

**PLOT PLAN**  
**LOT 6093 (8,911 SF) 0.2046 ACRES**  
**THE TRAILS OF TODHUNTER, SECTION ONE, BLOCK B**  
**CITY OF MONROE**  
**BUTLER COUNTY, OHIO**  
**FOR: CRISTO HOMES**

PREMEPH RESIDENCE  
 114 NETTLETON COURT

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

**QUANTITIES**

TOTAL LOT AREA	8911	sq. ft.
CITY WALK	261	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	936	sq. ft.
APRON	124	sq. ft.
PATIO AND PORCHES	77	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6815	sq. ft.

LOT COVERAGE 32.7%

TREE & CONSERVATION EASEMENT SIGN  
 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.

TOPOGRAPHY FROM CONSTRUCTION PLANS.  
 MAY NOT REFLECT CURRENT CONDITIONS.



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.

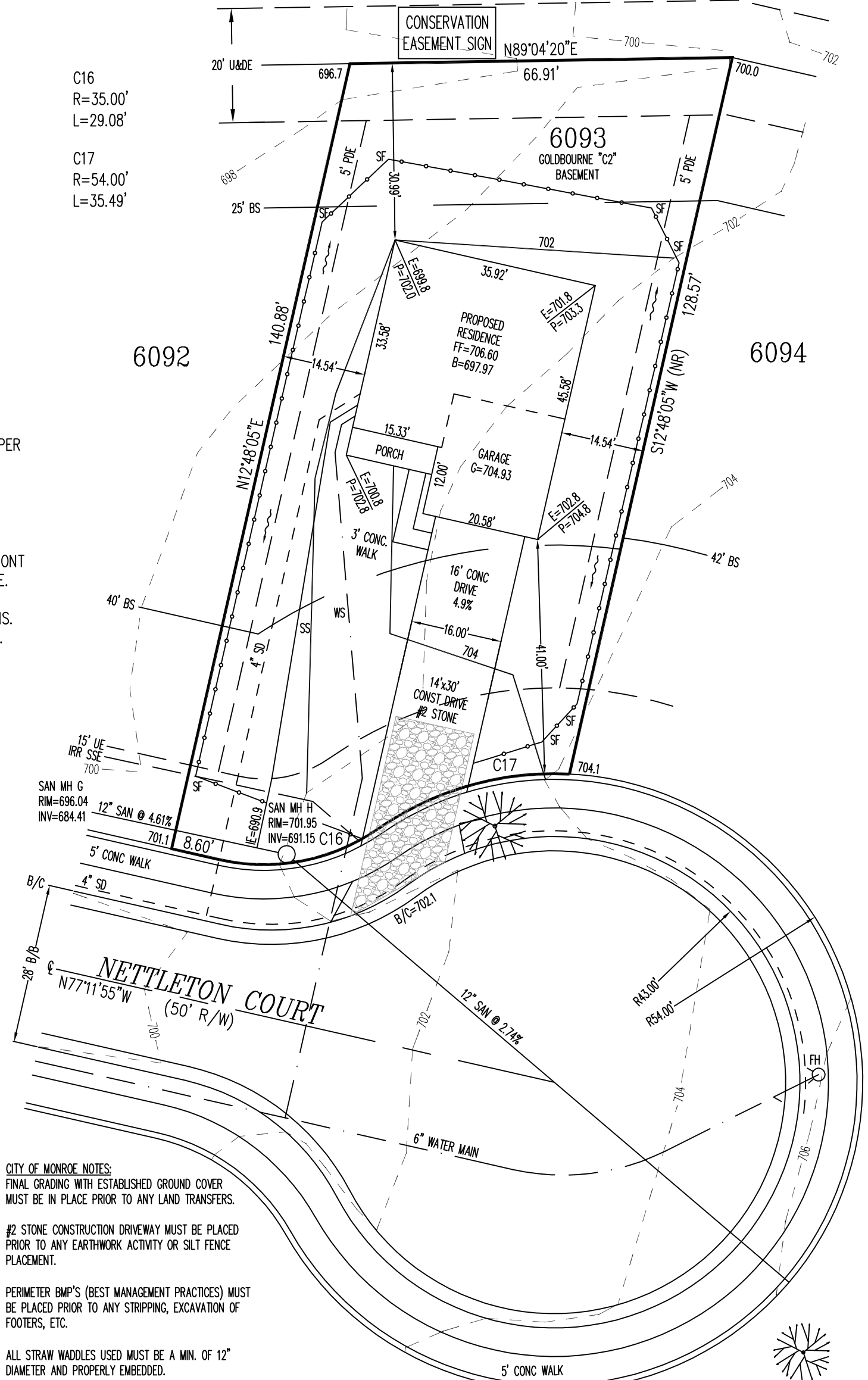
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED  
 BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL  
 RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.



**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.

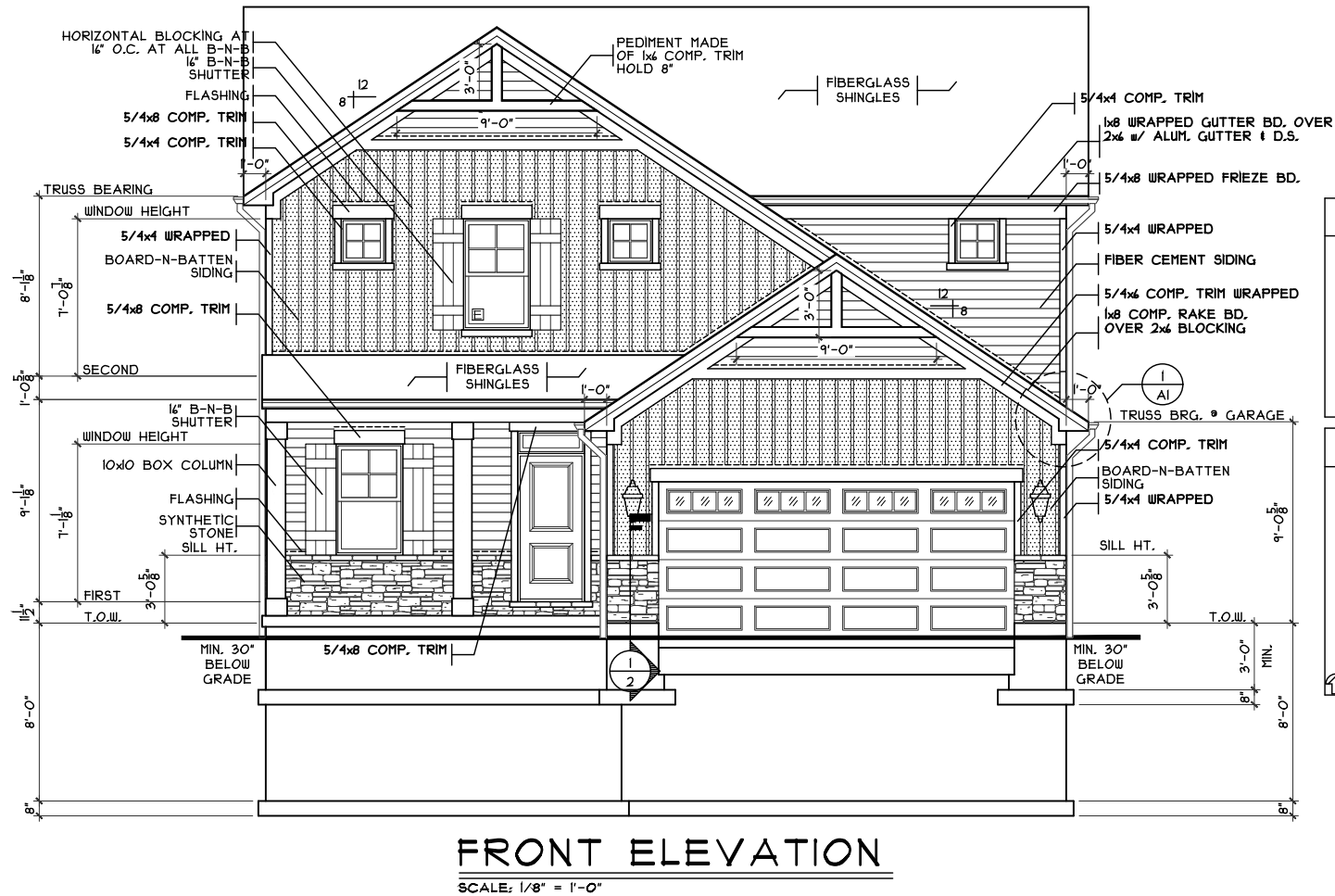
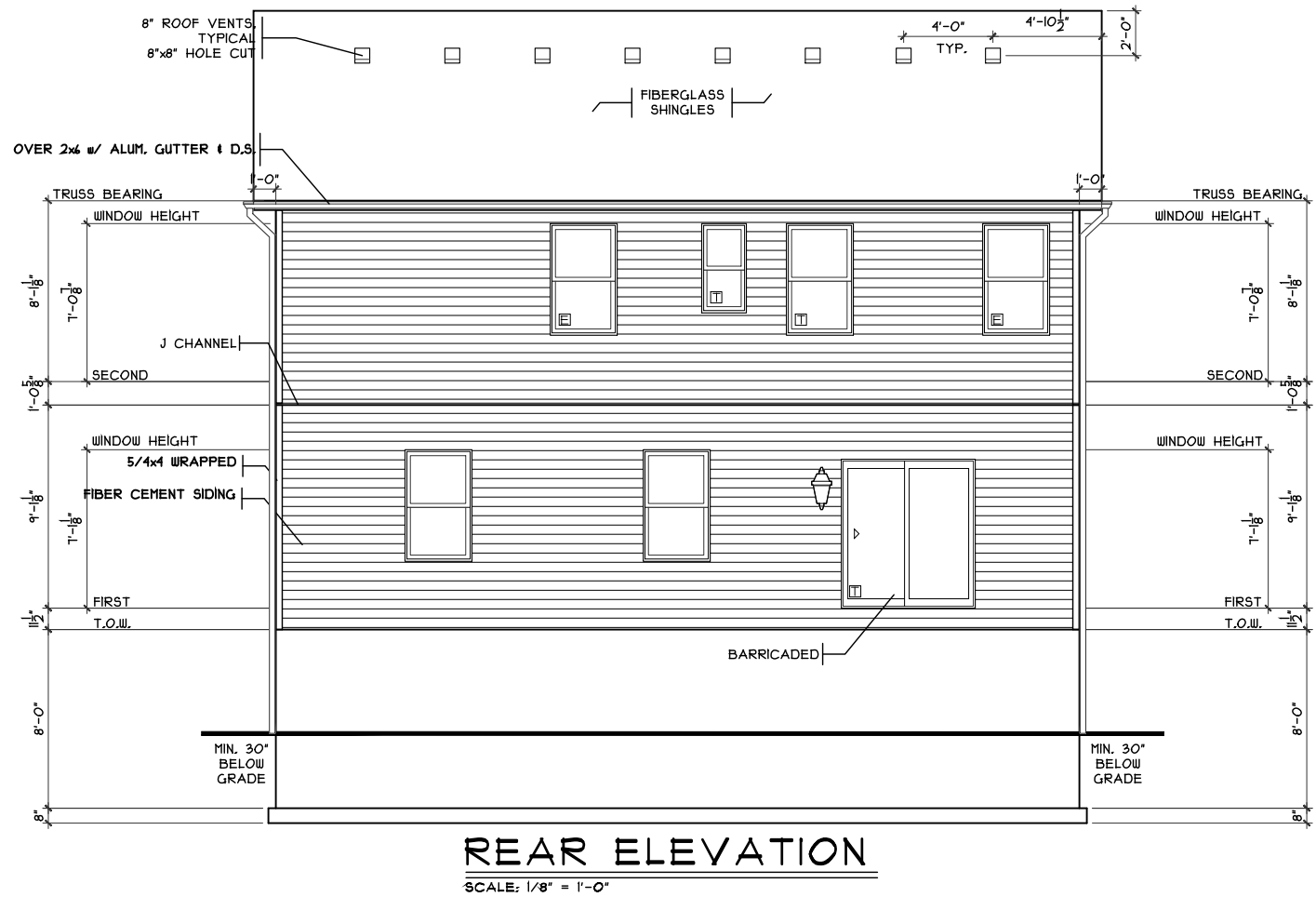
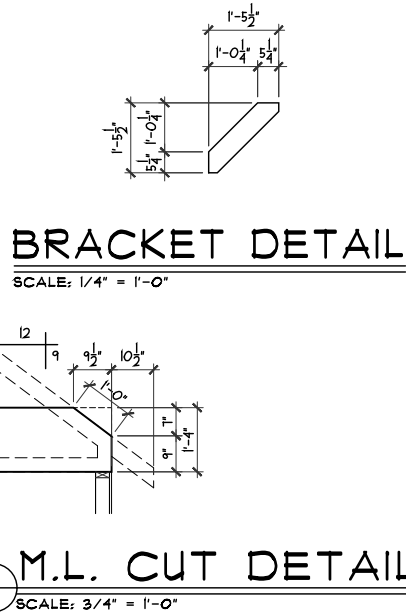
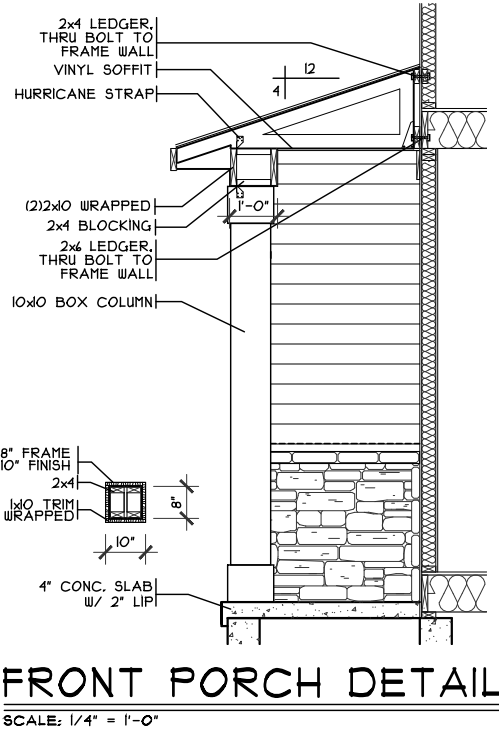
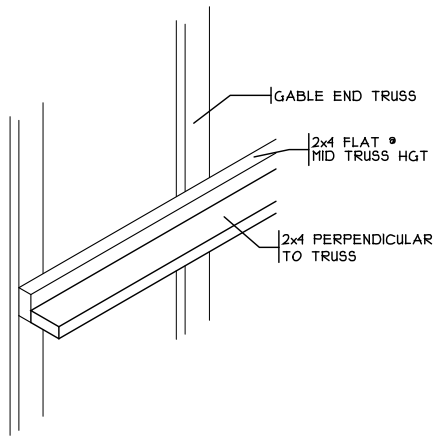
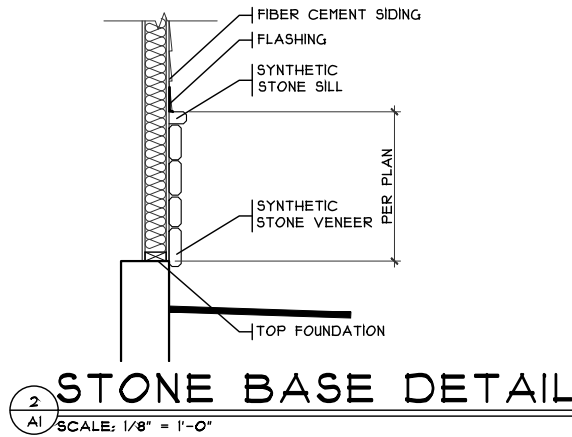
AMERICAN SENTRY LINDEN

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

SCALE: 1"=20'  
 DATE: 3/31/2021  
 DRAWN: REW  
 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

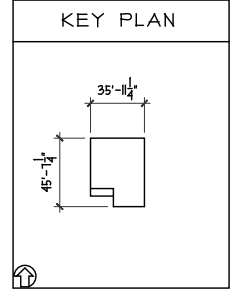
<b>REVISIONS:</b>	
1.	04/26/2021-JLS-CITY COMMENTS
2.	
3.	
4.	
PROJECT: TRLTODD	SHEET
DRAWING: 210798PB	1 OF 1



SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Composite)
G1	General Notes

NOTE:  
 PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE, 1/4" = 1'-0"  
 PLANS PRINTED ON 11x17 SHEETS TO BE SCALABLE AT HALF SCALE, 1/8" = 1'-0"

PLAN INFO.	
252209B4	
5	BDRMS
2.5	BATH
3	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2189
FIRST	1016
LOW. LEV. FIN.	114
LOWER (SLAB)	428
GAR. (SLAB)	406



**OPTIONS**

Issue Dates: \_\_\_\_\_

Goldbourne - C2 - Comp.

Proposed Residence:  
 Jazmine Premepeh  
 114 Nettleton Ct  
 Trails of Todhunter Lot #6093

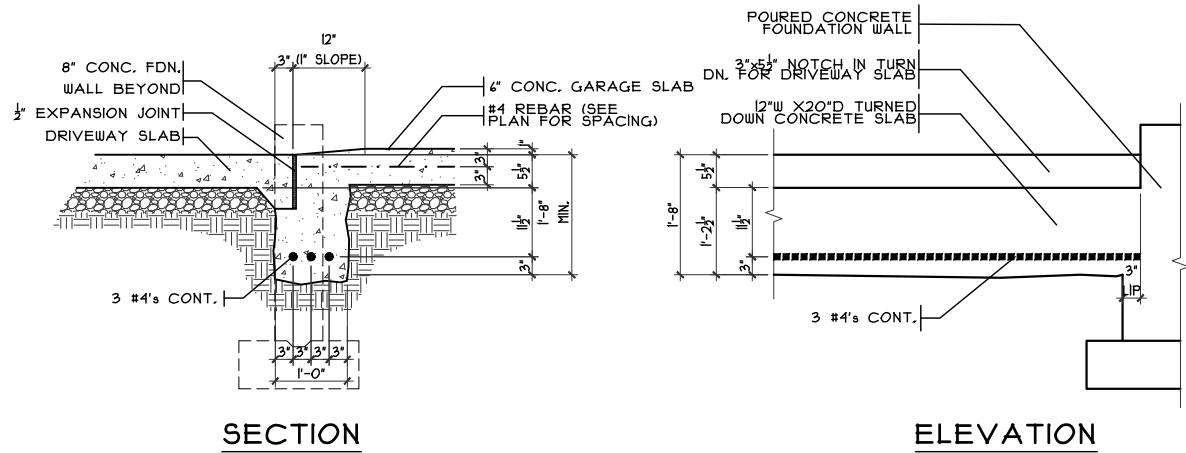
Monroe  
 Butler County

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

Plan: Goldbourne  
 Date: 3.9.2021  
 Drawn: RAS  
 Scale: As Noted  
 Revised: 5.12.2021  
 Sheet: 1 of 9

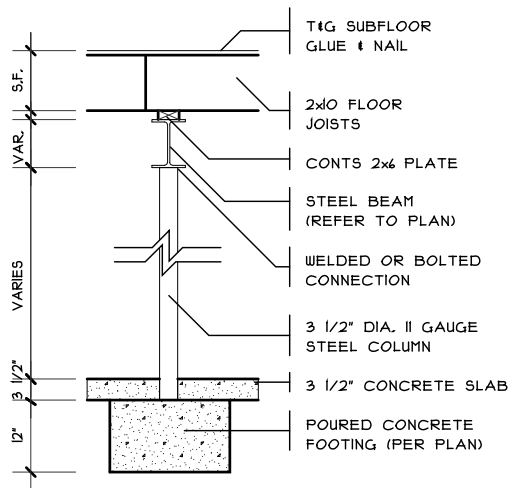
Front & Rear Elevations

**A1**



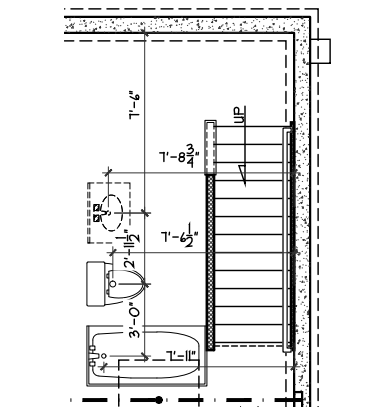
**GARAGE DOOR GRADE BM**

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



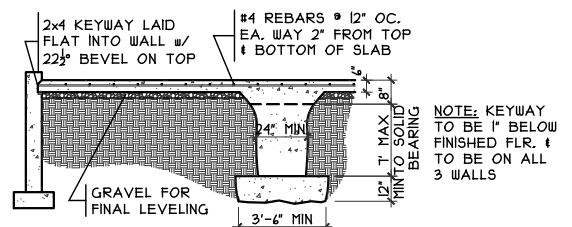
**COLUMN DETAIL**

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



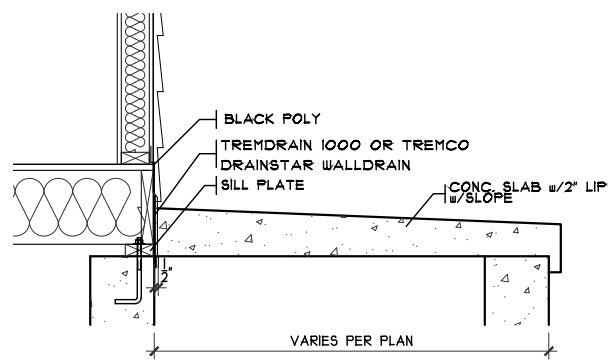
**PLUMBING DIMS**

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



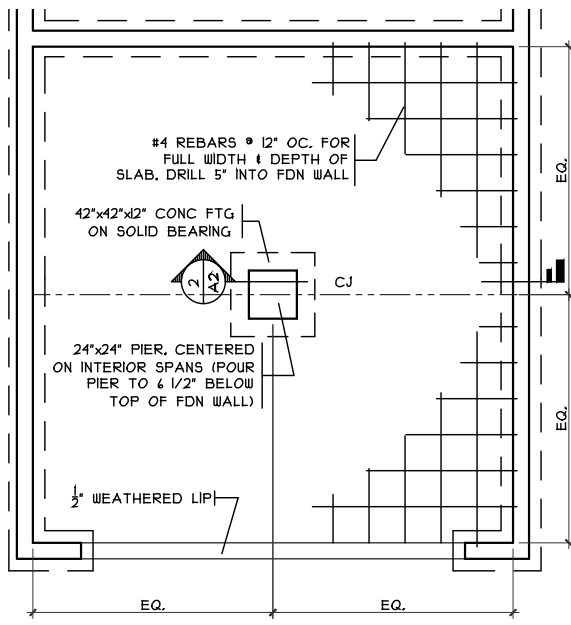
**GRADE BM SECTION**

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



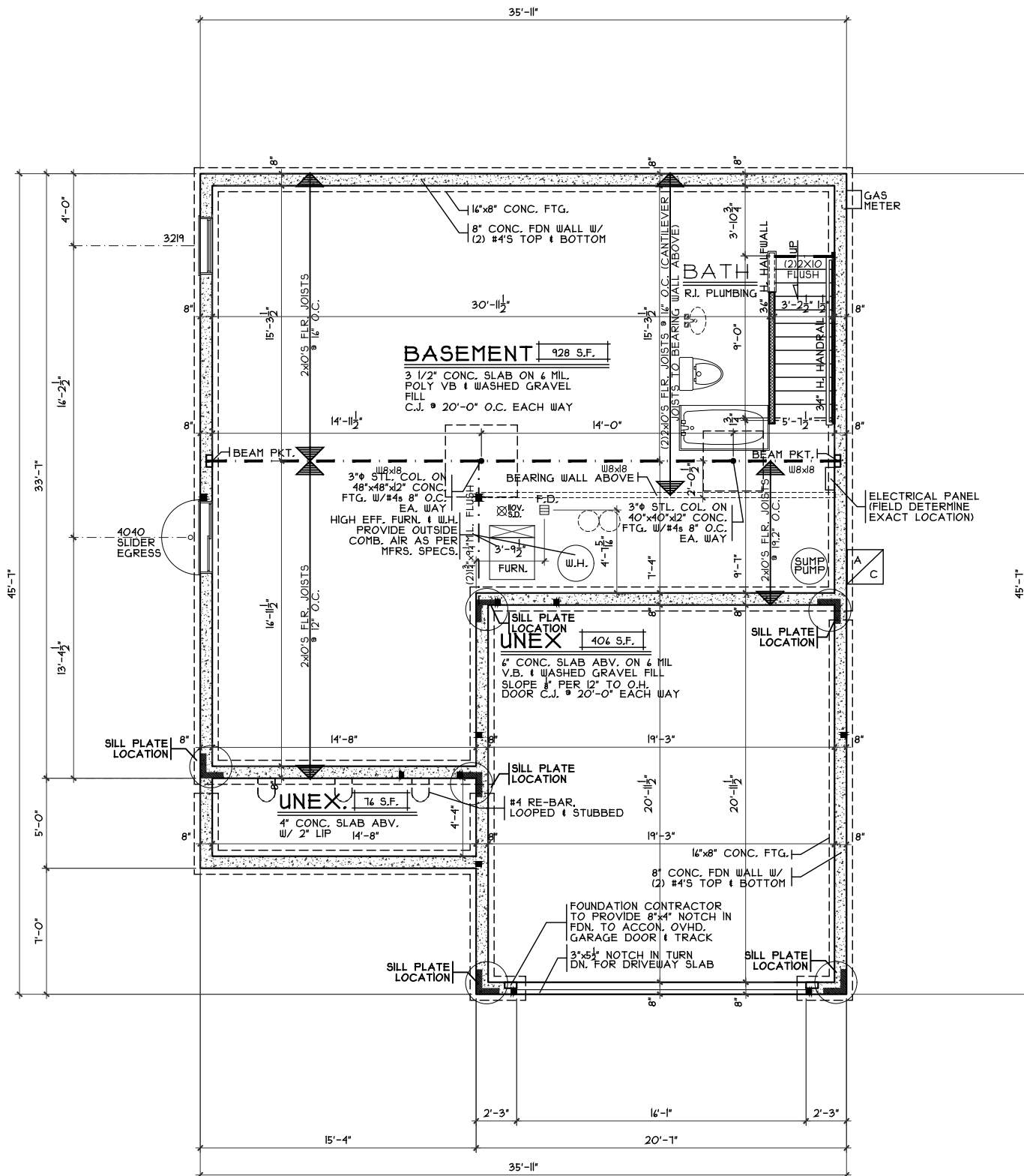
**PORCH DETAIL**

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



**GRADE BM DETAIL**

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



**FOUNDATION PLAN**

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

OPTIONS

Foundation Plan

Plan: Goldbourn  
 Date: 3.9.2021  
 Drawn: RAS  
 Scale: As Noted  
 Revised: 5.12.2021  
 Sheet: 3 of 9

TH-6093

Proposed Residence:  
 Jazmine Prempch  
 114 Nettleton Ct  
 Trails of Todhunter Lot #6093



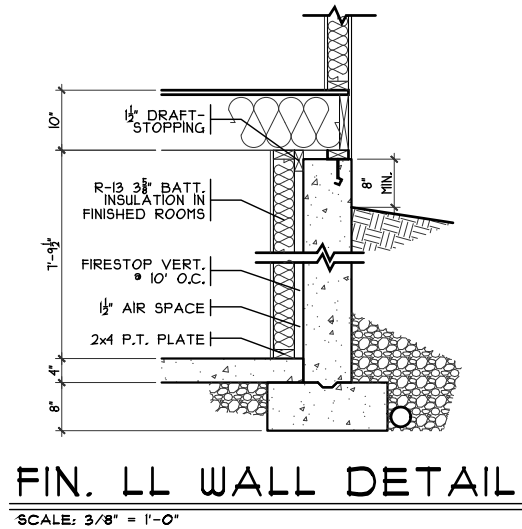
Monroe  
 Butler County

Goldbourn - C2 - Comp.

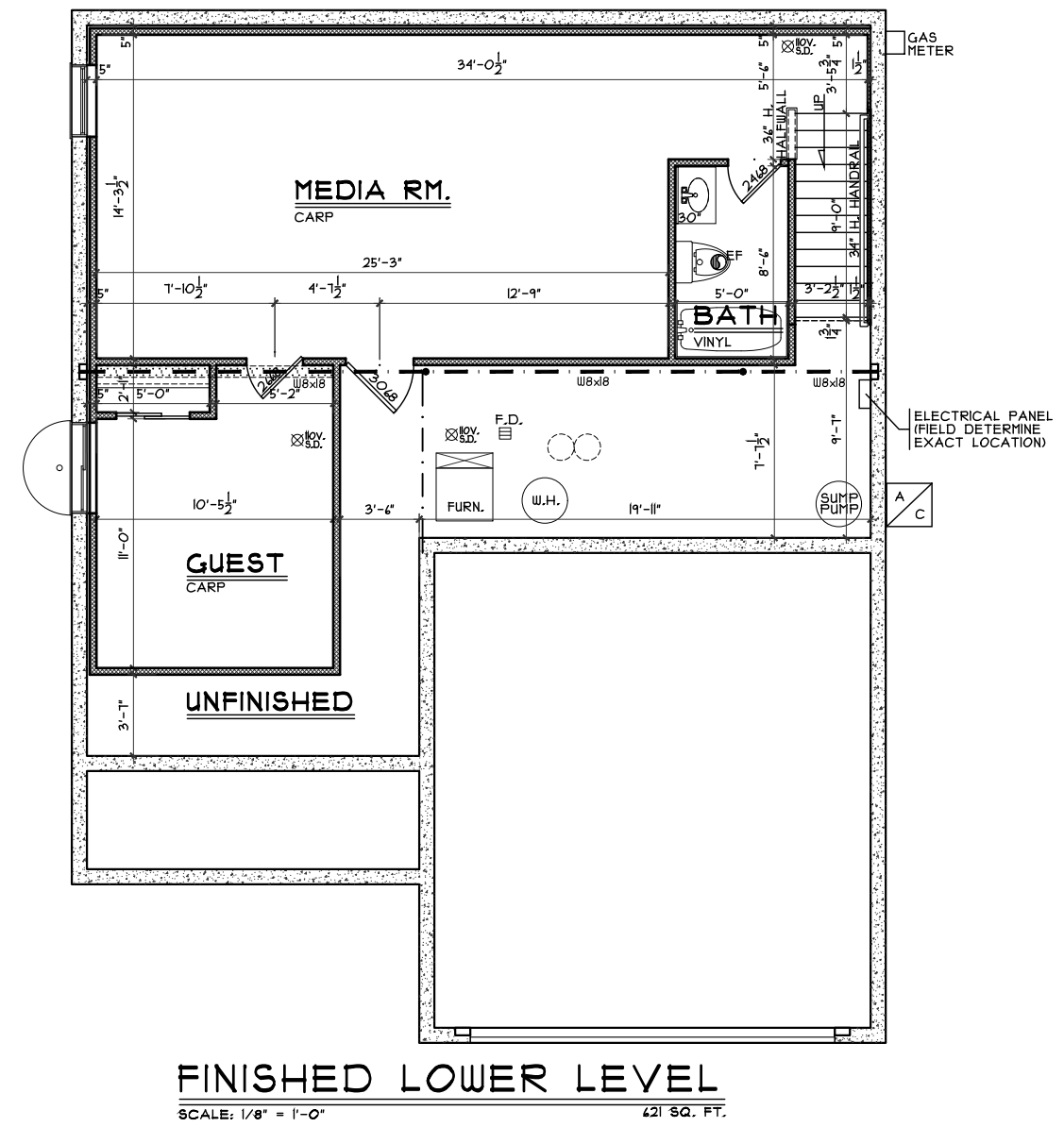
Issue Dates

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A2




**FIN. LL WALL DETAIL**  
 SCALE: 3/8" = 1'-0"



**FINISHED LOWER LEVEL**  
 SCALE: 1/8" = 1'-0" 421 SQ. FT.

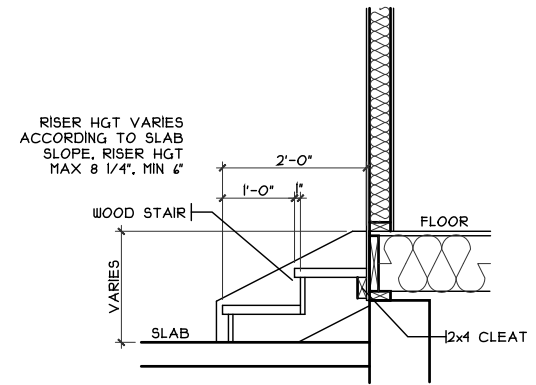
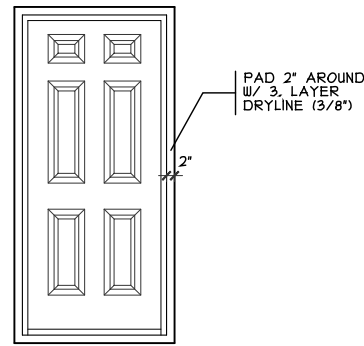
OPTIONS

A2a

TH-6093	Goldbourne - C2 - Comp.	Issue Dates
Proposed Residence:	Monroe	
Jazmine Prempch	Butler County	
114 Nettleton Ct		
Trails of Todhunter Lot #6093		
		
784A Tyers Place Blvd. West Chester, OH 45069 513.755.0570		
Plan: Goldbourne Date: 3.9.2021 Drawn: RAS Scale: As Noted Revised: 5.12.2021 Sheet: 4 of 9	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.	

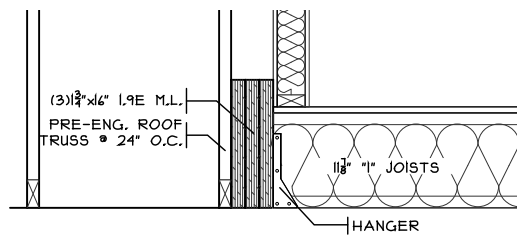
**DOOR FRAMING DETAIL**

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



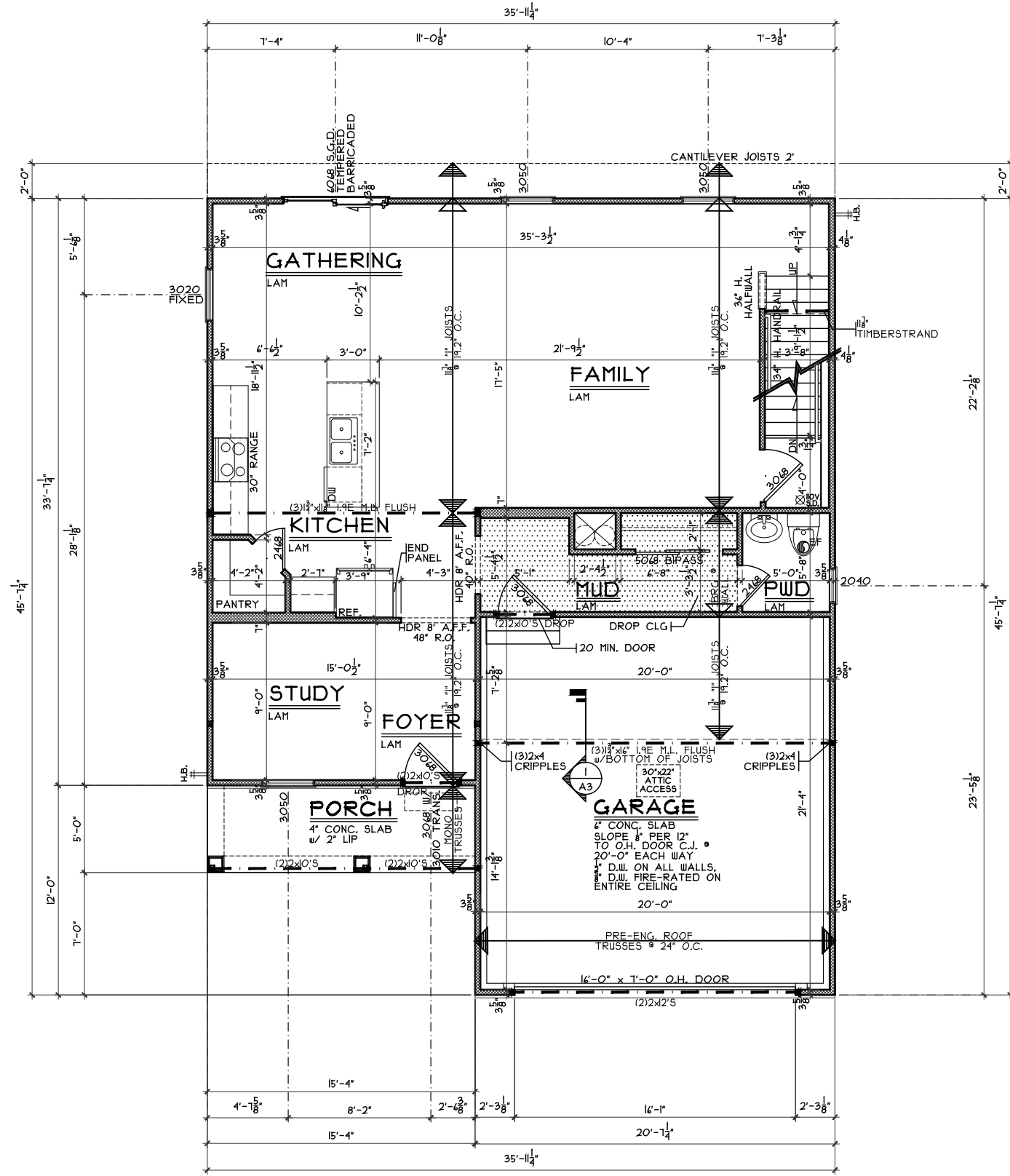
**GARAGE STAIRS DETAIL**

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



**GARAGE DETAIL**

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



**FIRST FLOOR PLAN**

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

OPTIONS

First Floor Plan

Plan: Goldbourn  
Date: 3/9/2021  
Drawn: RAS  
Scale: As Noted  
Revised: 5.12.2021  
Sheet: 5 of 9



7894 A Tyers Place Blvd.  
West Chester, OH 45389  
513.755.0570  
www.crisohomes.com

Proposed Residence:

Jasmine Prempch  
114 Nettleton Ct  
Trails of Todhunter Lot #6093

TH-6093

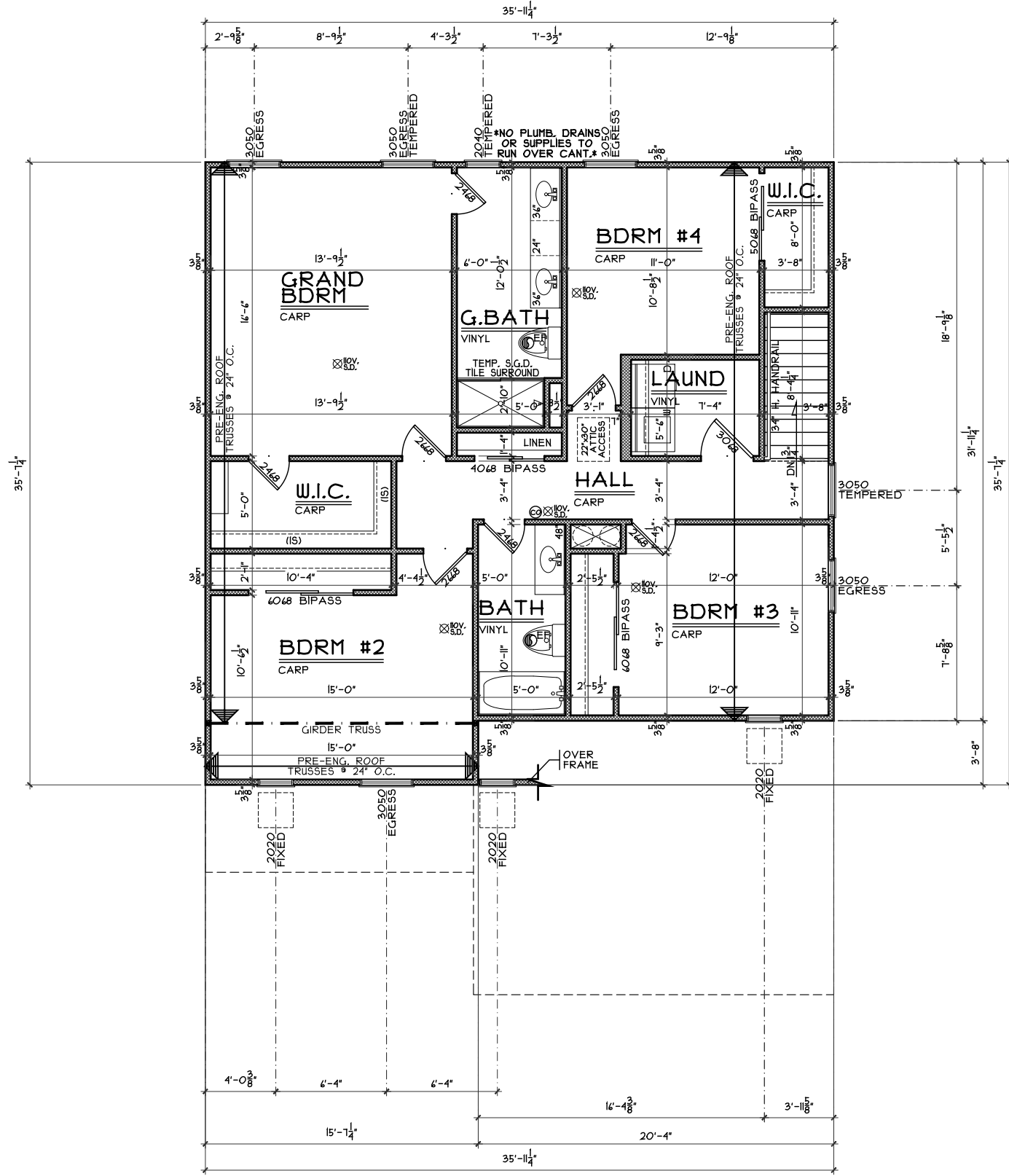
Goldbourn - C2 - Comp.

Issue Dates

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Monroe  
Butler County

**A3**



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 1174 SQ. FT.

OPTIONS

Second Floor Plan

Plan: Goldbourn  
 Date: 3.9.2021  
 Drawn: RAS  
 Scale: As Noted  
 Revised: 5.12.2021  
 Sheet: 6 of 9



7894 A Tyers Place Blvd.  
 West Chester, OH 45669  
 513.755.0570

TH-6093

Proposed Residence:  
 Jazmine Premepeh  
 114 Nettleton Ct  
 Trails of Todhunter Lot #6093

Goldbourn - C2 - Comp.

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Issue Dates


Monroe  
 Butler County

A4