

PLOT PLAN
LOT 76 (15,421 SF) 0.3540 ACRES
GREYCLIFF LANDING, SECTION 5
SECTION 21, TOWN 3, RANGE 4
FRANKLIN TOWNSHIP,
WARREN COUNTY, OHIO
FOR: CRISTO HOMES

SAMS RESIDENCE
 3649 RED FOX RUN

M.R.O.E.=897.0

C14
 R=45.00'
 L=63.00'

C15
 R=35.00'
 L=14.24'

SETBACKS:
 FRONT YARD=50'
 REAR YARD=35'
 SIDE YARD=5' MIN/20' TOTAL

QUANTITIES

| | |
|-------------------|----------------|
| TOTAL LOT AREA | 15,421 sq. ft. |
| CITY WALK | 265 sq. ft. |
| HOUSE WALK | 46 sq. ft. |
| DRIVE | 652 sq. ft. |
| APRON | 204 sq. ft. |
| PATIO AND PORCHES | 17 sq. ft. |
| DECK | - sq. ft. |
| SEEDING AREA | 3,208 sq. ft. |
| UNDISTURBED AREA | 1,957 sq. ft. |
| SOD= | 6,939 SQ. FT. |



INFORMATION FROM CONSTRUCTION DRAWINGS.

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

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.

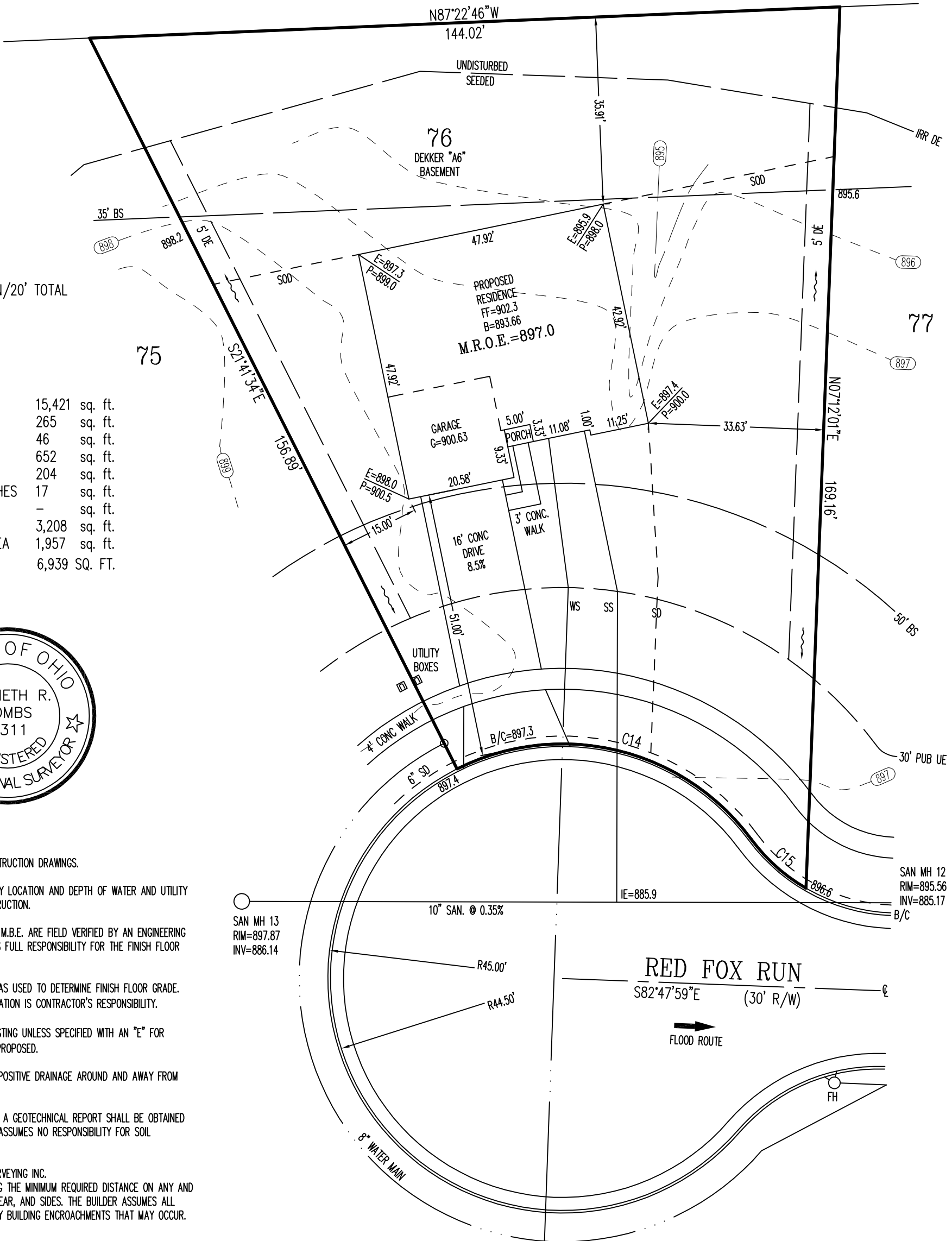
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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

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.

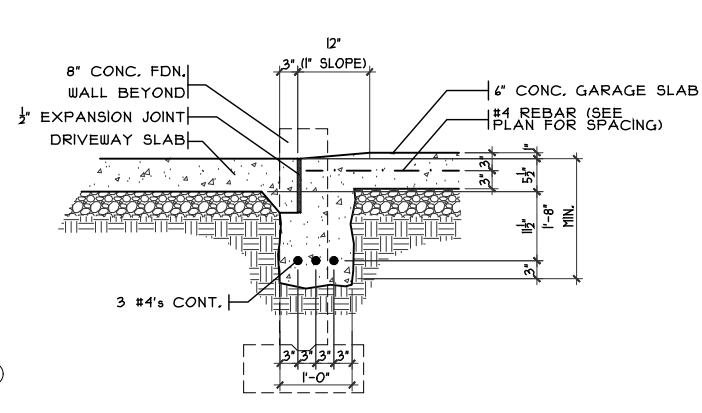


TOPOGRAPHY FROM APEX
 NOVEMBER 2018 AND
 MAY NOT REFLECT CURRENT
 CONDITIONS.

SCALE: 1"=20'
 DATE: 02/10/2020
 DRAWN: JLS
 DESIGNED:
 CHECKED: KRC

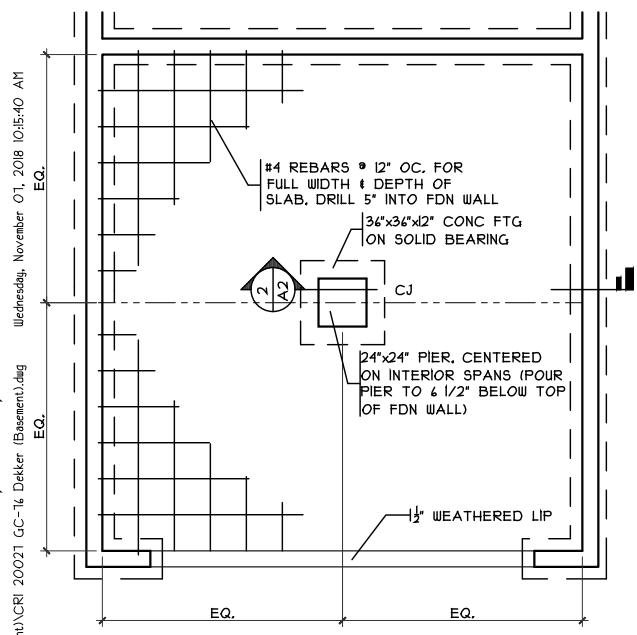
APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

| | |
|--------------------|----------|
| REVISIONS: | |
| 1. 2-19-20 | SOD/SEED |
| 2. | |
| 3. | |
| 4. | |
| PROJECT: GREYCLIFF | SHEET |
| DRAWING: 200238PA | 1 OF 1 |

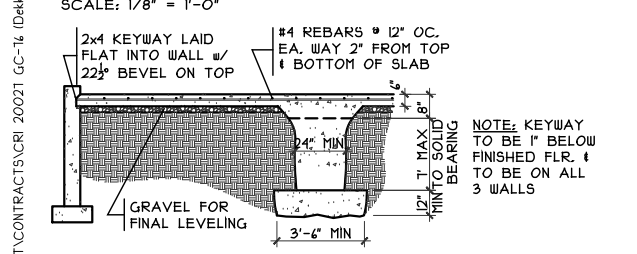


SECTION **ELEVATION**

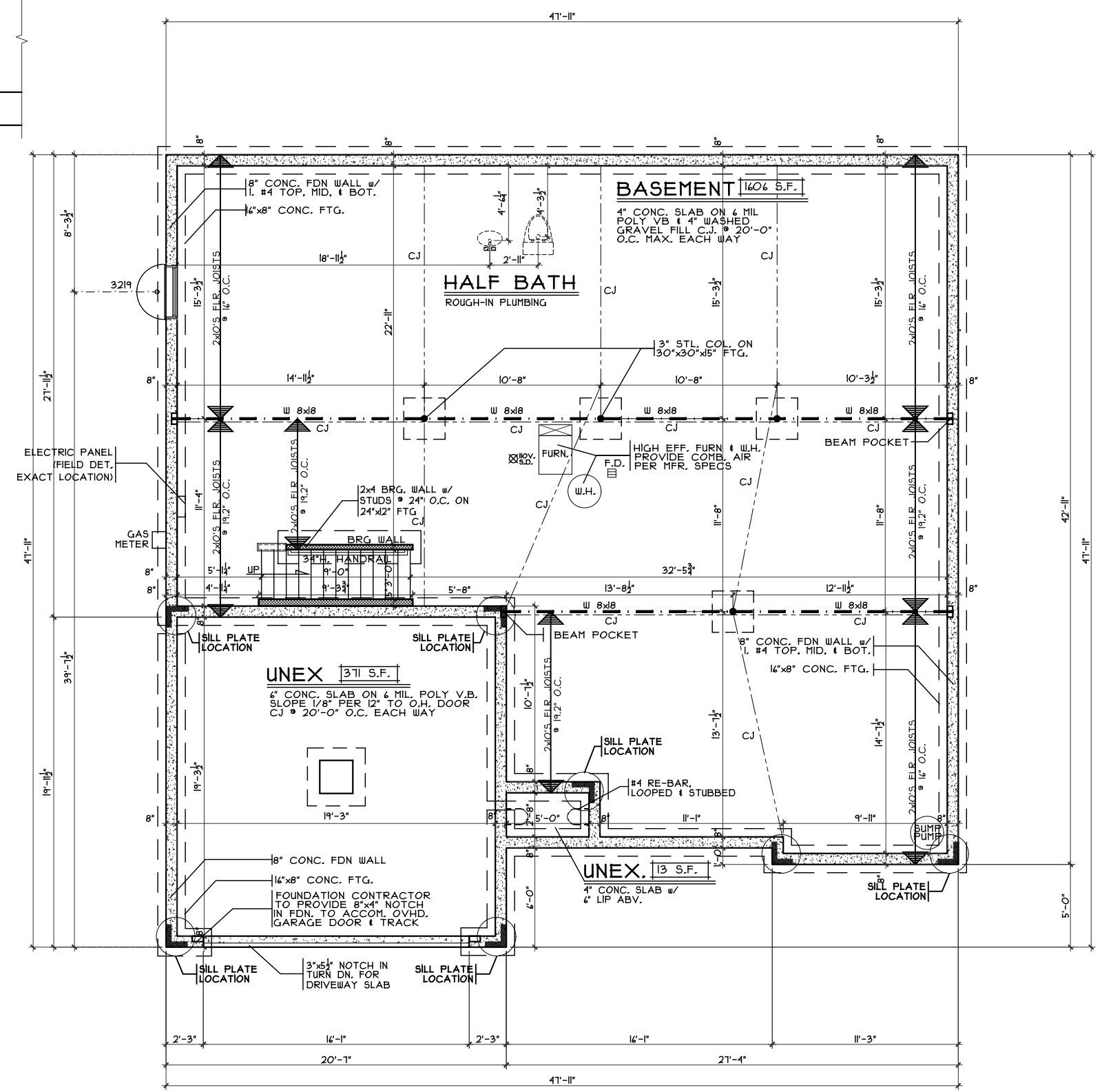
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



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



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



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

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|---------|
| OPTIONS |
|---------|

Foundation Plan
Plan: Dekker Basement
Date: 1.28.2020
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 3 of 10

Proposed Residence:
Bobby Sams
3649 Red Fox Run
Greycliff Landing Lot #76

GC-76

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

Dekker Basement - A6 - Vinyl

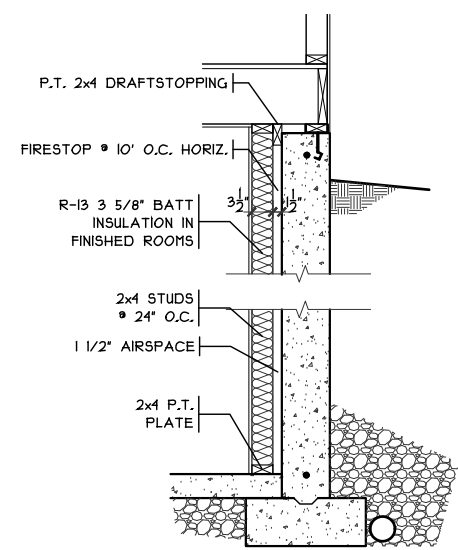
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Issue Dates

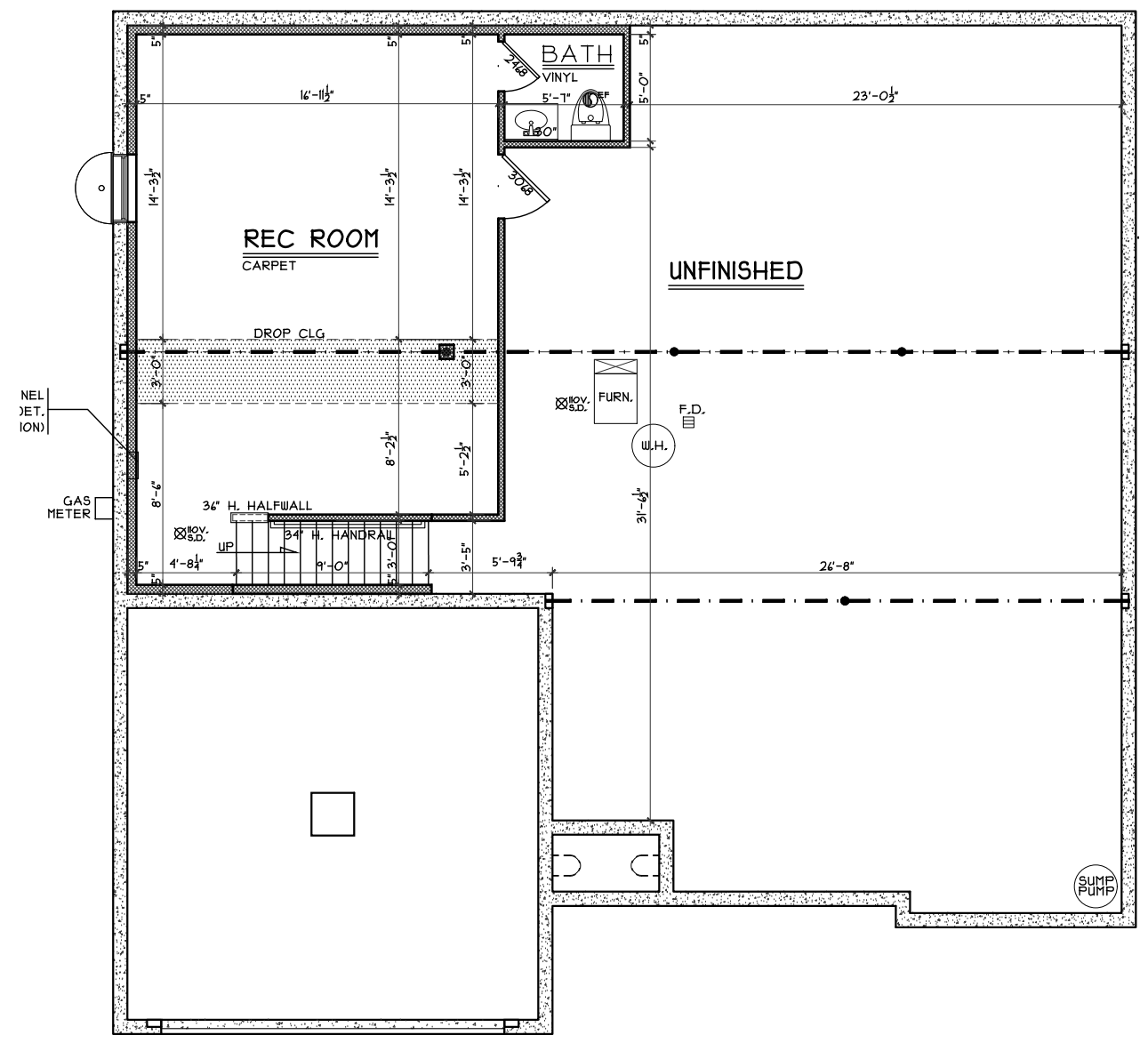
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| Review | |
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Franklin Twp.
Warren County

FIN. LL WALL DETAIL



SCALE: 3/8" = 1'-0"



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 492 S.F.

OPTIONS

A2a

Lower Level Floor Plan

Plan: Dekker Basement
Date: 1.28.2020
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 4 of 10

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GC-76

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3649 Red Fox Run
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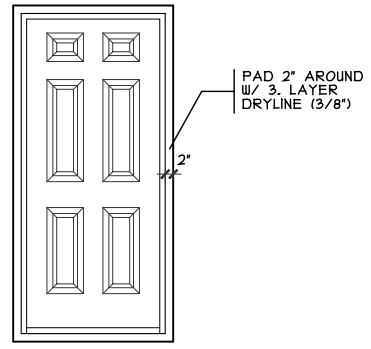
Franklin Twp.
Warren County

Dekker Basement - A6 - Vinyl

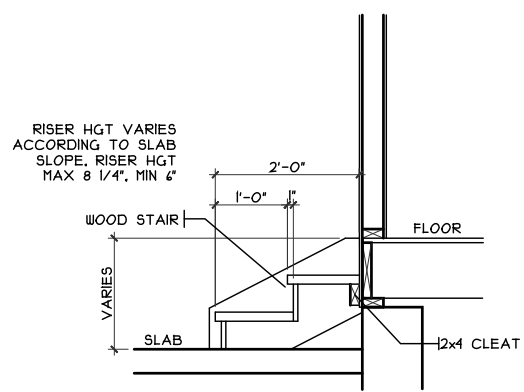
Issue Dates

| Review | Issue Dates |
|--------|-------------|
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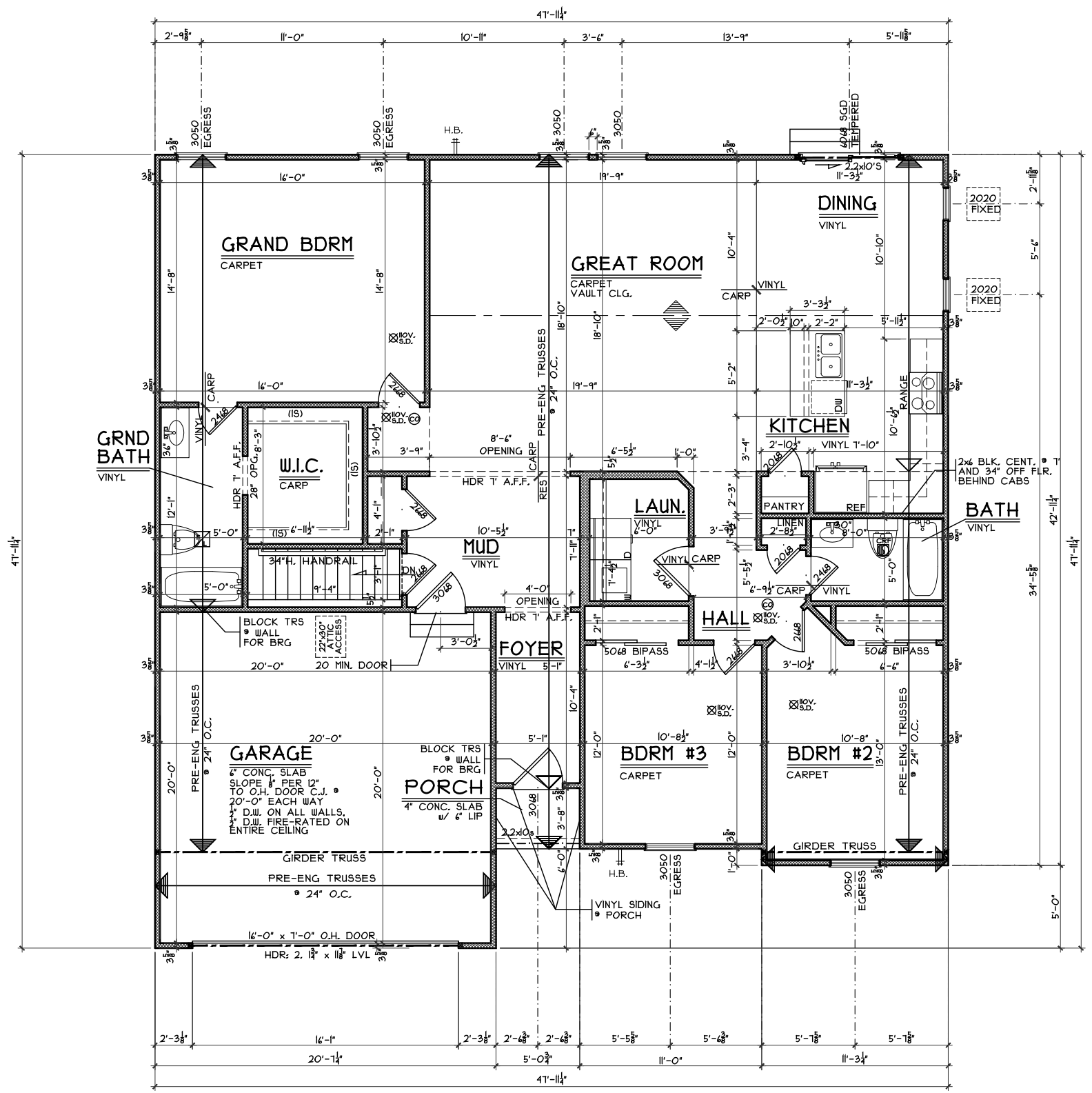
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DOOR FRAMING DTL.
SCALE: 1/4" = 1'-0"



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



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1/12 S.F.

OPTIONS

First Floor Plan
Plan: Dekker Basement
Date: 1.28.2020
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 5 of 10

GC-76
Proposed Residence:
Bobby Sams
3649 Red Fox Run
Greycliff Landing Lot #76

Franklin Twp.
Warren County

Dekker Basement - A6 - Vinyl

| Issue Dates | Review |
|-------------|--------|
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A3