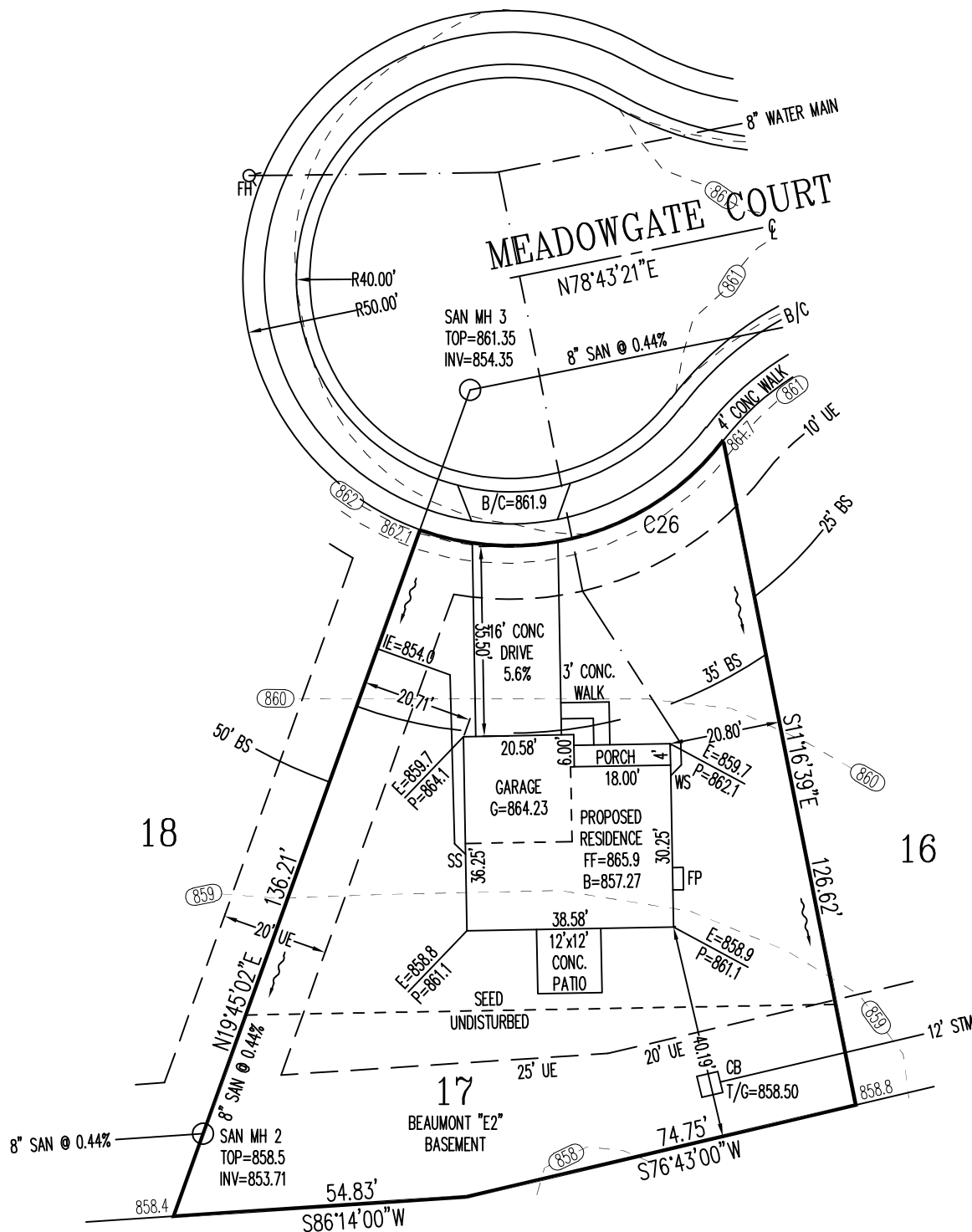
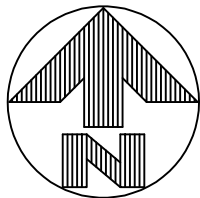


ENGLAND RESIDENCE
80 MEADOWGATE COURT

PLOT PLAN
LOT 17 (11,366 SF) 0.261 ACRES
COUNTRY CROSSING SUBDIVISION
VILLAGE OF FARMERSVILLE
MONTGOMERY COUNTY, OHIO
FOR: CRISTO HOMES



SETBACKS:
FRONT YARD=35'
REAR YARD=40'
SIDE YARD=15'

C26
R=50.00'
L=63.21'

SUGGESTED BUILDING PAD ELEV=862.9
PER CONSTRUCTION PLANS

**NOTE: DRAINAGE ARROWS AND
ROUTES ARE SUBJECT TO CHANGE**

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.

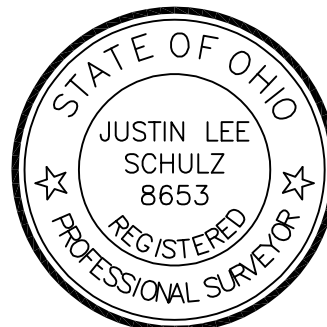
APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE
ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE
BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING
ENCROACHMENTS THAT MAY OCCUR.

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	11366	sq. ft.
CITY WALK	186	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	636	sq. ft.
APRON	112	sq. ft.
PATIO AND PORCHES	216	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	5836	sq. ft.
UNDISTURBED AREA	3634	sq. ft.



TOPOGRAPHY DERIVED FROM CONSTRUCTION
PLANS, MAY NOT REFLECT CURRENT
CONDITIONS.

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

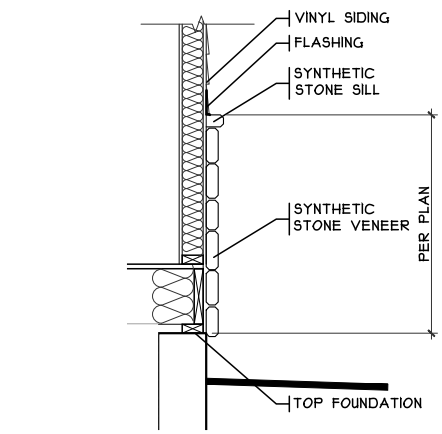
SCALE: 1"=30'
DATE: 7/11/2022
DRAWN: REW
DESIGNED:
CHECKED: JLS

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

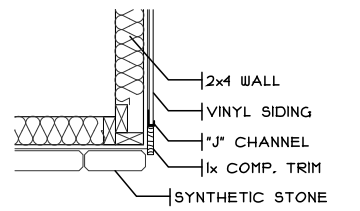
REVISIONS:
1.
2.
3.
4.

PROJECT: COUNTRY CROSS
DRAWING: 221465PA

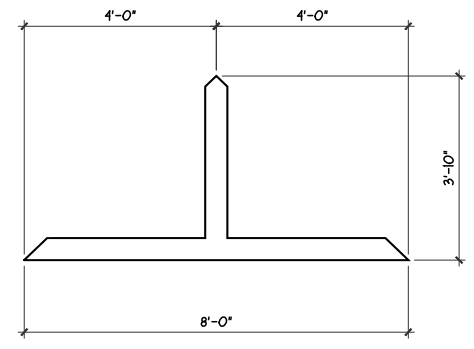
SHEET
1 OF 1



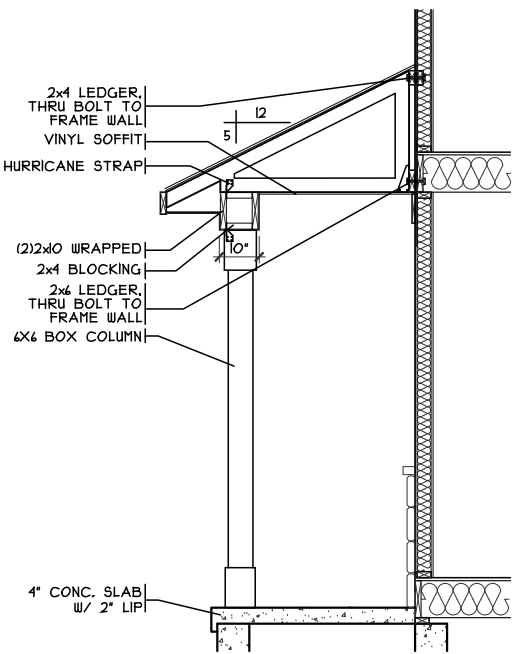
STONE BASE DETAIL
SCALE: 1/8" = 1'-0"



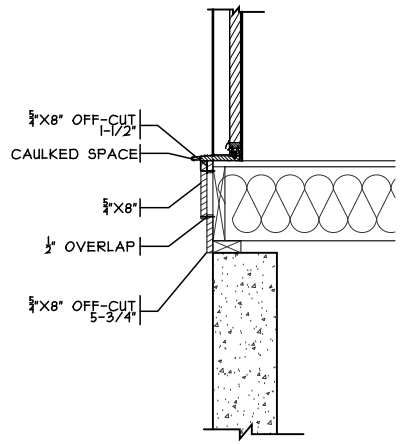
STONE CORNER
SCALE: 1" = 1'-0"



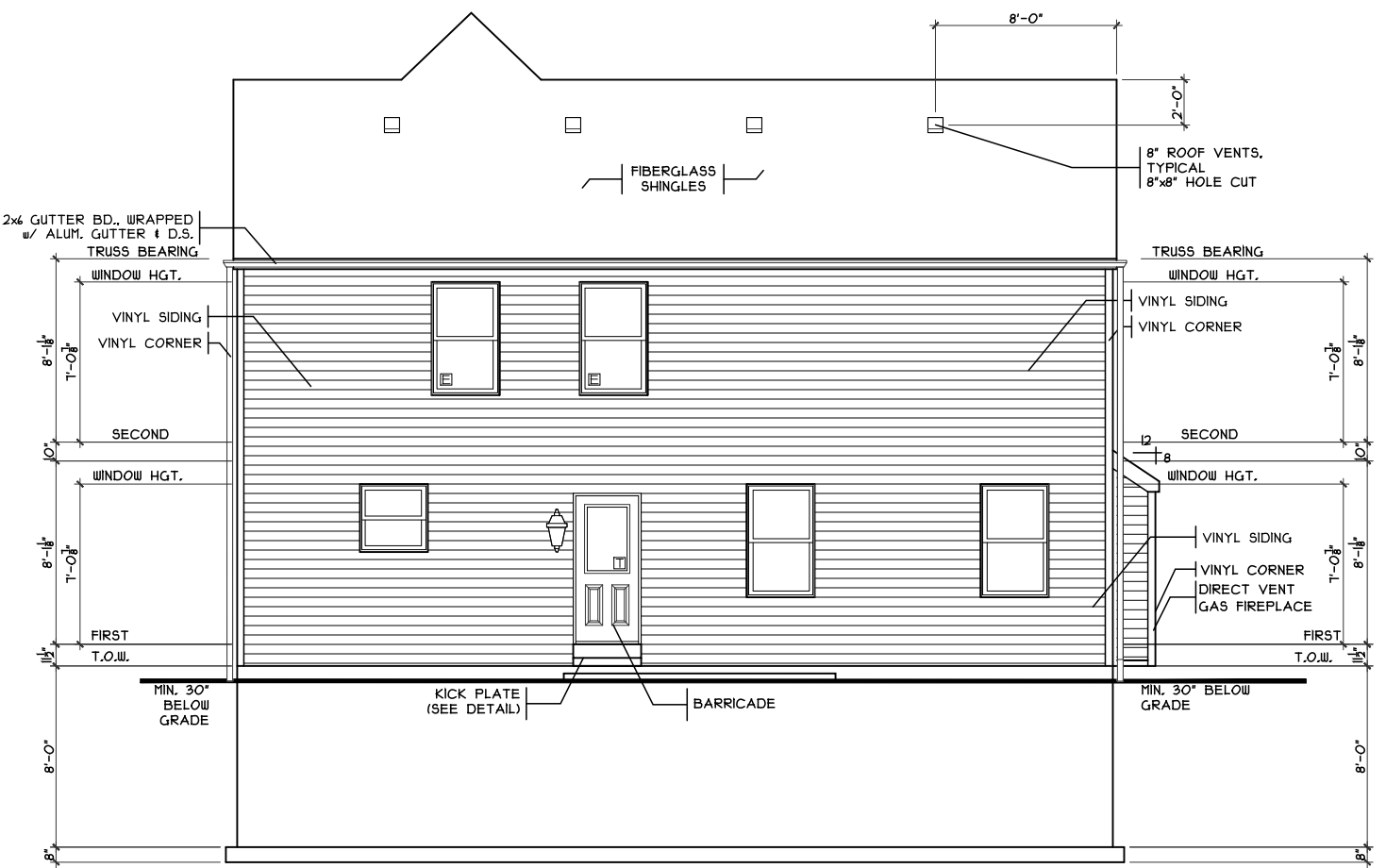
PEDIMENT DETAIL
SCALE: 1" = 1'-0"



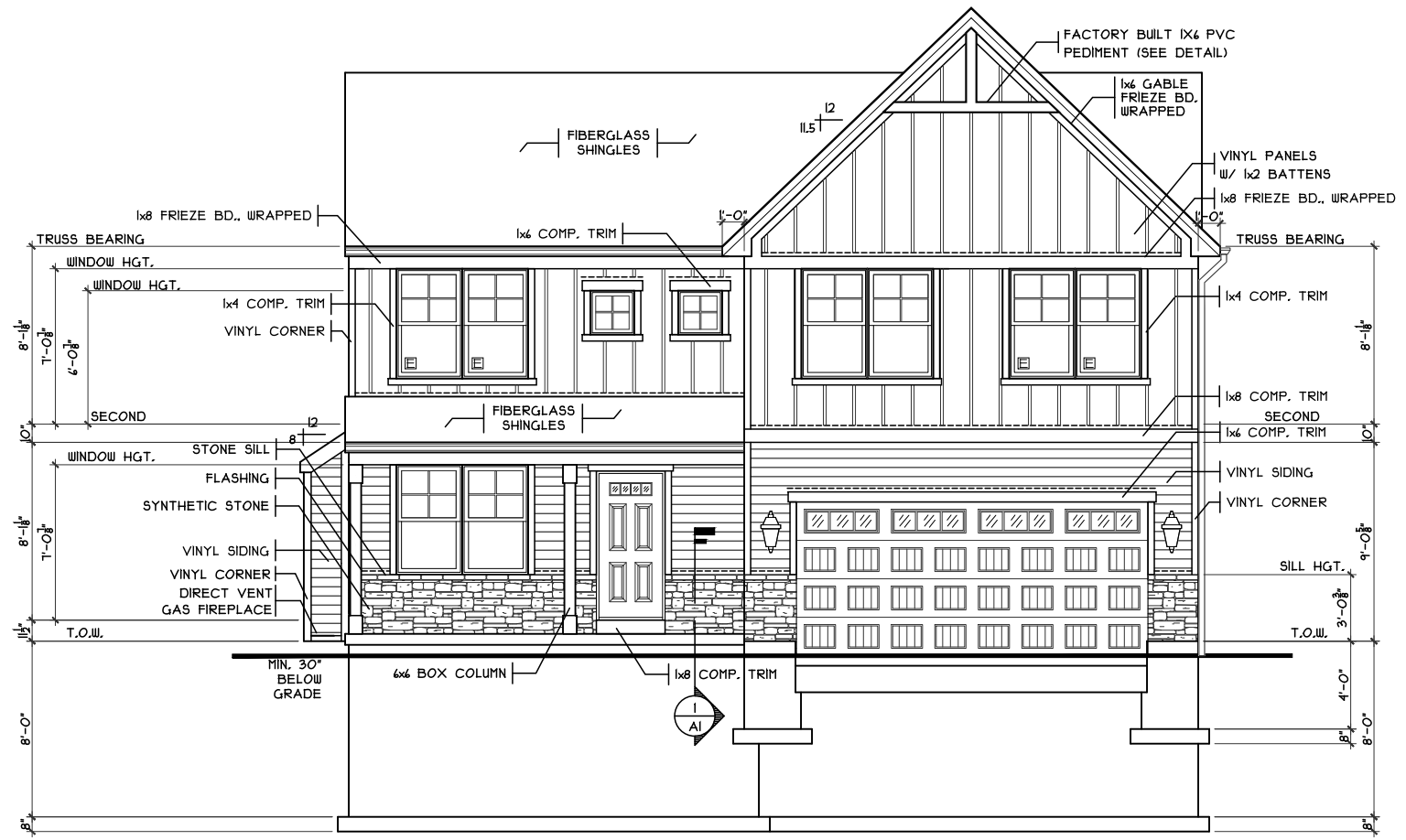
PORCH DETAIL
SCALE: 1/4" = 1'-0"



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



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

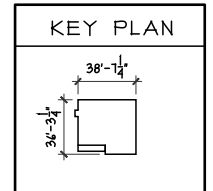


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
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 (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"

2S2162B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2142
MAIN	884
UPPER	1211
LOWER(FINISH)	N/A
LOWER(SLAB)	803
GARAGE(SLAB)	314



Issue Dates

Review	

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Beaumont - E2 - Vinyl

Renaissance - CO-17

Proposed Residence:
Wesley England
80 Meadowgate Court
Country Crossing

Front And Rear Elevations

Plan: Beaumont Basement
Date: 6/29/22
Drawn: DCI
Scale: As Noted
Revised: 7/21/22
Sheet: 1 of 15

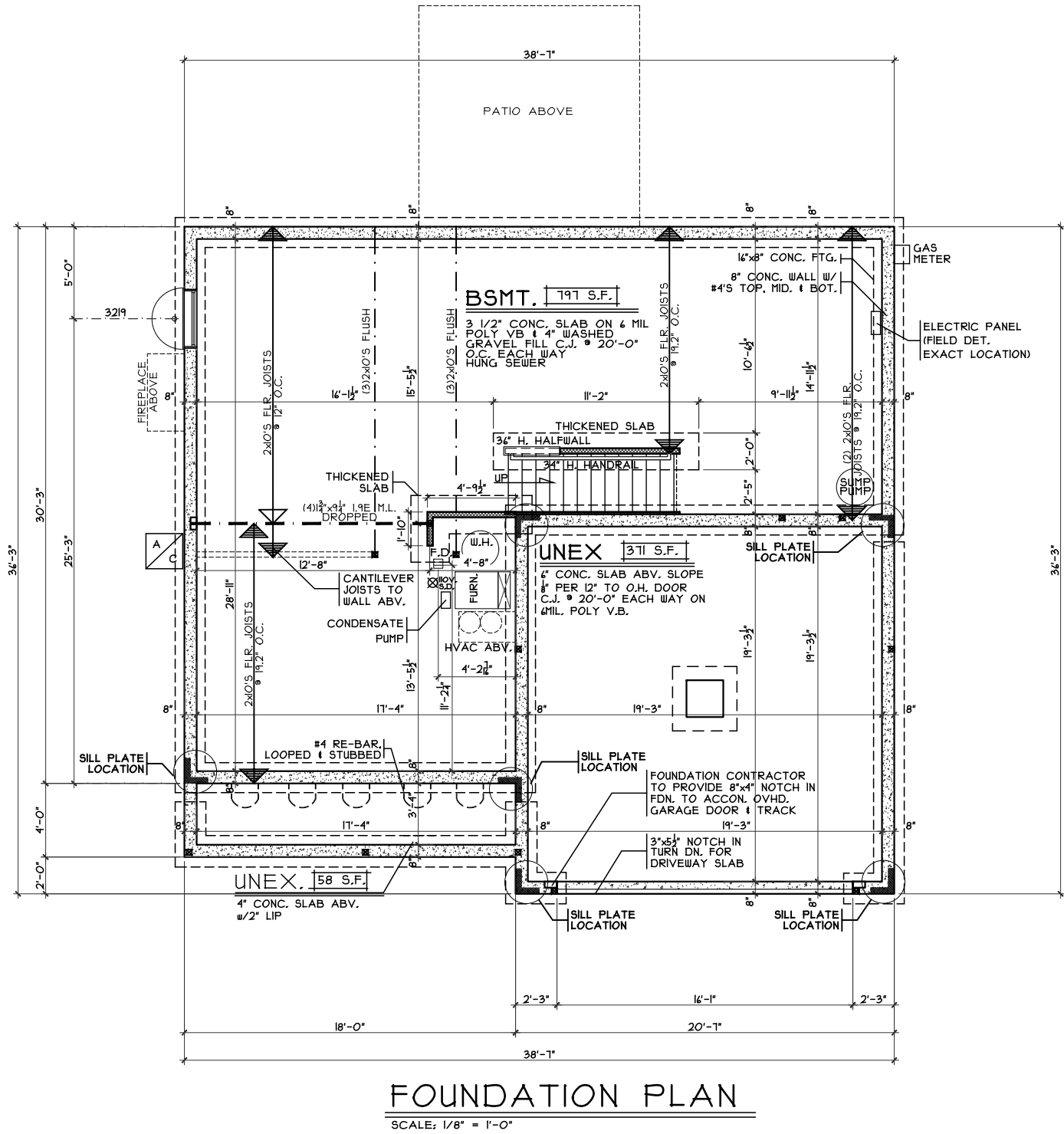
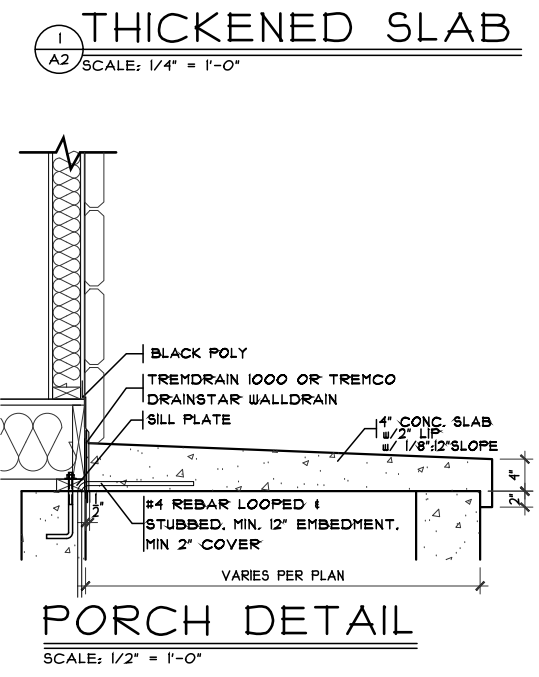
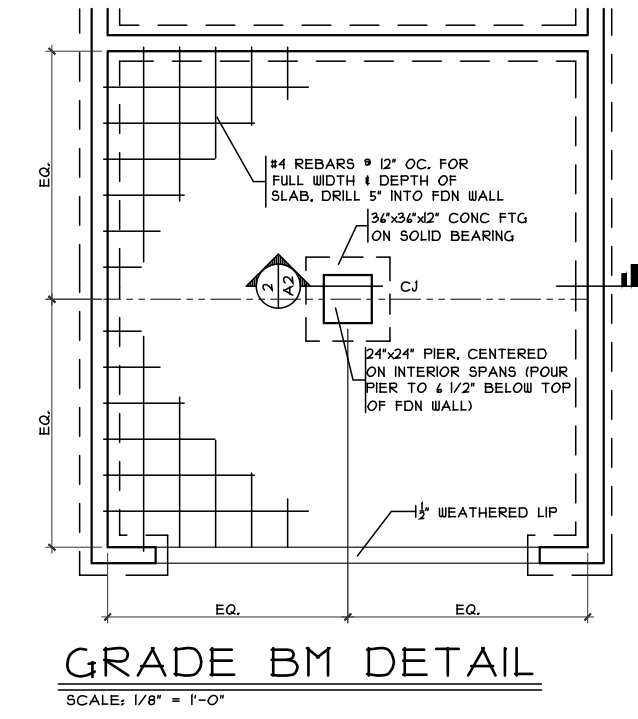
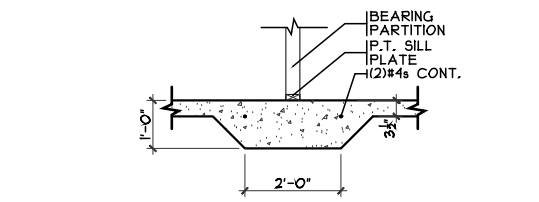
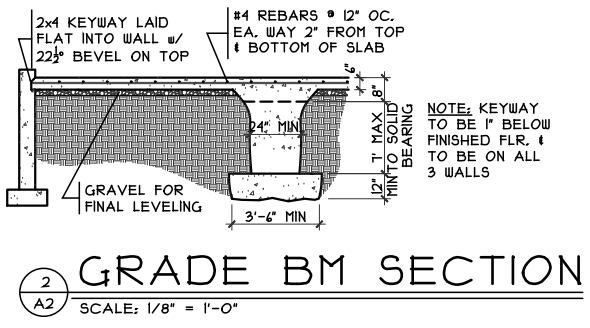
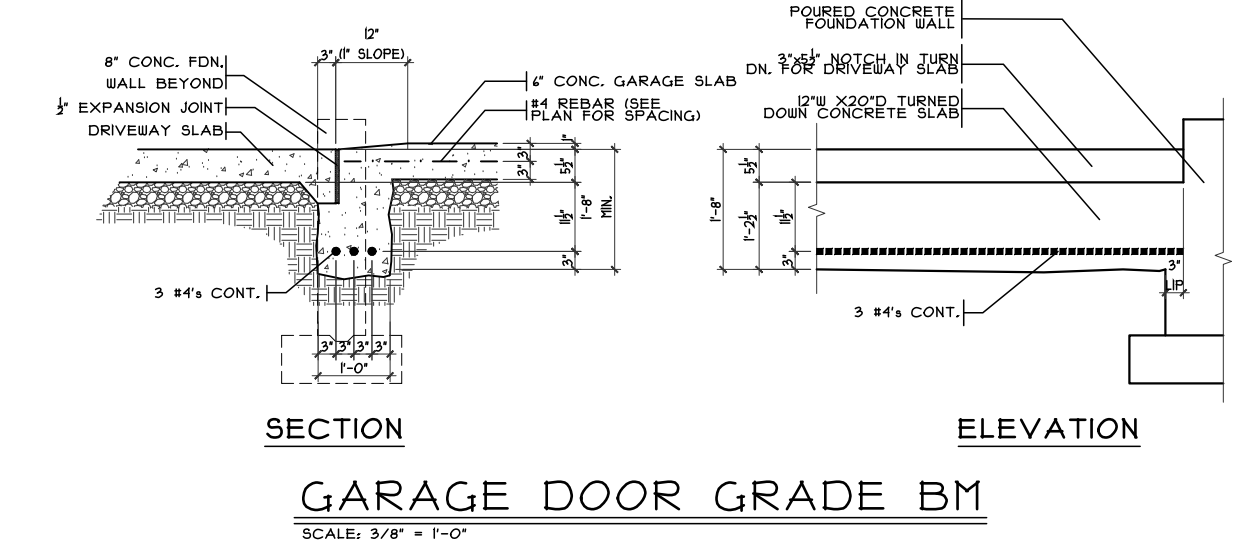
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

CRISTO HOMES

Beaumont - E2 - Vinyl

Farmersville
Montgomery County

A1



Foundation Plan
 Plan: Beaumont Basement
 Date: 6/29/22
 Drawn: DCI
 Scale: As Noted
 Revised: 7/21/22
 Sheet: 6 of 15

Proposed Residence:
 Wesley England
 80 Meadowgate Court
 Country Crossing

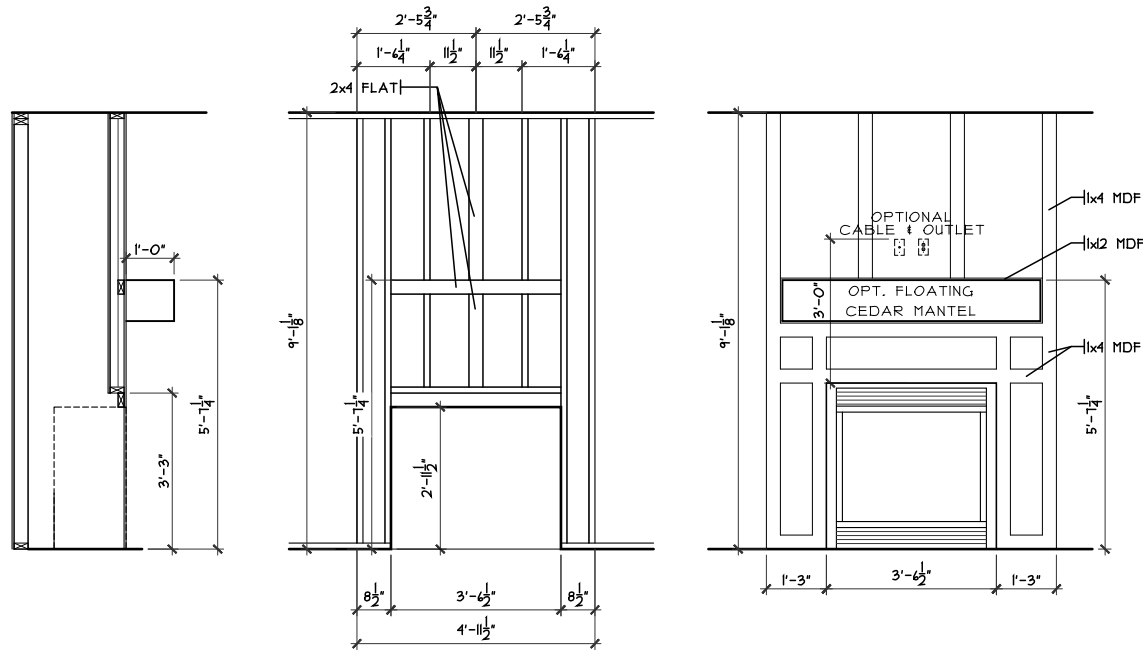
CRISTO HOMES
 7594-A Tylers Place Blvd.
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 513.955.0570 www.cristohomes.com

Beaumont - E2 - Vinyl
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Issue Dates
 Review

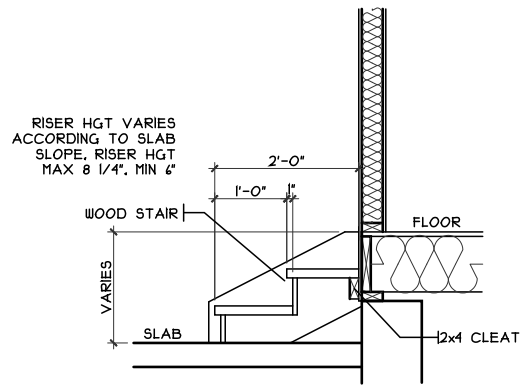
Farmersville
 Montgomery County

A2



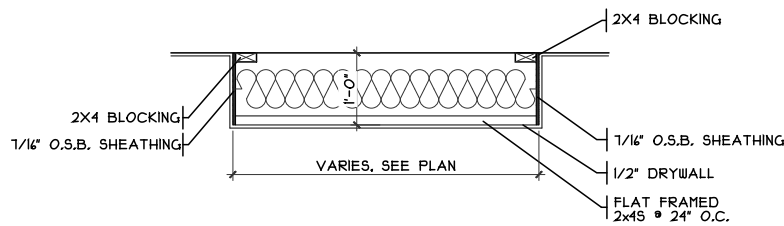
FIREPLACE DETAILS

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



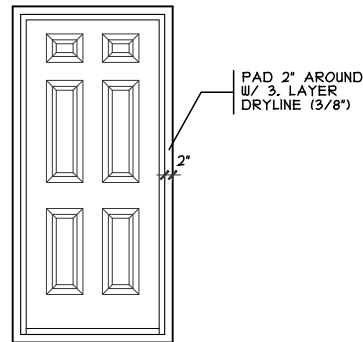
GARAGE STEPS

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



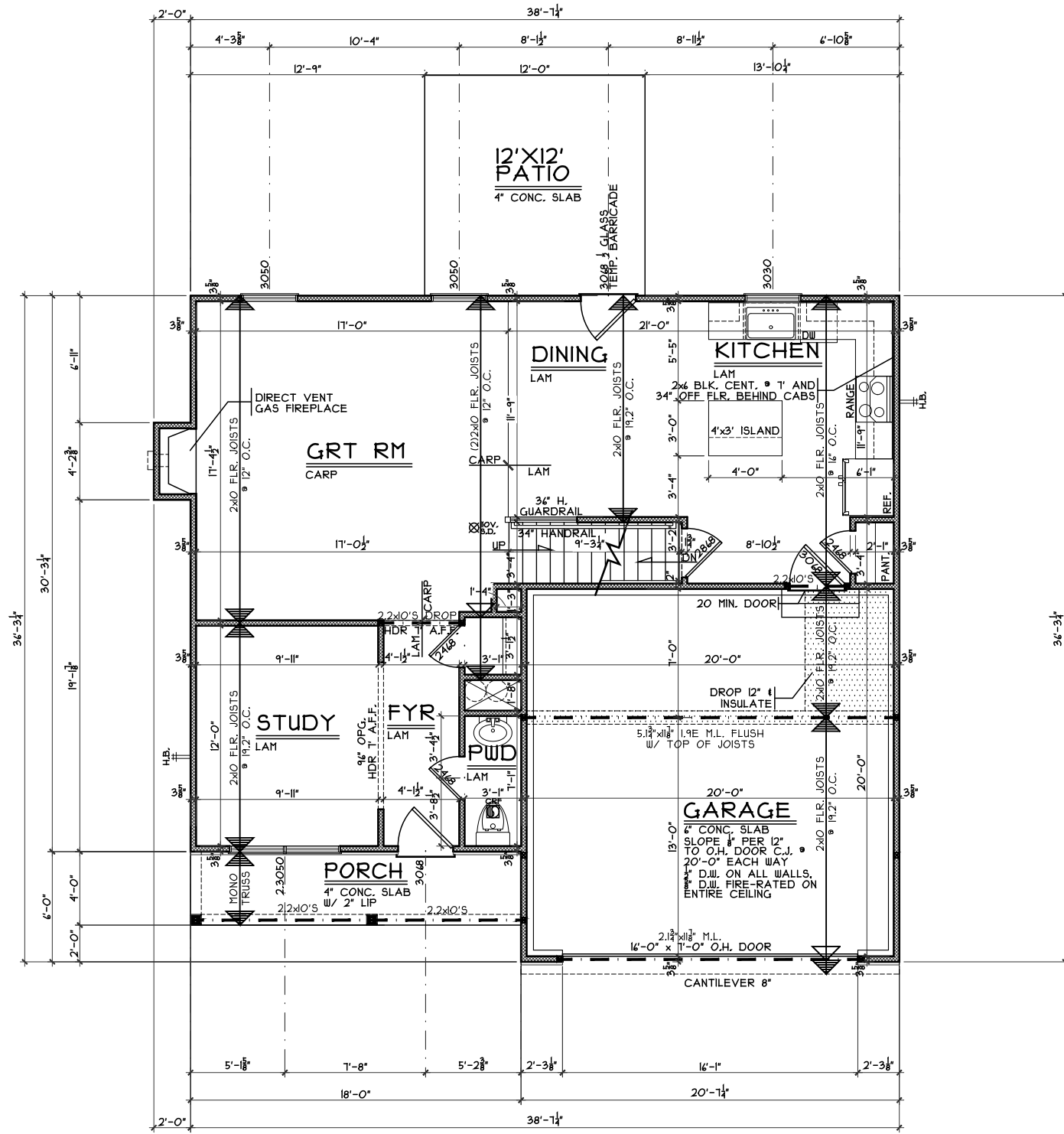
DROP CLG. DETAIL

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



DOOR FRAMING DTL.

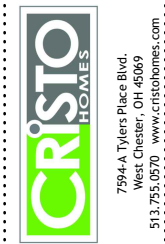
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 886 S.F.

First Floor Plan
Plan: Beaumont Basement
Date: 6/29/22
Drawn: DCI
Scale: As Noted
Revised: 7/21/22
Sheet: 7 of 15



Renaissance - CO-17
Proposed Residence:
Wesley England
80 Meadowgate Court
Country Crossing

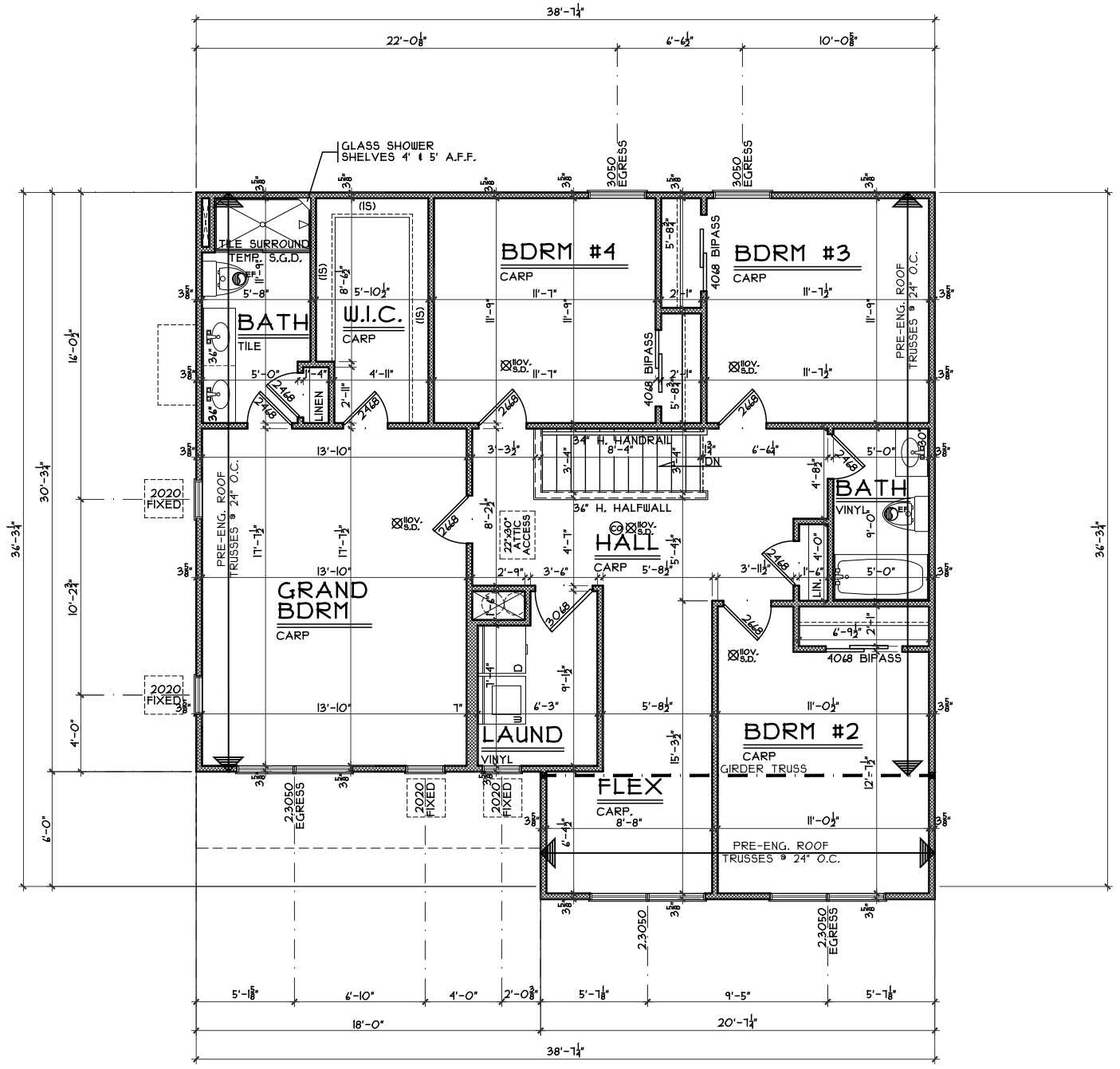
Farmersville
Montgomery County

Beaumont - E2 - Vinyl

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Issue	Dates
Review	

A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1211 S.F.

Second Floor Plan

Plan: Beaumont Basement
Date : 6/29/22
Drawn: DCI
Scale : As Noted
Revised: 7/21/22
Sheet : 9 of 15

Renaissance - CO-17

Proposed Residence:
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Beaumont - E2 - Vinyl

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Issue Dates

Issue	Date	By
Review		

A4

Farmersville
Montgomery County