

CO 19

76 Meadowgate Court
Farmersville, OH 45325

Hanging sewer system

1 Story Basement

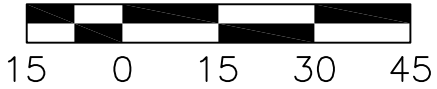
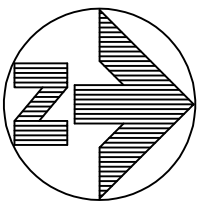
2 hose bibs with valves

ice maker

1 tub

1 shower

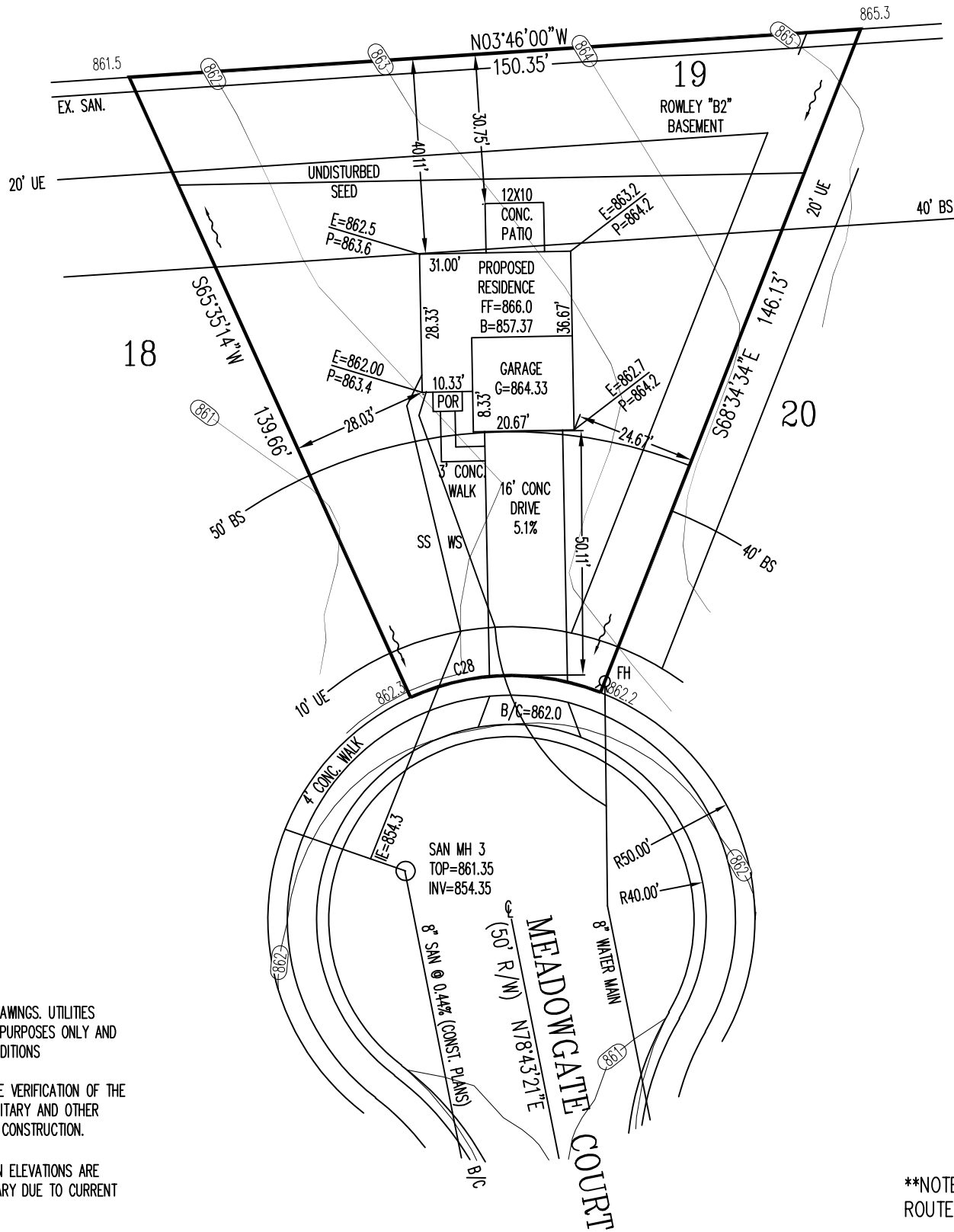
Gas Furnace



MARKET HOME
76 MEADOWGATE COURT

PLOT PLAN

LOT 19 (12,328 SF) 0.283 ACRES
COUNTRY CROSSING SUBDIVISION
VILLAGE OF FARMERSVILLE
MONTGOMERY COUNTY, OHIO
FOR: CRISTO HOMES



HUNG SEWER

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 DEPENDING ON GRADING AND SITE CONDITIONS.

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.



C28
R=50.00'
L=40.00'

SETBACKS:
FRONT YARD=50'
REAR YARD=40'
SIDE YARD=15'

NOTE: DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE

SUGGESTED BUILDING PAD ELEV=864.5 PER CONSTRUCTION PLANS

QUANTITIES

TOTAL LOT AREA	12328	sq. ft.
CITY WALK	90	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	875	sq. ft.
APRON	113	sq. ft.
PATIO AND PORCHES	120	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6751	sq. ft.
UNDISTURBED AREA	3590	sq. ft.

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

2 WORKING DAYS
BEFORE YOU DIG

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

SCALE: 1"=30'
DATE: 5/3/2023
DRAWN: FAK
DESIGNED:
CHECKED: JLS

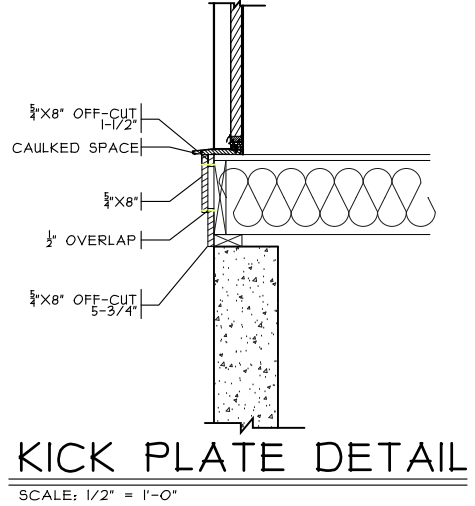
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

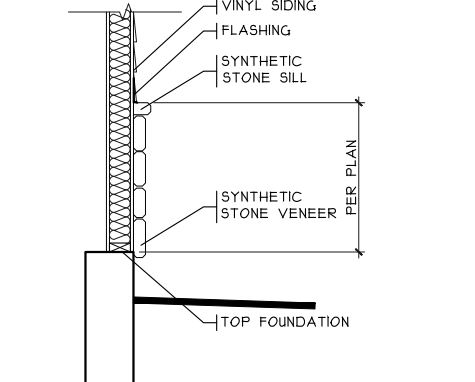
- 1.
- 2.
- 3.
- 4.

PROJECT: COUNTRY CROSS
DRAWING: 230794PA

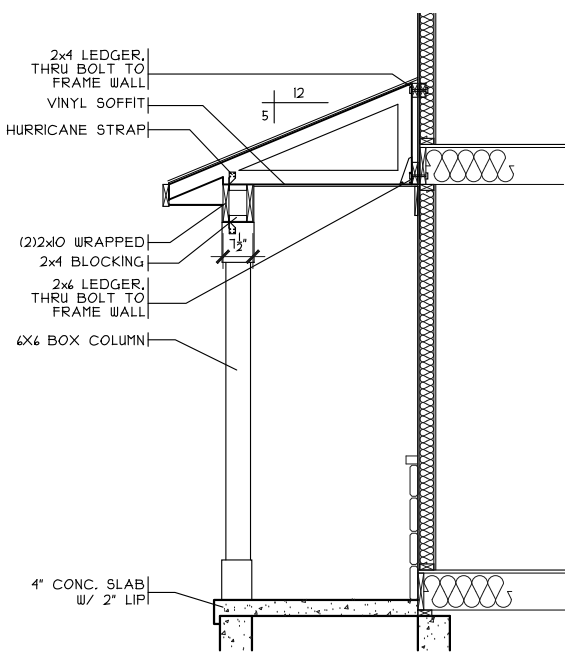
SHEET
1 OF 1



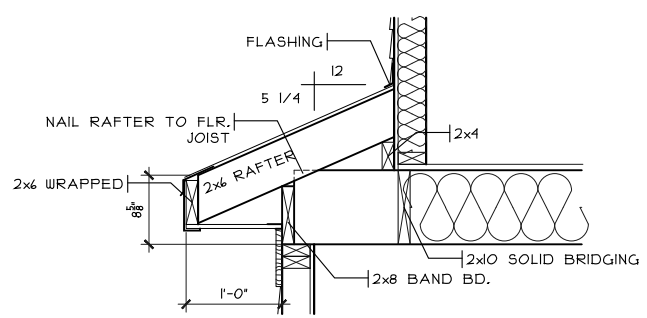
KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



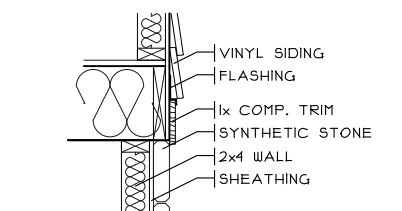
STONE BASE DETAIL
SCALE: 1/8" = 1'-0"



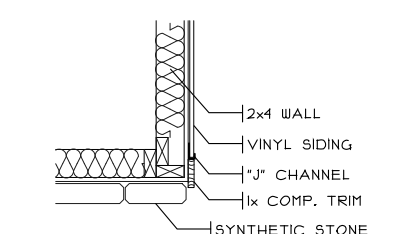
PORCH SECTION
SCALE: 1/8" = 1'-0"



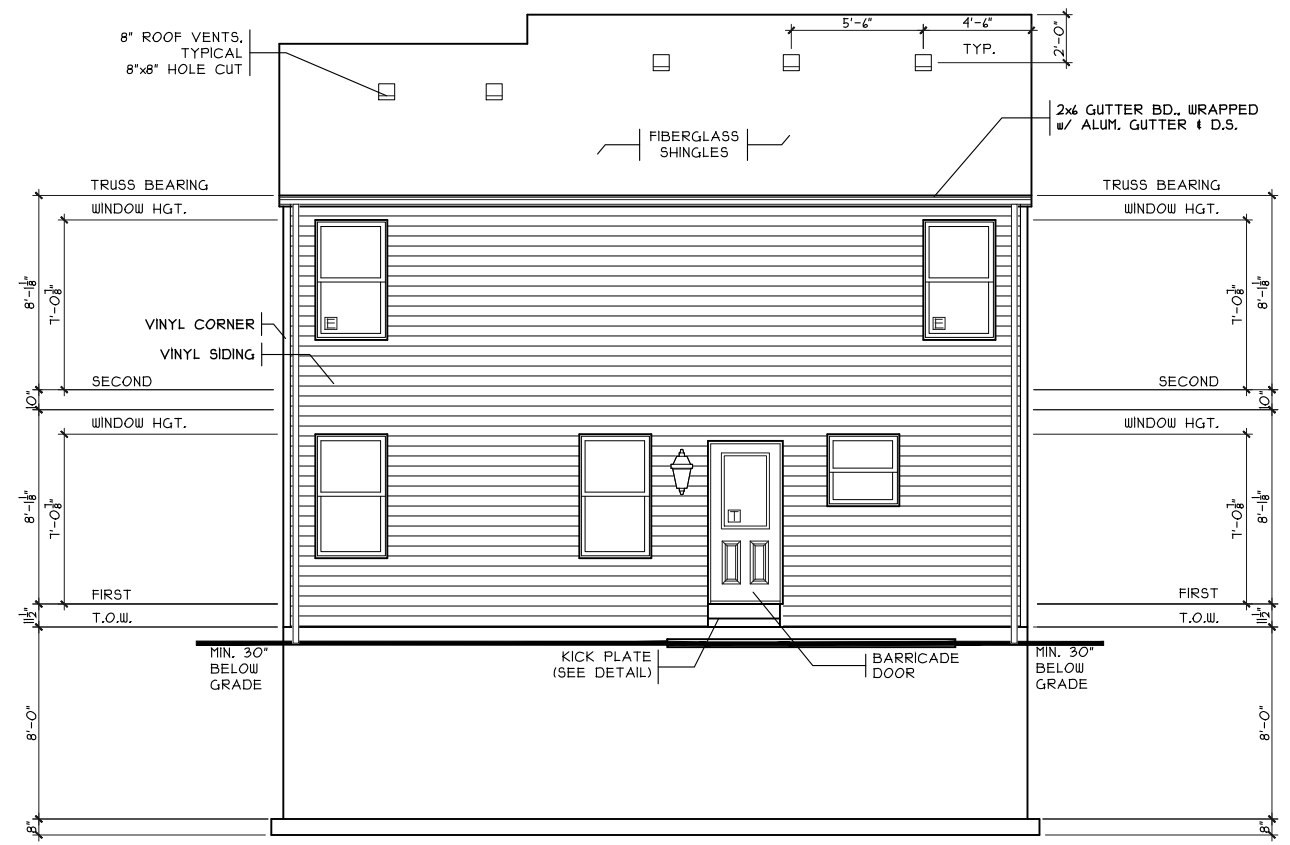
GARAGE DETAIL
SCALE: 1/2" = 1'-0"



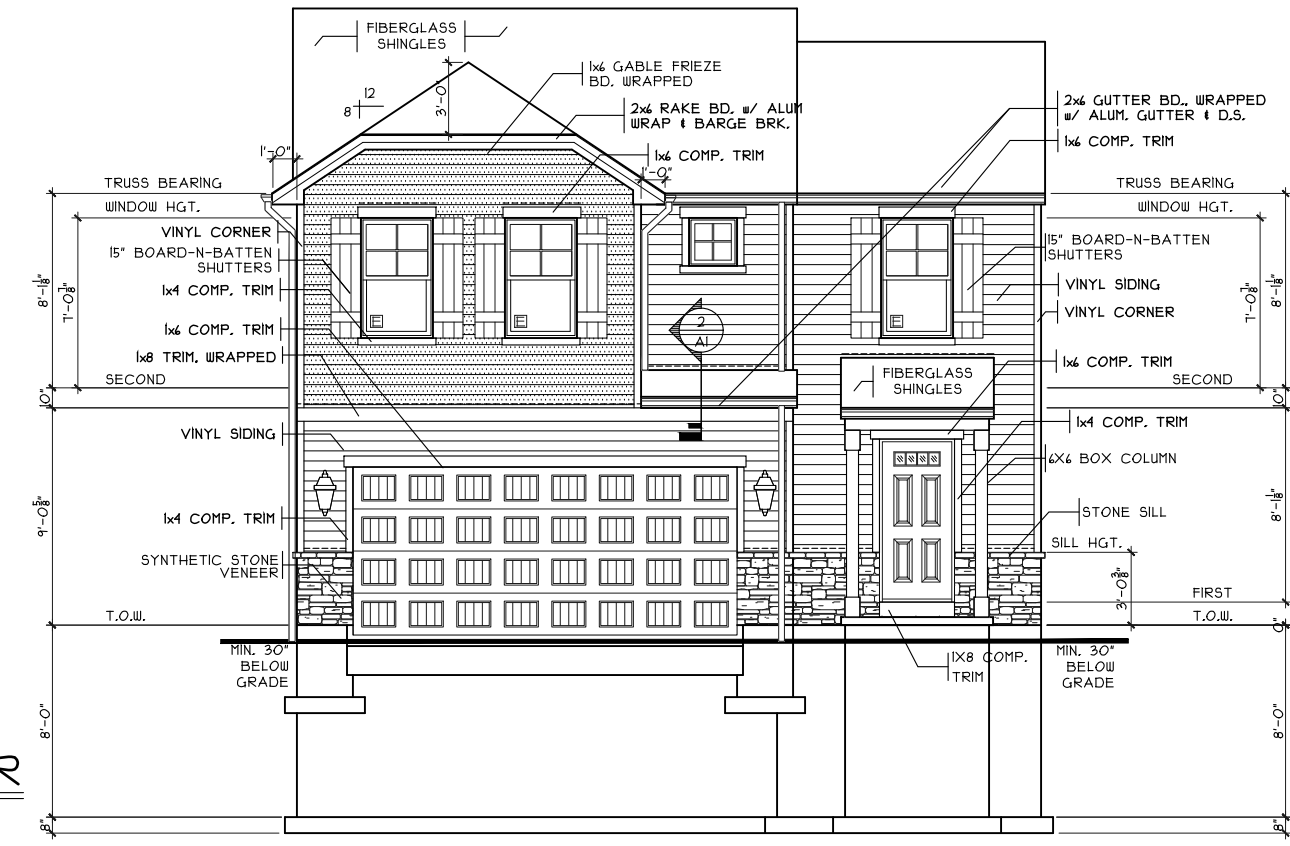
STONE DETAIL
SCALE: 1" = 1'-0"



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



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

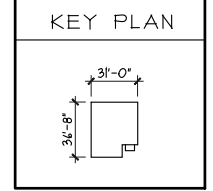


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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"

251650B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1650
MAIN	634
UPPER	1016
LOWER(FINISH)	N/A
LOWER(SLAB)	568
GARAGE(SLAB)	373



Proposed Residence:
Market Home
76 Meadowgate Court
Country Crossing - Lot 19

Issue Dates:
Review

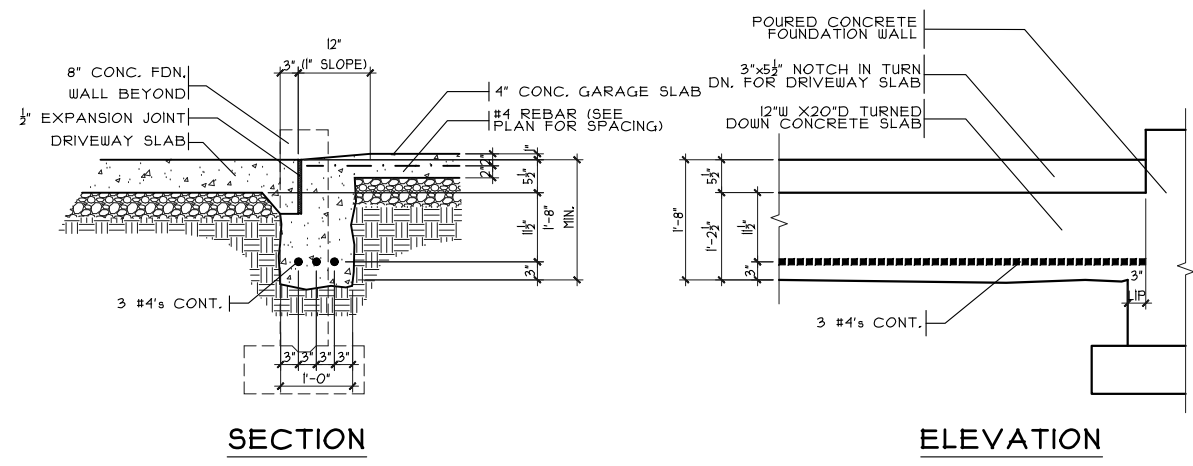
Rowley - B2 - Vinyl
Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Renaissance - CO-19

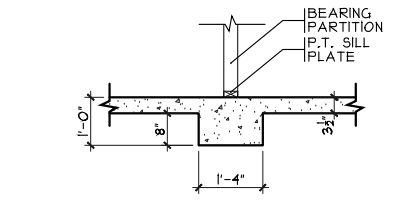
Front And Rear Elevations
Plan: Rowley Basement
Date: 4/6/23
Drawn: SDG
Scale: As Noted
Revised: 4/24/23
Sheet: 1 of 8

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

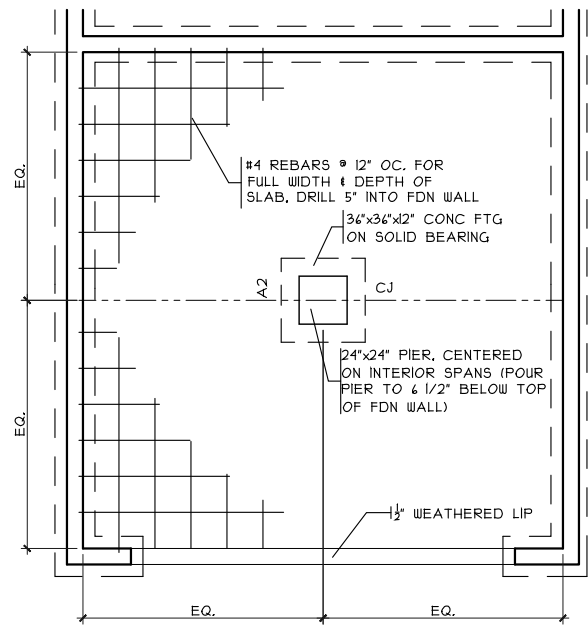
Farmerstown
Montgomery County



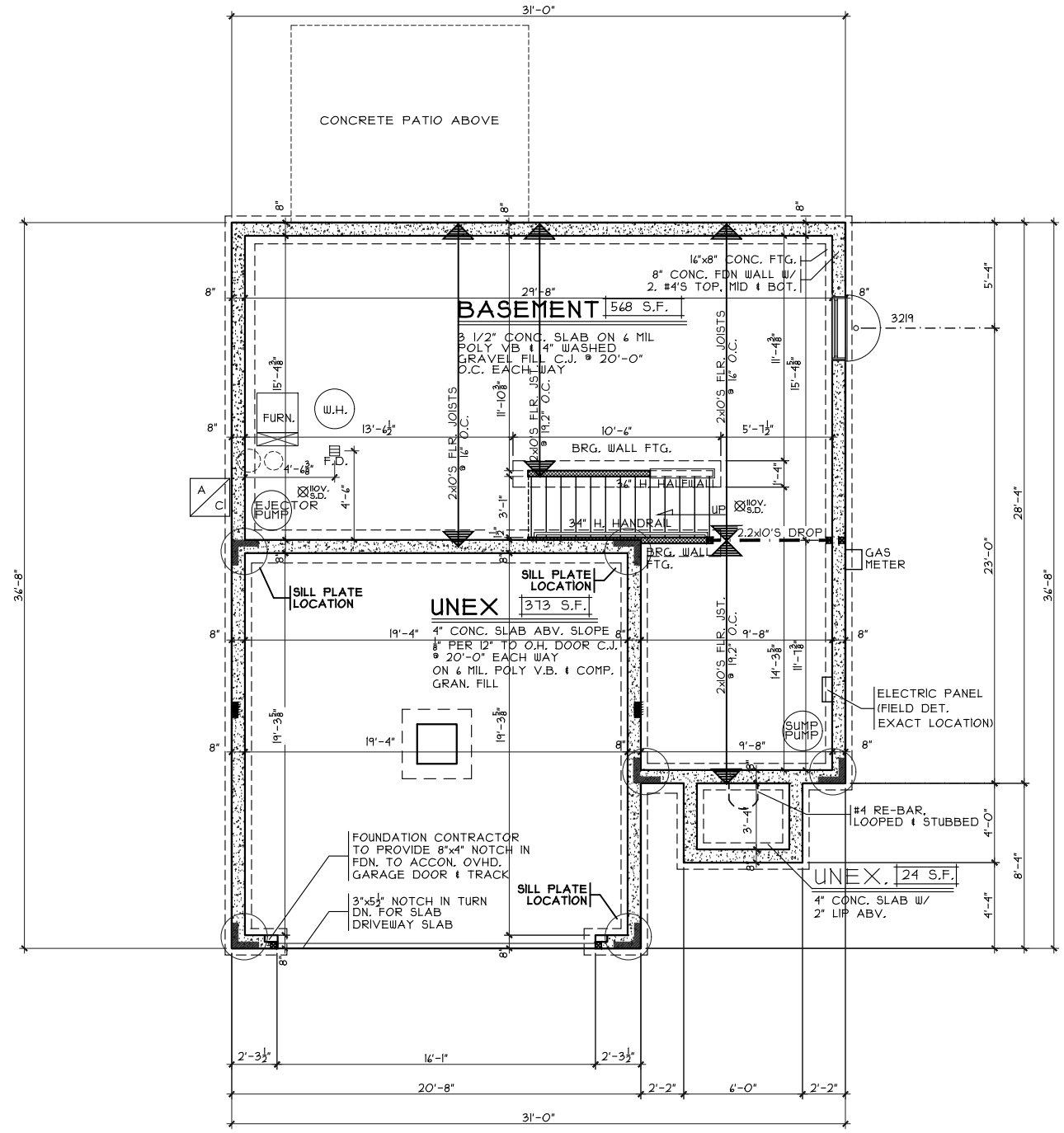
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



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



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



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

Foundation Plan
Plan: Rowley Basement
Date: 4/6/23
Drawn: SDG
Scale: As Noted
Revised: 4/24/23
Sheet: 3 of 8

Proposed Residence:
Market Home
76 Meadowgate Court
Country Crossing - Lot 19

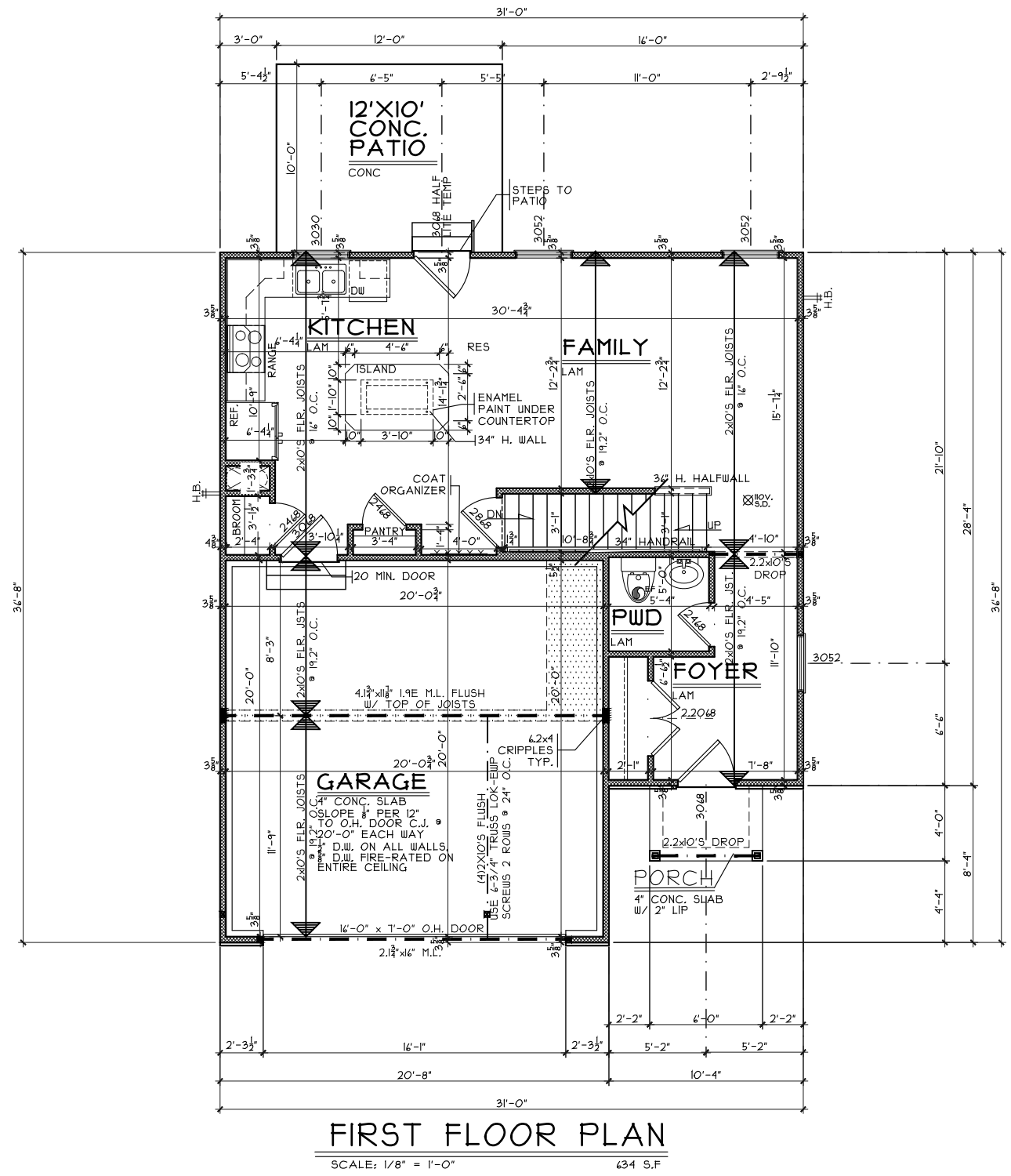
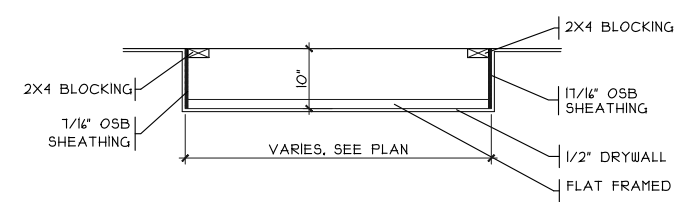
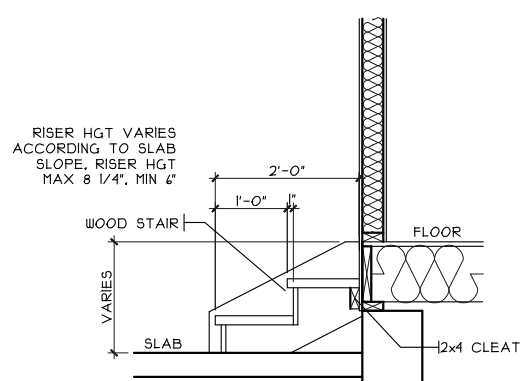
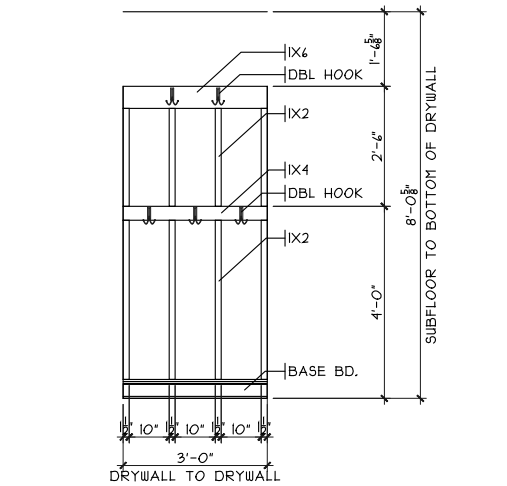
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Rennaissance - CO-19
Farmersville
Montgomery County

Rowley - B2 - Vinyl
Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Issue	Dates
Review	

A2



First Floor Plan
Plan: Rowley Basement
Date: 4/6/23
Drawn: SDG
Scale: As Noted
Revised: 4/24/23
Sheet: 4 of 8



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

Renaissance - CO-19
Proposed Residence:
Market Home
76 Meadowgate Court
Country Crossing - Lot 19

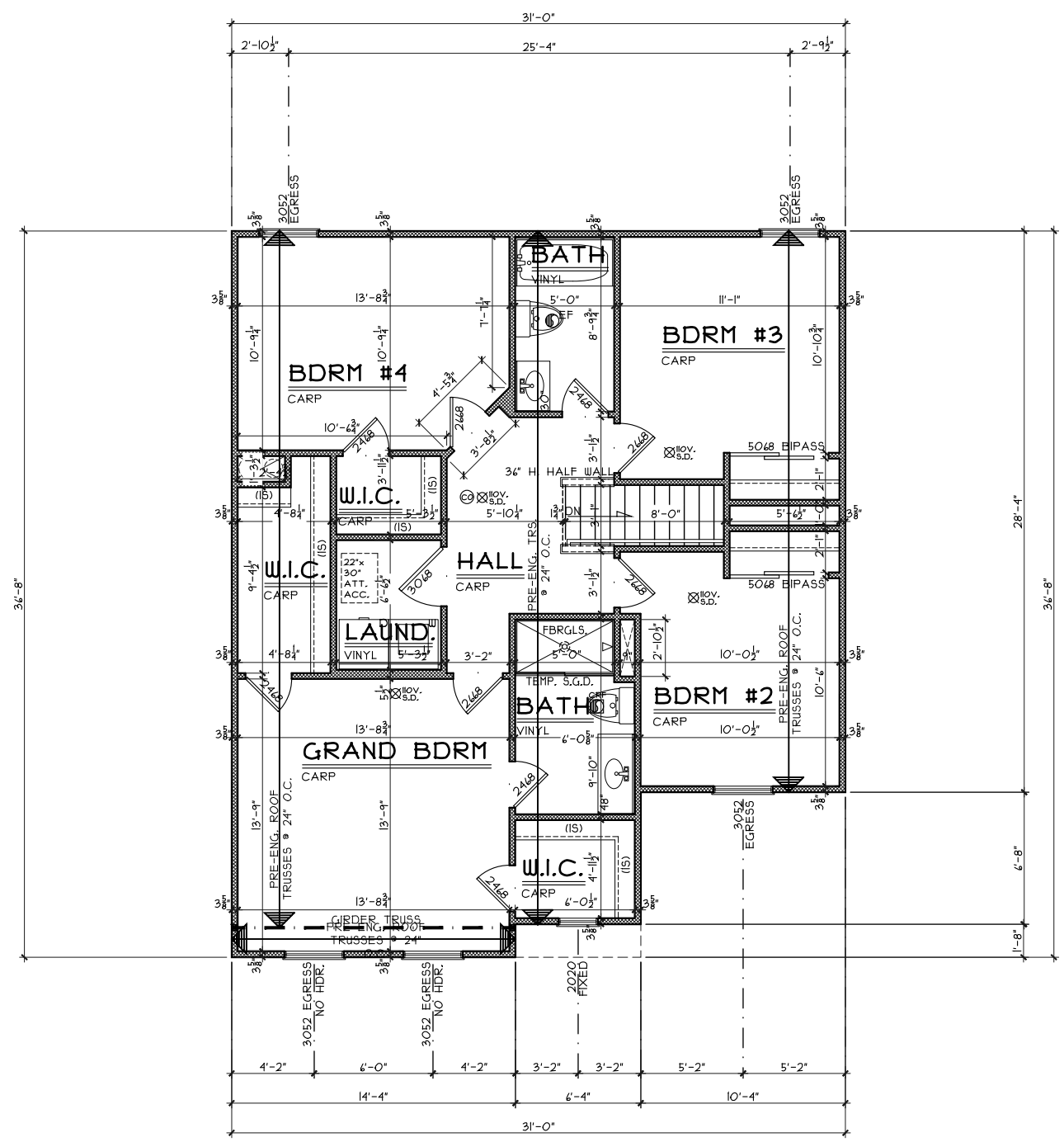
Rowley - B2 - Vinyl
Farmersville
Montgomery County

Issue Dates

Review	Issue Dates

Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1016 S.F.

Second Floor Plan

Plan: Rowley Basement
Date: 4/6/23
Drawn: SDG
Scale: As Noted
Revised: 4/24/23
Sheet: 5 of 8



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

Renaissance - CO-19

Proposed Residence:
Market Home
76 Meadowgate Court
Country Crossing - Lot 19

Farmersville
Montgomery County

Rowley - B2 - Vinyl

Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Issue Dates

Issue	Date
Review	

A4