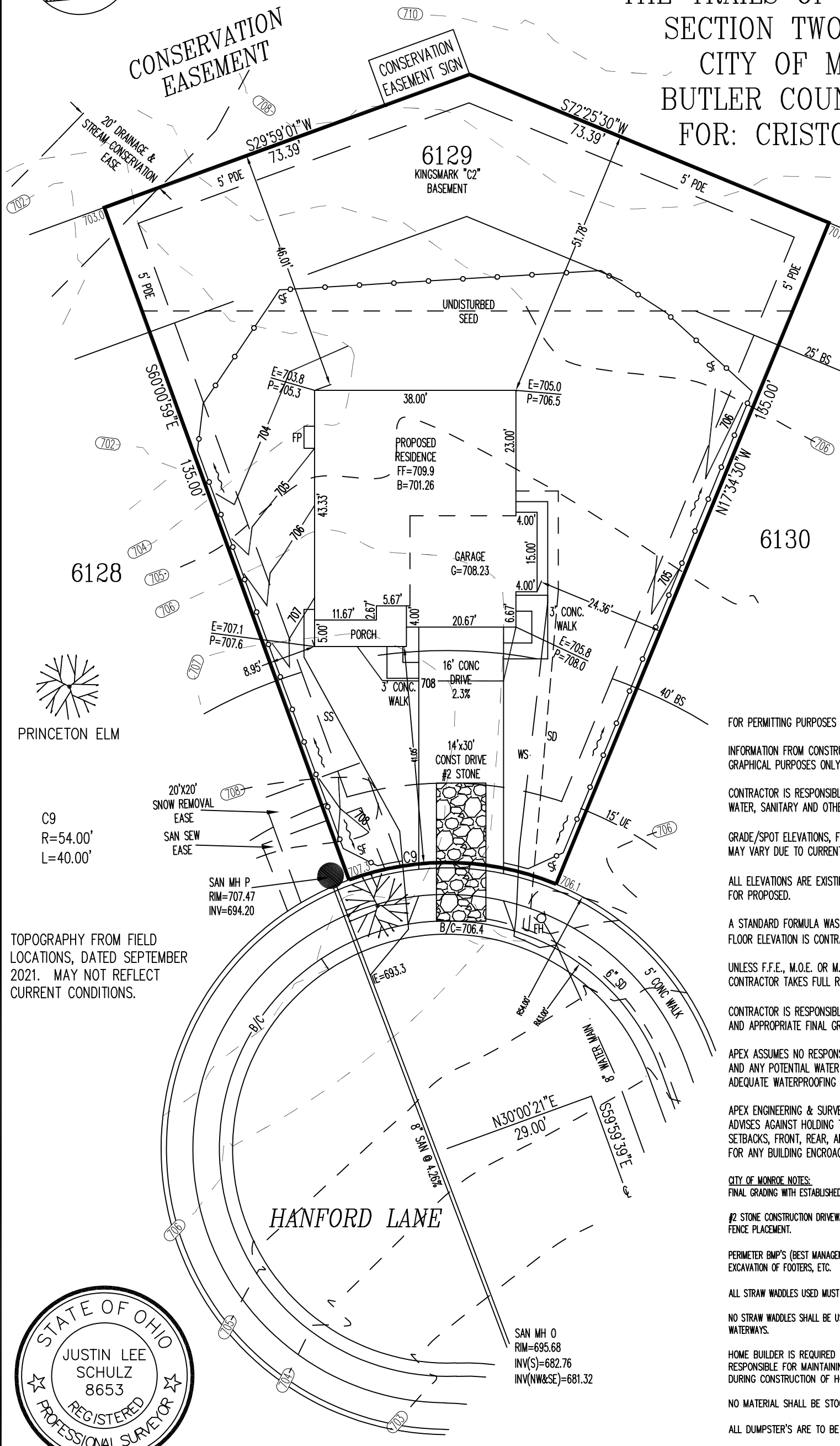


**PLOT PLAN**  
**LOT 6129 (12,790 SF) 0.2936 ACRES**  
**THE TRAILS OF TODHUNTER,**  
**SECTION TWO, BLOCK A**  
**CITY OF MONROE**  
**BUTLER COUNTY, OHIO**  
**FOR: CRISTO HOMES**



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

LOT COVERAGE = 20%

BOWLING RESIDENCE  
 151 HANFORD LANE

**QUANTITIES**

TOTAL LOT AREA	12790 sq. ft.
CITY WALK	107 sq. ft.
HOUSE WALK	88 sq. ft.
DRIVE	812 sq. ft.
APRON	91 sq. ft.
PATIO AND PORCHES	102 sq. ft.
DECK	- sq. ft.
SEEDING AREA	6055 sq. ft.
UNDISTURBED	4163 sq. ft.

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.

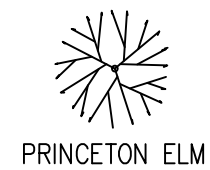
NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE WATERWAYS.

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)



PRINCETON ELM

C9  
 R=54.00'  
 L=40.00'

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



SCALE: 1"=20'  
 DATE: 04/25/2022  
 DRAWN: ACL  
 DESIGNED: -  
 CHECKED: JLS

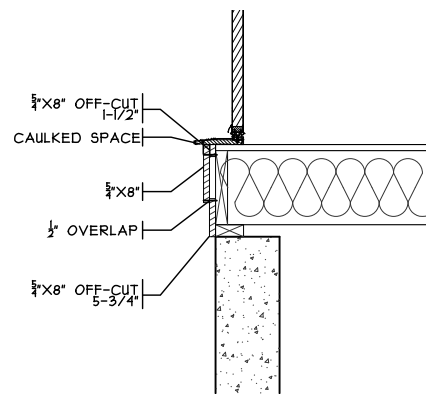
**APEX**  
 ENGINEERING & SURVEYING, INC.  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

<b>REVISIONS:</b>	
1.	05/31/2022-STBV-ADD GARAGE WALK
2.	
3.	
4.	
PROJECT: TRAILS OF TODHUNTER	SHEET
DRAWING: 220957PA	1 OF 1

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

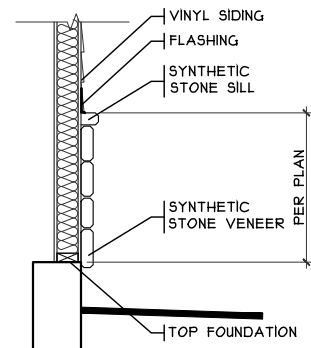
### KICK-PLATE DETAIL

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



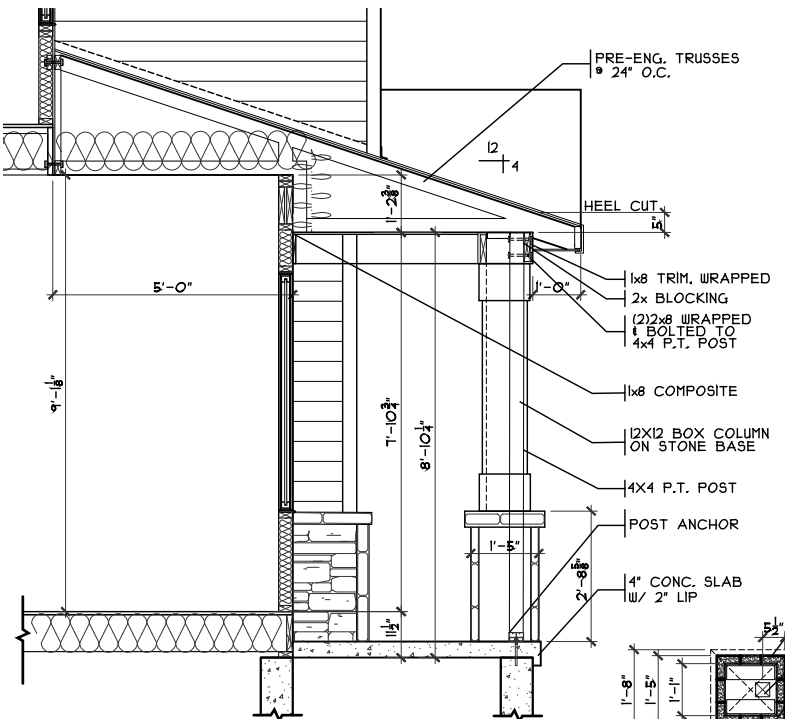
### STONE BASE DETAIL

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



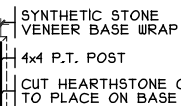
### BRACKET/VENT DETAIL

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



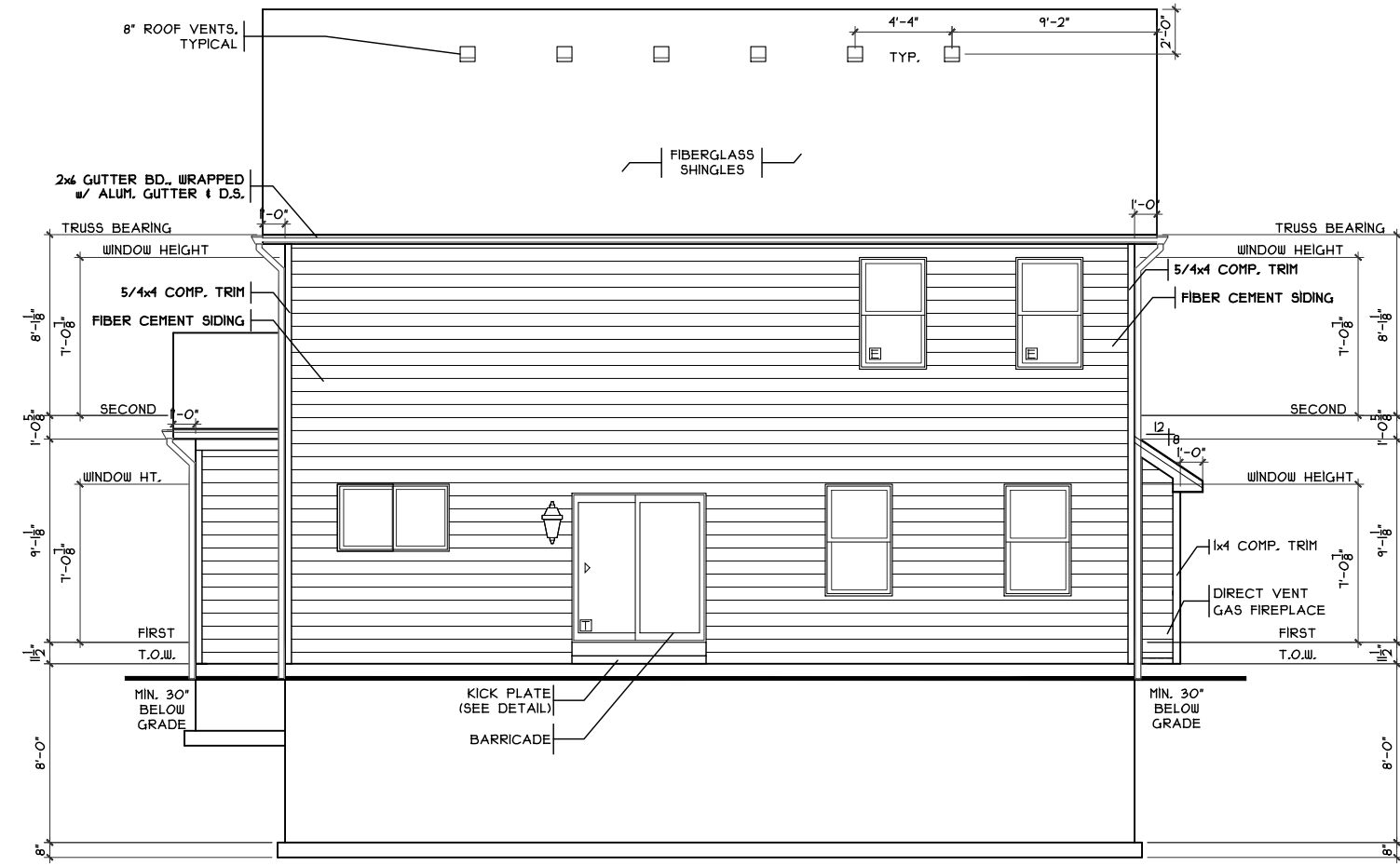
### FRONT PORCH DETAILS

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



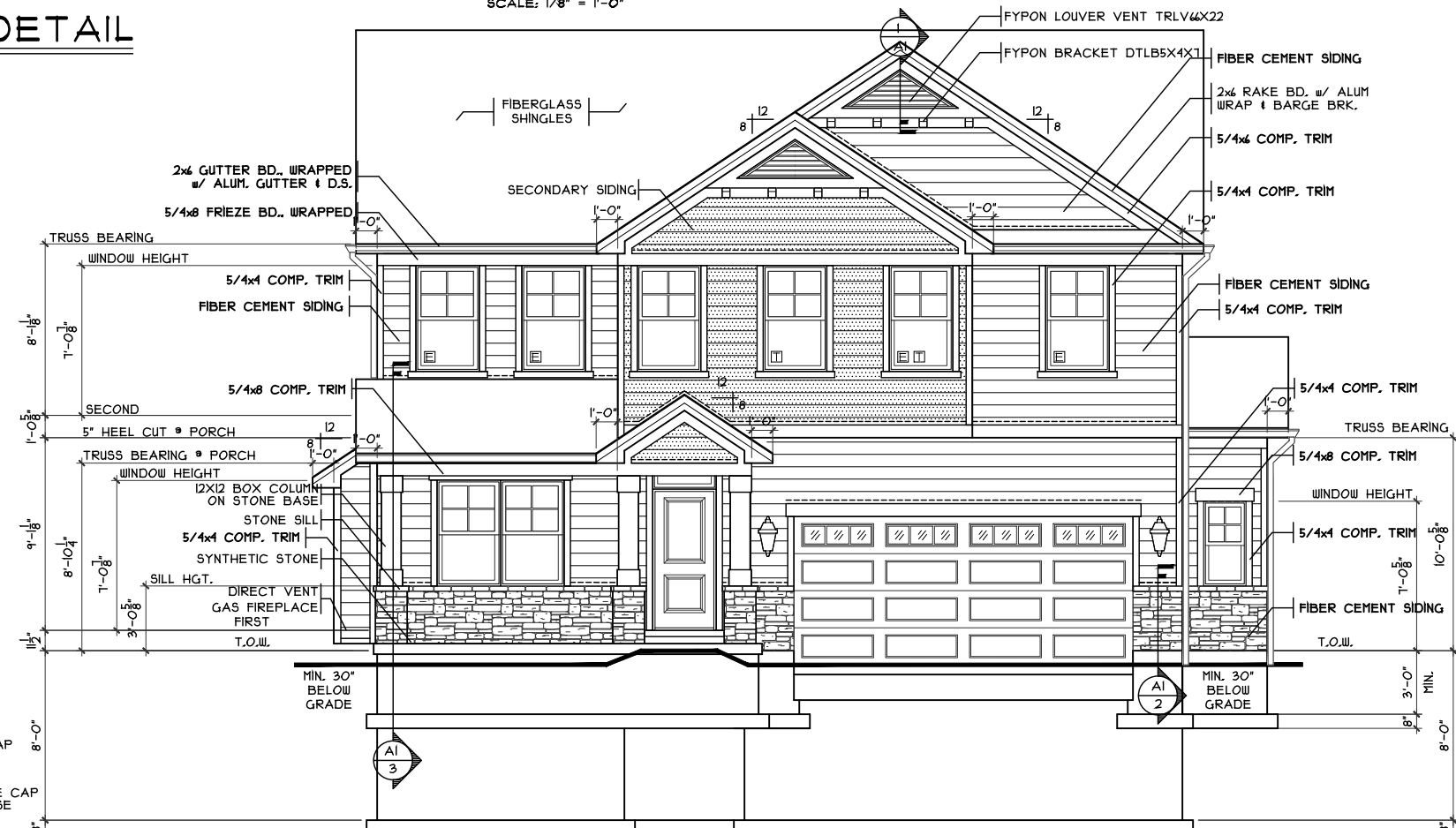
### REAR ELEVATION

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



### FRONT ELEVATION

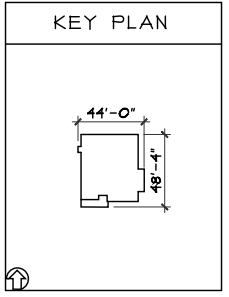
SCALE: 1/8" = 1'-0"



SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
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.	
252198B5	
5 BDRMS	
3.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	2198
FIRST	1246
SECOND	158
LOW. LEV. FIN.	511
LOWER (SLAB)	144
GAR. (SLAB)	441



Issue Dates: 5/24/2022

Kingsmark-C2 - Comp.

Proposed Residence:  
 Glenn F Bowling  
 151 Hanford Ln  
 Trails of TodHunter

Front & Rear Elevations

Plan: Kingsmark  
 Date: 4.8.2022  
 Drawn: DCI  
 Scale: As Noted  
 Revised: 4.8.2022  
 Sheet: 1 of 27

CRISTO HOMES  
 7944 Tyers Pines Blvd.  
 West Chester, OH 45689  
 513.755.0570

Monroe  
 Butler County

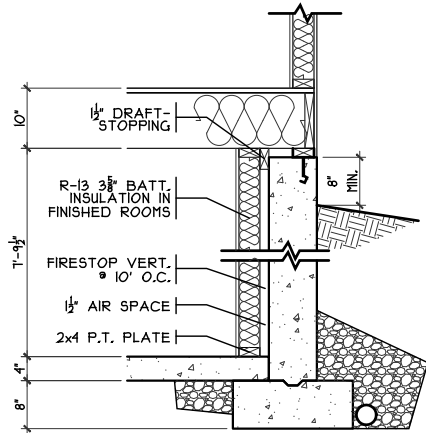
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A1



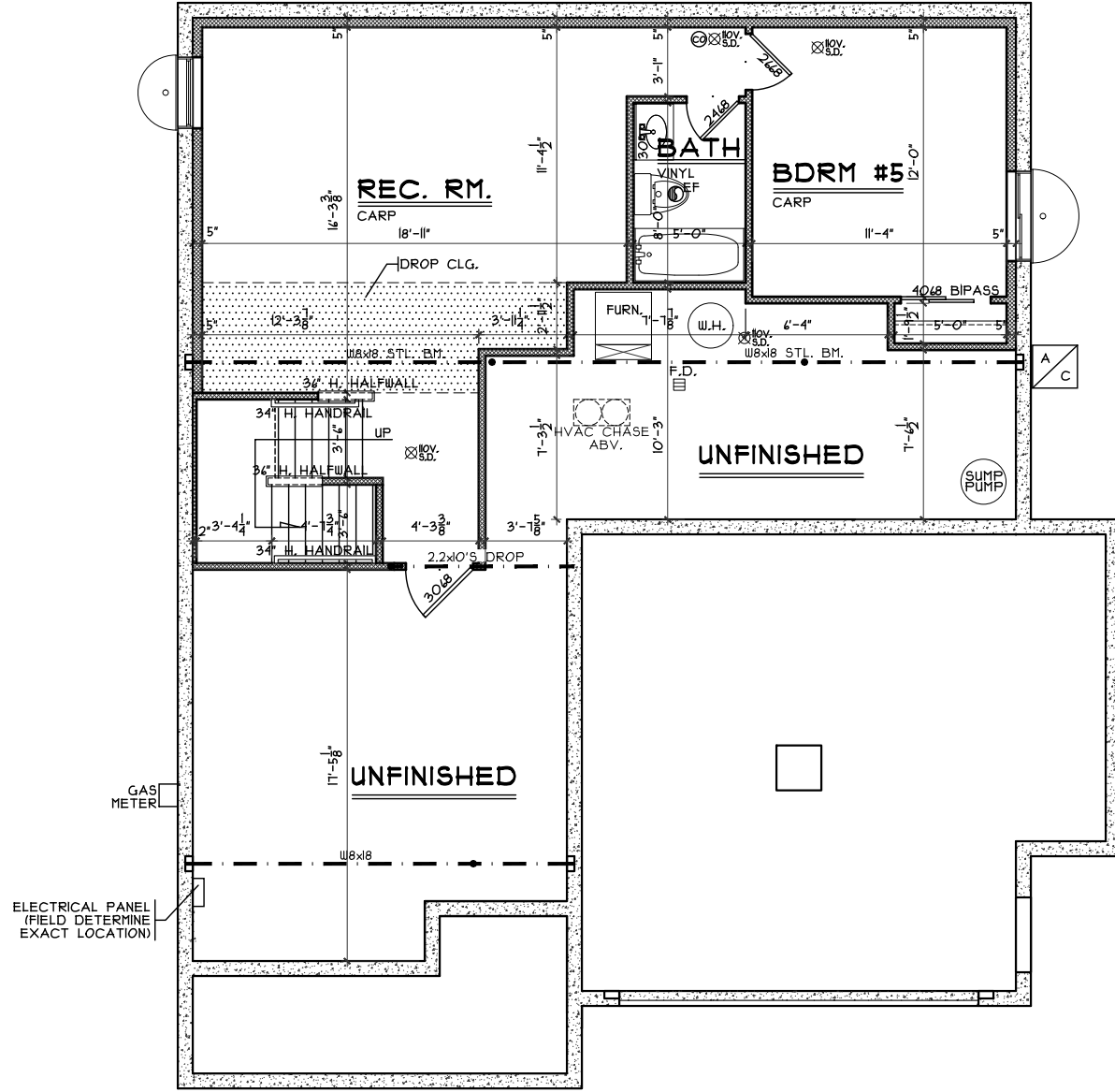
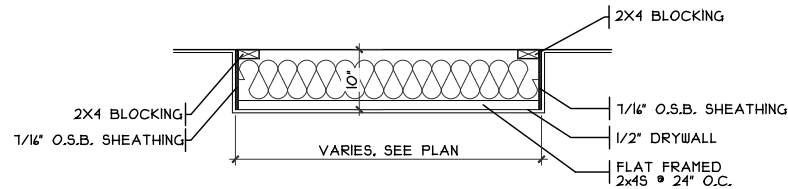
### FIN. LL WALL DETAIL

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



### DROP CLG. DETAIL

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



### FINISHED LOWER LEVEL

SCALE: 1/8" = 1'-0" 511 SQ. FT.

Finished Lower Level

Plan: Kingsmark  
Date: 4.8.2022  
Drawn: DCJ  
Scale: As Noted  
Revised: 4.8.2022  
Sheet: 13 of 27

Prestige - TH-6129

Proposed Residence:  
Glenn F Bowling  
151 Hanford Ln  
Trails of TodHunter



Kingsmark-C2 - Comp.

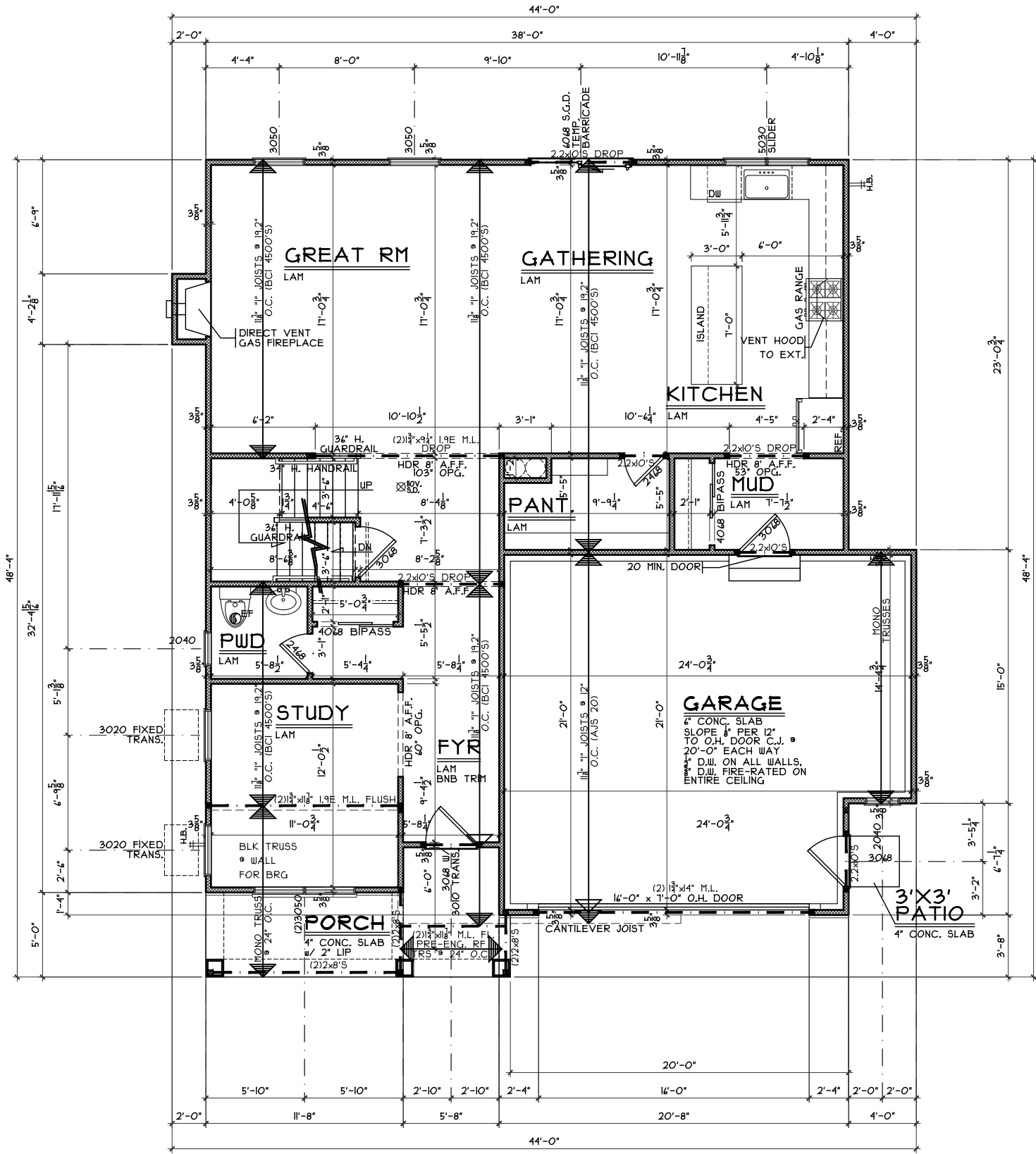
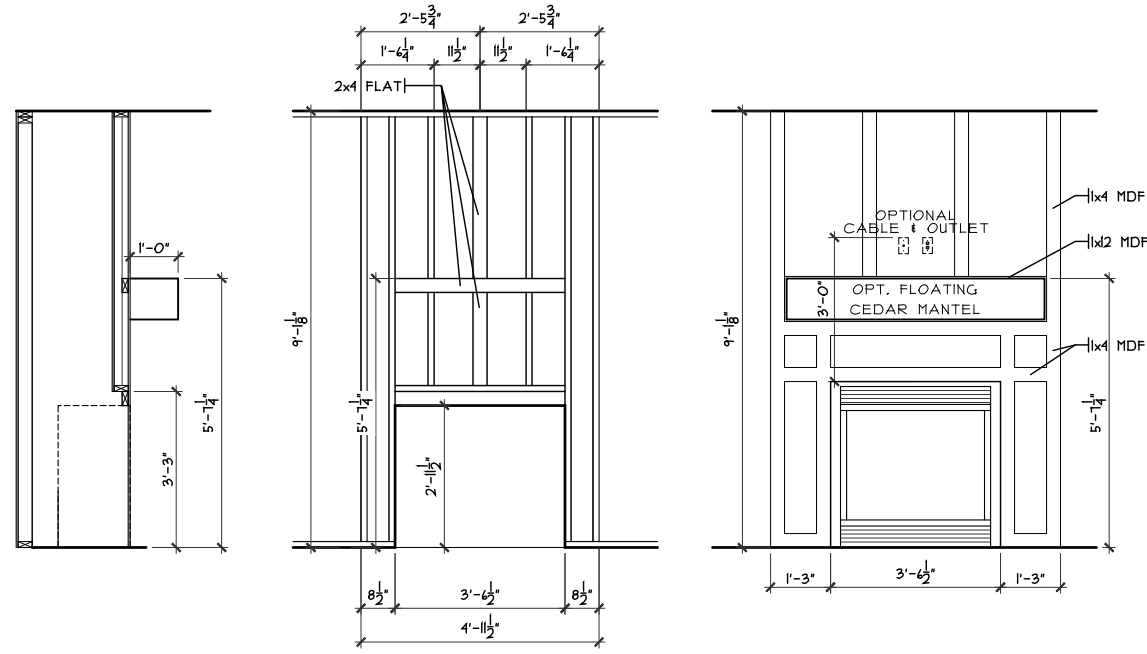
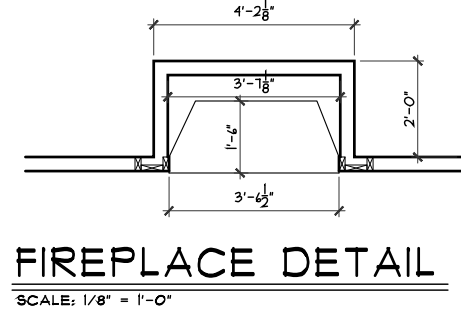
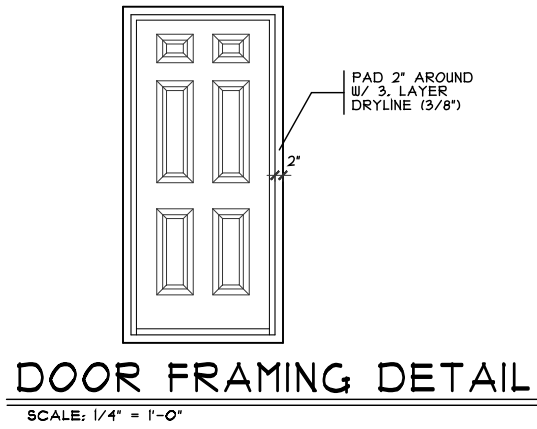
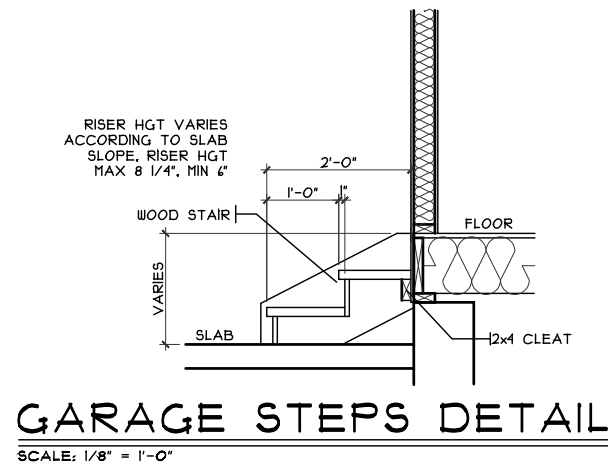
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Issue Dates

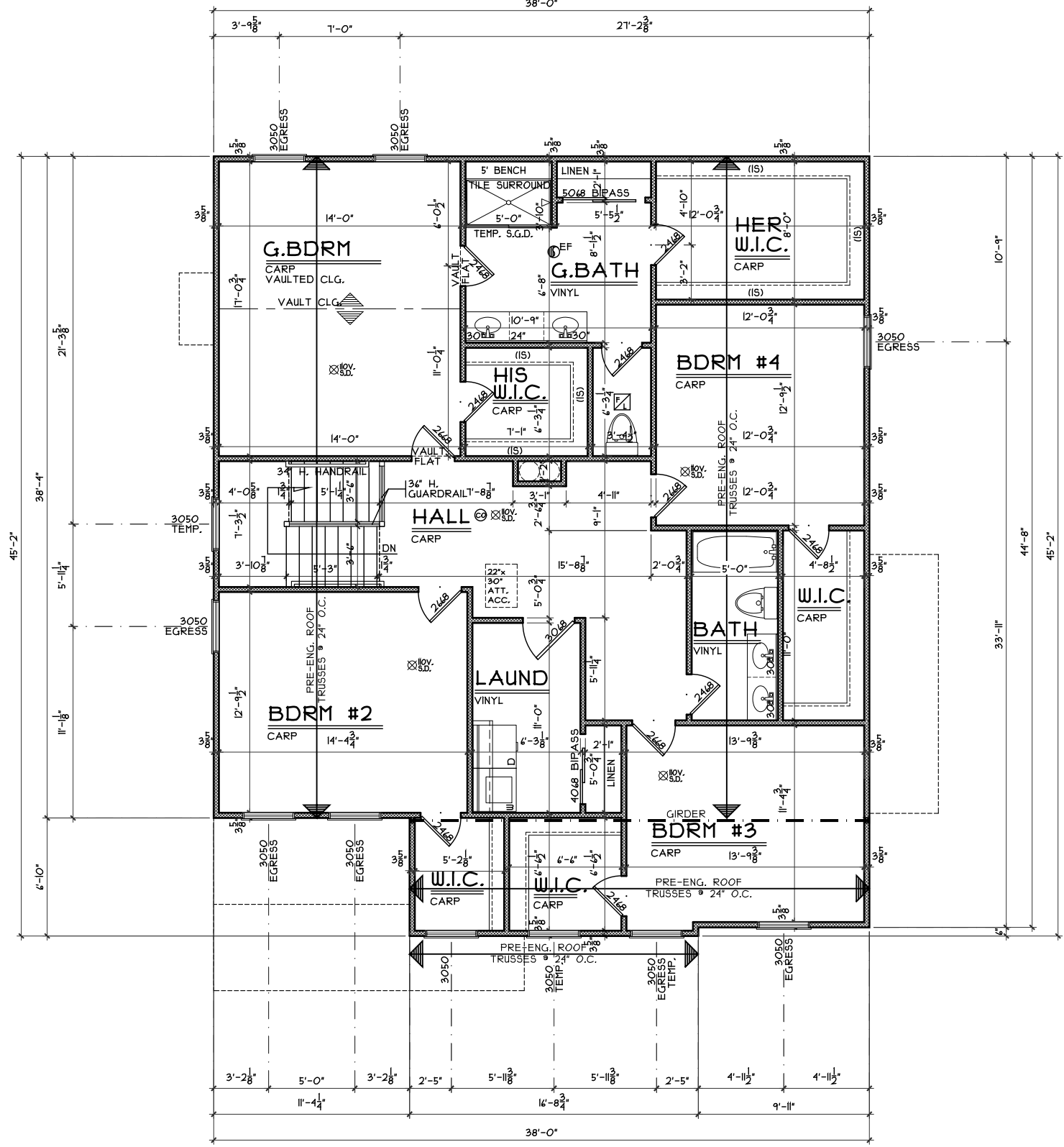
5/24/2022

Monroe  
Butler County

# A2a



5/24/2022



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1548 SQ. FT.

Second Floor Plan

Plan: Kingsmark  
Date: 4.8.2022  
Drawn: DCJ  
Scale: As Noted  
Revised: 4.8.2022  
Sheet: 17 of 27



7894A Tyers Place Blvd.  
West Chester, OH 45689  
513.755.0570  
www.cristohomes.com

Prestige - TH-6129

Proposed Residence:  
Glenn F Bowling  
151 Hanford Ln  
Trails of TodHunter

Kingsmark-C2 - Comp.

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Issue Dates

5/24/2022

A4

Monroe  
Butler County