



PROPOSED SECLUDED HOT TUB LOCATION, WITHIN EXISTING "COURTYARD" & SIDE-YARD SETBACK



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PROPOSED SECLUDED HOT TUB LOCATION, WITHIN EXISTING "COURTYARD" & SIDE-YARD SETBACK



PROPOSED SECLUDED HOT TUB LOCATION, WITHIN EXISTING "COURTYARD" & SIDE-YARD SETBACK



VIEW FROM PROPOSED HOT TUB LOCATION, WITHIN EXISTING "COURTYARD" & SIDE-YARD SETBACK



VIEW FROM PROPOSED HOT TUB LOCATION, WITHIN EXISTING "COURTYARD" & SIDE-YARD SETBACK



LONG VIEW FROM FAR BACKYARD TO PROPOSED HOT TUB CORNER LOCATION



LONG VIEW FROM FAR BACKYARD TO PROPOSED HOT TUB CORNER LOCATION



VIEW FROM MID BACKYARD TO PROPOSED HOT TUB CORNER LOCATION VS EXISTING PATIO (WITHIN SETBACK VS. OUT OF SETBACK)



VIEW FROM EXISTING BACK PATIO TOWARD REAR NEIGHBORING HOUSES (OUTSIDE OF SIDEYARD SETBACK): EXPOSED



VIEW FROM EXISTING BACK PATIO TOWARD REAR NEIGHBORING HOUSES (OUTSIDE OF SIDEYARD SETBACK): EXPOSED



VIEW FROM BEYOND HOUSE "COURTYARD" SPACE TOWARD NEXTDOOR NEIGHBOR (OUTSIDE OF SIDEYARD SETBACK): EXPOSED

LANDSCAPE CONSTRUCTION DOCUMENTS FOR:

TOMLIN RESIDENCE

251 STANBERY AVE

BEXLEY, FRANKLIN COUNTY, OHIO, 43209



HIDDEN CREEK

www.2thecreek.com

3940 SCIOTO DARBY CREEK RD.
HILLIARD, OH 43026
(614) 777-4254

SITE CALCULATIONS:

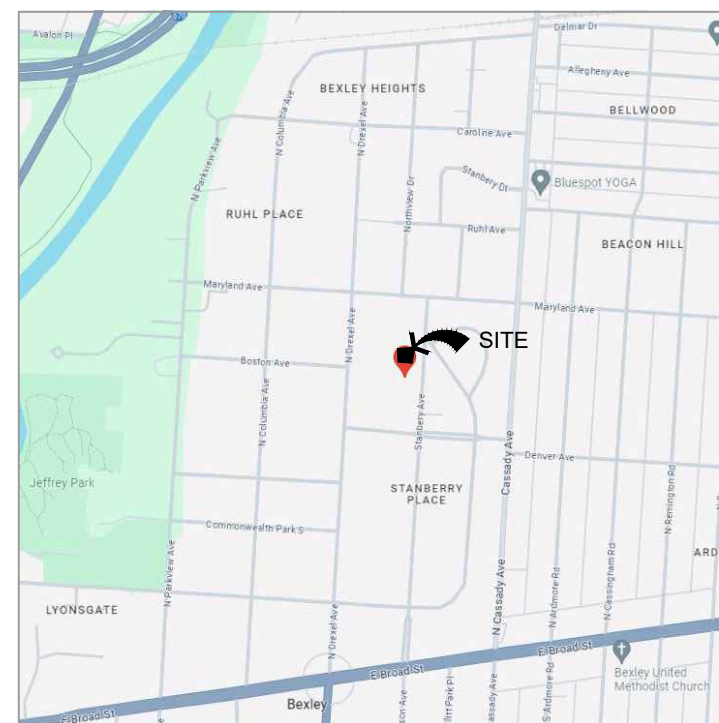
TOTAL ALLOWABLE NON-PERMEABLE SURFACE
NOT TO EXCEED 45% OF TOTAL LOT COVERAGE

21,620 SQ.FT.	= CURRENT LOT SIZE
9729 SQ.FT.	= 45% ALLOWABLE LOT COVERAGE
2818 SQ.FT.	= HOUSE/DETACHED GARAGE COVERAGE
1497 SQ.FT.	= DRIVEWAY COVERAGE
1982 SQ.FT.	= ADDITIONAL LANDSCAPE PATIOS/PATHS
6297 SQ.FT.	= TOTAL NON-PERMEABLE SURFACE
29.12%	= TOTAL NON PERMEABLE SURFACE (%)

SETS & REVISIONS: DATE:
ZONING SUBMITTAL 09/30/2024
VARIANCE SUBMITTAL 11/15/2024

SALES REPRESENTATIVE: LG
DESIGNER: LI

LOCATION MAP:



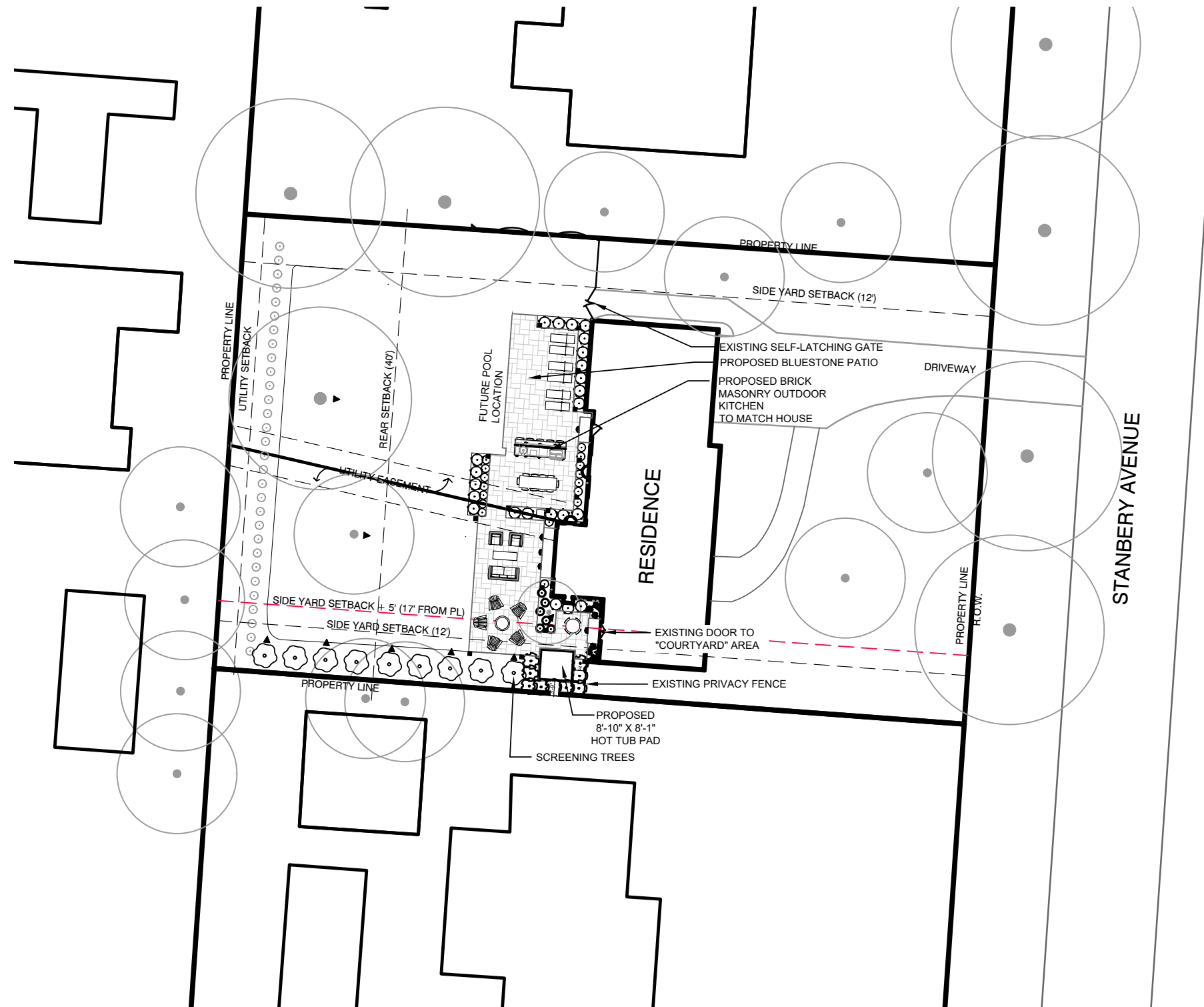
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COVER PAGE

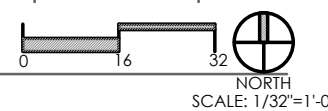
COV

CONSTRUCTION ISSUE



SITE PLAN:

SCALE: 1/32" = 1'-0"



ALL DRAWING ARE THE ORIGINAL WORK OF HIDDEN CREEK LANDSCAPING INC. AND MAY NOT BE DISCLOSED, USED OR DUPLICATED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HIDDEN CREEK LANDSCAPING INC. HIDDEN CREEK LANDSCAPING INC. RESERVES THE RIGHT TO SUBSTITUTE PLANTS DUE TO AVAILABILITY AND QUALITY.

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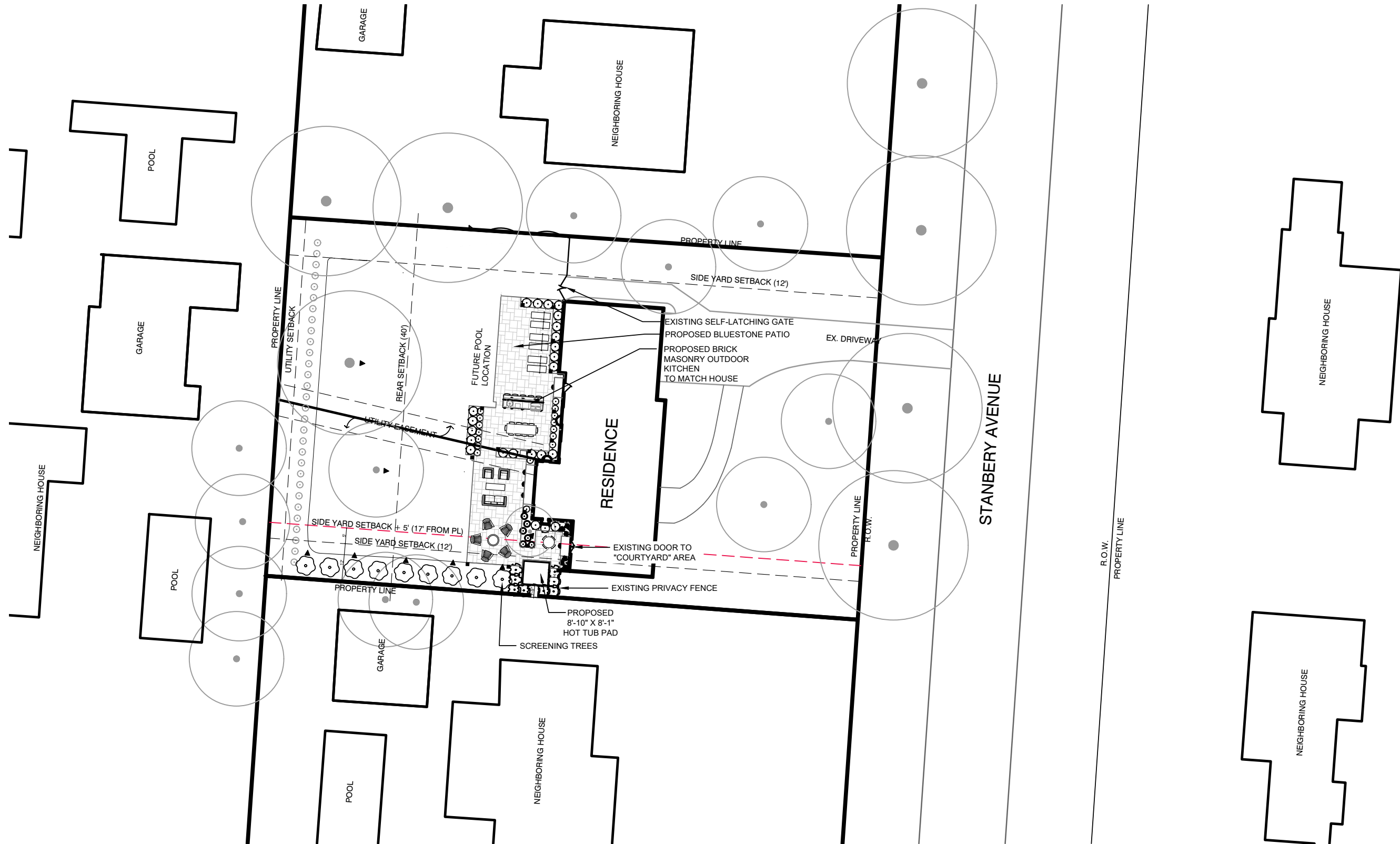
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SITE

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