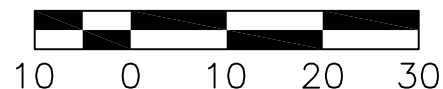


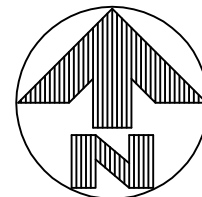
# PLOT PLAN

LOT 48 (12,018 SF) 0.2759 AC.  
 WATERBURY VILLAGE, SECTION 2  
 CITY OF CARLISLE  
 WARREN CO., OHIO  
 FOR: CRISTO HOMES

MARKET HOME  
 1604 ASHBURY COURT



BOTTOM OF BASEMENT  
 WINDOWS OR TOP OF  
 WINDOW WELLS TO BE  
 ABOVE THE M.O.E.



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

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.

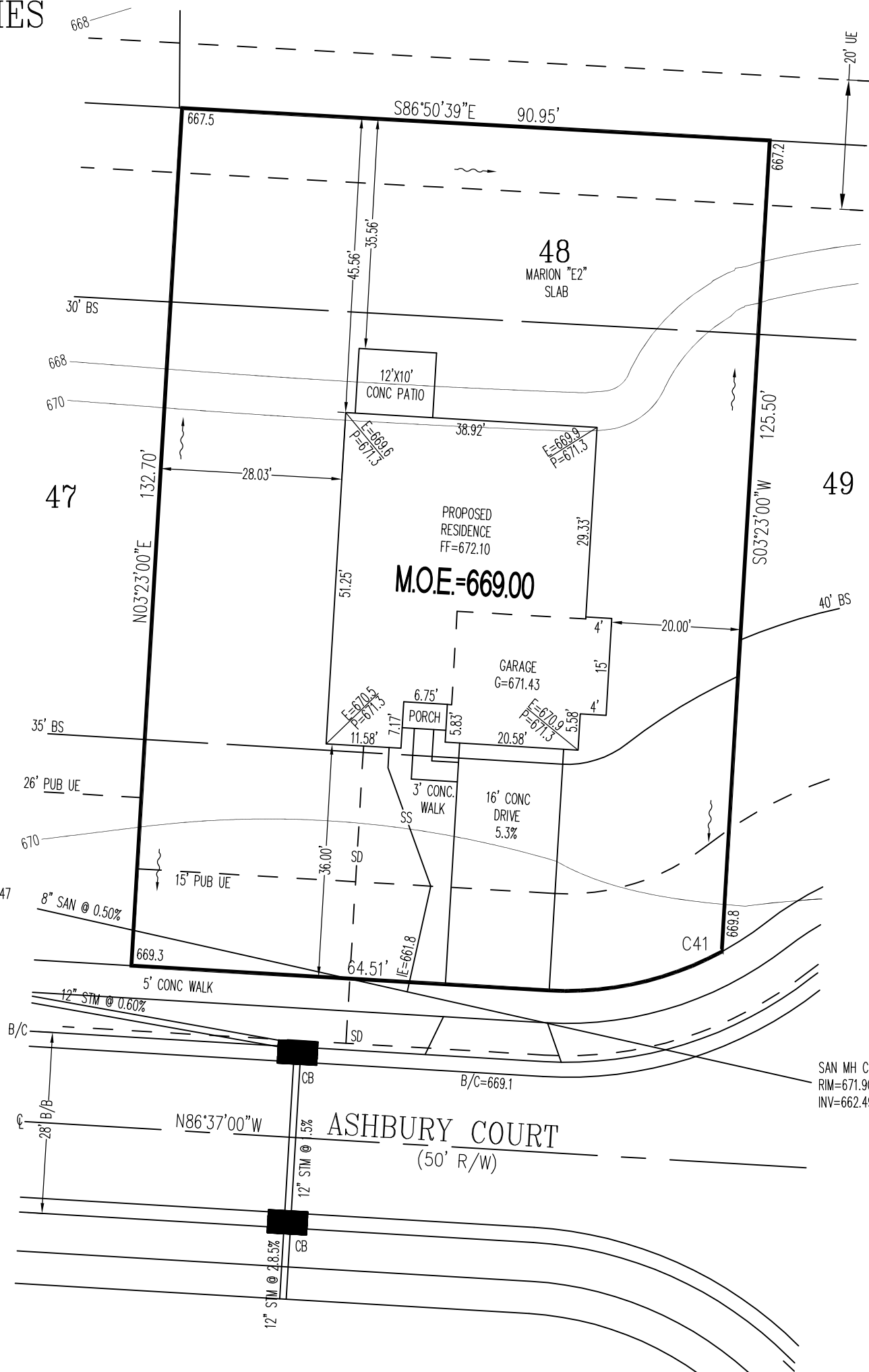
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN  
 ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY  
 FOR THE FINISH FLOOR ELEVATION.

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 PONTENTIAL 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.

FOR PERMITTING PURPOSES ONLY.



SAN MH B  
 RIM=671.08  
 INV (N,W)=660.47  
 INV(E)=660.64

SAN MH C  
 RIM=671.90  
 INV=662.49

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

C41  
 R=50.00'  
 L=27.85'

### QUANTITIES

TOTAL LOT AREA	12018	sq. ft.
CITY WALK	381	sq. ft.
HOUSE WALK	36	sq. ft.
DRIVE	681	sq. ft.
APRON	112	sq. ft.
PATIO AND PORCHES	147	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	9683	sq. ft.

**M.O.E.=669.00**



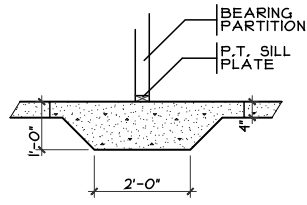
2 WORKING DAYS  
 BEFORE YOU DIG  
  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'  
 DATE: 10/26/2021  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: KRC

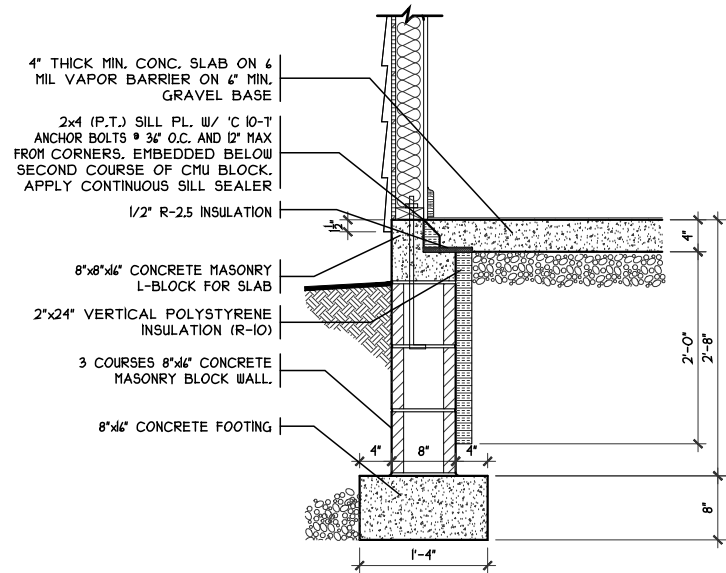
**ENGINEERING & SURVEYING, INC.**  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:  
 1. 10/13/2021-REW-PORCH CHANGE  
 2. 10/26/2021-STBV-HOUSE CHANGE  
 3.  
 4.  
 PROJECT: WATERBURYVILL SHEET  
 DRAWING: 212235PA 1 OF 1

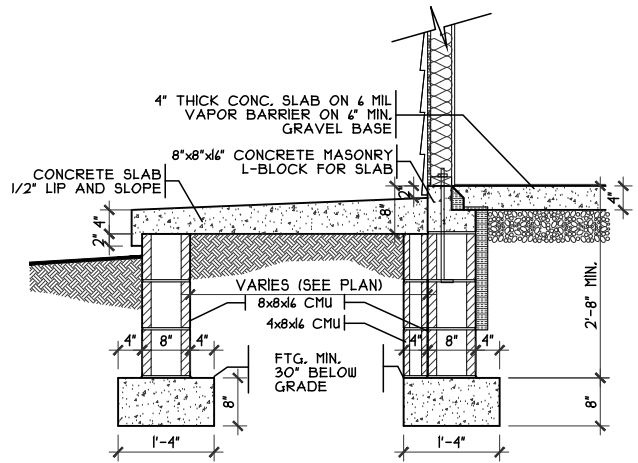




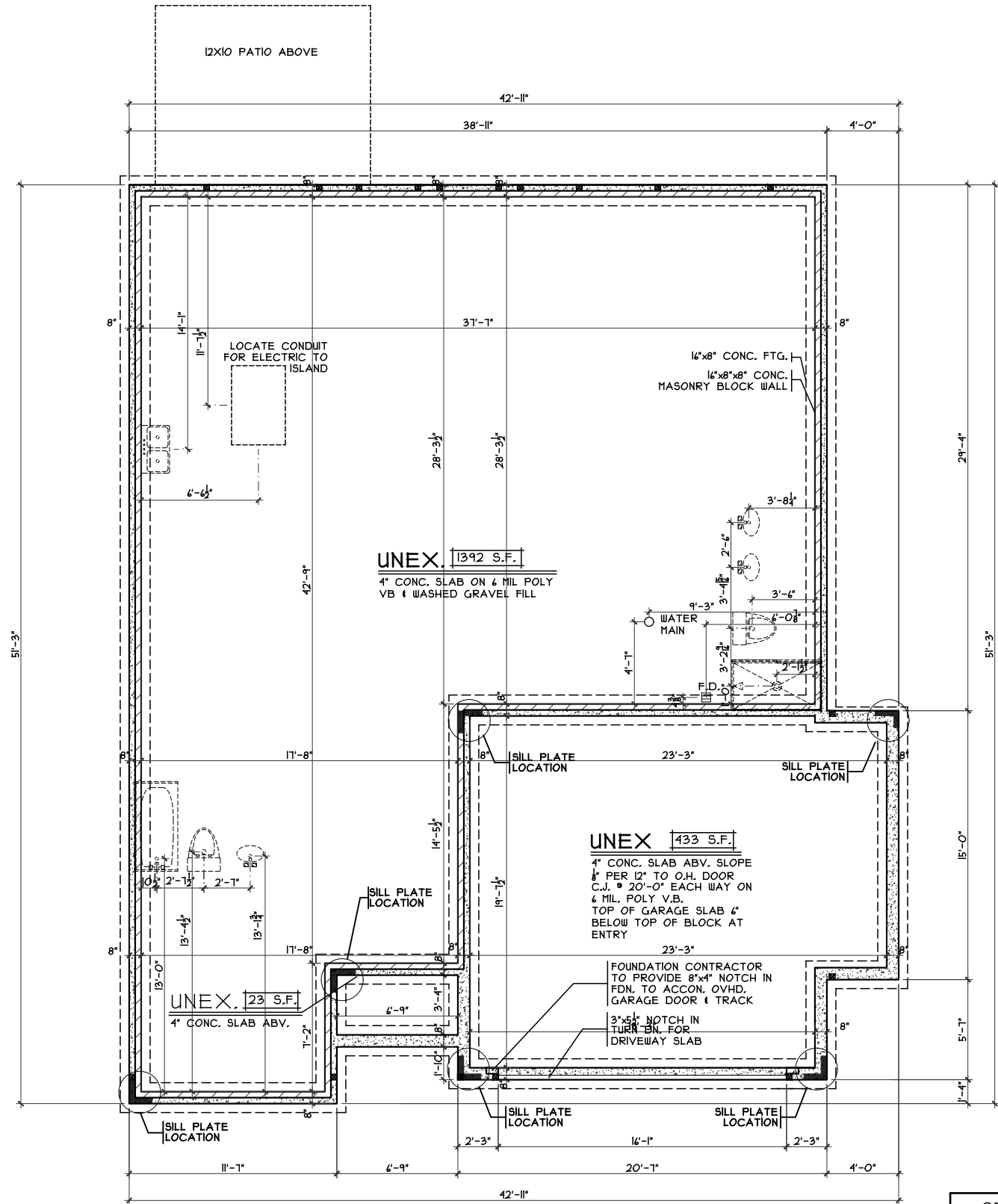
**THICKENED SLAB**  
SCALE: 1/4" = 1'-0"



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



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



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

OPTIONS

Foundation Plan  
Plan: Marion Slab  
Date: 8/25/21  
Drawn: SMC  
Scale: As Noted  
Revised: 11/11/21  
Sheet: 6 of 14



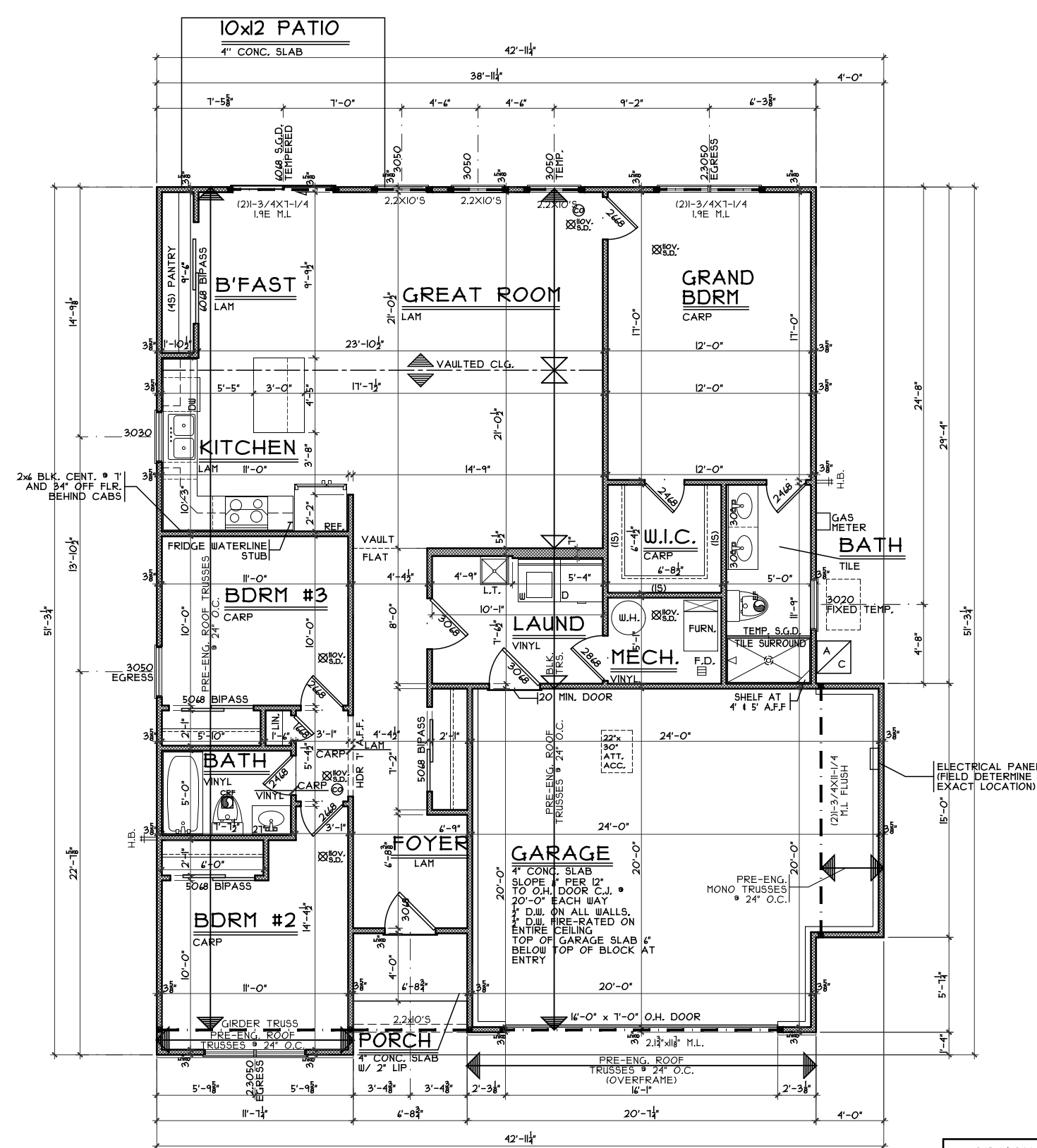
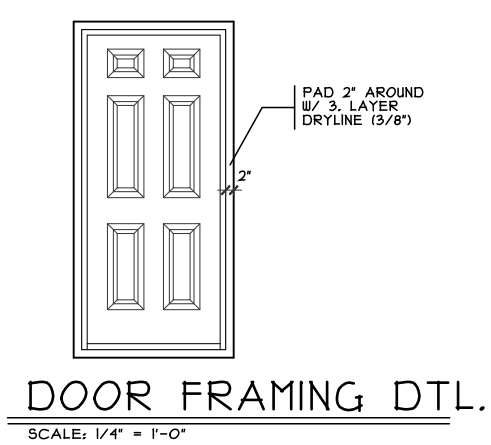
Proposed Residence:  
Market Home  
1604 Ashbury Court  
Waterbury Village Lot #48

WV-48  
Carlisle  
Warren County

Marion Slab - E2 - Vinyl  
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Issue	Dates
Review	

A2



OPTIONS

**First Floor Plan**  
Plan: Marion Slab  
Date: 8/25/21  
Drawn: SMC  
Scale: As Noted  
Revised: 11/11/21  
Sheet: 7 of 14

**Proposed Residence:**  
Market Home  
1604 Ashbury Court  
Waterbury Village Lot #48

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

**Marion Slab - E2 - Vinyl**  
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**Issue Dates**

Review	

Warren County  
Carlisle

**A3**