

HICKMAN RESIDENCE
435 CALUMET FARMS DRIVE

PLOT PLAN
LOT 7932 (23,179 SF) 0.5321 AC.
TRIPLE CROWN AT KEENELAND ESTATES
SECT. 12, TOWN 4, RANGE 3
CITY OF LEBANON
WARREN COUNTY OHIO
FOR: CRISTO HOMES

C83
R=571.00'
L=127.89'

SETBACKS:
FRONT = 50'
REAR = 25'
SIDE = 10' MIN. / 25' TOTAL

QUANTITIES

TOTAL LOT AREA=23,179 SF
CITY WALK=450.3 SF
HOUSE WALK=101.0 SF
DRIVE=1308.9 SF
APRON=101.8 SF
PATIO & PORCH=111.0 SF
DECK=
SEEDING=7000.0 SF
SOD=8411.3 SF
UNSEEDED=4090.1 SF

TOPOGRAPHY FROM CONSTRUCTION
DRAWINGS: 02-17-05

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.

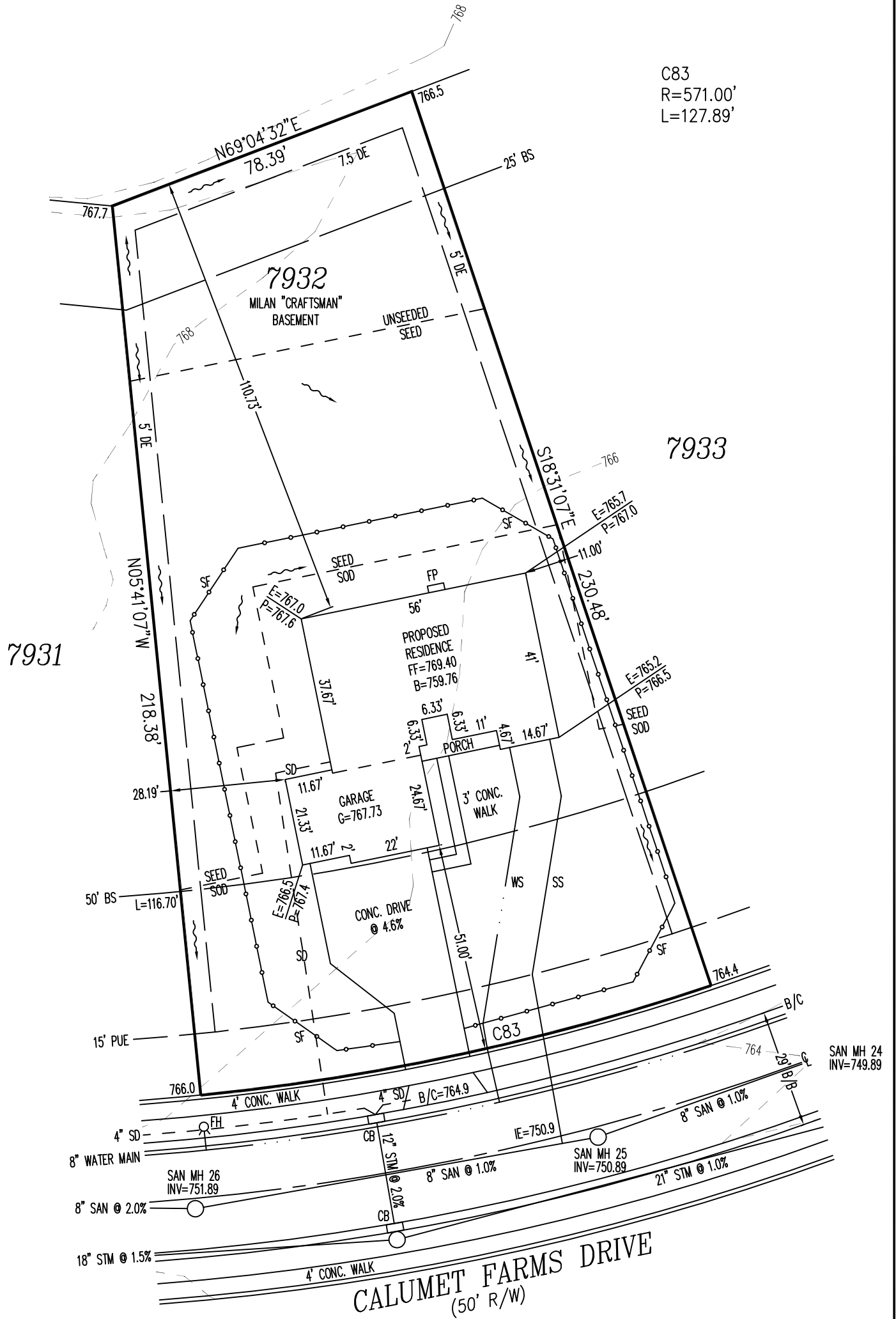
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY
FOR THE FINISH FLOOR ELEVATION.

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"=30'
DATE: 02/09/2017
DRAWN: JLS
DESIGNED:
CHECKED:

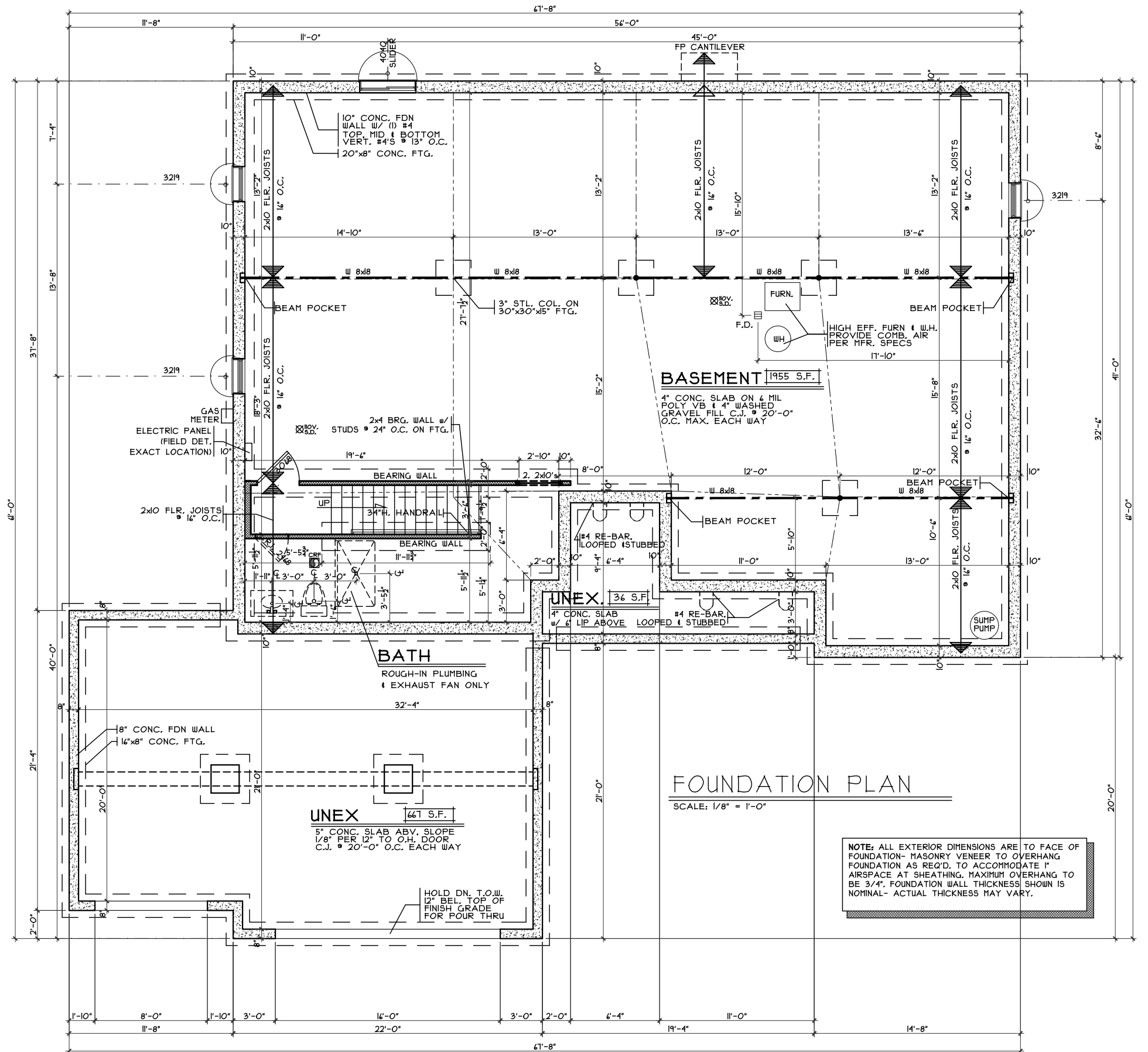
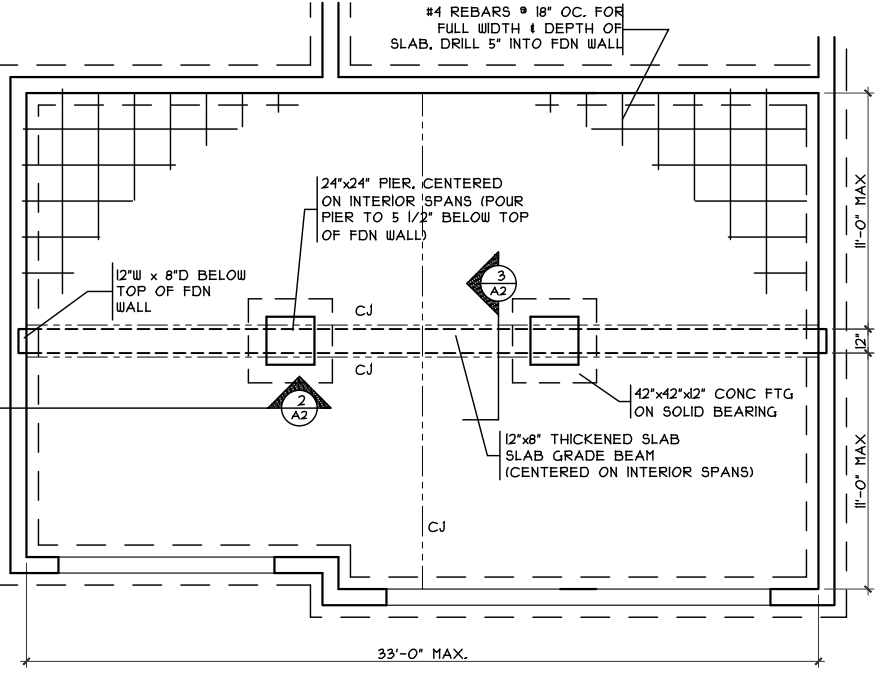
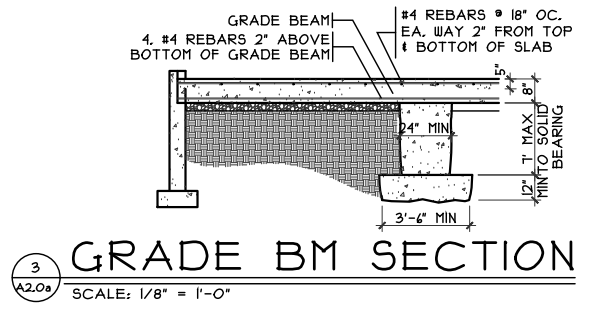
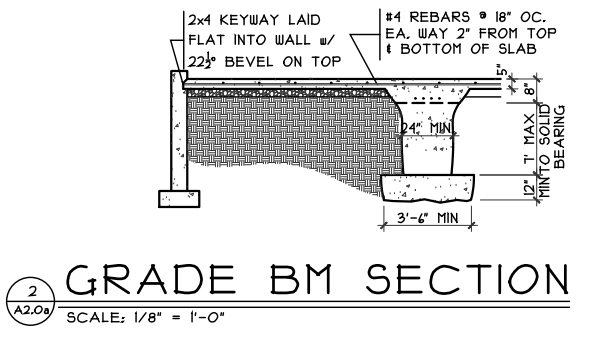
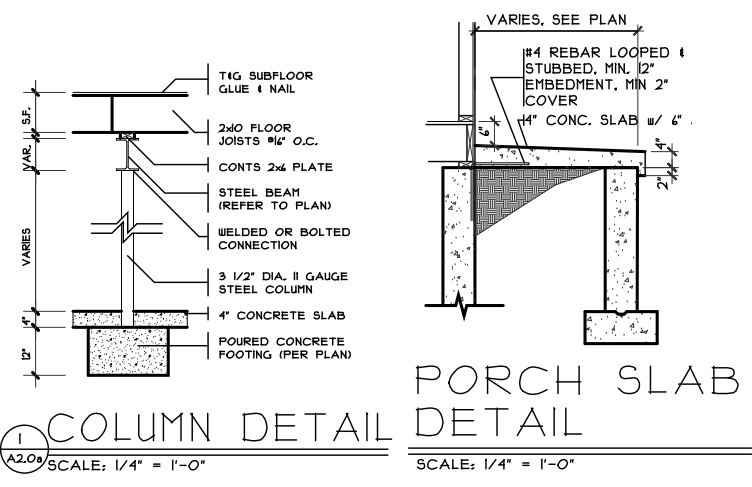
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

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

PROJECT: KEENELAND
DRAWING: 170155PA

SHEET
1 OF 1



NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4". FOUNDATION WALL THICKNESS SHOWN IS NOMINAL- ACTUAL THICKNESS MAY VARY.

Foundation Plan
Plan : Milan
Date : 2/1/17
Drawn: CKB
Scale : As Noted
Revised: 2/23/17
Sheet : 15 of 23

Proposed Residence:
Hickman Residence
435 Calumet Farms Drive
Lebanon
Warren County

Issue Dates
Review #1: 2/9/17
Review #2: 2/15/17
Review #3: 2/23/17

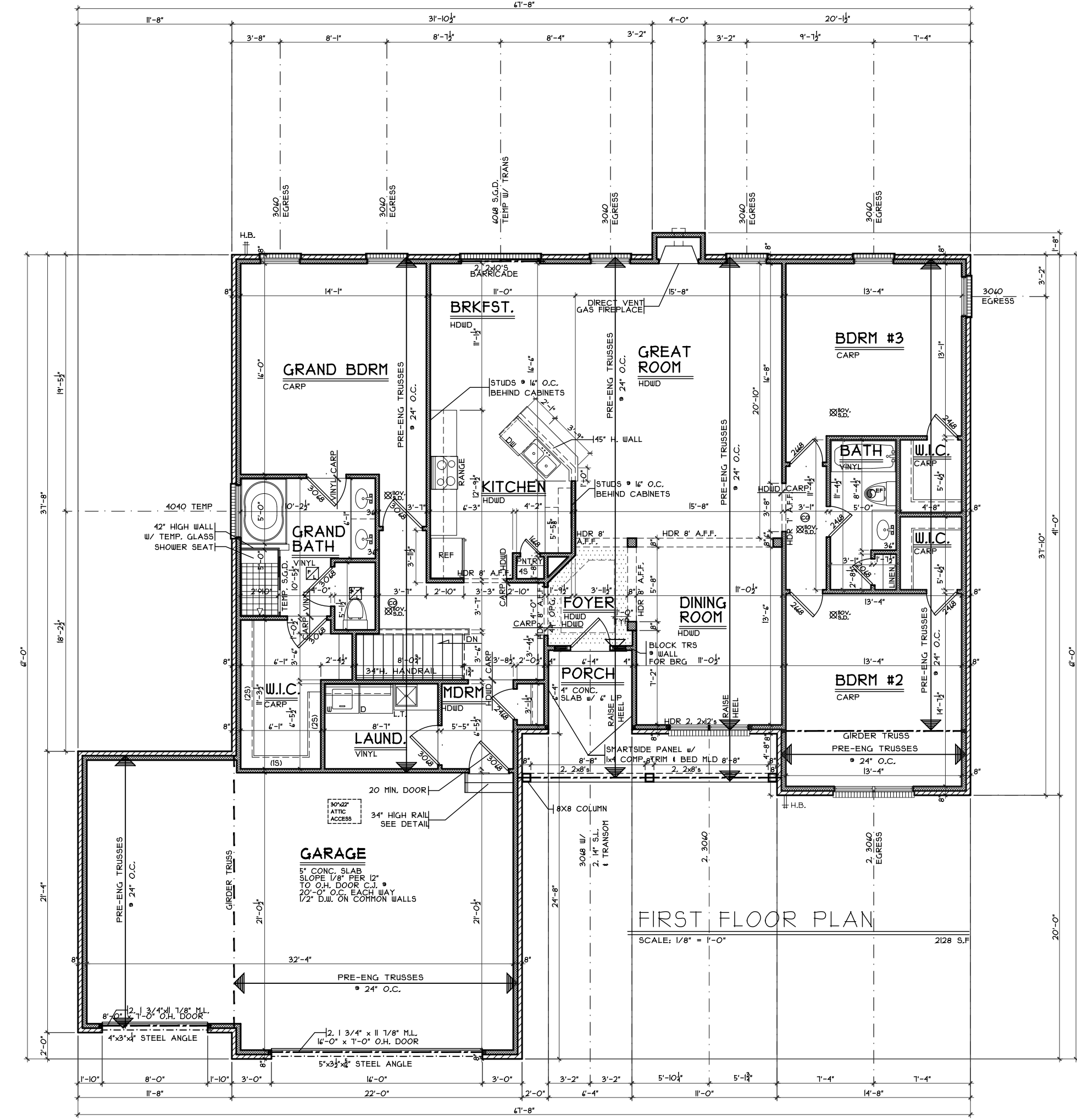
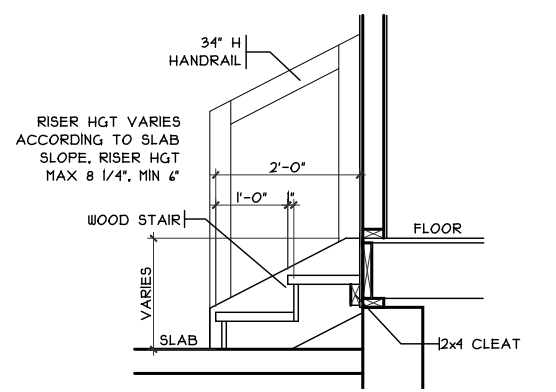
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CRISTO HOMES
7994-A Tylers Place Blvd.
West Chester, OH 45389
513.755.0570 www.cristohomes.com

A2

GARAGE HANDRAIL DETAIL

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



FIRST FLOOR PLAN

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

2128 S.F.

First Floor Framing Plan

Proposed Residence:

Hickman Residence
435 Calumet Farms Drive
Estates of Kever Creek Lot #7932

Milan - Brick Wrap - Vinyl

Lebanon
Warren County

Issue Dates

Review #1	2/9/17
Review #2	2/15/17
Review #3	2/23/17



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A3