

PLOT PLAN
LOT 70 (44,000 SF) 1.0101
ACRES
THE ESTATES OF KEEVER
CREEK, SECTION 3
SECTION 23, TOWN 4, RANGE 3
TURTLECREEK TOWNSHIP,
WARREN COUNTY, OHIO
FOR: CRISTO HOMES

BOWER RESIDENCE
 194 ELI'S PASS

TOPOGRAPHY FROM
 CONSTRUCTION PLANS, DATED
 JUNE, 2016 AND MAY NOT
 REFLECT ACTUAL CURRENT
 CONDITIONS

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

QUANTITIES

TOTAL LOT AREA	44,000 sq. ft.
CITY WALK	0 sq. ft.
HOUSE WALK	68 sq. ft.
DRIVE	1,436 sq. ft.
APRON	93 sq. ft.
PATIO AND PORCHES	26 sq. ft.
DECK	0 sq. ft.
SEEDING AREA	17,009 sq. ft.
UNDISTURBED AREA	25,042 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.

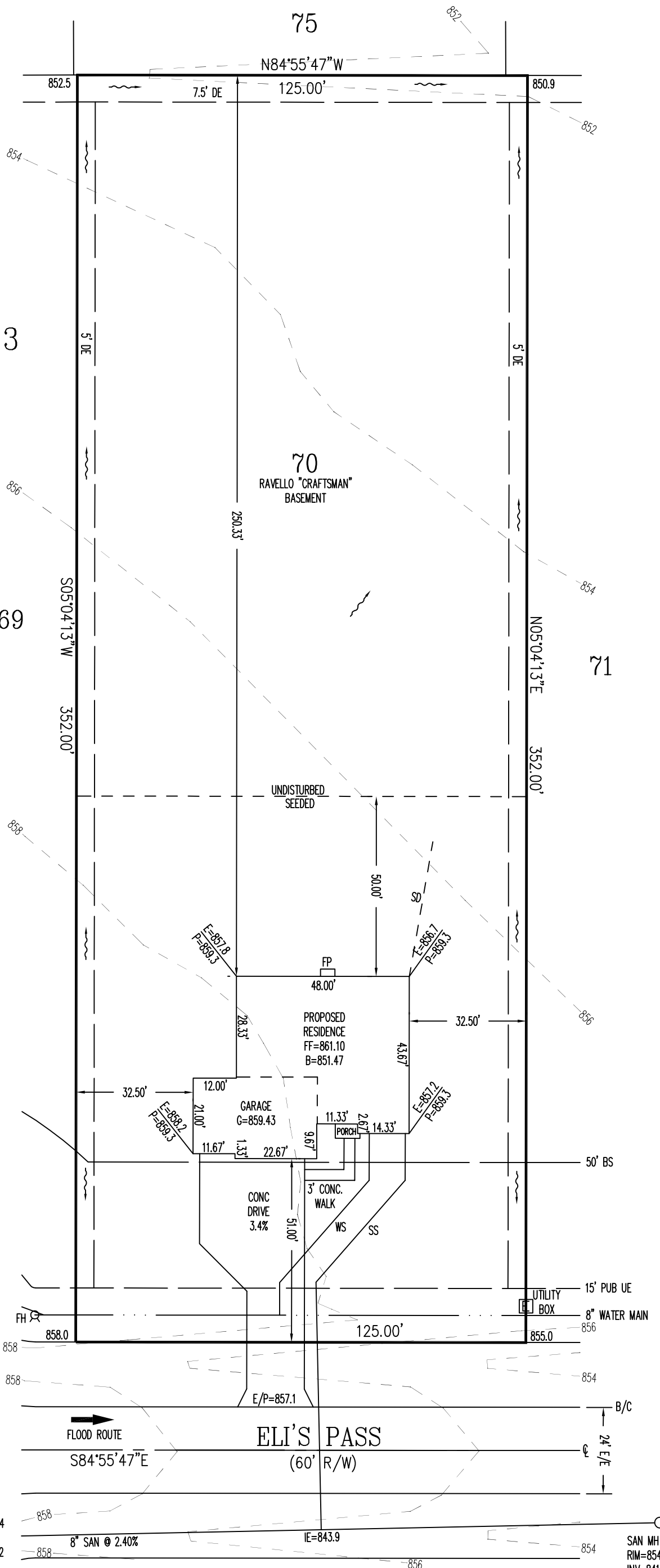
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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.

SAN MH 24
 RIM=860.3
 INV=848.32

SAN MH 23
 RIM=854.4
 INV=841.67



2 WORKING DAYS
 BEFORE YOU DIG



CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

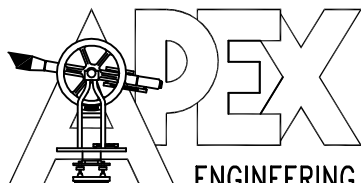
SCALE: 1"=30'

DATE: 11/29/2018

DRAWN: REW

DESIGNED: -

CHECKED: KRC



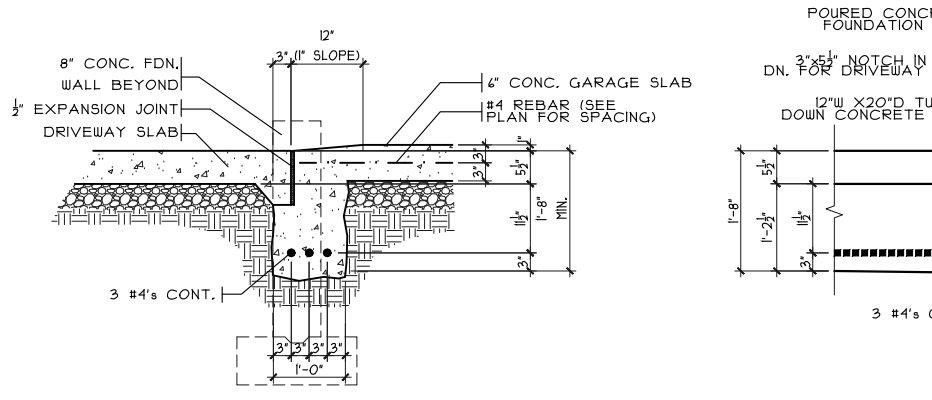
ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

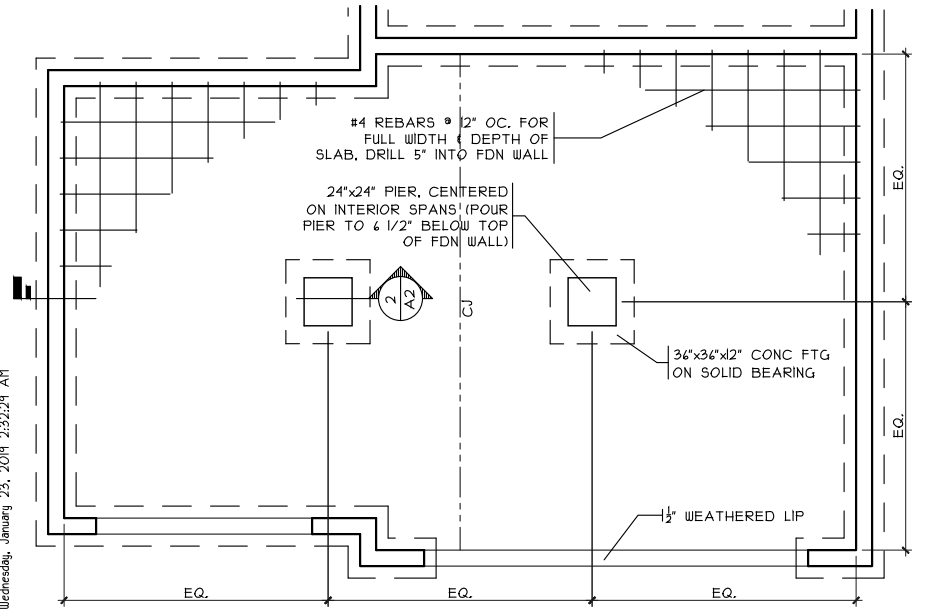
- 1.
- 2.
- 3.
- 4.

PROJECT: KEEVER CREEK
 DRAWING: 182113PA

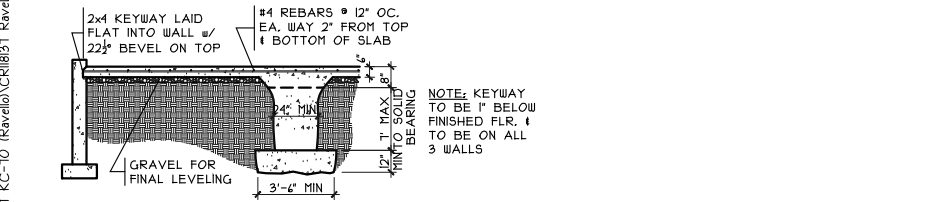
SHEET
 1 OF 1



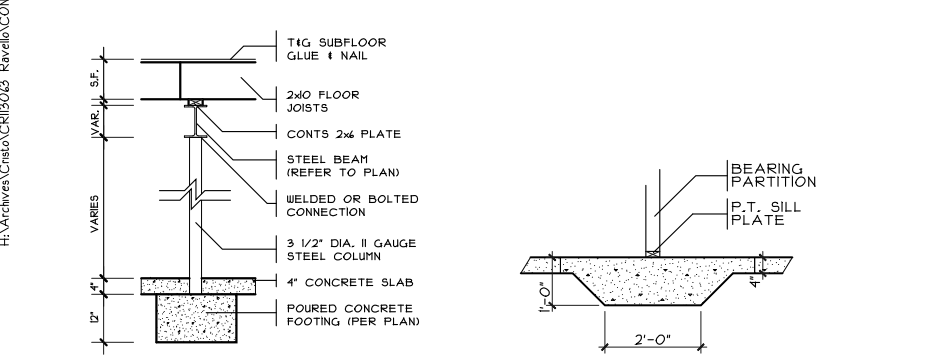
SECTION
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



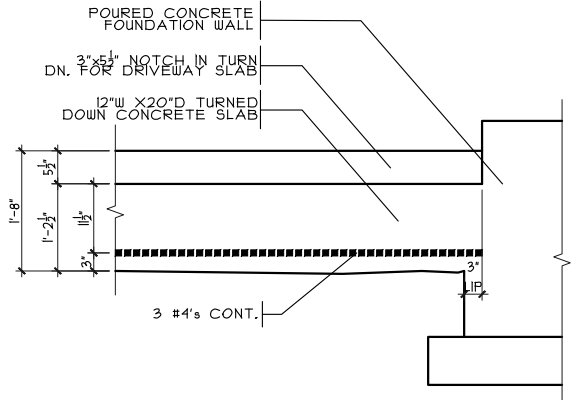
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



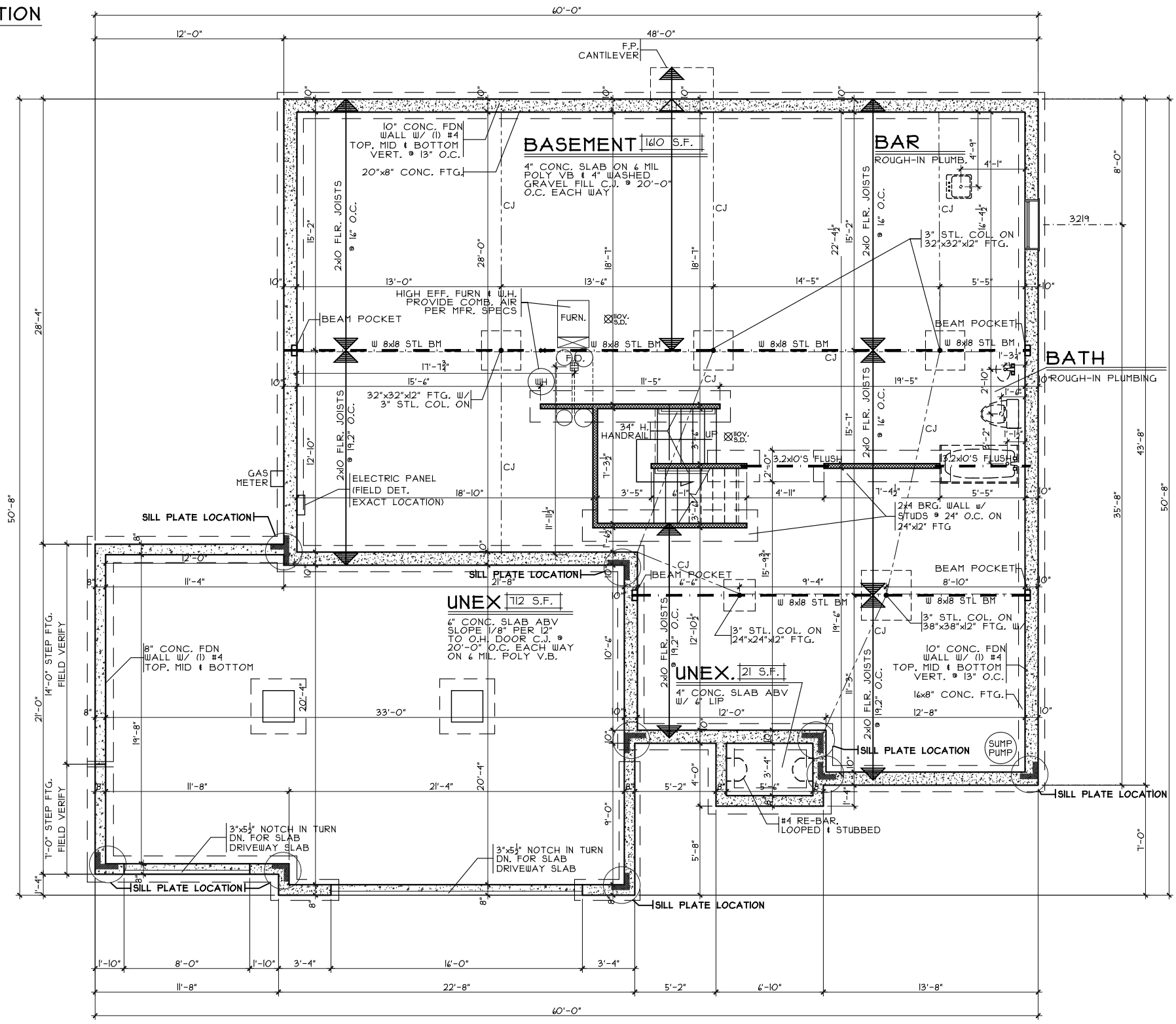
GRADE BM SECTION
SCALE: 1/8" = 1'-0"



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



ELEVATION



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

Issue Dates

Review #1:	11-19-18
Review #2:	12-17-18

Ravello - Craftsman - Vinyl

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Turtlecreek
Warren County

KC-70

Proposed Residence:
Bower Residence
KC - Estates of Keever Creek
194 Eli's Pass

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

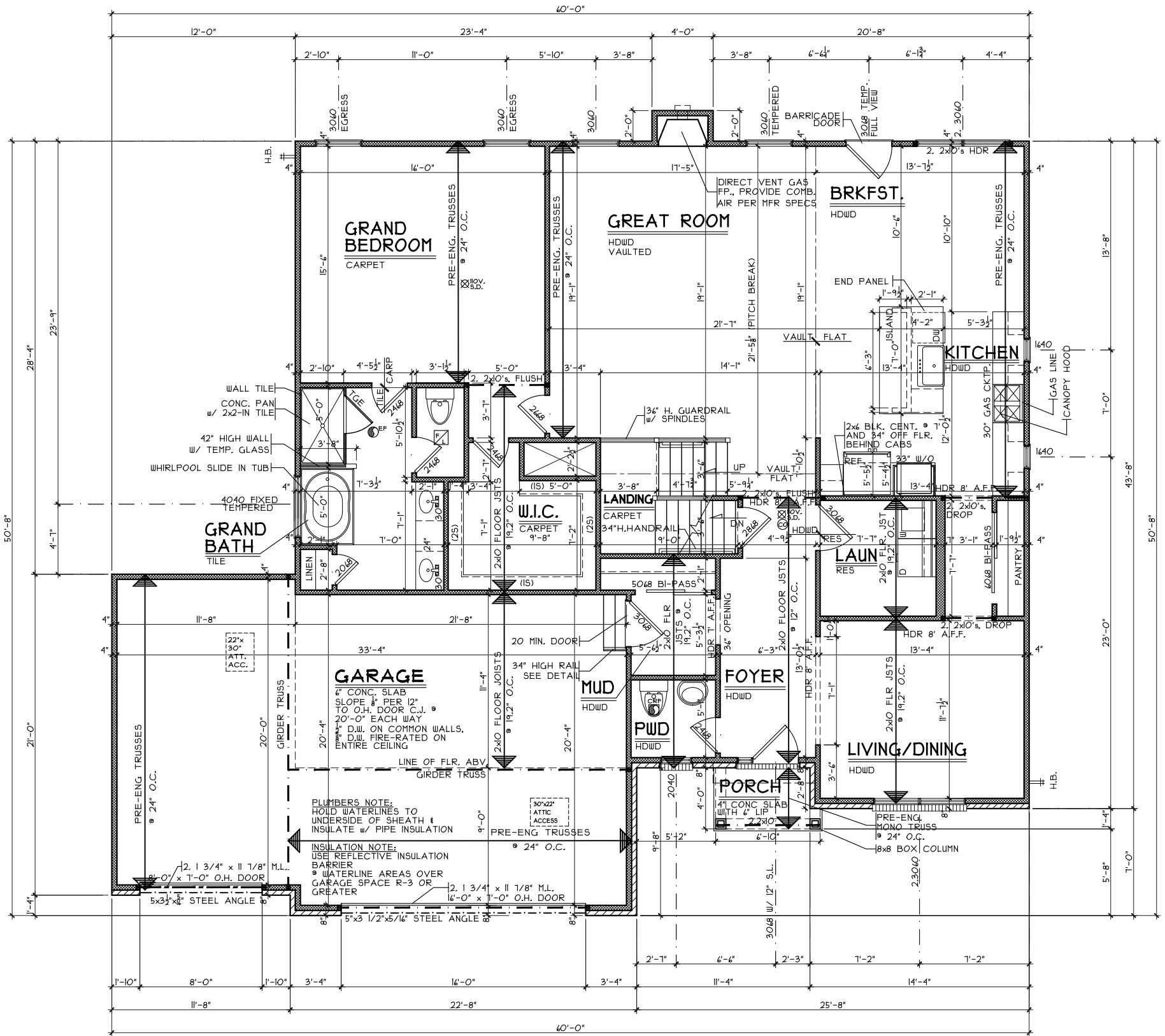
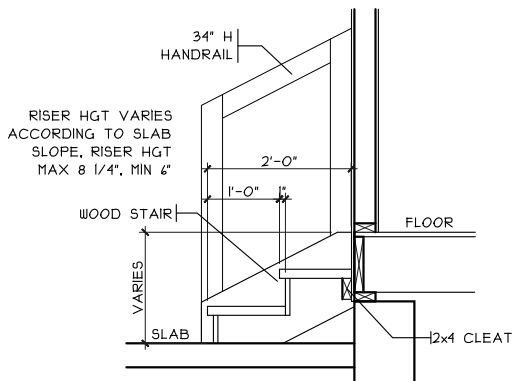
Foundation Plan

Plan : Ravello
Date : 11/14/18
Drawn: AG
Scale : As Noted
Revised: 1/23/19
Sheet : 3 of 14

A2

GARAGE HANDRAIL DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1760 S.F.

NOTE: ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

First Floor Plan

Plan : Ravello
Date : 11/14/18
Drawn: AG
Scale : As Noted
Revised: 1/23/19
Sheet : 4 of 14



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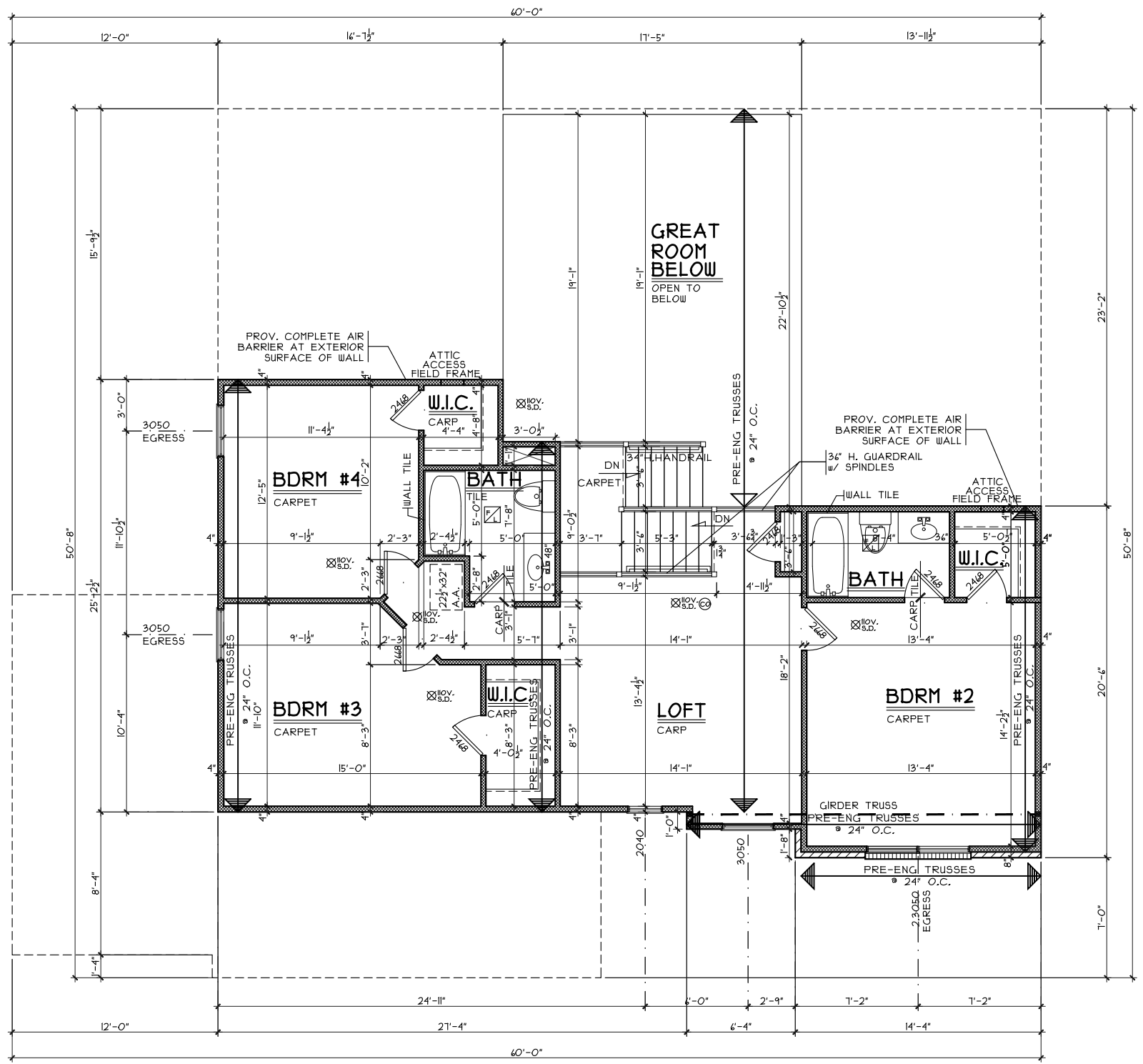
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Turtlecreek
Warren County

A3



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 999 S.F.

Second Floor Plan

Plan : Ravello
Date : 11/14/18
Drawn: AG
Scale : As Noted
Revised: 1/23/19
Sheet : 5 of 14

KC-70

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A4