

LUCAS RESIDENCE
88 HOLLY OAK COURT

PLOT PLAN

LOT 31624 (66,907 SF) 1.536 AC.

GARDNER RIDGE, SECTION THREE

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

SETBACKS:
FRONT YARD=30'
REAR YARD=30'
SIDE YARD=5' MIN/15' TOTAL

C27
R=50.00'
L=30.42'

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS, UTILITIES AND CONTOURS 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.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE CONTRACTOR. 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.

CITY OF HAMILTON NOTES:

CONTRACTOR TO "LEAVE ROUGH GRADE BEHIND CURB IN TREE LAWN 3 INCHES BELOW TOP OF CURB TO HELP STOP SEDIMENT FROM FLOWING INTO THE STREET AND CURB INLETS. FINAL GRADE BEHIND CURB TO BE ESTABLISHED JUST PRIOR TO SEEDING."

*CONST. ENTRANCE-AS SHOWN HEREON FOR GRAPHICAL PURPOSES ONLY, "GRAVEL OR CRUSHED STONE CONSTRUCTION ENTRANCE UNDERLAIN WITH GEOTEXTILE" DIMENSIONS AND MATERIAL TO BE DETERMINED BY CITY.



M.F.O.E.=738.0
M.S.O.E.=726.0

TOP OF WINDOW WELLS
OR BOTTOM OF BASEMENT
WINDOWS TO BE AT OR
ABOVE THE M.O.E.

QUANTITIES

TOTAL LOT AREA	66907 sq. ft.
CITY WALK	92 sq. ft.
HOUSE WALK	42 sq. ft.
DRIVE	1562 sq. ft.
APRON	63 sq. ft.
PATIO AND PORCHES	72 sq. ft.
DECK	0 sq. ft.
SEEDING AREA	13057 sq. ft.
UNDISTURBED AREA	51003 sq. ft.

2 WORKING DAYS
BEFORE YOU DIG



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

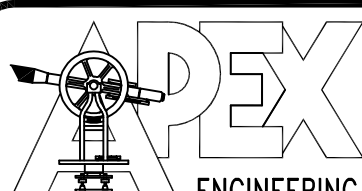
SCALE: 1"=40'

DATE: 11/9/2022

DRAWN: REW

DESIGNED:

CHECKED: JLS

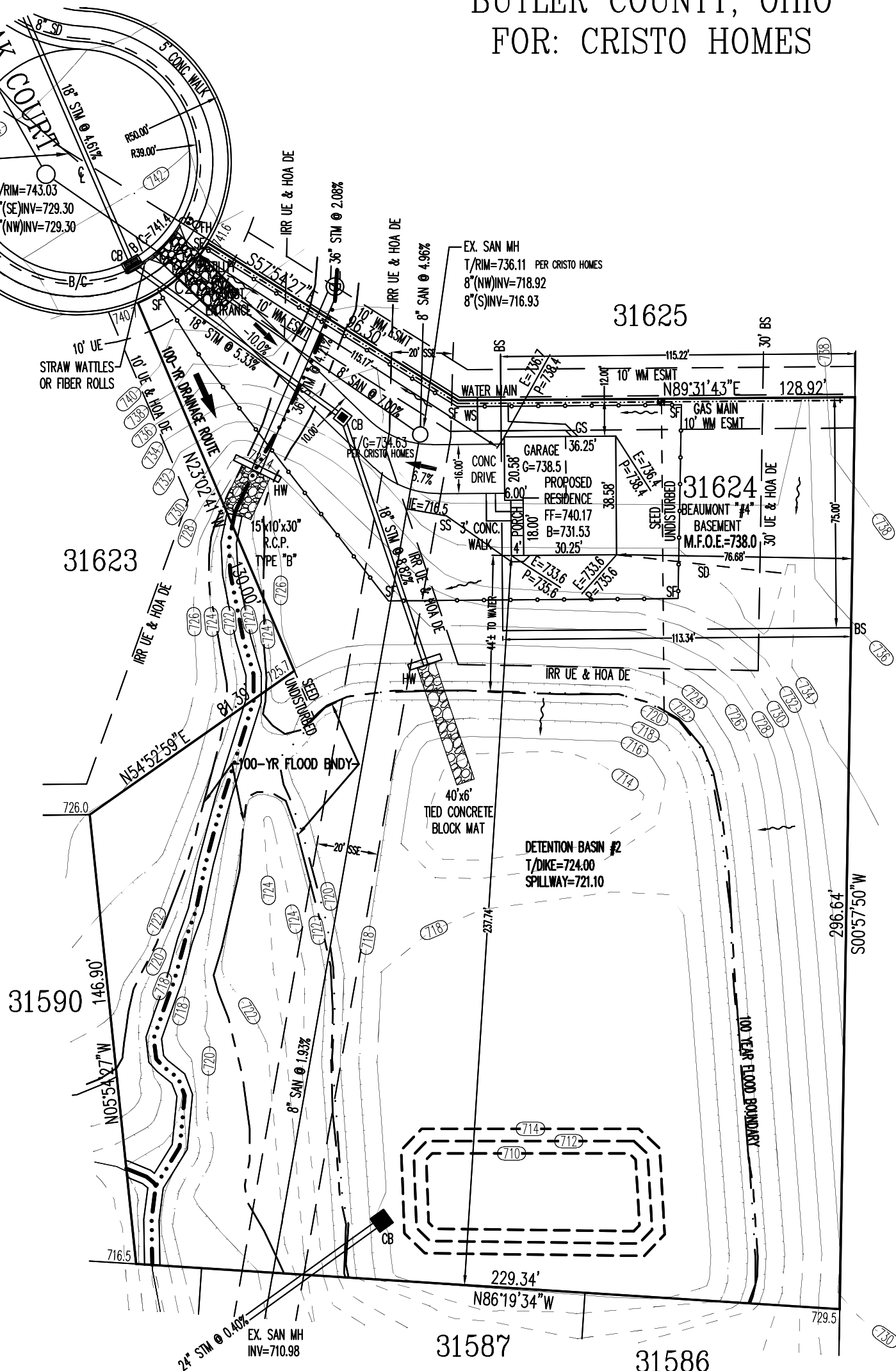


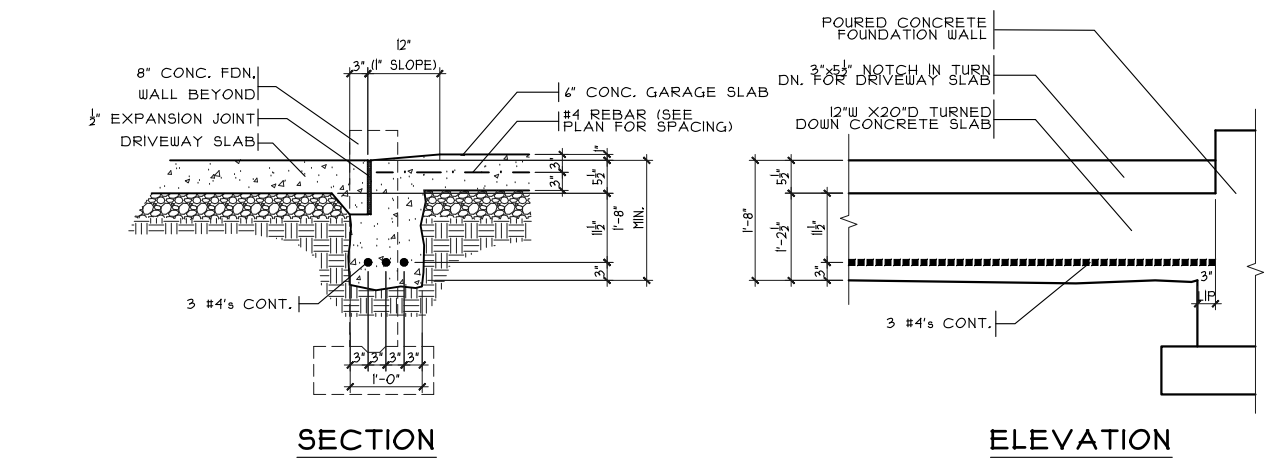
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

- REVISIONS:**
- 12/15/2022-ADJUST DRIVE TO 10'
 - 12-19-22 another drive change
 - 12/20/2022-DRIVE CHANGE
 - 1/5/2023-DRIVE CHANGE

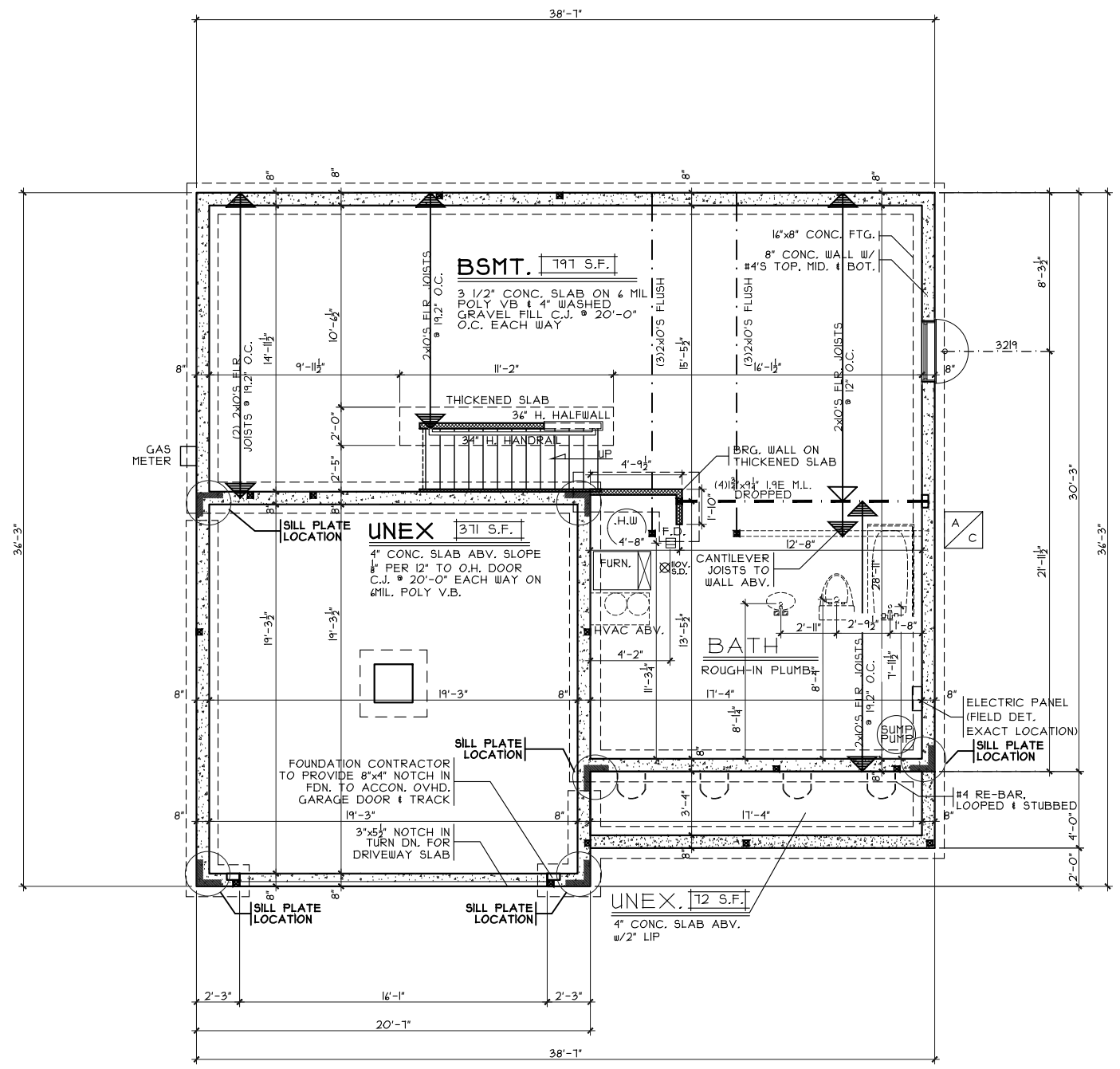
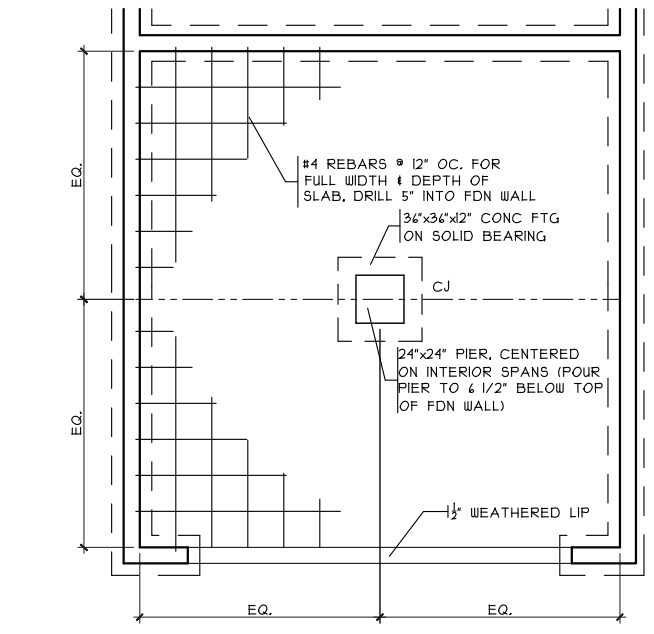
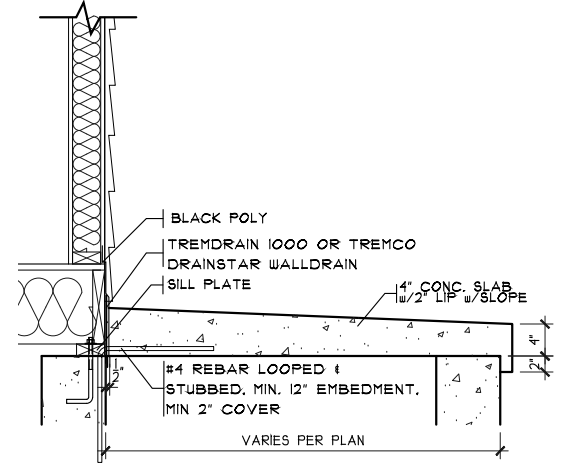
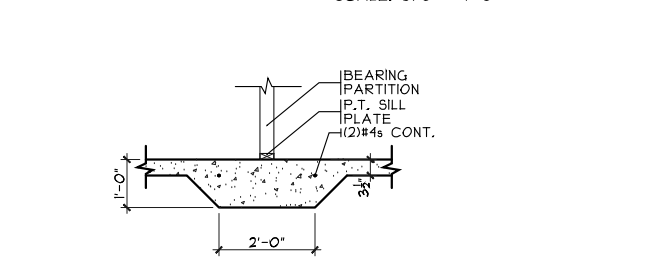
PROJECT: GARDNERRIDGE
DRAWING: 221984PC

SHEET
1 OF 1





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



Foundation Plan
 Plan: Basement
 Date: 10/31/22
 Drawn: SDG
 Scale: As Noted
 Revised: 1/5/23
 Sheet: 3 of 15

Proposed Residence:
 Lucas Residence
 88 Holly Oak Court
 Views at Gardner Ridge - Lot 1624

Rennaissance - G2-1624

Beaumont - Style - Vinyl

Hamilton
 Butler County

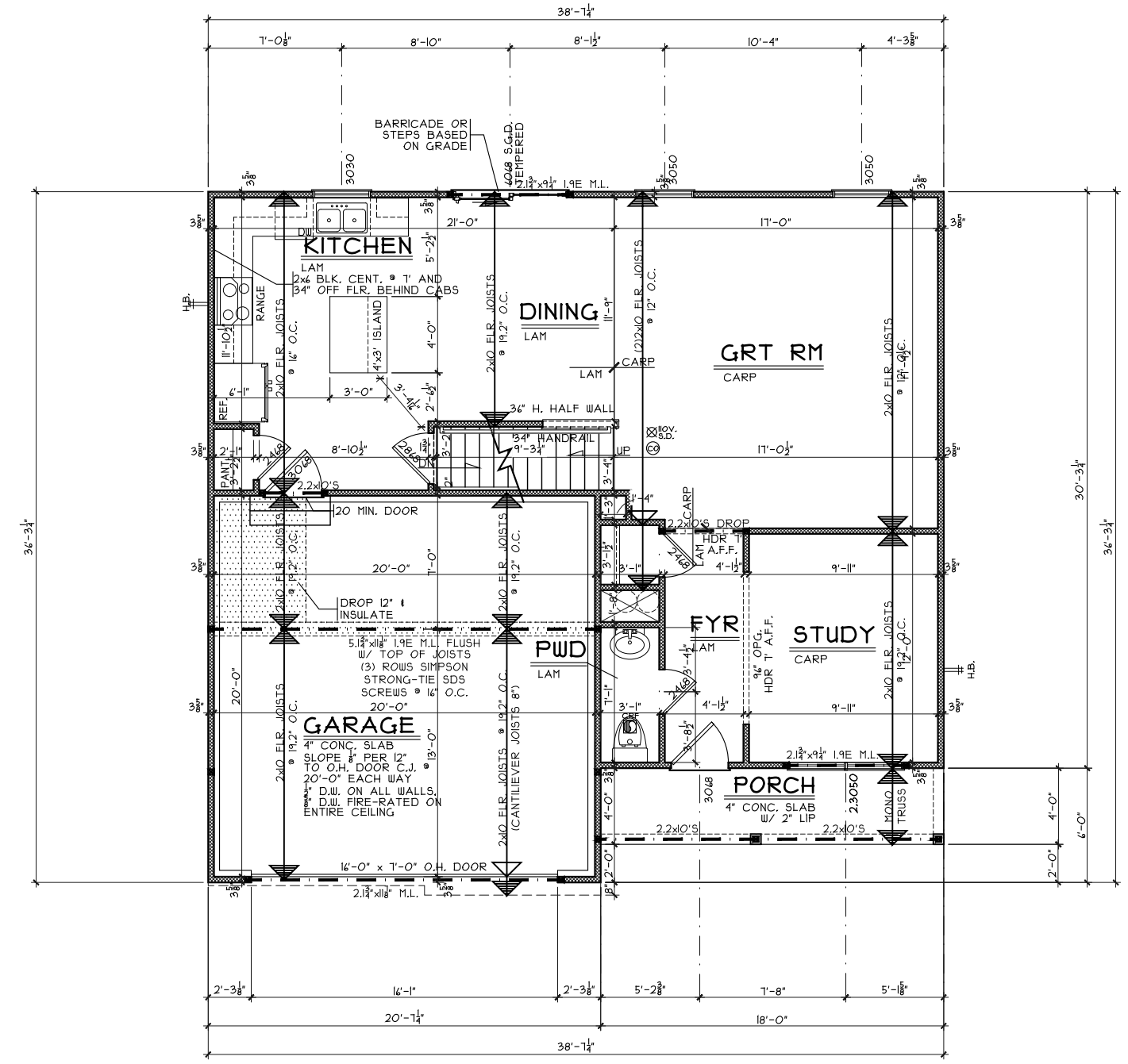
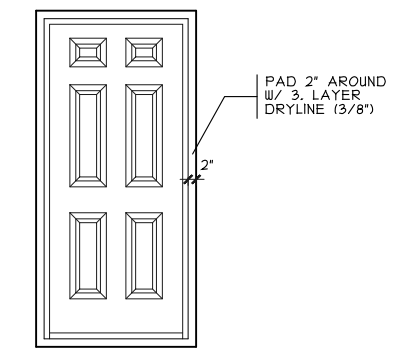
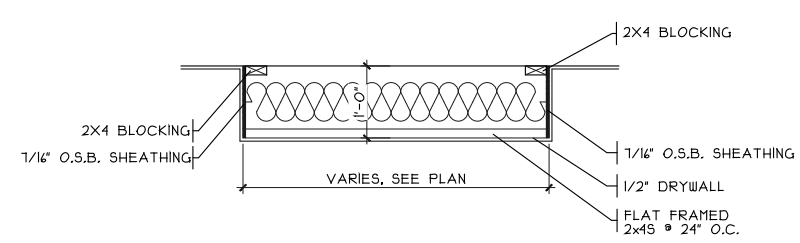
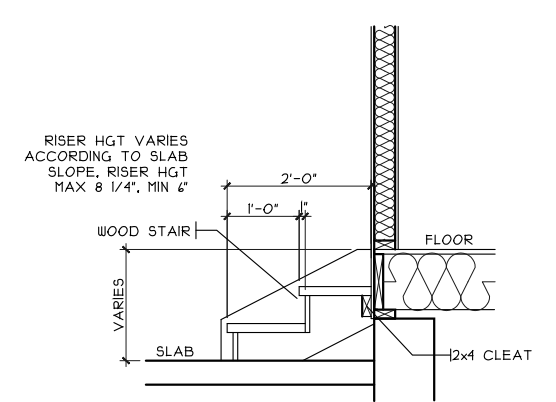
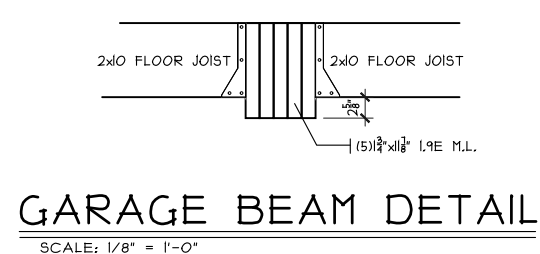
CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com

A2

Issue Dates

Review	Issue Dates

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First Floor Plan
Plan: Beaumont Basement
Date: 10/31/22
Drawn: SDG
Scale: As Noted
Revised: 1/5/23
Sheet: 4 of 15

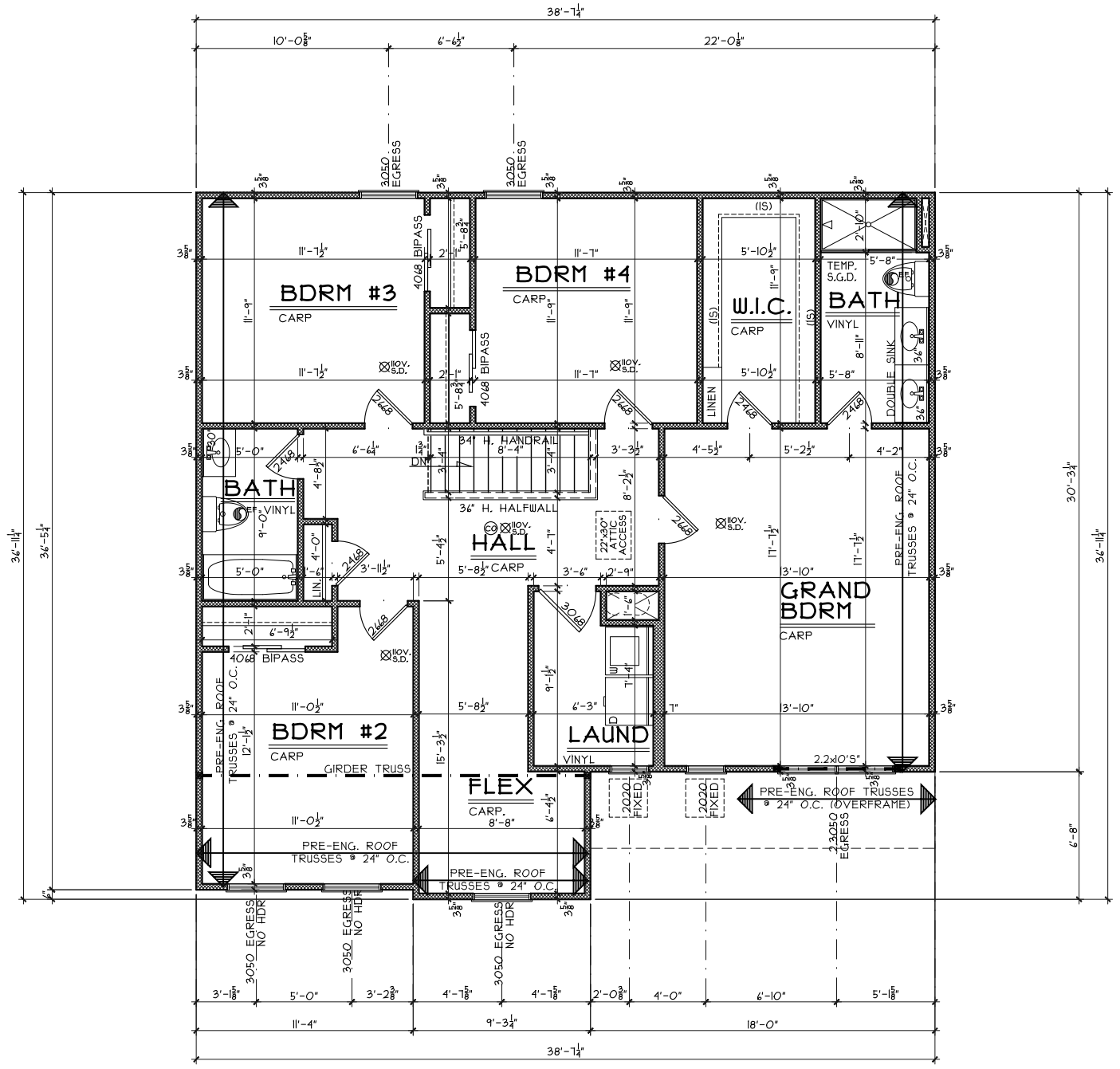
Renaissance - G2-1624
Proposed Residence:
Lucas Residence
88 Holly Oak Court
Views at Gardner Ridge - Lot 1624
Hamilton
Butler County

Beaumont - Style - Vinyl
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A3



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

Second Floor Plan

Plan: Beaumont Basement
Date: 10/31/22
Drawn: SDG
Scale: As Noted
Revised: 1/5/23
Sheet: 5 of 15



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Issue Dates

Issue	Date
Review	

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