

TR 2256

2223 Pine Valley Drive

Hamilton, OH 45013

2 Story Basement - 2 pc rough

Vent kitchen sink

2 hose bibs - no valves required

ice maker

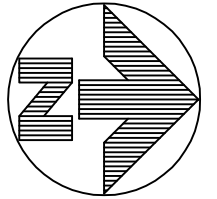
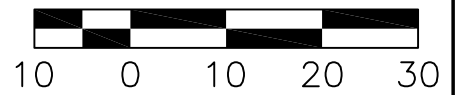
1 tub

1 shower

Gas Furnace

# PLOT PLAN

MARKET HOME  
2223 PINE VALLEY DRIVE



LOT 32256 (9,330 SF) 0.214 ACRES  
ENCLAVE @ TWIN RUN, SECTION THREE  
CITY OF HAMILTON  
BUTLER COUNTY, OHIO  
FOR: CRISTO HOMES

TOPOGRAPHY FROM AS-BUILT SURVEY PROVIDED BY CRISTO HOMES. MAY NOT REFLECT CURRENT CONDITIONS.

**SETBACKS:**  
FRONT YARD=25'  
REAR YARD=10'  
SIDE YARD=5'

C18  
R=530.00'  
L=14.34'

**QUANTITIES**

TOTAL LOT AREA	9330	sq. ft.
CITY WALK	170	sq. ft.
HOUSE WALK	57	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	178	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	2363	sq. ft.
UNDISTURBED AREA	5234	sq. ft.

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

BUILDER IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION AND DEPTH OF WATER, SANITARY AND OTHER UTILITY MAINS AND SERVICES BEFORE CONSTRUCTION.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO CURRENT SITE CONDITIONS.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

BUILDER IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE DEPENDING ON GRADING AND SITE CONDITIONS.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. BUILDER IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.

**CITY OF HAMILTON NOTES:**  
CONTRACTOR TO "LEAVE ROUGH GRADE BEHIND CURB IN TREE LAWN 3 INCHES BELOW TOP OF CURB TO HELP STOP SEDIMENT FROM FLOWING INTO THE STREET AND CURB INLETS. FINAL GRADE BEHIND CURB TO BE ESTABLISHED JUST PRIOR TO SEEDING."

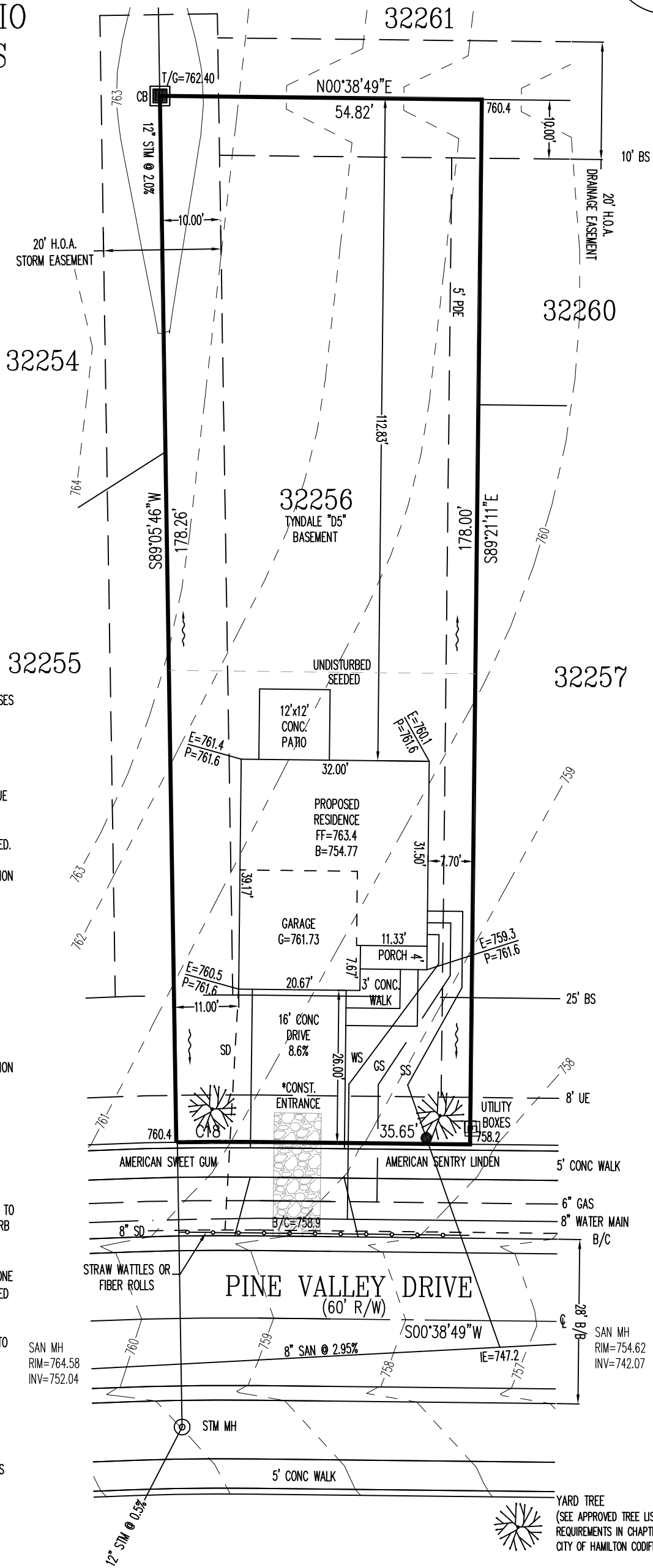
\*CONST. ENTRANCE-AS SHOWN HEREON FOR GRAPHICAL PURPOSES ONLY, "GRAVEL OR CRUSHED STONE CONSTRUCTION ENTRANCE UNDERLAIN WITH GEOTEXTILE" DIMENSIONS AND MATERIAL TO BE DETERMINED BY CITY.

AN OPERATOR QUALIFIED (OQ) CONTRACTOR MUST INSTALL THE GAS SERVICE FROM THE CURB BOX TO THE METER

THE GAS SERVICE IS TO BE DIRECT BURY

THE MINIMUM VERTICAL DIFFERENCE BETWEEN THE FINISHED FLOOR ELEVATION OF THE LOWEST LEVEL AND THE CROWN OF THE SANITARY SEWER MAIN IS THREE (3) FOOT

IF THE SANITARY SEWER MAIN NEEDS TO BE TAPPED, A FACTORY WYE MUST BE USED. INSERTA-TEES ARE NOT PERMITTED

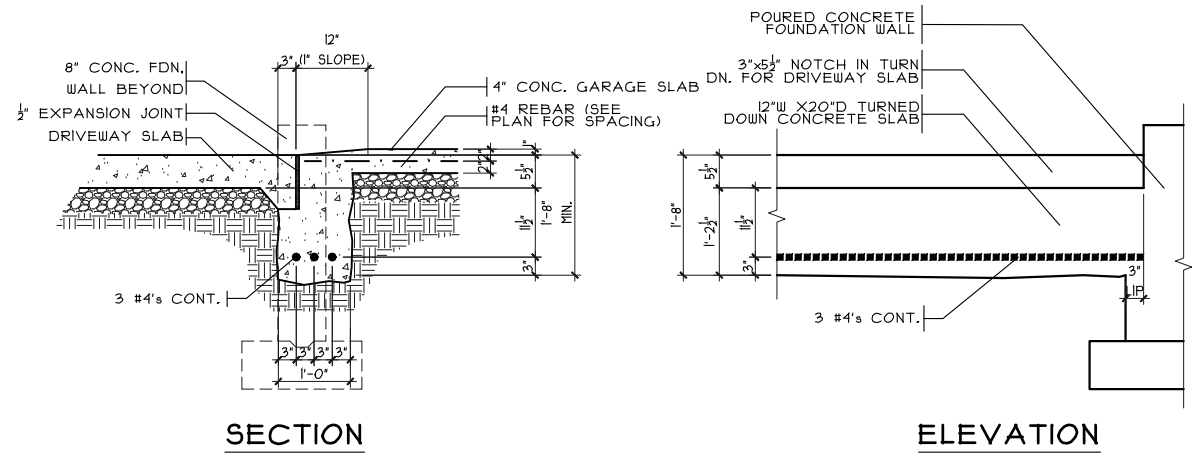


SCALE: 1"=20'  
DATE: 07/03/2023  
DRAWN: REW/JLS  
DESIGNED: -  
CHECKED: KRC

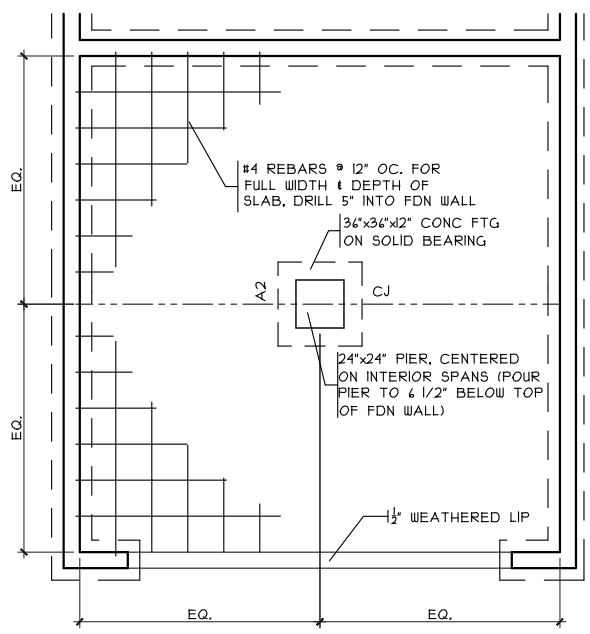
**REVISIONS:**

- 
- 
- 
- 

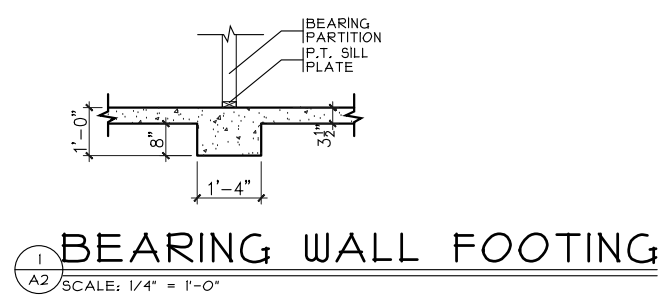
PROJECT: TWINRUN DRAWING: 231292PA	SHEET 1 OF 1
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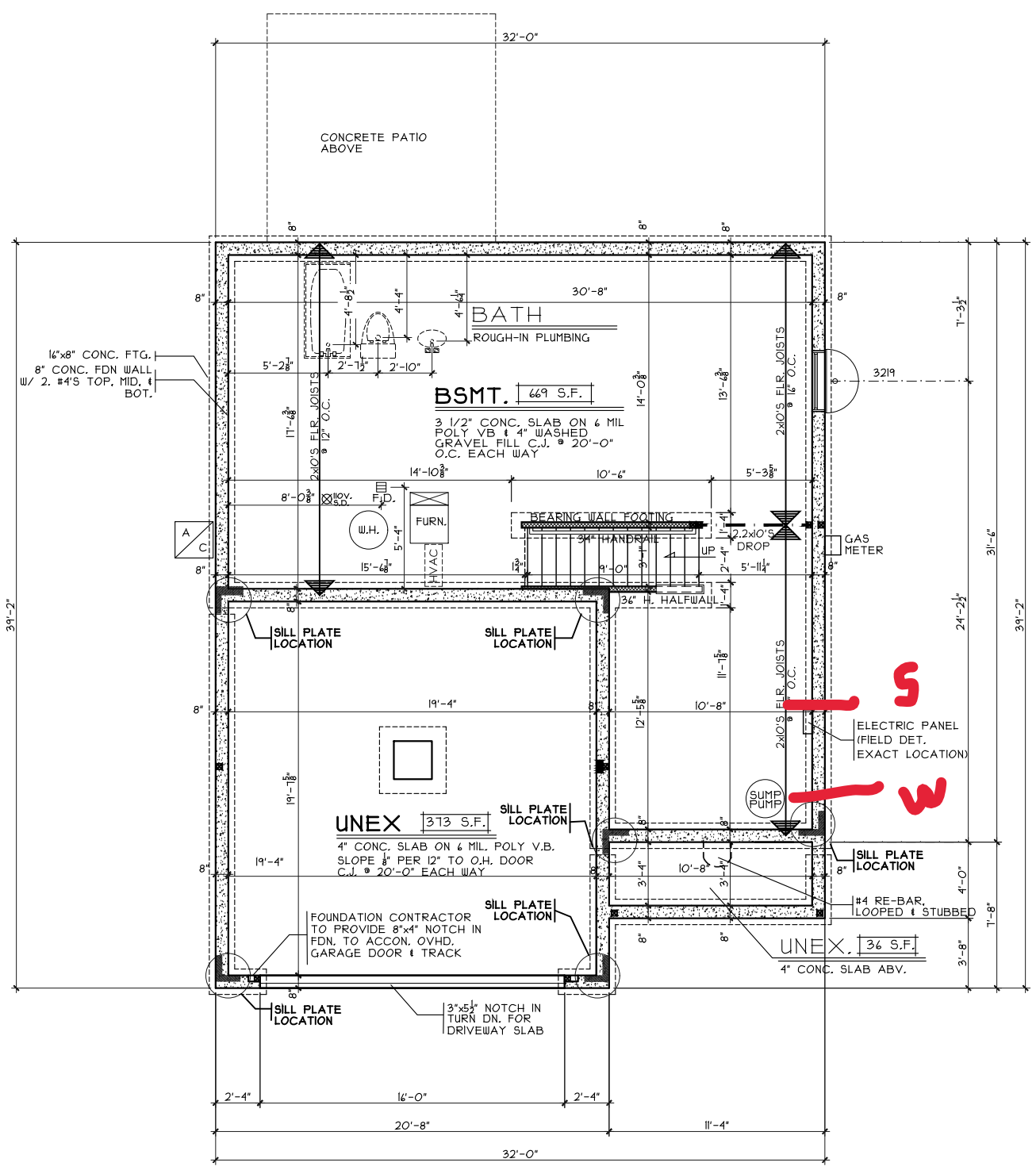
**GARAGE DOOR GRADE BM**  
SCALE: 3/8" = 1'-0"



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



**BEARING WALL FOOTING**  
SCALE: 1/4" = 1'-0"



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

**Foundation Plan**  
Plan: Tyndale Basement  
Date: 6.27.2023  
Drawn: JRK  
Scale: As Noted  
Revised: 6.27.2023  
Sheet: 3 of 8

**Proposed Residence:**  
Market Home  
2223 Pine Valley Drive  
Enclave at Twin Run Lot 2256  
Butler County  
Hamilton

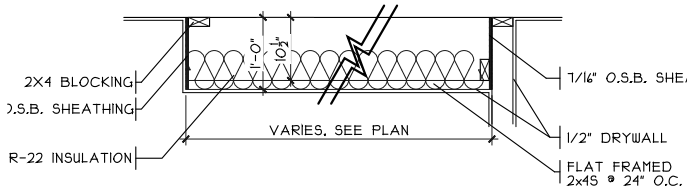
**CRISTO HOMES**  
7594-A Tylers Place Blvd.  
West Chester, OH 45069  
513.795.0570 www.cristohomes.com

**Tyndale - D5 - Vinyl**  
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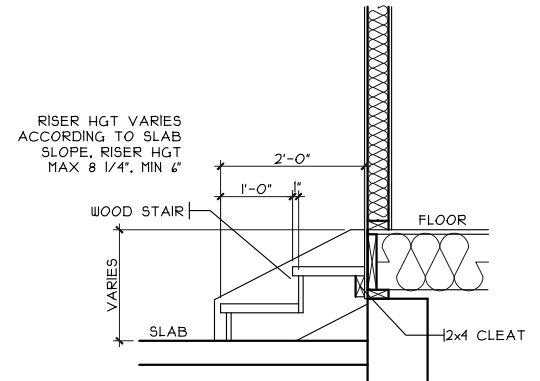
**Issue Dates**

Review	Issue Dates

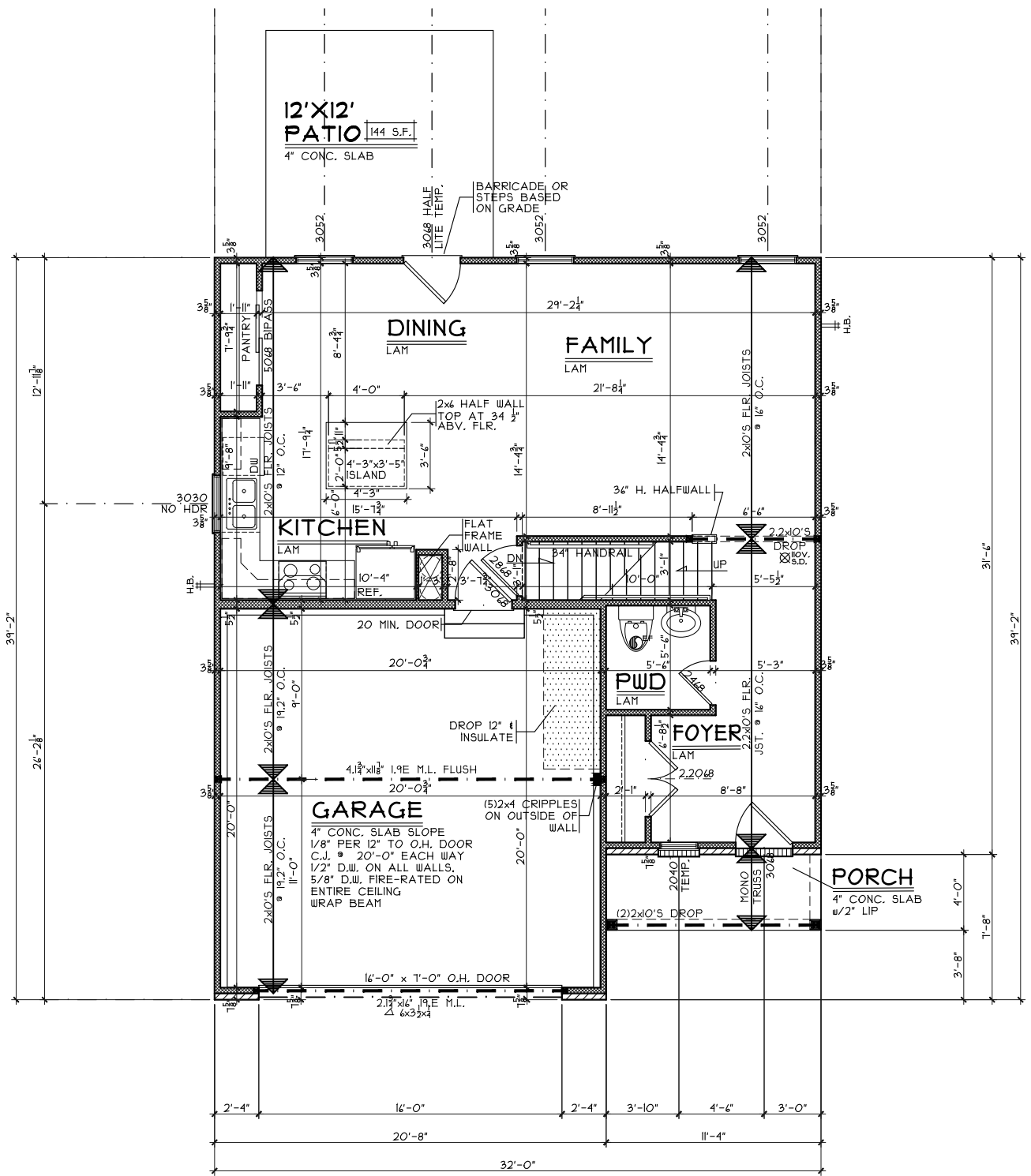
A2



**DROP CLG. DETAIL**  
SCALE: 1/8" = 1'-0" AT GARAGE



**GARAGE STEPS**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 144 S.F.

**First Floor Plan**  
Plan: Tyndale Basement  
Date: 6.27.2023  
Drawn: JRK  
Scale: As Noted  
Revised: 6.27.2023  
Sheet: 4 of 8

**Renaissance - TR-2256**  
Proposed Residence:  
Market Home  
2223 Pine Valley Drive  
Enclave at Twin Run Lot 2256



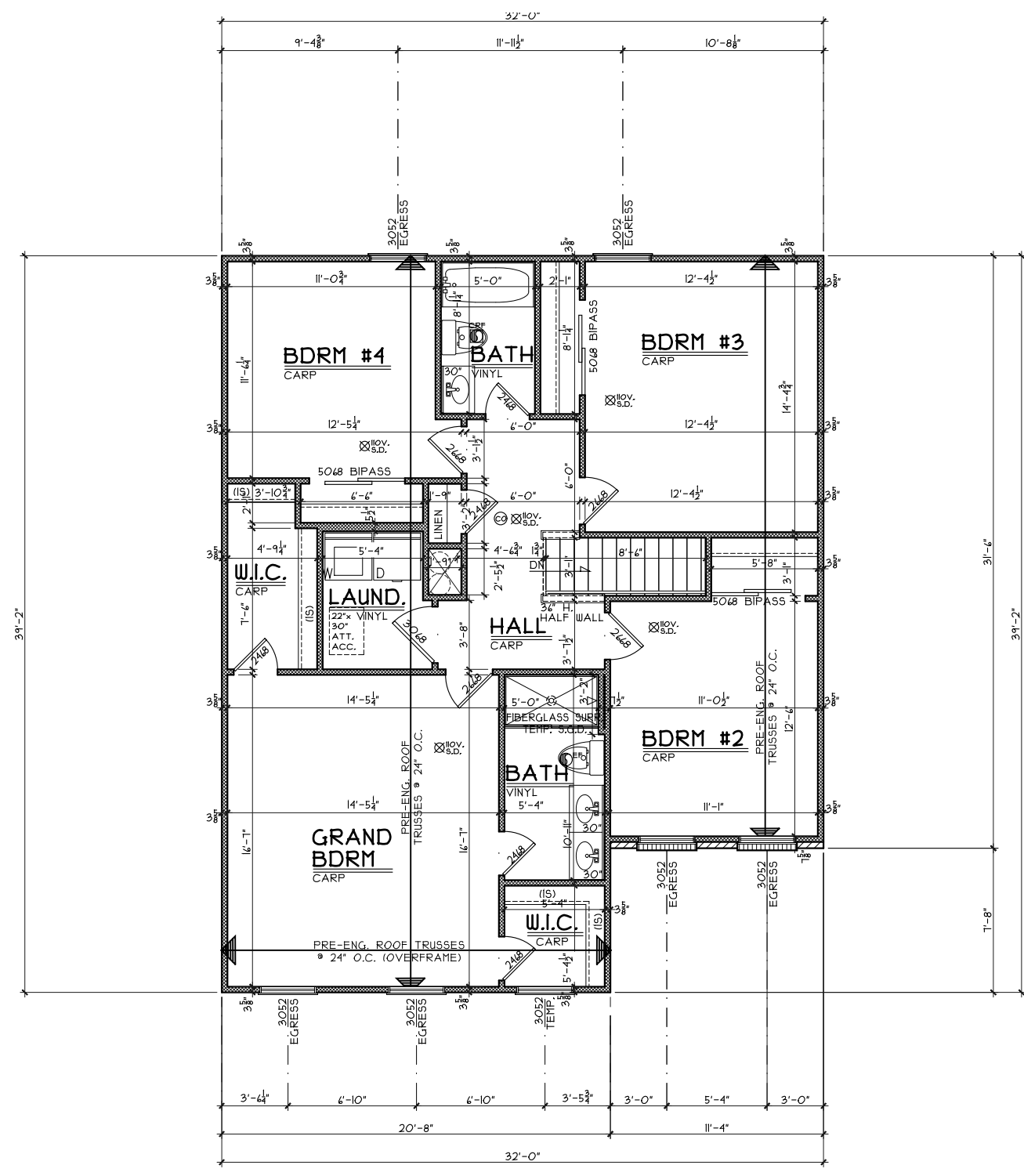
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Review	Issue Dates

Hamilton  
Butler County

**A3**



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1140 S.F.

**Second Floor Plan**

Plan: Tyndale Basement  
Date: 6.27.2023  
Drawn: JRK  
Scale: As Noted  
Revised: 6.27.2023  
Sheet: 5 of 8



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**Renaissance - TR-2256**

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2223 Pine Valley Drive  
Enclave at Twin Run Lot 2256

**Tyndale - D5 - Vinyl**

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**Issue Dates**

Review	Issue Dates

**A4**

Hamilton  
Butler County