

WV 75

1506 Knightsbridge Court  
FRANKLIN, OH 45005

1 Story slab

2 hose bibs - valves required

AA Kit Sink

1 shower

1 tub

Well Tank

ice maker

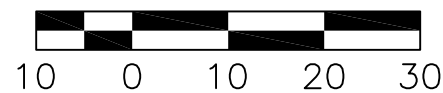
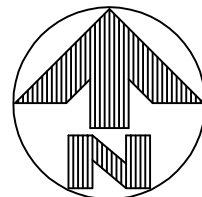
Gas Furnace

# PLOT PLAN

LOT 75 (12,003 SF) 0.2756 AC.  
 WATERBURY VILLAGE, SECTION 3  
 CITY OF CARLISLE  
 WARREN COUNTY, OHIO  
 FOR: CRISTO HOMES

NO FINISHED FLOOR SHOULD BE LOWER  
 THAN 669.

M.O.E.=669



MORTON RESIDENCE  
 1506 KNIGHTSBRIDGE COURT

### QUANTITIES

TOTAL LOT AREA	12003	sq. ft.
CITY WALK	356	sq. ft.
HOUSE WALK	45	sq. ft.
DRIVE	678	sq. ft.
APRON	111	sq. ft.
PATIO AND PORCHES	147	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6649	sq. ft.
UNDISTURBED AREA	3127	sq. ft.

SOD=2999 SF

FEMA FLOOD PANEL  
 39165C0012E, ZONE "AE".  
 EFFECTIVE: 12/17/2010  
 BASE FLOOD ELEV.=667.0

FOR PERMITTING PURPOSES ONLY.

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

CONTRACTOR 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.

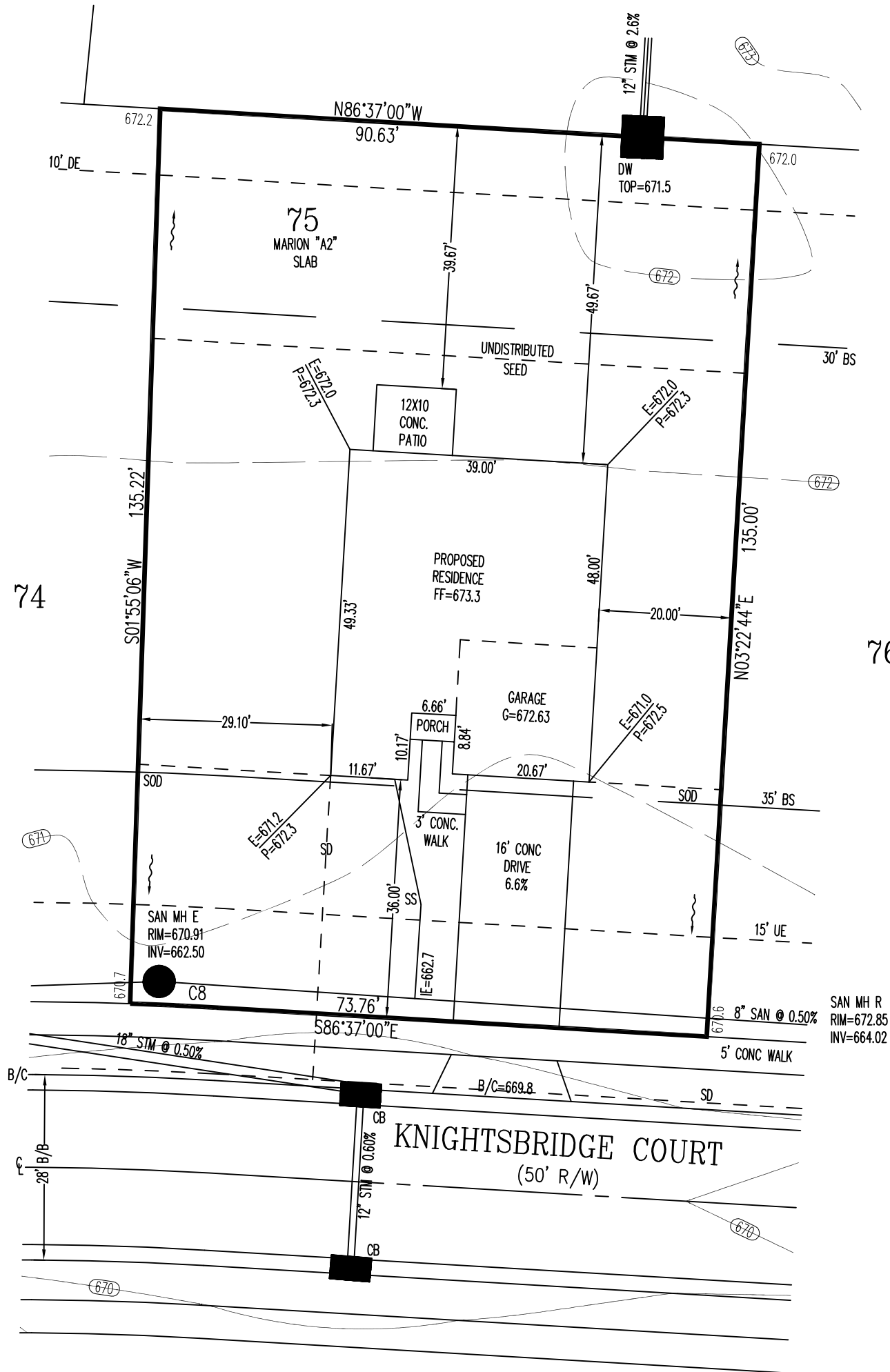
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

CONTRACTOR 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. CONTRACTOR 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.



SETBACKS:  
 FRONT=35'  
 REAR=30'  
 SIDE=10'

C8  
 R=525.00'  
 L=13.42'

TOPOGRAPHY FROM APEX  
 FIELD SURVEY, JAN. 2022.  
 MAY NOT REFLECT CURRENT  
 CONDITIONS.

DRAINAGE ARROWS AND  
 ROUTES ARE SUBJECT  
 TO CHANGE.

2 WORKING DAYS  
 BEFORE YOU DIG

**OHIO811.org**

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

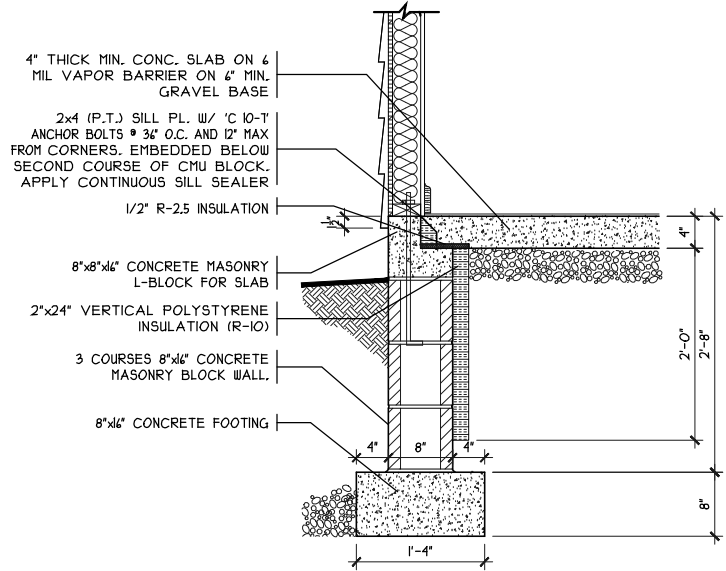
SCALE: 1"=20'  
 DATE: 02-07-24  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: JLS

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

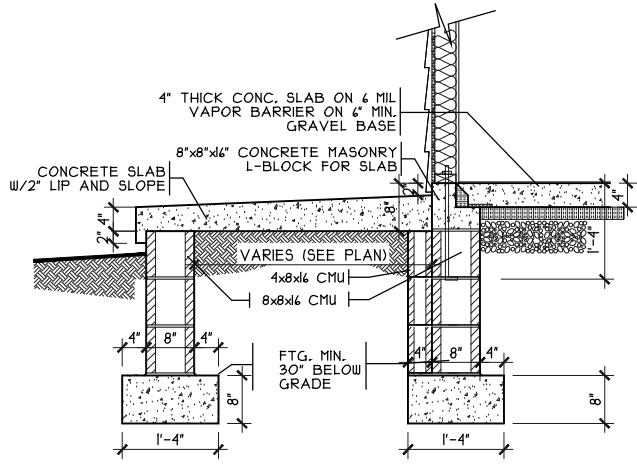
REVISIONS:  
 1.  
 2.  
 3.  
 4.

PROJECT: WATERBURYMILL  
 DRAWING: 240158PA

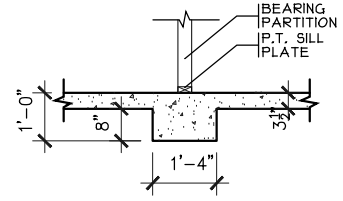
SHEET  
 1 OF 1



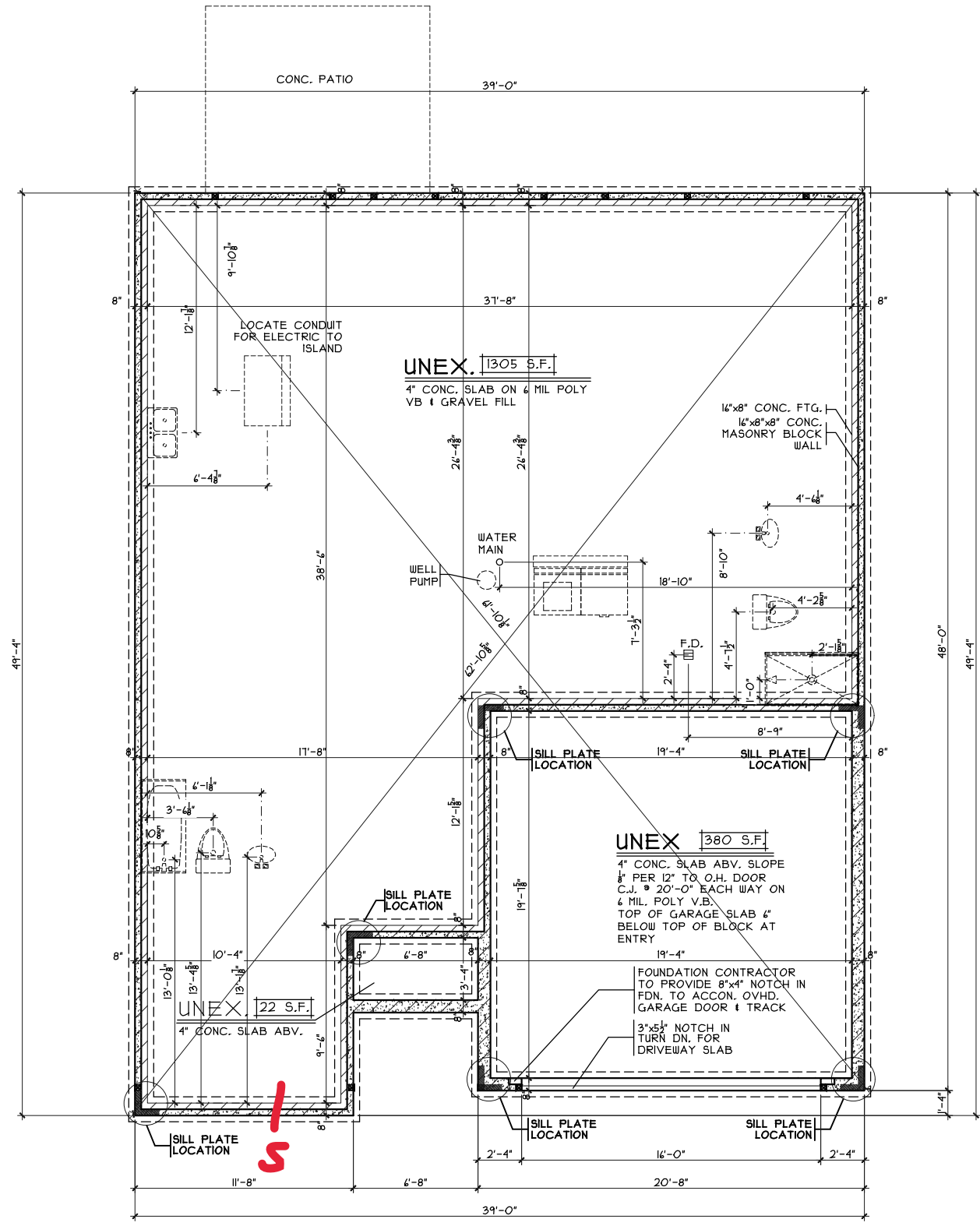
**SOQ DETAIL**  
SCALE: 1/8" = 1'-0"



**PORCH DETAIL**  
SCALE: 3/8" = 1'-0"



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



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

Foundation Plan  
 Plan: Marion Slab  
 Date: 1/12/24  
 Drawn: JRK  
 Scale: As Noted  
 Revised: 1/25/24  
 Sheet: 3 of 7

Proposed Residence:  
 Morton Residence  
 1506 Knightsbridge Court  
 Waterbury Village Lot 75

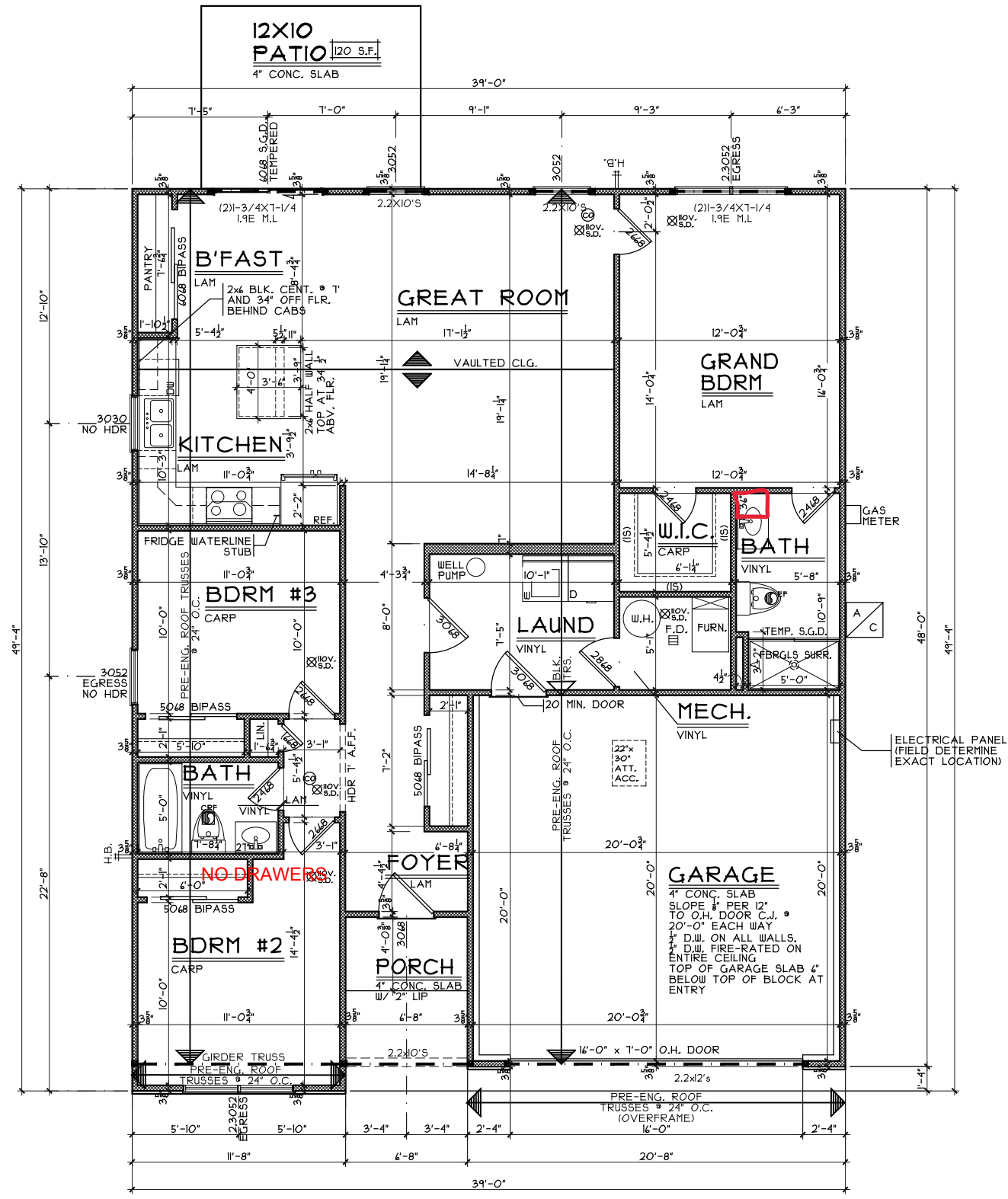
CRISTO HOMES  
 7594-A Tylers Place Blvd.  
 West Chester, OH 45069  
 513.755.0570 www.cristohomes.com

Warren County  
 Carlisle

Marion Slab - A2 - Vinyl  
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Issue Dates  
 Review

A2



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1416 S.F.

First Floor Plan

Plan: Marion Slab  
Date: 1/12/24  
Drawn: JRK  
Scale: As Noted  
Revised: 1/25/24  
Sheet: 4 of 7

Renaissance - WV - 75

Proposed Residence:

Morton Residence  
1506 Knightsbridge Court  
Waterbury Village Lot 75

Marion Slab - A2 - Vinyl

Carlisle  
Warren County

Issue Dates

Review	Issue Dates



7594A Tylers Place Blvd.  
West Chester, OH 45069  
513.755.0570 www.cristohomes.com

A3

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