

GROSS RESIDENCE  
1401 EDINBURG COURT

# PLOT PLAN

## LOT 44 (16,493 SF) 0.3786 ACRES

### WATERBURY VILLAGE, SECTION 2 "AMENDED"

### CITY OF CARLISLE

### WARREN COUNTY, OHIO

### FOR: CRISTO HOMES

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

C12            C13  
R=15.00'      R=975.00'  
L=24.19'      L=55.65'

TOPOGRAPHY FROM CRISTO--SUPPLIED  
CAD DRAWING, DEC. 2020.  
MAY NOT REFLECT CURRENT CONDITIONS.

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES  
AND CONTOURS 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.

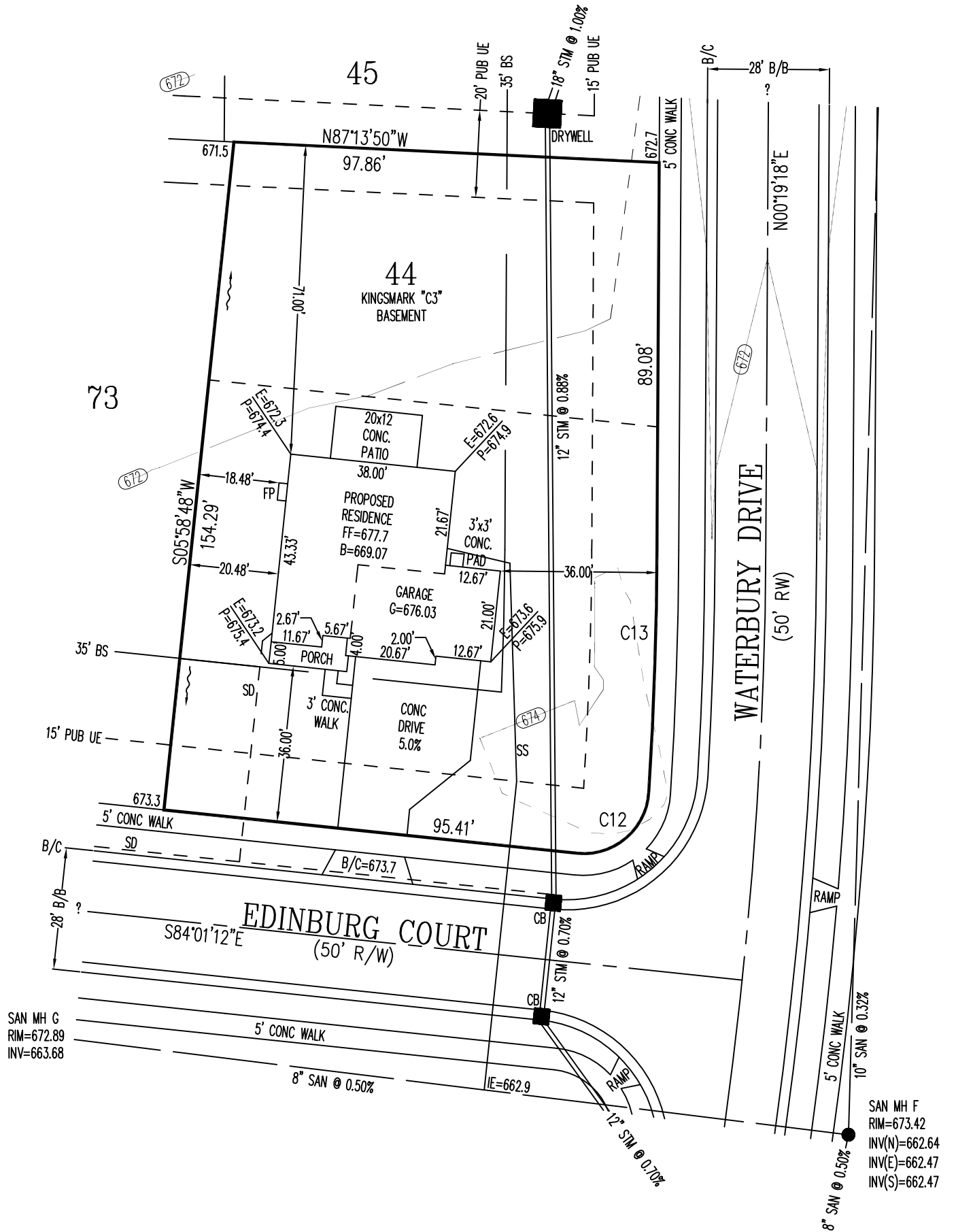
A STANDARD FORMULA WAS USED TO DETERMINE FINISH  
FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS  
CONTRACTOR'S RESPONSIBILITY.

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.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT  
SHALL BE OBTAINED BY THE CONTRACTOR. 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.



#### QUANTITIES

TOTAL LOT AREA	16493	sq. ft.
CITY WALK	1288	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	1082	sq. ft.
APRON	111	sq. ft.
PATIO AND PORCHES	345	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	8815	sq. ft.
UNDISTURBED AREA	5820	sq. ft.

2 WORKING DAYS  
BEFORE YOU DIG

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

SCALE: 1"=30'  
DATE: 1/25/2022  
DRAWN: REW  
DESIGNED:  
CHECKED: JLS

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: WATERBURYVILL	SHEET
DRAWING: 220120PA	1 OF 1



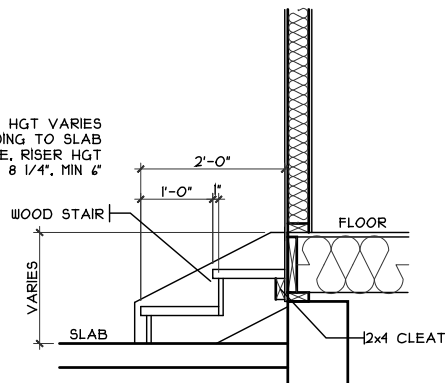




### GARAGE STEPS DETAIL

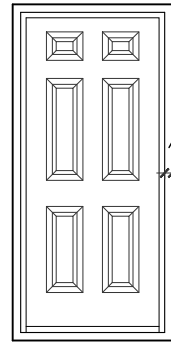
SCALE: 1/8" = 1'-0"

RISER HGT VARIES ACCORDING TO SLAB SLOPE. RISER HGT MAX 8 1/4", MIN 4"

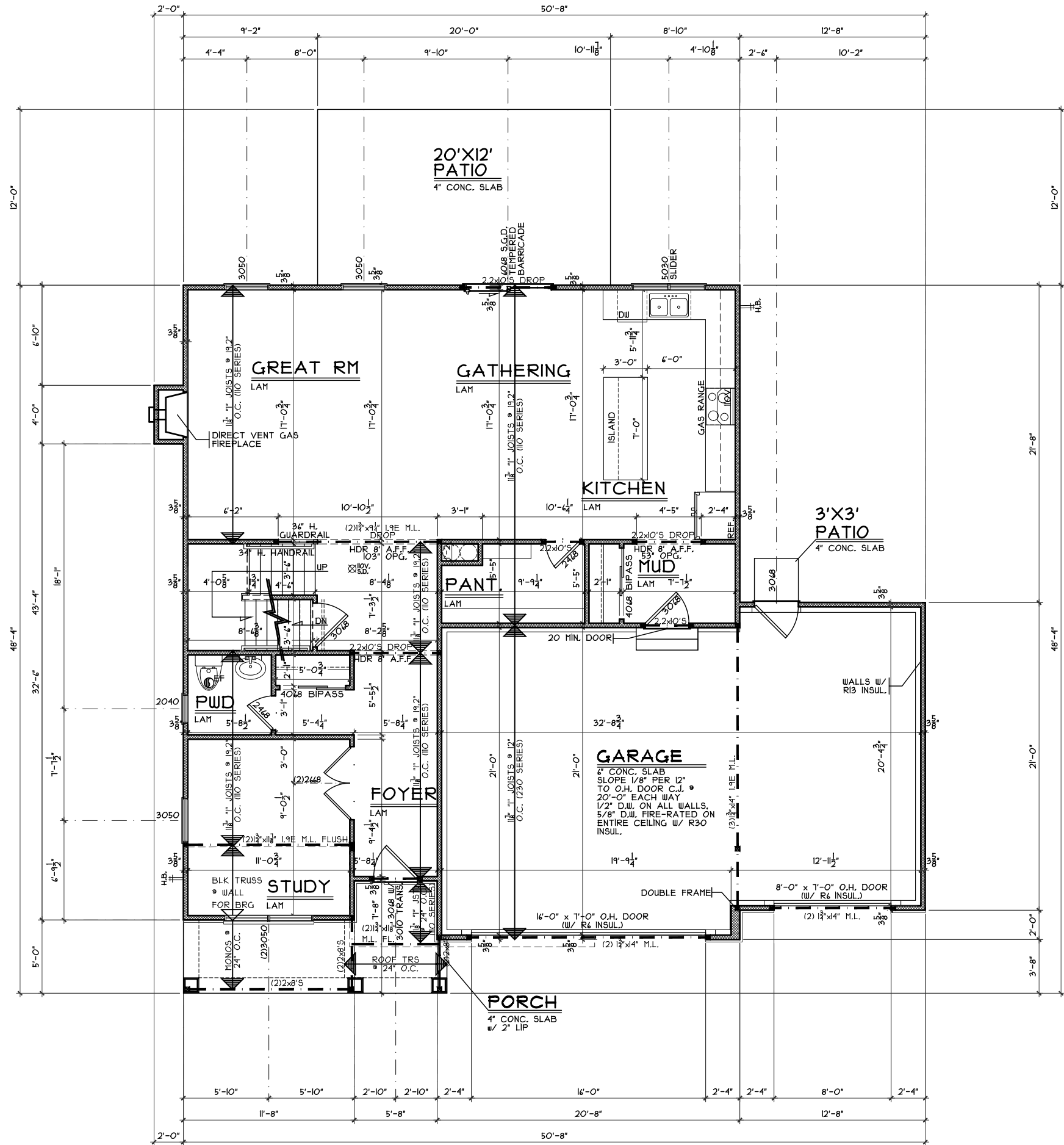


### DOOR FRAMING DETAIL

SCALE: 1/4" = 1'-0"



PAD 2" AROUND W/ 3. LAYER DRYLINE (3/8")



### FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1240 SQ. FT.

First Floor Plan

Plan: Kingsmark  
Date: 1.5.2022  
Drawn: DCI  
Scale: As Noted  
Revised: 1.5.2022  
Sheet: 5 of 14



7944 Tyers Place Blvd.  
West Chester, OH 45389  
513.755.0570  
www.cristohomes.com

Prestige - WV-44

Proposed Residence:

Melissa Gross  
1401 Edinburg Court  
Waterbury Village

Kingsmark-C3 - Vinyl

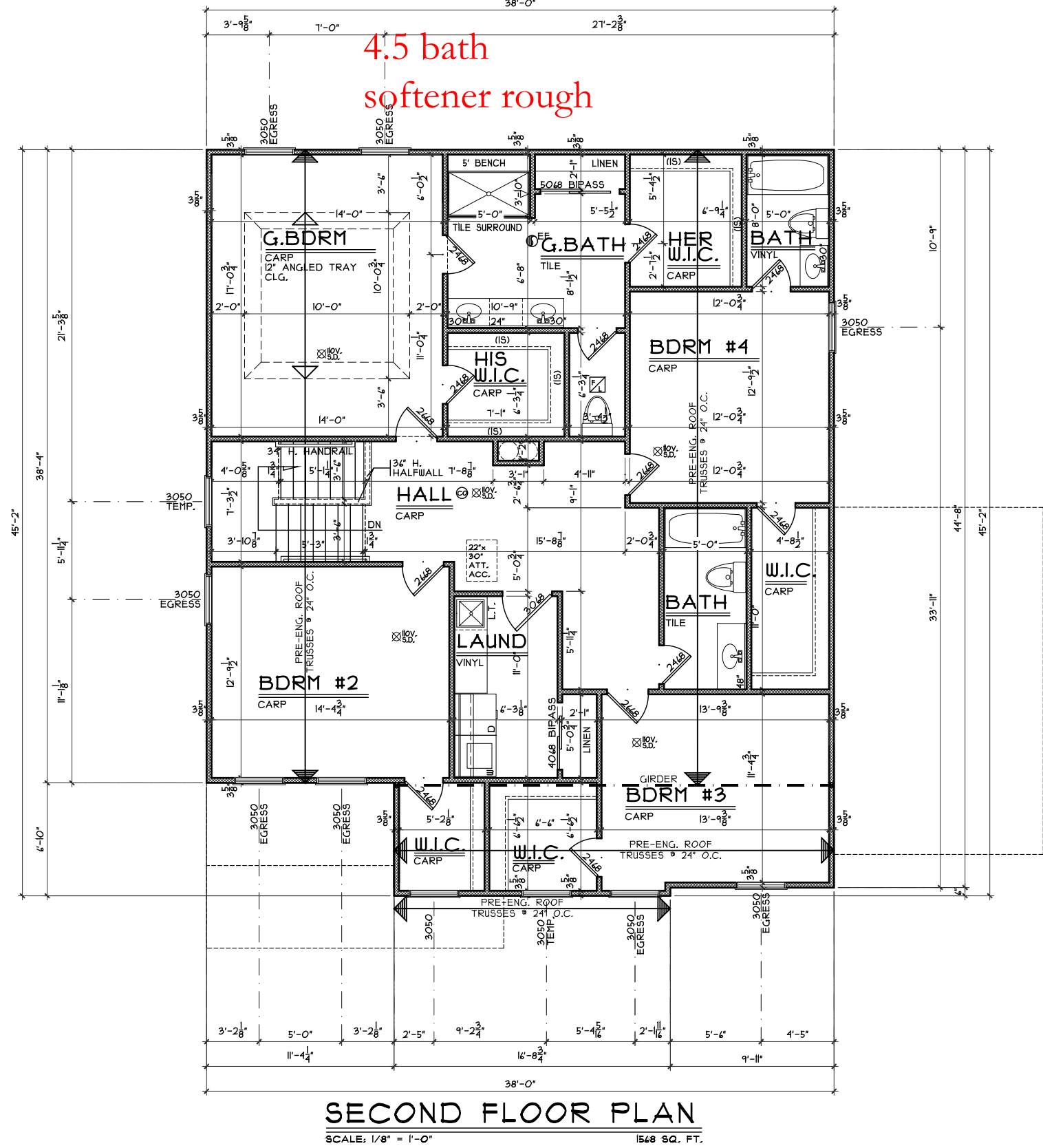
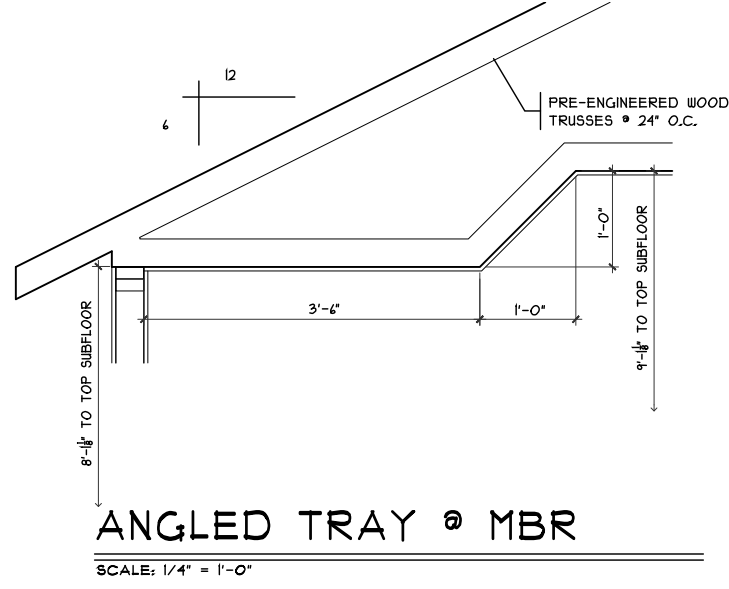
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Carlisle  
Springboro

Issue Dates

Review

A3



Second Floor Plan

Plan: Kingsmark  
Date: 1.5.2022  
Drawn: DCI  
Scale: As Noted  
Revised: 1.5.2022  
Sheet: 6 of 14

Prestige - WV-44

Proposed Residence:

Melissa Gross  
1401 Edinburg Court  
Waterbury Village



7894A Tyers Place Blvd.  
West Chester, OH 45069  
513.755.0570  
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Kingsmark-C3 - Vinyl

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Carlisle  
Springboro

Issue Dates

Review	Issue Dates

A4