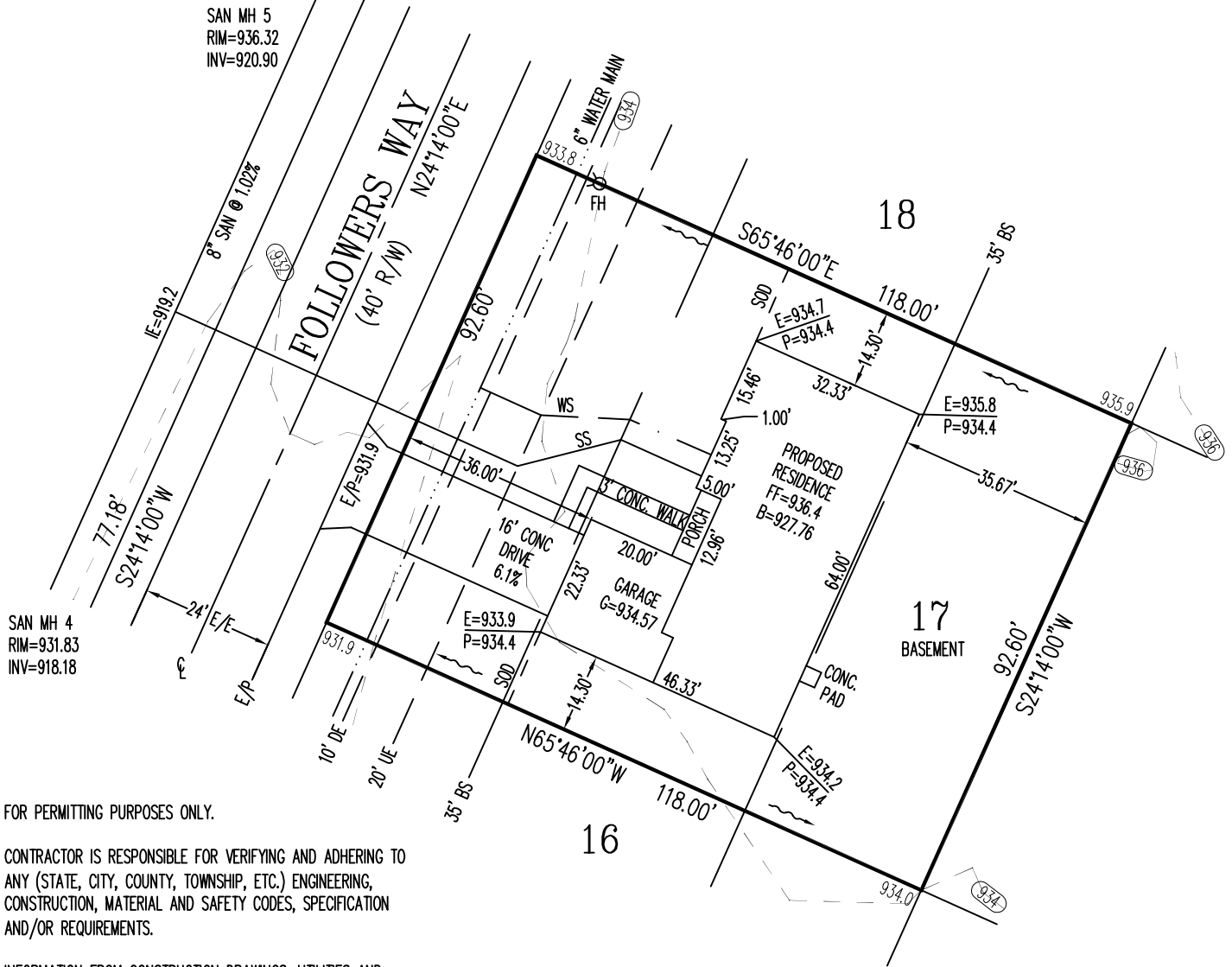


SETBACKS
 FRONT=35' (PER PLAT)
 REAR=35'
 SIDE=10'

DRIVEWAY	624	sq. ft.
APRON	93	sq. ft.
SIDEWALK-PRIVATE	91	sq. ft.
SIDEWALK-PRIVATE	-	sq. ft.

MARKET HOME
 134 FOLLOWERS WAY
 SOD=3987 SF
 SEED=4419 SF



FOR PERMITTING PURPOSES ONLY.

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

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES AND CONTOURS 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, BUILDER 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.

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.

CONTOURS ARE DERIVED USING WARREN CO. OHIO ONLINE GIS/MAPPING SYSTEM.

2 WORKING DAYS
 BEFORE YOU DIG

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



PROJECT No. SHEPHERDS RIDGE DWG No. 232122PA

CENTERSTONE HOMES

EXHIBIT

DATE: 11/17/2023

PLOT PLAN

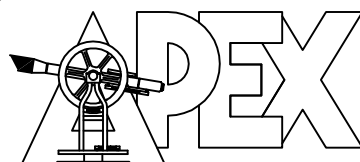
LOT 17 (10,927 SF) 0.2509 AC.
 SHEPHERD'S RIDGE, PHASE 2
 MILITARY SURVEY NO. 575

VILLAGE OF HARVEYSBURG, WARREN CO., OH

SCALE: 1"=30'

DRAWN: FAK

CHECKED: JLS



ENGINEERING & SURVEYING, INC.

1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202