

**House Summary**

KEY:  
 GAR.FLR.=GARAGE FLOOR ELEVATION AT GARAGE DOOR  
 TOP/WALL=TOP OF WALL ELEVATION  
 FRST.FLR.=FIRST FLOOR ELEVATION  
 BSMT.FLR.=BASEMENT FLOOR ELEVATION  
 TOP/FTR.=TOP OF FOOTER ELEVATION  
 ELEVATIONS USED TO ESTABLISH HOUSE FLOOR GRADES:  
 -GAR.FLR. + 4"=TOP OF WALL  
 -TOP OF WALL + 13"=FRST.FLR.  
 -TOP OF WALL -8.0"=TOP/FTR.  
 -TOP OF FTR.+4"(0.33")=BSMT.FLR.  
 -TOP OF FTR.-8"(0.67")=BTM.FTR.\*\*\*\*

\*\*\*\*NOTE: BOTTOM OF FOOTER ELEVATION SET BASED UPON RYAN HOMES STANDARD TYPICAL SECTION. POLARIS ENGINEERING & SURVEYING DOES NOT CERTIFY THAT THE APPROPRIATE SOIL BEARING CAPACITY IS ACHIEVABLE AT THIS ELEVATION. CONTRACTOR/BUILDER IS RESPONSIBLE TO CONFIRM THAT THE APPROPRIATE BEARING CAPACITY IS ACHIEVED AT THE PLAN ELEVATIONS.

**HOUSE INFORMATION**

MODEL: VENICE/VERSION 05/ELEVATION K, PARTIAL STONE FRONT GARAGE: 2 CAR FRONT LOAD/RIGHT  
 OPTIONS: MORNING ROOM, PARTIAL STONE FRONT, LDF FIREPLACE, FULL BASEMENT

**NOTE:**

1. CONTRACTOR TO VERIFY LOCATION & DEPTH OF LATERALS;
2. MINIMUM BUILDING SEPARATION SHALL BE 15'.
3. WATER CONNECTIONS SHALL BE AS PER AQUA OHIO REQUIREMENTS AND STANDARDS.
4. SUMP PUMP SHALL BE CONNECTED TO PROPOSED STORM CONNECTION.
5. ALL DOWNSPOUTS SHALL BE SPLASH BLOCKED (SPLASH BLOCKS TO BE DIRECTED TO THE FRONT OR THE REAR OF THE UNITS NOT TO THE SIDES).
6. SEE IMPROVEMENT PLANS FOR ARIA'S WAY PHASE 4, FOR ADDITIONAL EROSION CONTROL AND GRADING ITEMS.
7. ANY PROPOSED DECKS SHALL COMPLY WITH THE BUILDING SETBACK REQUIREMENTS SET FORTH IN SECTION 17.08

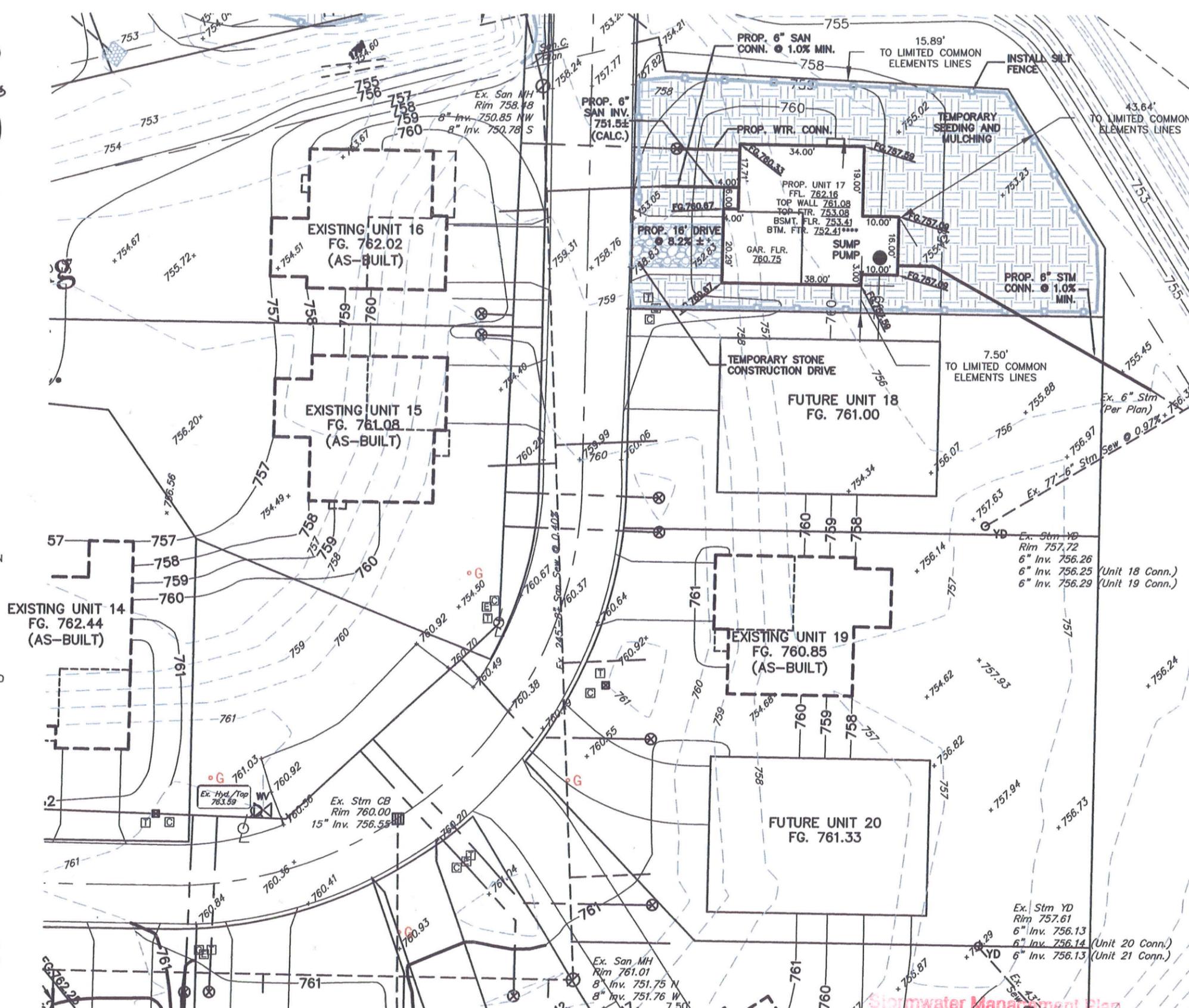
000.00 = SPOT ELEVATIONS

**EXISTING UNDERGROUND UTILITIES NOTE:**

THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

**BENCHMARK:**

B.M. = T.B.M SET ON TOP OF HYDRANT  
 Located FRONT OF UNIT 14  
 Elevation 763.59



**DESIGN CERTIFICATION**  
 THIS PLAN WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 \_\_\_\_\_  
 DUSTIN R. KEENEY, P.E. NO. E-65515  
 2/12/15  
 DATE

THE TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON REPRESENT AN ACTUAL FIELD SURVEY MADE BY DANIEL LAUX, P.S. NO. 7087 ON JULY 31ST, 2013. THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND AS OF THE ABOVE DATE THEY EXISTED AS INDICATED HEREON.  
 \_\_\_\_\_  
 DANIEL LAUX, P.S. NO. 7087  
 7/31/13  
 DATE

Stormwater Management Plan  
 Approved as shown as noted  
**JAMES R. GILLS, P.E.**  
 County Drainage Engineer  
 By WJH Date 2/27/15



**POLARIS ENGINEERING & SURVEYING, INC.**  
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 SUITE D  
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 (440) 944-3722 (Fax)  
 www.polaris-es.com

DATE: 2/12/15  
 SCALE: HOR. 1"=30'  
 VERT. none  
 FILENAME: Unit 17 Site Plan

SITE PLAN FOR:  
 UNIT 17  
 10200 COLTON AVE.  
 ARIA'S WAY  
 PHASE 4  
 CONCORD TOWNSHIP - LAKE COUNTY - OHIO

OWNER:  
 RYAN HOMES  
 6770 W. SNOWVILLE ROAD  
 SUITE 100  
 BRECKSVILLE, OHIO 44141

PHONE: (440) 584-4221

CONTACT:  
 MARK FAIR

CONTRACT No.

12032

SHEET	OF
1	2