

TG 250

1234 Timber Glen Drive

Wilmington, OH 45177

1 Story Slab

2nd floor heater and floor drain

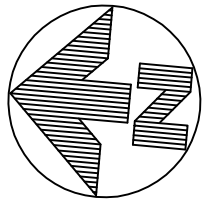
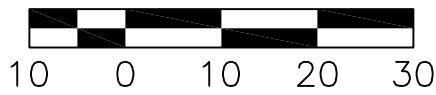
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



MARKET HOME
1234 TIMBER GLEN DRIVE

PLOT PLAN

LOT 250 (8,822 SF) 0.2025 ACRES
TIMBER GLEN, PHASE SIX, BLOCKS A AND B
VIRGINIA MILITARY SURVEY #2471
CITY OF WILMINGTON, CLINTON COUNTY, OHIO
FOR: CRISTO HOMES

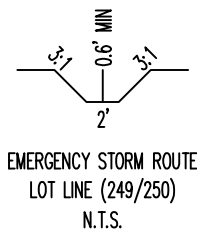
M.O.E.=1043.6

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

SUGGESTED FF=1044.06

QUANTITIES

TOTAL LOT AREA	8822	sq. ft.
CITY WALK	210	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	681	sq. ft.
APRON	123	sq. ft.
PATIO AND PORCHES	36	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	3478	sq. ft.
UNDISTURBED AREA	3083	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.

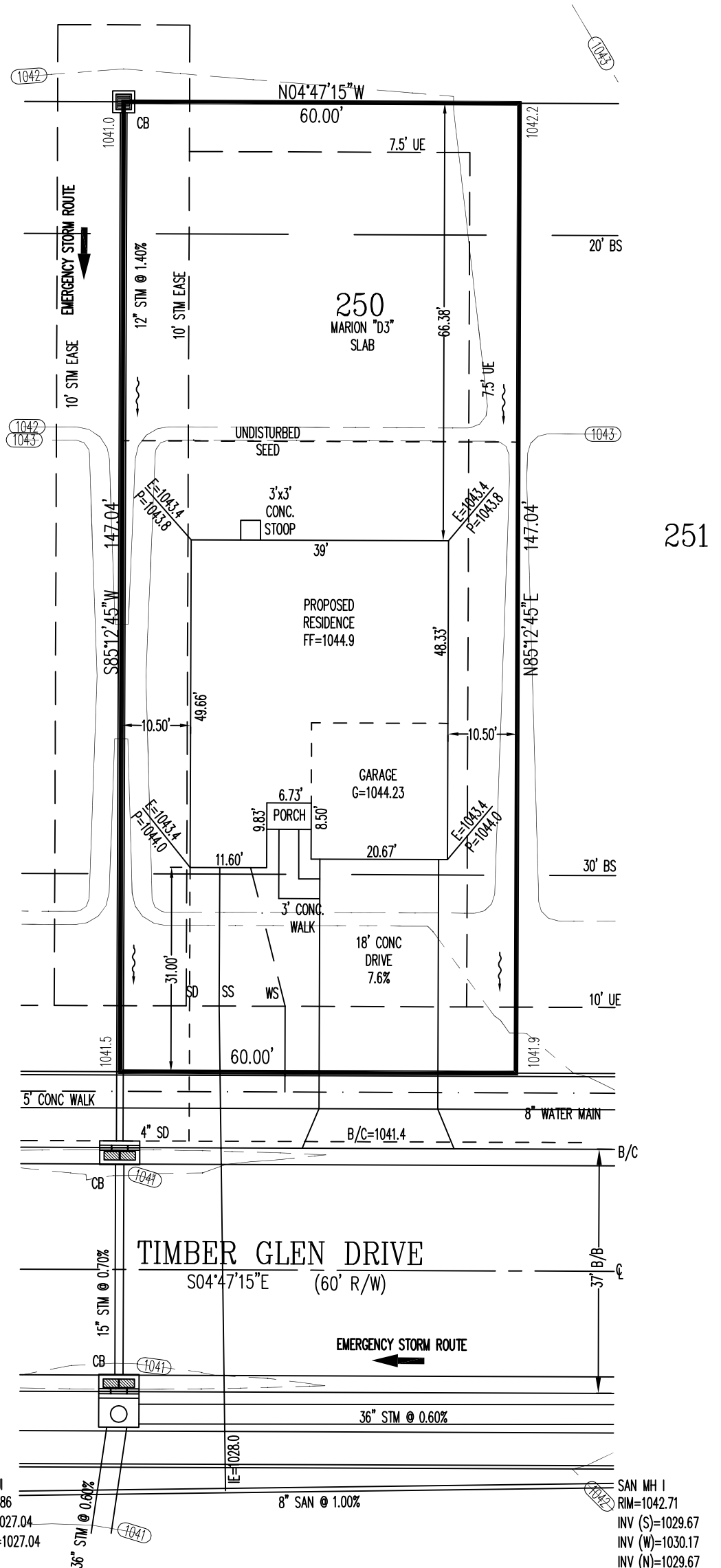
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT.

SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE DEPENDING ON GRADING AND SITE CONDITIONS.

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.



2 WORKING DAYS
BEFORE YOU DIG

OHIO811.org

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

SCALE: 1"=20'

DATE: 06-06-23

DRAWN: JLL

DESIGNED:

CHECKED: JLS

APEX

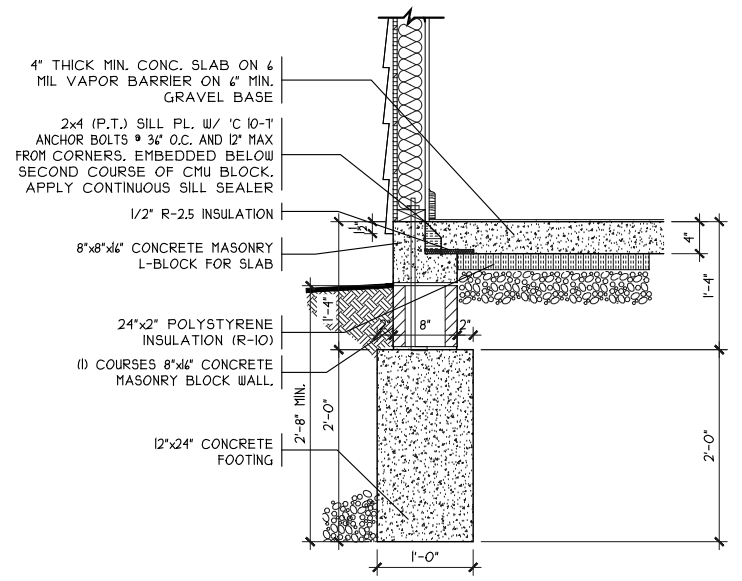
ENGINEERING & SURVEYING, INC.

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

REVISIONS:

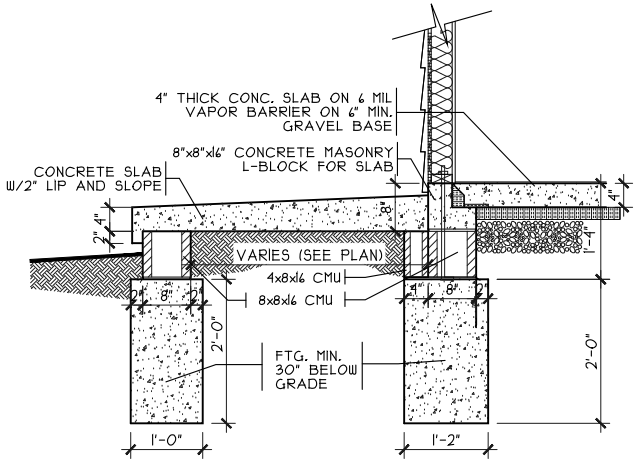
1. 6/15/23 CHANGED TO 18' DRIVE
- 2.
- 3.
- 4.

PROJECT: TIMBER GLEN DRAWING: 231065PB	SHEET 1 OF 1
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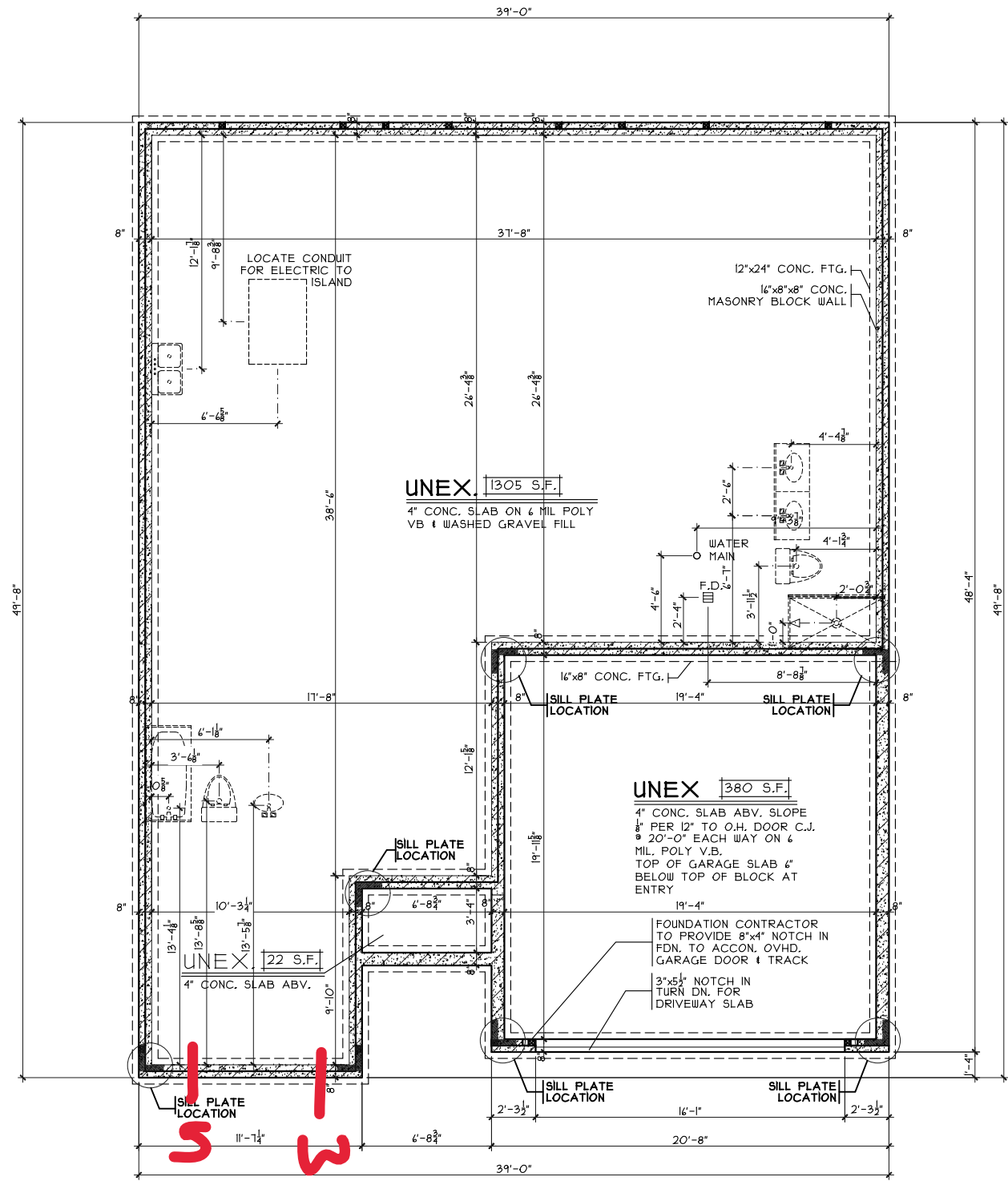
SOG DETAIL

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: 5/23/23
Drawn: SMB
Scale: As Noted
Revised: 6/15/23
Sheet: 3 of 7

Renaissance - TG-250

Proposed Residence:
Market Home
1234 Timber Glen Drive
Timber Glen-Lot 250



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

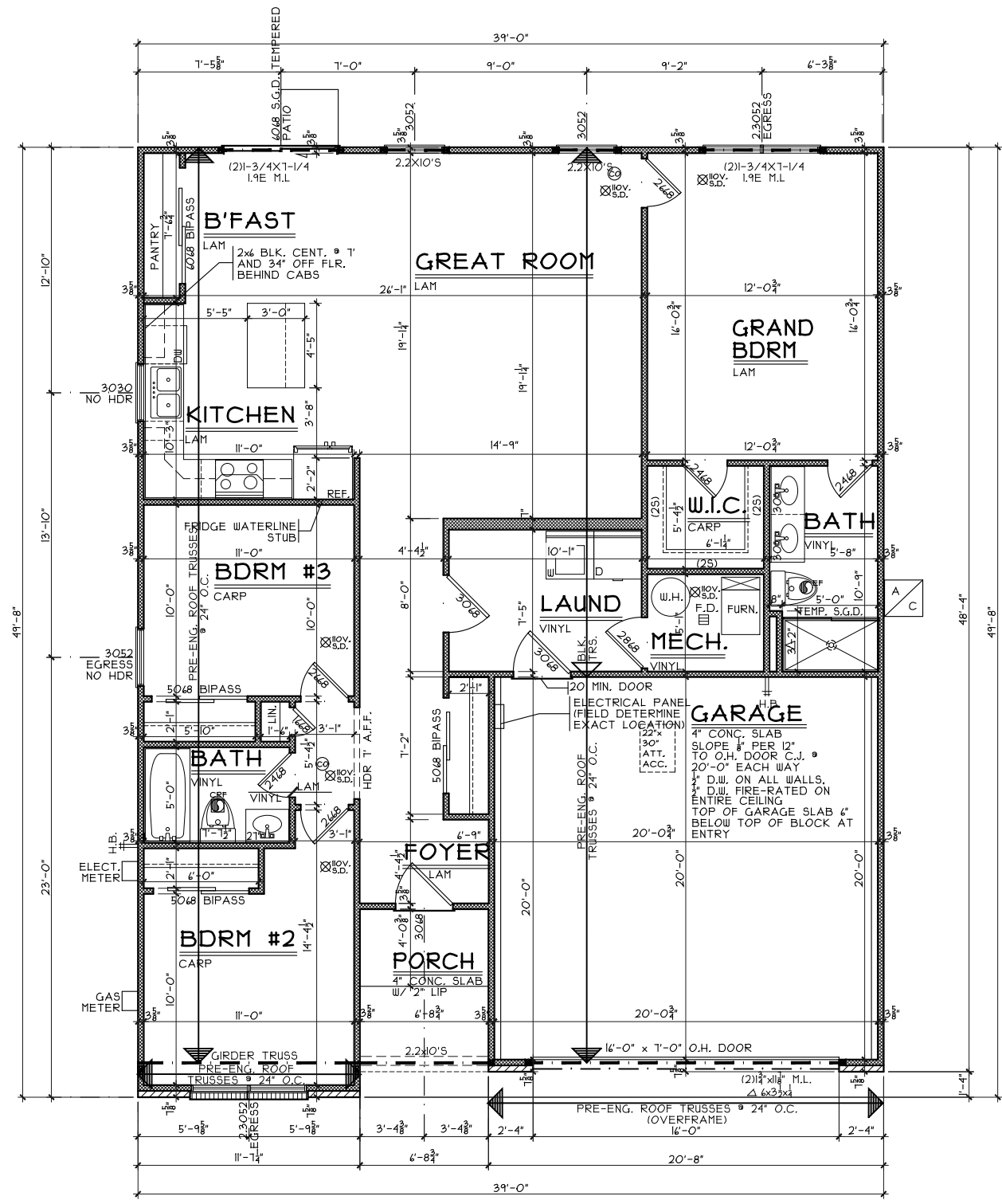
Marion Slab - D3 - Vinyl

Wilmington
Clinton County

Issue Dates

Review	Issue Dates

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

First Floor Plan

Plan: Marion Slab
Date: 5/23/23
Drawn: SMB
Scale: As Noted
Revised: 6/15/23
Sheet: 4 of 7

Renaissance - TG-250

Proposed Residence:

Market Home
1234 Timber Glen Drive
Timber Glen-Lot 250

Marion Slab - D3 - Vinyl

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A3