

PLOT PLAN

LOT 68 (14,120 SF) 0.3242 ACRES
GREYCLIFF LANDING, SECTION 5
SECTION 21, TOWN 3, RANGE 4
FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO
FOR: CRISTO HOMES

McKENDRY RESIDENCE
4674 RED FOX RUN

SETBACKS: C7
FRONT YARD=50' R=1015.00'
REAR YARD=35' L=18.44'
SIDE YARD (MIN)=5'
SIDE YARD (TOTAL)=20'

M.O.E.=898.9

QUANTITIES

TOTAL LOT AREA	14,120	sq. ft.
CITY WALK	250	sq. ft.
HOUSE WALK	48.4	sq. ft.
DRIVE	688.5	sq. ft.
APRON	214.5	sq. ft.
PATIO AND PORCHES	134	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	5,690	sq. ft.
SOD AREA	4,702	sq. ft.

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

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.

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

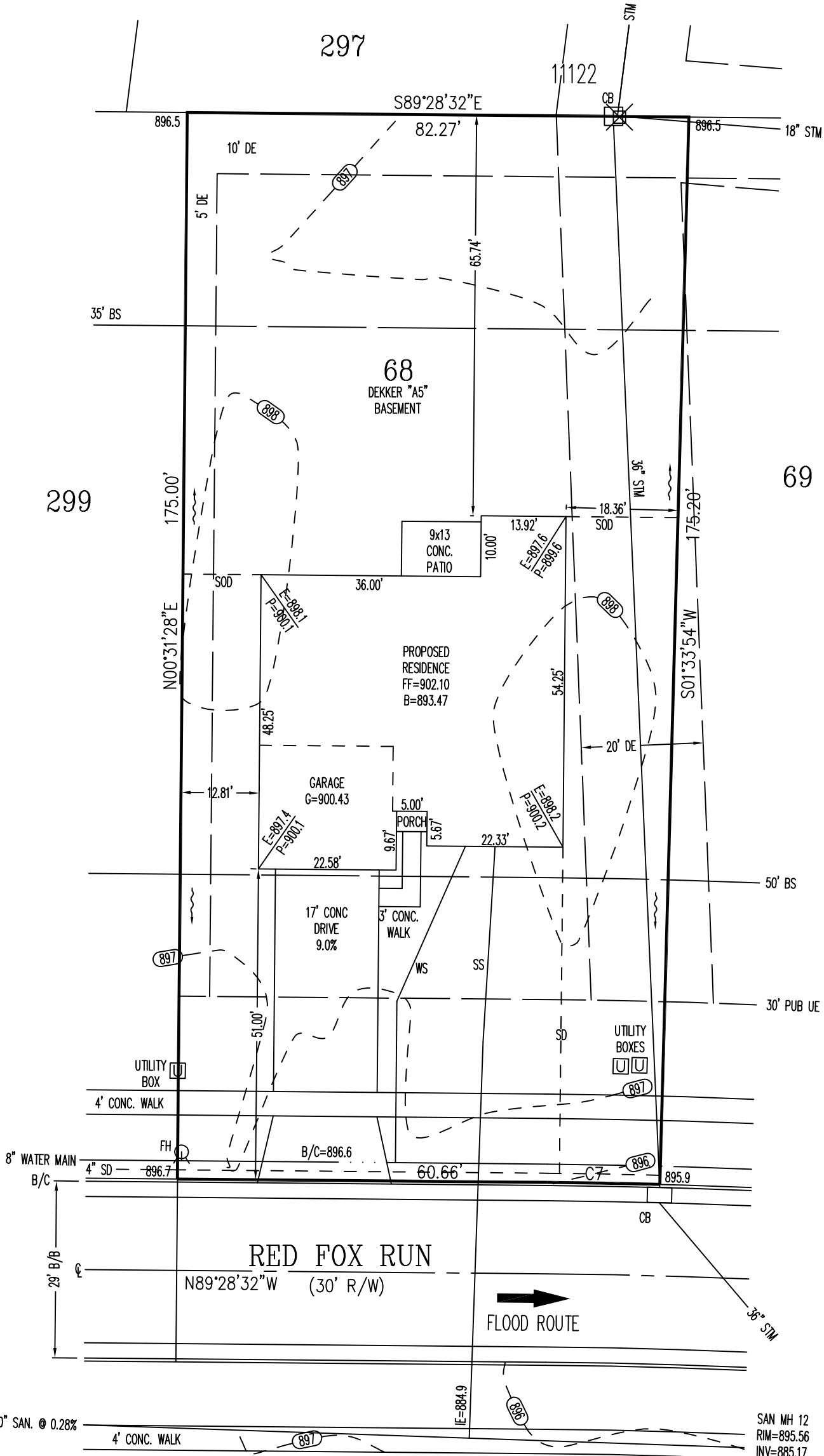
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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.

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

TOPOGRAPHY FROM APEX NOVEMBER 2018 AND MAY NOT REFLECT CURRENT CONDITIONS.



SAN MH 11
RIM=896.13
INV(8")=884.33 10" SAN. @ 0.28%
INV(10")=884.22

SAN MH 12
RIM=895.56
INV=885.17



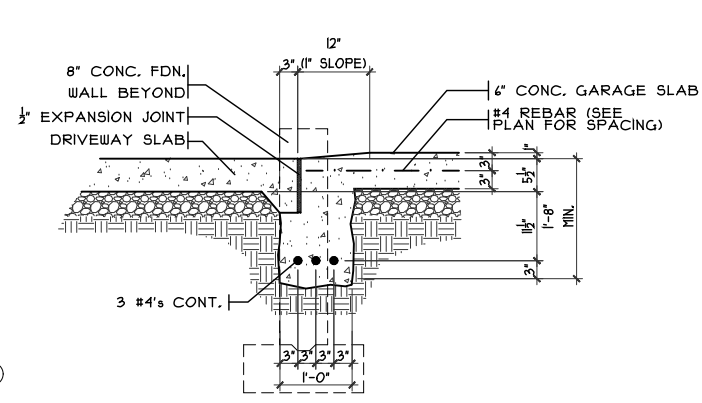
SCALE: 1"=20'
DATE: 7/24/2019
DRAWN: REW
DESIGNED: -
CHECKED: KRC



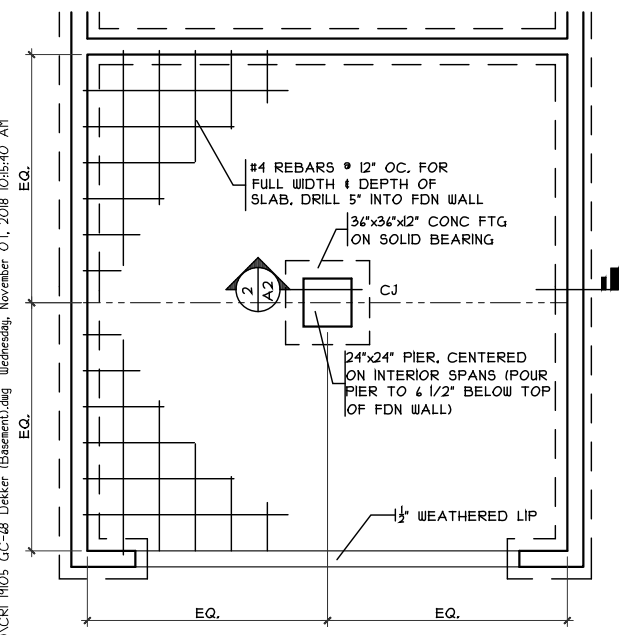
REVISIONS:
1. 8-06-19 DRIVE SIZE DWM
2.
3.
4.

PROJECT: GREYCLIFF
DRAWING: 191644PA

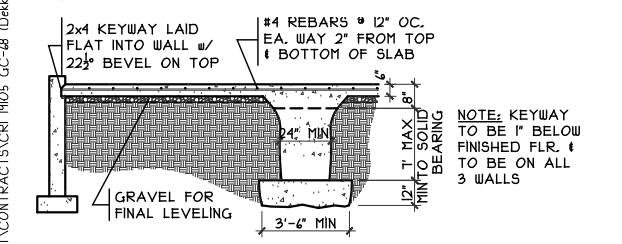
SHEET
1 OF 1



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



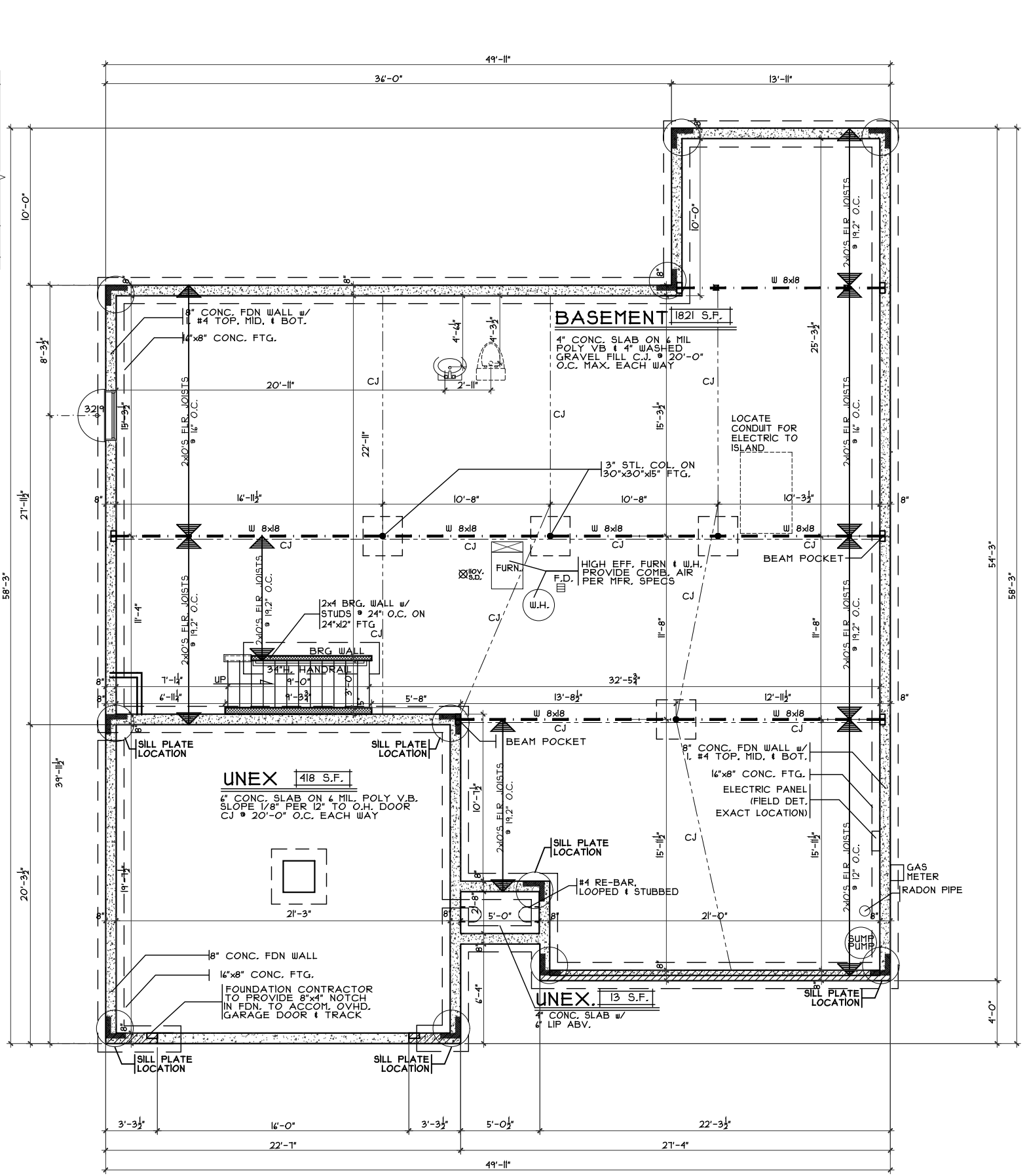
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



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



FTG. DIMS
SCALE: 1/8" = 1'-0"



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

OPTIONS

Foundation Plan
Plan: Dekker Basement
Date: 7.15.2019
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 3 of 12

Proposed Residence:
Galen McKendry
4674 Red Fox Run
Greycliff Landing Lot #68

GC-68

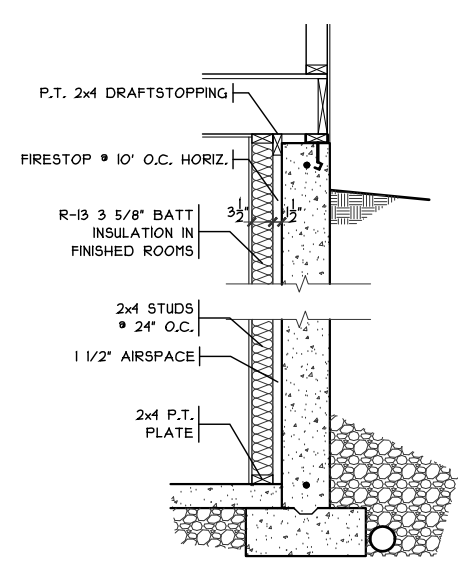
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.795.0570 www.cristohomes.com

Dekker Basement - A5 - 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.

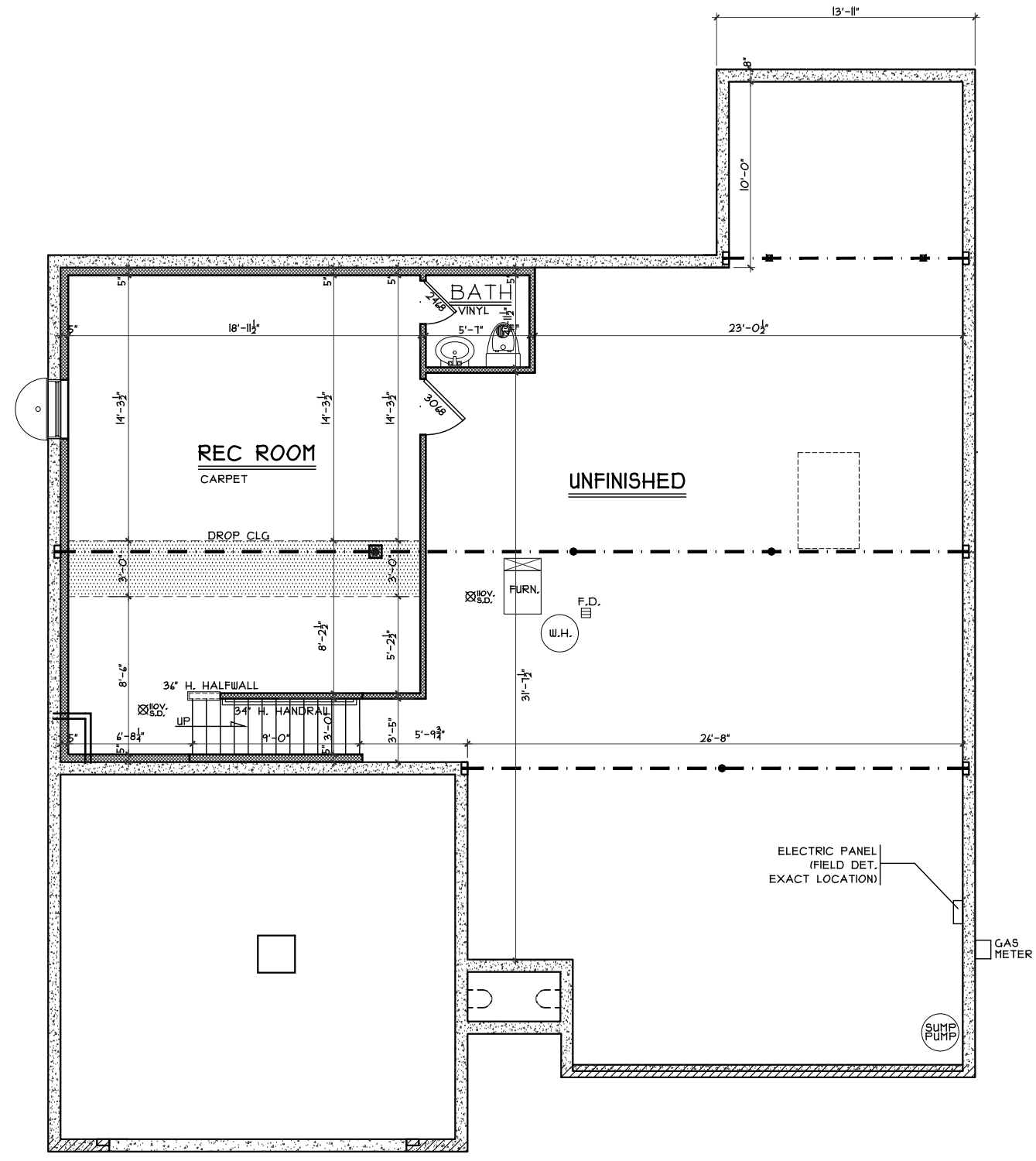
Issue Dates

Review	

Franklin Twp.
Warren County



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

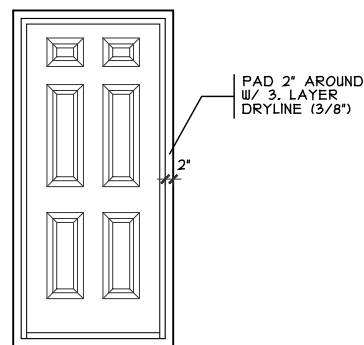


LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 545 S.F.

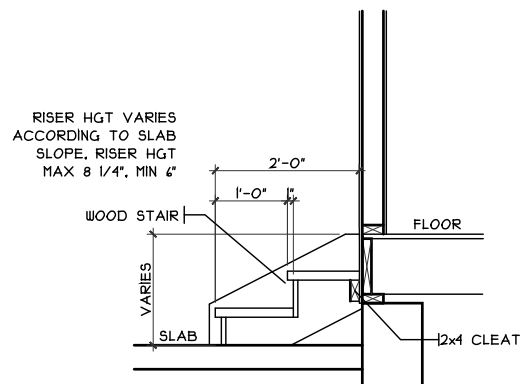
OPTIONS

Foundation Plan Plan: Dekker Basement Date: 7.15.2019 Drawn: KMA Scale: As Noted Revised: Sheet: 4 of 12	GC-68 Proposed Residence: Galen McKendry 4674 Red Fox Run Greycliff Landing Lot #68	CRISTO HOMES 7594-A Tylers Place Blvd. West Chester, OH 45069 513.795.0570 www.cristohomes.com	Dekker Basement - A5 - Vinyl Issue Dates Review
			Franklin Twp. Warren County

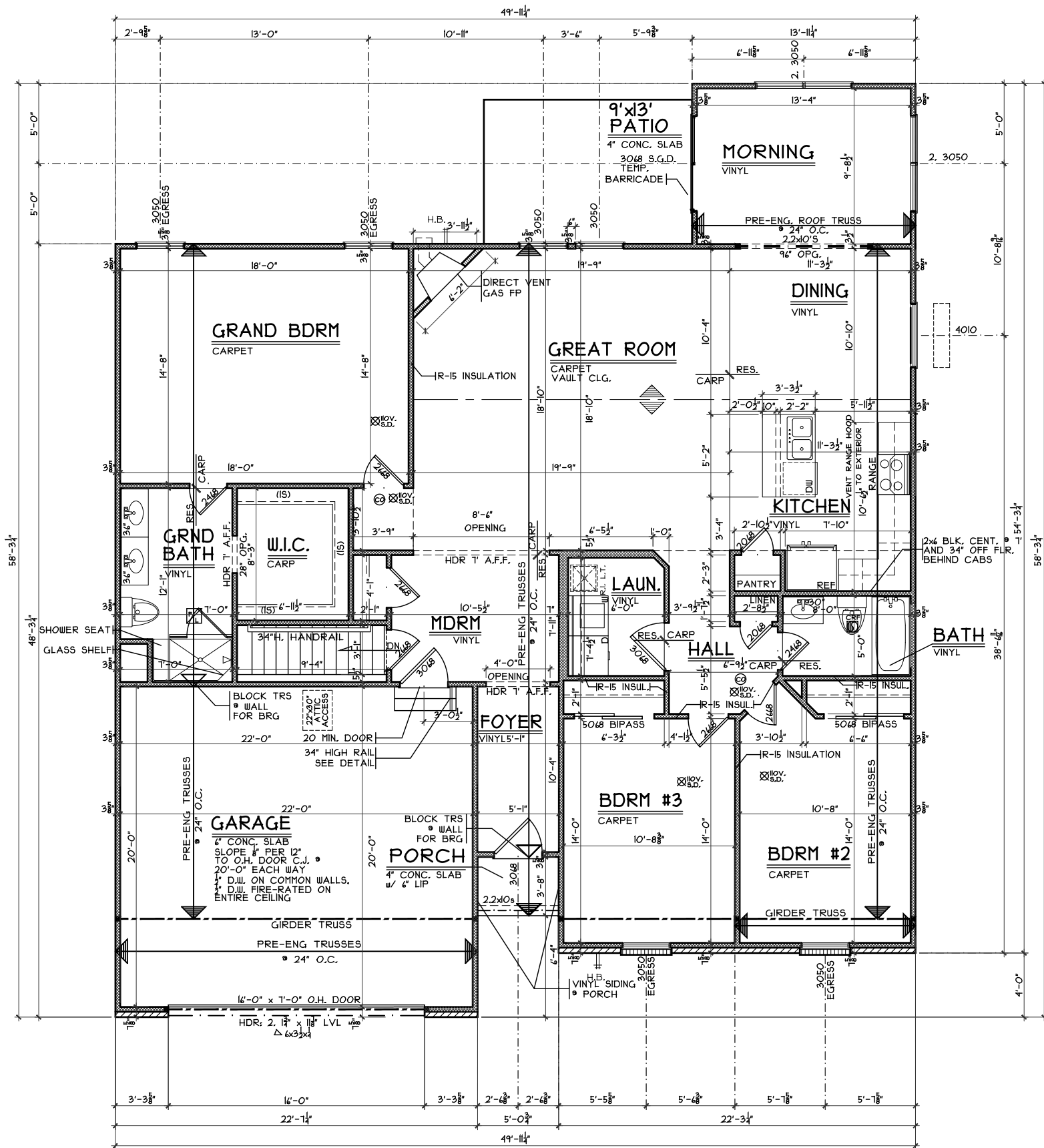
A2a



DOOR FRAMING DTL.
SCALE: 1/4" = 1'-0"



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



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1940 S.F.

OPTIONS

First Floor Plan
Plan: Dekker Basement
Date: 7.15.2019
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 5 of 12



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

GC-68
Proposed Residence:
Galen McKendry
4674 Red Fox Run
Greycliff Landing Lot #68

Franklin Twp.
Warren County

Dekker Basement - A5 - Vinyl

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