

**PLOT PLAN**  
**LOT 6078 (8,125 SF) 0.1865 ACRES**  
**THE TRAILS OF TODHUNTER,**  
**SECTION ONE, BLOCK A**  
**CITY OF MONROE**  
**BUTLER COUNTY, OHIO**  
**FOR: CRISTO HOMES**

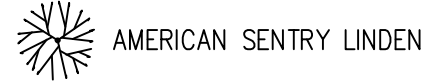
BABEL RESIDENCE  
 107 HANFORD LANE

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

**QUANTITIES**

TOTAL LOT AREA	8125	sq. ft.
CITY WALK	245	sq. ft.
HOUSE WALK	28	sq. ft.
DRIVE	811	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	105	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	5823	sq. ft.

LOT COVERAGE = 37.1%  
 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:**

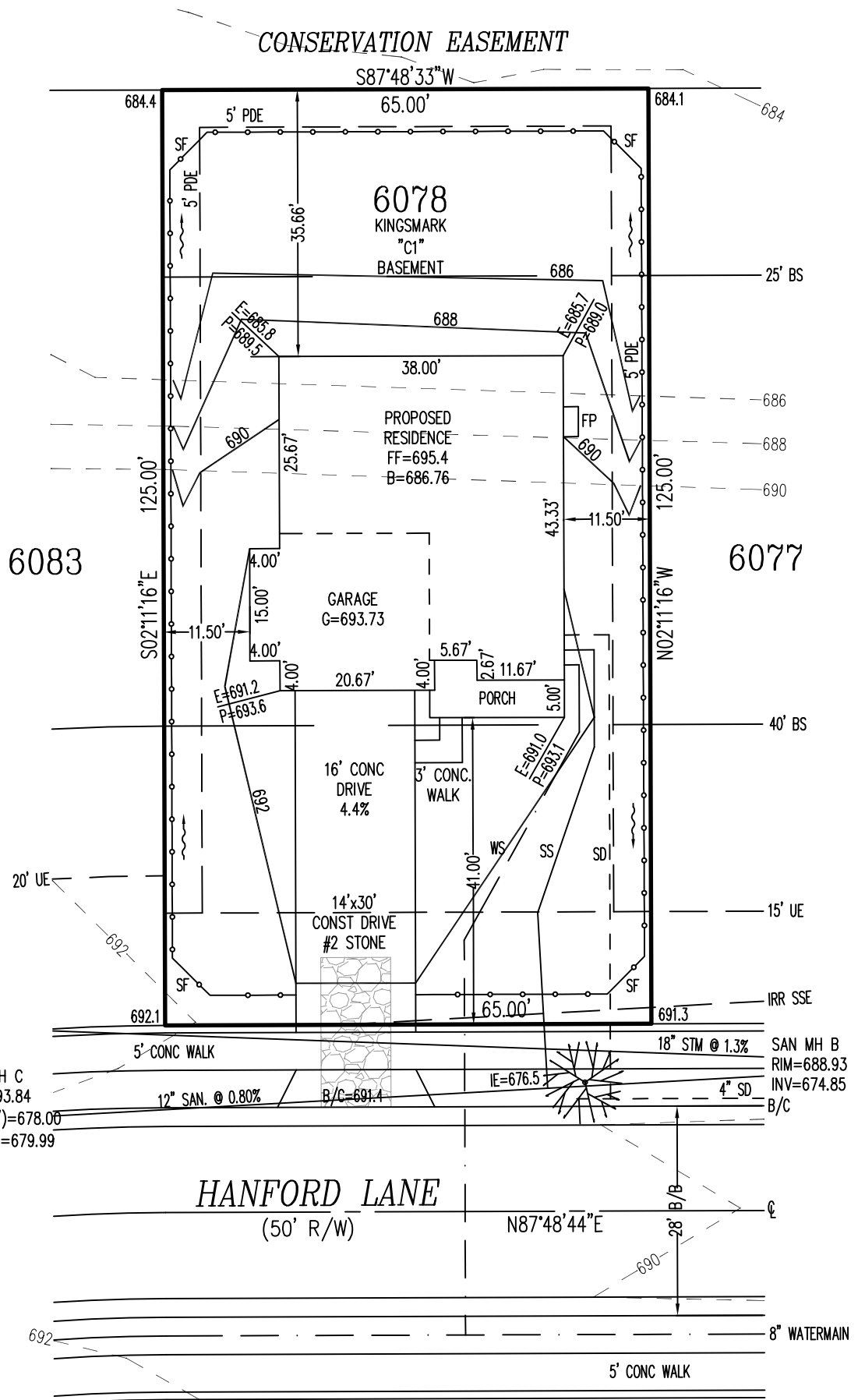
FINAL GRADING WITH ESTABLISHED GROUND COVER MUST BE IN PLACE PRIOR TO ANY LAND TRANSFERS.

#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.



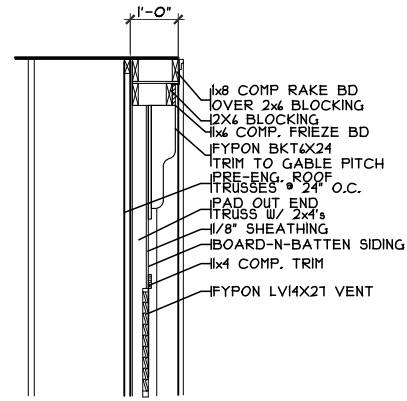
2 WORKING DAYS  
**BEFORE YOU DIG**  
  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'  
 DATE: 05/20/2021  
 DRAWN: JLS  
 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

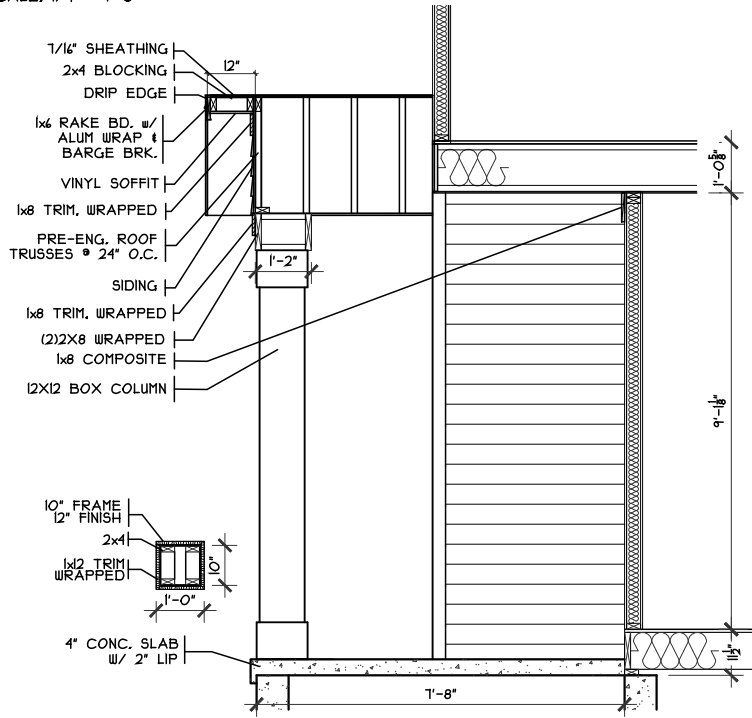
REVISIONS:  
 1. 6-10-21 ADDED NOTE  
 2.  
 3.  
 4.  
 PROJECT: TRAILS OF TODHUNTER SHEET  
 DRAWING: 211520PA 1 OF 1

TOPOGRAPHY FROM CONSTRUCTION PLANS. DATED AUG. 2018. MAY NOT REFLECT CURRENT CONDITIONS.  
 M.R.O.E.=687.7  
 TOP OF WINDOW WELLS OR BOTTOM OF BASEMENT WINDOWS TO BE AT OR ABOVE THE M.R.O.E.



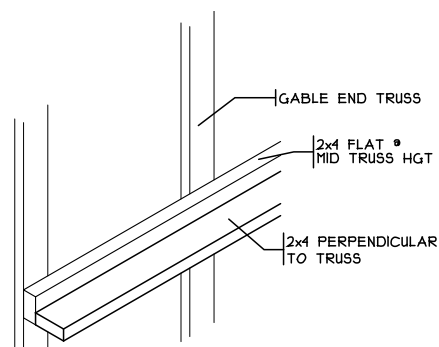
**BRACKET/VENT DETAIL**

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



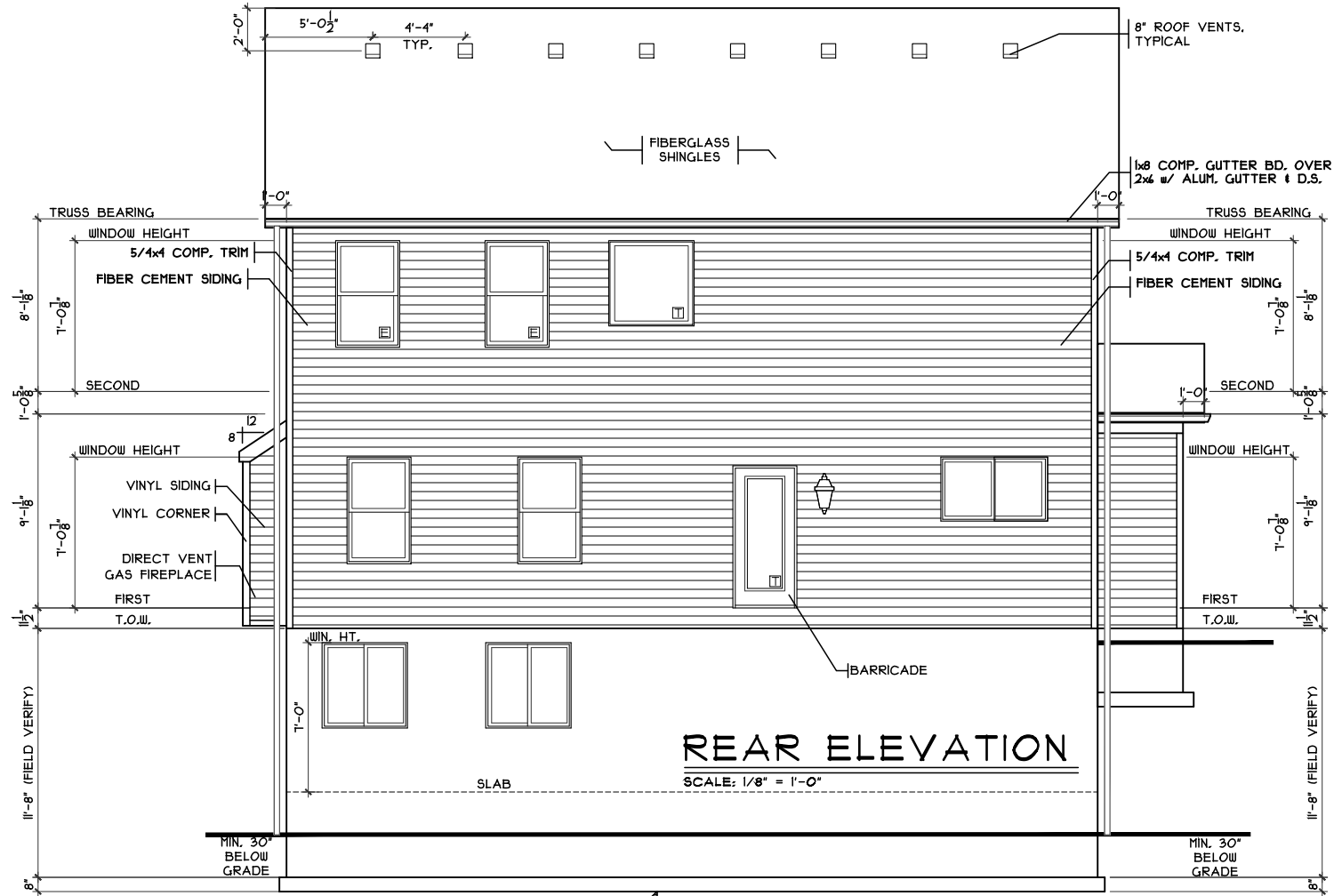
**FRONT PORCH DETAIL**

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



**STIFF BACK DETAIL**

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



**REAR ELEVATION**

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



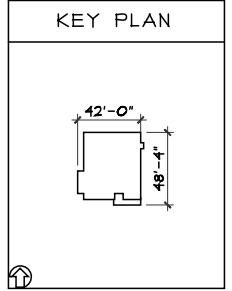
**FRONT ELEVATION**

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
G1	General Notes

NOTE: PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE. 1/4" = 1'-0"  
 PLANS PRINTED ON 18x11 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

PLAN INFO.	
2S2198B4	
4 BDRMS	
2.5 BATH	
4 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	2183
FIRST	1594
SECOND	1594
LOW. LEV. FIN. LOWER (SLAB)	N/A
GAR. (SLAB)	1190
	441



OPTIONS	

Proposed Residence:  
 Jonathan Babel  
 107 Hanford Lane  
 Trails of Todhunter Lot #6078

Monroe  
 Butler County

CRISTO HOMES  
 7894A Tyers Place Blvd.  
 West Chester, OH 45389  
 513.755.0570  
 www.cristohomes.com

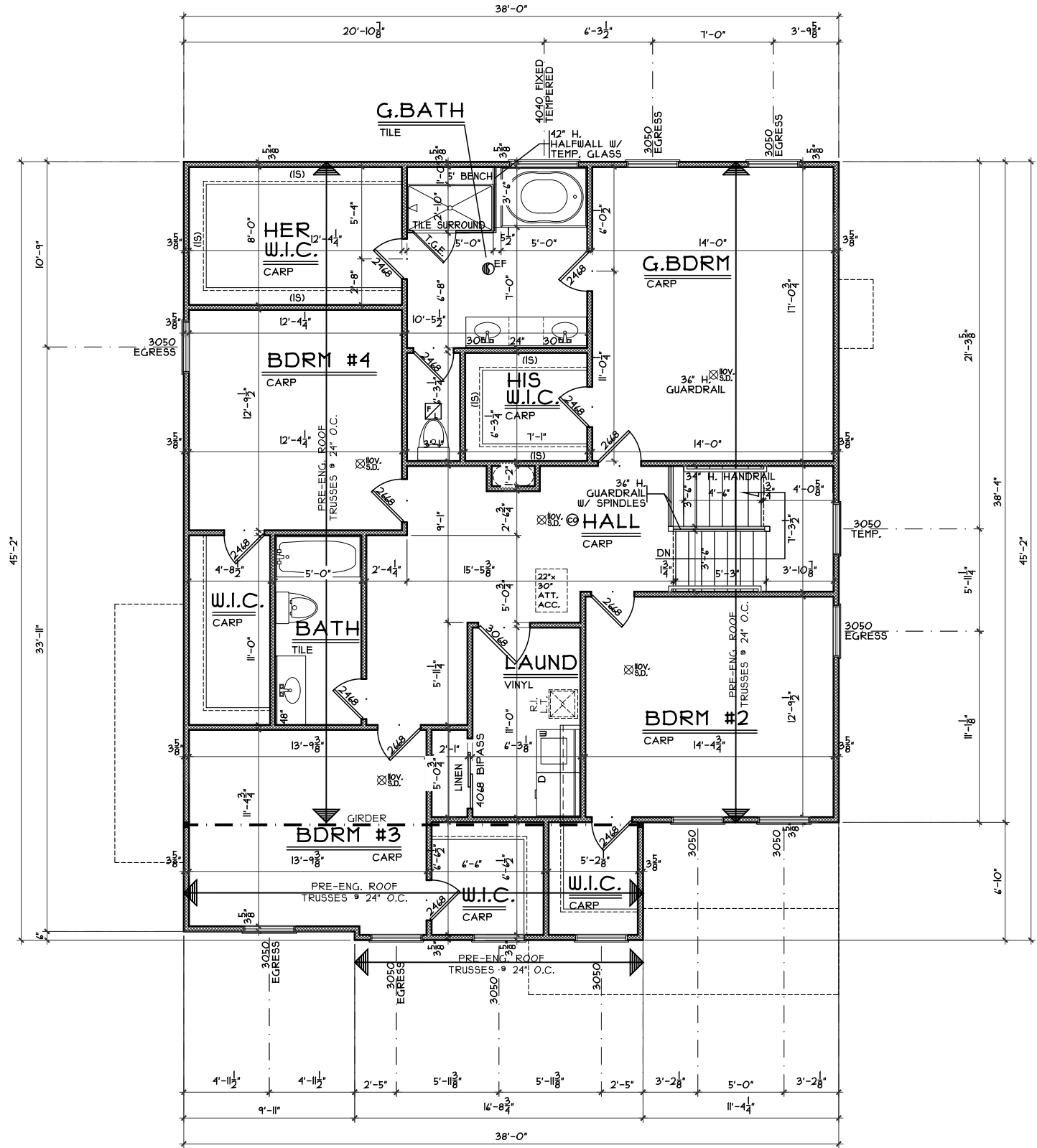
Plan: Kingsmark  
 Date: 5.10.2021  
 Drawn: RAS  
 Scale: As Noted  
 Revised:  
 Sheet: 1 of 7

**A1**









**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 1594 SQ. FT.

OPTIONS

Second Floor Plan

Plan: Kingsmark  
 Date: 5.10.2021  
 Drawn: RAS  
 Scale: As Noted  
 Revised:  
 Sheet: 5 of 7



Proposed Residence:  
 Jonathan Babel  
 107 Hanford Lane  
 Trails of Todhunter Lot #6078

Monroe  
 Butler County

TH-6078

Kingsmark-C1 - Comp.

Issue Dates

Review	Issue Dates

Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

A4