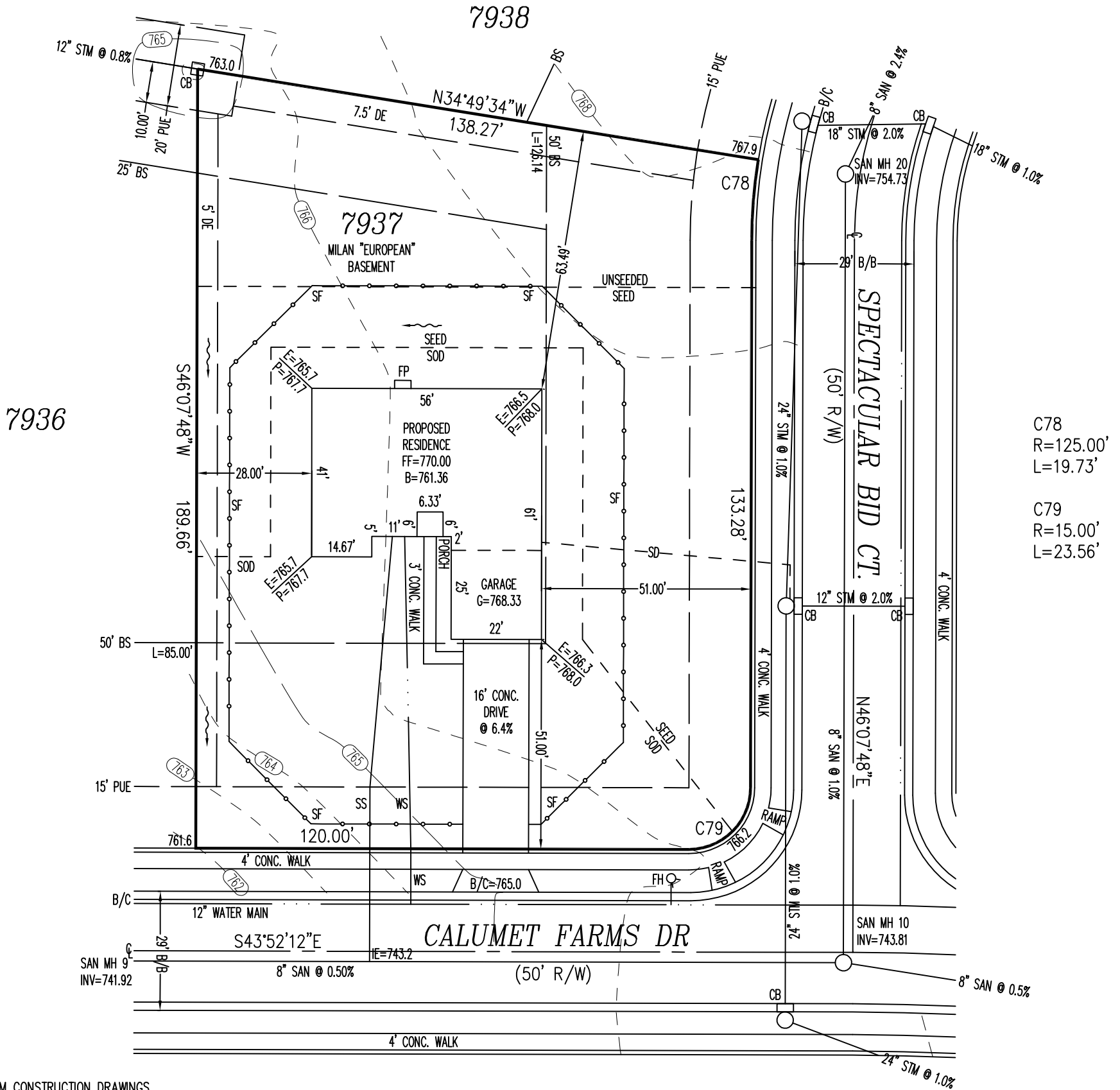


BENNETT RESIDENCE  
CALUMET FARMS DRIVE

# PLOT PLAN

LOT 7937 (24,116 SF) 0.5536 AC.  
TRIPLE CROWN AT KEENELAND ESTATES  
SECT. 12, TOWN 4, RANGE 3  
CITY OF LEBANON  
WARREN COUNTY OHIO  
FOR: CRISTO HOMES



### INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND SANITARY 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.

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

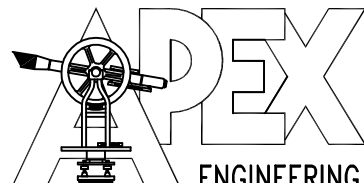
TOTAL LOT AREA=24,116 SF  
CITY WALK=1185.7 SF  
HOUSE WALK=113.0 SF  
DRIVE=896.0 SF  
APRON=101.8 SF  
PATIO & PORCH=38.0 SF  
DECK=  
SEEDING=7,000 SF  
SOD=9,516.2 SF  
UNSEEDED=5732.1 SF

### SETBACKS:

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

TOPOGRAPHY FROM STREET TO TREE LINE BY APEX: 7-24-14  
TOPOGRAPHY INSIDE TREELINE FROM CONSTRUCTION DRAWINGS: 02-17-05

SCALE: 1"=30'  
DATE: 11/29/2016  
DRAWN: JLS  
DESIGNED:  
CHECKED:



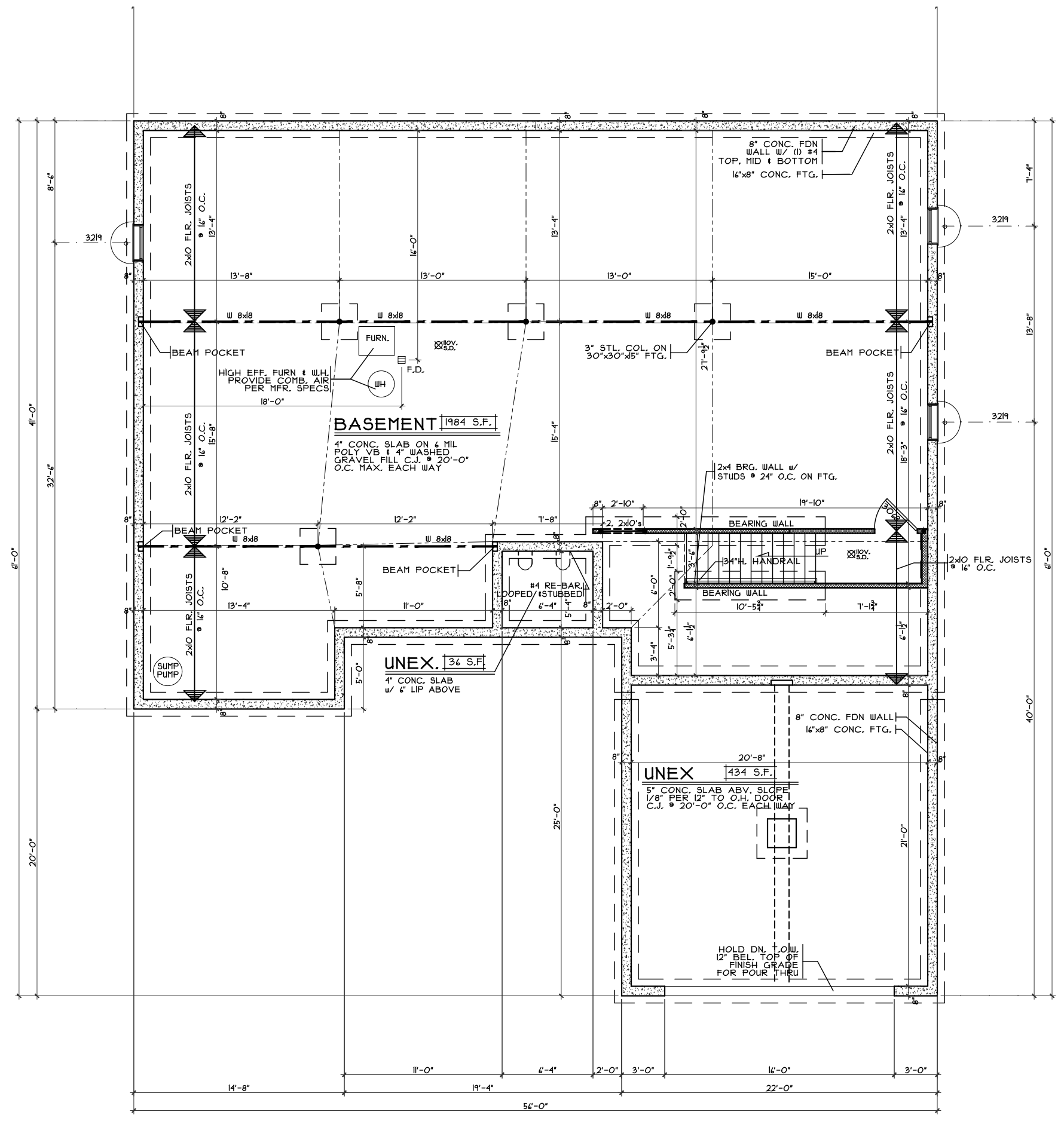
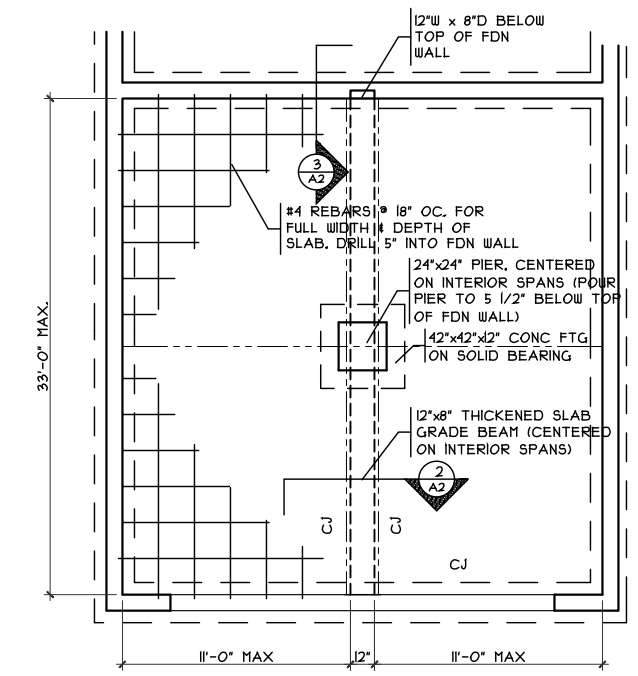
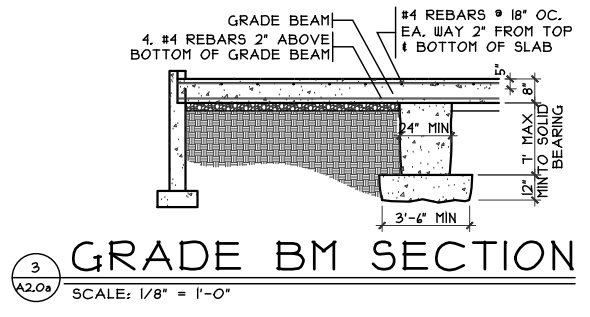
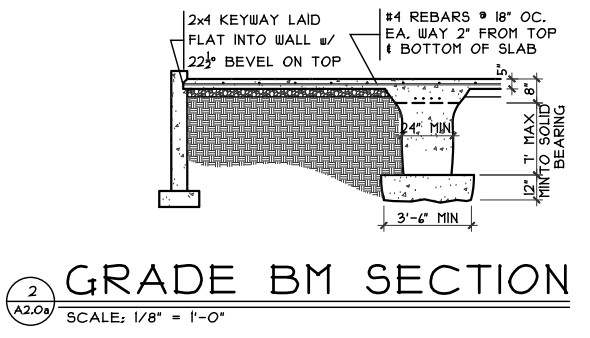
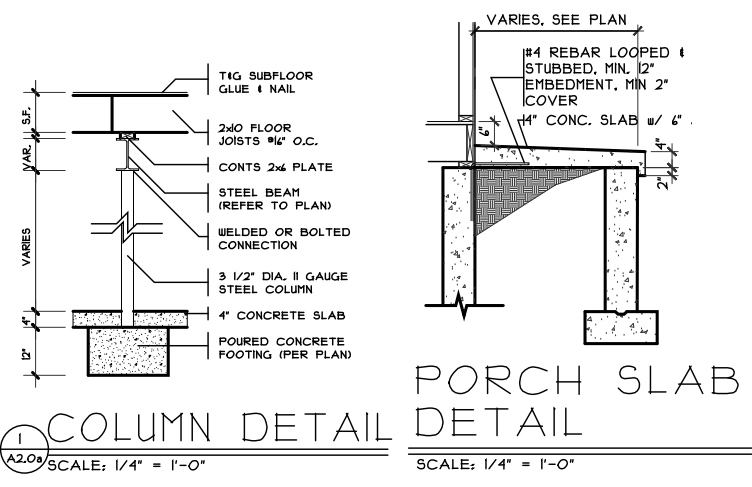
**APEX**  
ENGINEERING & SURVEYING, INC.  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

### REVISIONS:

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

PROJECT: KEENELAND  
DRAWING: 161852PA

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.

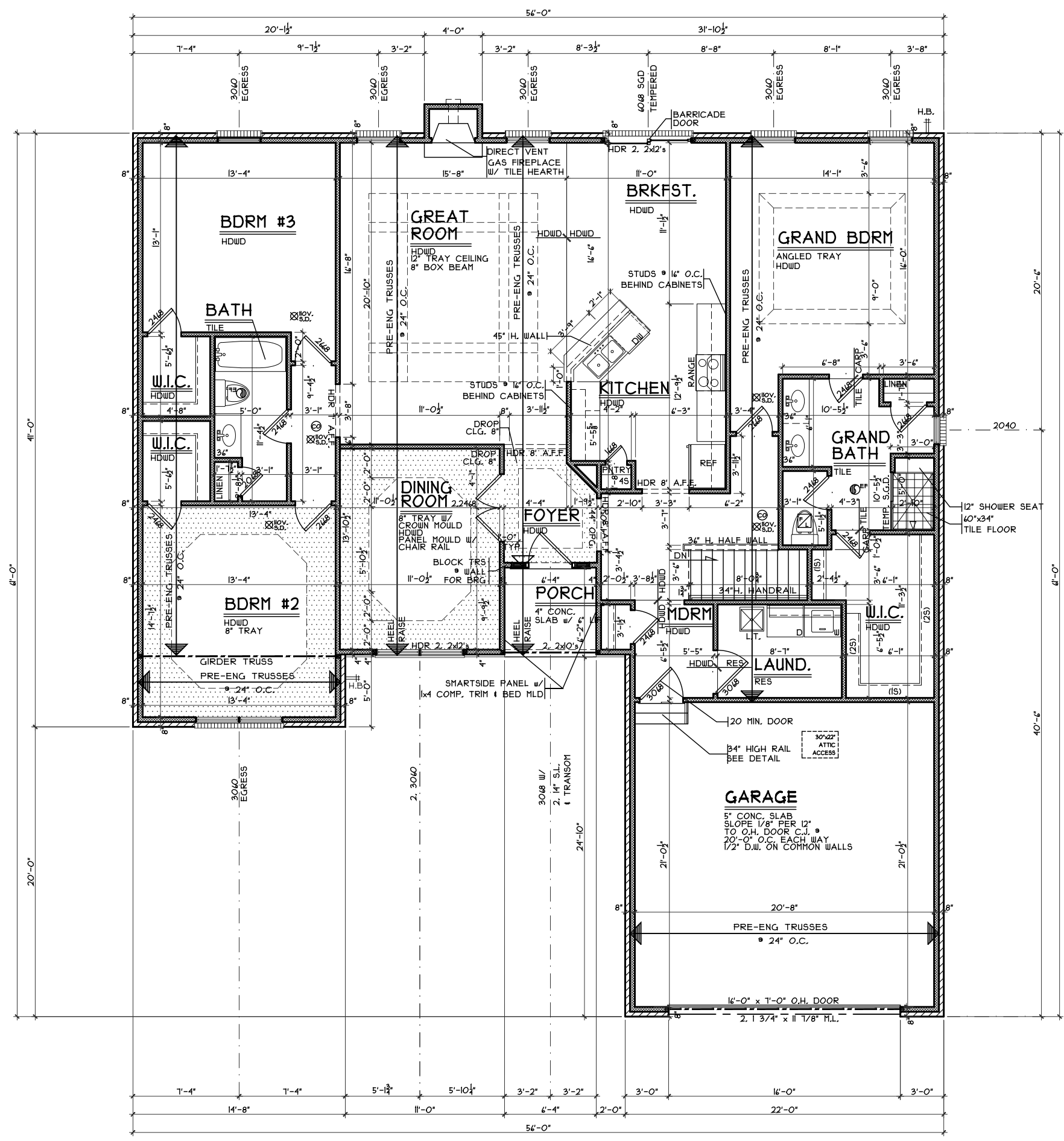
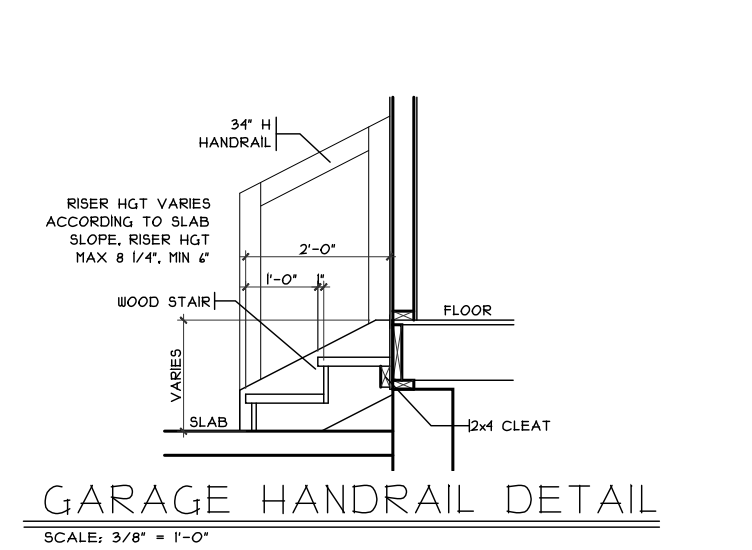
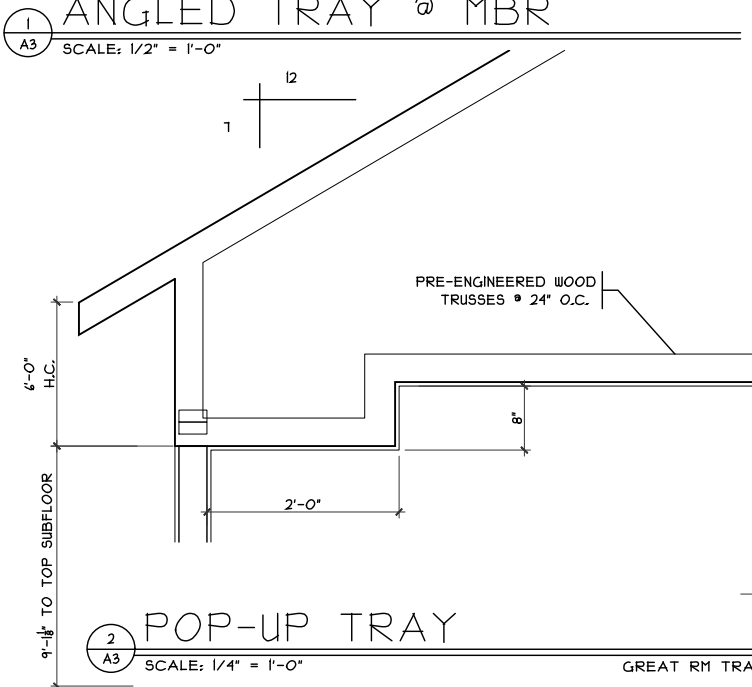
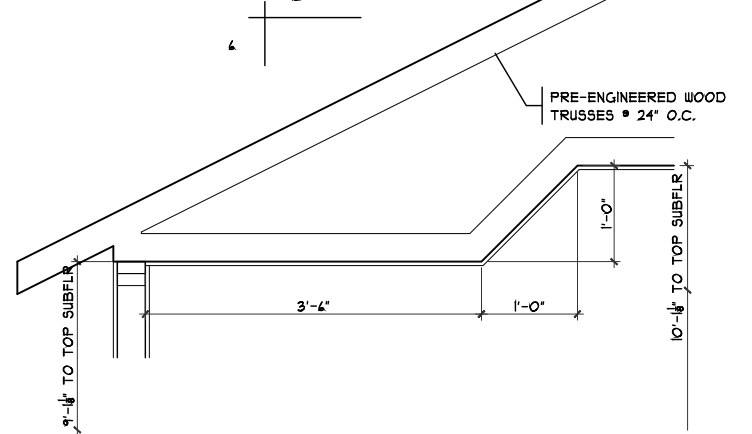
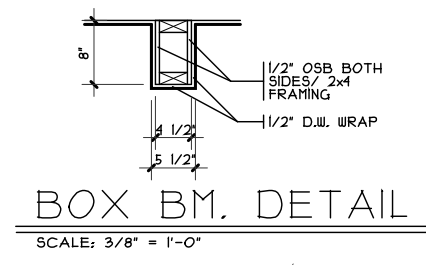
**Foundation Plan**  
Plan : Milan  
Date : 11/1/16  
Drawn : CKB  
Scale : As Noted  
Revised: 12/19/16  
Sheet : 15 of 23

**Proposed Residence:**  
Bennett Residence  
1501 Spectacular Bid Ct.  
Lot 7937 Keeneland Estates

**Issue Dates**  
Review #1 12/9/16  
Review #2 12/15/16  
Review #3 12/19/16

Milan - Brick Wrap - European Vinyl  
Lebanon  
Warren County

**CRISTO HOMES**  
7994-A Tylers Place Blvd.  
West Chester, OH 45399  
513.755.0570 www.cristohomes.com



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
2122 S.F.

First Floor Framing Plan

Plan : Milan  
Date : 11/1/16  
Drawn: CKB  
Scale : As Noted  
Revised: 12/19/16  
Sheet : 17 of 23

Proposed Residence:  
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Lot 7937 Keeneland Estates  
Warren County  
Lebanon

CRISTO HOMES  
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Issue Dates  
Review #1 12/9/16  
Review #2 12/15/16  
Review #3 12/19/16

Milan - Brick Wrap - European - Vinyl  
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