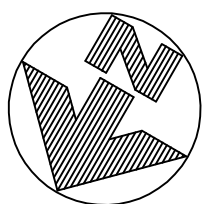
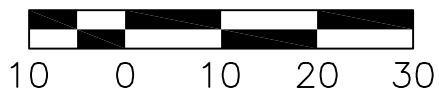


# PLOT PLAN

LOT 6088 (11,428 SF) 0.2624 AC.

THE TRAILS OF TODHUNTER SECTION 1-B  
CITY OF MONROE, BUTLER COUNTY, OHIO  
FOR: CRISTO HOMES



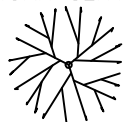
BATES RESIDENCE  
115 HANFORD LANE

**QUANTITIES**

TOTAL LOT AREA	11428	sq. ft.
CITY WALK	681	sq. ft.
HOUSE WALK	31	sq. ft.
DRIVE	1161	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	37	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	8616	sq. ft.

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

AMERICAN SENTRY LINDEN



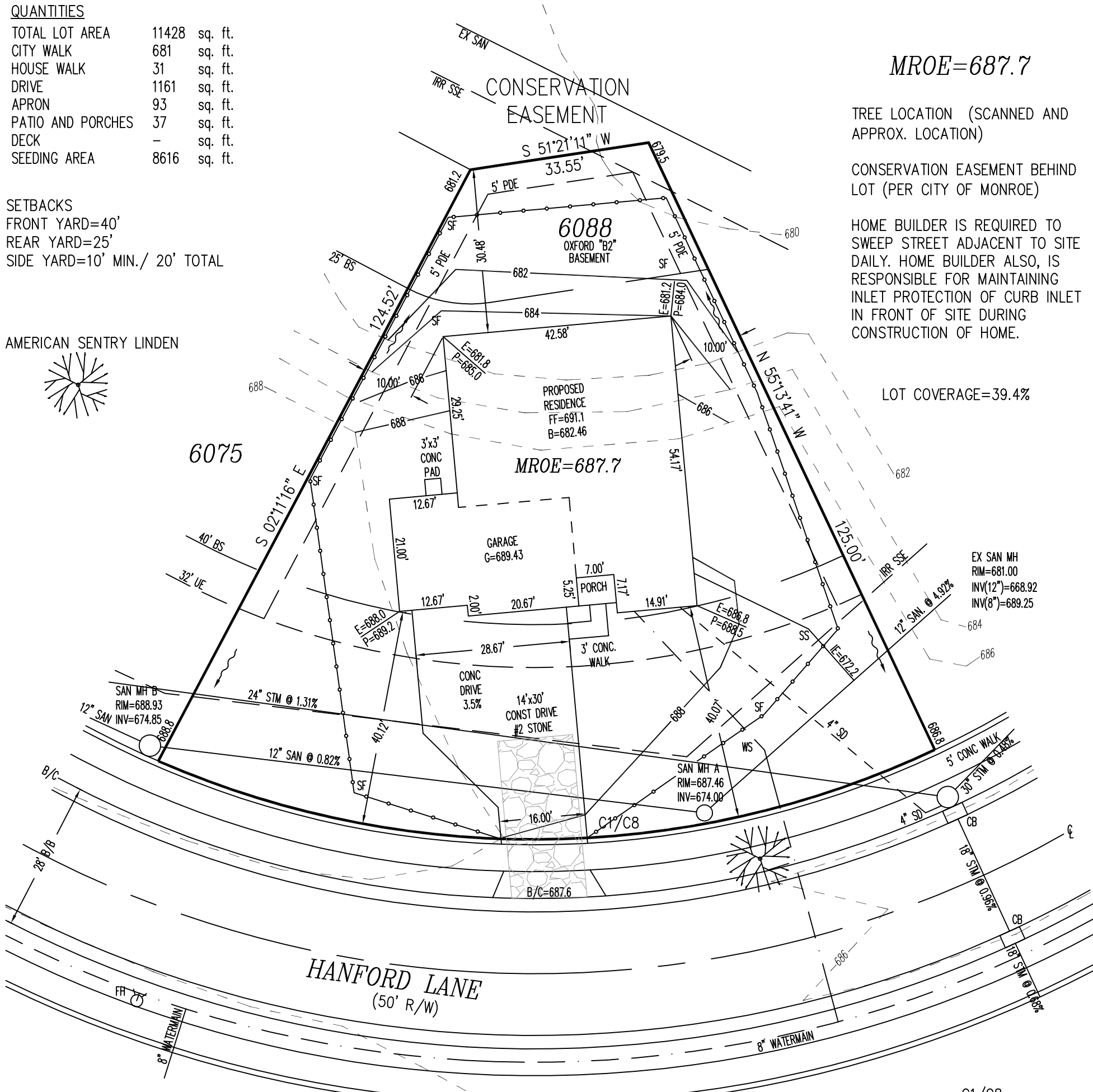
MROE=687.7

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. HOME BUILDER ALSO, IS RESPONSIBLE FOR MAINTAINING INLET PROTECTION OF CURB INLET IN FRONT OF SITE DURING CONSTRUCTION OF HOME.

LOT COVERAGE=39.4%



EX SAN MH  
RIM=681.00  
INV(12")=668.92  
INV(8")=689.25

C1/C8  
R=175.00'  
L=149.02'

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.

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:**  
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.

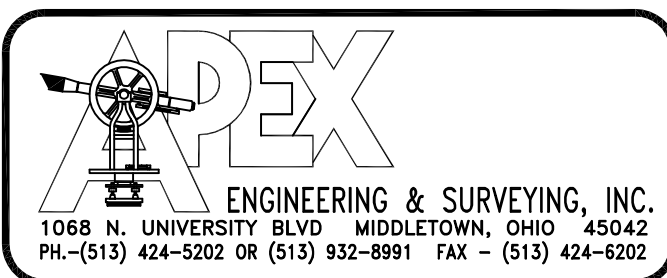
PERIMETER BMP'S (BEST MANAGEMENT PRACTICES) MUST BE PLACED PRIOR TO ANY STRIPPING, EXCAVATION OF FOOTERS, ETC.

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.



SCALE: 1"=20'  
DATE: 04-06-21  
DRAWN: JLL  
DESIGNED: .  
CHECKED: KRC



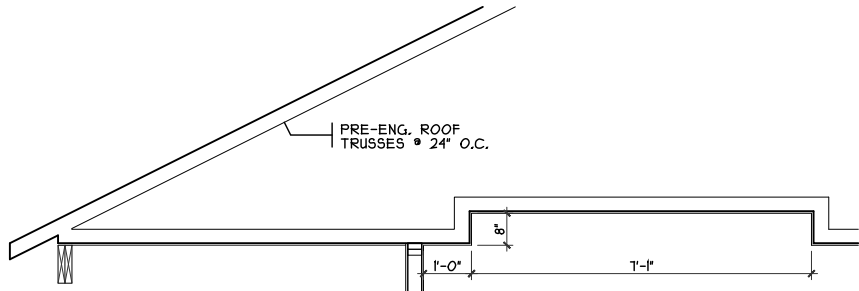
REVISIONS:  
1. 04/19/2021-JLS CITY COMMENTS  
2. 04/26/2021-JLS-CITY COMMENTS  
3.  
4.

PROJECT: TRLTODD SHEET 1 OF 1  
DRAWING: 210976PB

TOPOGRAPHY FROM CONSTRUCTION PLANS. MAY NOT REFLECT CURRENT CONDITIONS.

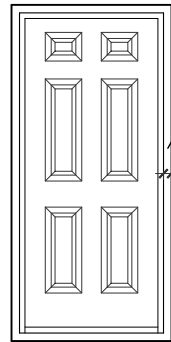






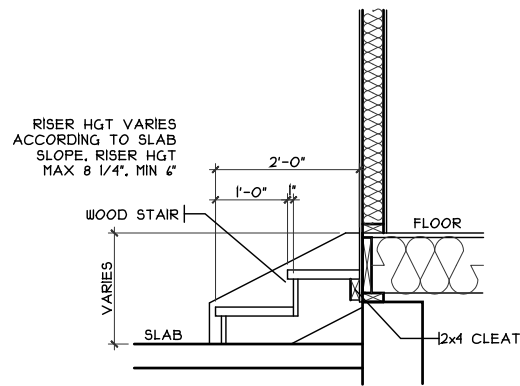
**TRAY CLG. @ FOYER**

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



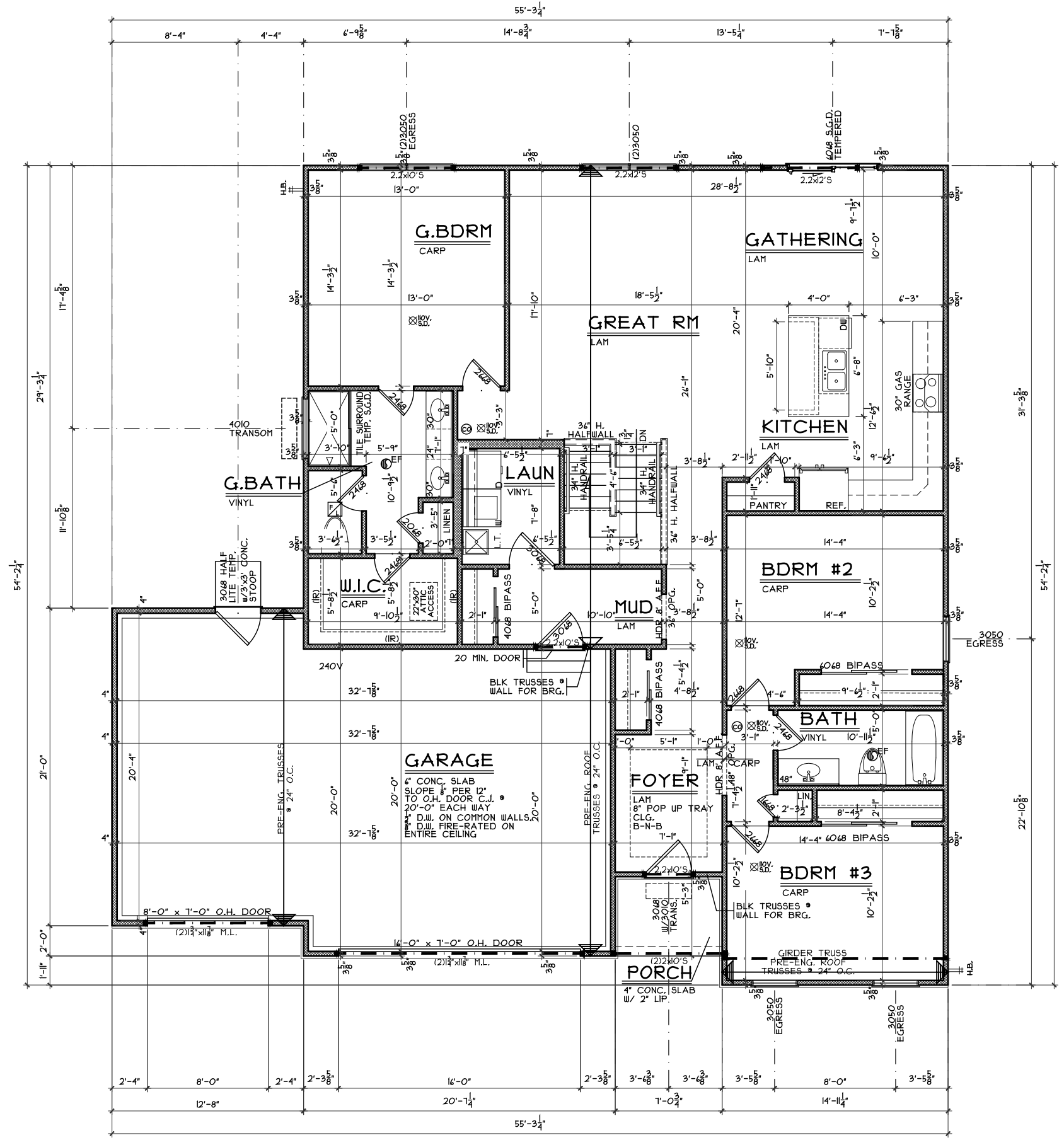
**DOOR FRAMING DETAIL**

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



**GARAGE STEPS**

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



**FIRST FLOOR PLAN**

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

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

OPTIONS	

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

Proposed Residence:  
 Lynette Bates  
 115 Hanford Lane  
 Trails of Todhunter Lot #6088

Plan: Oxford  
 Date: 3.25.2021  
 Drawn: RAS  
 Scale: As Noted  
 Revised:  
 Sheet: 4 of 7

First Floor Plan

TH-6088

Oxford - B2 - Comp.

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.

Monroe  
 Butler County

Issue Dates  
 Review

**A3**