

PLOT PLAN
LOT 80 (15,884 SF) 0.3646 ACRES
GREYCLIFF LANDING, SECTION 5
SECTION 21, TOWN 3, RANGE 4
FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO
FOR: CRISTO HOMES

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

SETBACKS C18
 FRONT=50' R=985.00'
 REAR=35' L=39.55'
 SIDE=5'/20' TOTAL

M.R.O.E.=897.0

QUANTITIES

TOTAL LOT AREA	15,884 sq. ft.
CITY WALK	285 sq. ft.
HOUSE WALK	46 sq. ft.
DRIVE	648 sq. ft.
APRON	204 sq. ft.
PATIO AND PORCHES	139 sq. ft.
DECK	- sq. ft.
SEEDING AREA	7,790 sq. ft.
UNDISTURBED AREA	4,669 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.

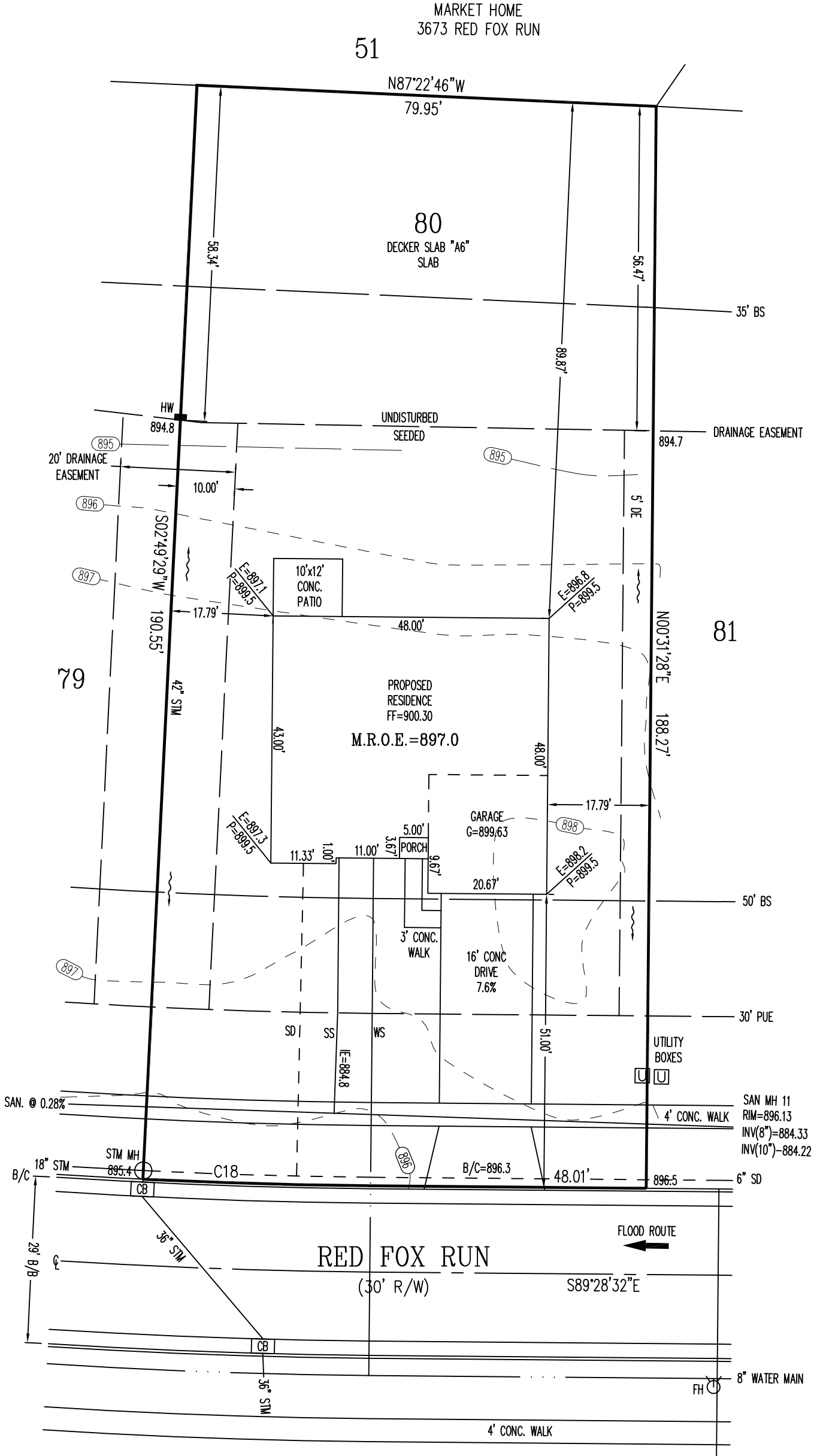
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.

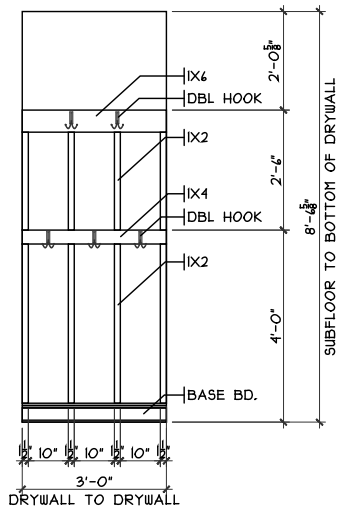
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



SCALE: 1"=20'
 DATE: 12/19/2018
 DRAWN: REW
 DESIGNED: -
 CHECKED: KRC

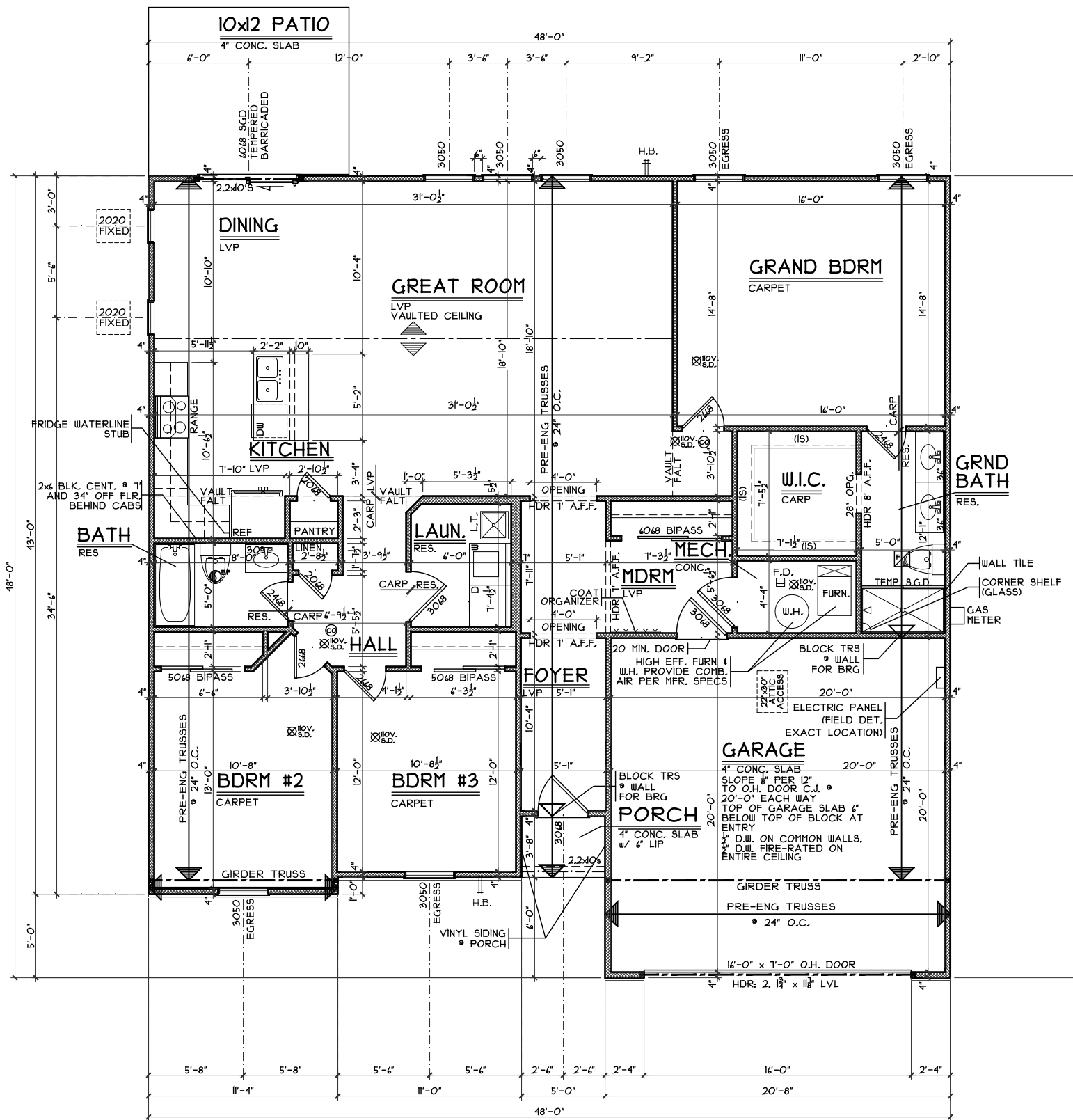
APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: GREYCLIFF	SHEET
DRAWING: 182314PA	1 OF 1



COAT ORGANIZER

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1120 S.F.

OPTIONS

First Floor Plan
 Plan: Dekker Slab
 Date: 12.13.2018
 Drawn: AG
 Scale: As Noted
 Revised:
 Sheet: 4 of 8



7594-A Tylers Place Blvd.
 West Chester, OH 45390
 513.755.0570 www.cristohomes.com

Proposed Residence:
 Market Home
 Greycliff Landing - Lot #80
 3673 Red Fox Run

Dekker Slab - A6 - Vinyl
 Franklin
 Warren County

Issue Dates	Review

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A3