

TH 6146
210 Beckworth Drive
Monroe, OH 45050

1 Story Basement

Loop vent kitchen

3 pc rough

2 hose bibs - no valves required

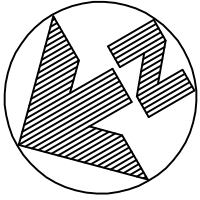
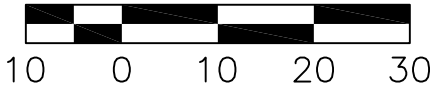
ice maker

1 tub - NO WALLS

1 shower - tiled base - trap - stub through floor and dont install

1 laundry tub

Gas Furnace



QUANTITIES

TOTAL LOT AREA	8450	sq. ft.
CITY WALK	245	sq. ft.
HOUSE WALK	32	sq. ft.
DRIVE	800	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	264	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	1885	sq. ft.
UNDISTURBED AREA	1,235	sq. ft.

SOD=2287 SF

WYATT RESIDENCE
210 BECKWORTH DRIVE

LOT COVERAGE=40%



AMERICAN SENTRY
LINDEN



SETBACKS:
FRONT YARD=40'
REAR YARD=25'
SIDE YARD=10' MIN/20' TOTAL

M.R.O.E.=723.5

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

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES 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. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE DEPENDING ON GRADING AND SITE CONDITIONS. PROPOSED CONTOURS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY.

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.

CITY OF MONROE NOTES:
THE LOT MUST CONFORM TO THE MINIMUM STANDARDS OF THE CITY'S CODE 1028/EROSION CONTROL AT ALL TIMES.

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 AND STAKED.

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

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.

NO MATERIAL SHALL BE STOCKPILED ON THE ROADWAY SURFACE.

ALL DUMPSTER'S MUST BE COVERED.

ALL DOWNSPOUTS TO TERMINATE ONTO SPLASH BLOCKS.

PLOT PLAN

LOT 6146 (8,450 SF) 0.1940 ACRES

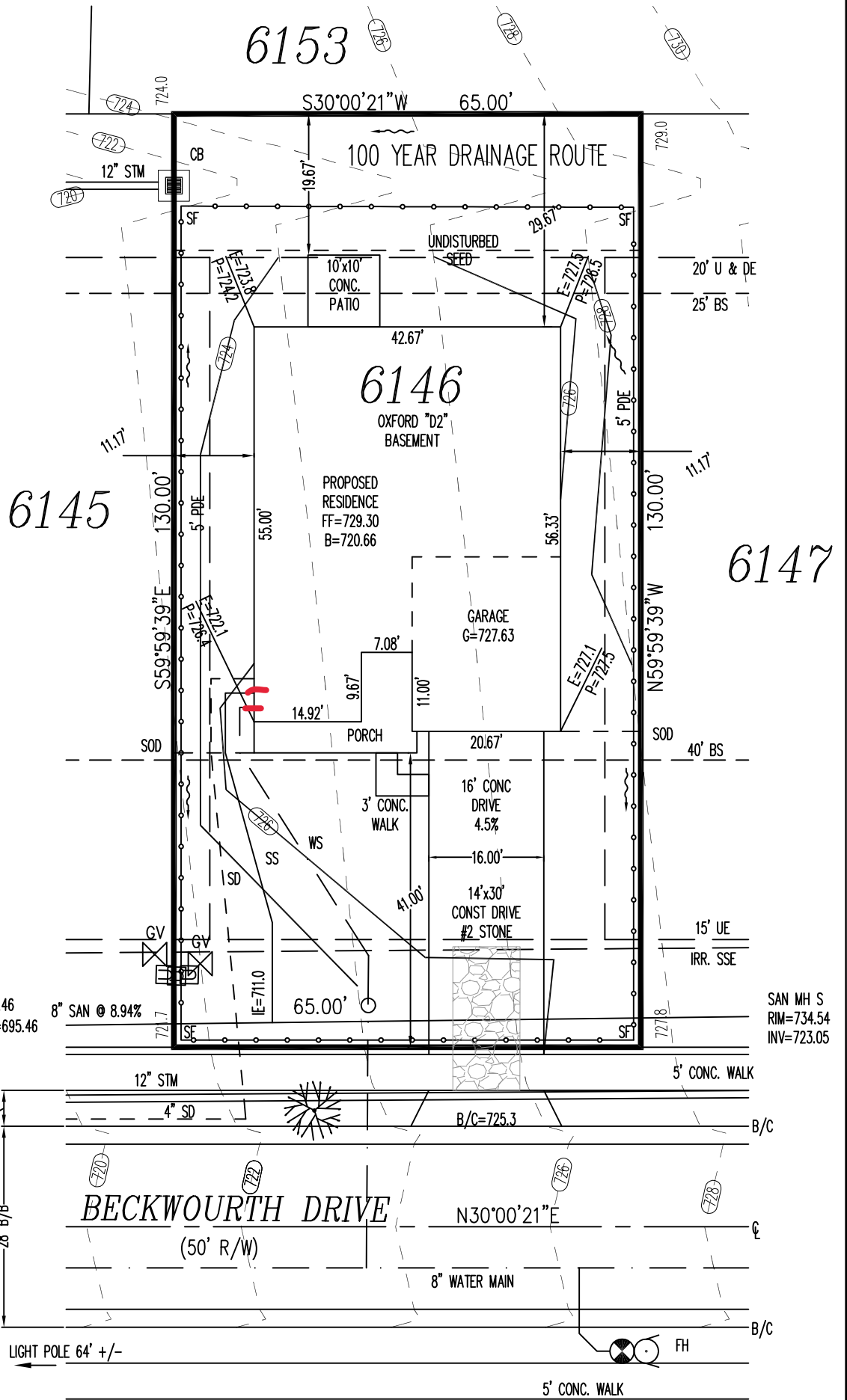
THE TRAILS OF TODHUNTER,

SECTION TWO, BLOCK B

CITY OF MONROE

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES



2 WORKING DAYS
BEFORE YOU DIG

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

SCALE: 1"=20'
DATE: 10-28-23
DRAWN: DES
DESIGNED:
CHECKED: JLS

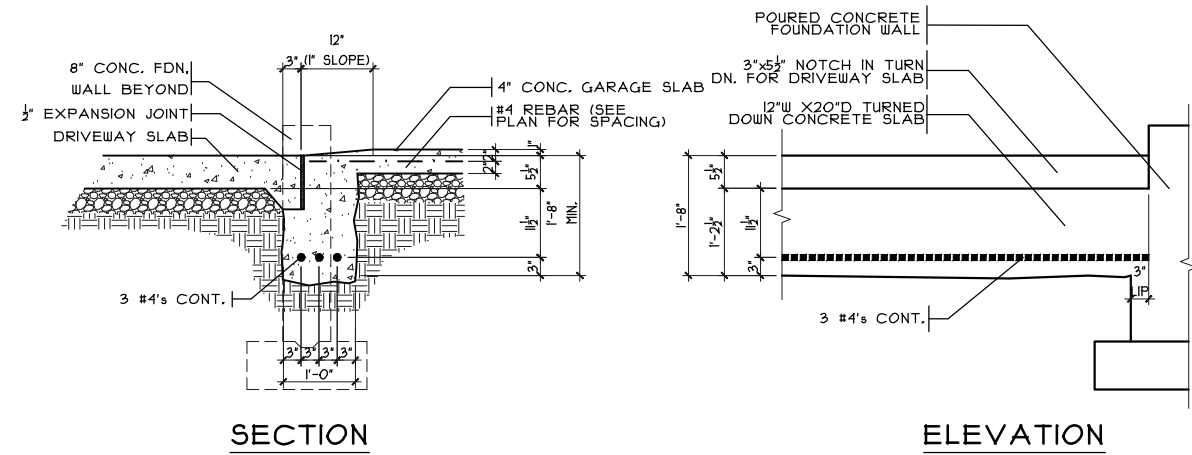
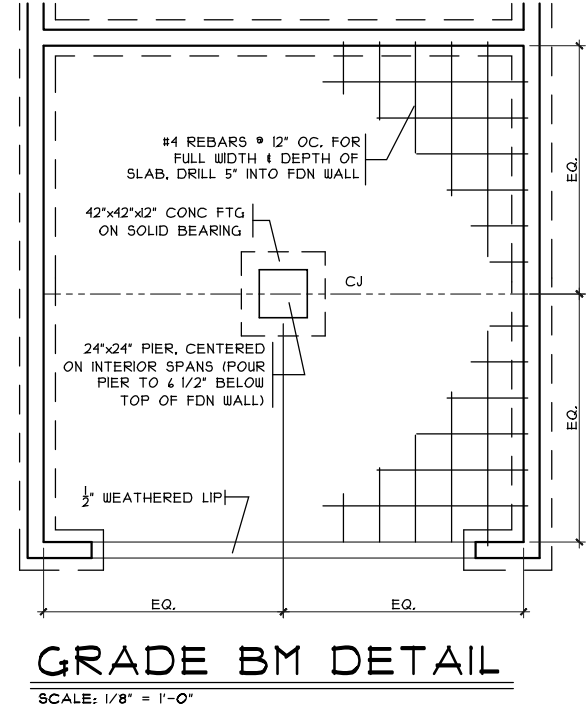
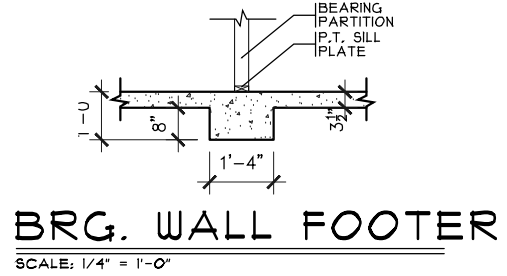
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1. 12-22-23 SOD CHANGE
2. 12-28-23 MOVED PATIO
3.
4.

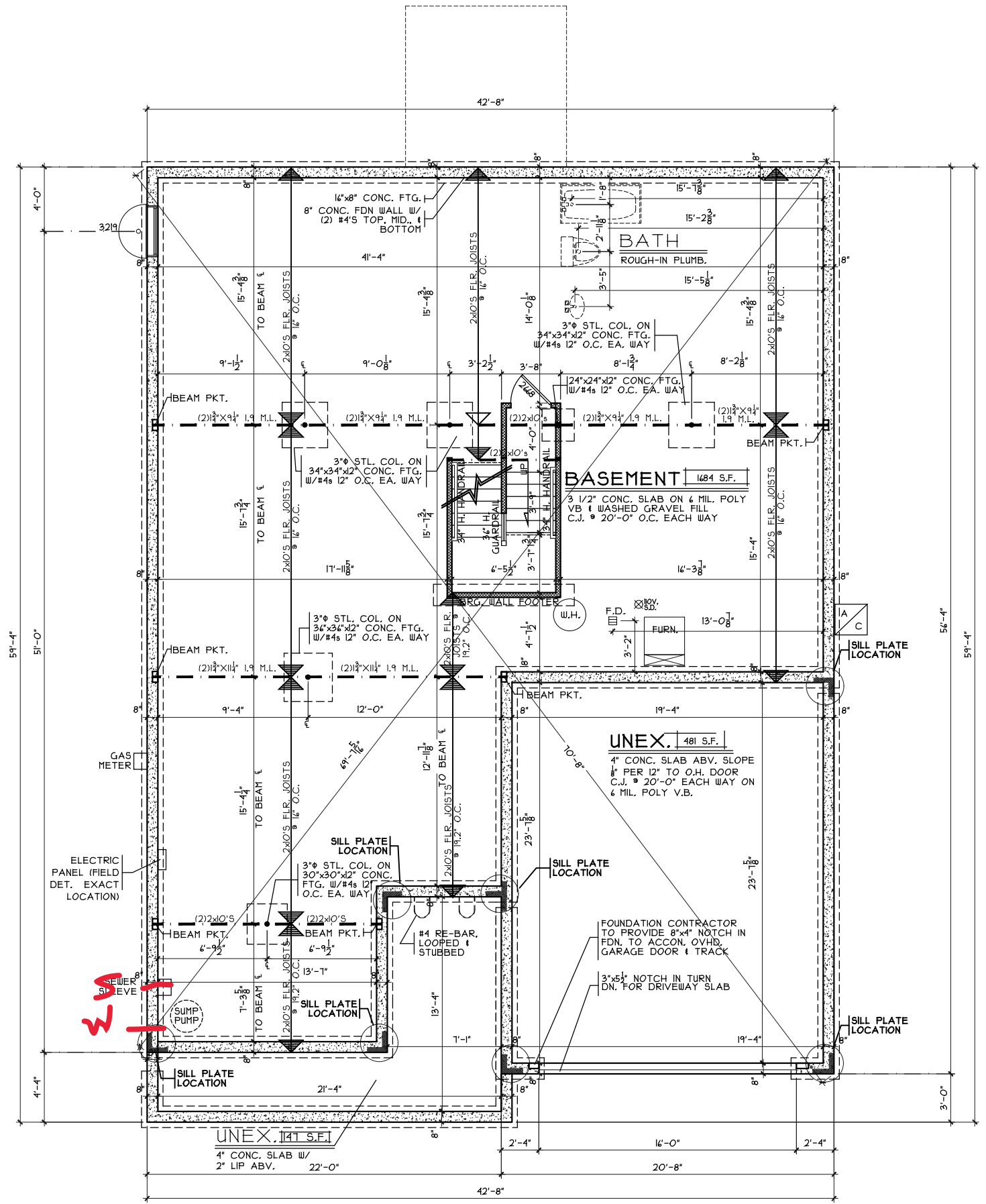
PROJECT: TRAILS OF TODHUNTER SHEET
DRAWING: 232227PA 1 OF 1

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

THE LOT MUST CONFORM TO THE MINIMUM STANDARDS OF THE CITY'S CODE 1028/EROSION CONTROL AT ALL TIMES.



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



NOTE:
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

Foundation Plan
 Plan: Oxford
 Date: 12.28.2023
 Drawn: DSG
 Scale: As Noted
 Revised: 12.28.2023
 Sheet: 3 of 9

Foundation Plan
 Prestige - TH-6146
 Proposed Residence:
 Wyatt, William
 210 Beckworth Drive
 Trails of Todhunter

CRISTO HOMES
 7894 A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.6570 • www.cristohomes.com

Monroe
 Warren County

Oxford - D2 - Comp.

Review	Issue Dates

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