

TG 258

1326 Timber Glen Drive

Wilmington, OH 45177

2 Story slab

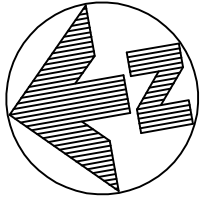
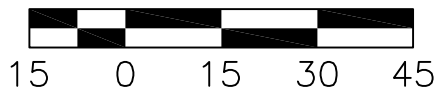
2 hose bibs - no valves required

ice maker

1 tub

1 soaker wall mount diverter with shower head

Gas Furnace



# PLOT PLAN

LOT 258 (8,189 SF) 0.1880 ACRES  
 TIMBER GLEN, PHASE SIX, BLOCKS A AND B  
 VIRGINIA MILITARY SURVEY #2471  
 CITY OF WILMINGTON, CLINTON COUNTY, OHIO  
 FOR: CRISTO HOMES

HAYDEN RESIDENCE  
 1326 TIMBER GLEN DRIVE

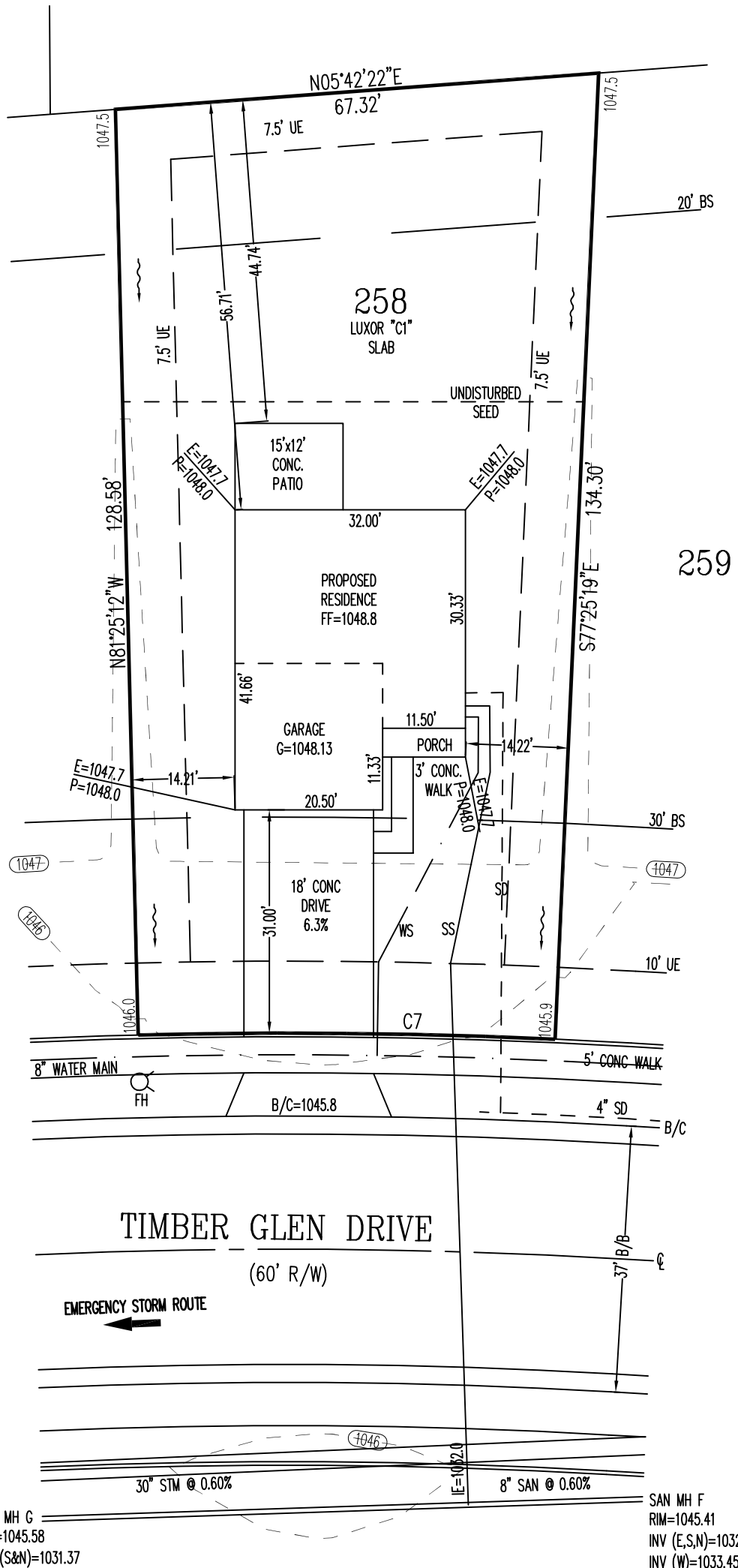
SETBACKS:  
 FRONT YARD=30'  
 REAR YARD=20'  
 SIDE YARD=5' MIN/15' TOTAL

C7  
 R=830.00'  
 L=57.92'

SUGGESTED FF=1048.34

**QUANTITIES**

TOTAL LOT AREA	8,189	sq. ft.
CITY WALK	199	sq. ft.
HOUSE WALK	48	sq. ft.
DRIVE	658	sq. ft.
APRON	123	sq. ft.
PATIO AND PORCHES	226	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	3,550	sq. ft.
UNDISTURBED AREA	2,829	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.

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

SAN MH F  
 RIM=1045.41  
 INV (E,S,N)=1032.95  
 INV (W)=1033.45

2 WORKING DAYS  
 BEFORE YOU DIG  
  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'  
 DATE: 11-01-23  
 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

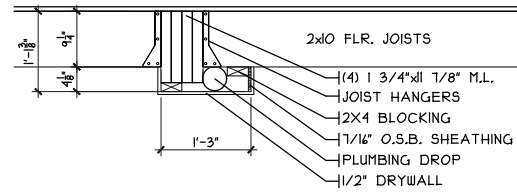
REVISIONS:  
 1.  
 2.  
 3.  
 4.

PROJECT: TIMBER GLEN DRAWING: 232030PA	SHEET 1 OF 1
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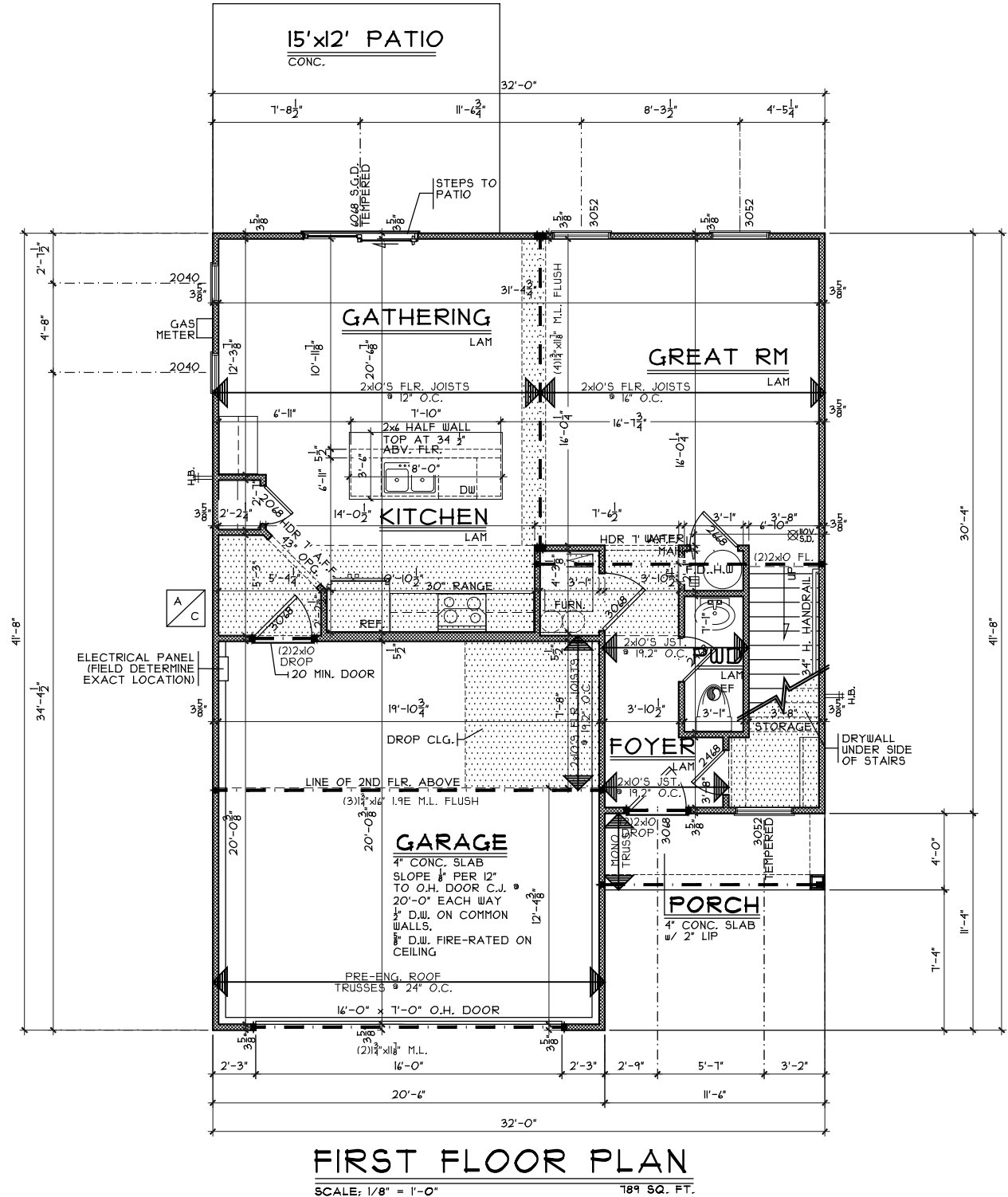


### DROP CLG. DETAIL BTW. GREAT RM & GATHERING RM

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



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



### FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 189 SQ. FT.

First Floor Plan

Plan: Luxor Slab  
 Date: 10.24.2023  
 Drawn: KMA  
 Scale: As Noted  
 Revised: 11.2.2023  
 Sheet: 5 of 8

Renaissance: TG-258

Proposed Residence:

Hyden, Dennis  
 1326 Timber Glen Drive  
 Timber Glen - Lot 258

Luxor Slab - C1 - Vinyl

Issue Dates

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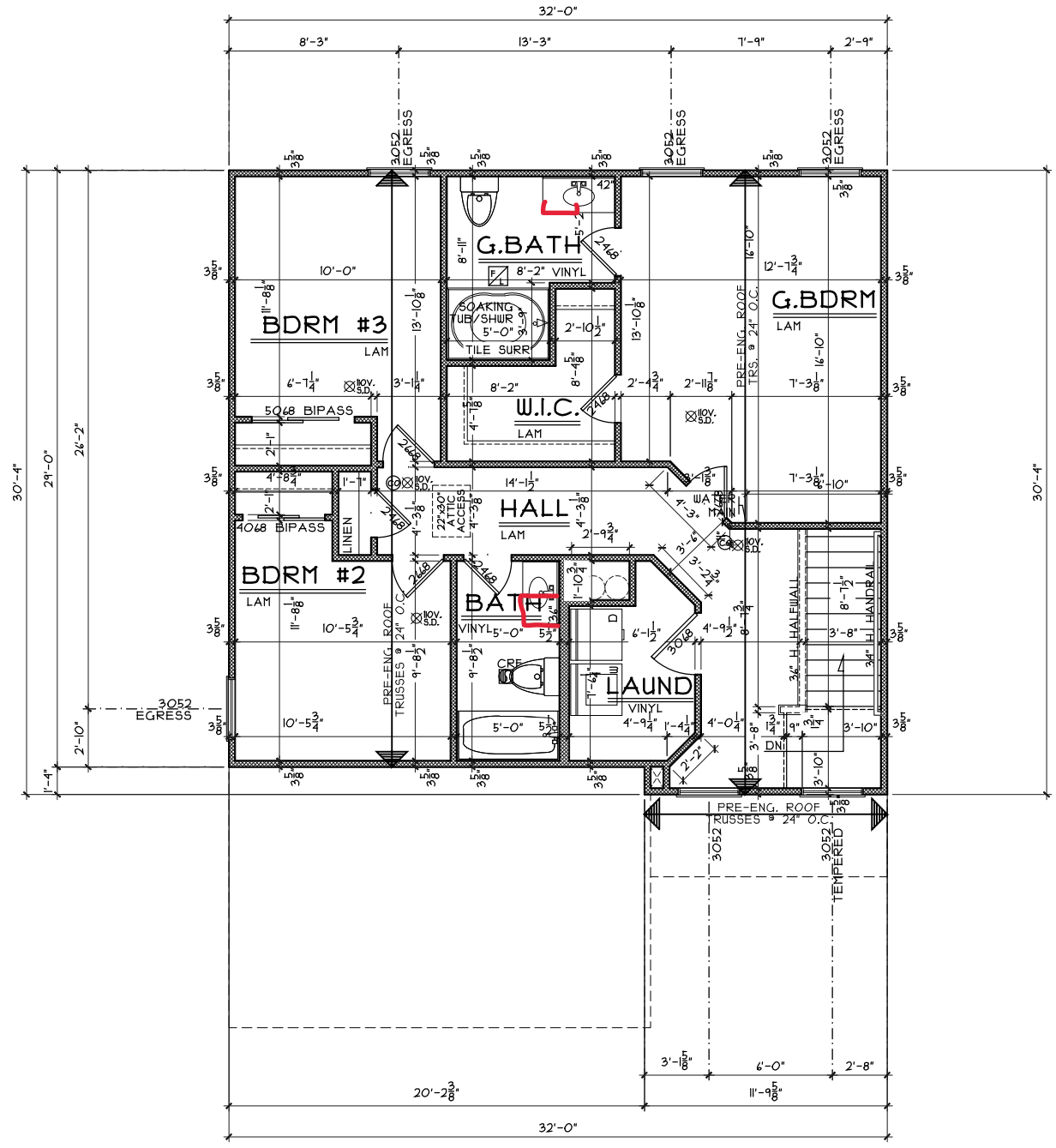


7894 A Tyers Place Blvd.  
 West Chester, OH 45069  
 513.755.0570 • www.cristohomes.com

Wilmington  
 Clinton County

A3

**NOTE:**  
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**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 892 SQ. FT.

Second Floor Plan

Plan: Luxor Slab  
 Date: 10.24.2023  
 Drawn: KMA  
 Scale: As Noted  
 Revised: 11.2.2023  
 Sheet: 6 of 8

Renaissance: TG-258

Proposed Residence:

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Review



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