

**SETBACKS:**  
 FRONT YARD=40'  
 REAR YARD=25'  
 SIDE YARD=10'  
 20' BETWEEN BUILDINGS

LOT COVERAGE = 33.4%

**PLOT PLAN**  
**LOT 6103 (9,124 SF) 0.2094 ACRES**  
**THE TRAILS OF TODHUNTER,**  
**SECTION ONE, BLOCK B**  
**CITY OF MONROE**  
**BUTLER COUNTY, OHIO**  
**FOR: CRISTO HOMES**

TURNLEY RESIDENCE  
 105 NETTLETON COURT

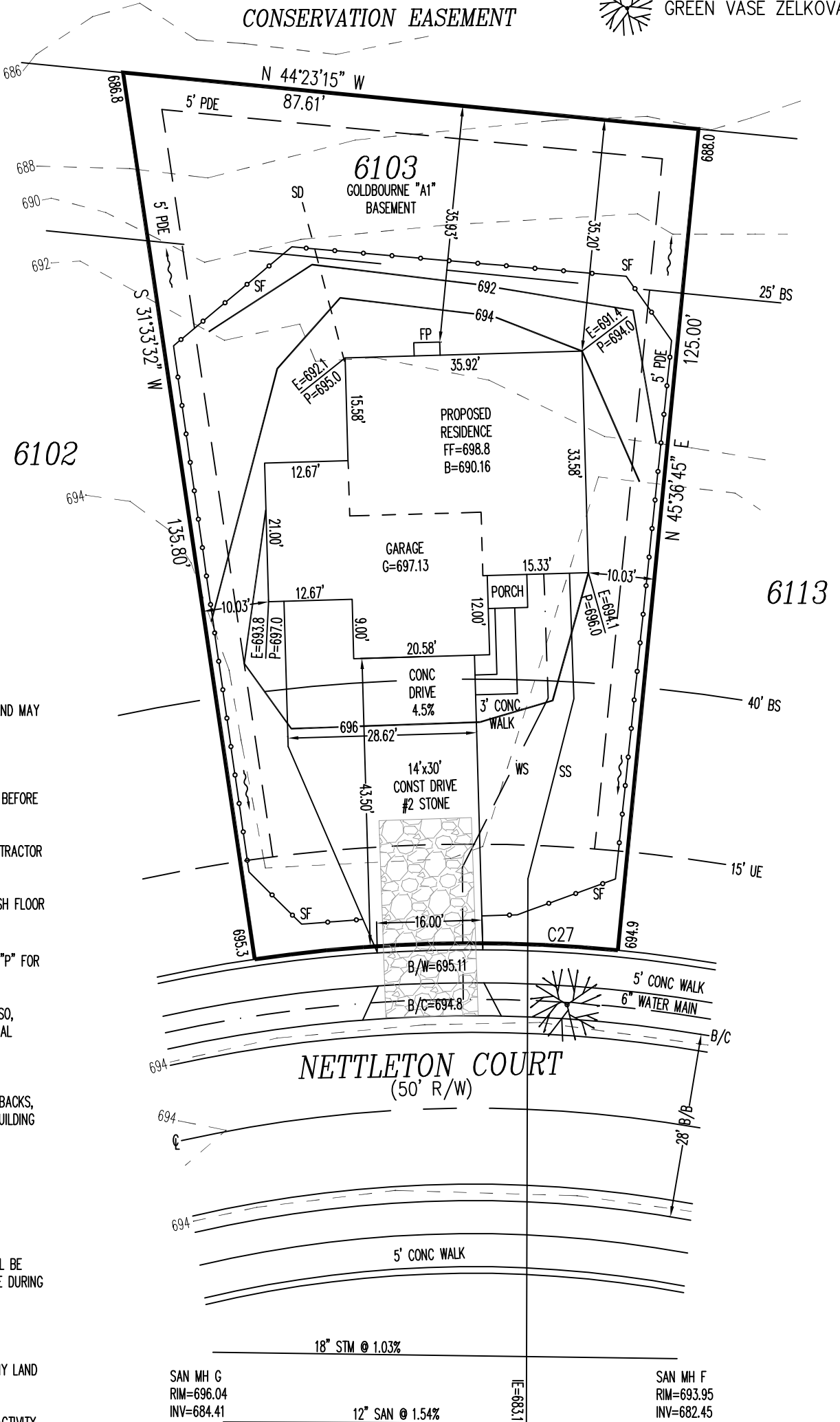


GREEN VASE ZELKOVA

**QUANTITIES**

TOTAL LOT AREA	9124	sq. ft.
CITY WALK	192	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	1250	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	30	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6359	sq. ft.

HOUSE =1719 SF



APEX IS NOT RESPONSIBLE FOR SOIL CONDITIONS OR GROUND WATER CONDITIONS.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO SITE CONDITIONS.

INFORMATION FROM CONSTRUCTION DRAWINGS.

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

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.

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

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES. ALSO, APPROPRIATE DRAINAGE OF THE LOT. CONTOURS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY.

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.

TREE LOCATION (SCANNED AND APPROX. LOCATION)

CONSERVATION EASEMENT BEHIND LOT (PER CITY OF MONROE)

HOME BUILDER IS REQUIRED TO SWEEP STREET ADJACENT TO SITE DAILY. ALSO, WILL BE RESPONSIBLE FOR MAINTAINING INLET PROTECTION OF CURB INLET IN FRONT OF SITE DURING CONSTRUCTION OF HOME.

CITY OF MONROE NOTES:

FINAL GRADING WITH ESTABLISHED GROUND COVER MUST BE IN PLACE PRIOR TO ANY LAND TRANSFERS.

#2 STONE CONSTRUCTION DRIVEWAY MUST BE PLACED PRIOR TO ANY EARTHWORK ACTIVITY OR SILT FENCE PLACEMENT.

PERIMETER BMP'S (BEST MANAGEMENT PRACTICES) MUST BE PLACED PRIOR TO ANY STRIPPING, EXCAVATION OF FOOTERS, ETC.

ALL STRAW WADDLES USED MUST BE A MIN. OF 12" DIAMETER AND PROPERLY EMBEDDED.

NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE WATERWAYS.

TOPOGRAPHY FROM CONSTRUCTION PLANS.  
 MAY NOT REFLECT CURRENT CONDITIONS.

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

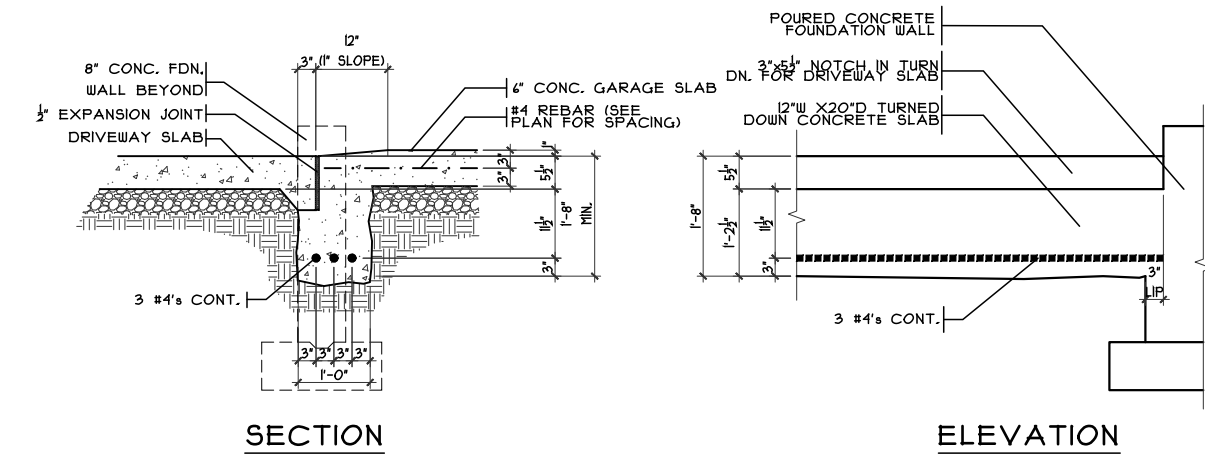
SCALE: 1"=20'  
 DATE: 05-25-21  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: KRC

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

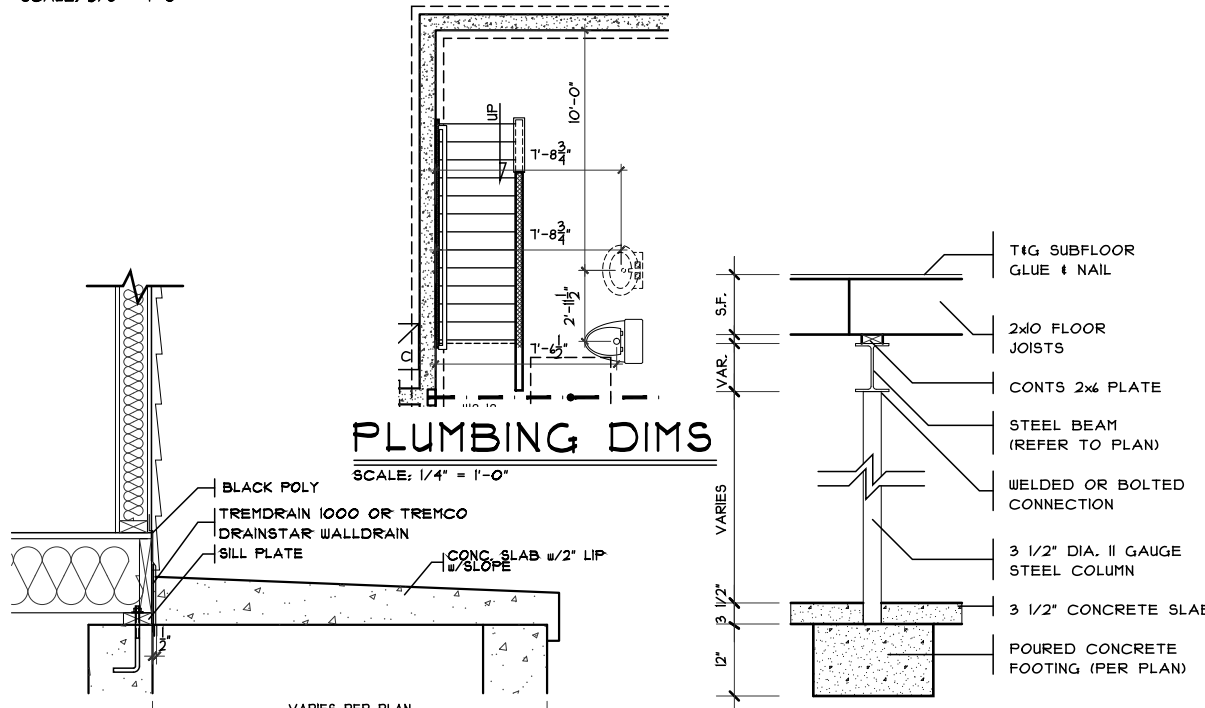
REVISIONS:  
 1. 6/3/2021-REW-NEW HOUSE  
 2. 6--17-21 MONROE NOTES  
 3.  
 4.

PROJECT: TRAILS OF TODHUNTER SHEET  
 DRAWING: 211499PA 1 OF 1

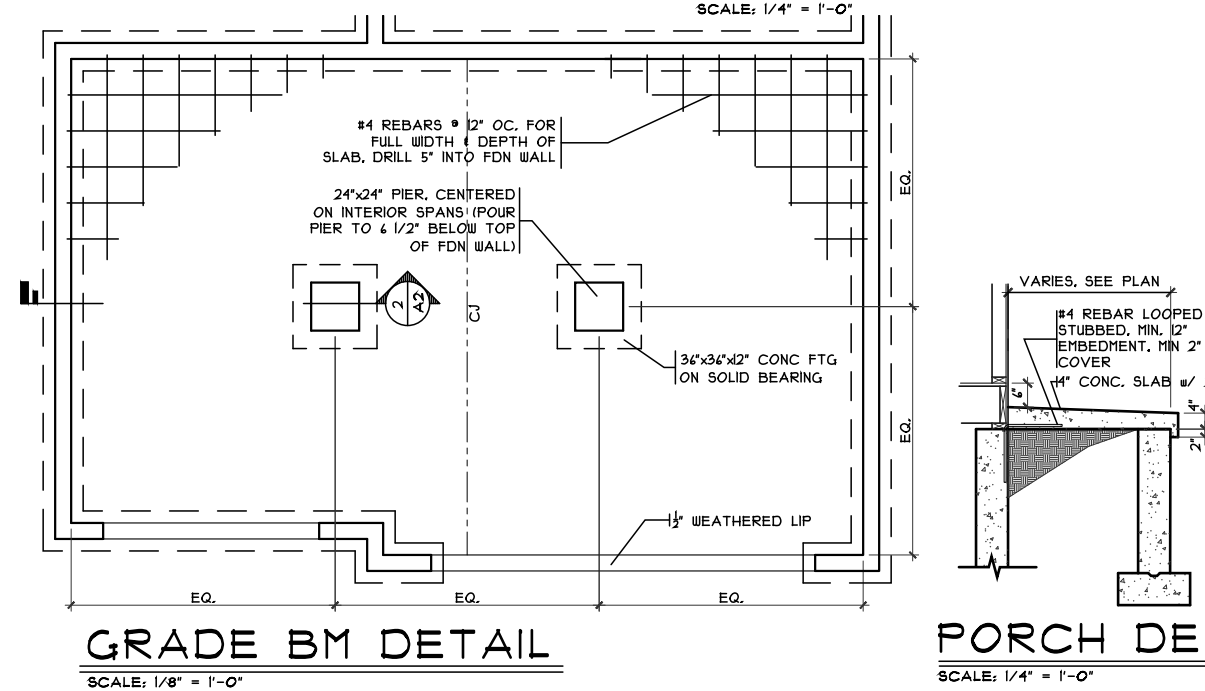




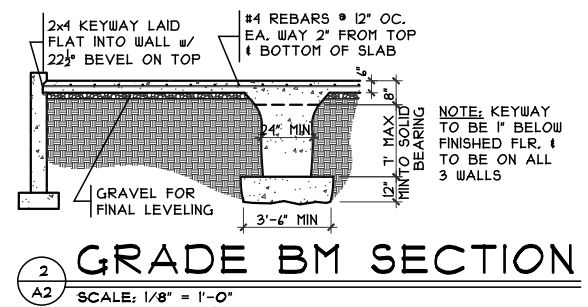
**SECTION**  
**ELEVATION**  
**GARAGE DOOR GRADE BM**  
 SCALE: 3/8" = 1'-0"



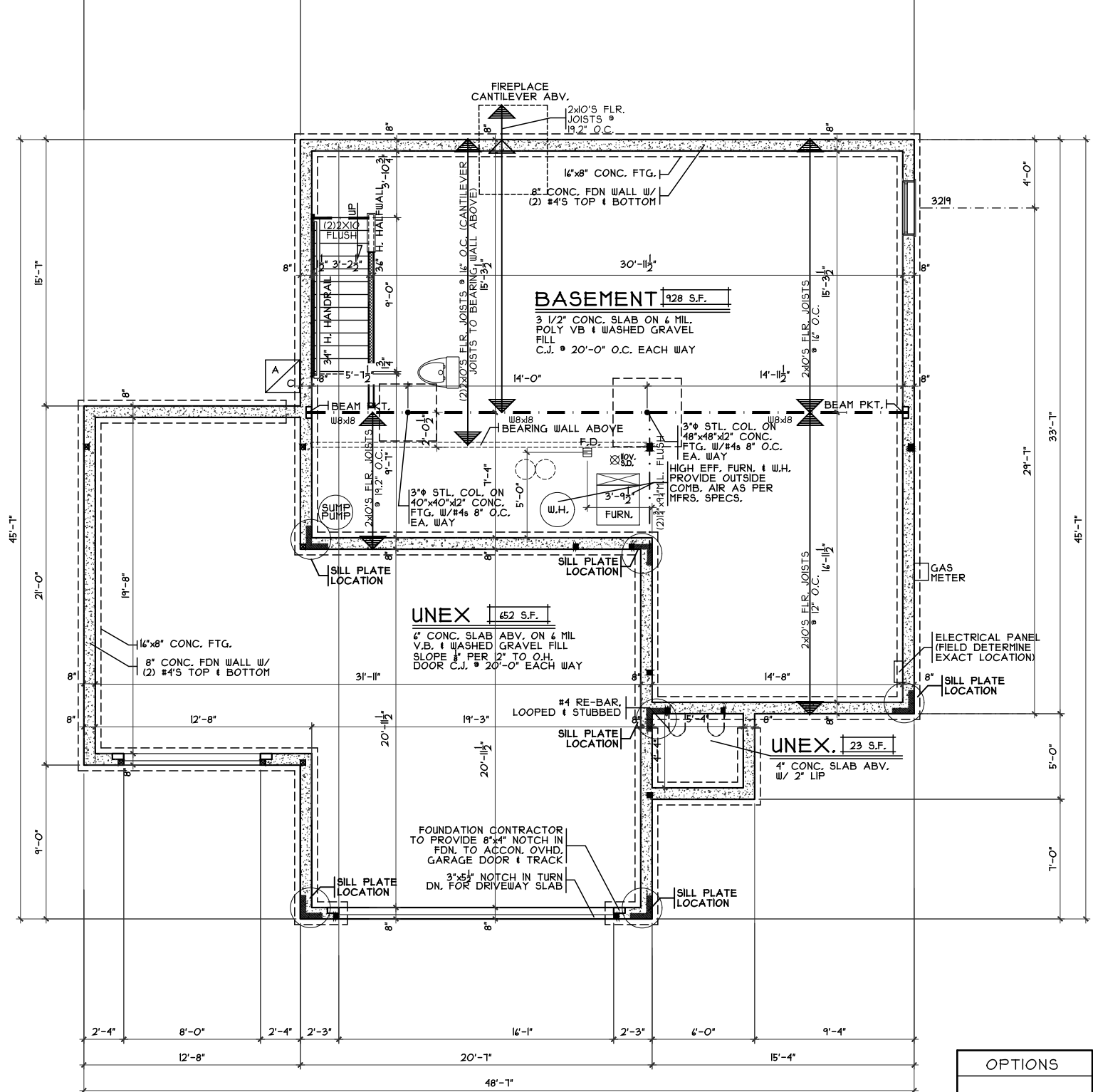
**PLUMBING DIMS**  
**COLUMN DETAIL**  
 SCALE: 1/4" = 1'-0"



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



**GRADE BM SECTION**  
 SCALE: 1/8" = 1'-0"

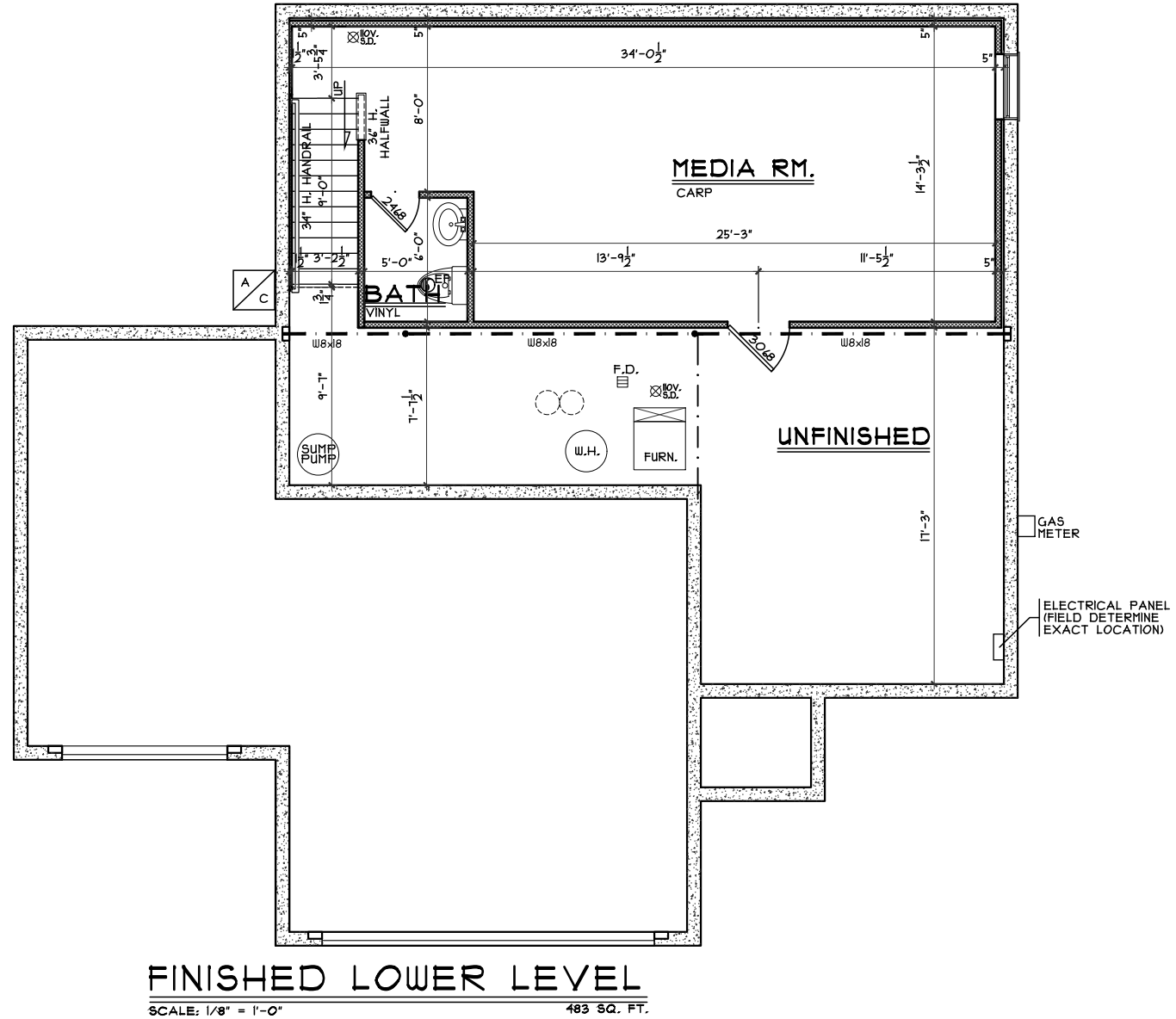
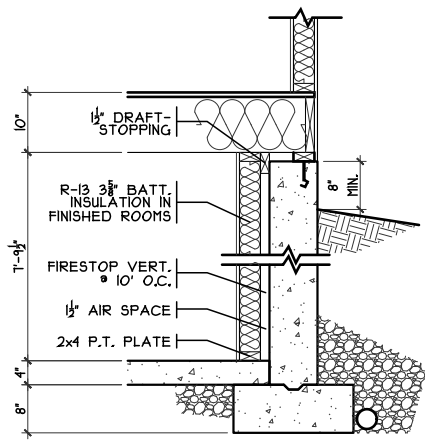


**FOUNDATION PLAN**  
 SCALE: 1/8" = 1'-0"

OPTIONS

**FIN. LL WALL DETAIL**

SCALE: 3/8" = 1'-0"



OPTIONS

TH-6103	Proposed Residence:	TH-6103	Goldbourne - A1 - Comp.	Issue Dates
Ryan Turnley	105 Nettleton Ct	Trails of Todhunter Lot #6103	Monroe	
			Butler County	

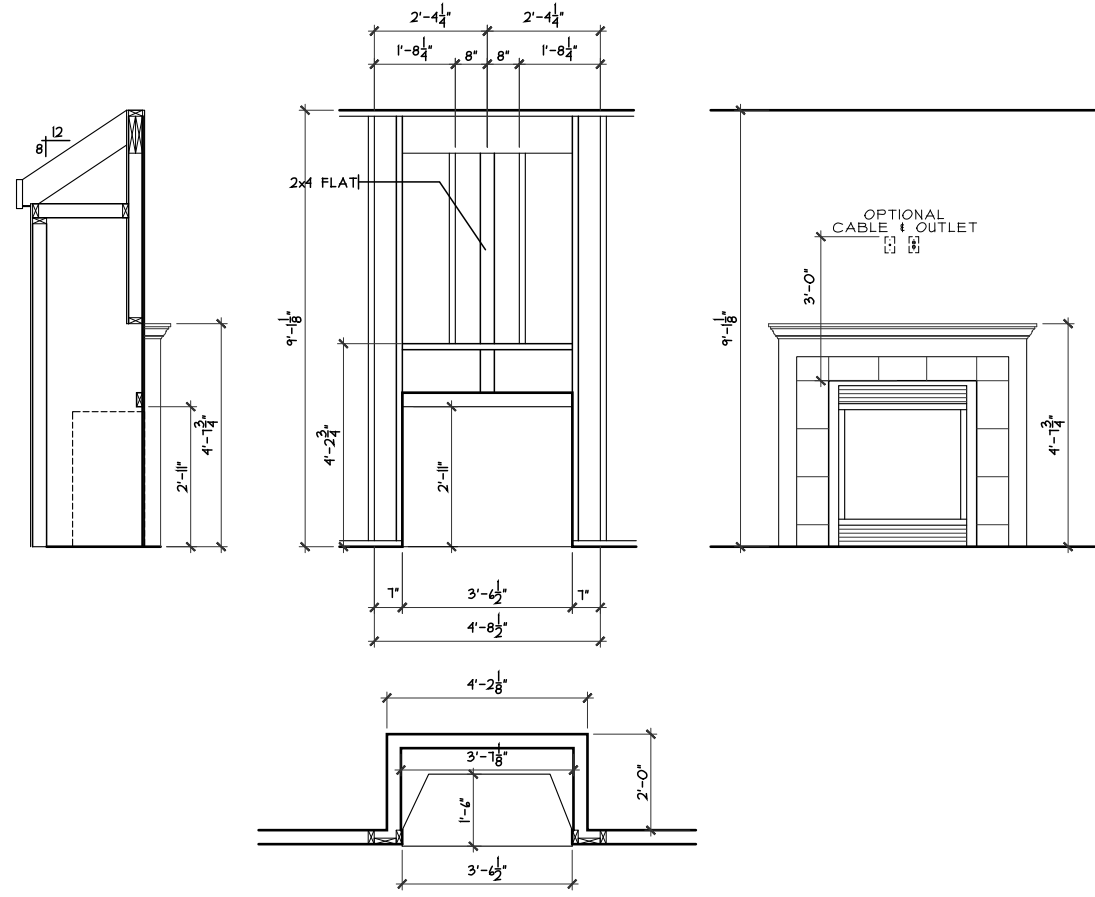
CRISTO HOMES  
7894 A Tyers Place Blvd.  
West Chester, OH 45689  
513.755.0570  
www.cristohomes.com

Plan: Goldbourne  
Date: 5.13.2021  
Drawn: RAS  
Scale: As Noted  
Revised:  
Sheet: 4 of 9

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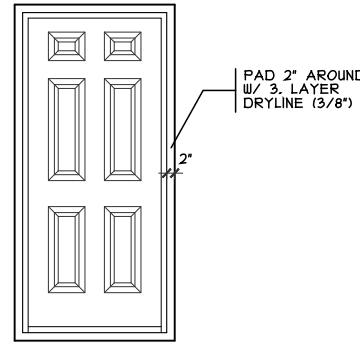
**A2a**





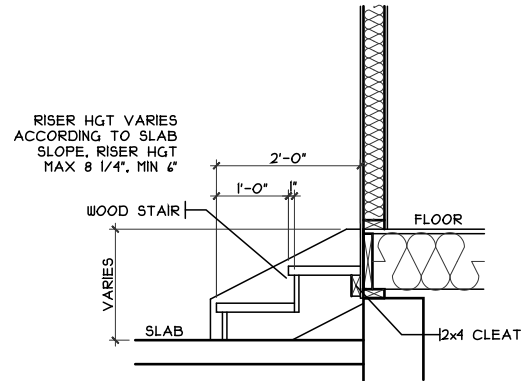
**FIREPLACE FRAMING DETAIL**

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



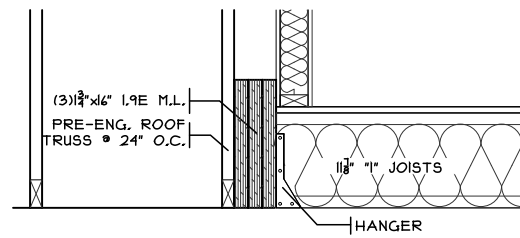
**DOOR FRAMING DETAIL**

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



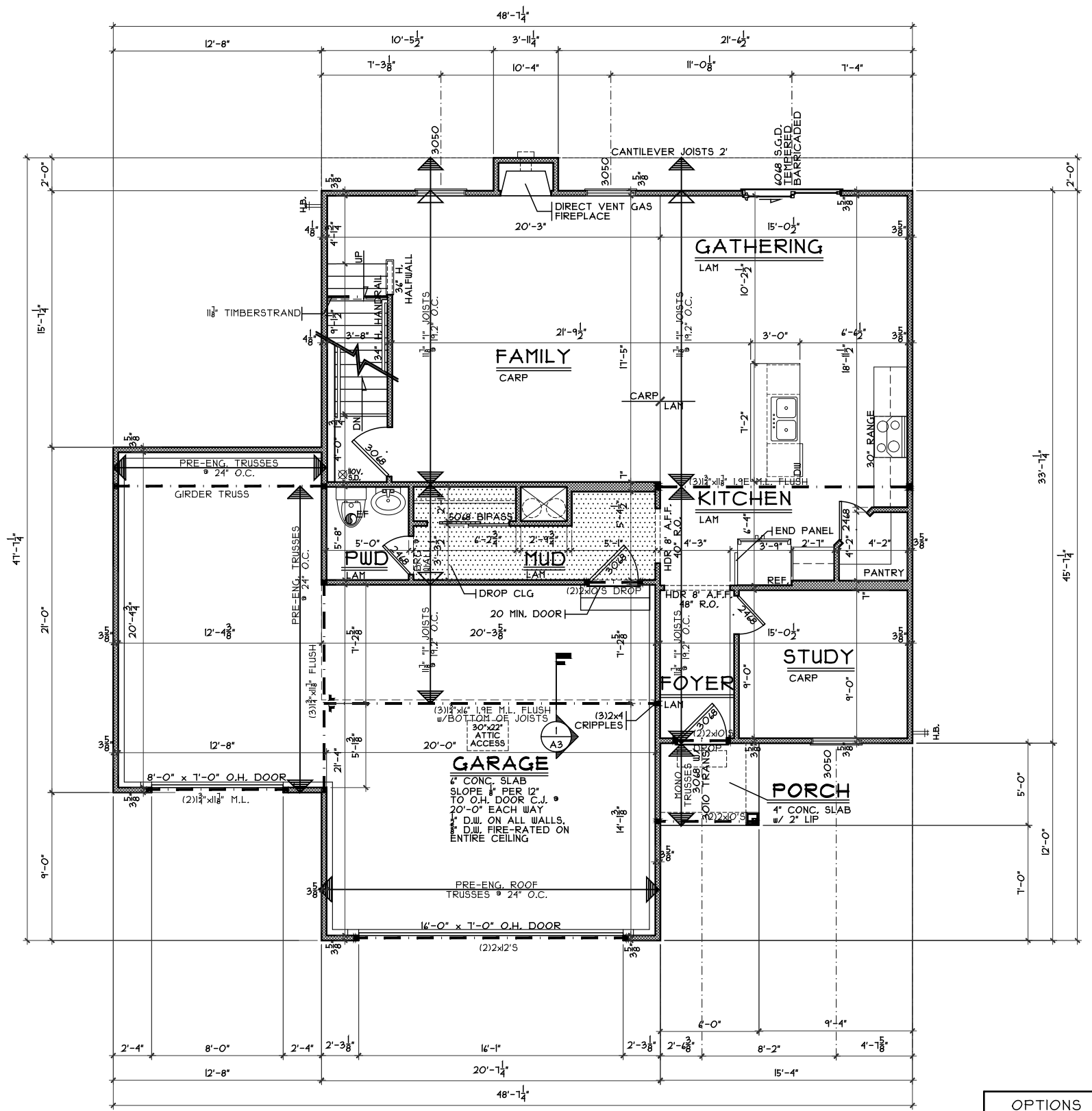
**GARAGE STAIRS DETAIL**

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



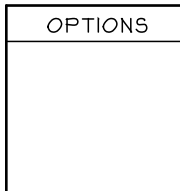
**GARAGE DETAIL**

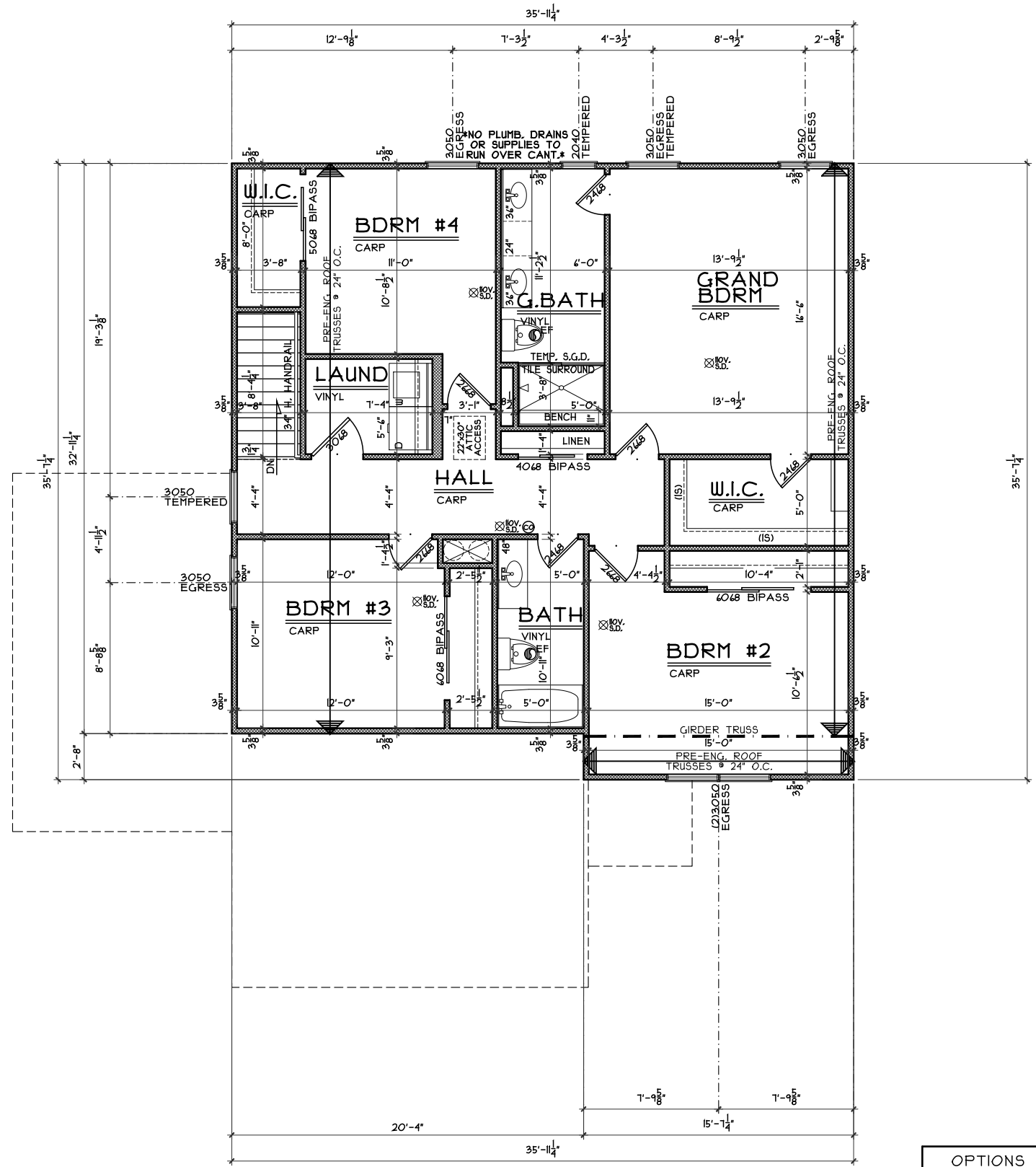
SCALE: 1/2" = 1'-0"



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0" 1015 SQ. FT.





**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 1194 SQ. FT.

OPTIONS

Second Floor Plan

Plan: Goldbourn  
 Date: 5.13.2021  
 Drawn: RAS  
 Scale: As Noted  
 Revised:  
 Sheet: 6 of 9



7944 Tyers Place Blvd.  
 West Chester, OH 45689  
 513.755.0570  
 www.cristohomes.com

TH-6103

Proposed Residence:

Ryan Turnley  
 105 Nettleton Ct  
 Trails of Todhunter Lot #6103

Monroe  
 Butler County

Goldbourn - A1 - Comp.

Issue Dates

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A4