

# PLOT PLAN

## LOT 5

### THE ESTATES OF KEEVER CREEK

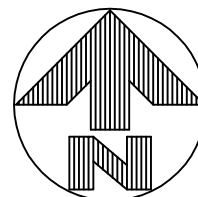
#### SECT. 1, PHASE 1E

#### FOR: CRISTO HOMES

#### TURTLECREEK TWP.

#### WARREN CO., OHIO

ELLIS RESIDENCE  
3864 KEEVER PASS



#### QUANTITIES

TOTAL LOT AREA=22,878 SF  
CITY WALK=X  
HOUSE WALK=49.5 SF  
DRIVE=1,445.2 SF  
APRON=92.5 SF  
PATIO & PORCHES=46.7 SF  
DECK=X  
SEEDING=7,000 SF  
SOD=5,860.6 SF  
UNSEEDED=8,749.5 SF

INFORMATION FROM CONSTRUCTION DRAWINGS.  
CONTRACTOR IS TO VERIFY LOCATION AND DEPTH  
OF WATER AND SANITARY SERVICES BEFORE

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.

TOPOGRAPHY BY APEX:  
NOV. 11, 2014

C2  
R=1780.00'  
L=97.24'

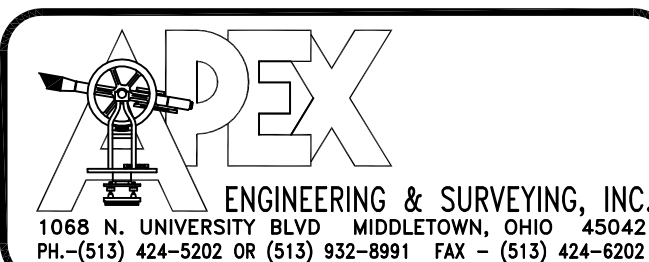
SETBACKS  
FRONT=50'  
REAR=35'  
SIDE=5' / 20' TOTAL

SUGGESTED FF=835.0

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.



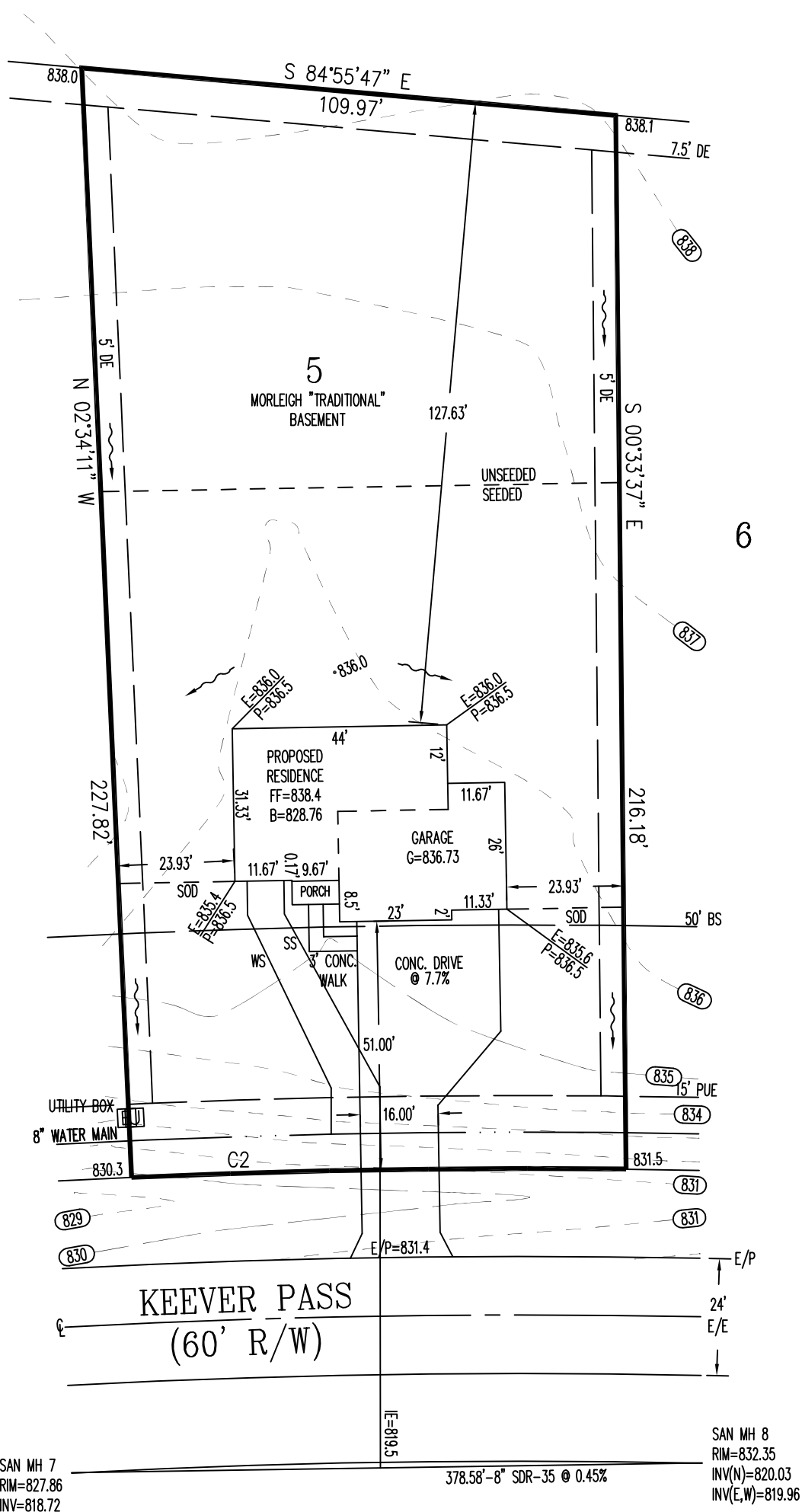
SCALE: 1"=30'  
DATE: 06-16-16  
DRAWN: JLL  
DESIGNED:  
CHECKED: KRC



#### REVISIONS:

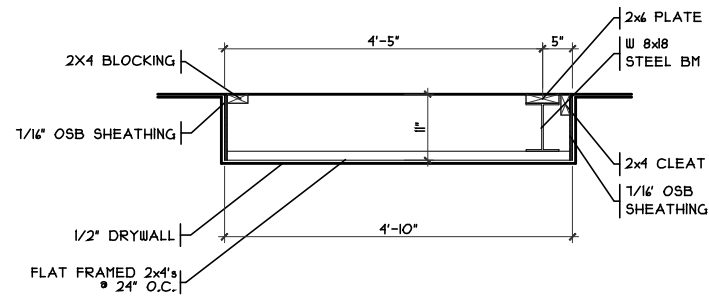
- 1.
- 2.
- 3.
- 4.

PROJECT: KEEVERCREEK SHEET  
DRAWING: 160944PA 1 OF 1



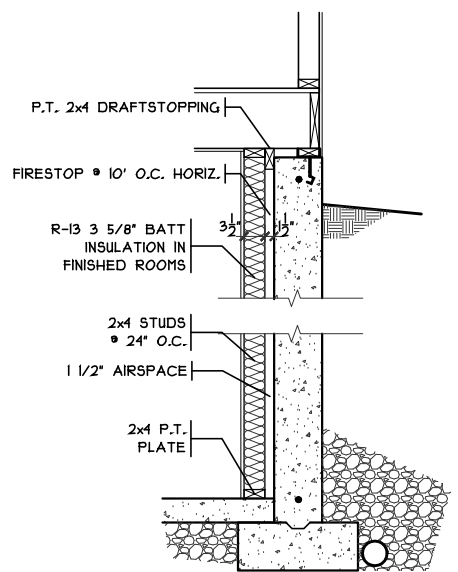
SAN MH 7  
RIM=827.86  
INV=818.72

SAN MH 8  
RIM=832.35  
INV(N)=820.03  
INV(E,W)=819.96



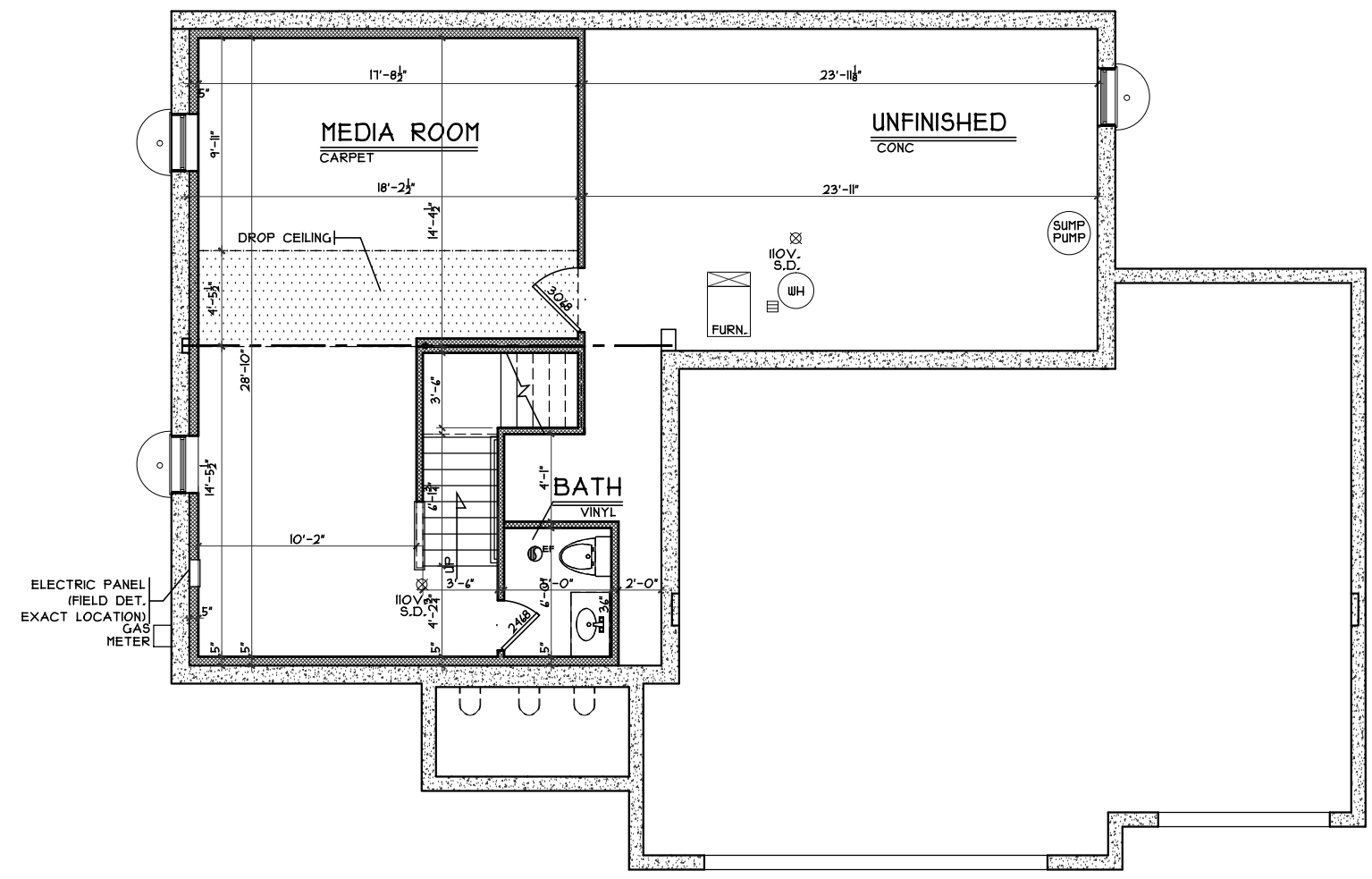
**DROP CLG. DETAIL**

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



**FIN. LL WALL DETAIL**

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



**LOWER LEVEL PLAN**

SCALE: 1/8" = 1'-0" 485 S.F.

Lower Level Plan - Traditional

Plan : Morleigh  
Date : 6/10/2016  
Drawn: CKB  
Scale : As Noted  
Revised: 6/30/16  
Sheet : 5 of 12

KCK1-0005

Proposed Residence:  
Scot & Priscilla Ellis  
3864 Keever Pass  
Estates of Keever Creek Lot #5



Morleigh - Traditional - Vinyl

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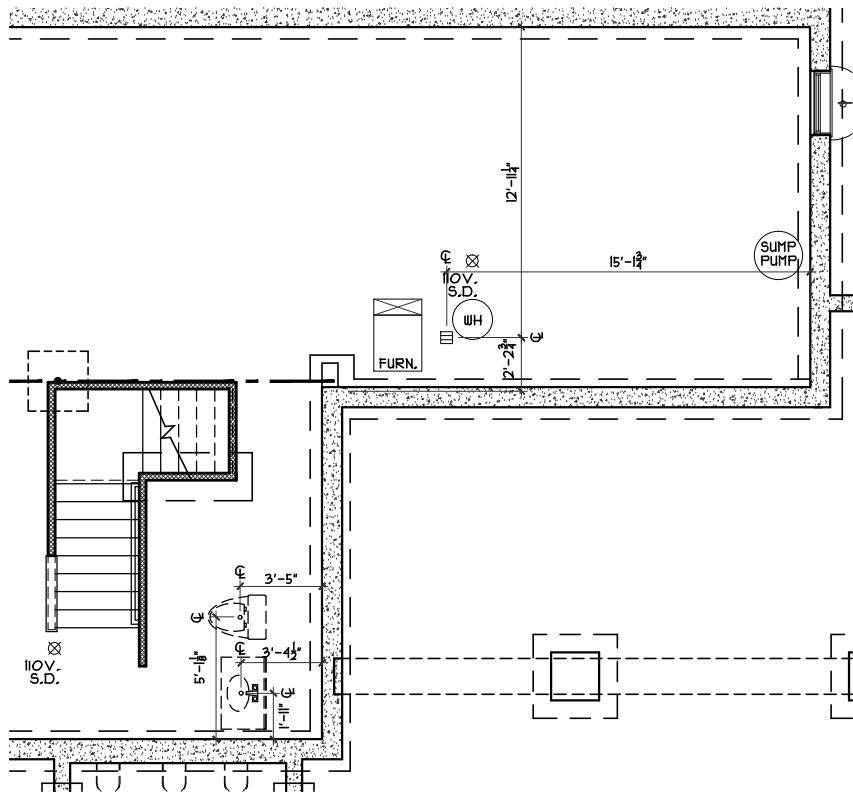
Issue Dates

Review #1	6/20/16
Review #2	6/30/16

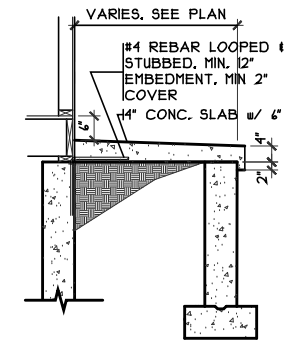
Turtlecreek, OH

Warren County

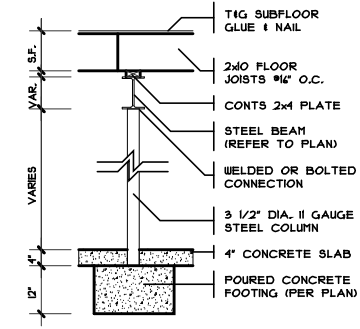
A2a



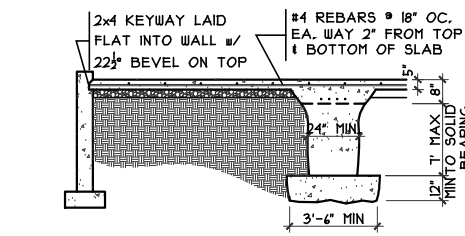
**PLUMBING/STRUCTURE DIMS**  
SCALE: 1/8" = 1'-0"



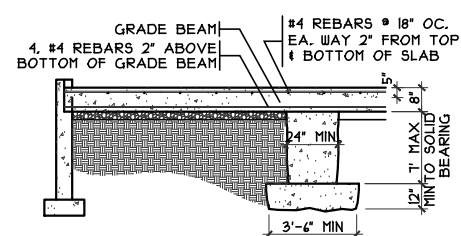
**PORCH SLAB DETAIL**  
SCALE: 1/4" = 1'-0"



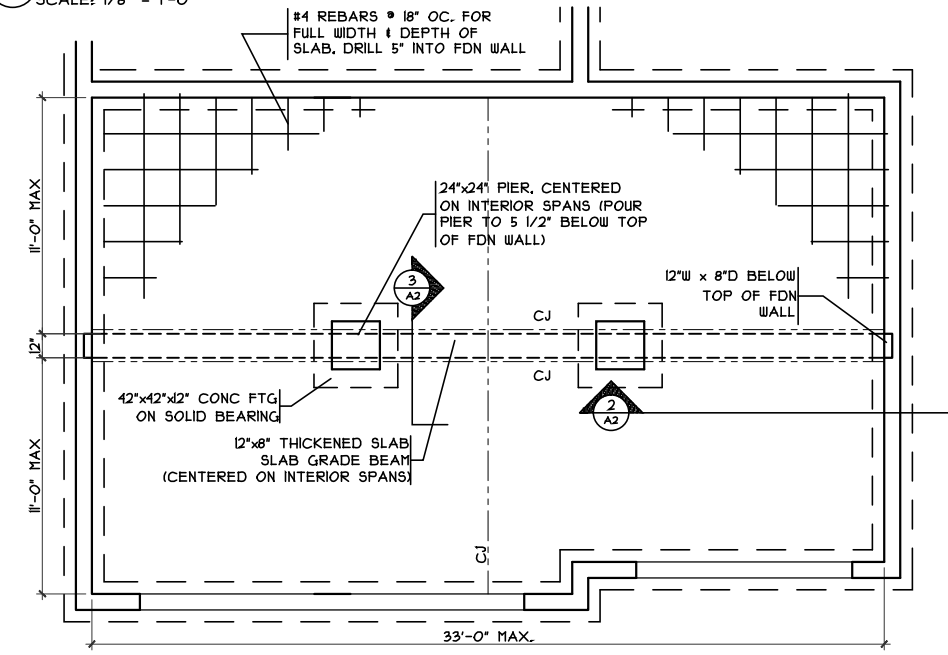
**4 COLUMN DETAIL**  
SCALE: 1/4" = 1'-0"



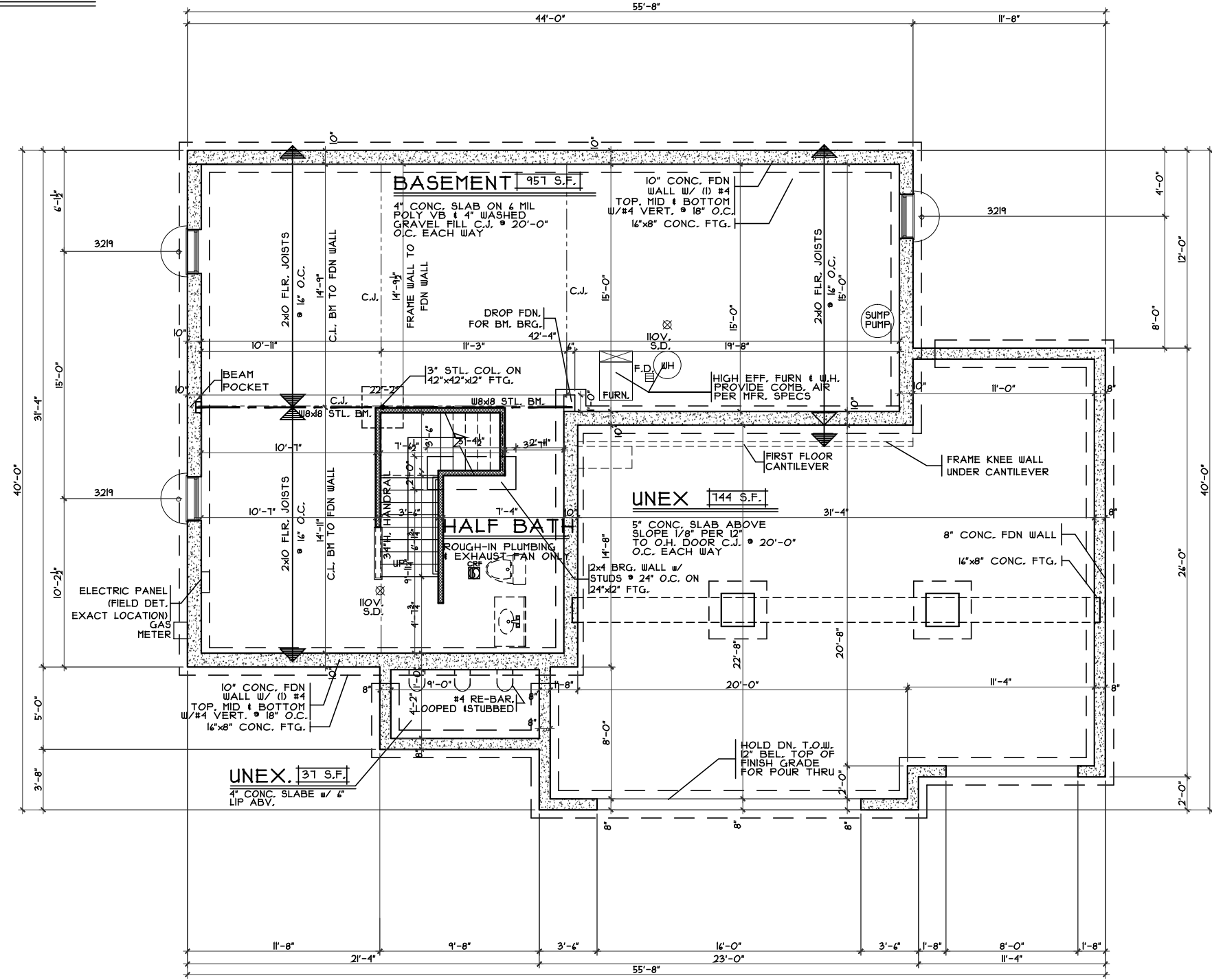
**2 GRADE BM SECTION**  
SCALE: 1/8" = 1'-0"



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



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



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

**Issue Dates**  
Review #1: 6/20/16  
Review #2: 6/30/16

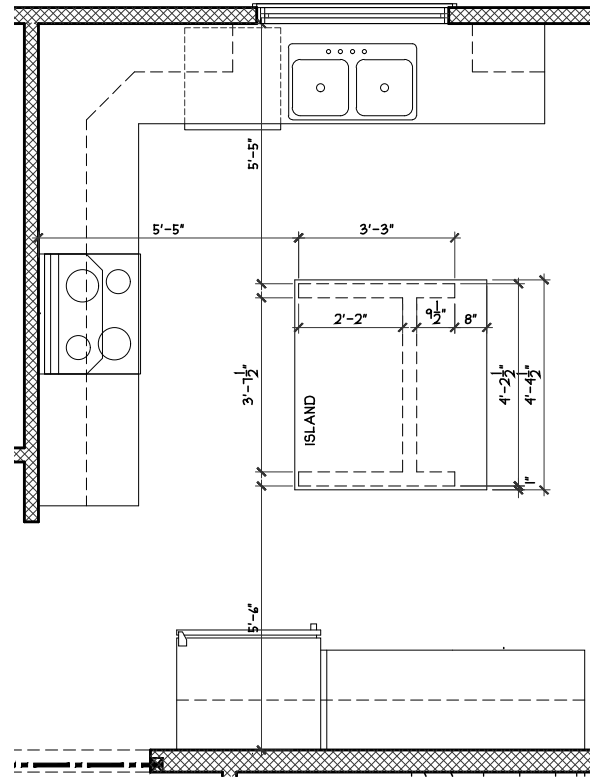
**Morleigh - Traditional - Vinyl**  
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**KCK1-0005**  
Proposed Residence:  
Scot & Priscilla Ellis  
3864 Keever Pass  
Estates of Keever Creek Lot #5  
Turtlecreek, OH  
Warren County

**Foundation Plan - Traditional**  
Plan : Morleigh  
Date : 6/10/2016  
Drawn: CKB  
Scale : As Noted  
Revised: 6/30/16  
Sheet : 5 of 12

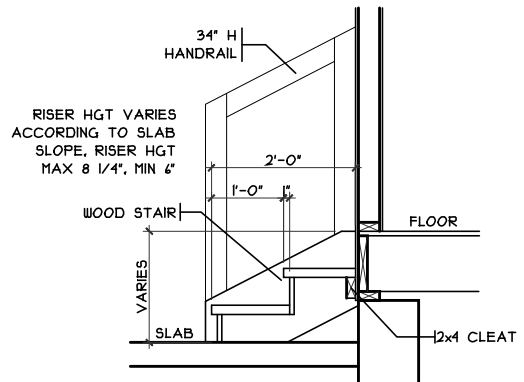


**A2**



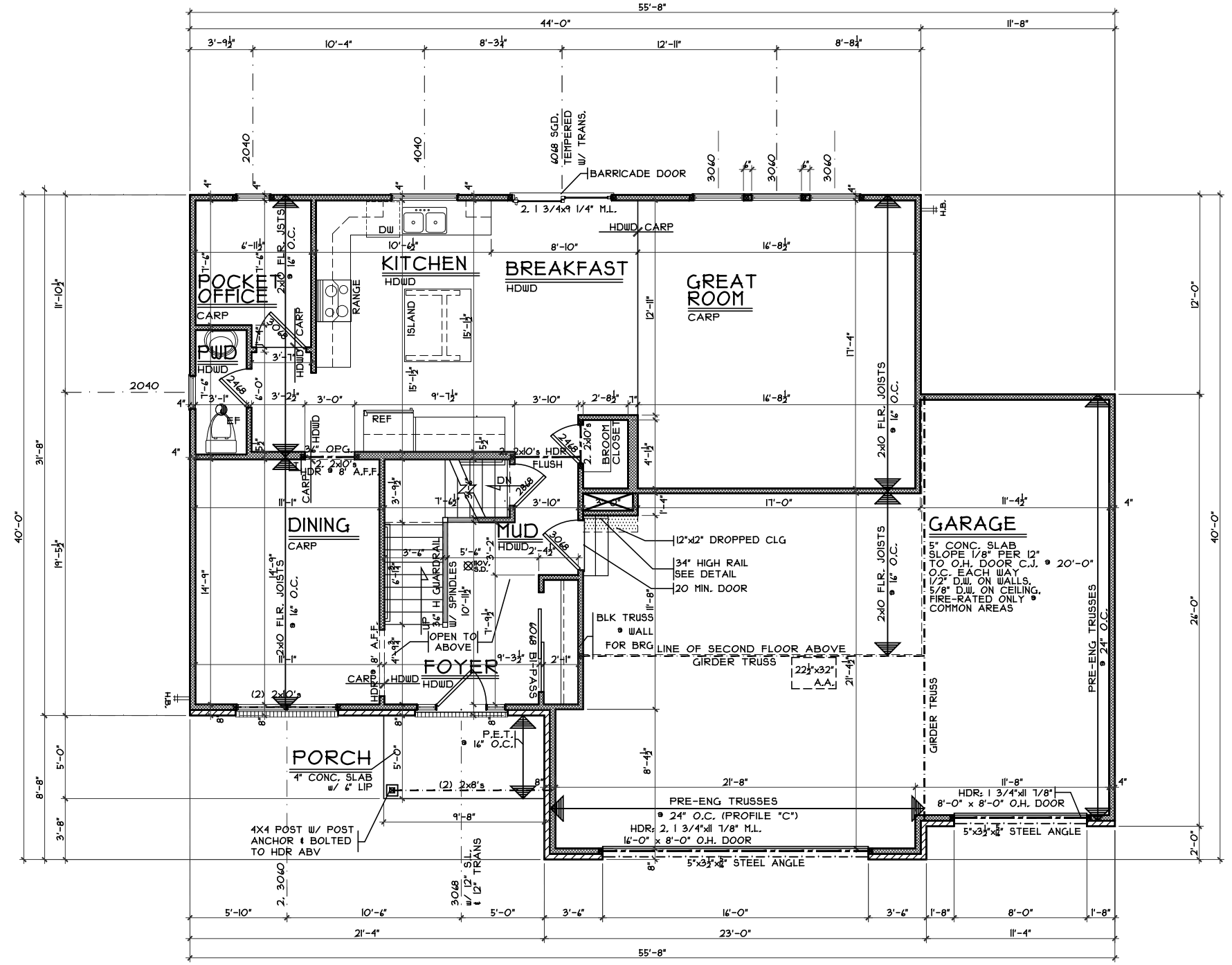
ISLAND FRAMING DETAIL

SCALE: 1/4" = 1'-0"



GARAGE HANDRAIL DETAIL

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



FIRST FLOOR PLAN

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

First Floor Plan

Plan : Morleigh  
Date : 6/10/2016  
Drawn: CKB  
Scale : As Noted  
Revised: 6/30/16  
Sheet : 7 of 12

KCK1-0005

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3864 Keever Pass  
Estates of Keever Creek Lot #5



7994-A Tyers Place Blvd.  
West Chester, OH 45069  
513.755.0570 www.cristohomes.com

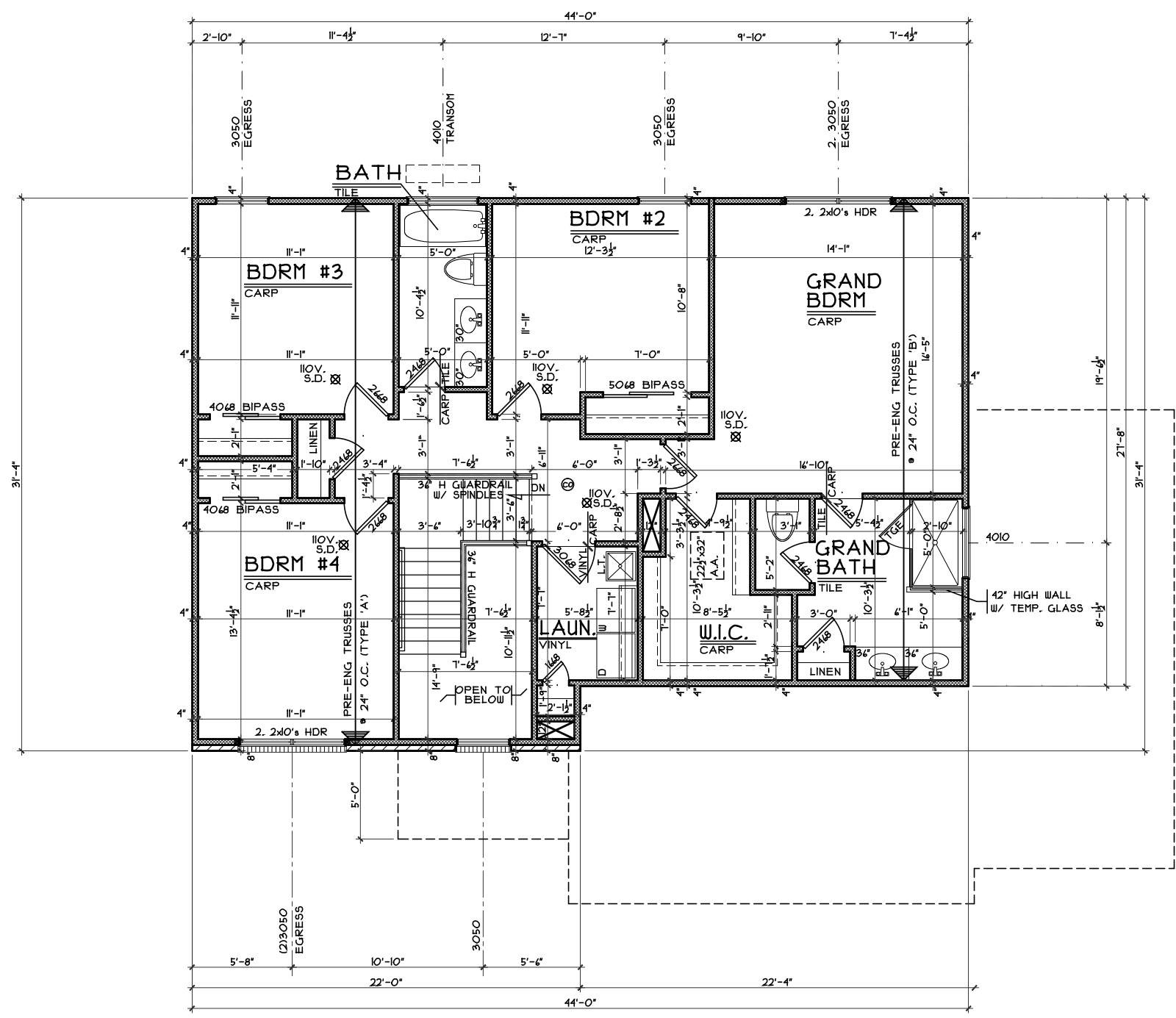
Morleigh - Traditional - Vinyl

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Issue Dates

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Review #2: 6/30/16

A3



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"    1182 S.F

**Second Floor Plan**

Plan : Morleigh  
Date : 6/10/2016  
Drawn: CKB  
Scale : As Noted  
Revised: 6/30/16  
Sheet : 11 of 12

Proposed Residence:  
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KCK1-0005  
Turtlecreek, OH  
Warren County

**Morleigh - Traditional - Vinyl**

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