

# PLOT PLAN

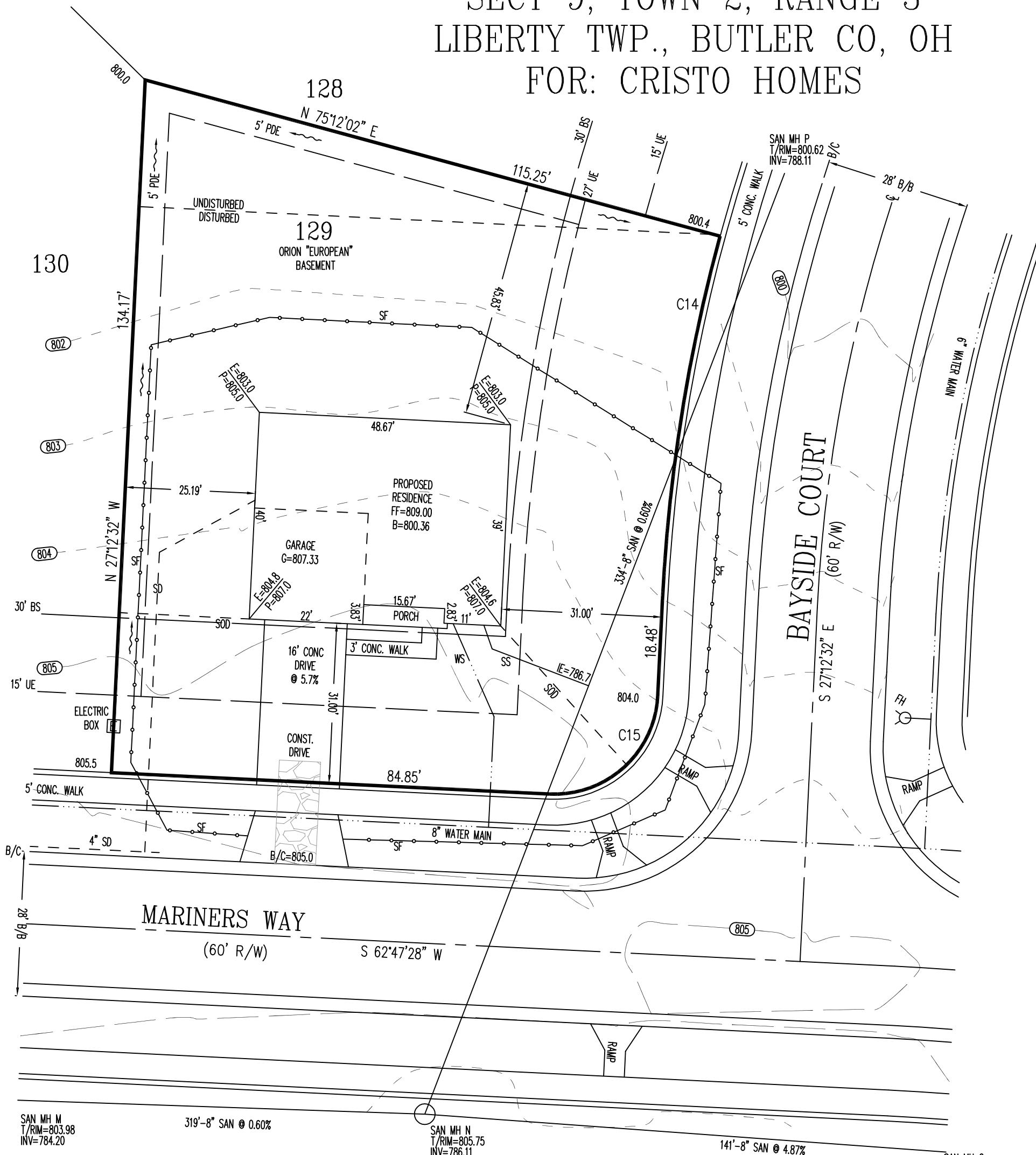
## LOT 129 (12,960 SF) 0.298 AC.

### HARBOUR TOWNE PARK, SEC. 4, BLOCK A

### SECT 9, TOWN 2, RANGE 3

### LIBERTY TWP., BUTLER CO, OH

## FOR: CRISTO HOMES



**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.

**QUANTITIES**

TOTAL LOT AREA=12,960 SF  
 CITY WALK=1100.1 SF  
 HOUSE WALK=61.5 SF  
 DRIVE=592.0 SF  
 APRON=185.0 SF  
 PATIO & PORCHES=60.7 SF  
 DECK=  
 SEEDING=7,000 SF  
 SOD=4233.5 SF  
 UNSEEDED=1366.6 SF

C14 R=330.00' L=71.47'  
 C15 R=20.00' L=31.42'

SETBACKS  
 FRONT=30'  
 REAR=30'  
 SIDE=5' MIN / 20' TOTAL



TOPOGRAPHY BY APEX:  
12-11-14

SCALE: 1"=20'

DATE: 04-10-17

DRAWN: JLL

DESIGNED:

CHECKED: KRC

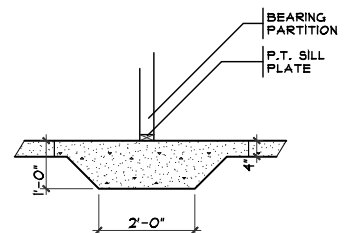
**APEX**  
 ENGINEERING & SURVEYING, INC.  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

**REVISIONS:**

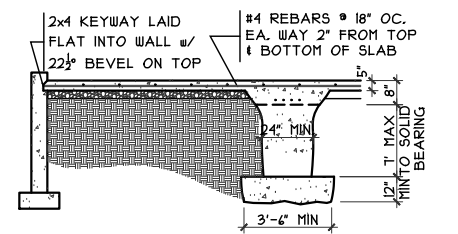
- 1.
- 2.
- 3.
- 4.

PROJECT: HTOWNEPARK  
DRAWING: 170573PA

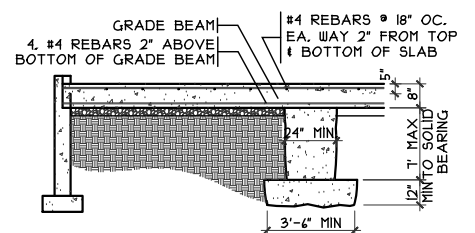
SHEET  
1 OF 1



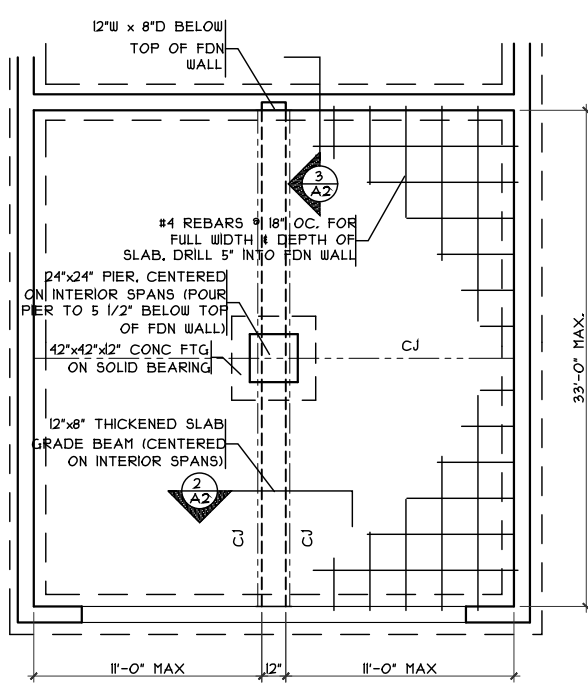
**1 THICKENED SLAB DETAIL**  
SCALE: 1/4" = 1'-0"



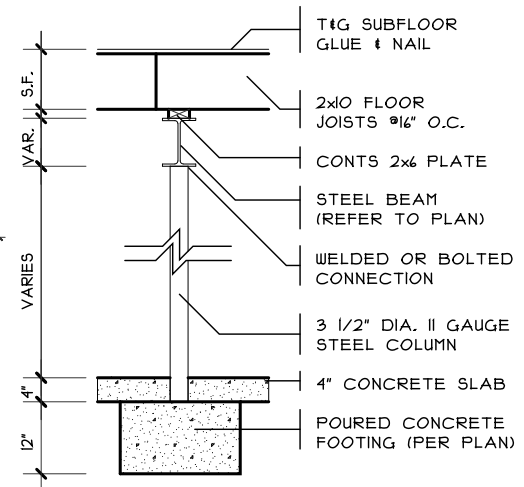
**2 GRADE BM SECTION**  
SCALE: 1/8" = 1'-0"



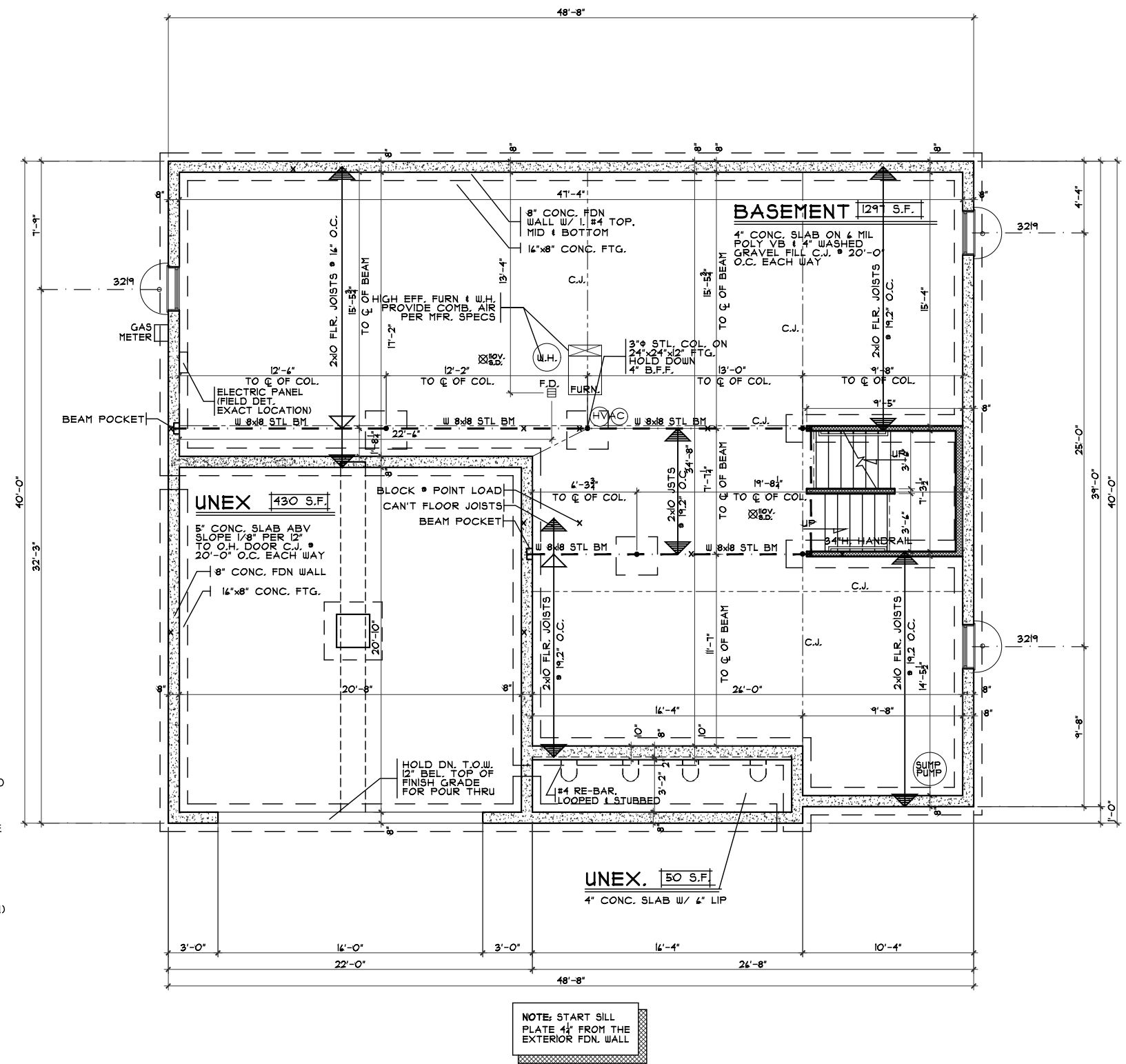
**3 GRADE BM SECTION**  
SCALE: 1/8" = 1'-0"



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



**COLUMN DETAIL**  
SCALE: 1/4" = 1'-0"



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

NOTE: START SILL PLATE 4" FROM THE EXTERIOR FDN. WALL

Foundation Plan  
 Plan : Orion  
 Date : 3/23/17  
 Drawn: CKB  
 Scale : As Noted  
 Revised: 5/24/17  
 Sheet : 3 of 21

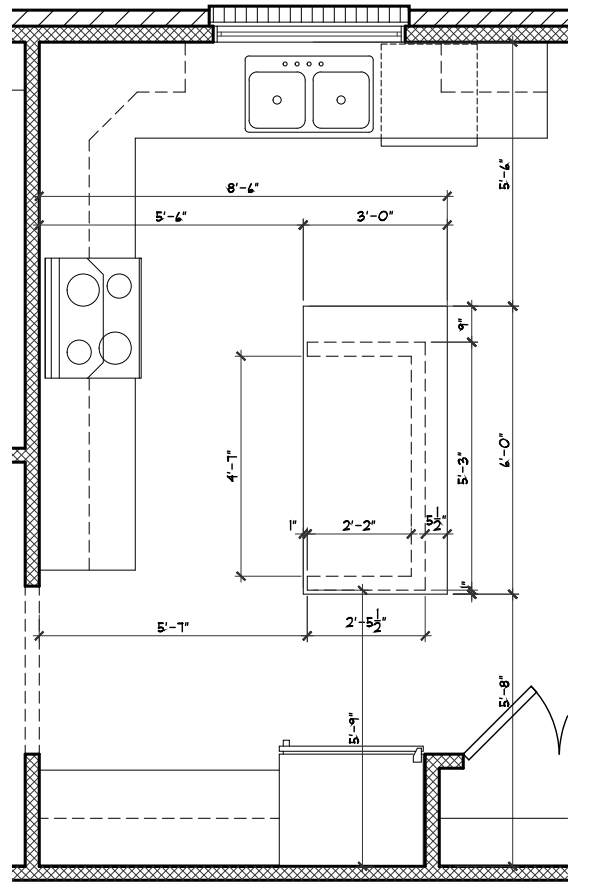
Proposed Residence:  
 Nguyen Residence  
 Mariners Way  
 Harbour Towne Park Lot #129

Orion - European - Vinyl  
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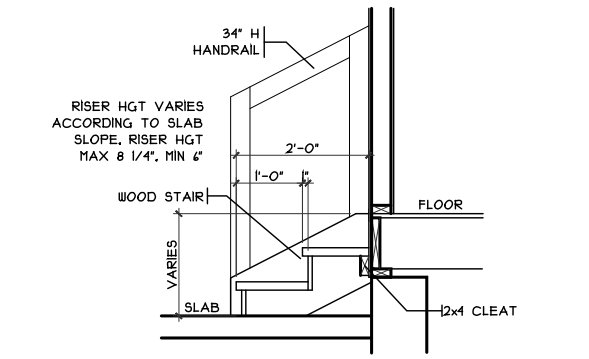
Liberty Twp.  
 Butler County

HT-129

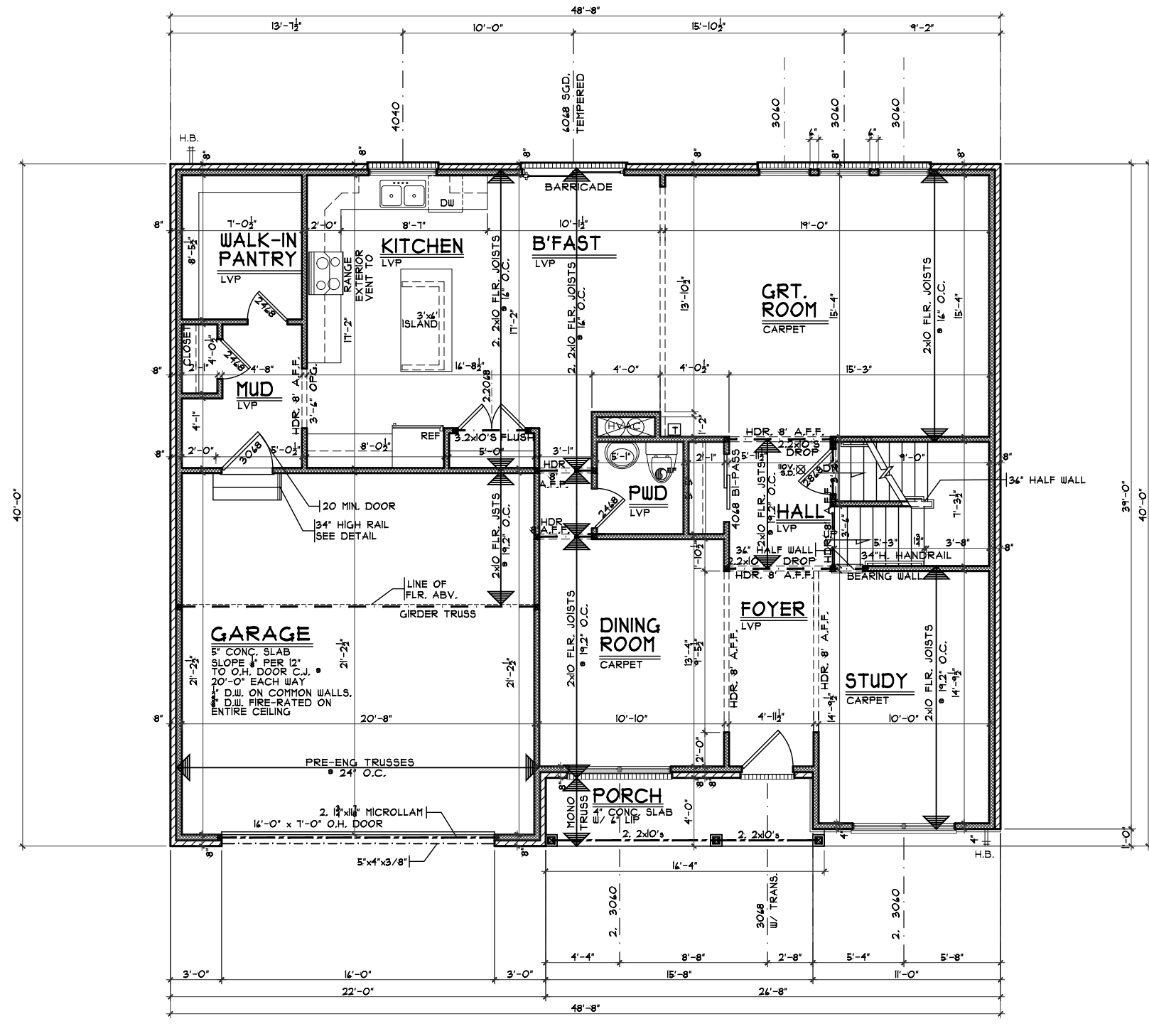
**CRISTO HOMES**  
 7594-A Tylers Place Blvd.  
 West Chester, OH 45389  
 513.755.0570 www.cristohomes.com



ISLAND FRAMING DETAIL  
SCALE: 1/4" = 1'-0"



GARAGE HANDRAIL DETAIL  
SCALE: 3/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0" 1404 S.F.

First Floor Plan  
Plan : Orion  
Date : 3/23/17  
Drawn: CKB  
Scale : As Noted  
Revised: 5/24/17  
Sheet : 4 of 21



Proposed Residence:  
Nguyen Residence  
Mariners Way  
Harbour Towne Park Lot #129

HT-129

Liberty Twp.  
Butler County

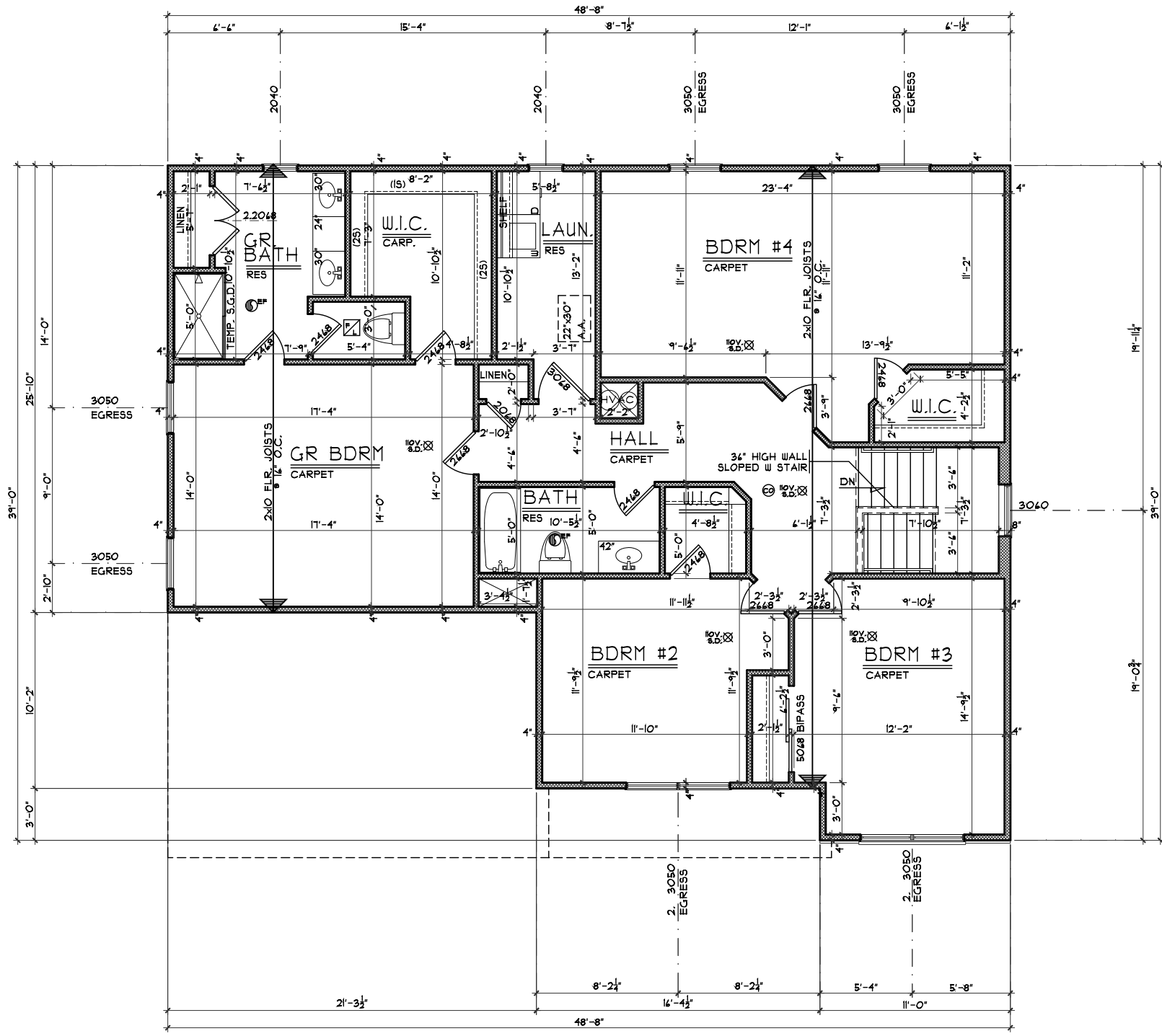
Orion - European - Vinyl

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Issue Dates

Review #1	4/4/17
Change	5/4/17
Review	5/19/17
Review	5/24/17

A3



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 1504 S.F

Second Floor Plan

Plan : Orion  
 Date : 3/23/17  
 Drawn: CKB  
 Scale : As Noted  
 Revised: 5/24/17  
 Sheet : 5 of 21



HT-129

Proposed Residence:  
 Nguyen Residence  
 Mariners Way  
 Harbour Towne Park Lot #129

Liberty Twp.  
 Butler County

Orion - European - Vinyl

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A4