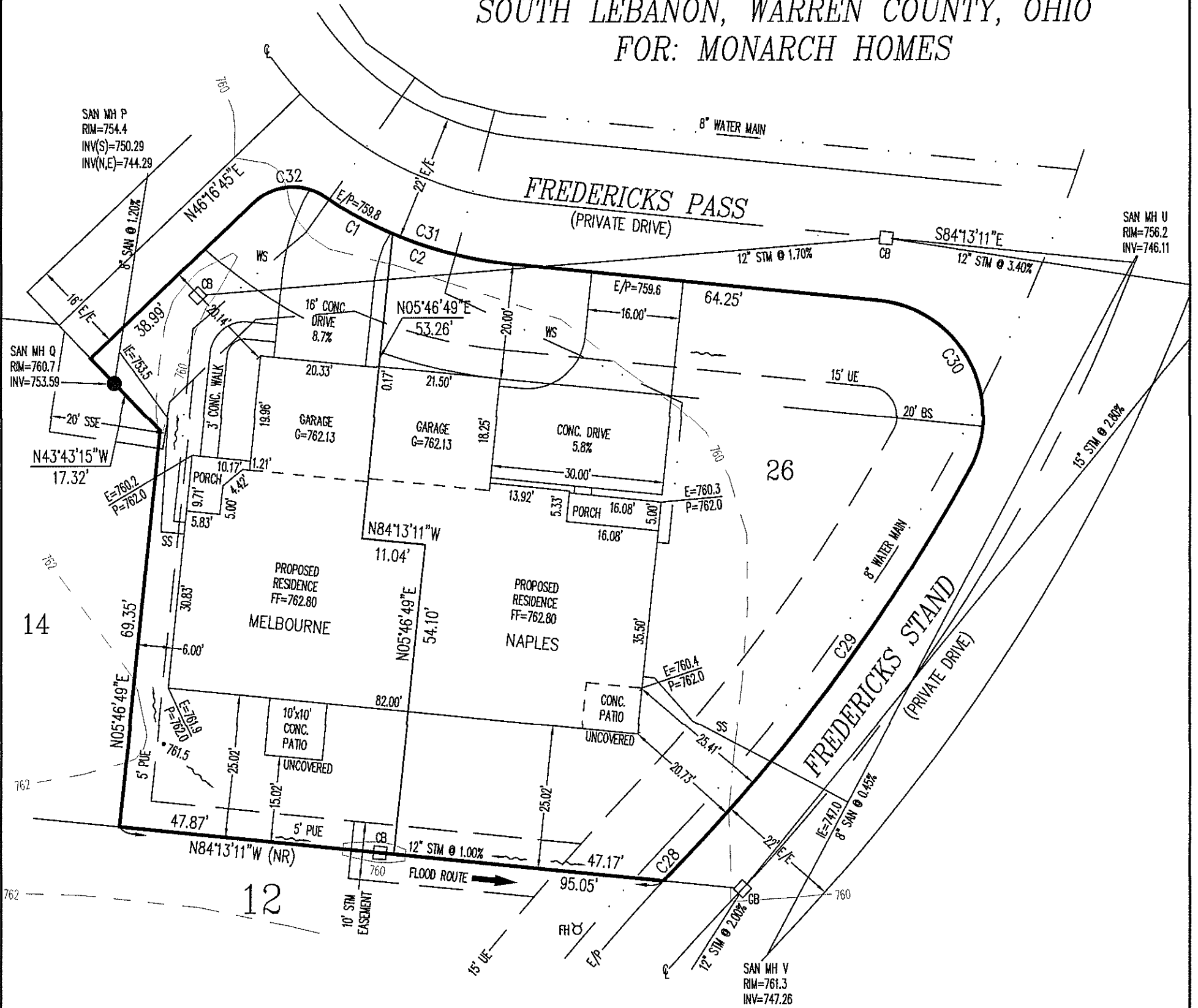


**PLOT PLAN**  
**LOT 26 (13,408 SF) 0.3078 ACRES**  
**THE VILLAGES AT RIVERS BEND**  
**VILLAGE OF FREDERICKS STAND, SECTION 1**  
**SOUTH LEBANON, WARREN COUNTY, OHIO**  
**FOR: MONARCH HOMES**



- C1  
R=71.00'  
L=13.41'
- C2  
R=71.00'  
L=21.60'
- C28  
R=411.00'  
L=5.75'
- C29  
R=324.00'  
L=83.42'
- C30  
R=20.00'  
L=39.48'
- C31  
R=71.00'  
L=35.01'
- C32  
R=10.00'  
L=13.57'

RECOMMENDED FF=761.6

**SETBACKS**  
 5' WEST SIDE  
 25' EAST SIDE  
 25' SOUTH SIDE  
 20' NORTH SIDE



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

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.

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

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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.

SCALE: 1"=20'  
 DATE: 03/04/2019  
 DRAWN: JLS  
 DESIGNED: -  
 CHECKED: KRC

**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. 3/8/2019-INTERIOR GARAGE-REW  
 2.  
 3.  
 4.

PROJECT: FREDRICKS STAND DRAWING: 190369PB	SHEET 1 OF 1
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