

NOTE:
Entire Lot 6082 is subject to a conservation easement.

#6082

20' Sanitary Sewer Easement

8" San@3.93%

20' Drainage & Stream Conservation Easement

Conservation Easement Sign



#6100

#6101
0.192 Ac.
FF=700.20
LL=691.24

#6102

40' Setback

15' Utility Easement

B/C=695.19
Inv.=692.00

B/C=695.51
Inv.12"=691.75
Inv.15"=691.50

5' Conc. Walk

6" W

50' R/W

28' B/C

S77°11'55"E

2" Princeton Elm

5' Conc. Walk

15' Utility Easement

12" San@3.77%

12" Stm.

15" Stm.

12" San@1.54%

IRR Sanitary Sewer Easement

24' Utility Easement

CL1
R=200.00'
L=186.22'
Δ=53°20'49"
S77°11'55"E
D=179.56'

109 NETTLETON COURT

Lot Coverage
Lot Area: 8367 sq.ft.

House Area: 2265 sq.ft.
Driveway Area: 750 sq.ft.
Deck Area: 0
Patio Area: 100 sq.ft.

Total Impervious Area: 3115 sq.ft. = 37.22%

Note:
Min. Setbacks
Front=40'
Side=5' min.
=20' total between adjacent structures
Rear=25'

NOTE:

- 1) "This drawing was prepared for house permitting and staking only. It does not warrant any environmental or geo-technical conditions, and it does not represent a boundary or "As-Built" survey."
- 2) Bayer-Becker assumes no responsibility for either the depth or location of the sewer lateral.
- 3) Typical five (5) foot Private Drainage Easement provided on both sides of every lot line, inside the platted area, not presently labeled with an easement.

Client:	CRISTO HOMES
Scale:	1"=30'
Drawn by:	B.B.
Checked By:	J.O.L.
Issue Date:	5/5/20

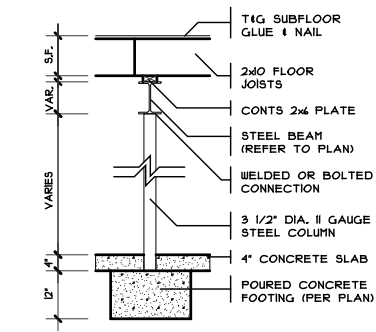
20-510029

PLOT PLAN
LOT 6101
THE TRAILS OF TODHUNTER
SECTION 24 TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO

J:\PLOTPLANS\Trails of Todhunter \Lot 6101

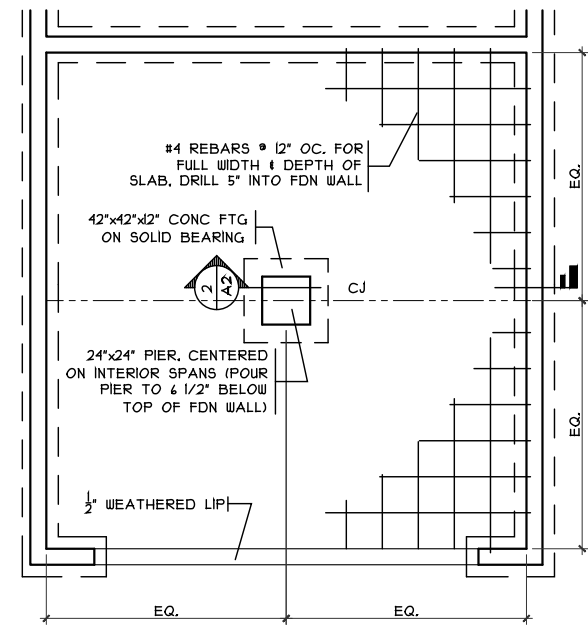


110 South College Ave, Suite 101
Oxford, OH 45056 - 513.336.6600

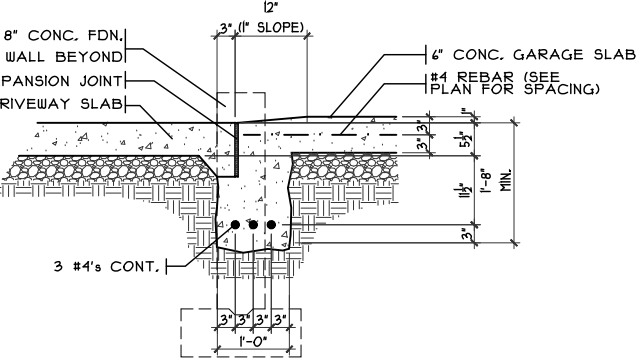
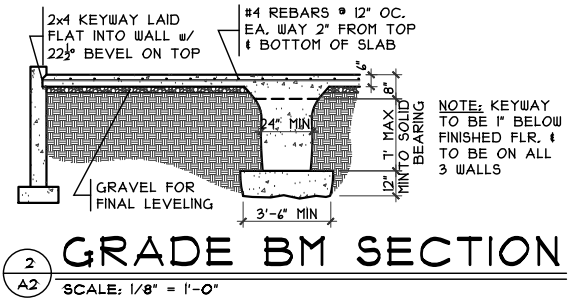


THICKENED SLAB
SCALE: 1/4" = 1'-0"

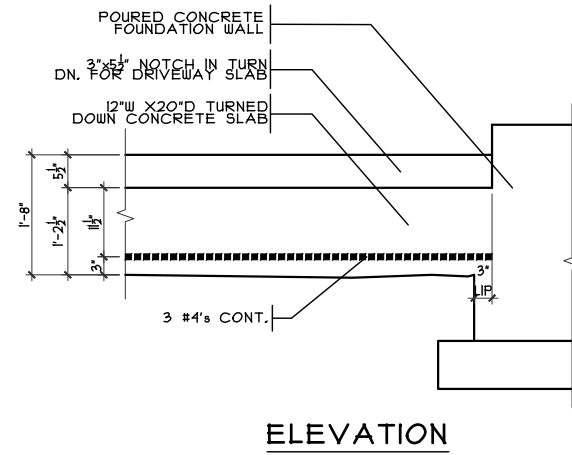
COLUMN DETAIL
SCALE: 1/8" = 1'-0"



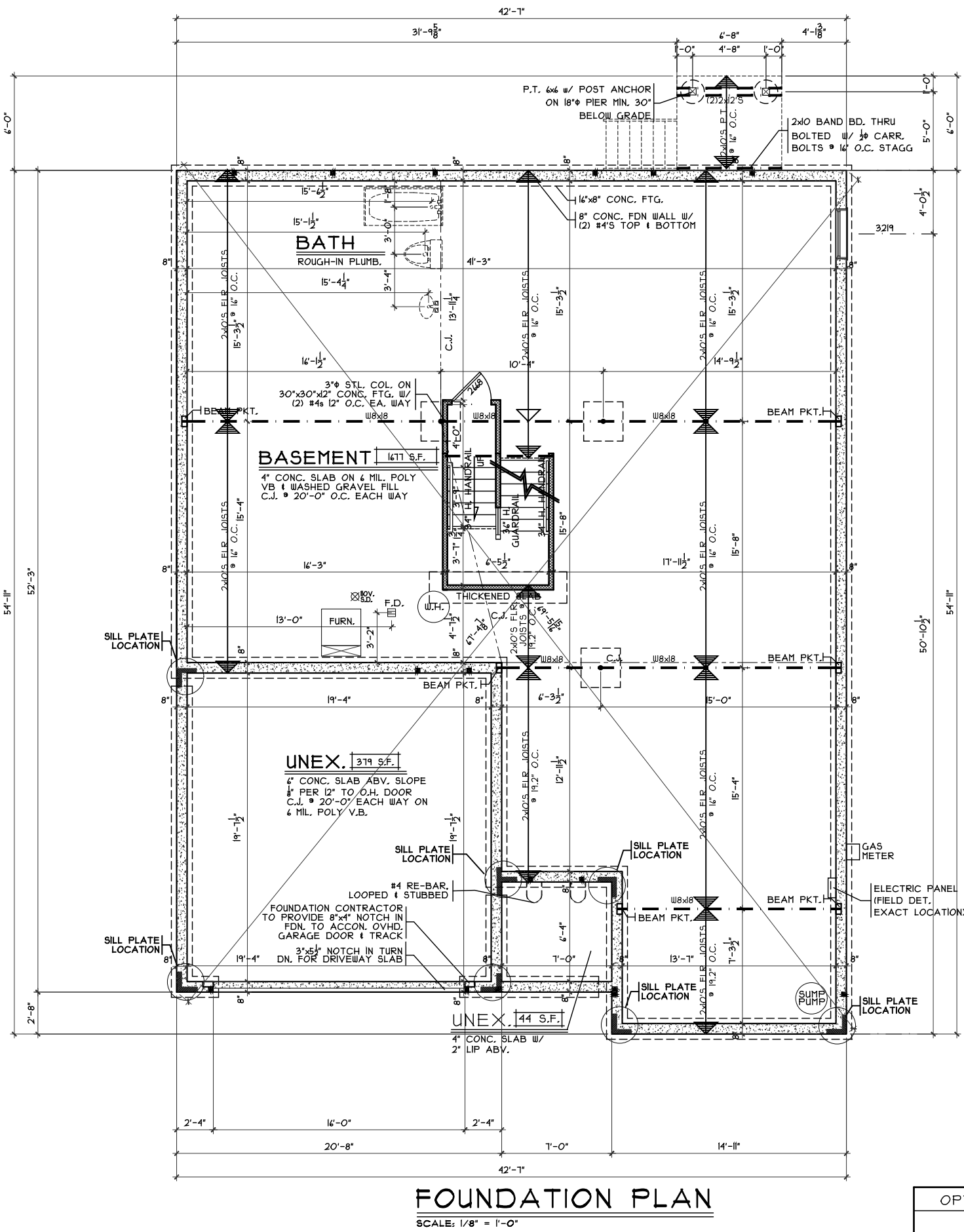
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



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



ELEVATION



FOUNDATION 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

Foundation Plan

Plan: Oxford
Date: 4.24.2020
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 3 of 9

Proposed Residence:
Market Home
109 Nettleton Ct
Trails Of Todhunter Lot #6101

TH-6101

Oxford - A2 - Comp.

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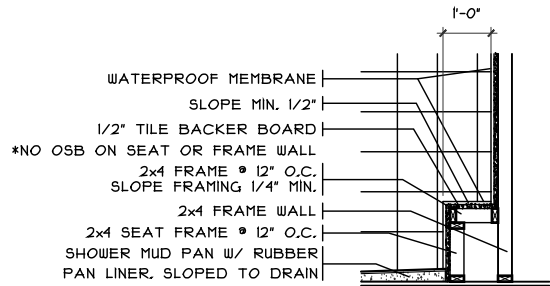
Issue Dates

Review	

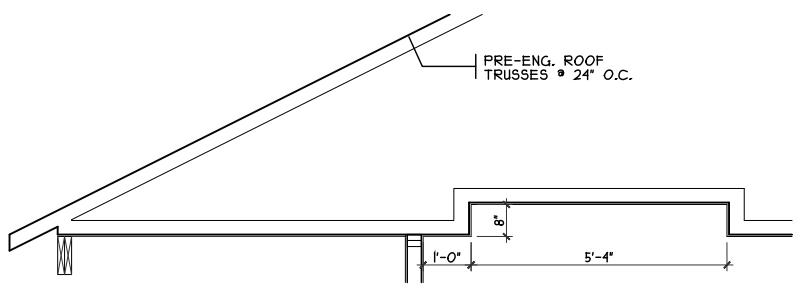
Monroe
Butler County

CRISTO HOMES
7894A Tyers Place Blvd.
West Chester, OH 45389
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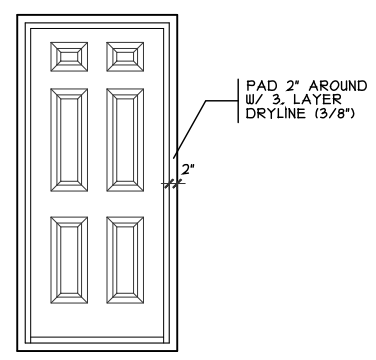
A2



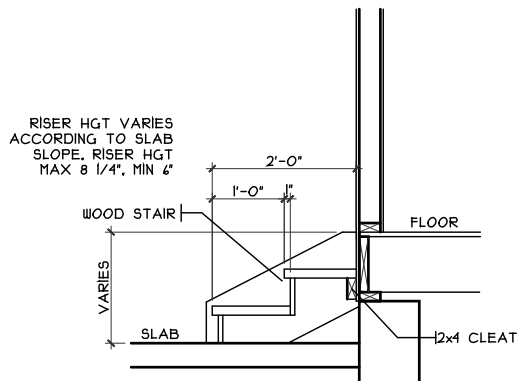
SHOWER BENCH DTL.
 SCALE: 1/8" = 1'-0"



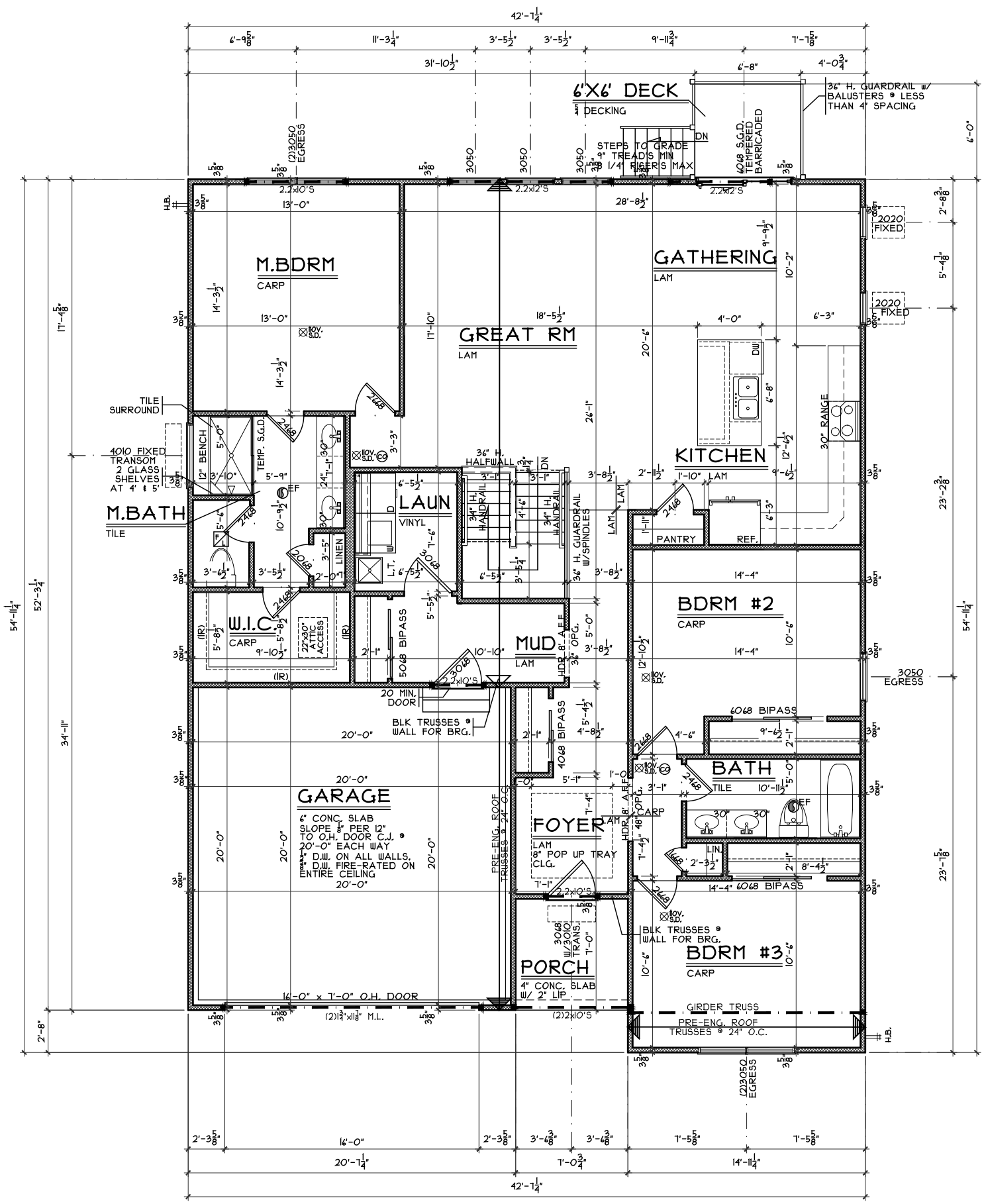
TRAY CLG. @ FOYER
 SCALE: 1/4" = 1'-0"



DOOR FRAMING DETAIL
 SCALE: 1/4" = 1'-0"



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



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1803 SQ. FT.

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

OPTIONS

First Floor Plan | Proposed Residence: **Market Home** | 109 Nettleton Ct | Trails Of Todhunter Lot #6101 | Monroe | Butler County

Plan: Oxford | Date: 4.24.2020 | Drawn: KMA | Scale: As Noted | Revised: | Sheet: 4 of 9

CRISTO HOMES
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Issue Dates
 Review

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