

TG 255

1292 Timber Glen Drive

Wilmington, OH 45177

1 Story slab

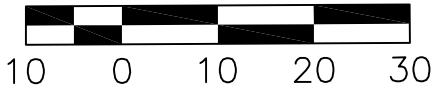
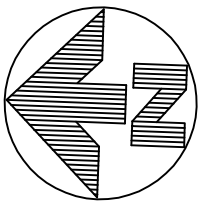
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



ZIMMERMAN RESIDENCE
1292 TIMBER GLEN DRIVE
FF=1046.99

PLOT PLAN

LOT 255 (8,456 SF) 0.194 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	8456	sq. ft.
CITY WALK	199	sq. ft.
HOUSE WALK	38	sq. ft.
DRIVE	678	sq. ft.
APRON	123	sq. ft.
PATIO AND PORCHES	327	sq. ft.
DECK		sq. ft.
SEEDING AREA	3347	sq. ft.
UNDISTURBED AREA	2485	sq. ft.

C4
R=830.00'
L=57.92'



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.

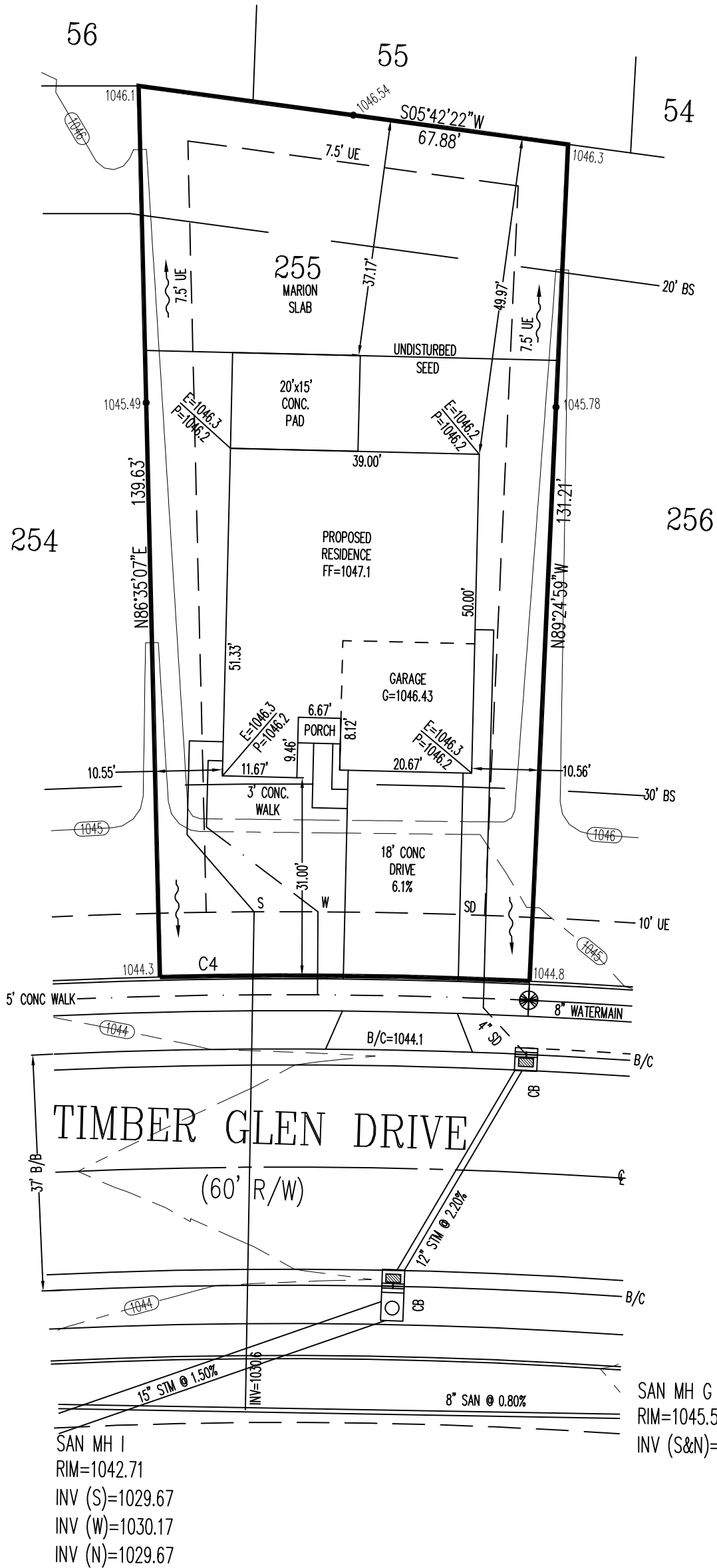
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.

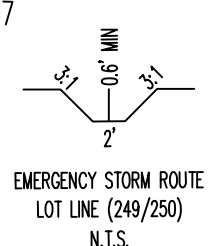
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



TIMBER GLEN DRIVE
(60' R/W)

SAN MH I
RIM=1042.71
INV (S)=1029.67
INV (W)=1030.17
INV (N)=1029.67

SAN MH G
RIM=1045.58
INV (S&N)=1031.37



SCALE: 1"=20'
DATE: 11/27/23
DRAWN: JAC
DESIGNED:
CHECKED: JLS

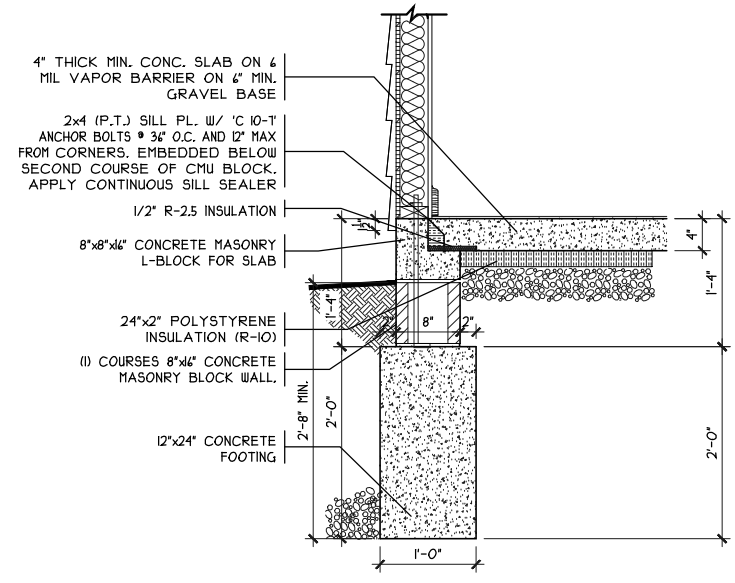
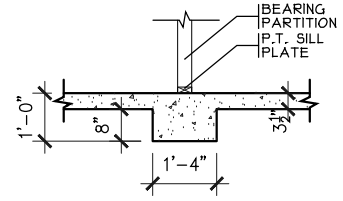
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.

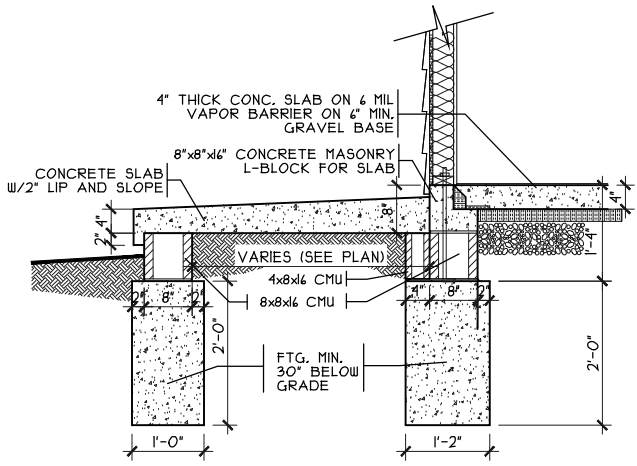
PROJECT: TIMBER GLEN
DRAWING: 232175PA

SHEET
1 OF 1

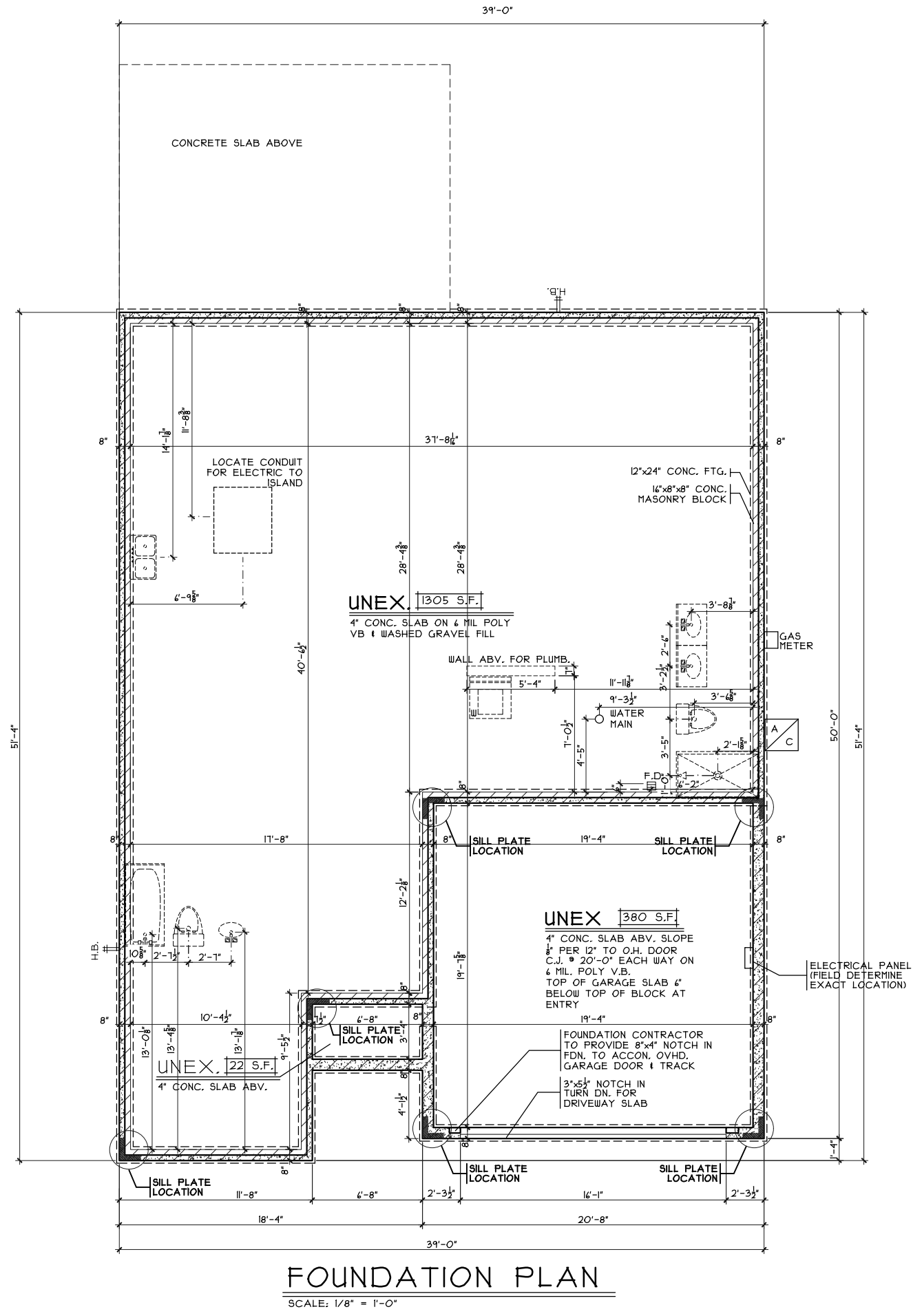
1 BEARING WALL FTG.
SCALE: 1/4" = 1'-0"



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: 11/10/23
Drawn: DSG
Scale: As Noted
Revised: 11/20/23
Sheet: 3 of 8

Proposed Residence:
Zimmerman, Jeffrey
1292 Timber Glen Drive
Timber Glen Lot 255

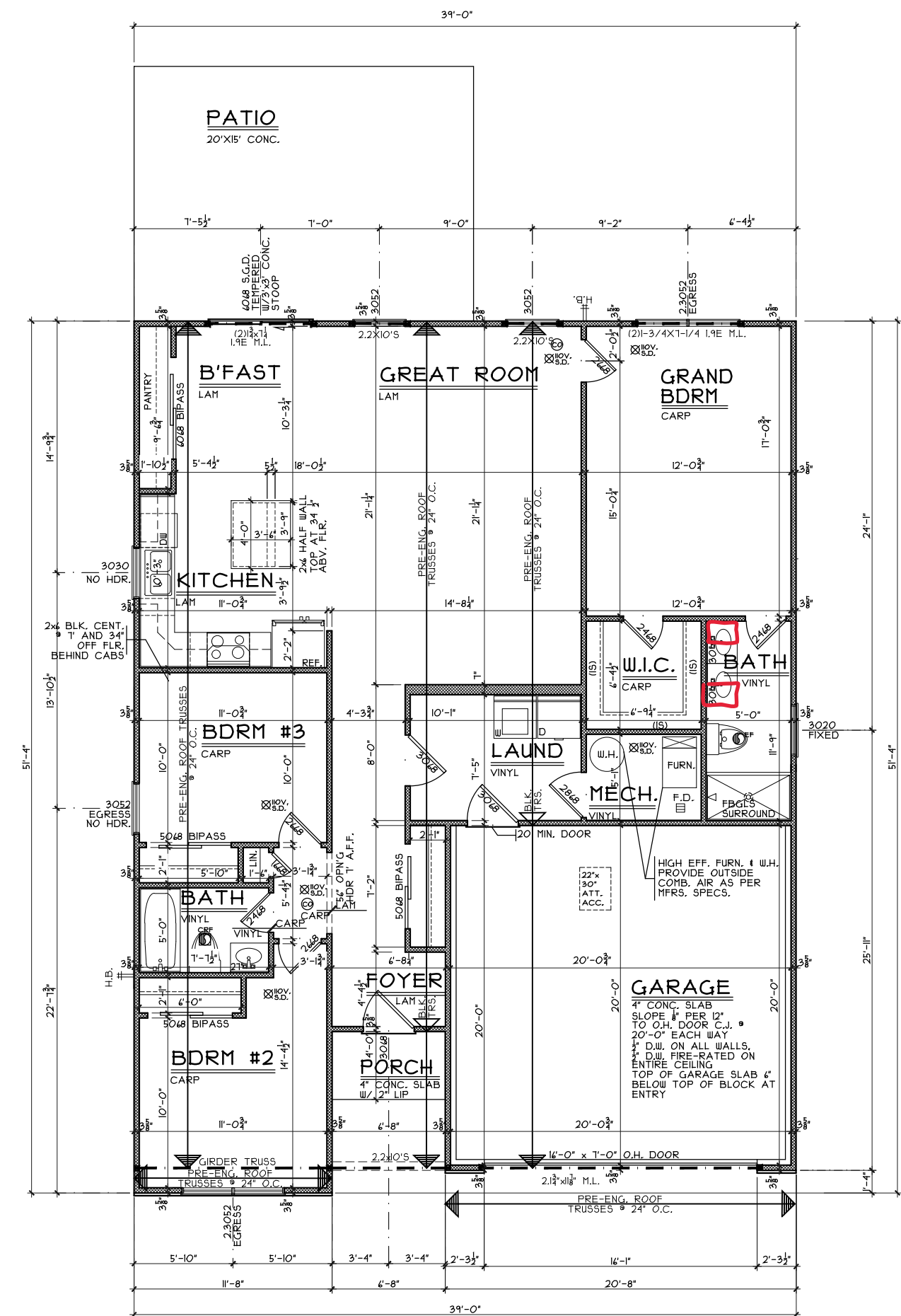
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Wilmington
Clinton County

Marion Slab - A4 - Vinyl
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Renaissance - TG-255
Issue Dates

Review	Issue Dates



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
1500 S.F.

First Floor Plan

Plan: Marion Slab
Date: 11/10/23
Drawn: DSG
Scale: As Noted
Revised: 11/20/23
Sheet: 4 of 8

Renaissance - TG-255

Proposed Residence:
Zimmerman, Jeffrey
1292 Timber Glen Drive
Timber Glen Lot 255

Marion Slab - A4 - Vinyl

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Wilmington
Clinton County

A3