

CO 15

84 Meadowgate Court
Farmersville, OH 45325

Hanging sewer system

2 Story Basement

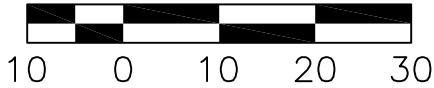
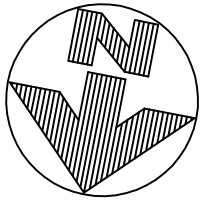
2 hose bibs with valves

ice maker

1 tub

1 shower

Gas Furnace



MARKET HOME
84 MEADOWGATE COURT

PLOT PLAN

LOT 15 (10,793 SF) 0.248 ACRES

COUNTRY CROSSING

VILLAGE OF FARMERSVILLE

MONTGOMERY COUNTY, OHIO

FOR: CRISTO HOMES

HUNG SEWER

14

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

SUGGESTED BUILDING PAD ELEVATION=861.6
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.

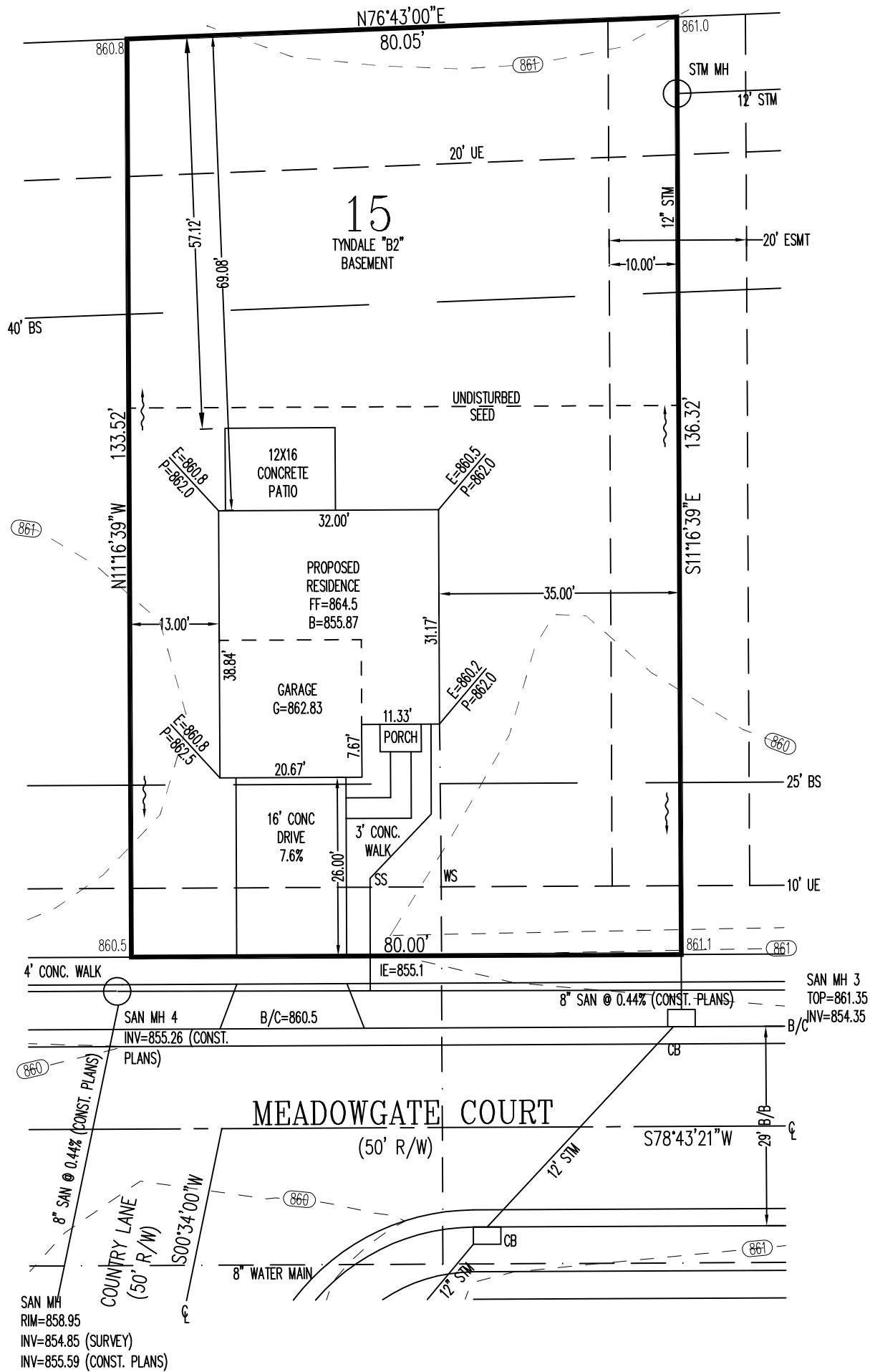
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.



16

MEADOWGATE COURT



QUANTITIES	
TOTAL LOT AREA	10793 sq. ft.
CITY WALK	256 sq. ft.
HOUSE WALK	49 sq. ft.
DRIVE	480 sq. ft.
APRON	121 sq. ft.
PATIO AND PORCHES	216 sq. ft.
DECK	0 sq. ft.
SEEDING AREA	4906 sq. ft.
UNDISTURBED AREA	4406 sq. ft.

2 WORKING DAYS
BEFORE YOU DIG

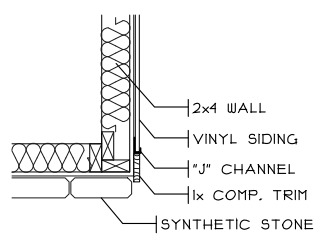
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

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

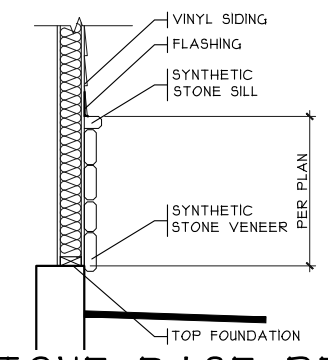
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1. 3-24-23 ADD PATIO
2. 5-31-23 ADD DIF PATIO
3.
4.

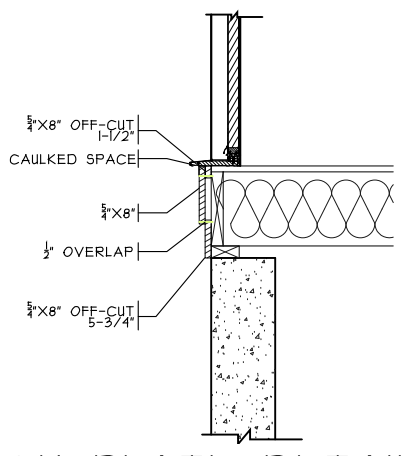
PROJECT: COUNTRYCROSSING	SHEET
DRAWING: 230324PA	1 OF 1



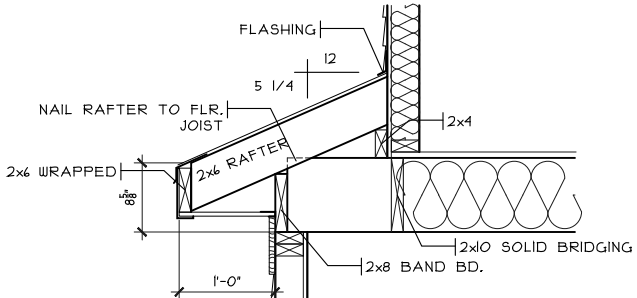
STONE/VINYL CORNER
SCALE: 1/2" = 1'-0"



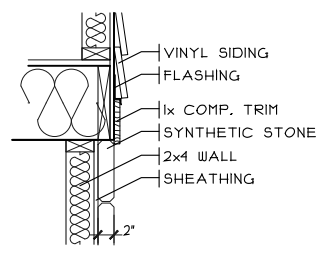
STONE BASE DETAIL
SCALE: 1/2" = 1'-0"



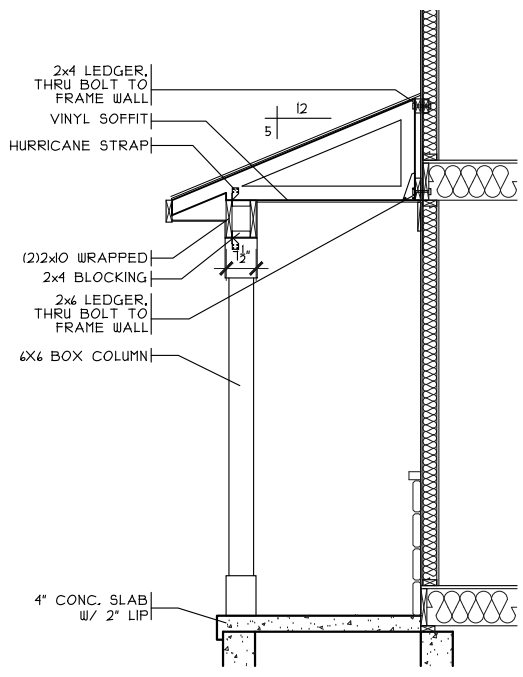
KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



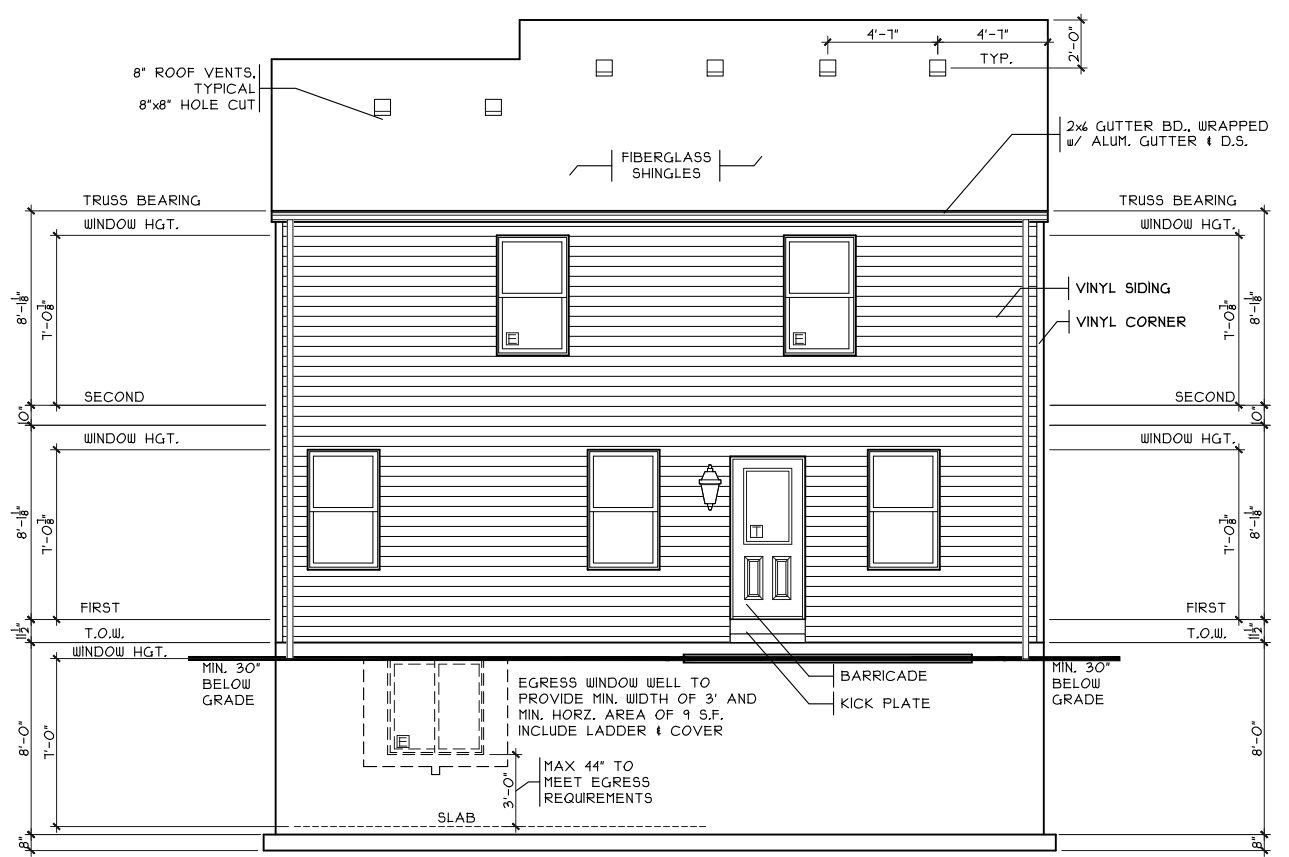
GARAGE DETAIL
SCALE: 1/2" = 1'-0"



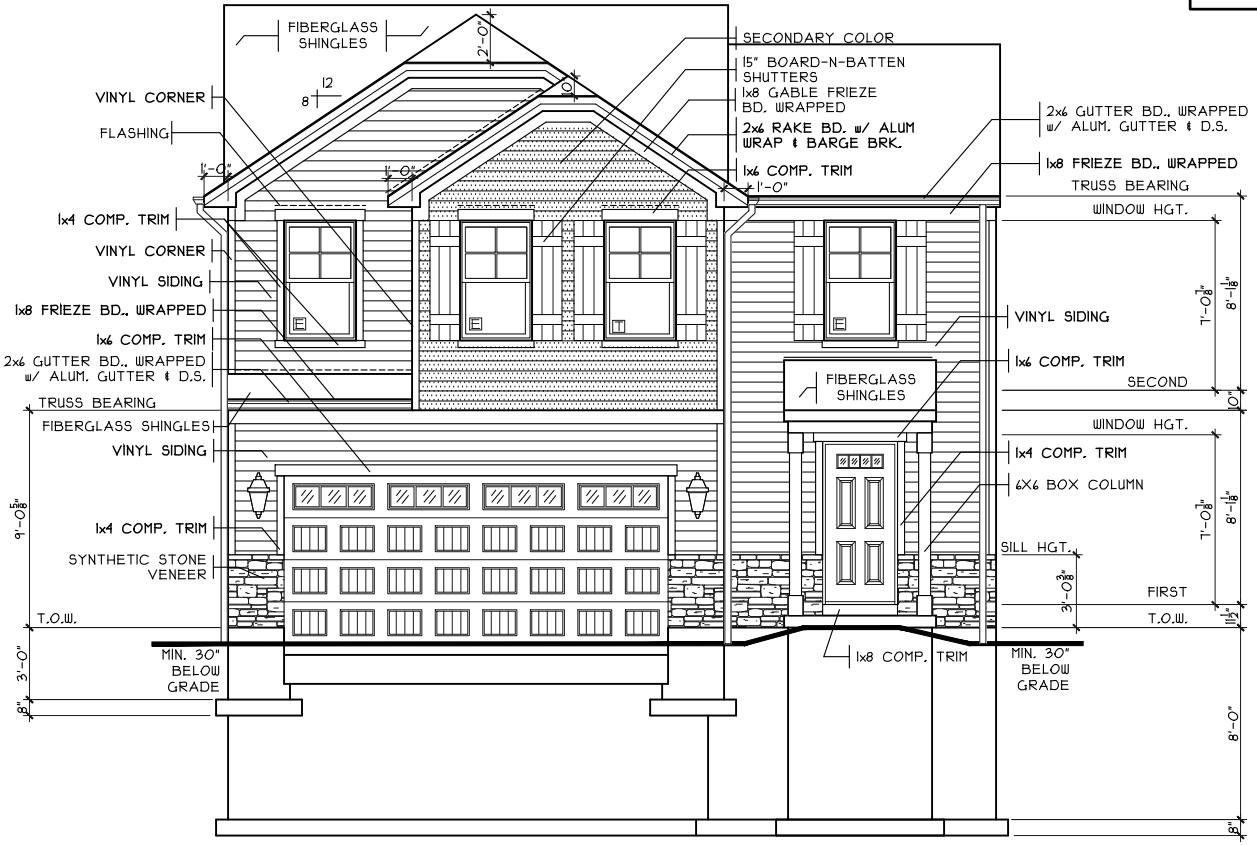
STONE DETAIL
SCALE: 1/2" = 1'-0"



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



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

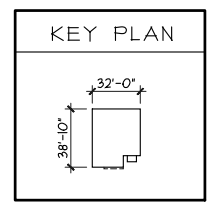


FRONT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION A

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	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"

2S1813B4 PLAN INFO	
4	BDRMS
2.5	BATHS
3	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1813
MAIN	739
UPPER	1134
LOWER	441
BASEMENT	669
GARAGE	380



Issue Dates: _____
 Review: _____

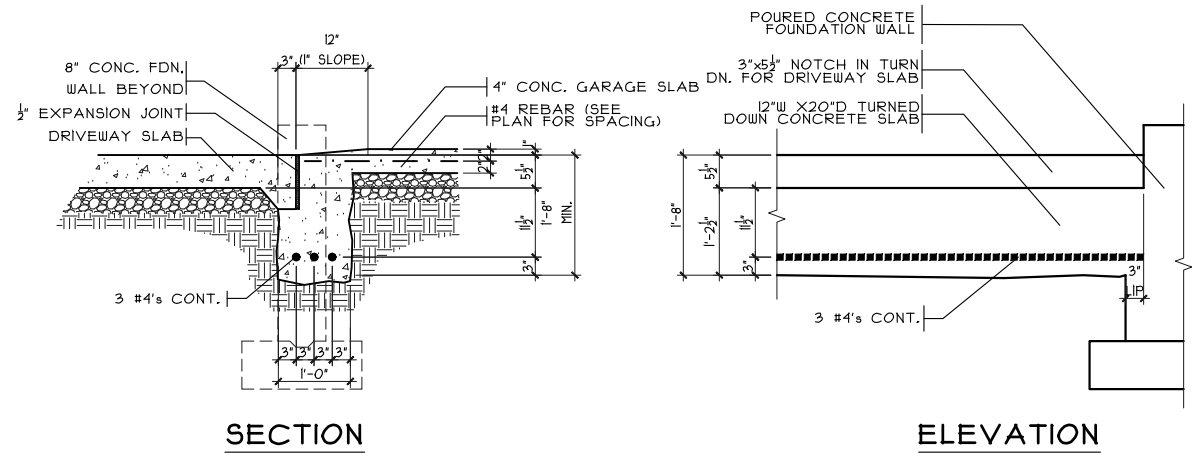
Tyndale - B2 - Vinyl
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Renaissance - CO-15
 Proposed Residence:
 Market Home
 84 Meadowgate Court
 Country Crossing

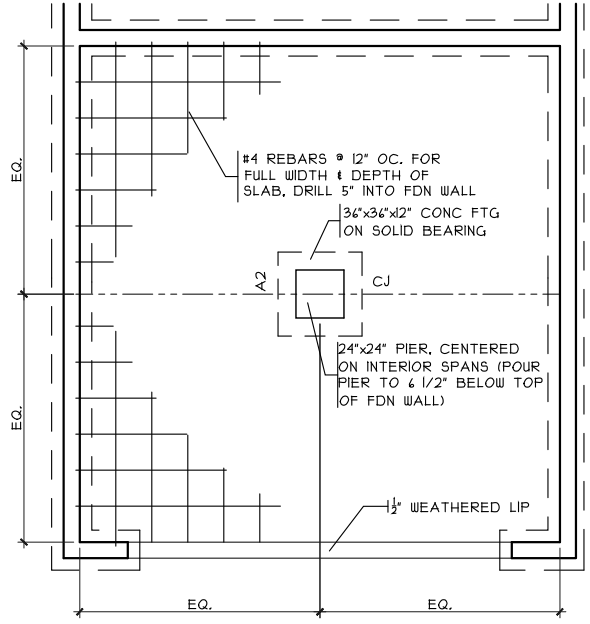
Front And Rear Elevations
 Plan: Tyndale Basement
 Date: 5.16.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 6.23.2023
 Sheet: 1 of 9

CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.955.0570 www.cristohomes.com

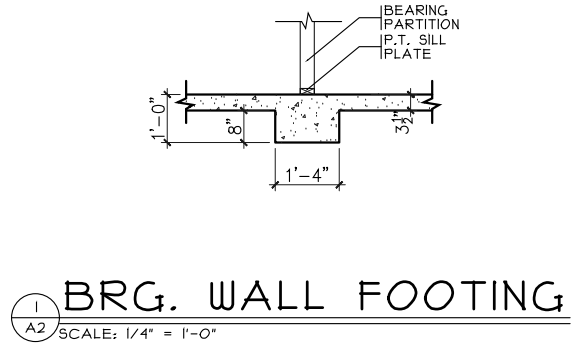
Tyndale - B2 - Vinyl
 Farmersville
 Clinton County



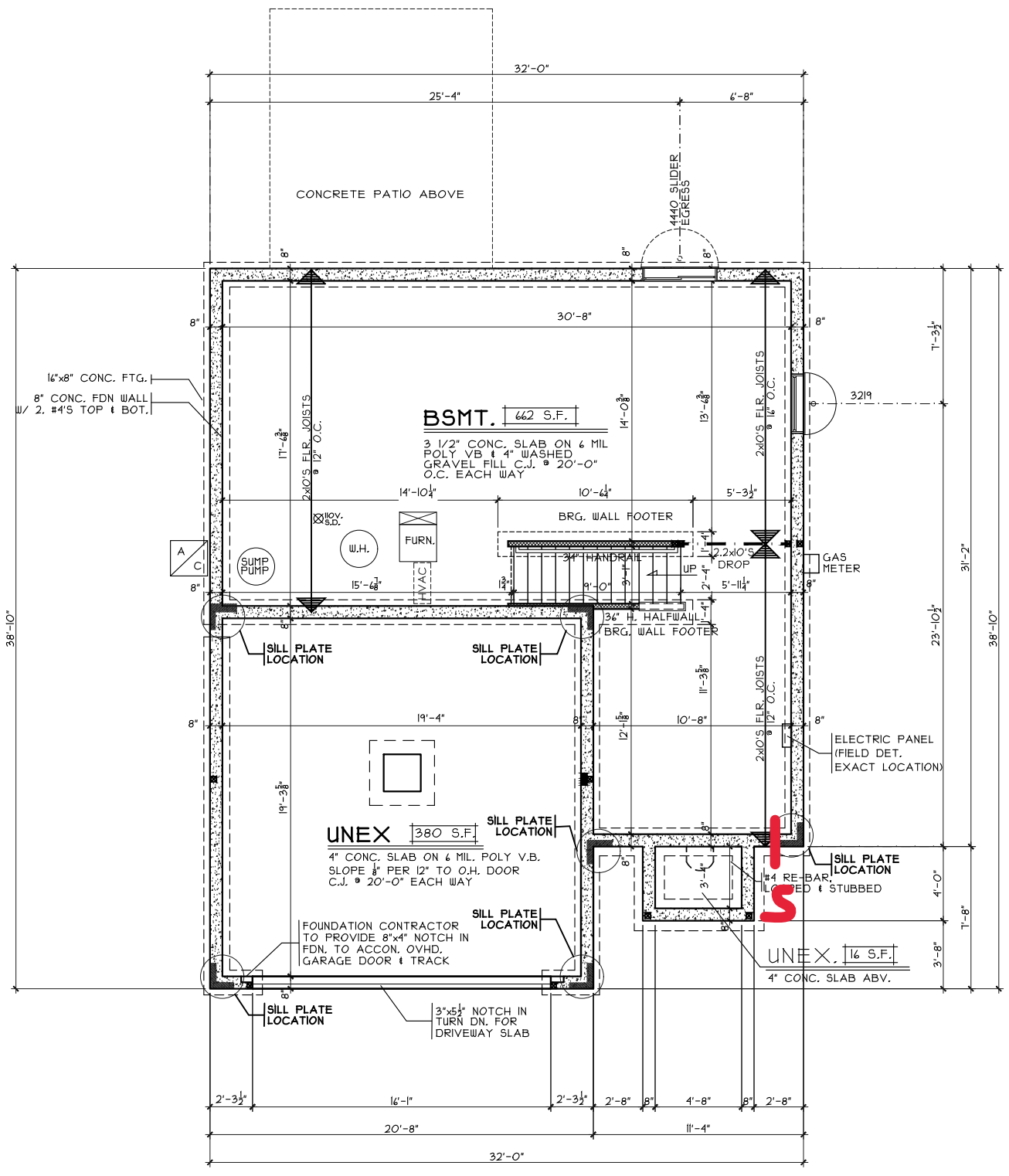
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



BRG. WALL FOOTING
SCALE: 1/4" = 1'-0"



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

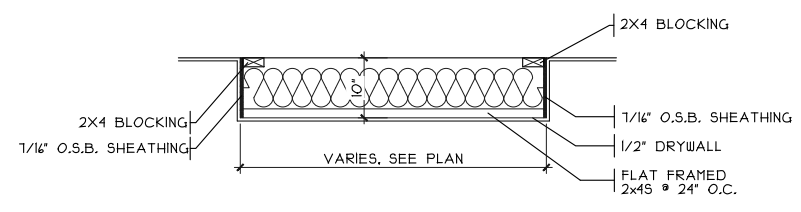
Foundation Plan
Plan: Tyndale Basement
Date: 5.16.2023
Drawn: JRK
Scale: As Noted
Revised: 6.23.2023
Sheet: 3 of 9

Renaissance - CO-15
Proposed Residence:
Market Home
84 Meadowgate Court
Country Crossing

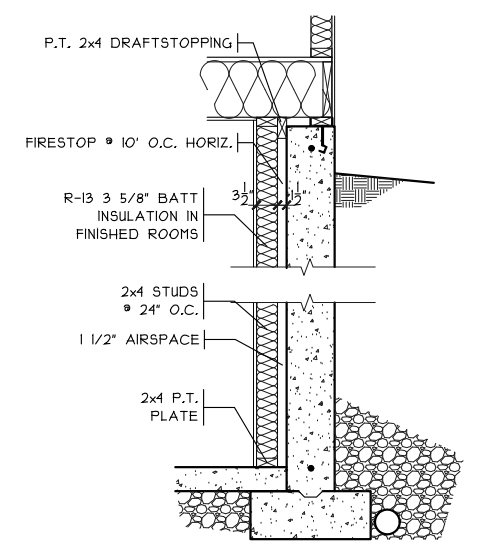
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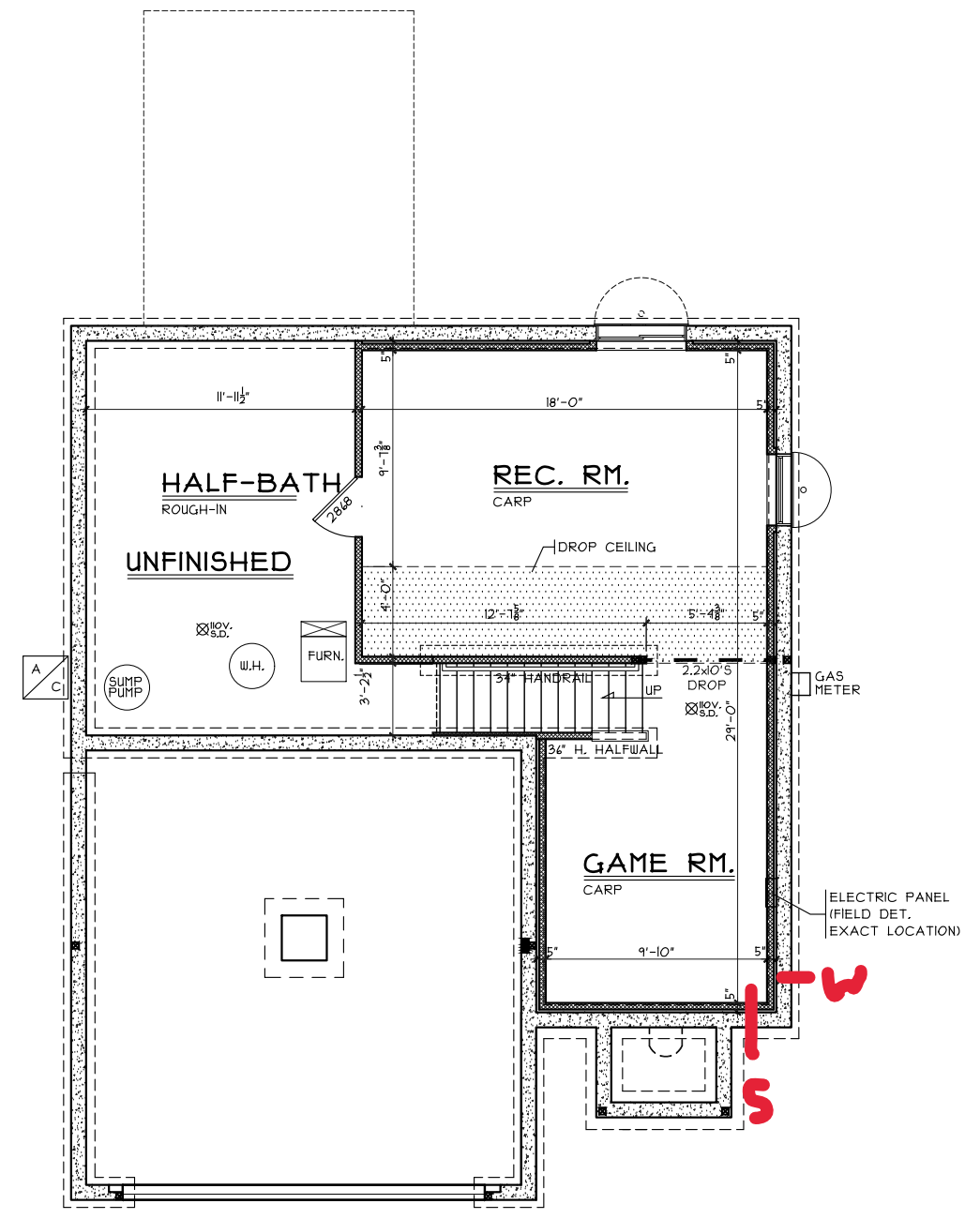
Farmersville
Clinton County



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



FIN. L.L. WALL DETAIL
SCALE: 3/8" = 1'-0"



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

Foundation Plan

Plan: Tyndale Basement
Date : 5.16.2023
Drawn: JRK
Scale : As Noted
Revised: 6.23.2023
Sheet : 4 of 9

Renaissance - CO-15

Proposed Residence:
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Country Crossing

Tyndale - B2 - Vinyl

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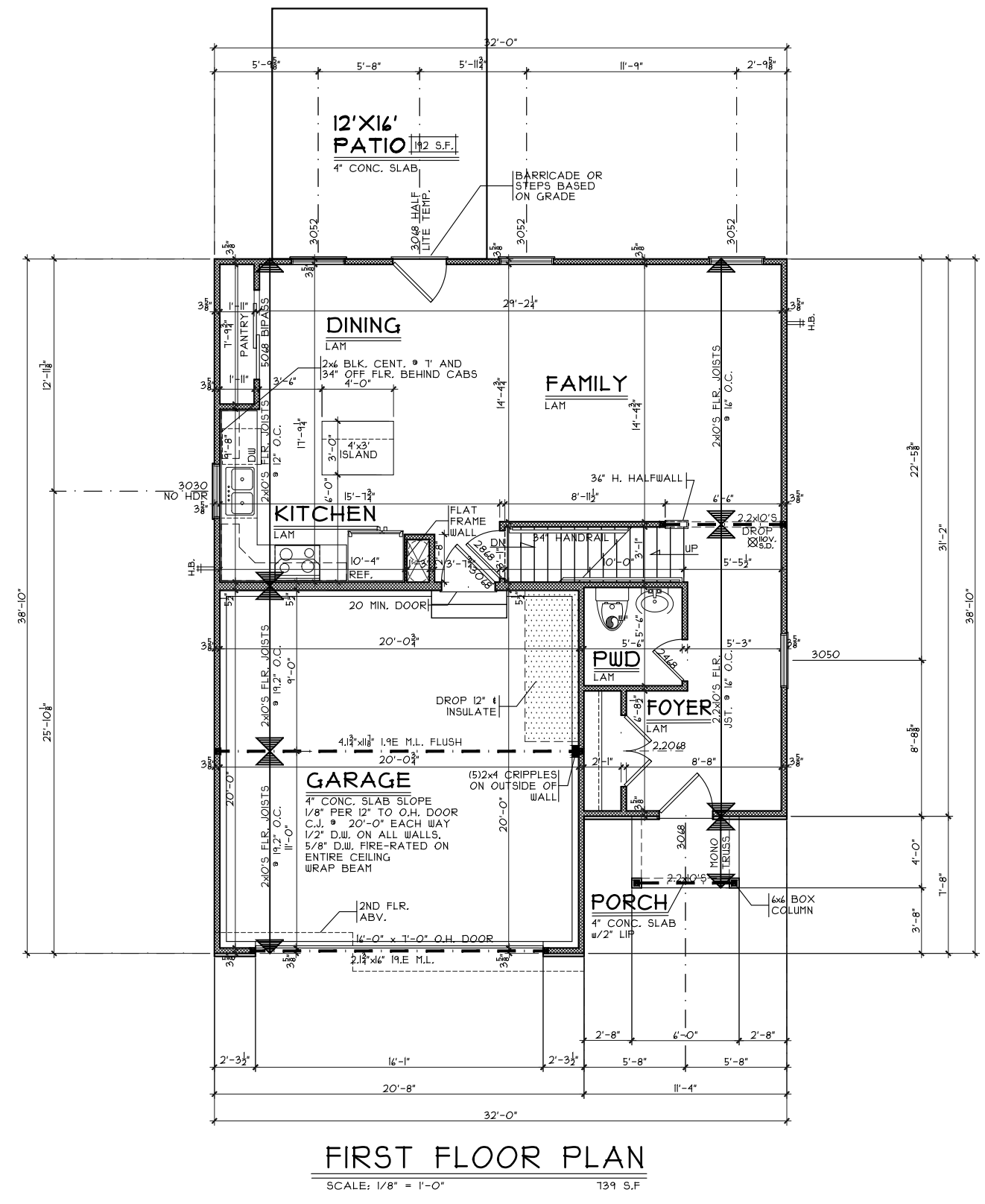
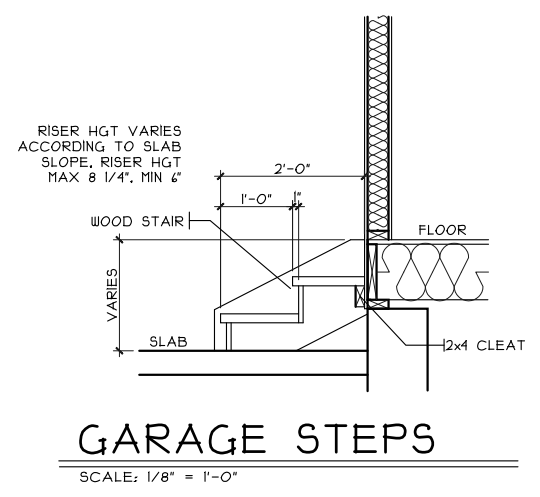
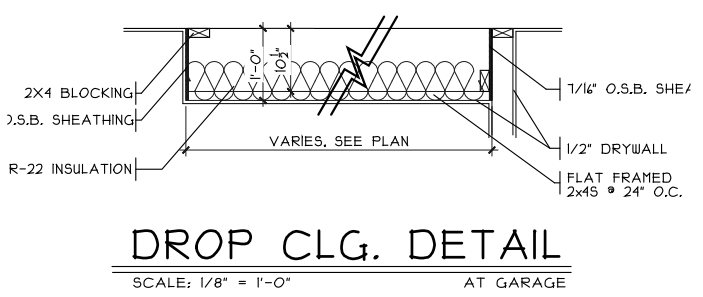
Issue Dates

Review	Issue Dates

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Farmersville

Clinton County



First Floor Plan
 Plan: Tyndale Basement
 Date: 5.16.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 6.23.2023
 Sheet: 5 of 9

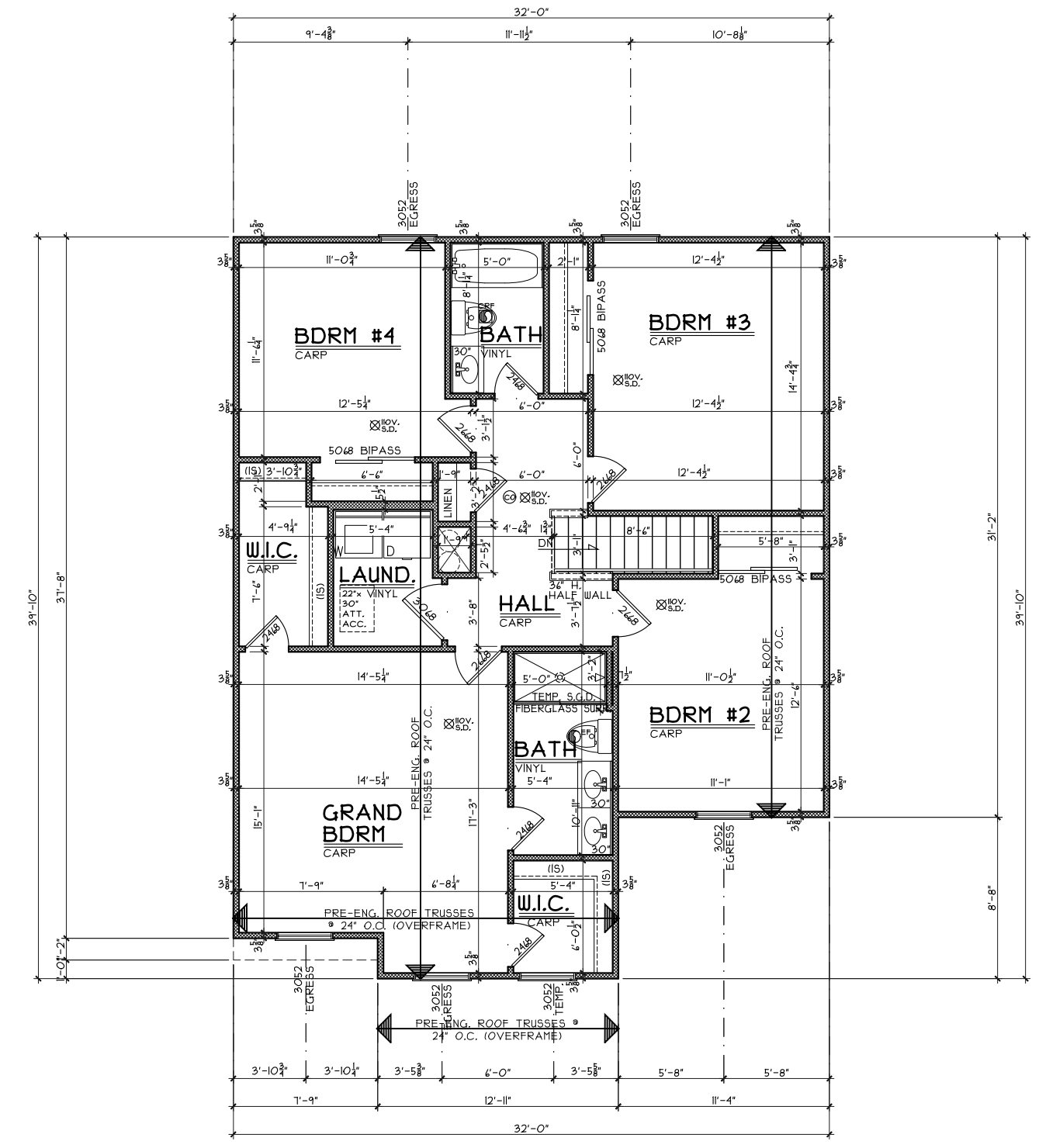
Renaissance - CO-15
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Lyndale - B2 - Vinyl
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 Clinton County

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A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1134 S,F

Second Floor Plan

Plan: Tyndale Basement
Date : 5.16.2023
Drawn: JRK
Scale : As Noted
Revised: 6.23.2023
Sheet : 6 of 9



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Issue Dates

Review	Issue Dates

A4