

WV 83

1505 Knightsbridge Court

FRANKLIN, OH 45005

1 Story slab

2 hose bibs - valves required

AA Kit Sink

1 shower

1 tub

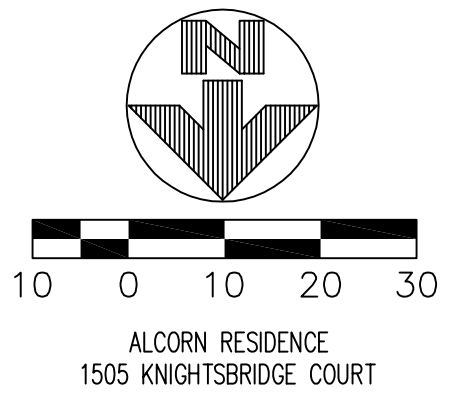
Well Tank

ice maker

Gas Furnace

PLOT PLAN
 LOT 83 (12,019 SF) 0.2774 AC.
 WATERBURY VILLAGE, SECTION 3
 CITY OF CARLISLE
 WARREN COUNTY, OHIO
 FOR: CRISTO HOMES

QUANTITIES	
TOTAL LOT AREA	12,019 sq. ft.
CITY WALK	411 sq. ft.
HOUSE WALK	64 sq. ft.
DRIVE	678 sq. ft.
APRON	111 sq. ft.
PATIO AND PORCHES	219 sq. ft.
DECK	- sq. ft.
SEEDING AREA	4,161 sq. ft.
UNDISTURBED AREA	2,177 sq. ft.
SOD AREA	3,398 sq. ft.



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

NO FINISHED FLOOR SHOULD BE LOWER
 THAN 669.0

M.O.E.=669

49

FOR PERMITTING PURPOSES ONLY.

NO MONUMENTATION SET PER THIS DRAWING.

CONTRACTOR IS RESPONSIBLE AND SHALL VERIFY/ADHERE TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.

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.

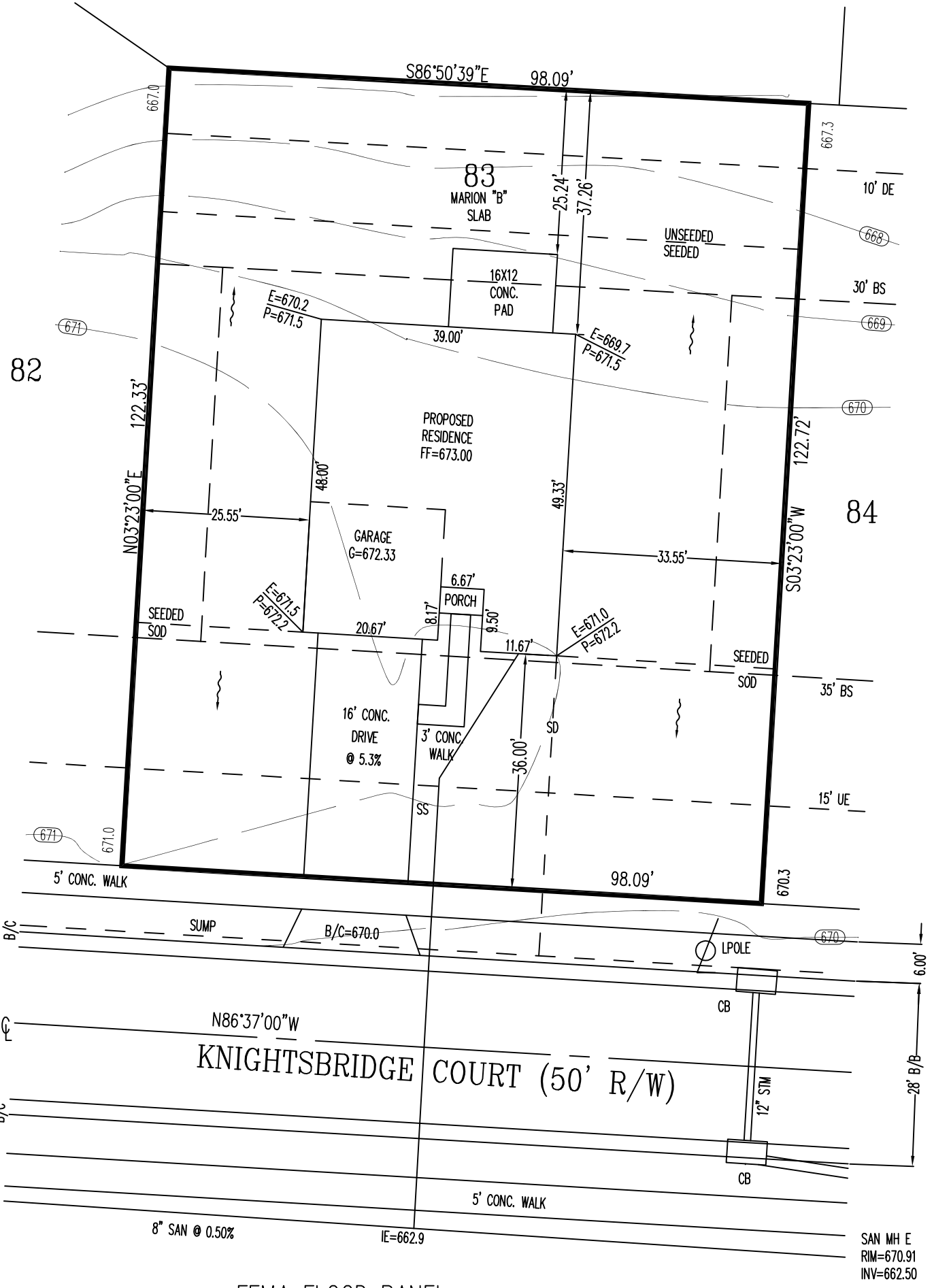
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.



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

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

DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE.

2 WORKING DAYS BEFORE YOU DIG

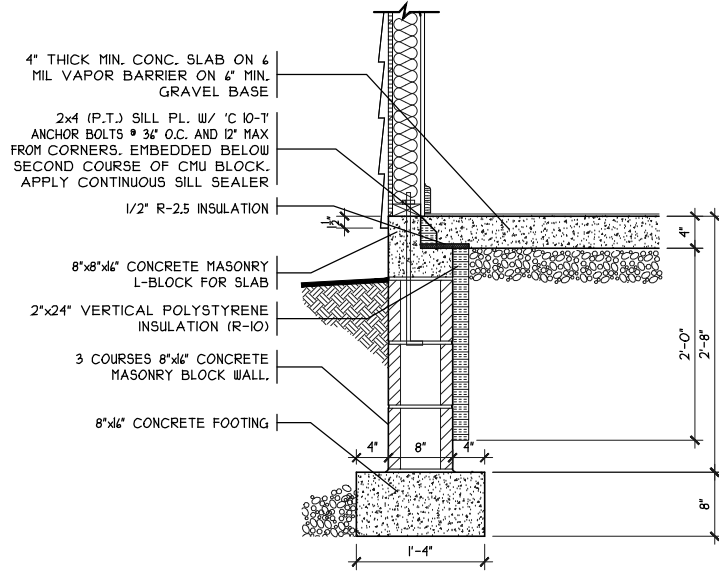
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
 DATE: 1/12/2024
 DRAWN: DES
 DESIGNED:
 CHECKED: JLS

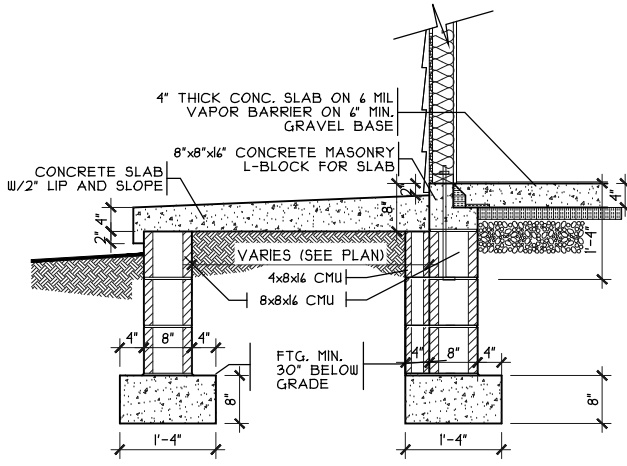
APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1.
 2.
 3.
 4.

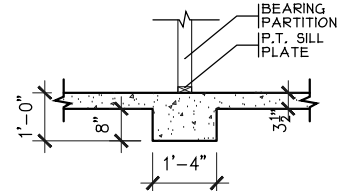
PROJECT: WATERBURYMILL DRAWING: 240006PA	SHEET 1 OF 1
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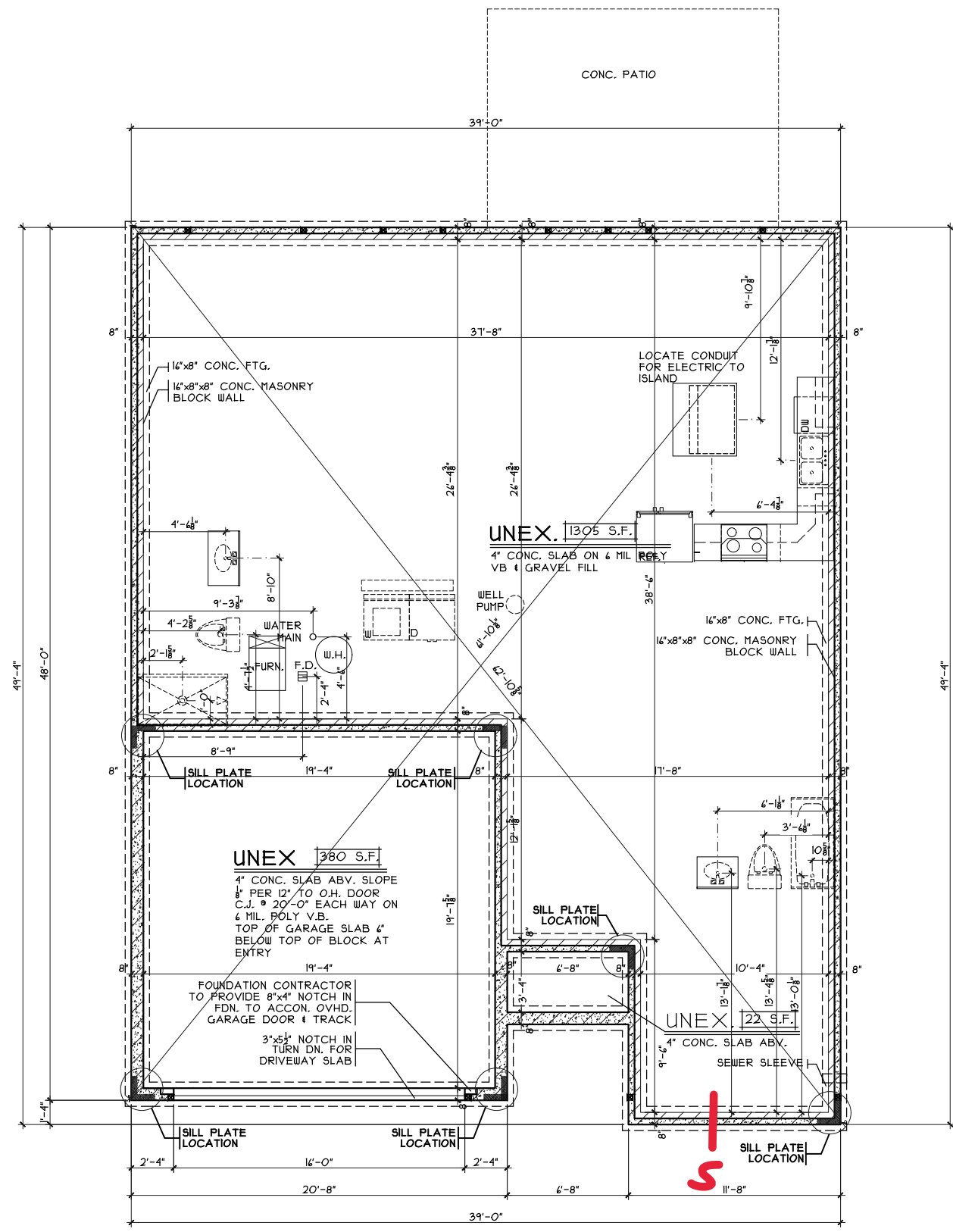
SOG DETAIL
SCALE: 1/8" = 1'-0"



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: 1/3/24
Drawn: SDG
Scale: As Noted
Revised: 1/9/24
Sheet: 3 of 7

Renaissance - WV-83

Alcorn Residence:

Megan Alcorn
1505 Knightsbridge Court
Waterbury Village Lot 83

Marion Slab - A1 - Vinyl

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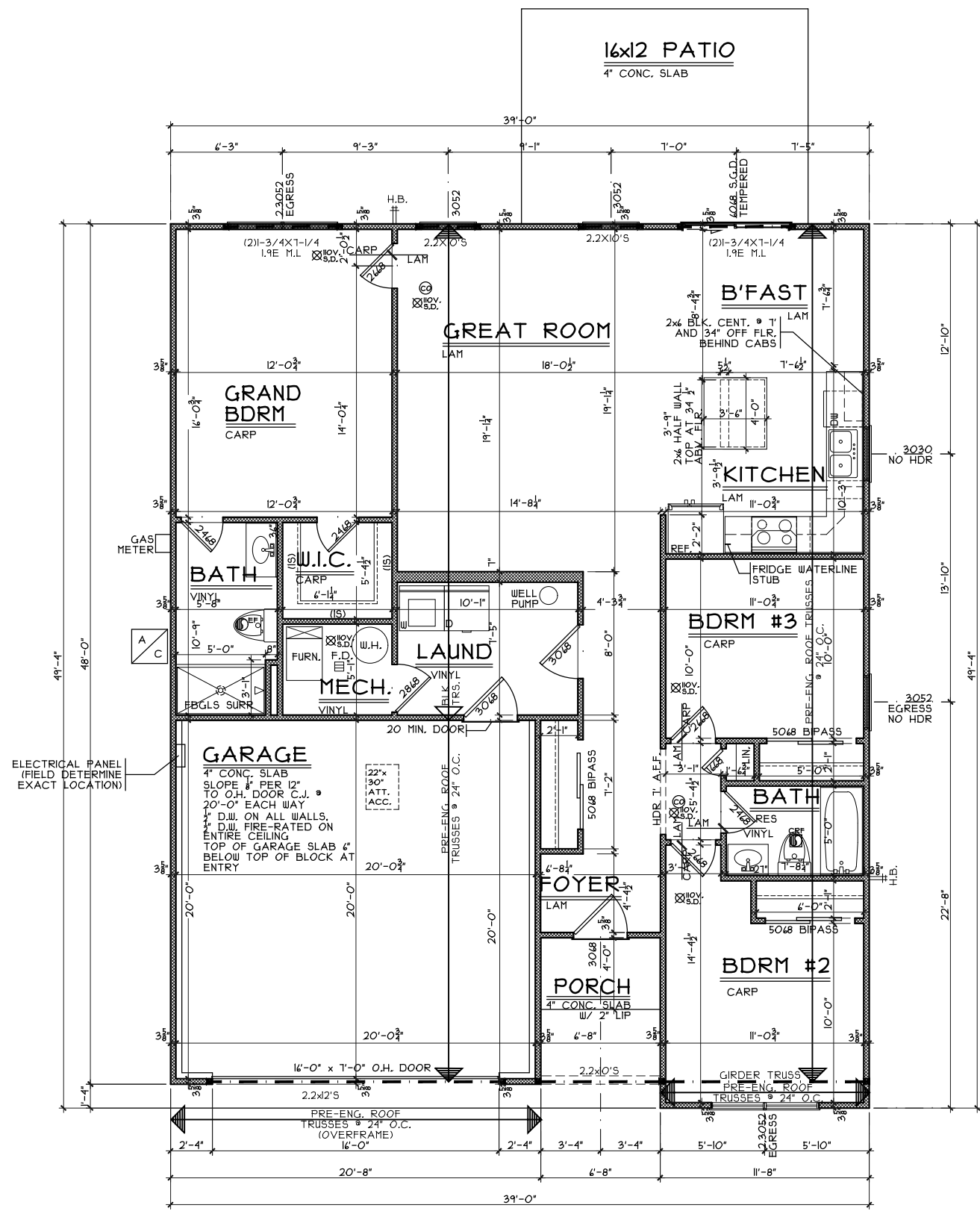
Issue Dates

Review	Issue Dates

Carlisle
Montgomery County

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

A2



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

First Floor Plan

Plan: Marion Slab
Date: 1/3/24
Drawn: SDG
Scale: As Noted
Revised: 1/9/24
Sheet: 4 of 7

Renaissance - WV-83

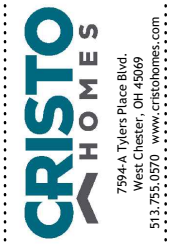
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Issue Dates

Review	Issue Dates



Carlisle
Montgomery County

A3