

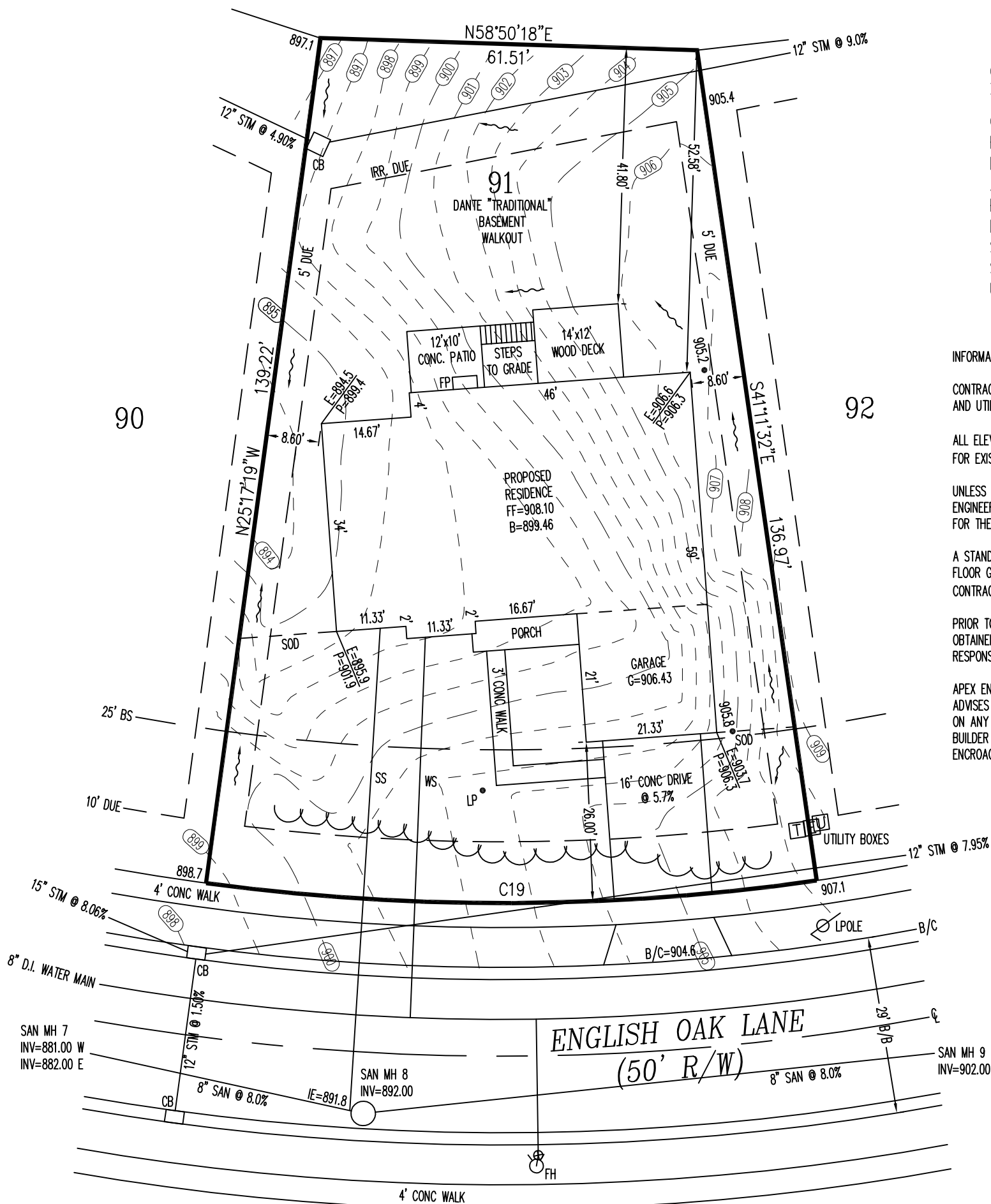
CROTTY RESIDENCE  
45 ENGLISH OAK LANE

# PLOT PLAN

## LOT 91 (11,251 SF) 0.2583 AC.

### NORTH HILLS OF STONE RIDGE, SEC. 4 CITY OF SPRINGBORO WARREN CO., OHIO FOR: CRISTO HOMES

SETBACKS  
FRONT=25'  
REAR=30'  
SIDE=7.5'



#### QUANTITIES

TOTAL LOT AREA=11,251 SF  
CITY WALK=338.2 SF  
HOUSE WALK=110.5 SF  
DRIVE=482.3 SF  
APRON=120.3 SF  
PATIO & PORCH=205.3 SF  
DECK= 168.0 SF  
SEEDING=4,883.1 SF  
SOD= 3,220.6 SF  
UNSEEDED=X

#### 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.

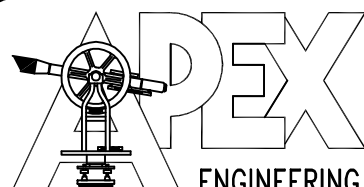
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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.

C19  
R=360.27'  
L=100.00'



SCALE: 1"=20'  
DATE: 03/11/2017  
DRAWN: JLS  
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

TOPOGRAPHY FROM CURB TO TREELINE BY APEX - 02-21-14  
TOPOGRAPHY BEYOND TREELINE FROM CONSTRUCTION PLANS - 11-18-02

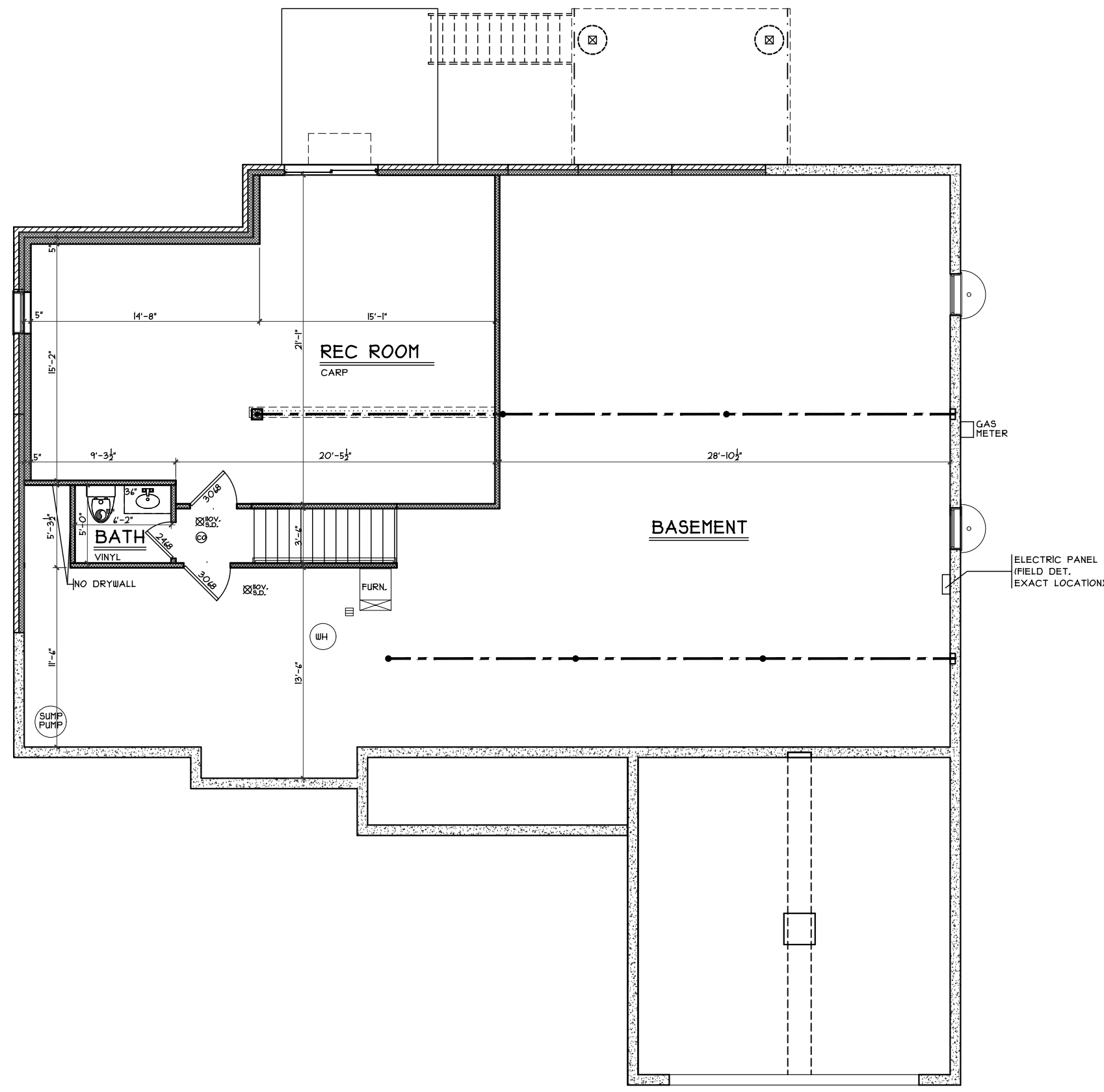
#### REVISIONS:

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

PROJECT: HILLSSTONERIDGE  
DRAWING: 170337PA

SHEET  
1 OF 1





**LOWER LEVEL PLAN**  
SCALE: 1/8" = 1'-0" 431 S.F.

Plan : Dante  
Date : 3/2/17  
Drawn: CKB  
Scale : As Noted  
Revised: 4/13/17  
Sheet : 4 of 12

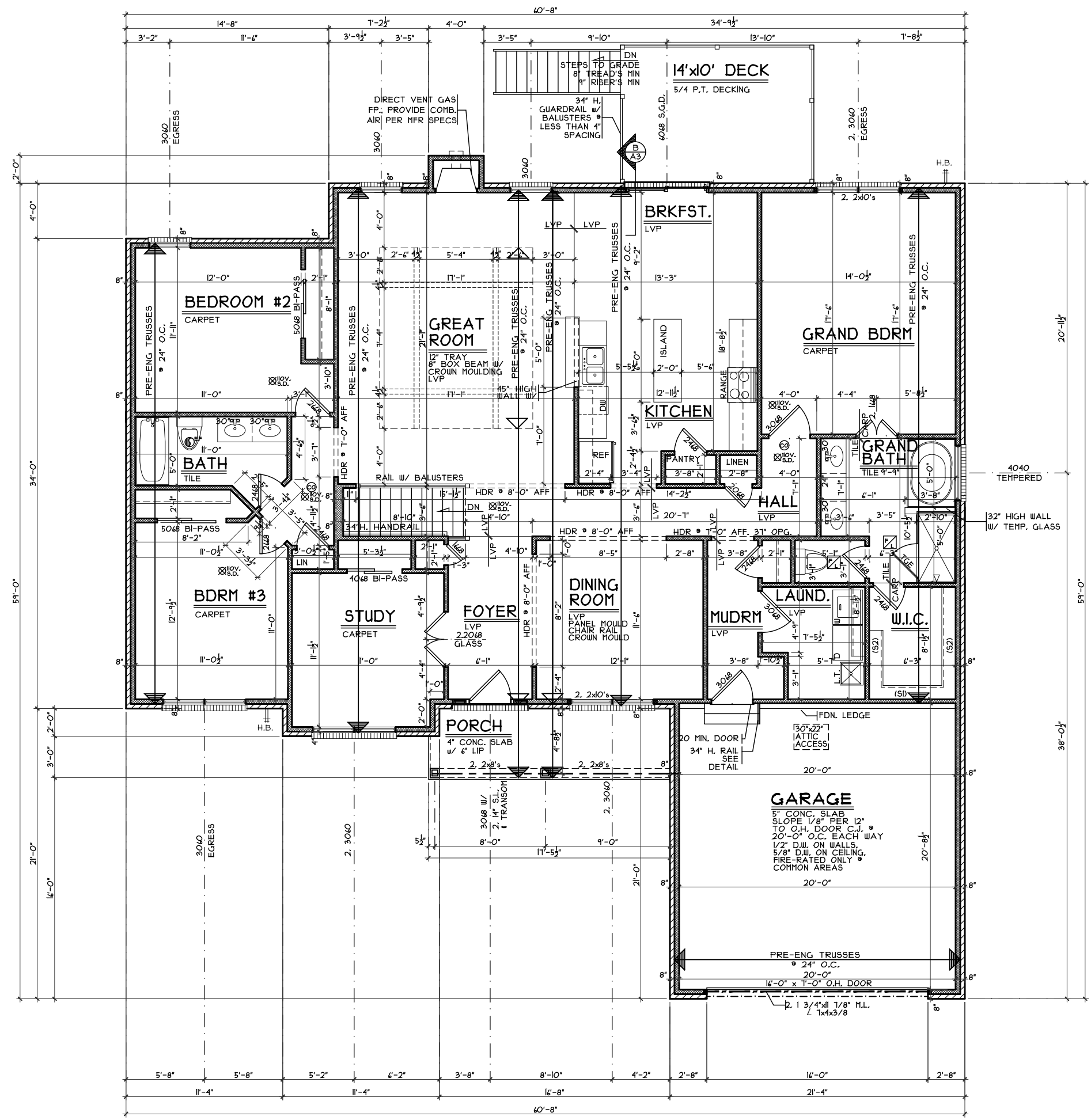
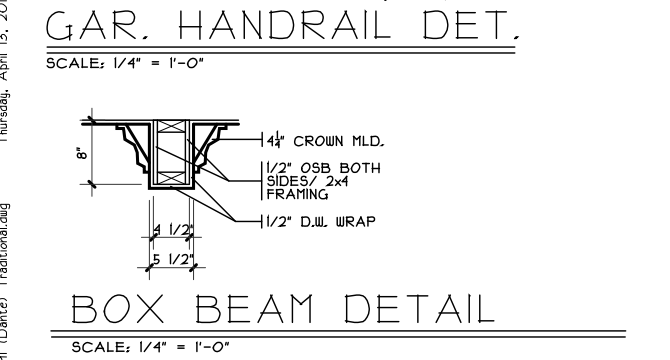
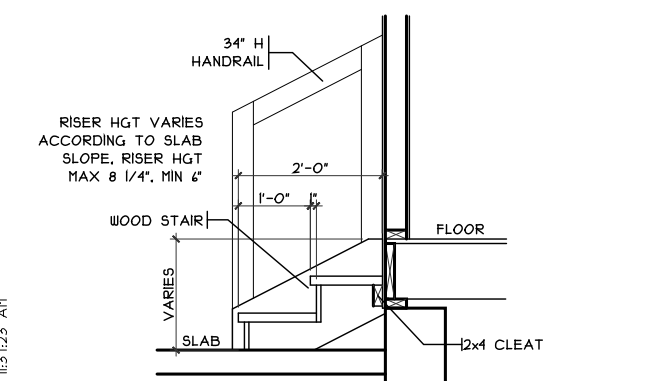
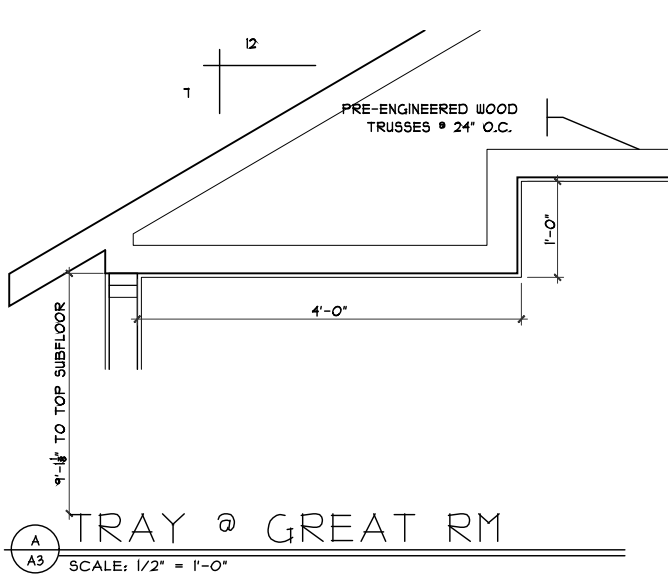
**CRISTO HOMES**  
7594-A Tylers Place Blvd.  
West Chester, OH 45069  
513.755.0570 www.cristohomes.com

NH-91  
Proposed Residence:  
Crotty Residence  
45 English Oak Lane  
North Hills at Stoneridge Lot #91

Dante - Traditional - Brick Wrap - Fiber Cement  
Springboro, OH  
Warren County

Review #	Date	Issue
Review #1	3/7/17	
Review #2	3/17/17	
Review #3	3/29/17	
Changes	4/6/17	
Changes	4/13/17	

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First Floor Plan - Traditional

Plan : Dante  
Date : 3/2/17  
Drawn: CKB  
Scale : As Noted  
Revised: 4/13/17  
Sheet : 5 of 12

Proposed Residence:  
Crotty Residence  
45 English Oak Lane  
North Hills at Stoneridge Lot #91

Dante - Traditional - Brick Wrap - Fiber Cement Issue Dates  
Review #1: 3/7/17  
Review #2: 3/17/17  
Review #3: 3/29/17  
Changes: 4/6/17  
Changes: 4/13/17

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Springboro, OH  
Warren County

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**A4**