

TG 251

1244 Timber Glen Drive

Wilmington, OH 45177

1 Story slab

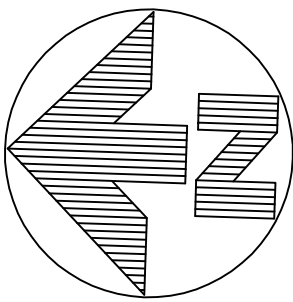
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



10 0 10 20 30
 MARKET RESIDENCE
 1244 TIMBER GLEN DRIVE

PLOT PLAN
 LOT 251 (8,822 SF) 0.203 ACRES
 TIMBER GLEN, PHASE SIX, BLOCKS A AND B
 VIRGINIA MILITARY SURVEY #2471
 CITY OF WILMINGTON, CLINTON COUNTY, OHIO
 FOR: CRISTO HOMES

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

QUANTITIES

TOTAL LOT AREA	8822	sq. ft.
CITY WALK	210	sq. ft.
HOUSE WALK	43	sq. ft.
DRIVE	681	sq. ft.
APRON	123	sq. ft.
PATIO AND PORCHES	127	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	3380	sq. ft.
UNDISTURBED AREA	3103	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.

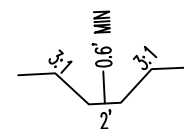
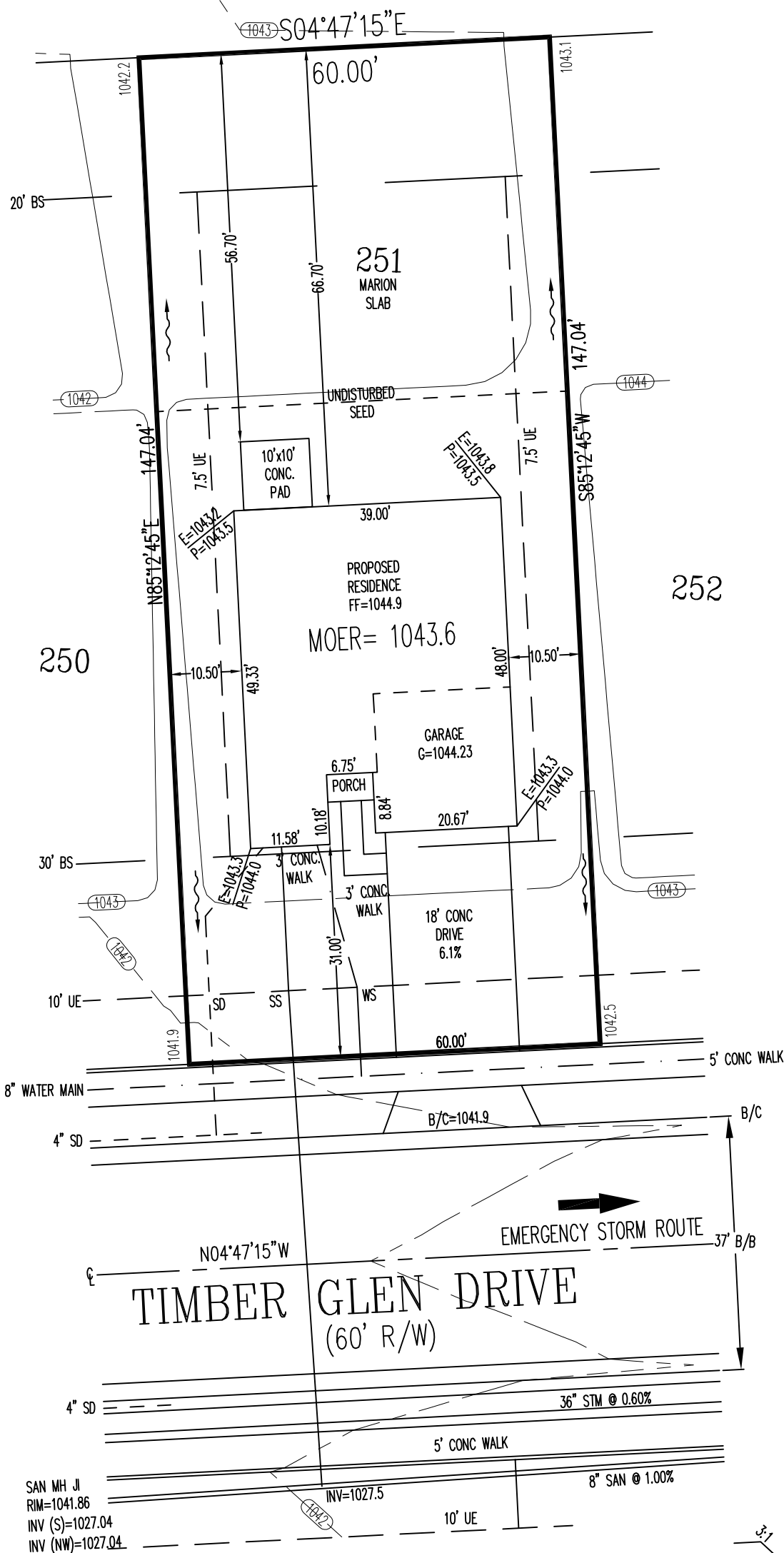
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.



EMERGENCY STORM ROUTE
 LOT LINE (249/250)
 N.T.S.

2 WORKING DAYS
 BEFORE YOU DIG

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

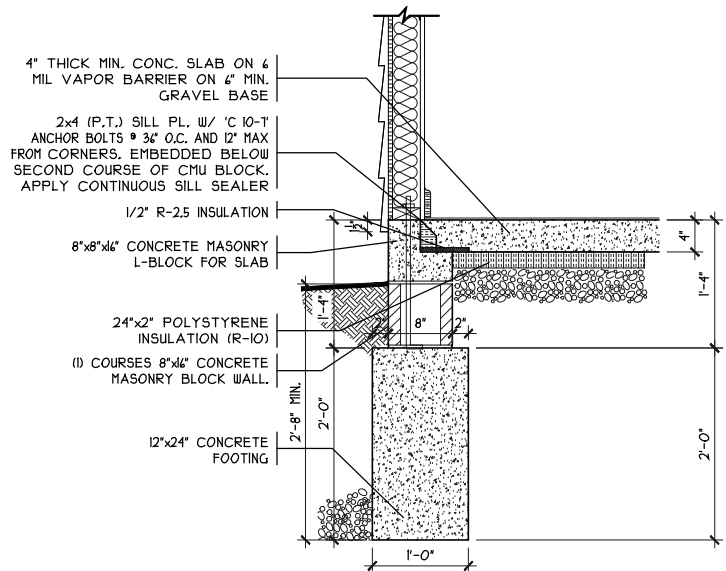
SCALE: 1"=20'
 DATE: 11/22/2023
 DRAWN: JAC
 DESIGNED:
 CHECKED: JLS

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

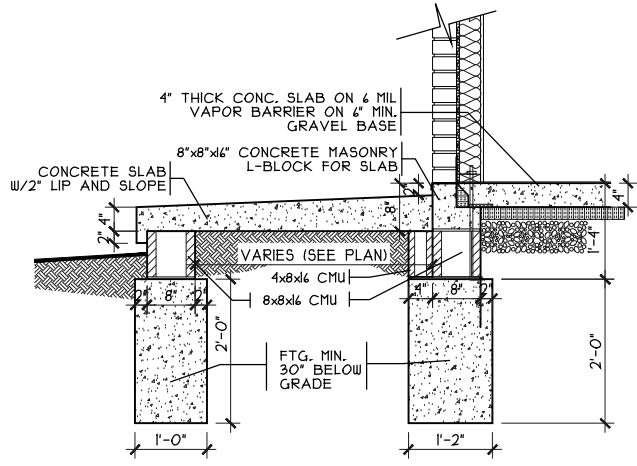
- REVISIONS:
 1.
 2.
 3.
 4.

PROJECT: TIMBER GLEN
 DRAWING: 232163PA

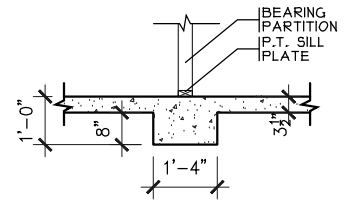
SHEET
 1 OF 1



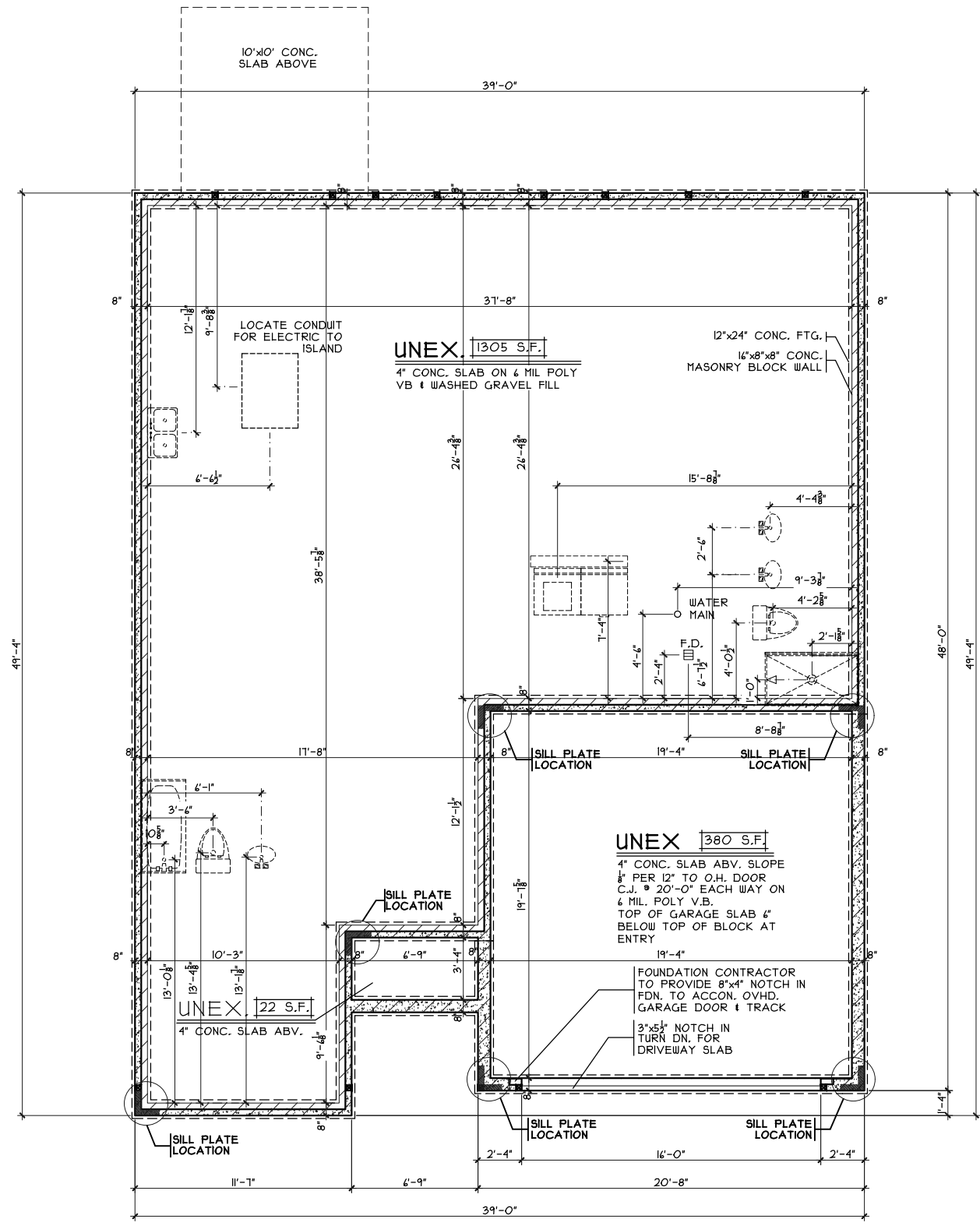
SOG DETAIL
SCALE: 1/8" = 1'-0"



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



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



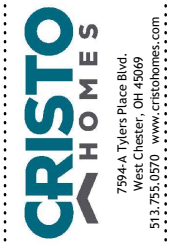
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

Foundation Plan

Plan: Marion Slab
Date: 10/27/23
Drawn: DSG
Scale: As Noted
Revised: 11/8/23
Sheet: 3 of 7

Renaissance - TG-251

Proposed Residence:
Market Home
1244 Timber Glen Drive
Timber Glen Lot 251



Marion Slab - C4- Vinyl

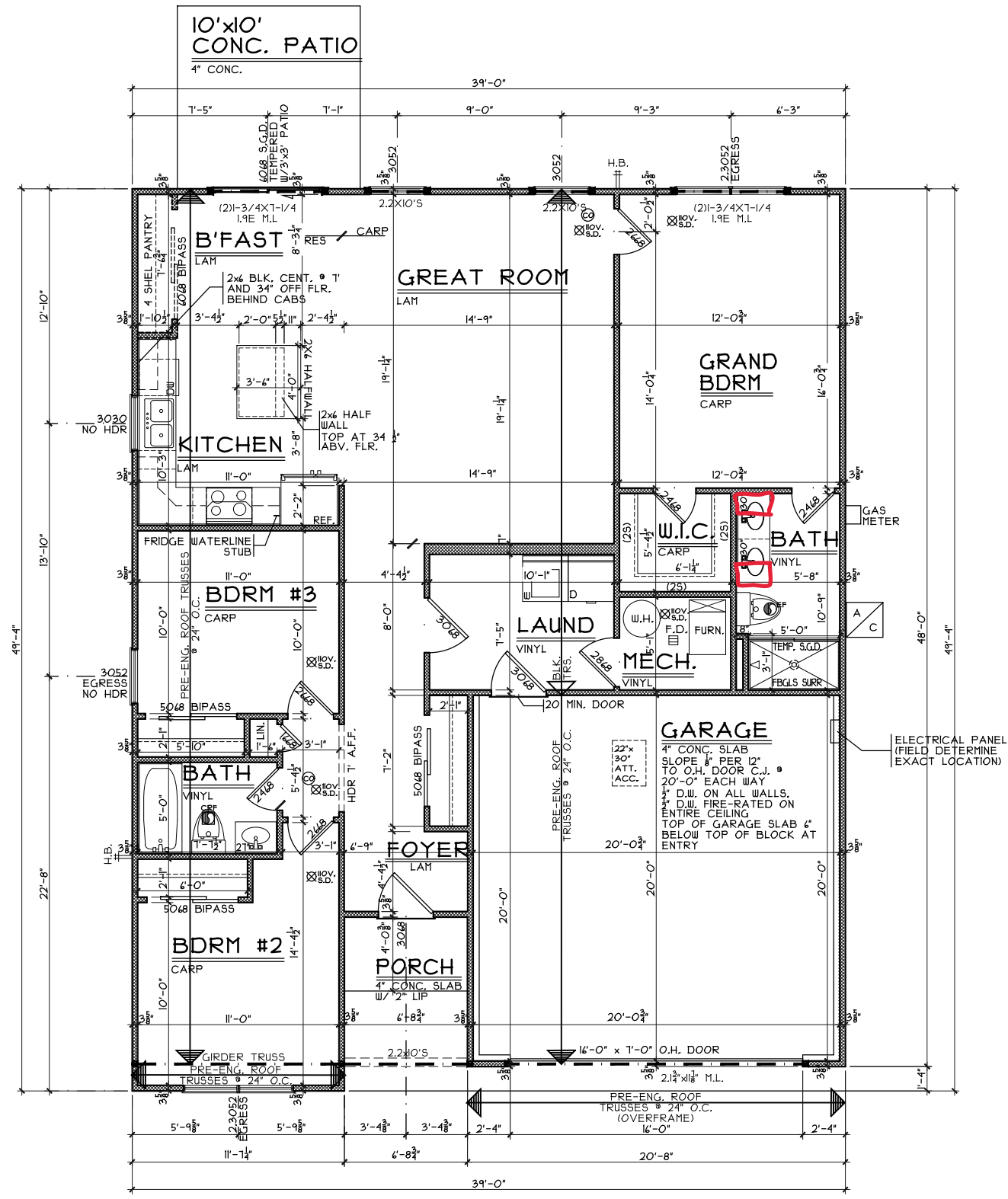
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Issue Dates

Review	Issue Dates

Wilmington
Clinton County

A2



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

First Floor Plan

Plan: Marion Slab
Date: 10/27/23
Drawn: DSG
Scale: As Noted
Revised: 11/8/23
Sheet: 4 of 7

Renaissance - TG-251

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Market Home
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Timber Glen Lot 251

Marion Slab - C4- Vinyl

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Issue Dates

Review	Issue Dates

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

Wilmington
Clinton County

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