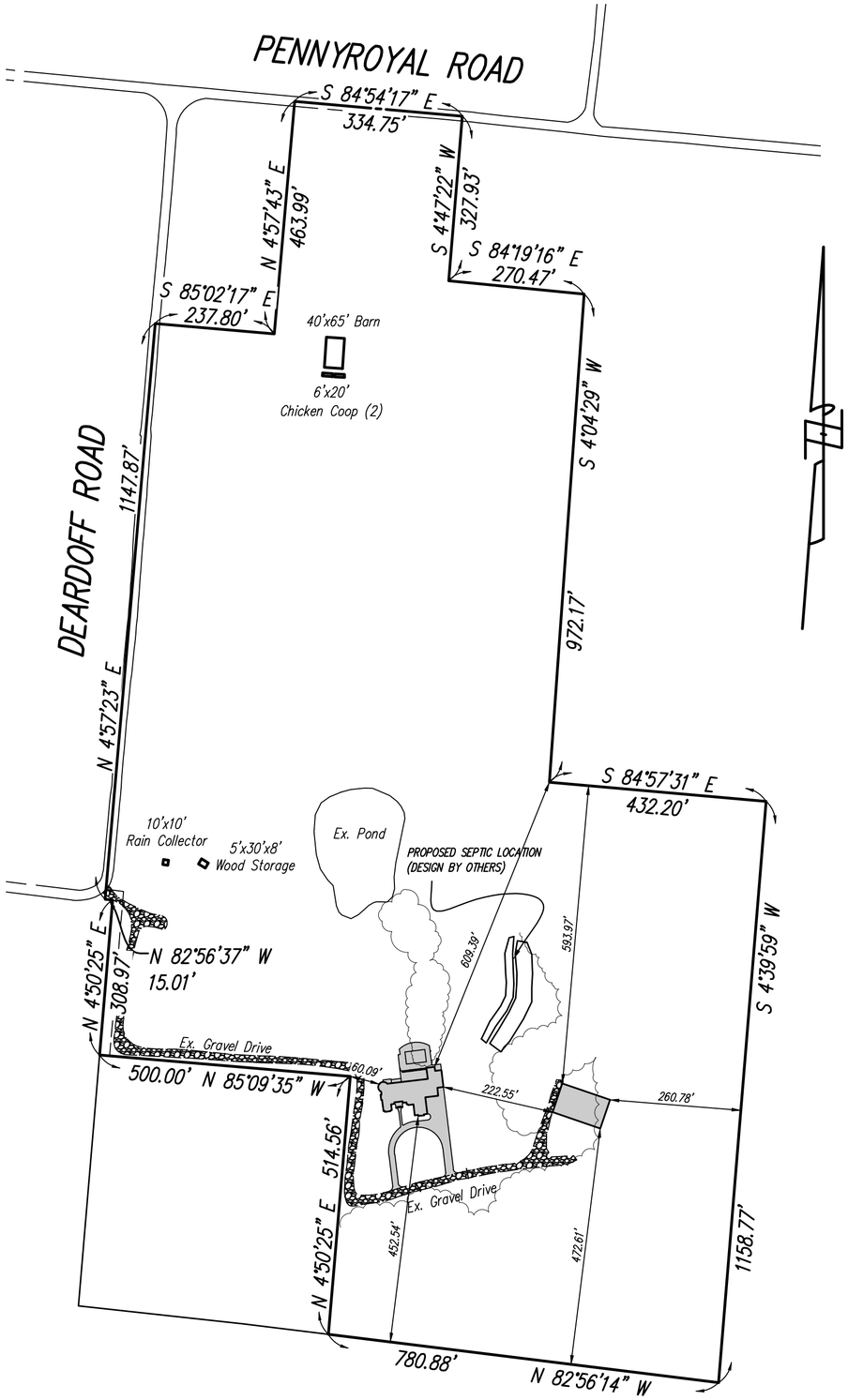
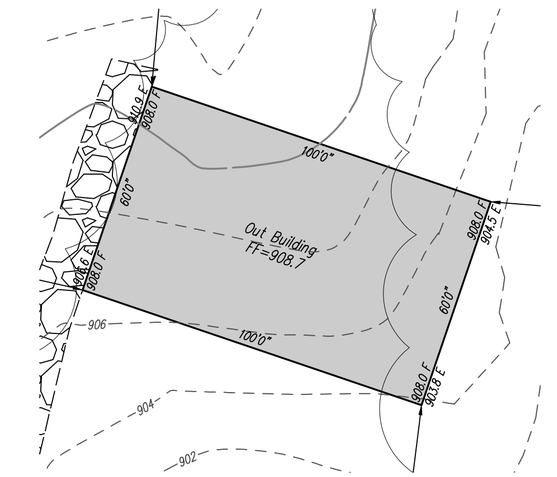


PROPERTY DETAIL

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

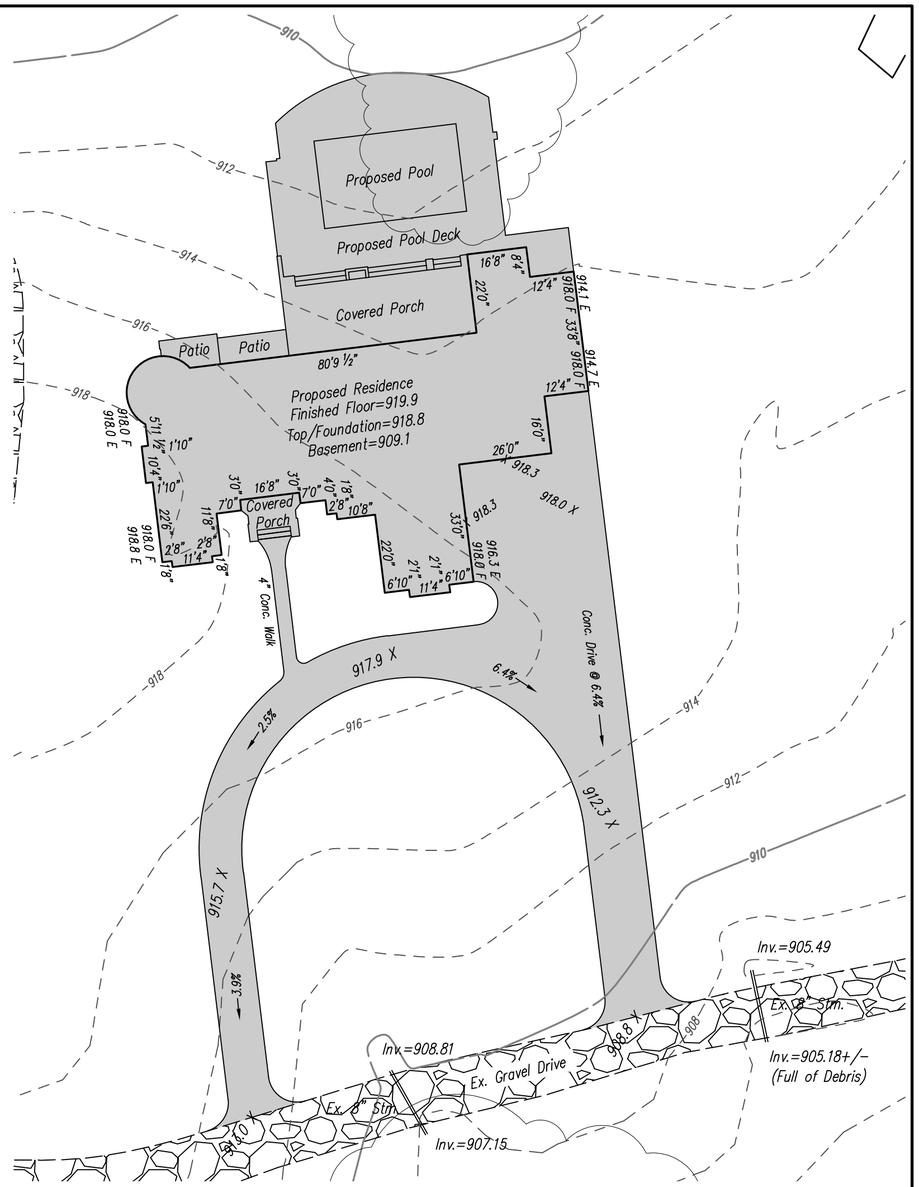


OUTBUILDING DETAIL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



HOUSE DETAIL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROPERTY ADDRESS
9414 DEARDOFF ROAD
FRANKLIN, OHIO 45005

BUILDER
JUSTIN DOYLE HOMES
5378A COX SMITH ROAD
MASON, OHIO 45040
(513) 445-2111

NOTES:

1. BUILDER TO VERIFY THE LOCATION AND ELEVATION OF ALL SANITARY AND WATER SERVICE LATERALS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE DIFFERENT FROM PLAN, CONTACT THE ENGINEER/SURVEYOR.

2. DISCHARGE LOCATION OF ALL DOWNSPOUTS TO BE A MINIMUM 10' FROM ADJACENT PROPERTY LINE.

3. FINISH GRADE SHALL SLOPE MIN. 6" IN FIRST 10' FROM NEW RESIDENCE & FINISH GRADE FOR DISTURBED PORTION OF SITE SHALL HAVE MAX. SLOPE OF 3:1.

4. UTILITY & TOPOGRAPHIC INFORMATION OBTAINED FROM CURRENT HAMILTON COUNTY GIS DATA.

5. ALL SEPTIC AND RESERVE SEPTIC AREAS ARE TO BE CLEARLY MARKED PRIOR TO CONSTRUCTION OF ANY KIND ON THIS LOT. AVOID DUMPING OR REMOVING SOIL FROM THIS AREA TO KEEP CONSTRUCTION TRAFFIC FROM COMPACTING THE SOIL. SEE DESIGN OF ON SITE SEPTIC SYSTEM DESIGNED BY OTHERS.

STATE OF OHIO
MELVIN W. PISTOR, JR.
S-8180
REGISTERED PROFESSIONAL SURVEYOR
11/25/25

PROPOSED IMPROVEMENTS

REVISIONS
ADD BLDGS MP 11-25-25

SECTION 27, TOWN 2, RANGE 5
CITY OF FRANKLIN
FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200 •Cincinnati, Ohio 45247
513-385-5757 • www.abercrombie-associates.com

SCALE	DATE	JOB.NO.	DRAWN	
AS NOTED	10-23-25	25-0197	MP	1 / 1

DWG.: MP-25-0197-PLPN