

HAGEDORN RESIDENCE  
126 HANFORD LANE

# PLOT PLAN

LOT 6117 (8,125 SF) 0.1865 ACRES  
THE TRAILS OF TODHUNTER,  
SECTION TWO, BLOCK A  
CITY OF MONROE  
BUTLER COUNTY, OHIO  
FOR: CRISTO HOMES

**SETBACKS:**

FRONT YARD=40'  
REAR YARD=25'  
SIDE YARD=5' MIN./20' TOTAL  
20' BETWEEN BUILDINGS

LOT COVERAGE = 39.7%

**M.O.E.=687.7**

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

TOPOGRAPHY FROM FIELD LOCATIONS DATED  
SEPT. 2021.  
MAY NOT REFLECT CURRENT CONDITIONS.

**\*\*NOTE: DRAINAGE ARROWS AND  
ROUTES ARE SUBJECT TO CHANGE\*\***

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM APEX TOPO. 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.

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:**  
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.

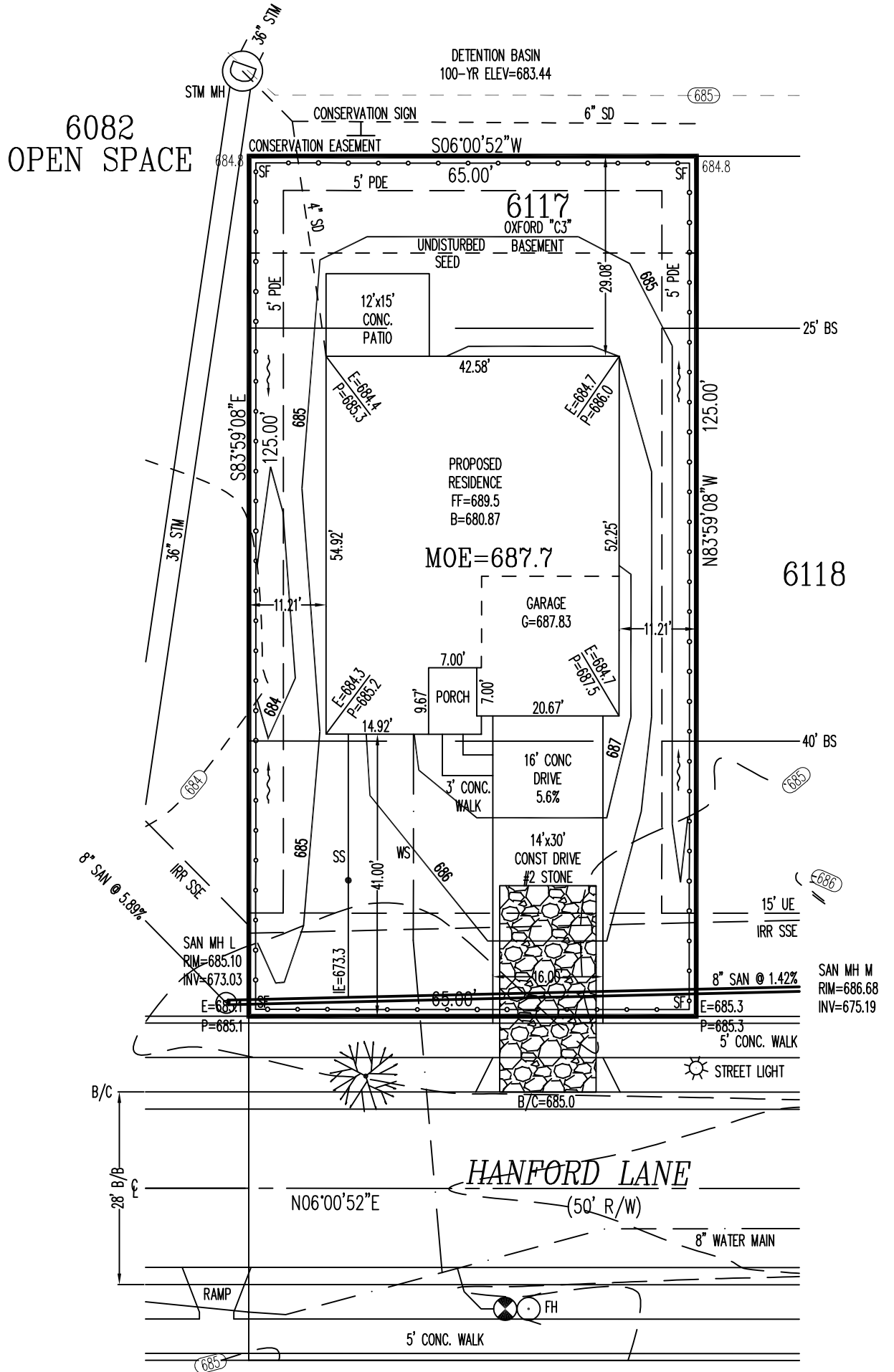
NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE  
WATERWAYS.

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 ARE TO BE COVERED.

ALL DOWNSPOUTS TO TERMINATE ONTO SPLASH BLOCKS (UNLESS NOTED)



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

SCALE: 1"=20'  
DATE: 6/17/2022  
DRAWN: REW  
DESIGNED:  
CHECKED: JLS

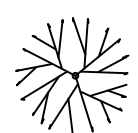
ENGINEERING & SURVEYING, INC.  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:  
1. 6/24/2022-REW-ADD SD LINE  
2.  
3.  
4.  
PROJECT: TRAILS OF TODHUNTER SHEET  
DRAWING: 221382PA 1 OF 1

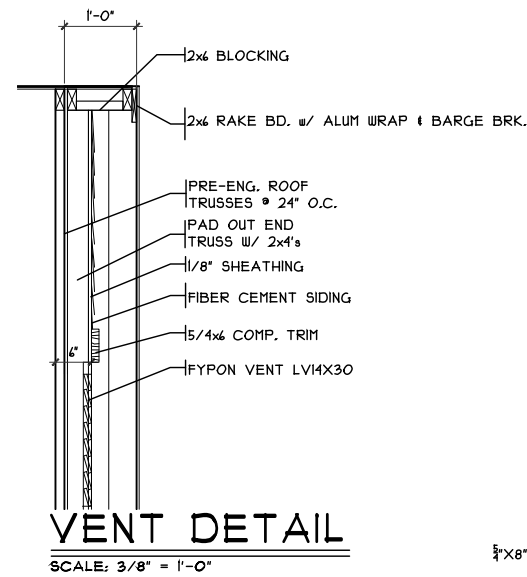


**QUANTITIES**

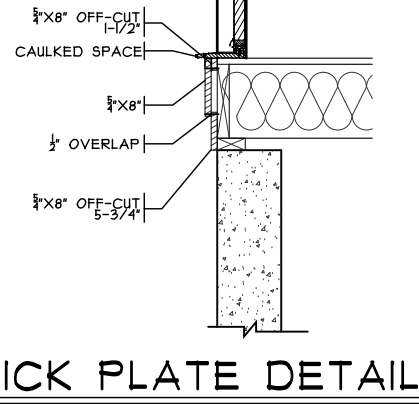
TOTAL LOT AREA	8125	sq. ft.
CITY WALK	246	sq. ft.
HOUSE WALK	31	sq. ft.
DRIVE	795	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	250	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4279	sq. ft.
UNDISTURBED AREA	916	sq. ft.
HOUSE	2216	sq. ft.



PRINCETON ELM

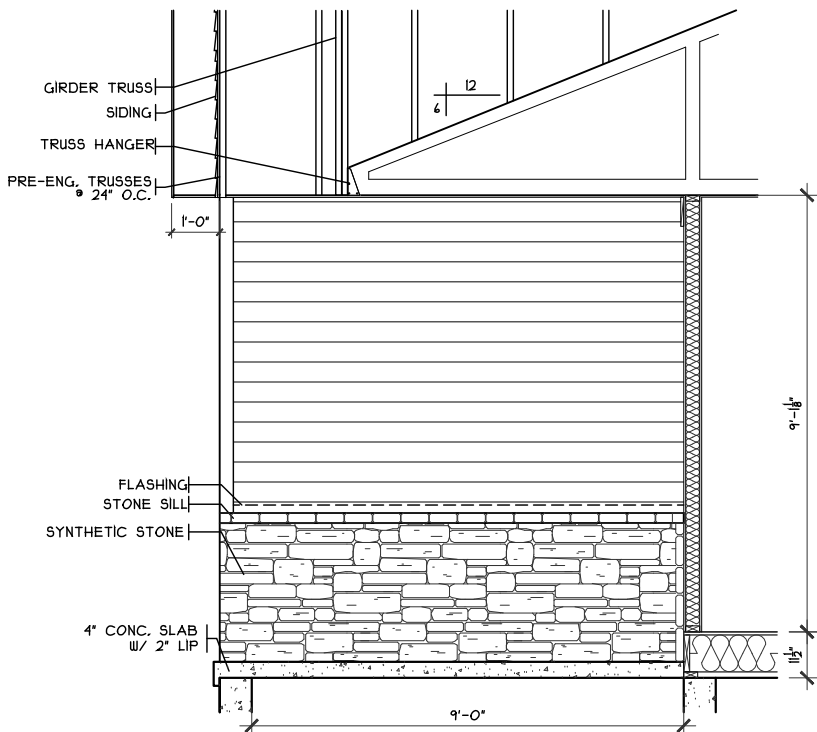


**VENT DETAIL**  
SCALE: 3/8" = 1'-0"

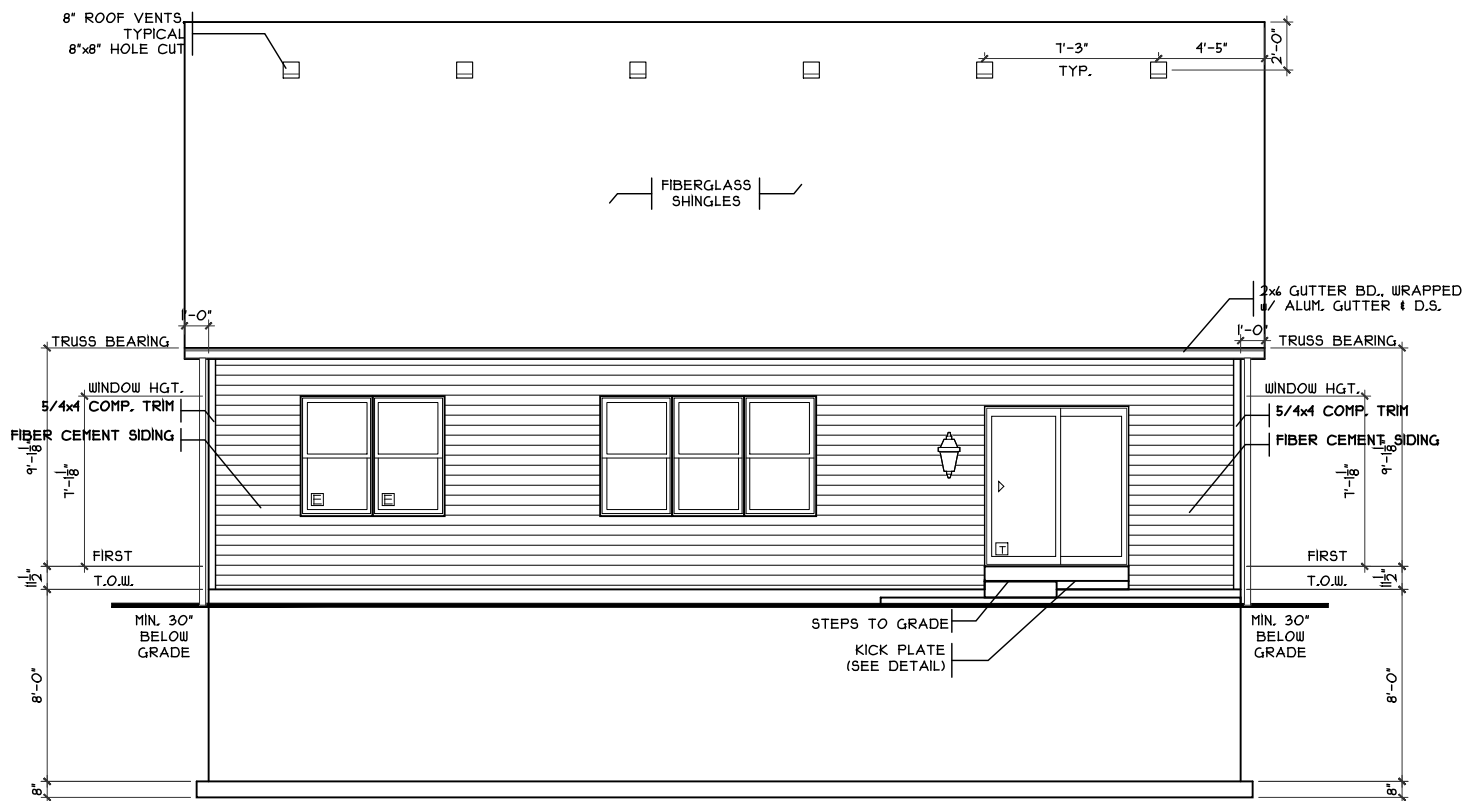


**KICK PLATE DETAIL**  
SCALE: 1/2" = 1'-0"

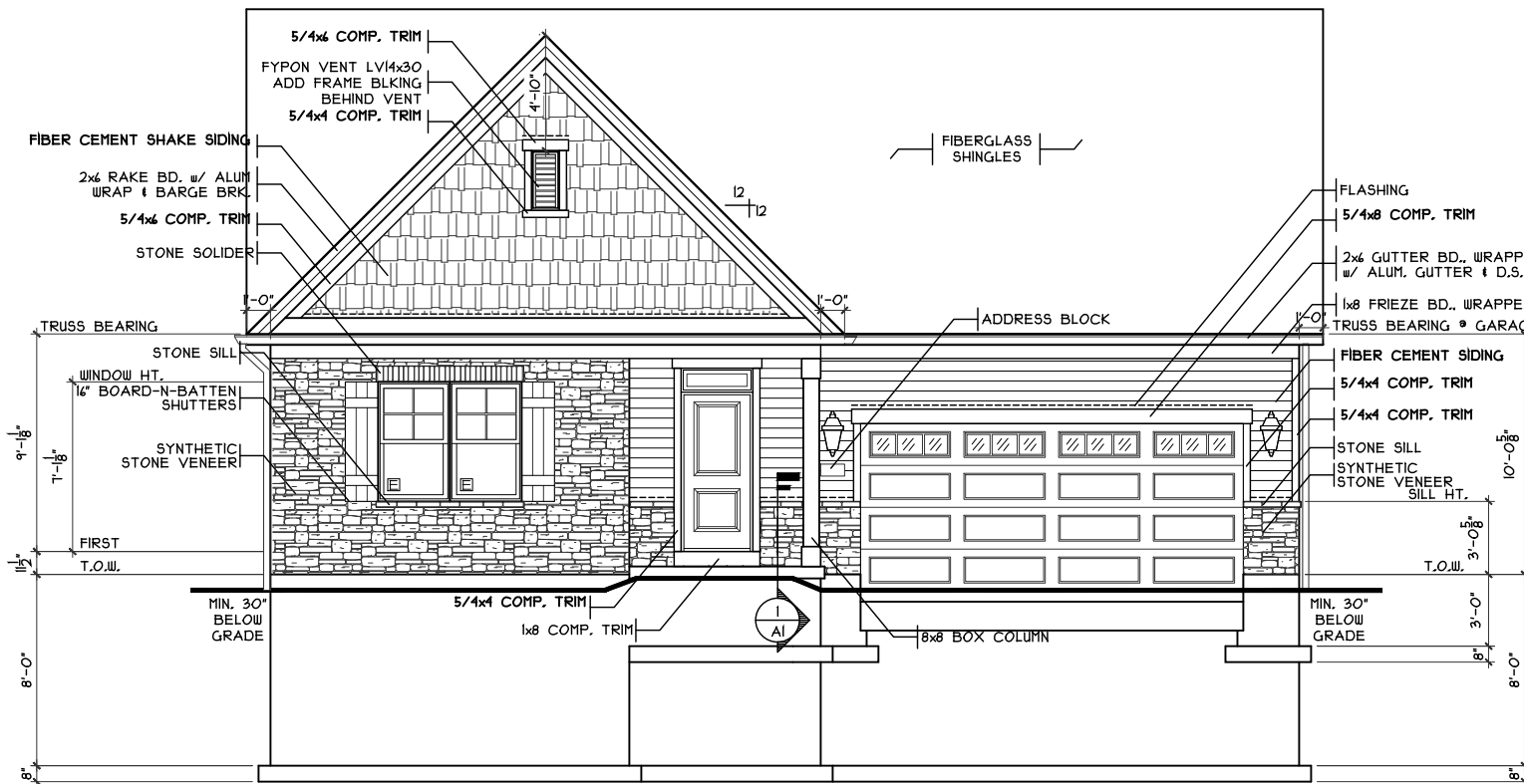
**STONE BASE DETAIL**  
SCALE: 1/8" = 1'-0"



**FRONT PORCH DETAIL**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

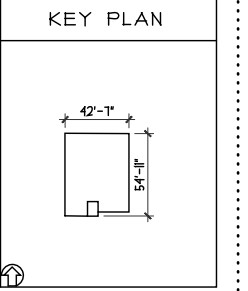


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	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. R1803B3	
3	BDRMS
3	BATH
4	CAR GARAGE
	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1803
FIRST	1803
SECOND	N/A
LOW. LEV. FIN. LOWER (SLAB)	1611
GAR. (SLAB)	316



Front & Rear Elevations

Prestige - TH-6117

Proposed Residence:

Oxford - C3 - Comp.

Issue Dates

Plan: Oxford  
Date: 6.8.2022  
Drawn: SMC  
Scale: As Noted  
Revised: 6.20.2022  
Sheet: 1 of 15



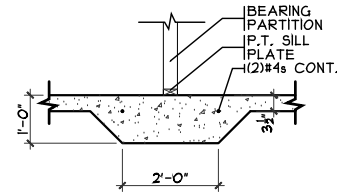
7894A Tyers Place Blvd.  
West Chester, OH 45389  
513.755.0570

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Monroe  
Butler County

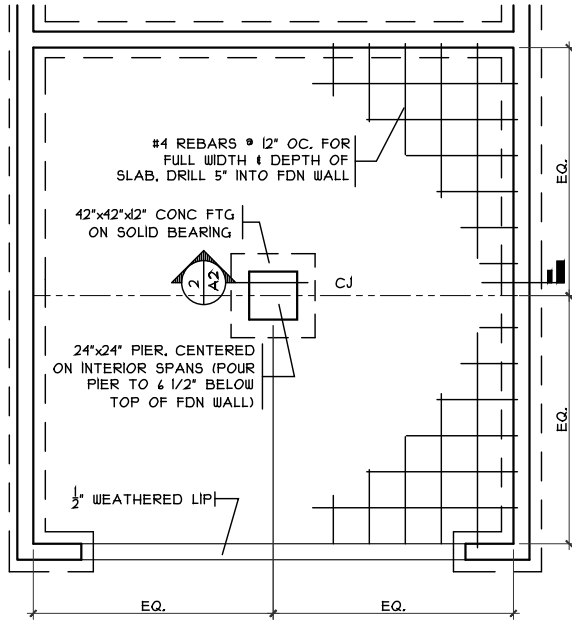
126 Hanford Lane  
Trails of Todhunter Lot 6117

**A1**



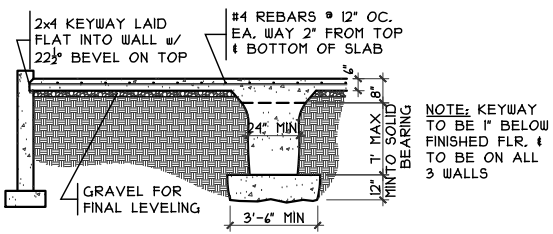
### THICKENED SLAB

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



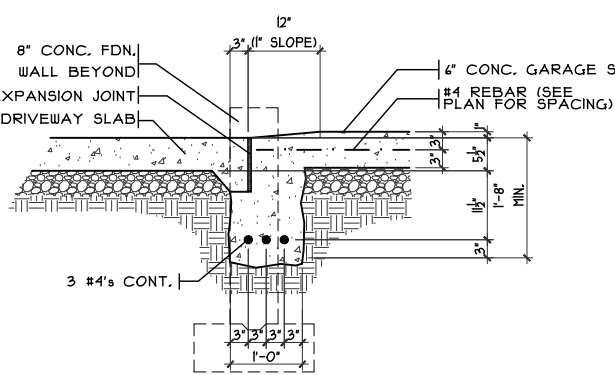
### GRADE BM DETAIL

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



### GRADE BM SECTION

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

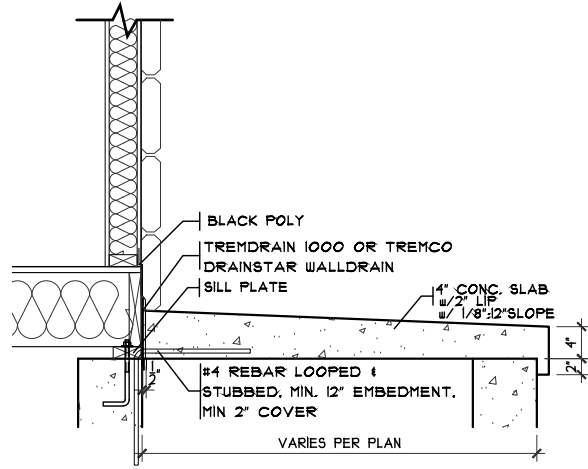


SECTION

ELEVATION

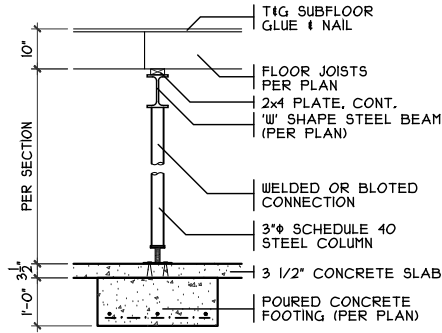
### GARAGE DOOR GRADE BM

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



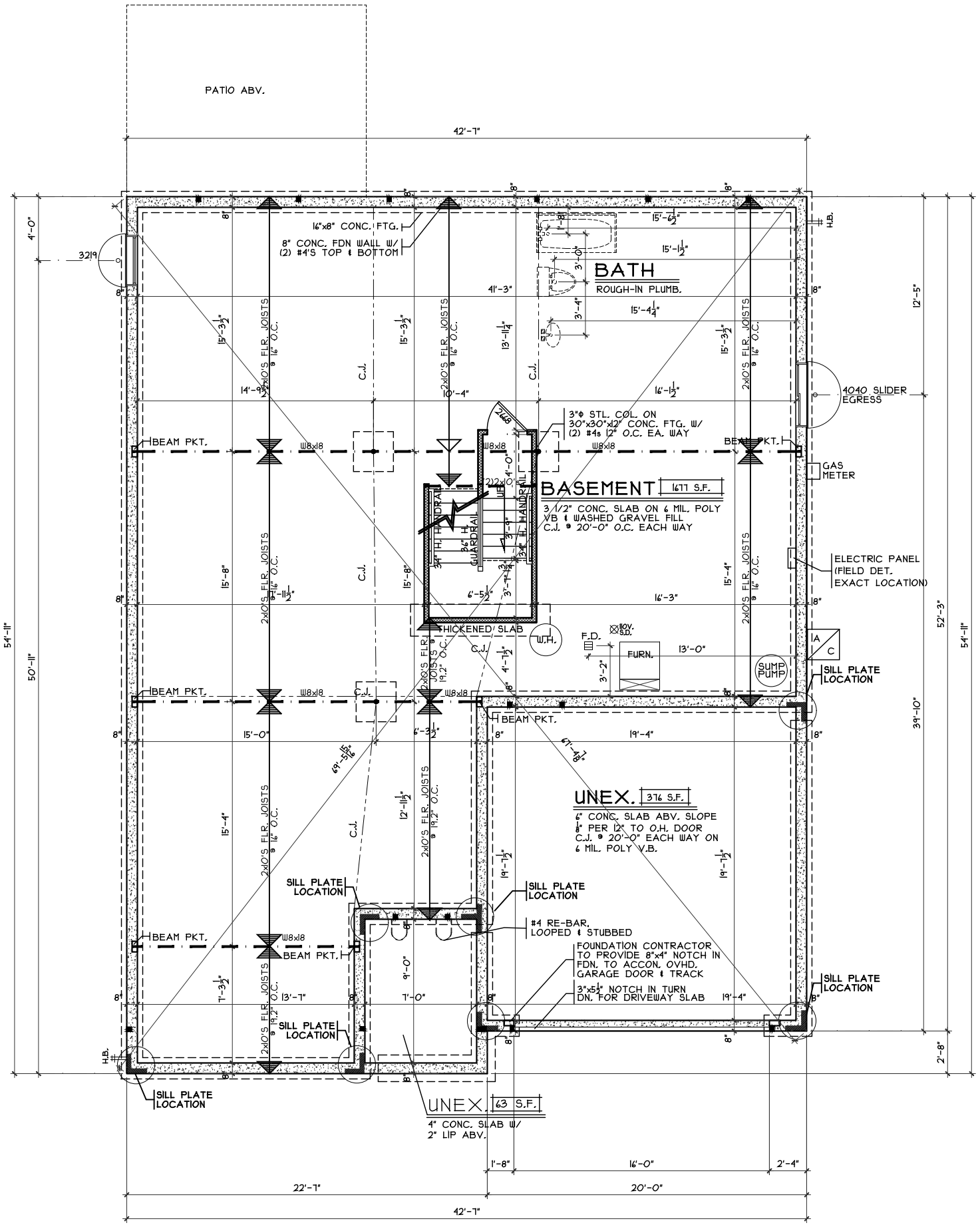
### PORCH DETAIL

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



### COLUMN DETAIL

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



### 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.

Foundation Plan

Plan: Oxford  
 Date: 6.8.2022  
 Drawn: SMC  
 Scale: As Noted  
 Revised: 6.20.2022  
 Sheet: 3 of 15

Prestige - TH-6117

Proposed Residence:

Hagedorn Residence  
 126 Hanford Lane  
 Trails of Todhunter Lot 6117

Oxford - C3 - Comp.

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Issue Dates

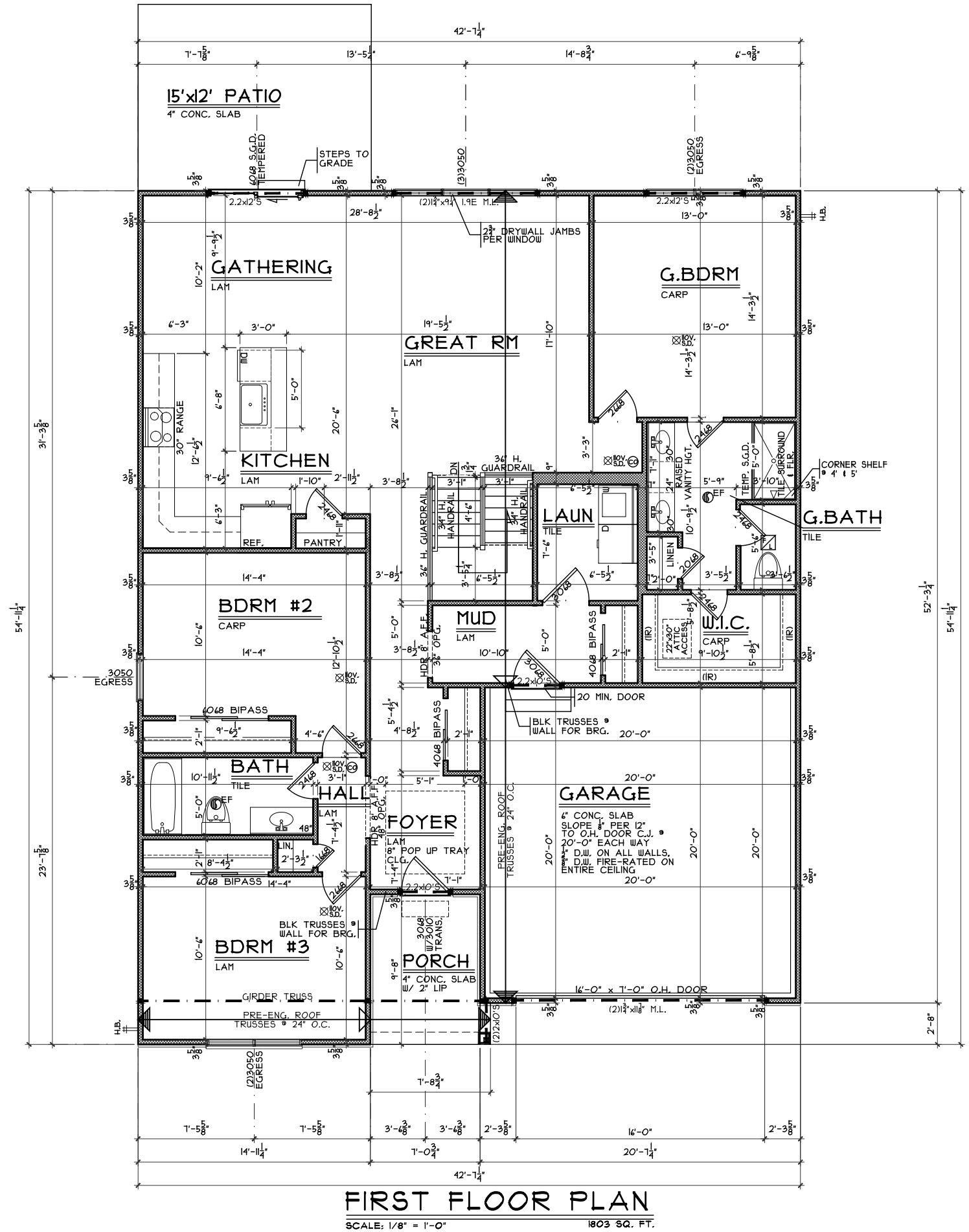
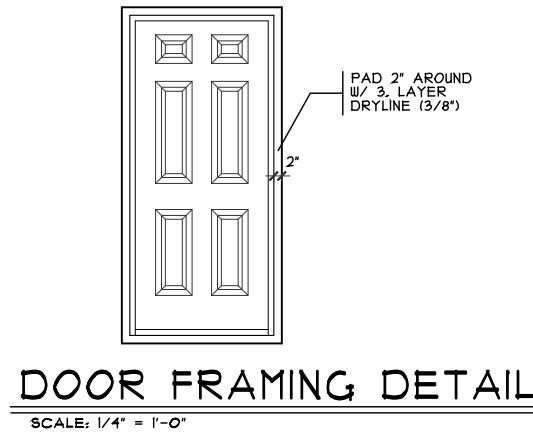
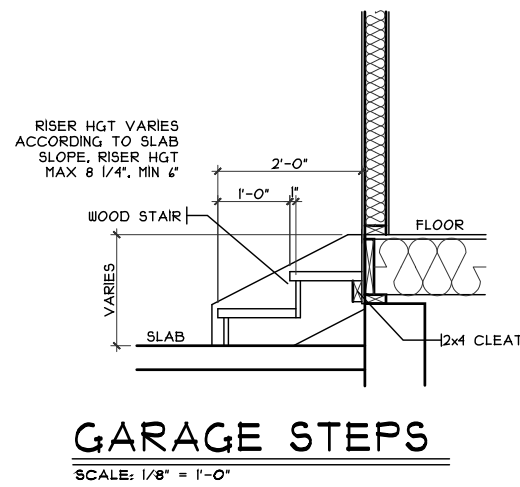
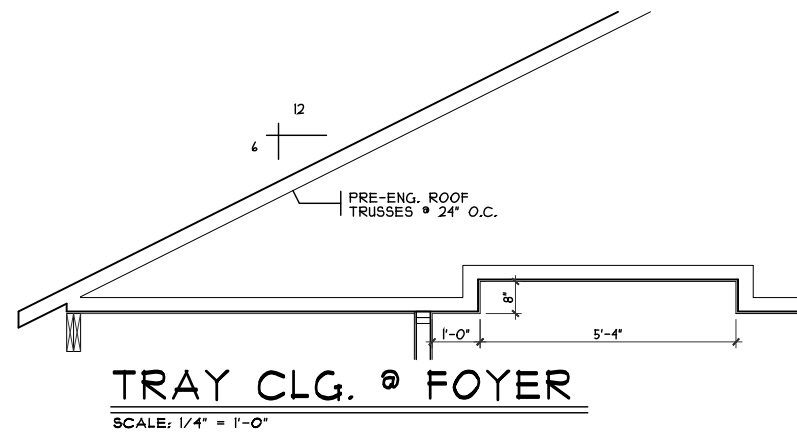
Review	Date



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Monroe  
 Butler County

A2



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

First Floor Plan

Plan: Oxford  
 Date: 6.8.2022  
 Drawn: SMC  
 Scale: As Noted  
 Revised: 6.20.2022  
 Sheet: 5 of 15



Prestige - TH-6117

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Monroe  
 Butler County

Issue Dates

Review	Issue Dates

A3