

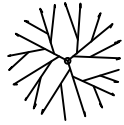
MARKET HOME
138 HANFORD LANE

PLOT PLAN

LOT 6121 (8,450 SF) 0.1940 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



PRINCETON ELM

LOT COVERAGE = 26.8%

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.

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

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS. 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.

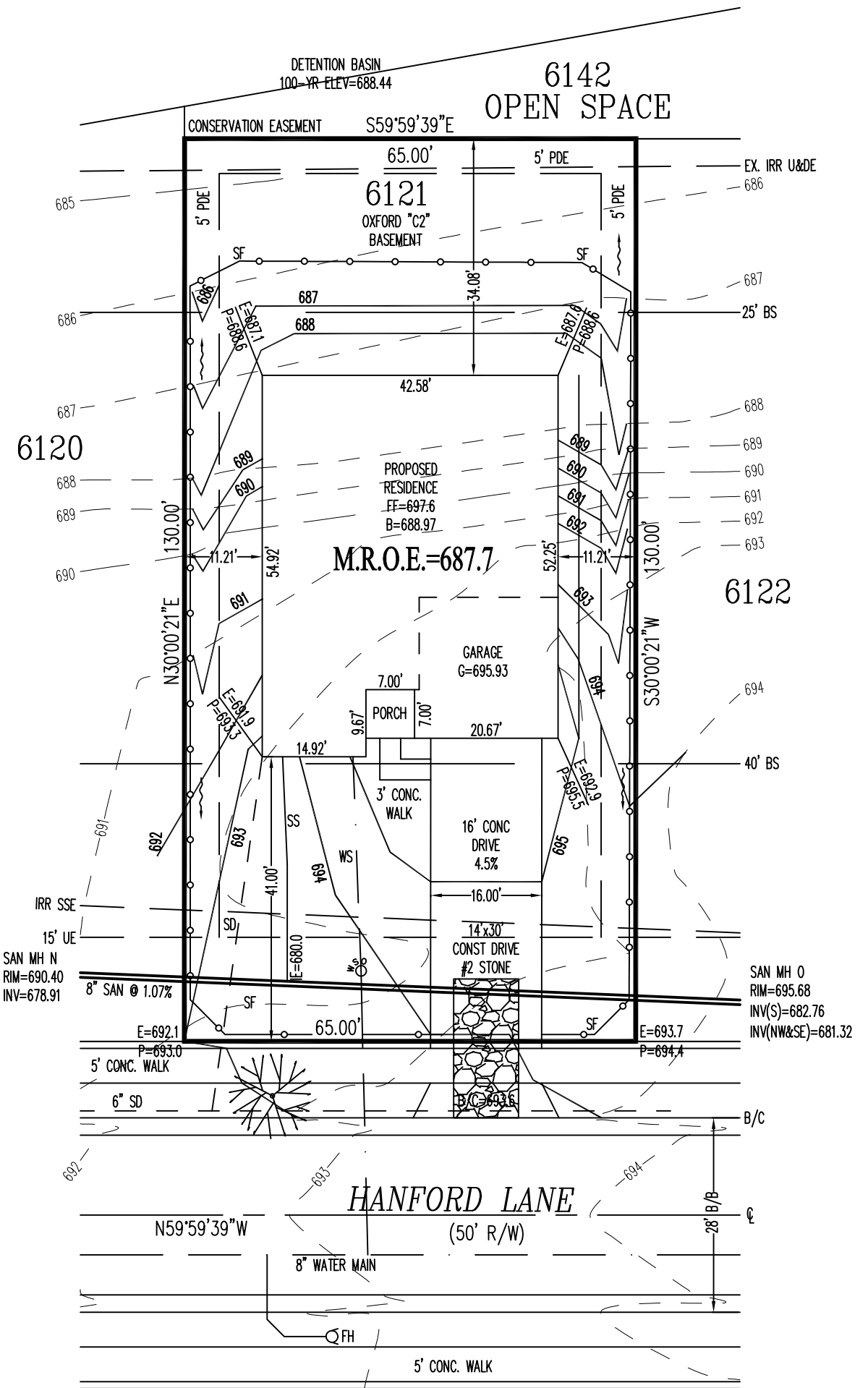
CITY OF MONROE NOTES:
FINAL GRADING WITH ESTABLISHED GROUND COVER MUST BE IN PLACE PRIOR TO ANY
LAND TRANSFERS.

#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.



QUANTITIES

TOTAL LOT AREA	8450	sq. ft.
CITY WALK	245.0	sq. ft.
HOUSE WALK	31.0	sq. ft.
DRIVE	794.7	sq. ft.
APRON	92.5	sq. ft.
PATIO AND PORCHES	49	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	5724.1	sq. ft.
HOUSE	2216	SQ. FT.

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

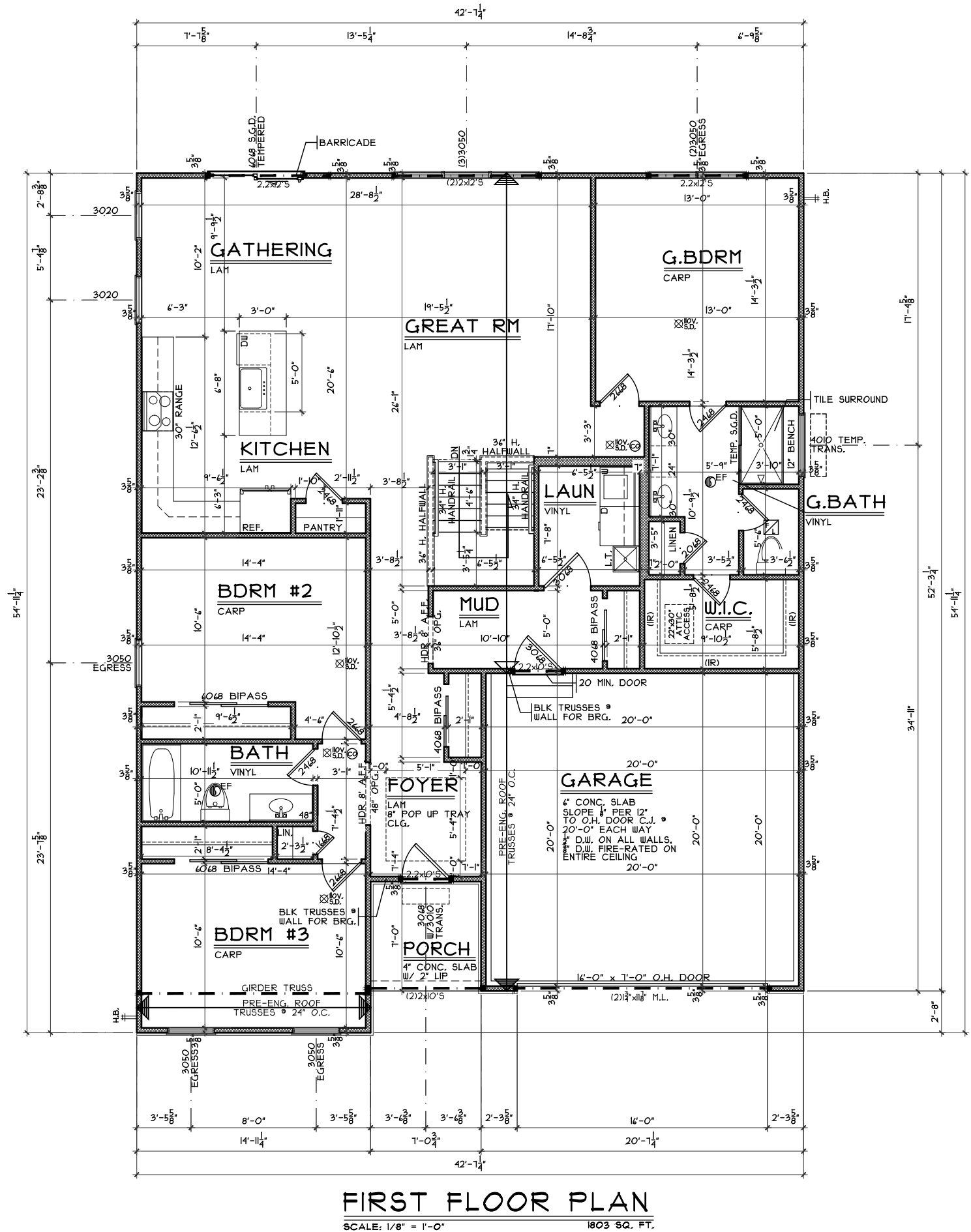
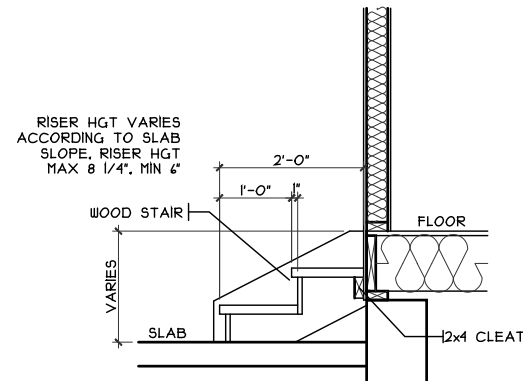
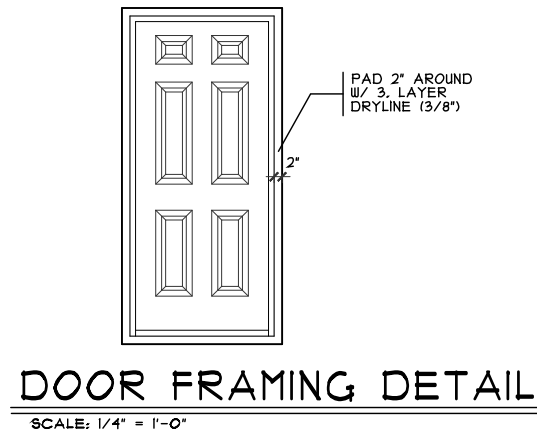
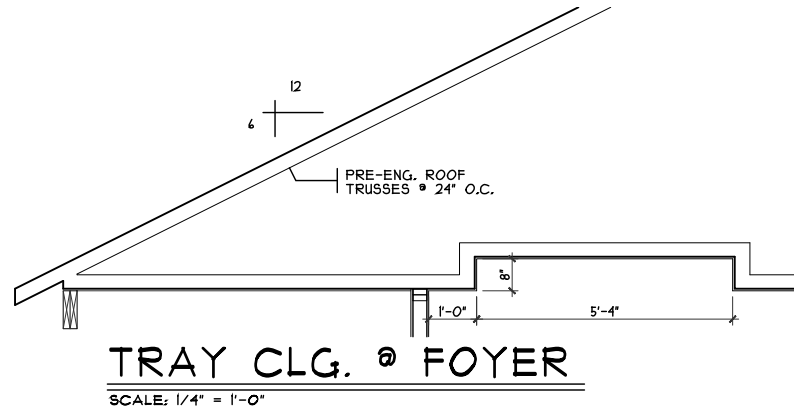
SCALE: 1"=20'
DATE: 11/15/2021
DRAWN: REW
DESIGNED: -
CHECKED: KRC

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

REVISIONS:
1.
2.
3.
4.

PROJECT: TRAILS OF TODHUNTER
DRAWING: 212839PA

SHEET
1 OF 1



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

First Floor Plan
 Plan: Oxford
 Date: 11.11.2021
 Drawn: SMC
 Scale: As Noted
 Revised: 1.21.2022
 Sheet: 5 of 15

Prestige - TH-6121
 Proposed Residence:
 Market Home
 138 Hanford Lane
 Trails of Todhunter Lot #6121

Oxford - B2 - Comp.
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Review	Issue Dates
Δ 1/21/22	REVISIONS

A3