

SPEC HOME
267 ELI'S PASS

PLOT PLAN

LOT 55 - 0.8746 AC.
THE ESTATES OF KEEVER CREEK, SEC 3
SECTION 23, TOWN 4, RANGE 3
TURTLECREEK TWP, WARREN CO., OHIO
FOR: CRISTO HOMES

QUANTITIES

TOTAL LOT AREA=38,097 SF
CITY WALK=X
HOUSE WALK=30.5 SF
DRIVE=1400.9 SF
APRON=92.5 SF
PATIO & PORCHES=117.1 SF
DECK=X
SEEDING=7,000.0 SF
SOD=7,927.1
UNSEEDED=21,112 SF

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.

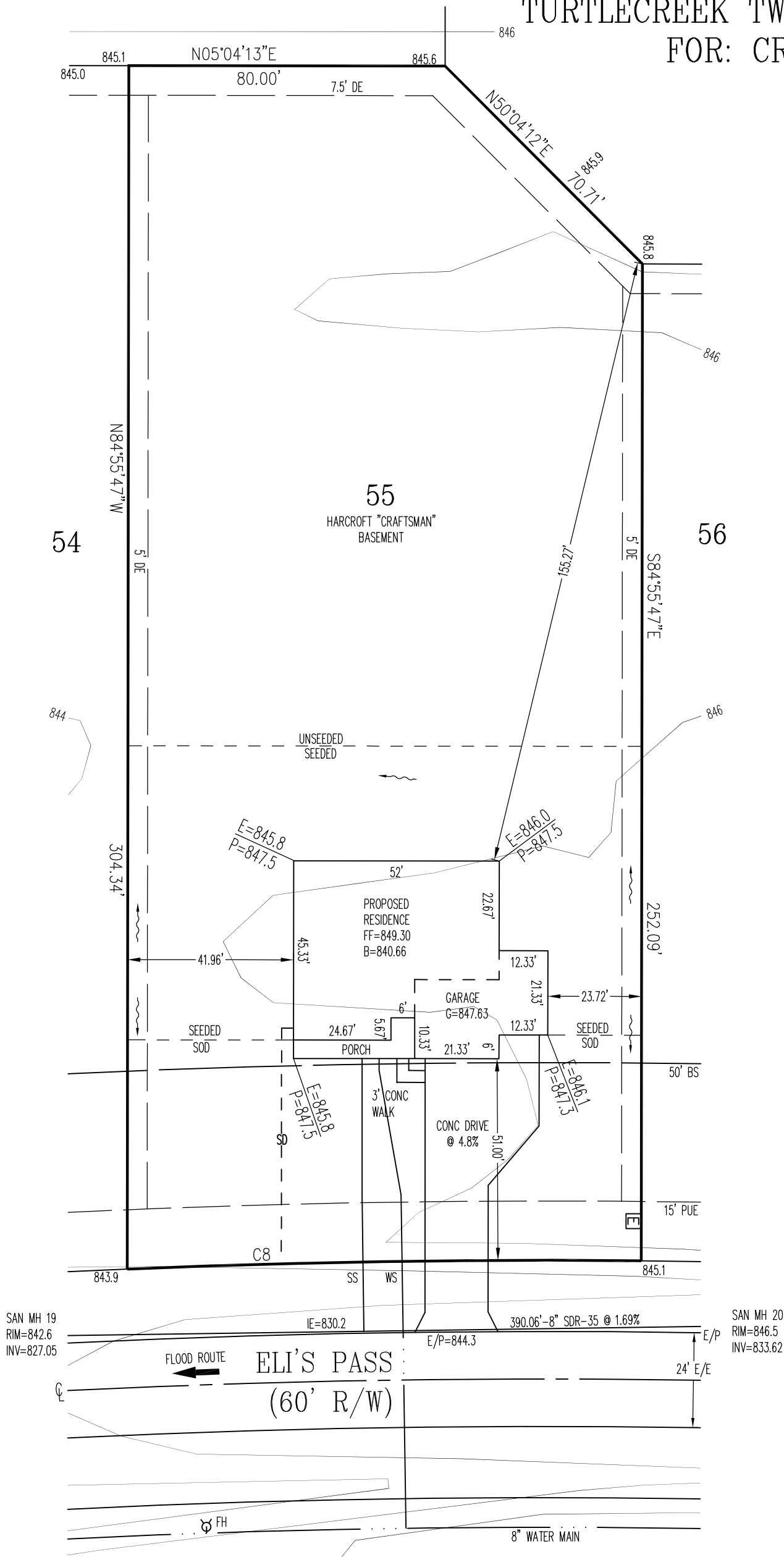
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

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

C8
R=2530.00'
L=130.03'



TOPOGRAPHY FROM
CONSTRUCTION PLANS,
DATED JUNE, 2016.



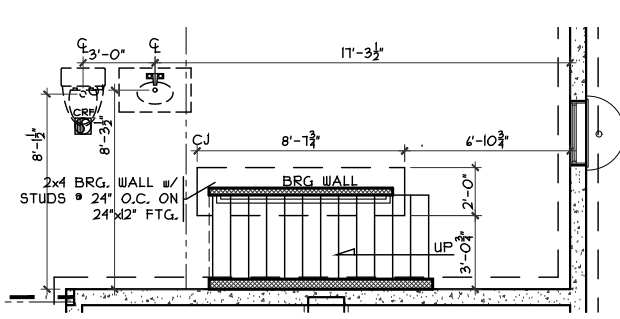
SCALE: 1"=30'
DATE: 12-13-16
DRAWN: TRS
DESIGNED:
CHECKED:

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

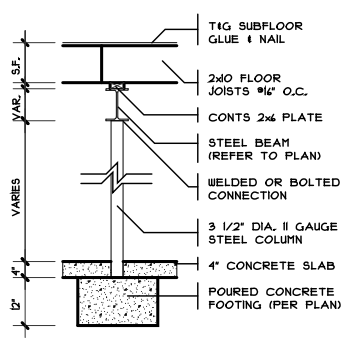
REVISIONS:
1.
2.
3.
4.

PROJECT: KEEVERCREEK
DRAWING: 161924PA

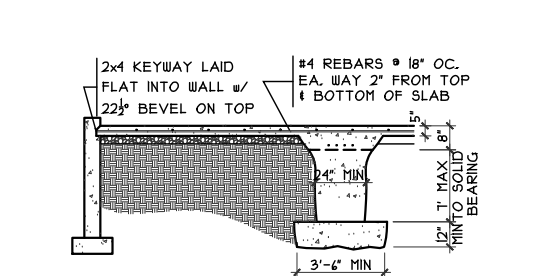
SHEET
1 OF 1



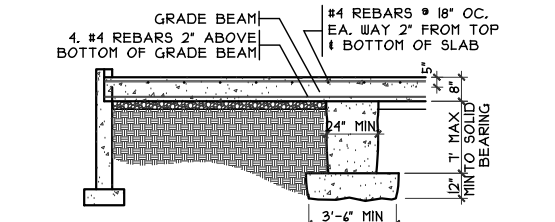
PLUMBING/STRUCTURE DIMS
SCALE: 1/8" = 1'-0"



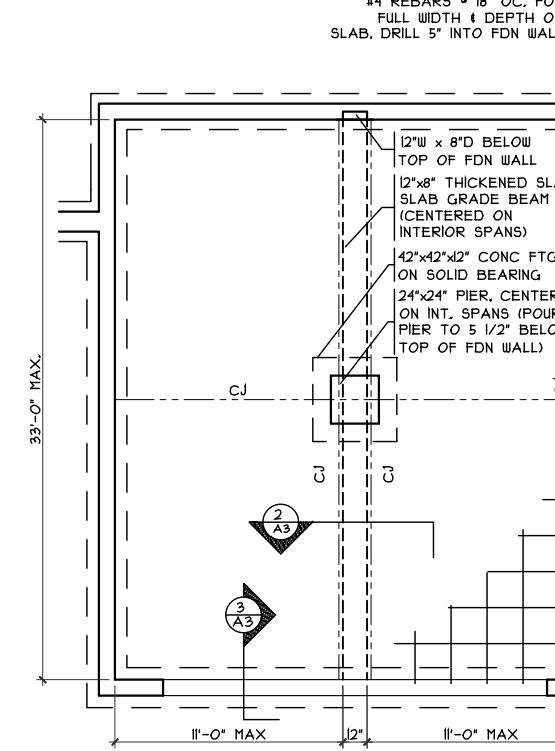
COLUMN DETAIL
SCALE: 1/4" = 1'-0"



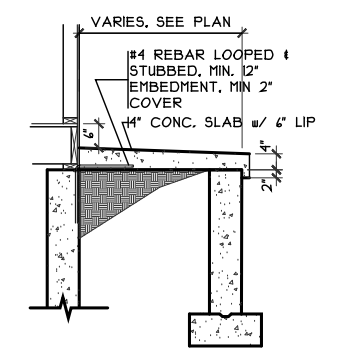
GRADE BM SECTION
SCALE: 1/8" = 1'-0"



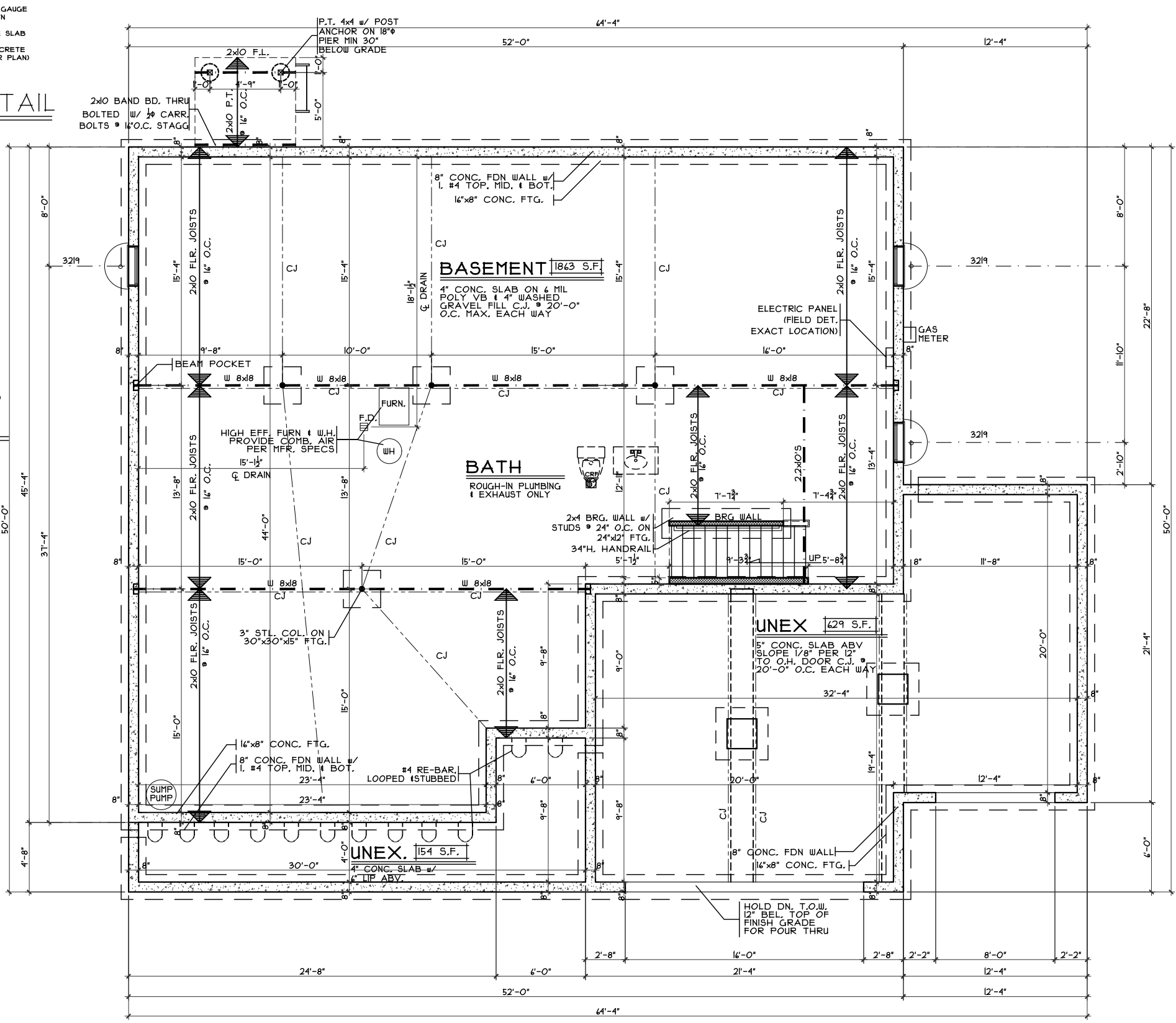
GRADE BM SECTION
SCALE: 1/8" = 1'-0"



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



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



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

Foundation Plan
 Plan : Harcroft
 Date : 12/2/16
 Drawn: CKB
 Scale : As Noted
 Revised: 2/9/17
 Sheet : 7 of 21

Proposed Residence:
 Market Home
 267 Eli's Pass Lot #55
 Estates of Keever Creek

KC-55
 Harcroft - Craftsman Porch w/ Stone-Vinyl

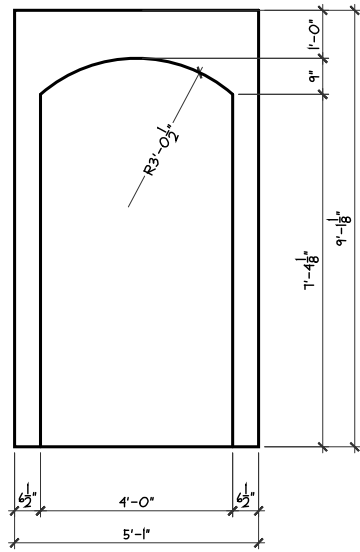
Turtlecreek Twp.
 Warren County

Issue Dates
 Review #1 12/13/16
 Review #2 1/9/17
 Change 2/9/17

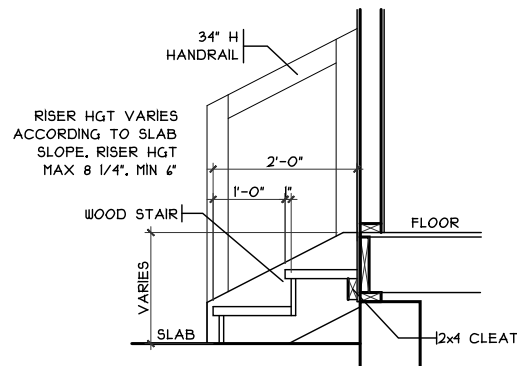
Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

CRISTO
 HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.735.0570 www.cristohomes.com

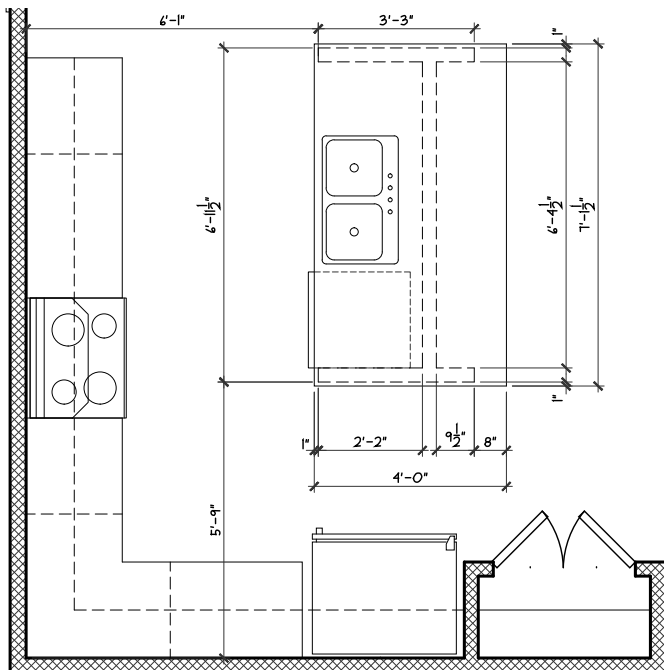
A3



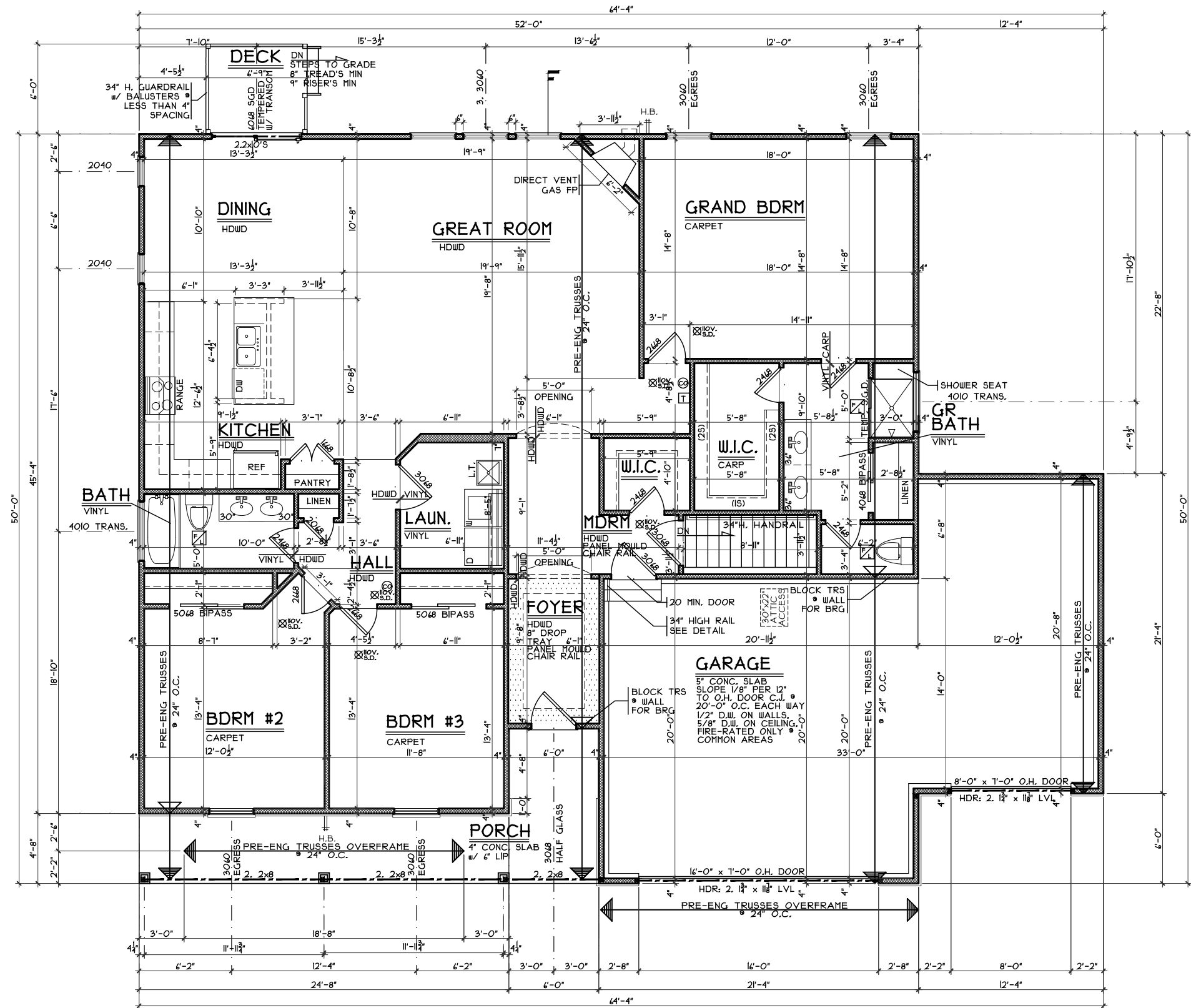
ARCH DET.
SCALE: 1/4" = 1'-0"



GARAGE HANDRAIL DET.
SCALE: 1/8" = 1'-0"



ISLAND FRM'G/CAB'T LAYOUT
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1981 S.F.

First Floor Plan

Plan : Harcroft
Date : 12/2/16
Drawn: CKB
Scale : As Noted
Revised: 2/9/17
Sheet : 9 of 21

KC-55

Proposed Residence:

Market Home
267 Eli's Pass Lot #55
Estates of Keever Creek

Harcroft - Craftsman Porch w/ Stone- 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 #1	12/13/16
	Review #2	1/9/17
	Change	2/9/17



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

A4