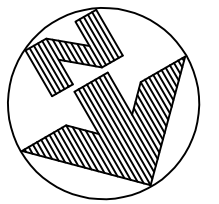
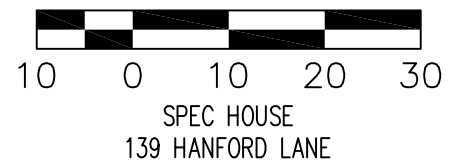


PLOT PLAN
 LOT 6135 (8,318 SF) 0.1910 ACRES
 THE TRAILS OF TODHUNTER,
 SECTION TWO, BLOCK A
 CITY OF MONROE
 BUTLER COUNTY, OHIO
 FOR: CRISTO HOMES



CONSERVATION EASEMENT

SETBACKS:

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

HOUSE=1,631 SF
 LOT COVERAGE = 30%

C14
 R=250.00'
 L=16.55'

M.R.O.E.=689.1

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.

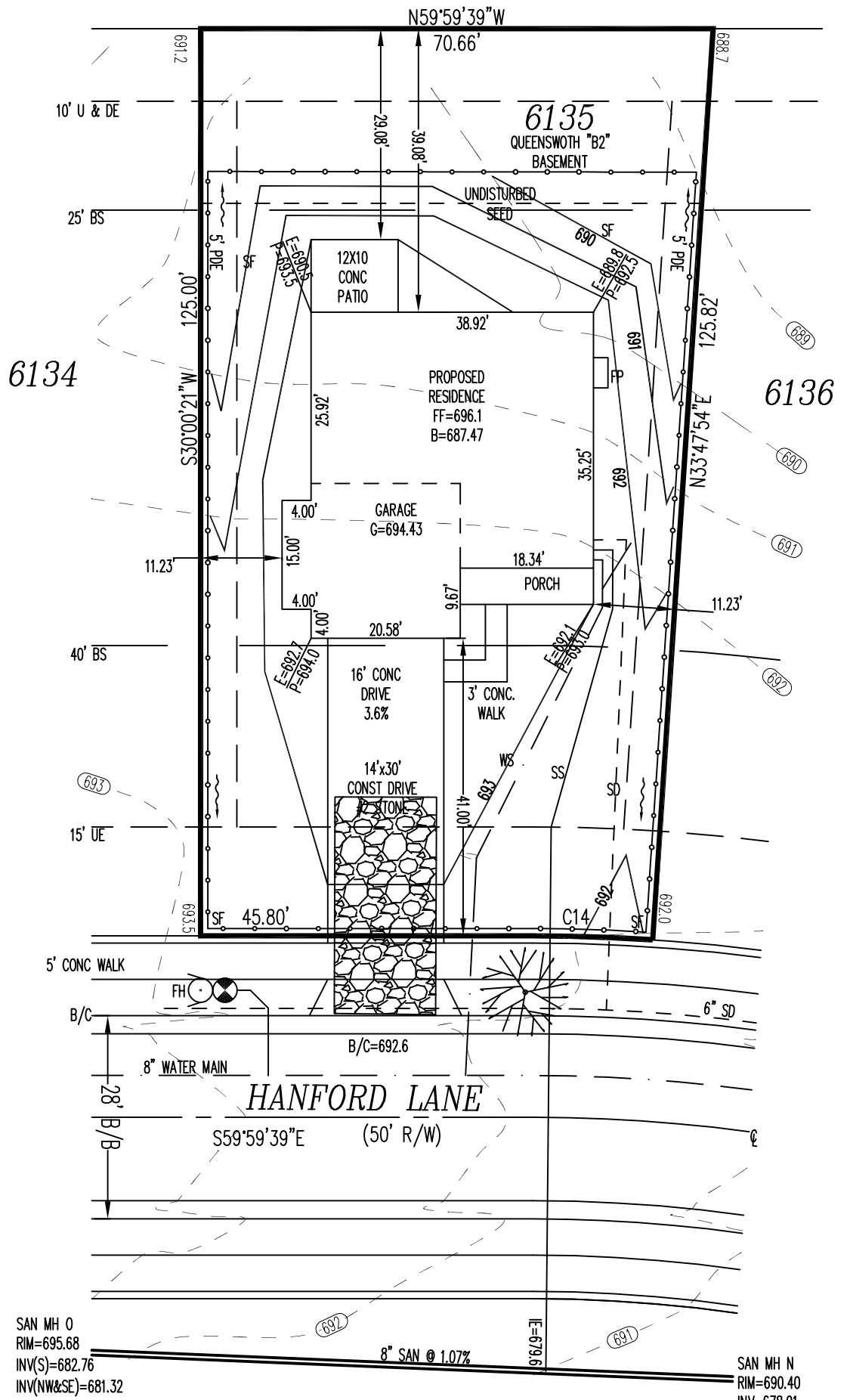
#2 STONE CONSTRUCTION DRIVEWAY MUST BE PLACED PRIOR TO ANY
 EARTHWORK ACTIVITY OR SILT FENCE PLACEMENT.

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.

ALL DUMPSTERS TO BE COVERED.



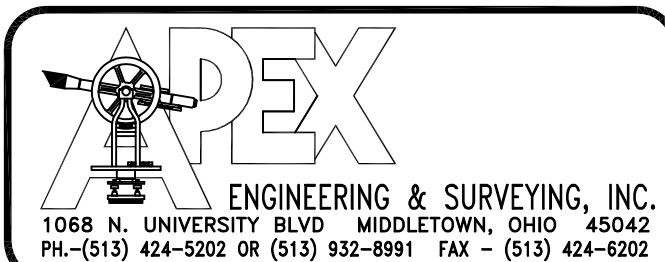
QUANTITIES

TOTAL LOT AREA	8318	sq. ft.
CITY WALK	231	sq. ft.
HOUSE WALK	50	sq. ft.
DRIVE	752	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	212	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4309	sq. ft.
UNDISTURBED AREA	1683	sq. ft.

PRINCETON ELM



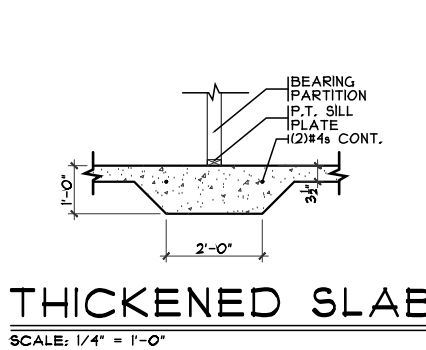
SCALE: 1"=20'
 DATE: 05-05-22
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS



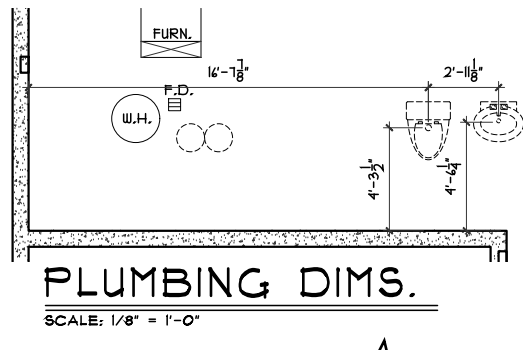
REVISIONS:
 1. 5/18/2022-REW-REVISIONS
 2.
 3.
 4.

PROJECT: TRAILS OF TODHUNTER
 DRAWING: 221057PA

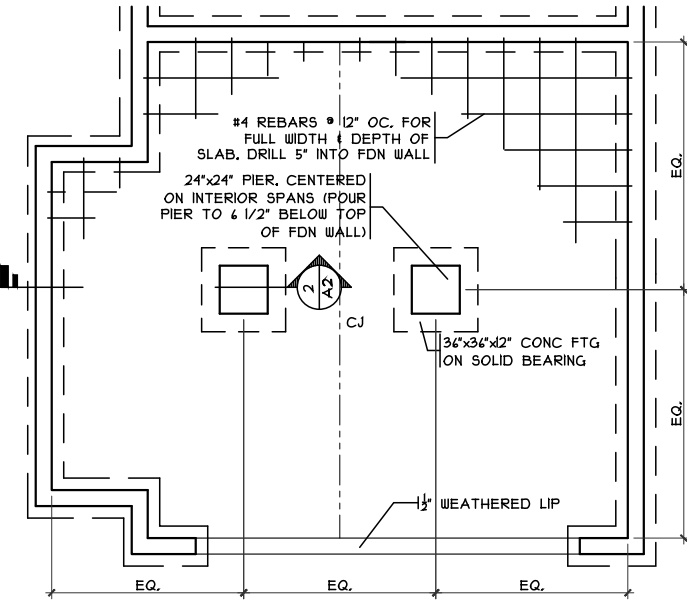
SHEET
 1 OF 1



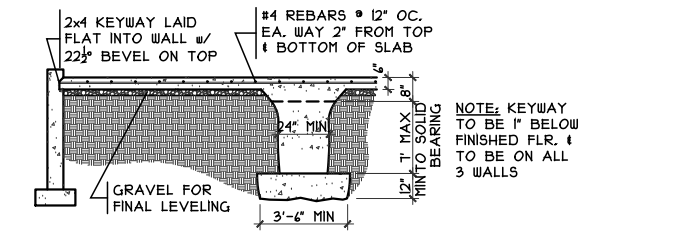
THICKENED SLAB
SCALE: 1/4" = 1'-0"



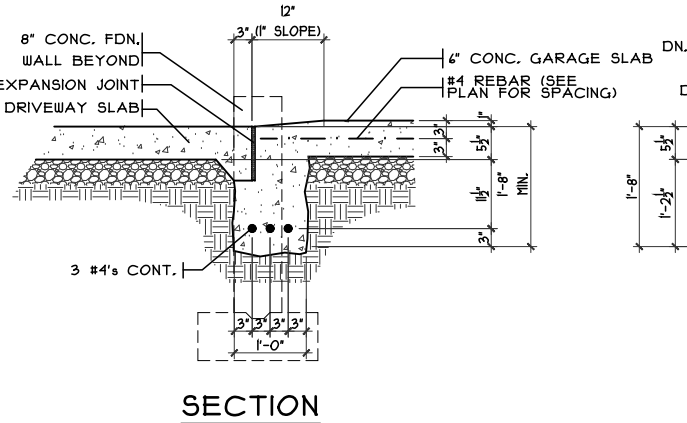
PLUMBING DIMS.
SCALE: 1/8" = 1'-0"



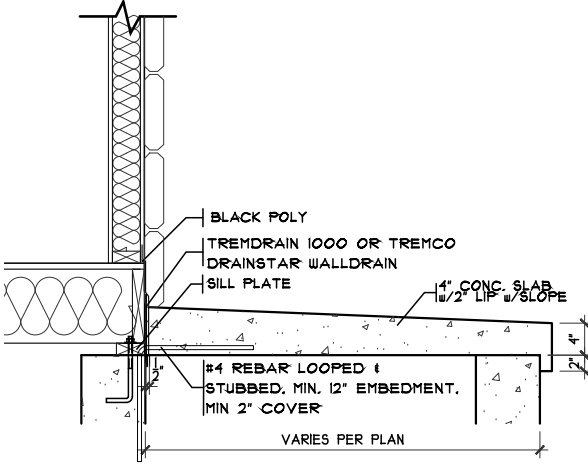
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



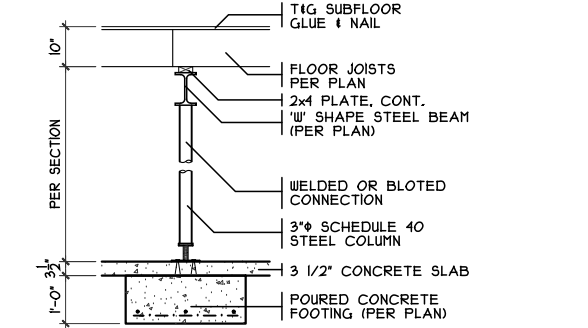
GRADE BM SECTION
SCALE: 1/8" = 1'-0"



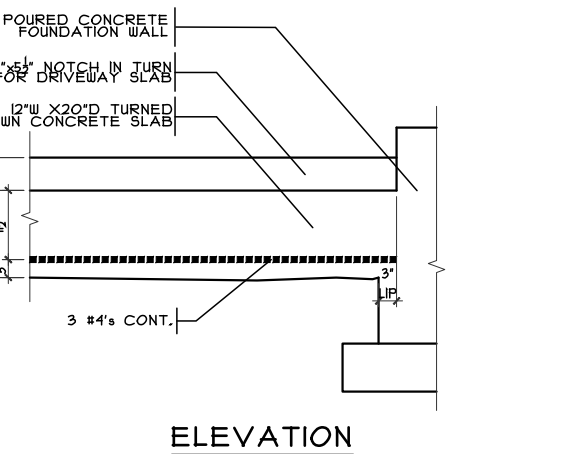
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



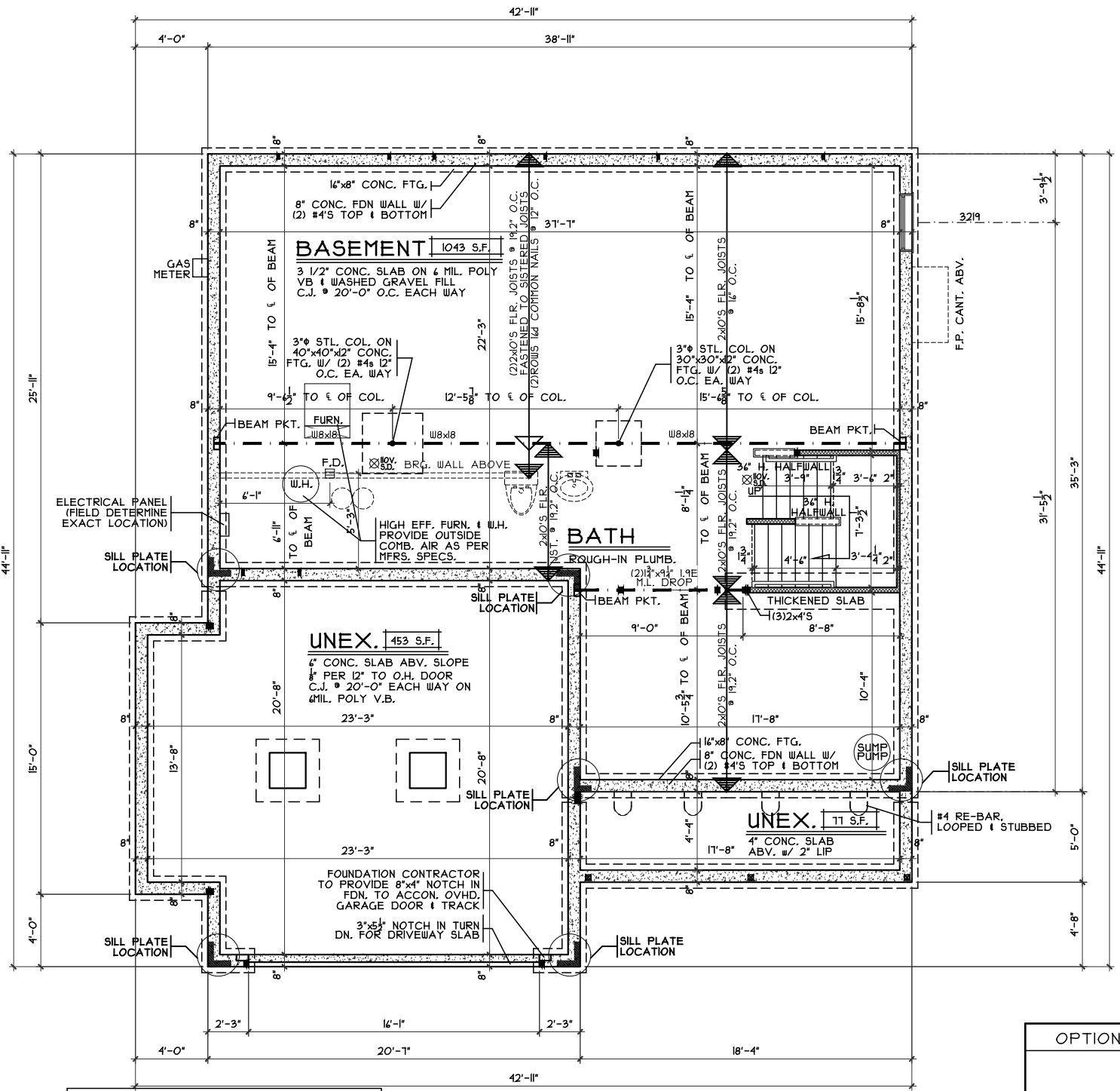
PORCH DETAIL
SCALE: 1/2" = 1'-0"



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



ELEVATION



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

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

OPTIONS

Foundation Plan

Plan: Queensworth
Date: 4.13.2022
Drawn: SMC
Scale: As Noted
Revised: 5.24.2022
Sheet: 3 of 15

Proposed Residence:
Market Home
139 Hanford Lane
Trails of Todhunter Lot 6135

Prestige - TH-6135

Queensworth - B2 - Comp.

Issue Dates

Review	Issue Dates

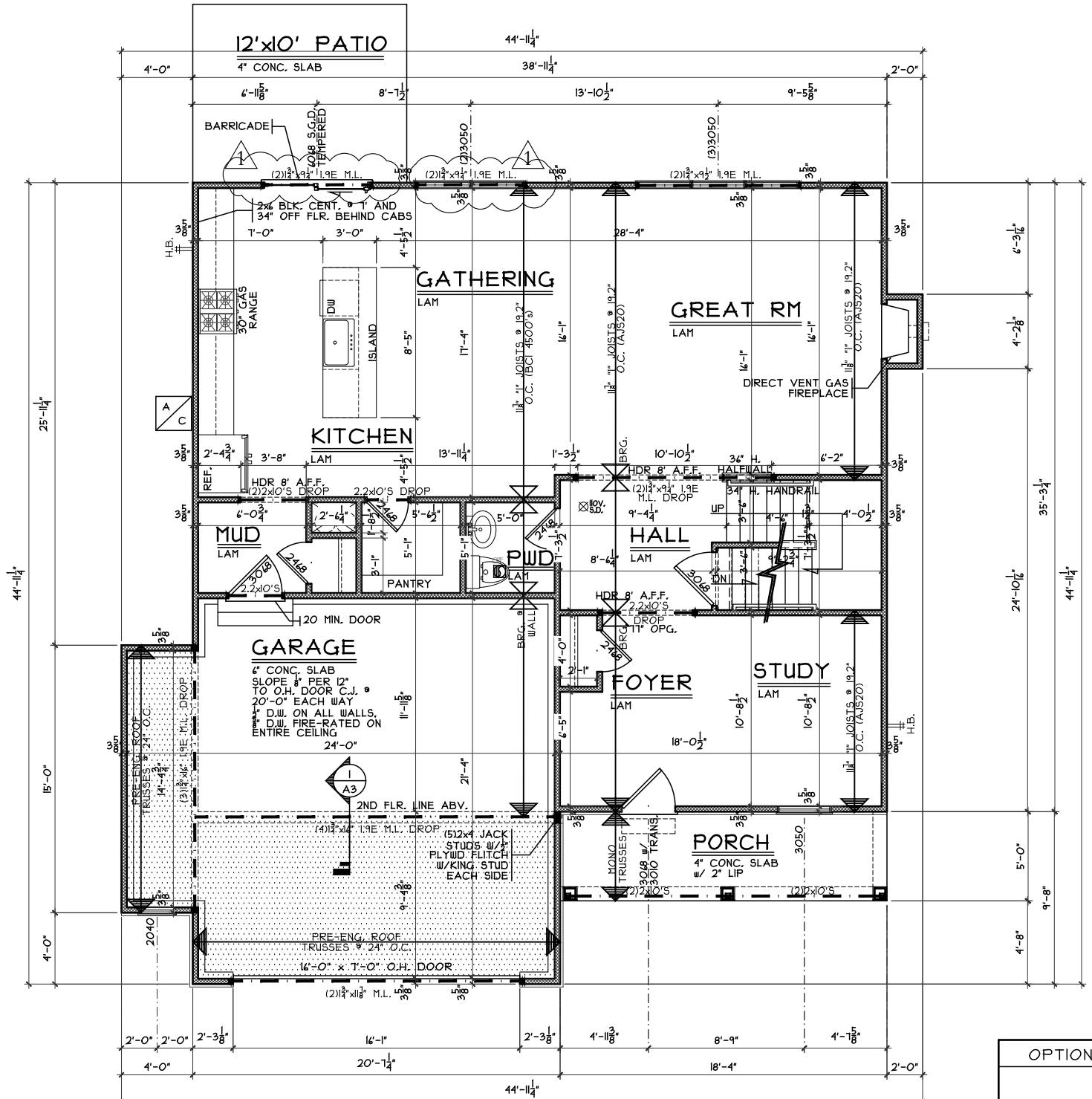
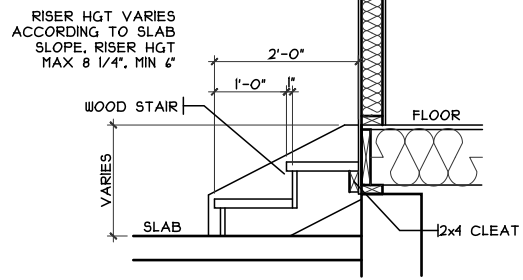
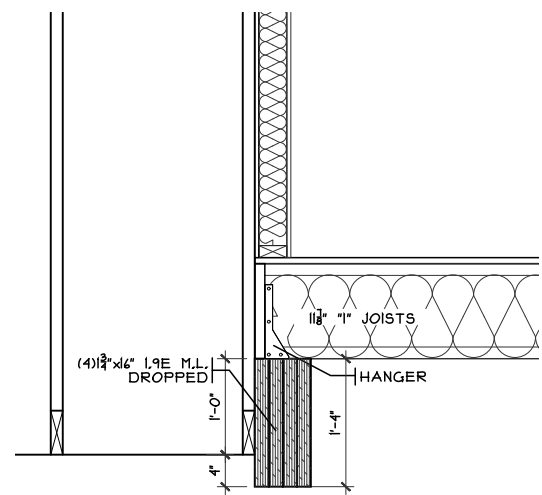
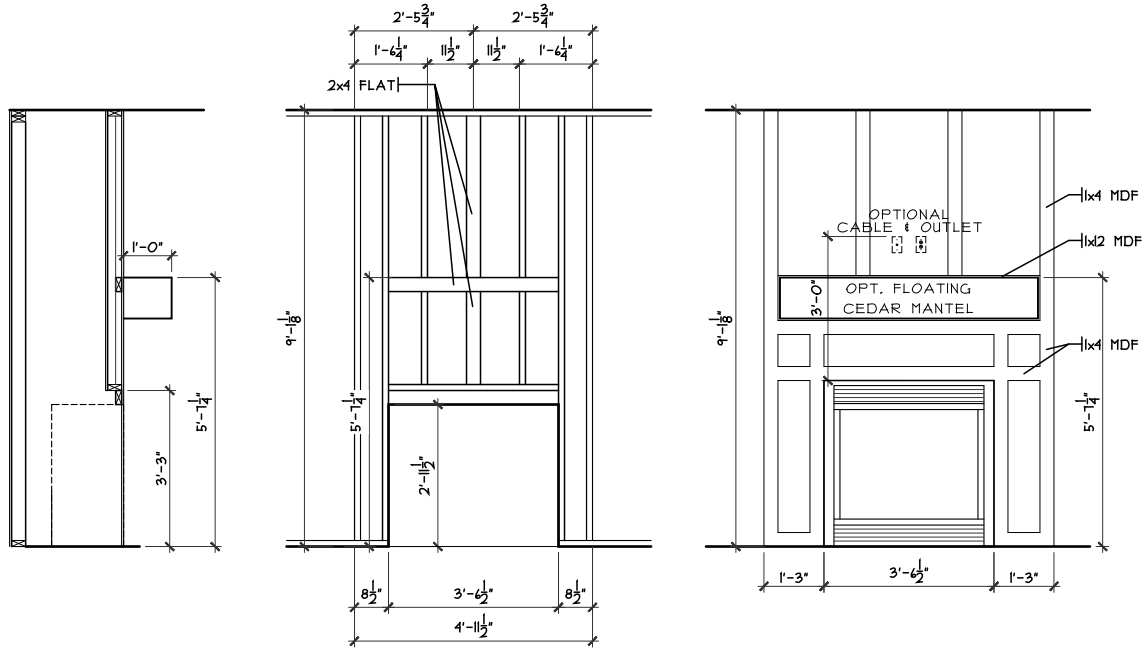
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Vinyl

Monroe
Butler County

CRISTO HOMES
7894A Tyers Place Blvd.
West Chester, OH 45689
513.755.0570

A2



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

OPTIONS

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 7844 Tyers Place Blvd.
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Monroe
 Butler County

Issue Dates
 Review

Vinyl

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A3

