

MARKET HOME  
1206 TIMBER GLEN DRIVE

# PLOT PLAN

LOT 248 (10,590 SF) 0.243 ACRES  
TIMBER GLEN, PHASE SIX, BLOCKS A AND B  
VIRGINIA MILITARY SURVEY #2471  
CITY OF WILMINGTON, CLINTON COUNTY, OHIO  
FOR: CRISTO HOMES

C1  
R=220.00'  
L=38.19'  
C2  
R=430.00'  
L=1.01'

SETBACKS:  
FRONT YARD=30'  
REAR YARD=20'  
SIDE YARD=5' MIN/15' TOTAL



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. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE.

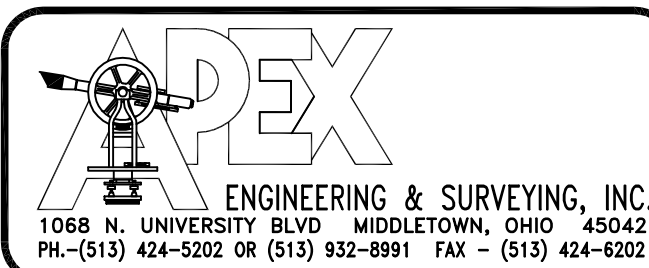
APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.

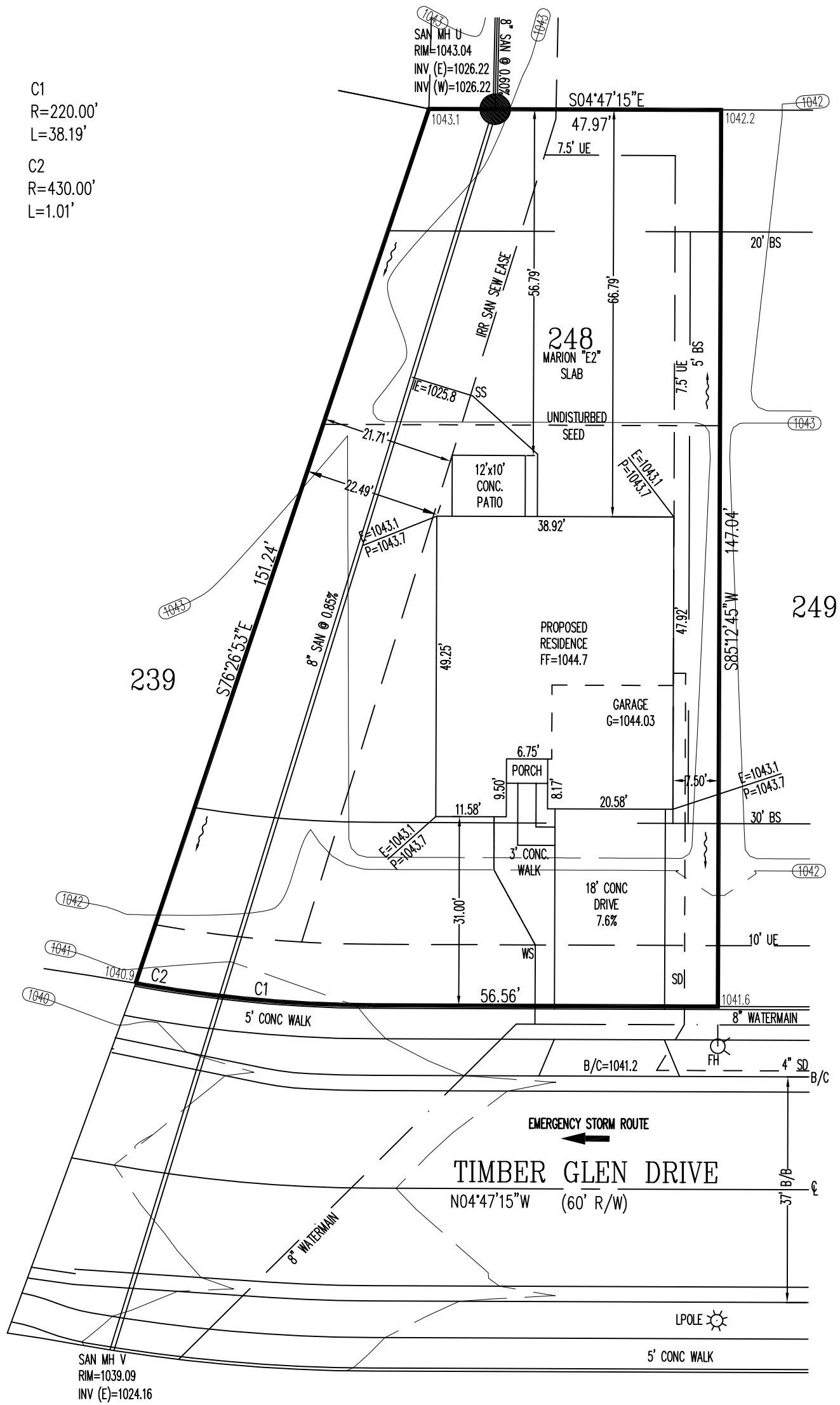
### QUANTITIES

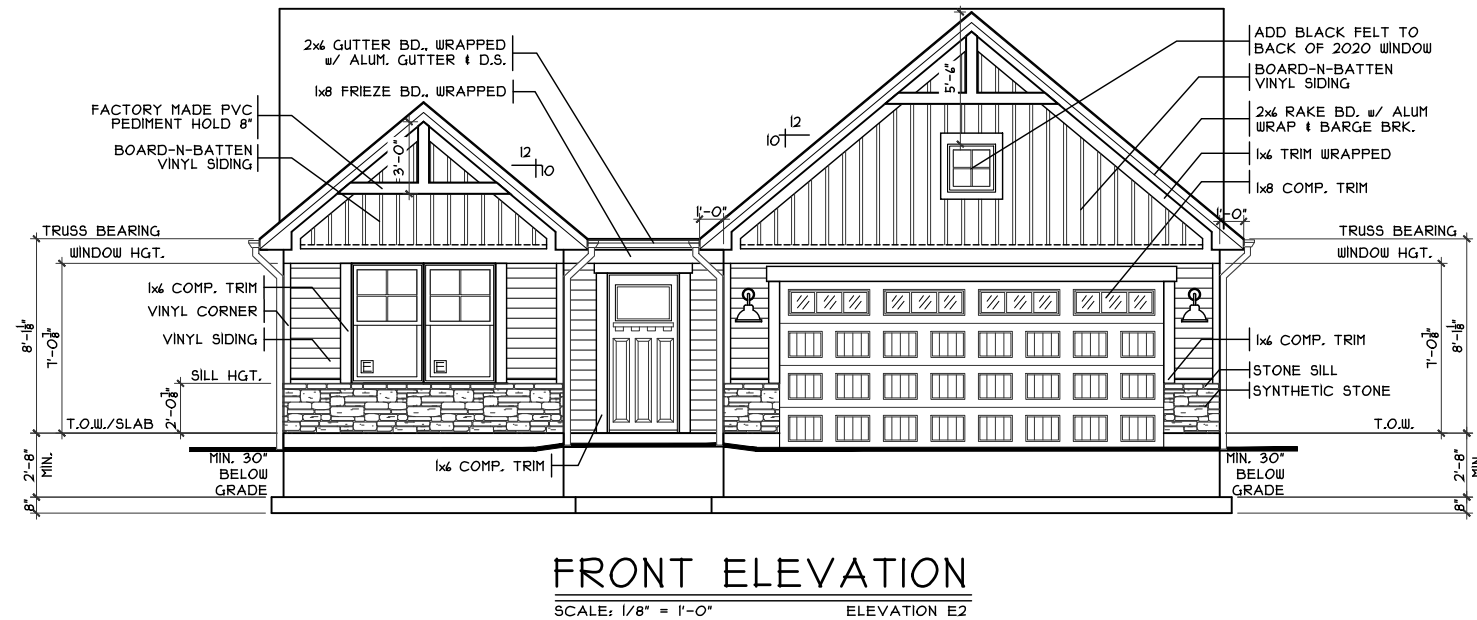
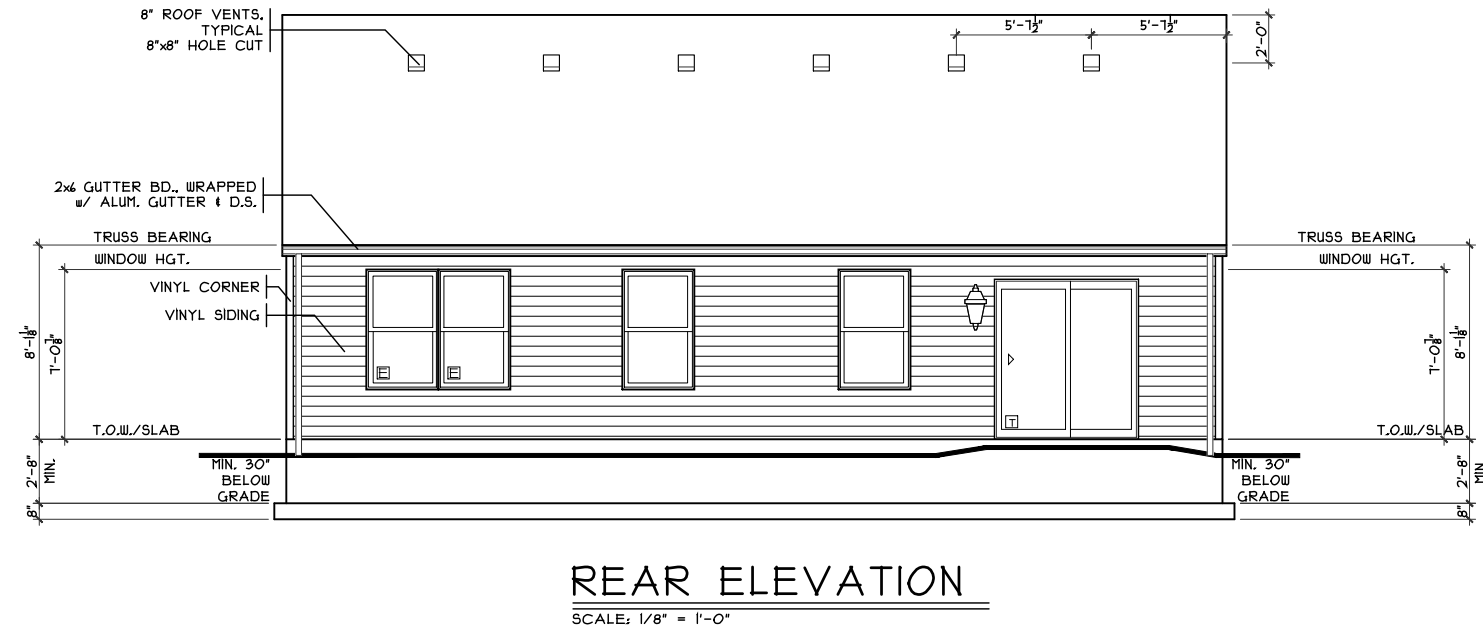
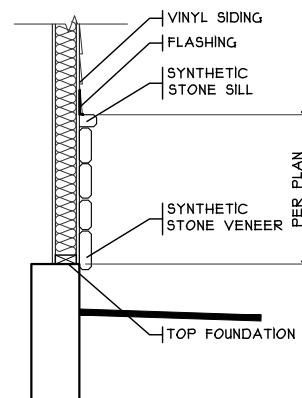
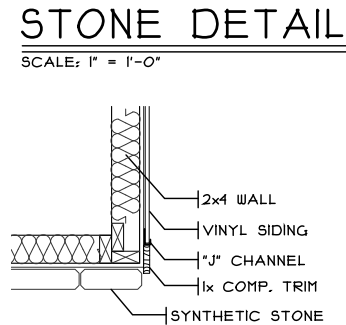
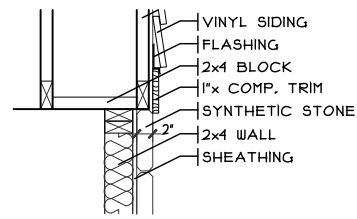
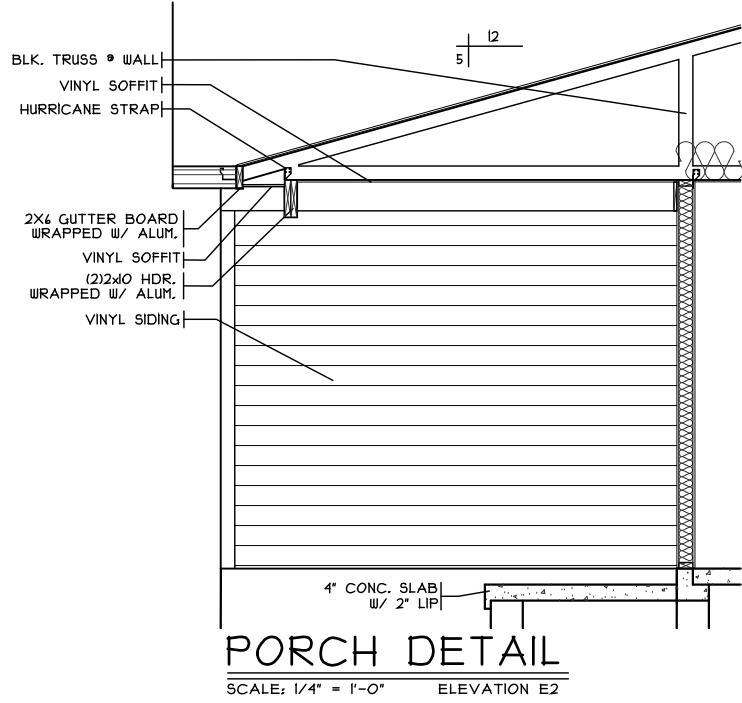
TOTAL LOT AREA	10,590	sq. ft.
CITY WALK	394	sq. ft.
HOUSE WALK	40	sq. ft.
DRIVE	724	sq. ft.
APRON	124	sq. ft.
PATIO AND PORCHES	147	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	5516	sq. ft.
UNDISTURBED AREA	2929	sq. ft.

SCALE: 1"=20'  
DATE: 10-03-22  
DRAWN: ACL  
DESIGNED:  
CHECKED: JLS



REVISIONS:  
1. 11-16-22 - 18' DRIVE - TRS  
2. 11-17-22 - ESMNTS, MOVE HOUSE  
3.  
4.  
PROJECT: TIMBER GLEN SHEET 1 OF 1  
DRAWING: 221848PA

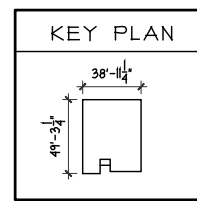




SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Typical Wall Sections
A5	Typical Framing Details (Aluminum)
G1	General Notes

NOTE:  
 PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE. 1/4" = 1'-0"  
 PLANS PRINTED ON 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

R1416B3 PLAN INFO	
3	BDRMS
3	BATHS
8	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	416
MAIN	416
UPPER	N/A
LOWER (SLAB)	305
GARAGE (SLAB)	380



**Issue Dates**  
 Review  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Marion Slab - E2 - Vinyl**  
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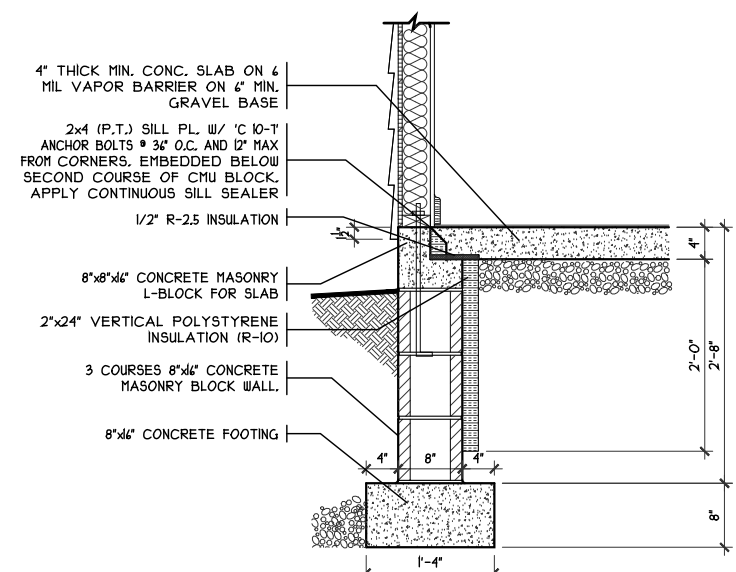
Proposed Residence:  
 Market Home  
 1206 Timber Glen Drive  
 Timber Glen Lot #248

Renaissance - TG-248

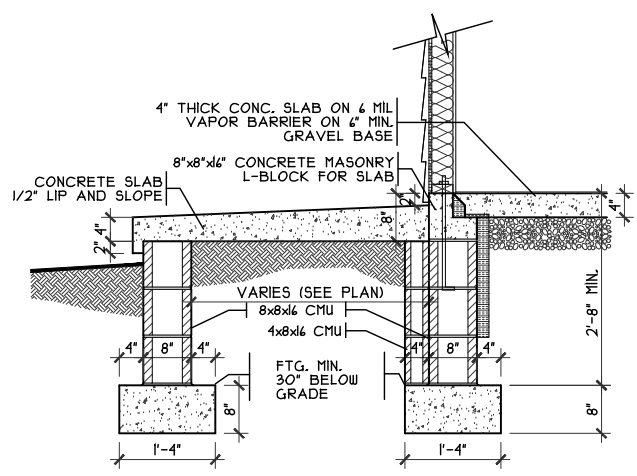
7594-A Tylers Place Blvd.  
 West Chester, OH 45069  
 513.755.0570 www.cristohomes.com

Front And Rear Elevations  
 Plan: Marion Slab  
 Date: 9/22/22  
 Drawn: CKP  
 Scale: As Noted  
 Revised: 10/6/22  
 Sheet: 1 of 14

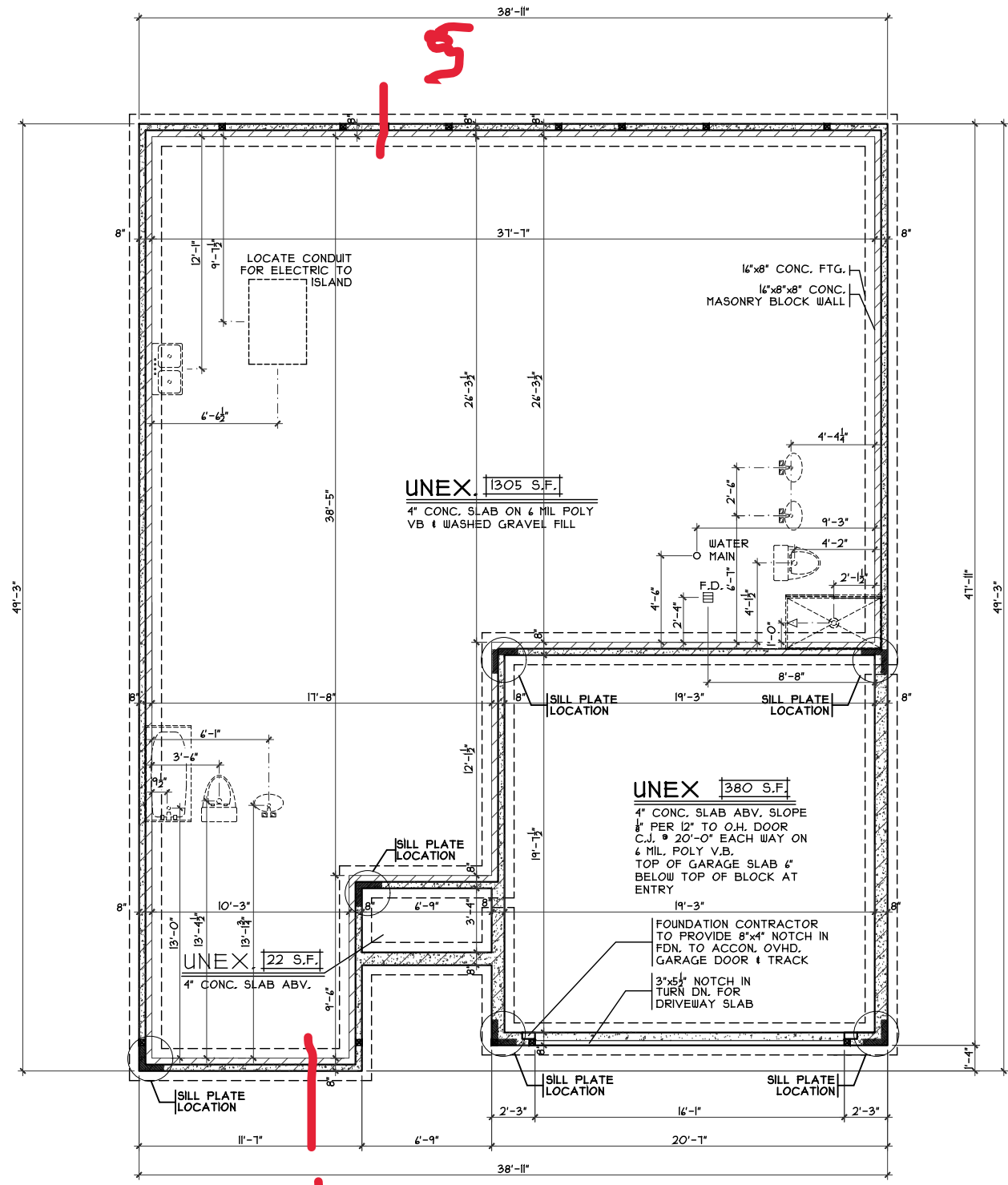
A1



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



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



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

**Foundation Plan**

Plan: Marion Slab  
Date: 9/22/22  
Drawn: CKP  
Scale: As Noted  
Revised: 10/6/22  
Sheet: 6 of 14

**Renaissance - TG-248**

Proposed Residence:  
Market Home  
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Timber Glen Lot #248



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**Marion Slab - E2 - Vinyl**

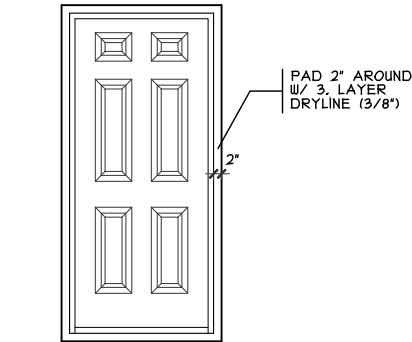
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**Issue Dates**

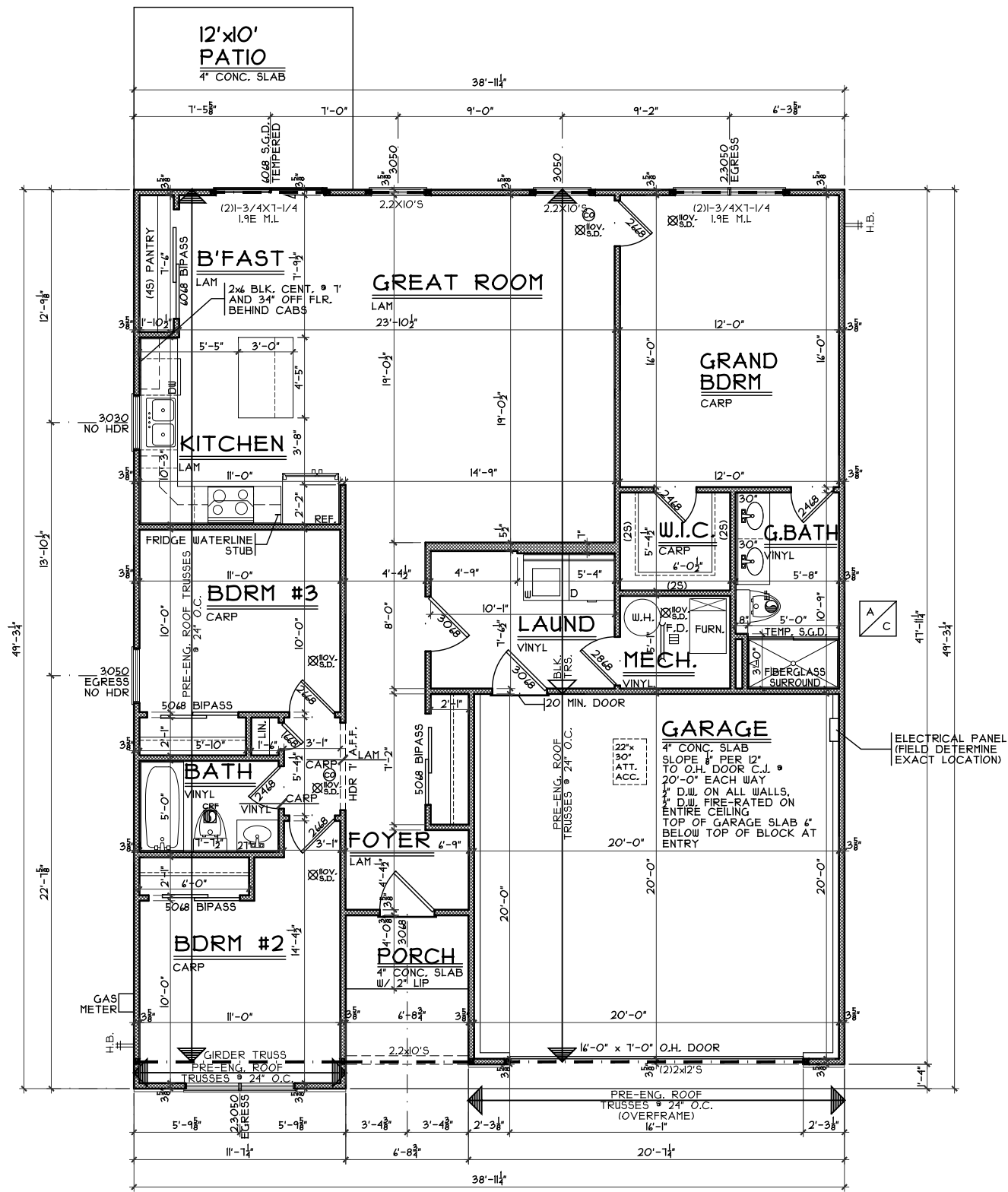
Review	Issue Dates

Wilmington  
Clinton County

**A2**



**DOOR FRAMING DTL.**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1416 S.F.

**First Floor Plan**

Plan: Marion Slab  
Date: 9/22/22  
Drawn: CKP  
Scale: As Noted  
Revised: 10/6/22  
Sheet: 7 of 14

**Renaissance - TG-248**

Proposed Residence:  
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Timber Glen Lot #248



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**Issue Dates**

Review	Issue Dates

Wilmington  
Clinton County

**A3**