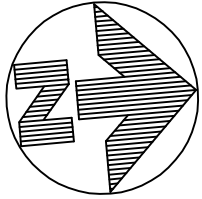
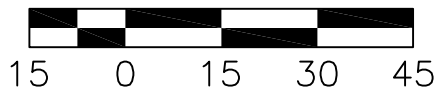


TG 273
1315 Timber Glen Drive
Wilmington, OH 45177

1 Story basement
3 pc rough - unfinished basement
2 hose bibs - no valves required
ice maker
1 tub
1 shower

Gas Furnace



PLOT PLAN
LOT 273 (7,580 SF) 0.1740 ACRES
TIMBER GLEN, PHASE SIX, BLOCKS A AND B
VIRGINIA MILITARY SURVEY #2471
CITY OF WILMINGTON, CLINTON COUNTY, OHIO
FOR: CRISTO HOMES

MARKET HOME
 1315 TIMBER GLEN DRIVE

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

C29
 R=770.00'
 L=67.96'

QUANTITIES

TOTAL LOT AREA	7580	sq. ft.
CITY WALK	177	sq. ft.
HOUSE WALK	41	sq. ft.
DRIVE	691	sq. ft.
APRON	123	sq. ft.
PATIO AND PORCHES	27	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	3908	sq. ft.
UNDISTURBED AREA	1467	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.

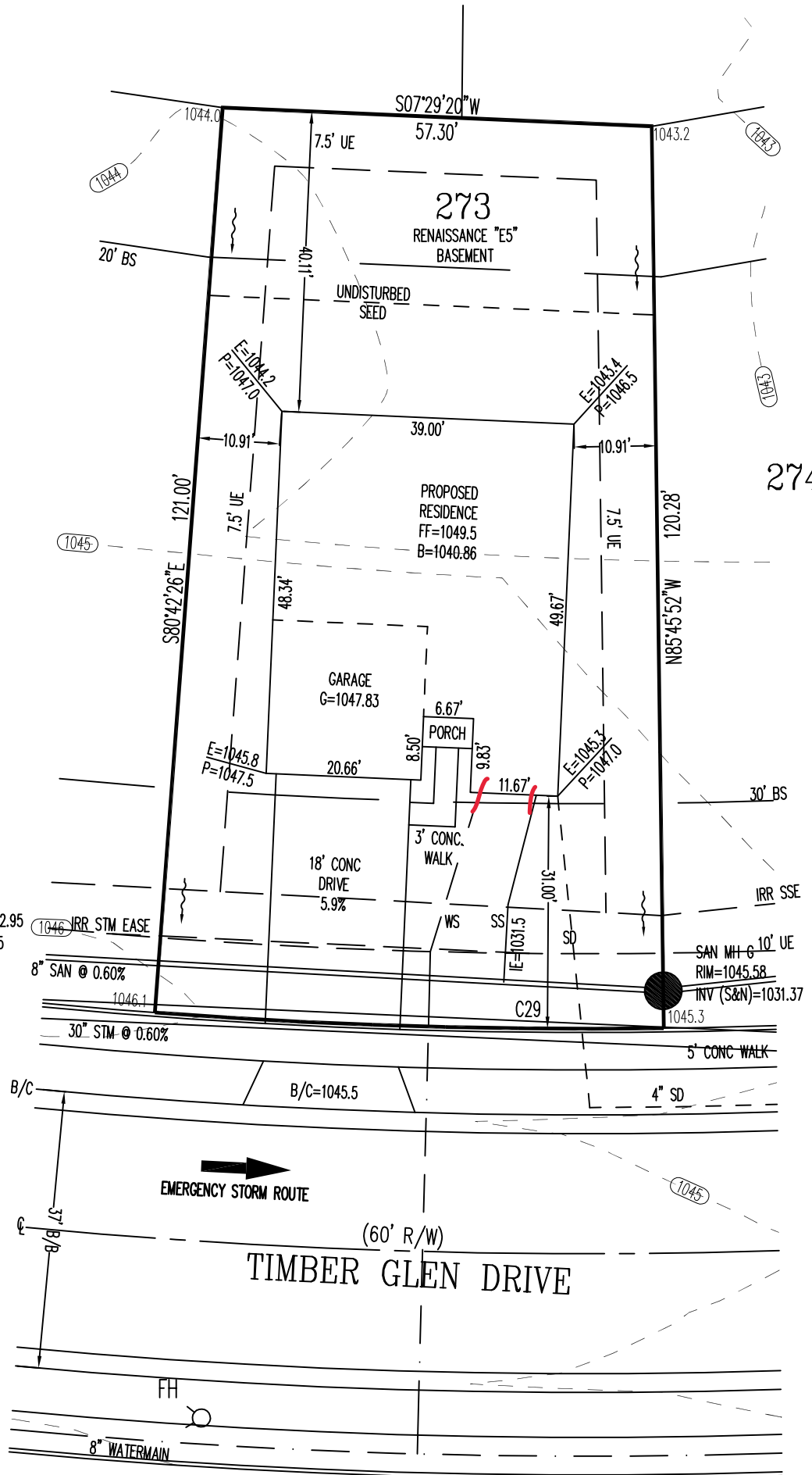
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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

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

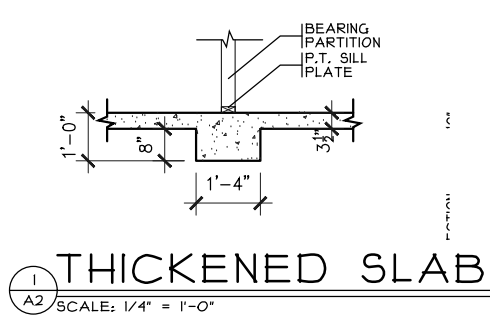
2 WORKING DAYS
 BEFORE YOU DIG

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

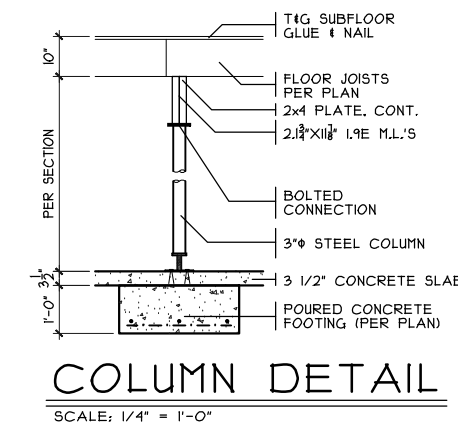
SCALE: 1"=20'
 DATE: 10-18-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS

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

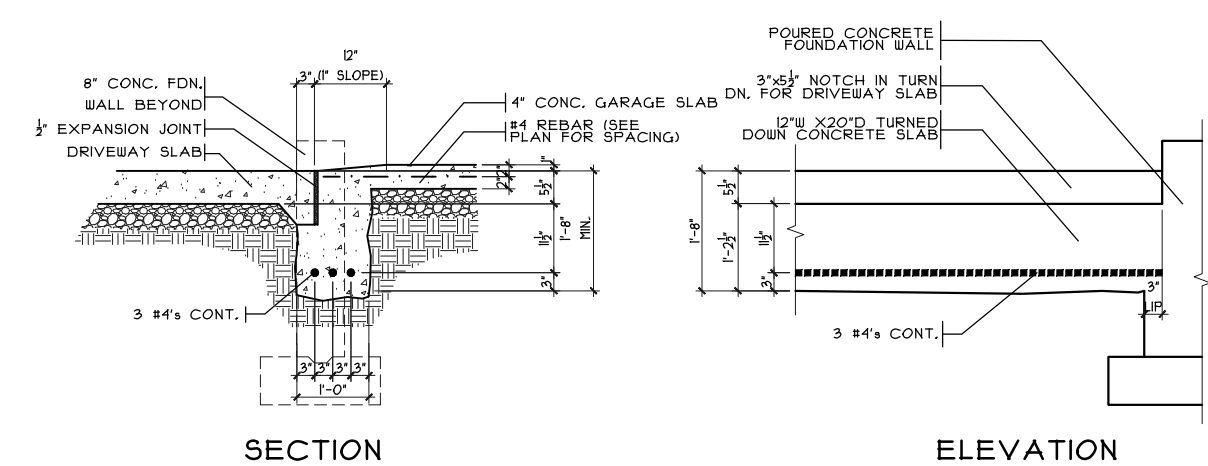
REVISIONS:
 1.
 2.
 3.
 4.
 PROJECT: TIMBER GLEN SHEET
 DRAWING: 231939PA 1 OF 1



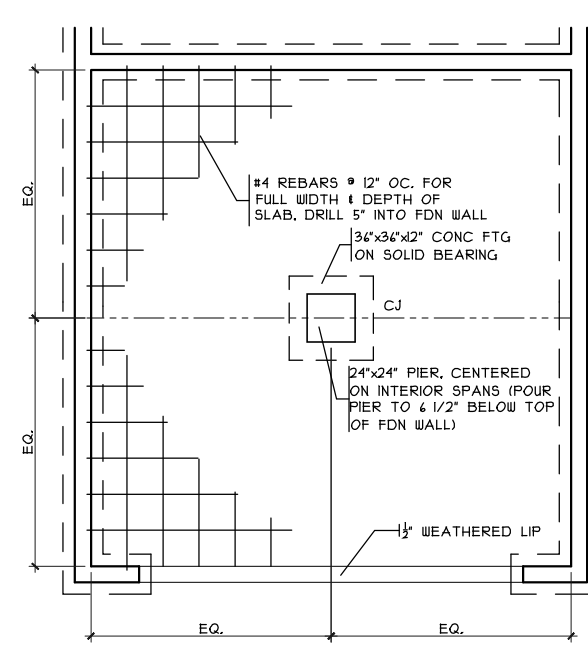
THICKENED SLAB
 SCALE: 1/4" = 1'-0"



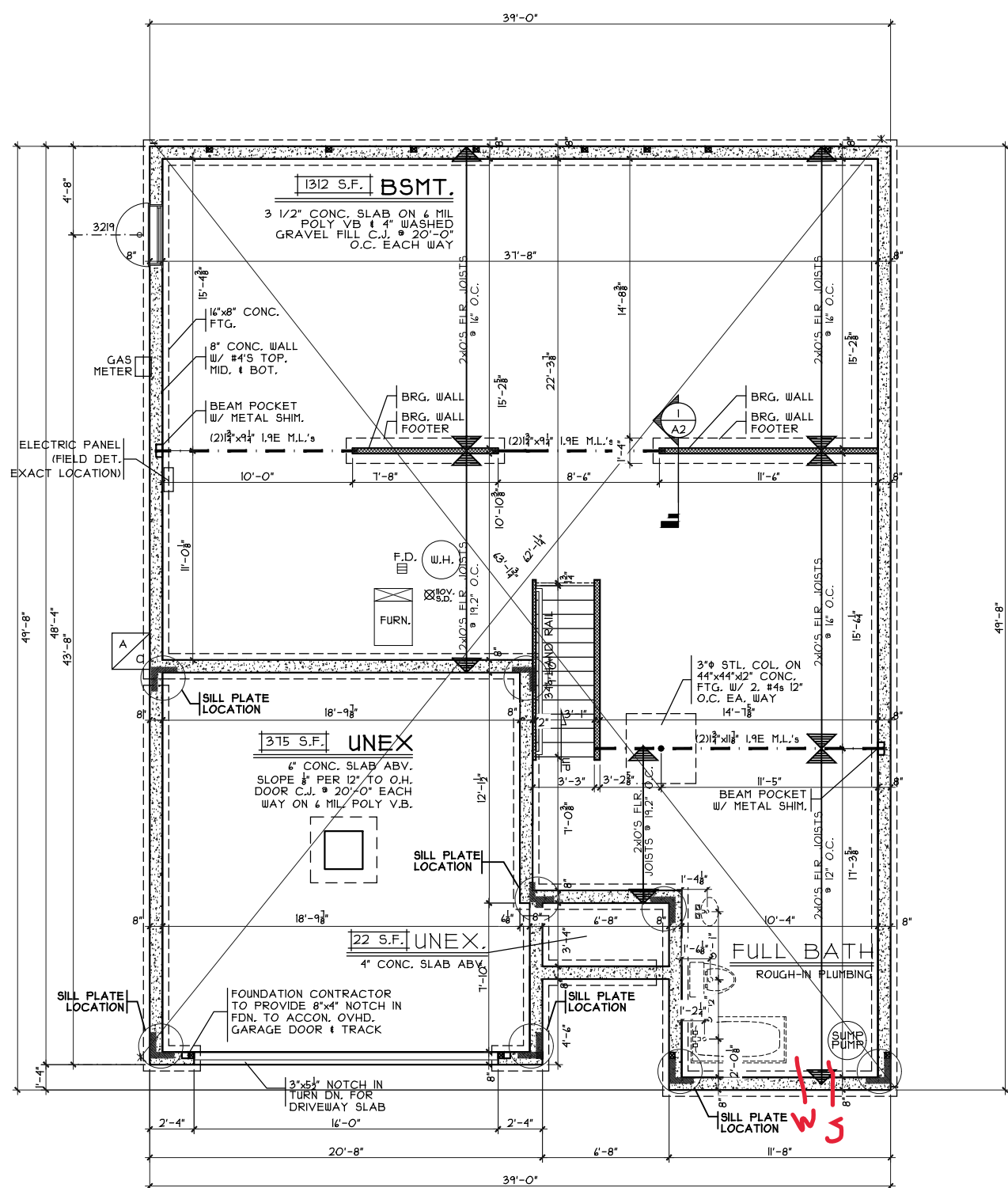
COLUMN DETAIL
 SCALE: 1/4" = 1'-0"



GARAGE DOOR GRADE BM
 SCALE: 3/8" = 1'-0"



GRADE BM DETAIL
 SCALE: 1/8" = 1'-0"



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

Foundation Plan
 Plan: Marion Basement
 Date: 10/9/23
 Drawn: TB
 Scale: As Noted
 Revised: 11/21/23
 Sheet: 3 of 7

Proposed Residence:
 Spec
 1315 Timber Glen Drive
 Timber Glen Lot 273

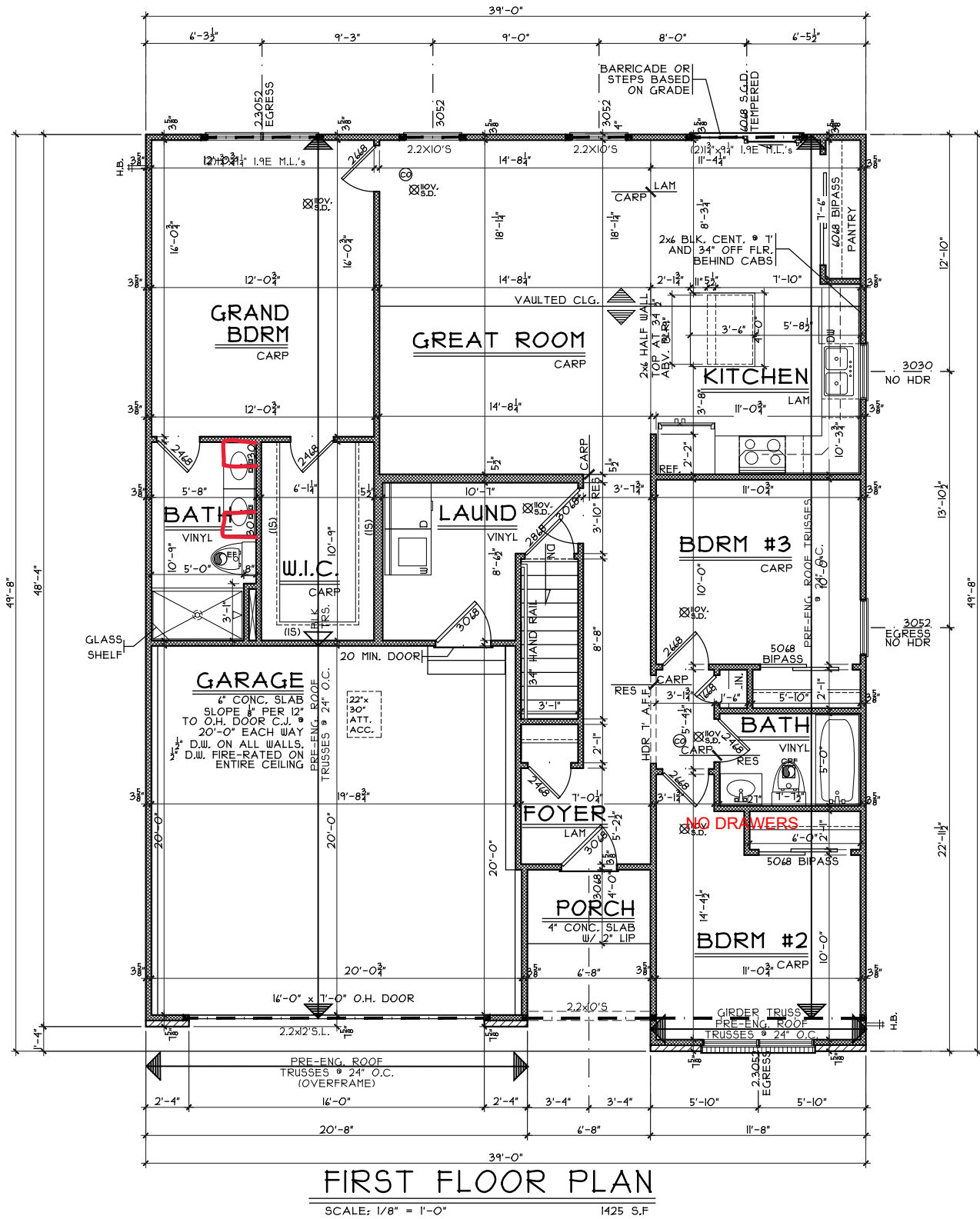
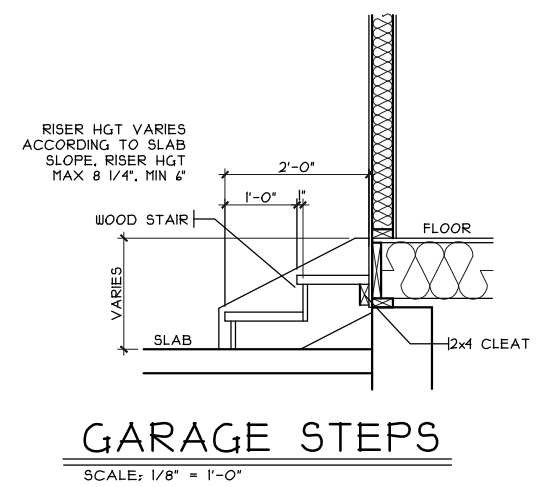
Wilmington
 Clinton County

Renaissance - TG-273
 Marion Basement - E5 - Vinyl

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

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Issue Dates
 Review



First Floor Plan
Plan: Marion Basement
Date: 10/9/23
Drawn: TB
Scale: As Noted
Revised: 11/21/23
Sheet: 4 of 7

CRISTO HOMES
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West Chester, OH 45069
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Proposed Residence:
Spec
1315 Timber Glen Drive
Timber Glen Lot 273

Wilmington
Clinton County

Marion Basement - E5 - Vinyl
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Review	Issue Dates

A3