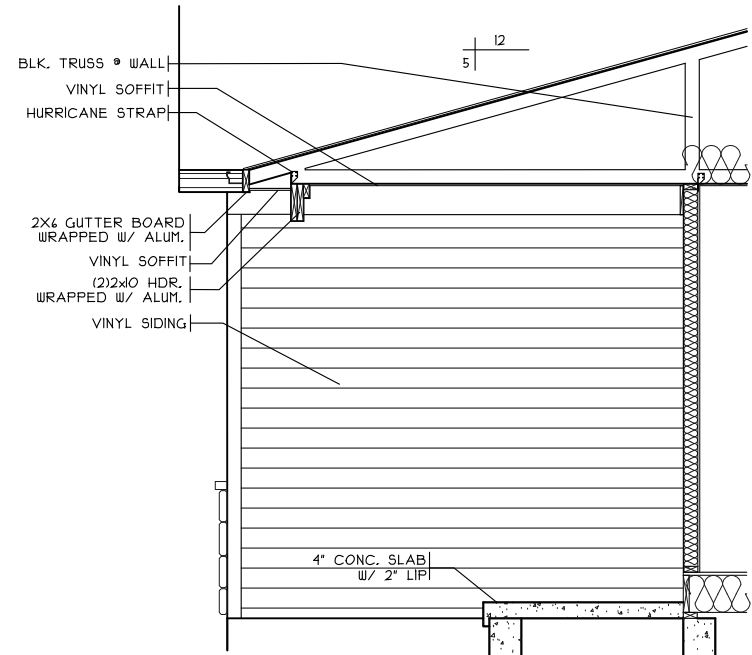
PROJECT: COUNTRYCROSSING	SHEET
DRAWING: 230324PA	1 OF 1



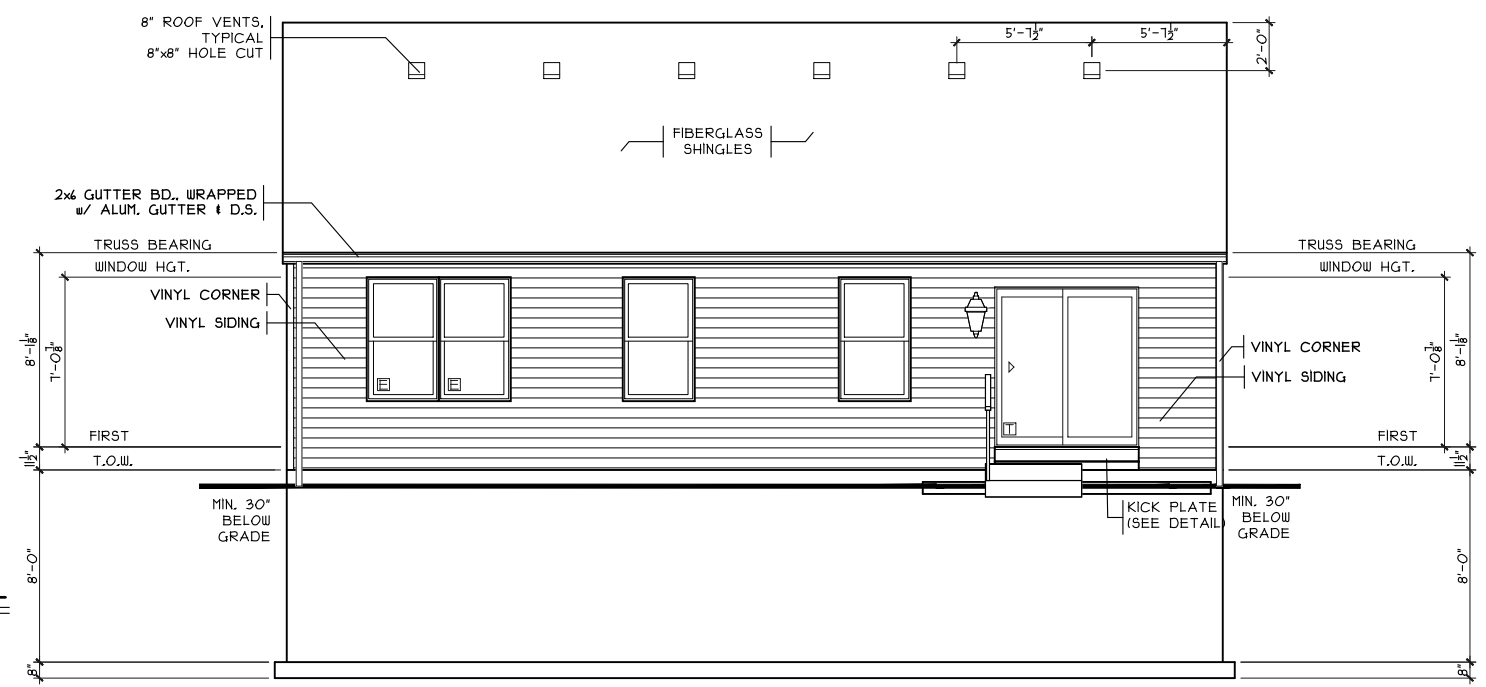
**KICK PLATE DETAIL**  
SCALE: 1/2" = 1'-0"



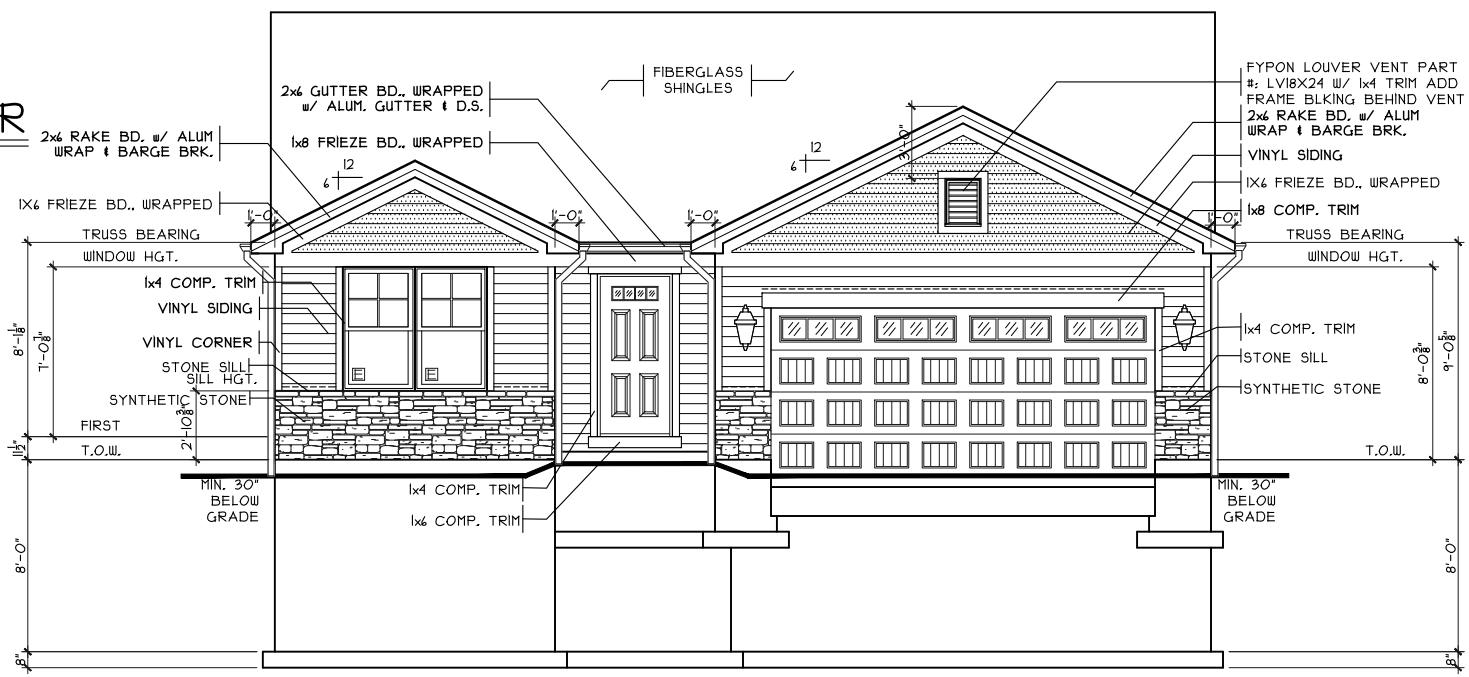
**STONE/VINYL CORNER**  
SCALE: 1" = 1'-0"



**PORCH DETAIL**  
SCALE: 1/4" = 1'-0" ELEVATION A



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

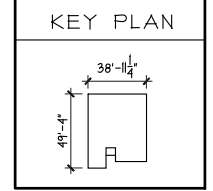


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0" ELEVATION A

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations (A)
A1a	Left and Right Elevations (A)
A2	Foundation Plan
A3	First Floor Plan
A4	Portal Framing Detail/ Typical Wall Sections/Stair Section
A5	Typical Framing Details (Aluminum)
G1	General Notes

NOTE:  
PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE. 1/4" = 1'-0"  
PLANS PRINTED ON 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

R1421B3 PLAN INFO	
3	BDRMS
2	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1421
MAIN	1421
LOWER (SLAB)	1310
GARAGE (SLAB)	315



**Front And Rear Elevations**  
Plan: Marion Basement  
Date: 2/23/23  
Drawn: SDG  
Scale: As Noted  
Revised: 3/15/23  
Sheet: 1 of 7

**Renaissance - CO-14**  
Proposed Residence:  
Market Home  
86 Meadowgate Court  
Country Crossing

**Marion Basement - A2 - Vinyl**  
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**Farmersville**  
**Montgomery County**

**CRISTO HOMES**  
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West Chester, OH 45069  
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