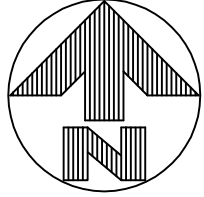
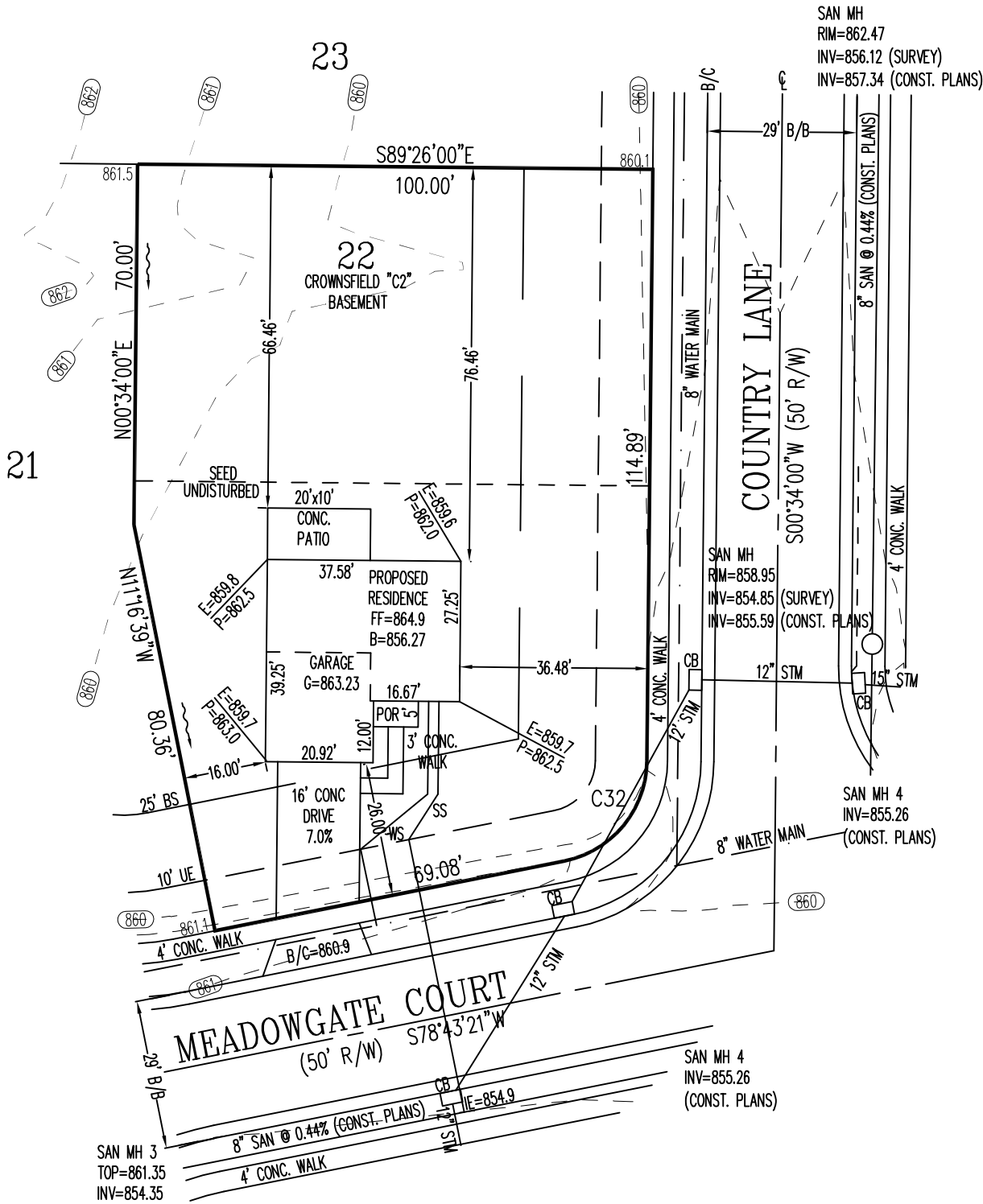


SCOTT RESIDENCE
70 MEADOWGATE COURT



PLOT PLAN
LOT 22 (13,417 SF) 0.308 ACRES
COUNTRY CROSSING SUBDIVISION
VILLAGE OF FARMERSVILLE
MONTGOMERY COUNTY, OHIO
FOR: CRISTO HOMES

HUNG SEWER



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

C32
R=20.00'
L=27.28'

SUGGESTED BUILDING PAD ELEV=861.9
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.

NOTE: DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE

QUANTITIES	
TOTAL LOT AREA	13,417 sq. ft.
CITY WALK	856 sq. ft.
HOUSE WALK	55 sq. ft.
DRIVE	463 sq. ft.
APRON	124 sq. ft.
PATIO AND PORCHES	244 sq. ft.
DECK	0 sq. ft.
SEEDING AREA	6529 sq. ft.
UNDISTURBED AREA	6147 sq. ft.



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

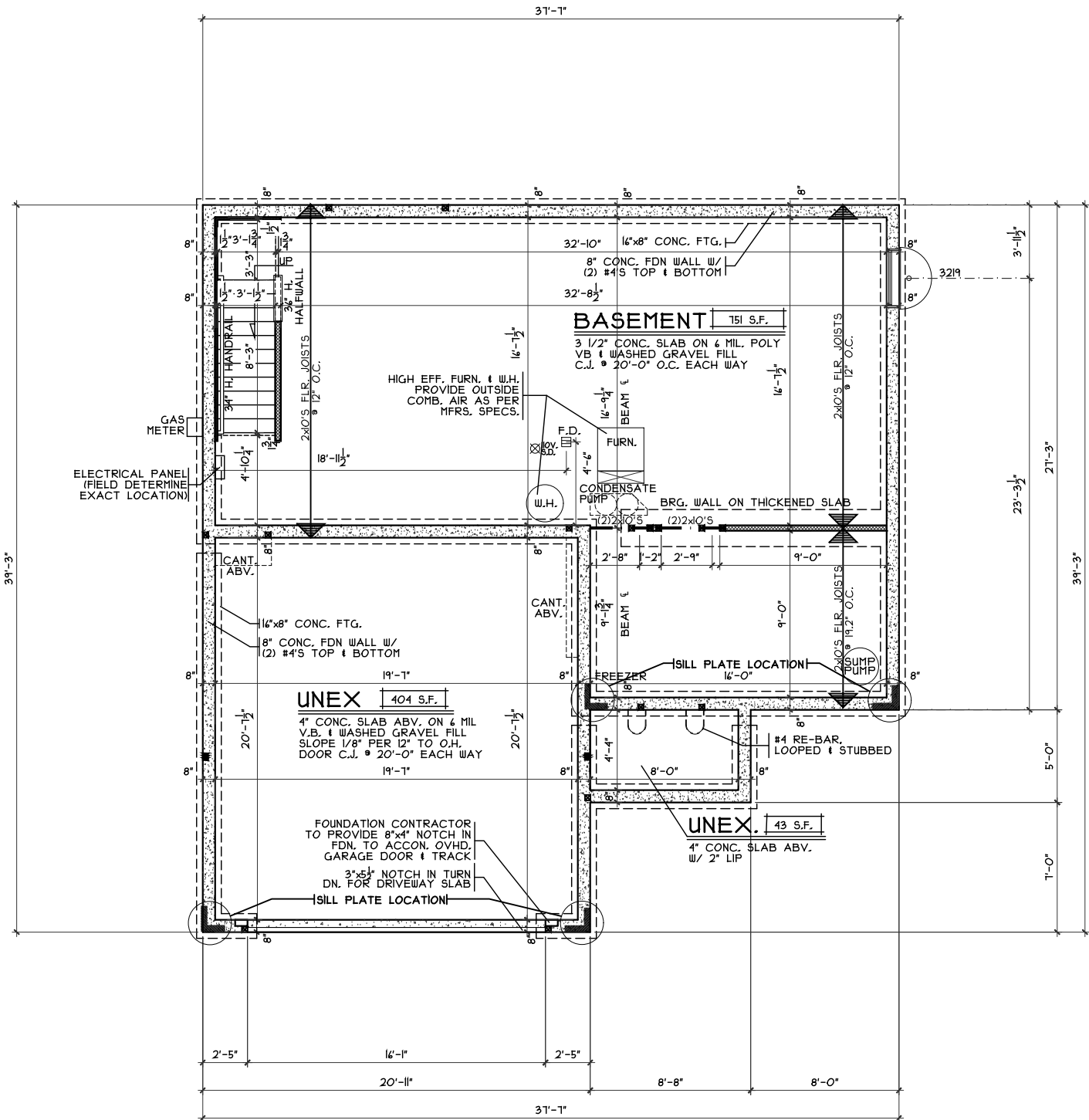
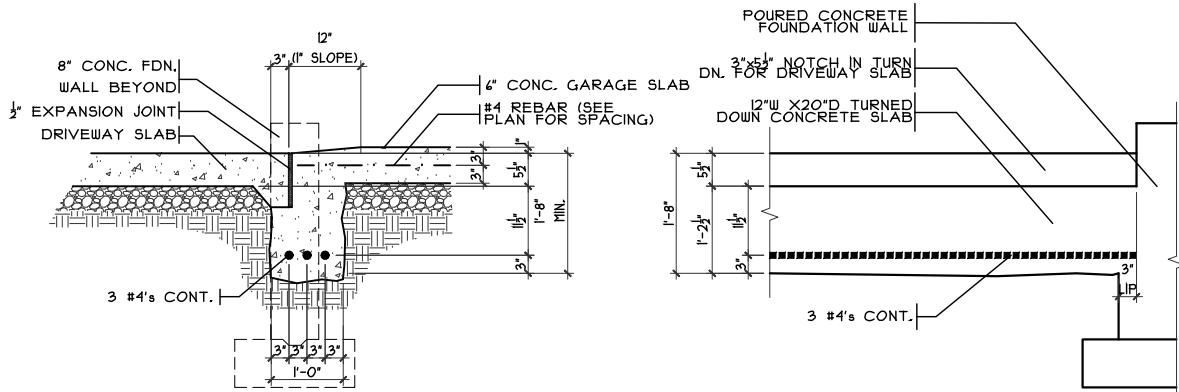
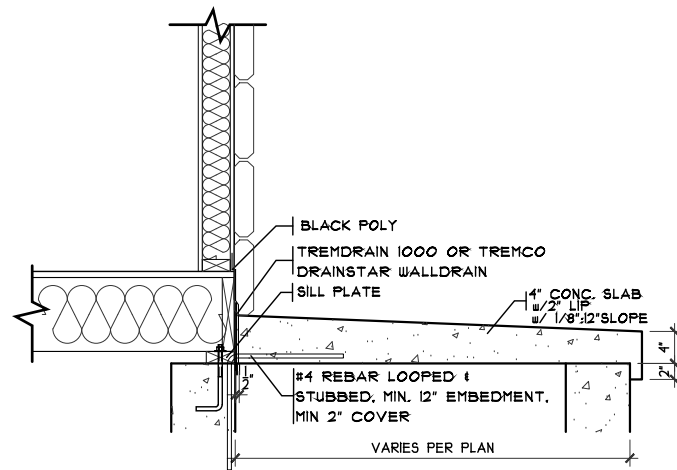
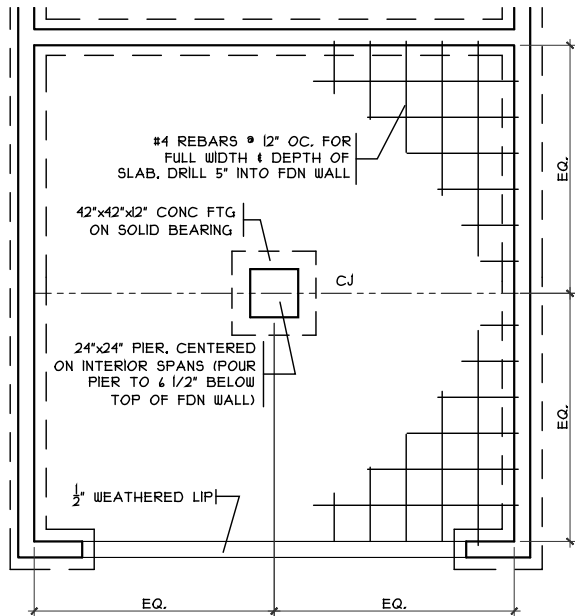
2 WORKING DAYS
BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=30'
DATE: 09-28-22
DRAWN: ACL
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 SHEET
DRAWING: 221827PA 1 OF 1



NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

Foundation Plan

Plan: Crownfield Basement
 Date: 9/20/2022
 Drawn: CKP
 Scale: As Noted
 Revised: 10/31/2022
 Sheet: 3 of 15



7894A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570 • www.cristohomes.com

Renaissance - CO-22

Proposed Residence:

Scott Residence
 70 Meadowgate Court
 Country Crossing Lot #22

Farmersville
 Montgomery County

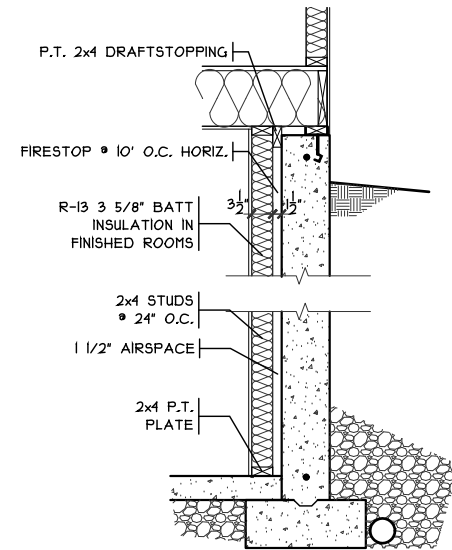
Crownfield Bsmnt - C2 - Vinyl

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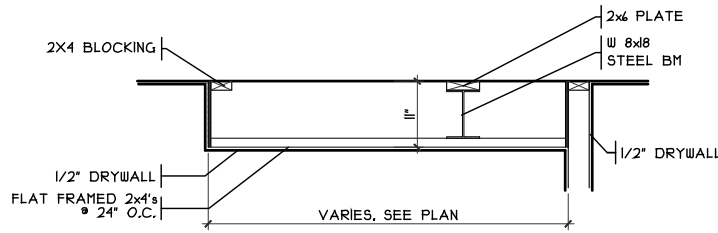
Issue Dates

Review

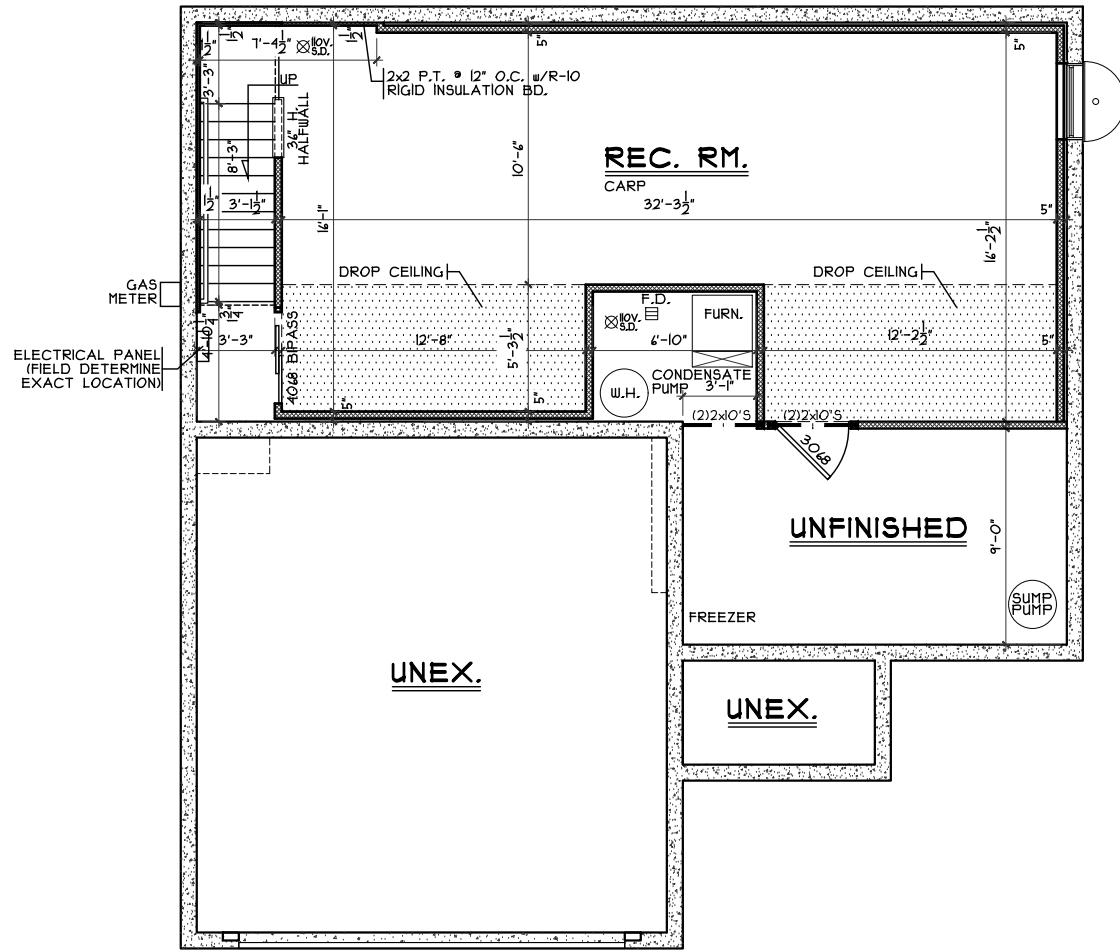
A2



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



DROP CLG. DETAIL
SCALE: 3/8" = 1'-0"



FINISHED LOWER LEVEL
SCALE: 1/8" = 1'-0" 508 SQ. FT.

Finished Lower Level

Plan: Crownfield Basement
Date: 9/20/2022
Drawn: CKP
Scale: As Noted
Revised: 10/31/2022
Sheet: 4 of 15

Renaissance - CO-22

Proposed Residence:

Scott Residence
70 Meadowgate Court
Country Crossing Lot #22

Crownfield Bsmt - C2 - Vinyl

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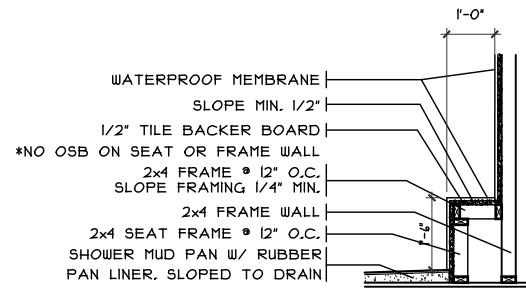
Issue Dates



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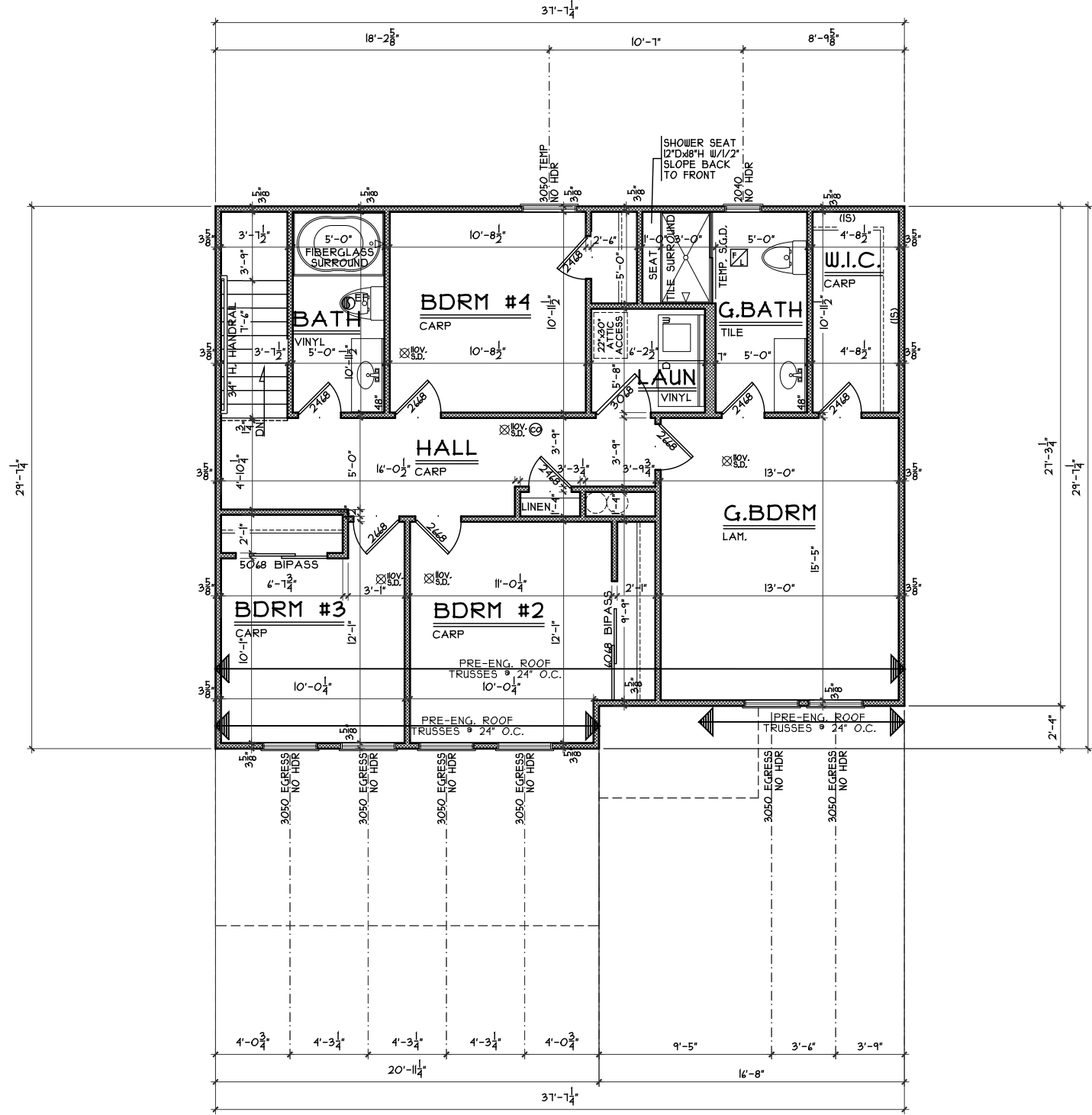
Farmersville
Montgomery County

A2a



SHOWER SEAT

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



SECOND FLOOR PLAN

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

1029 SQ. FT.

Second Floor Plan

Plan: Crownfield Basement
Date: 9.20.2022
Drawn: CKP
Scale: As Noted
Revised: 10.31.2022
Sheet: 6 of 15

Renaissance - CO-22

Proposed Residence:
Scott Residence
70 Meadowgate Court
Country Crossing Lot #22

Crownfield Bsmt - C2 - Vinyl

Farmersville
Montgomery County

Issue Dates

Review	Issue Dates

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A4