

PLOT PLAN
LOT 6127 (14,413 SF) 0.3309 ACRES
THE TRAILS OF TODHUNTER,
SECTION TWO, BLOCK A
CITY OF MONROE
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES

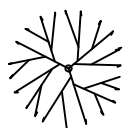
CONSERVATION
EASEMENT SIGN

**CONSERVATION
EASEMENT**

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

LOT COVERAGE = 18.0%

KALP RESIDENCE
 150 HANFORD LANE



GREEN VASE ZELKOVA



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.

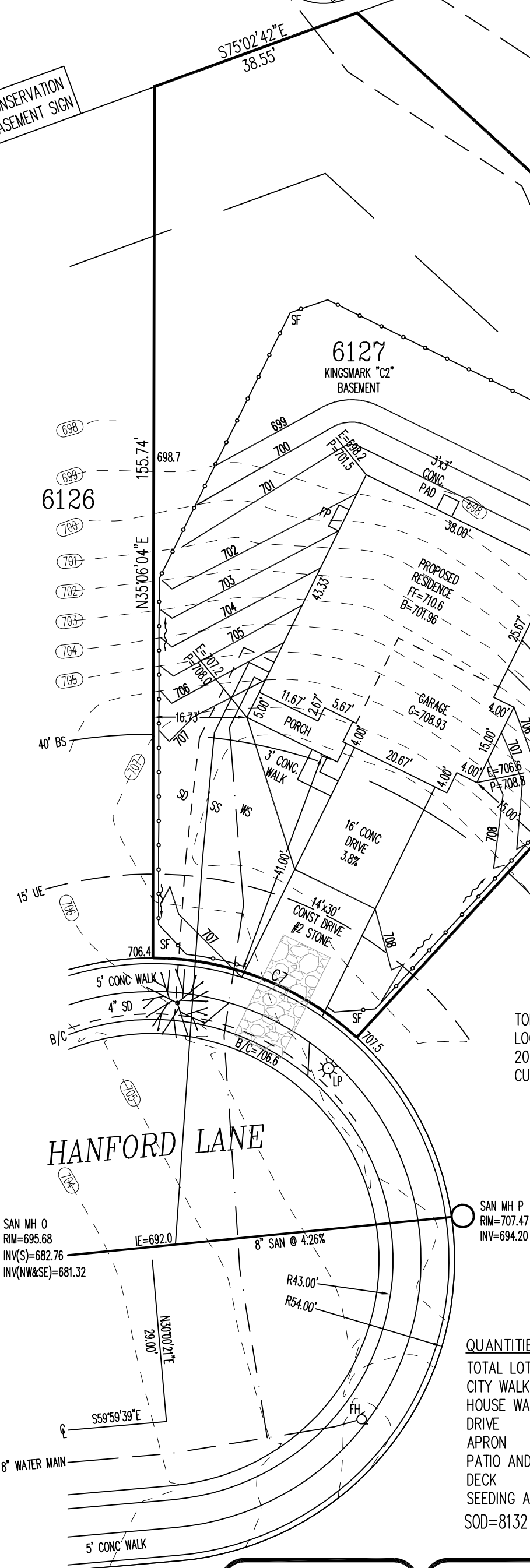
ALL STRAW WADDLES USED MUST BE A MIN. OF 12" DIAMETER AND PROPERLY EMBEDDED.

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

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

QUANTITIES

TOTAL LOT AREA	14413	sq. ft.
CITY WALK	107	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	807	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	114	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	-	sq. ft.
SOD=8132 SF		



SAN MH 0
 RIM=695.68
 INV(S)=682.76
 INV(NW&SE)=681.32

SAN MH P
 RIM=707.47
 INV=694.20

C7
 R=54.00'
 L=40.00'

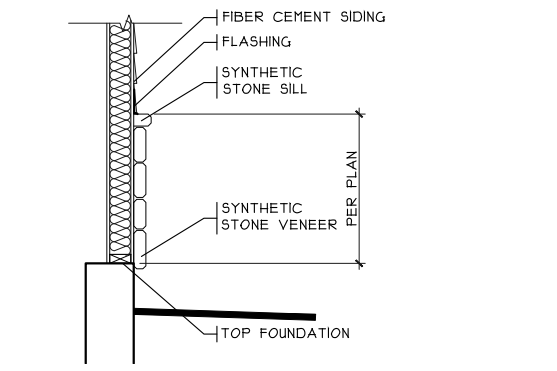
2 WORKING DAYS
 BEFORE YOU DIG

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

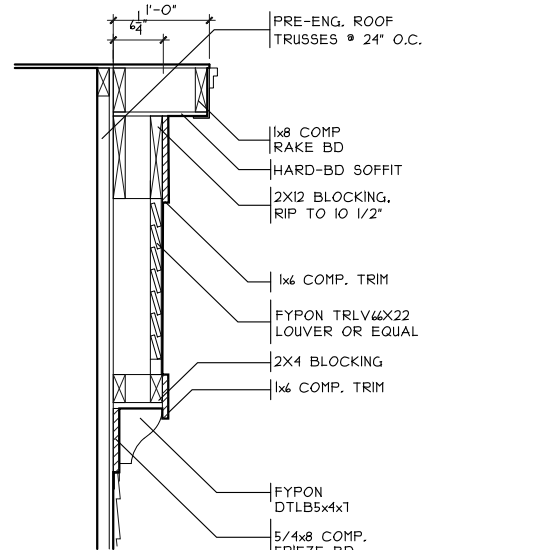
SCALE: 1"=20'
 DATE: 11/10/2021
 DRAWN: JLS
 DESIGNED: -
 CHECKED: KRC

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

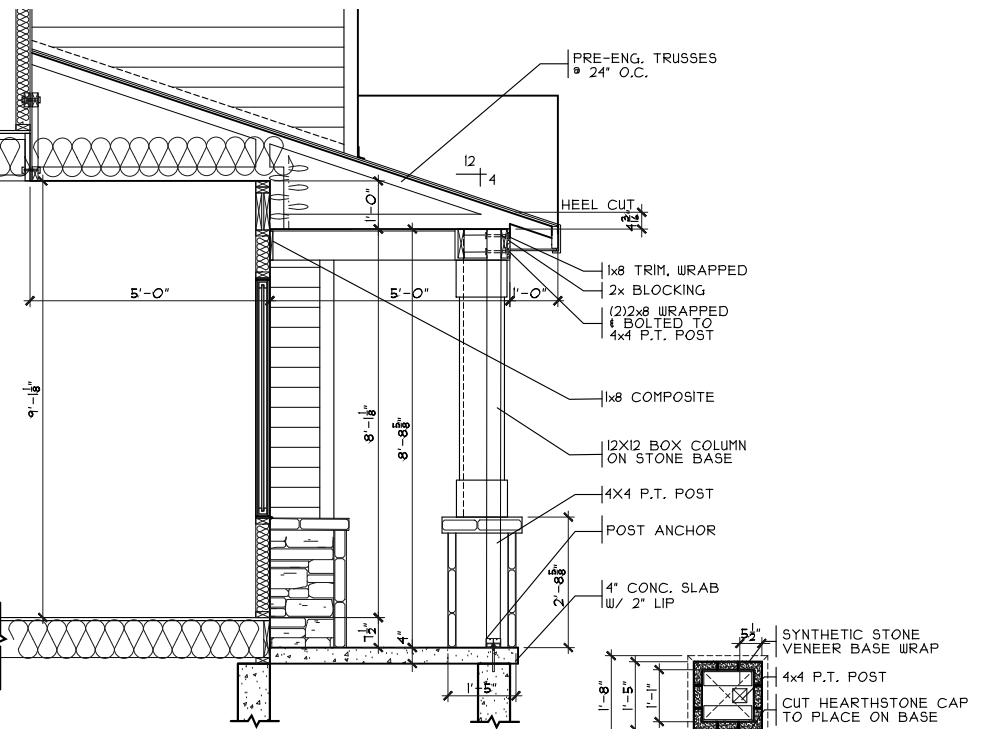
REVISIONS:	
1. 11-22-21	
2. 12-06-21	TREE NAME CON EASE
3.	
4.	
PROJECT: TRAILS OF TODHUNTER	SHEET
DRAWING: 212814PA	1 OF 1



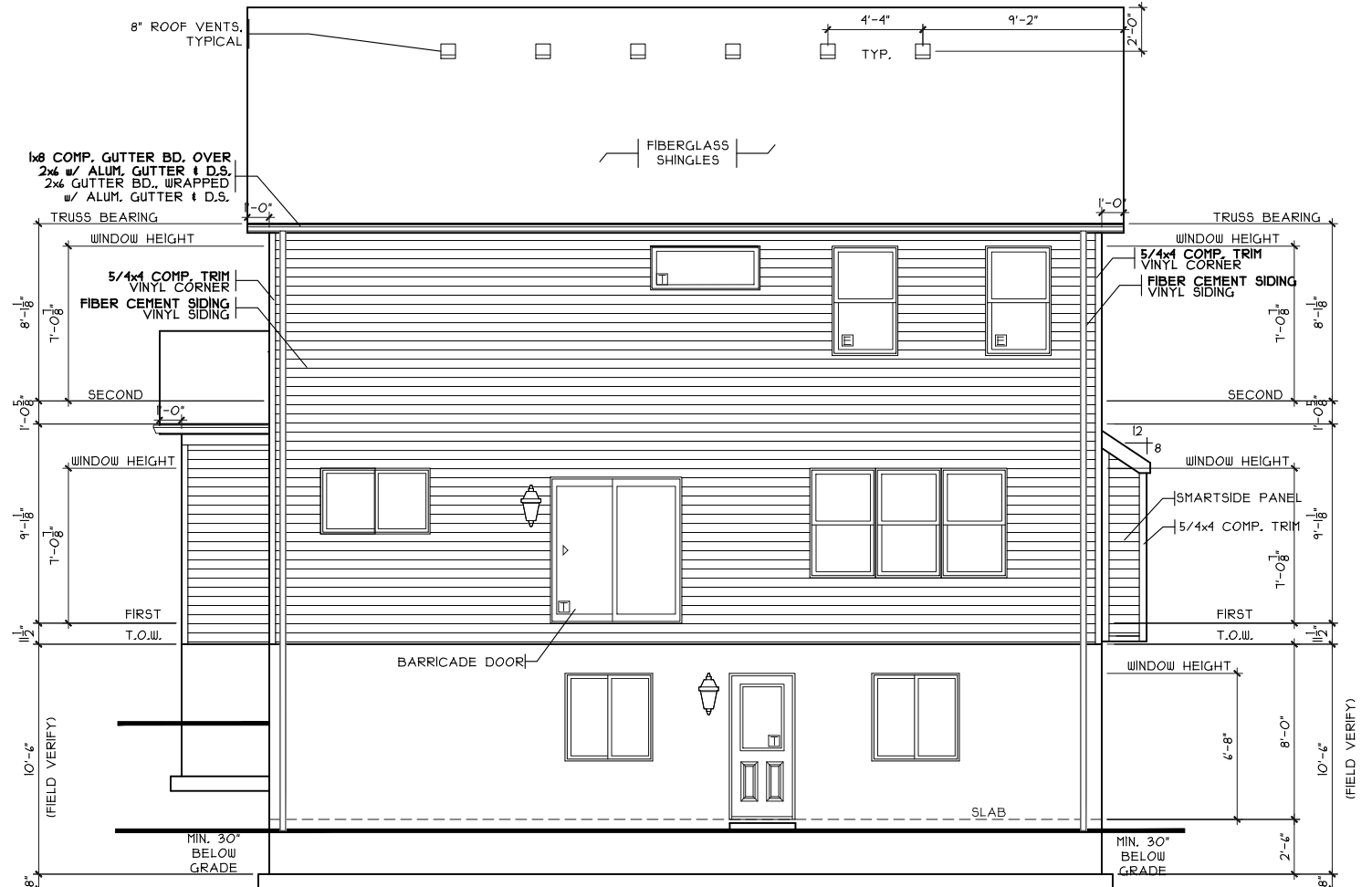
3 AI



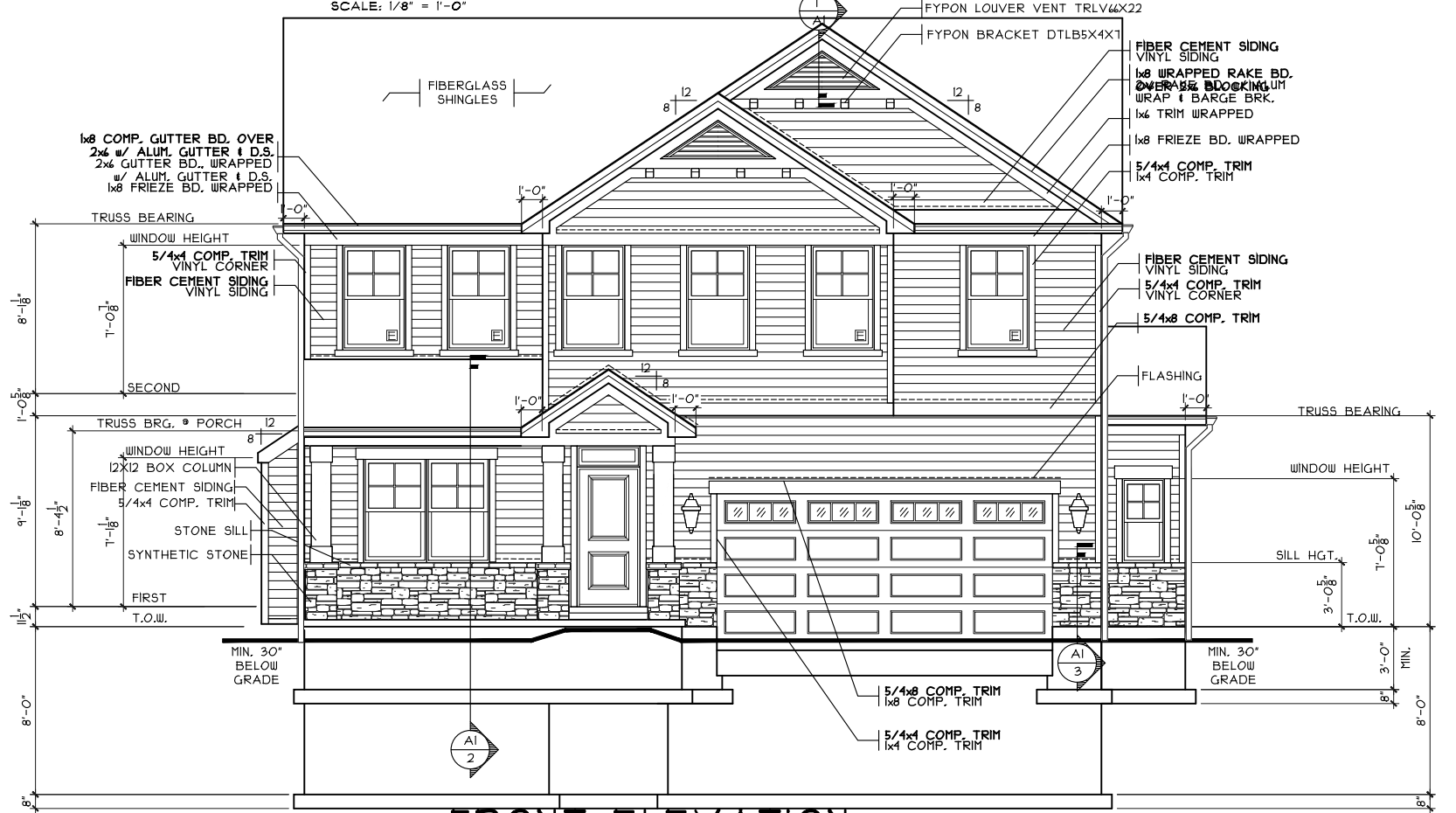
1 AI



2 AI



REAR ELEVATION

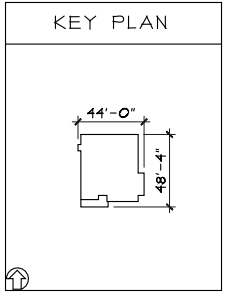


FRONT ELEVATION

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 18x11 SHEETS TO BE SCALABLE AT HALF SCALE, 1/8" = 1'-0"

PLAN INFO.	
252198B4	
4	BDRMS
2	BATH
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2198
FIRST	1246
SECOND	1558
LOW. LEV. FIN.	511
LOWER (SLAB)	444
GAR. (SLAB)	444



Issue Dates

Review

1/14/22 REVISIONS

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Monroe Butler County

Proposed Residence:

Kalp Residence
 150 Handford Lane
 Trails of Todhunter Lot #6127

Front & Rear Elevations

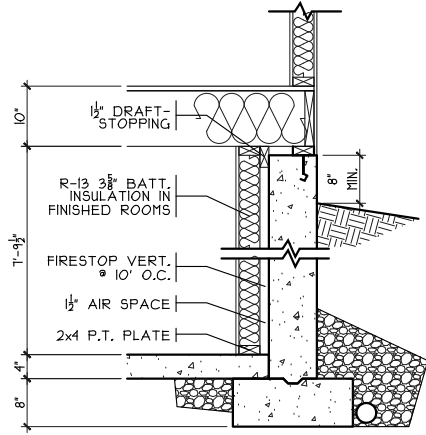
Plan: Kingsmark
 Date: 11.3.2021
 Drawn: SMC
 Scale: As Noted
 Revised: 1.14.2022
 Sheet: 1 of 27

CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570

A1

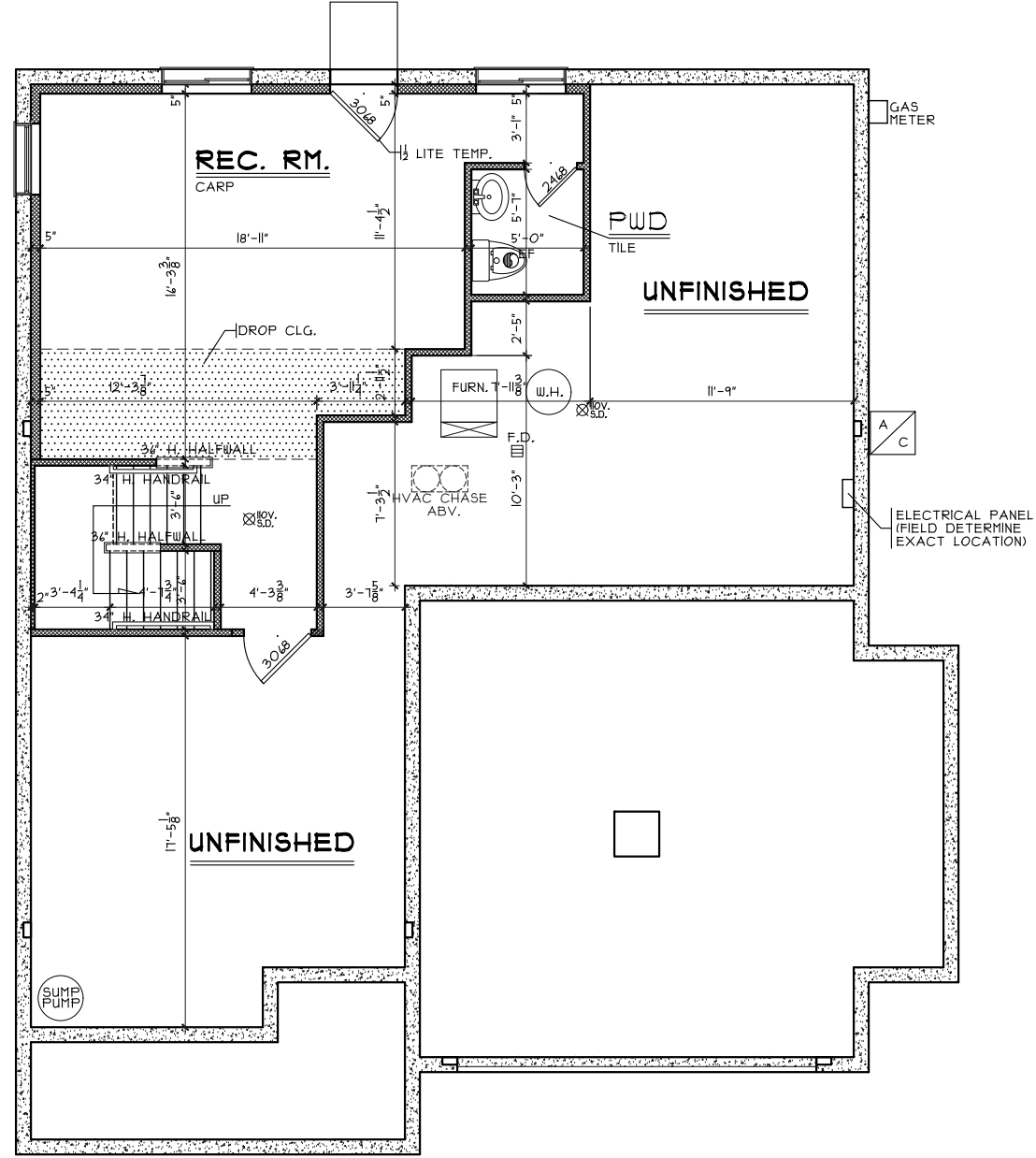
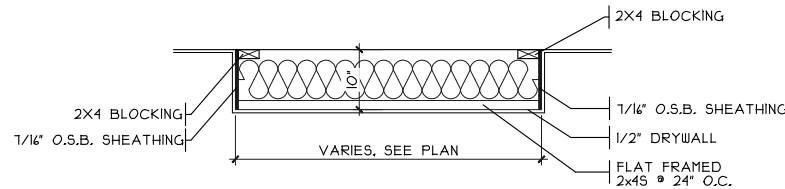
FIN. LL WALL DETAIL

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



DROP CLG. DETAIL

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



FINISHED LOWER LEVEL

SCALE: 1/8" = 1'-0" 545 SQ. FT.

Finished Lower Level

Plan: Kingsmark
Date: 11.3.2021
Drawn: SMC
Scale: As Noted
Revised: 1.14.2022
Sheet: 13 of 27

Prestige - TH-6127

Proposed Residence:
Kalp Residence
150 Handford Lane
Trails of Todhunter Lot #6127

Kingsmark-C2 - Comp.

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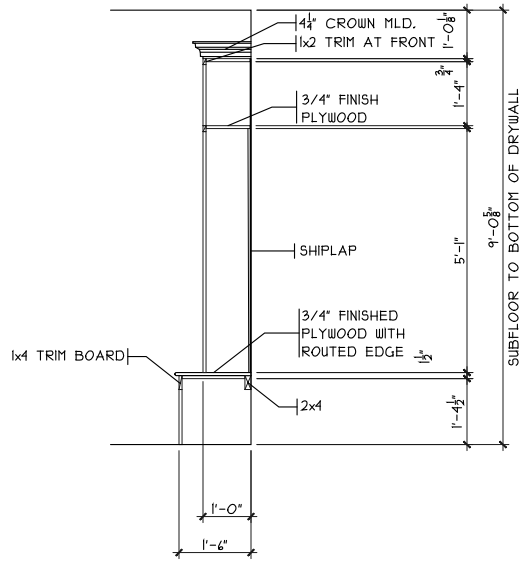
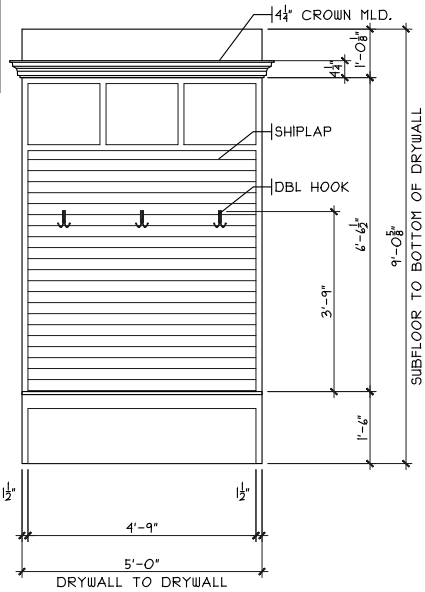
Review	REVISIONS
Δ	1/14/22

A2a

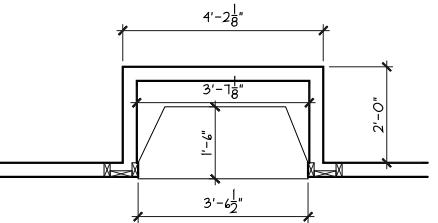
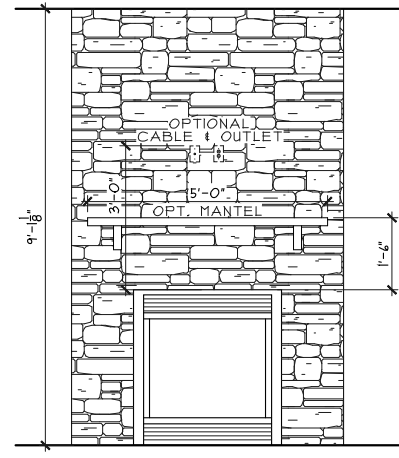
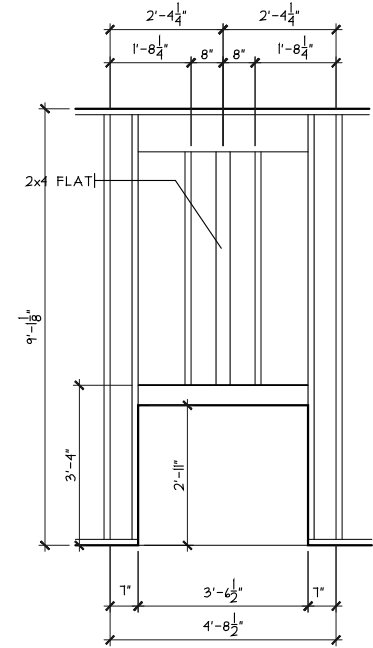
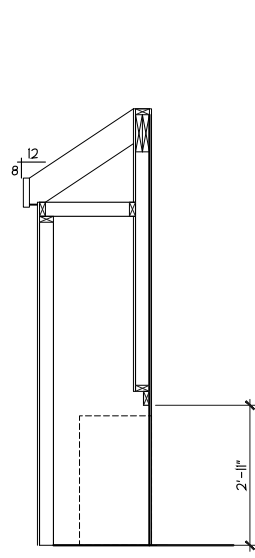


7894 A Tyers Place Blvd.
West Chester, OH 45669
513.755.0570
www.cristohomes.com

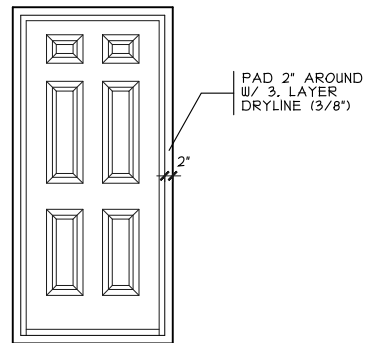
Monroe
Butler County



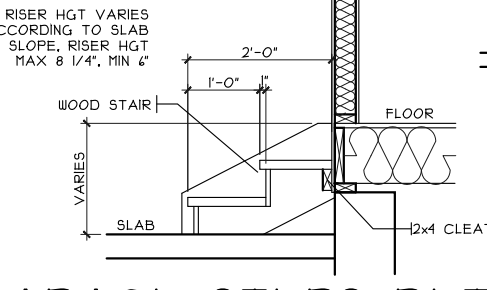
FRONT
MUD ROOM CUBBIES DETAIL
 SCALE: 1/8" = 1'-0"



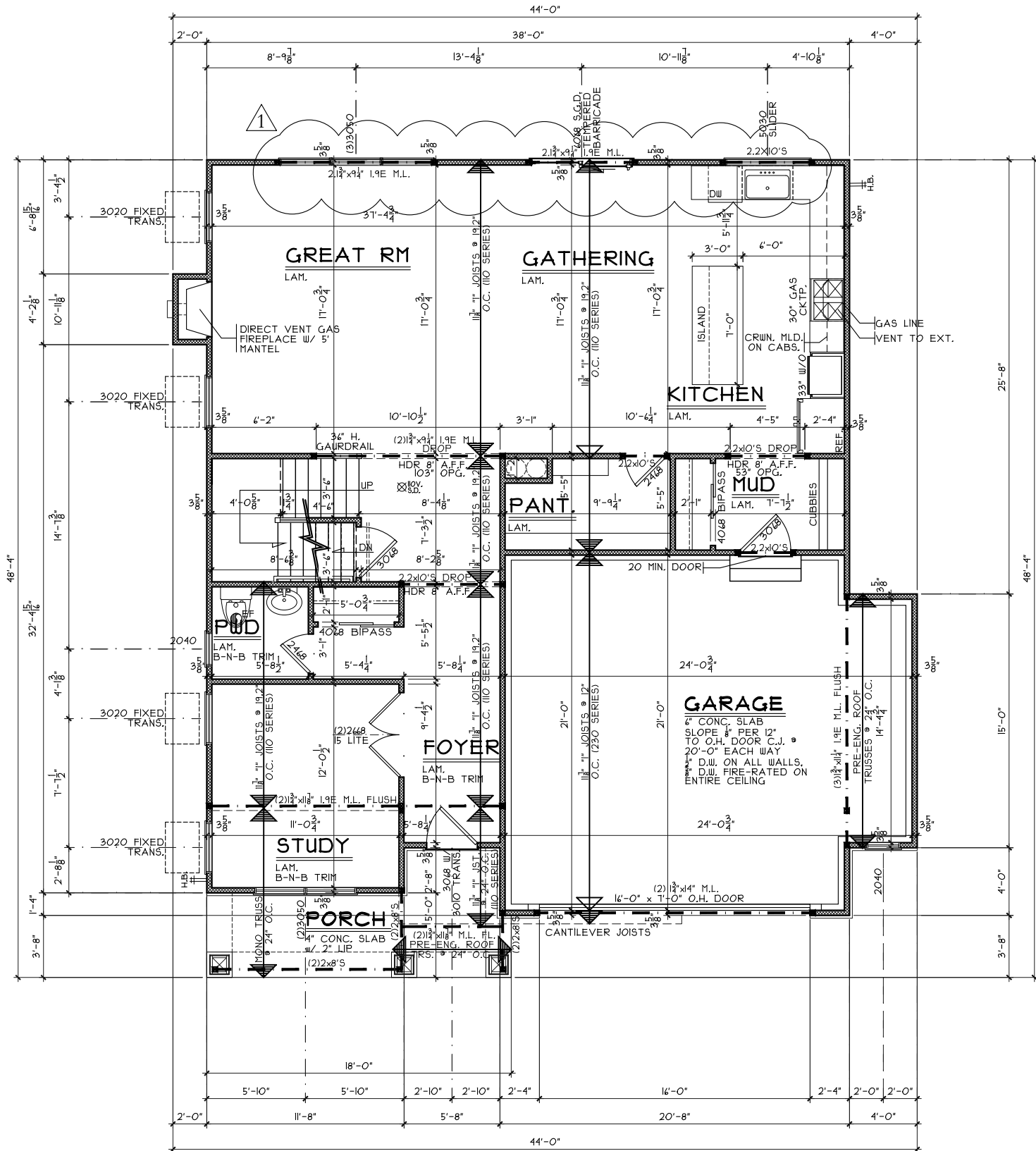
FIREPLACE DETAIL
 SCALE: 1/8" = 1'-0"



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



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



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1240 SQ. FT.

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

First Floor Plan
 Plan : Kingsmark
 Date : 11.3.2021
 Drawn : SMC
 Scale : As Noted
 Revised : 1.14.2022
 Sheet : 14 of 27

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 Proposed Residence:
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 Review
 1/14/22 REVISIONS



Monroe
 Butler County

A3

