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. + 1.0'=TOP OF WALL
-TOP OF WALL + 1.0'=FRST.FLR.
-TOP OF WALL -8.0'=TOP/FTR.
-TOP OF FTR.+4"(0.33')=BSMT.FLR.

BUILDING SETBACKS:
-FRONT YARD=57.10'
-REAR YARD=36.00'
-FROM S.R. 84 R/W=985.76'(SIDE)
-FROM WEST PL=30.25'(SIDE)

NOTE:
1. CONTRACTOR TO VERIFY LOCATION & DEPTH OF LATERALS;

2. MINIMUM BUILDING SEPARATION SHALL BE 10'. ALL UNITS SHOWN ARE TO BE 1-STORY RANCH W/BASEMENT.

3. WATER CONNECTIONS SHALL BE AS PER AQUA OHIO REQUIREMENTS AND STANDARDS. EACH 1" SERVICE CONNECTION SHALL BE INSTALLED DURING TIME OF INDIVIDUAL UNIT CONSTRUCTION.

4. ALL BUILDING DOWNSPOUTS AND STORM CONNECTION SUMP PUMPS SHALL OUTLET TO SPLASH BLOCKS AND BE DIRECTED TO THE REAR OF THE UNITS AND THE INFILTRATION TRENCH.

5. SEE IMPROVEMENT PLANS FOR THE PRESCOTT MILL CONDOMINIUMS, PHASE 1, FOR ADDITIONAL EROSION CONTROL AND GRADING ITEMS.

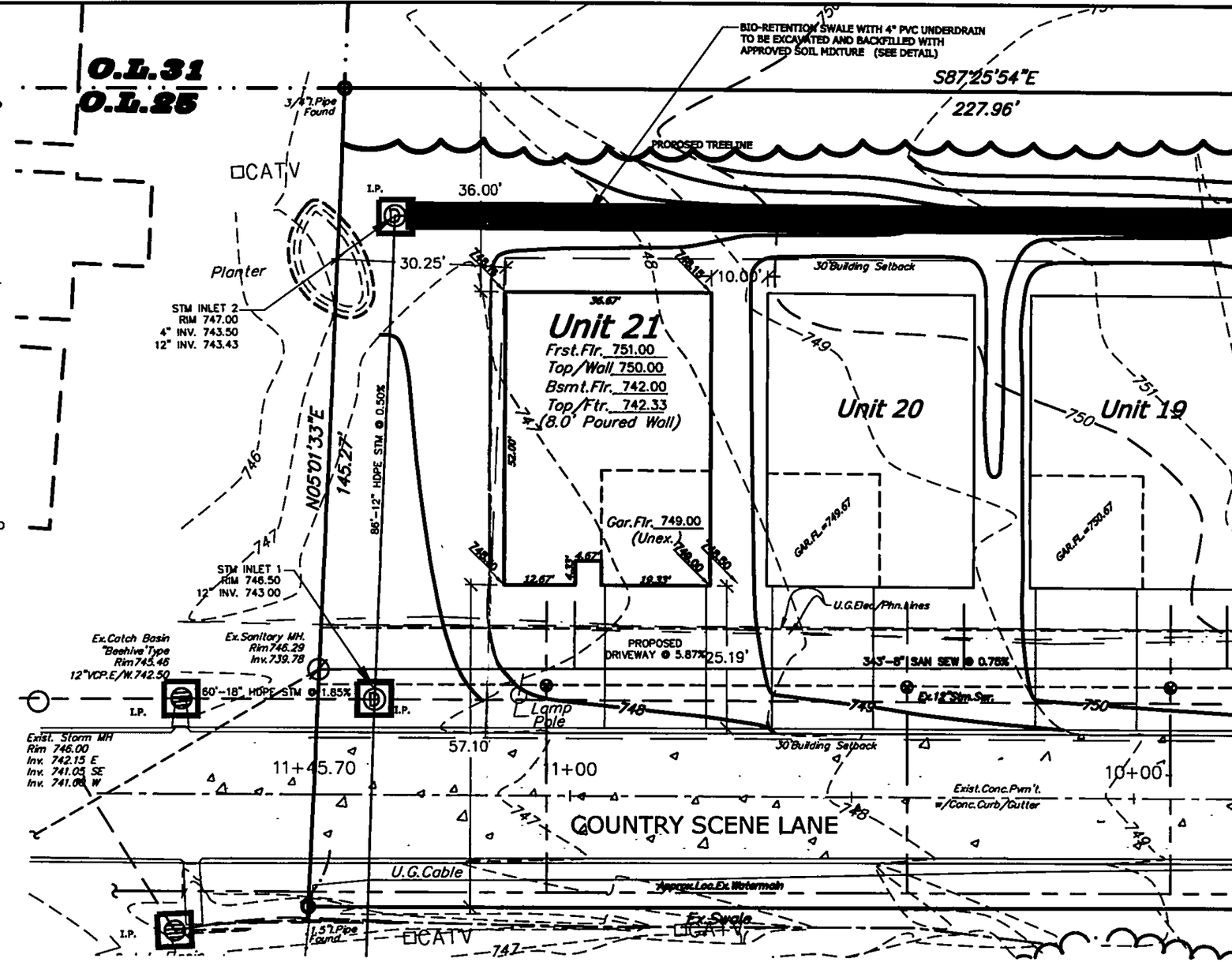
6. ANY PROPOSED DECKS SHALL COMPLY WITH THE BUILDING SETBACK REQUIREMENTS SET FORTH IN SECTION 17.08

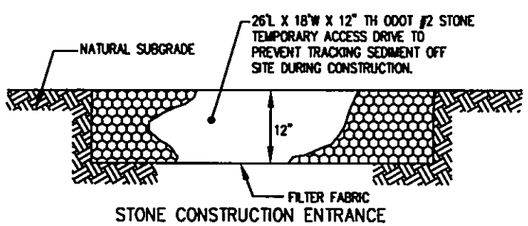
7. TYPICAL DRIVEWAY LENGTHS (FRONT SETBACK) SHALL BE 26'±. TYPICAL DRIVEWAY WIDTH IS 18'. DRIVEWAYS ARE SIZED TO HANDLE TWO CARS.

8. F.G. = ELEVATION OF GARAGE FLOOR AT FRONT OF GARAGE.

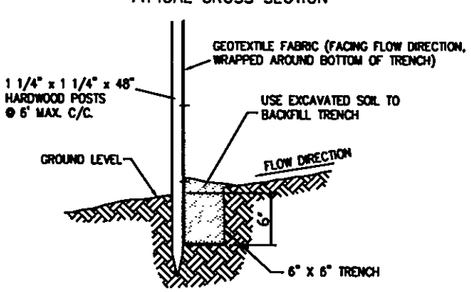
000.00 = SPOT ELEVATIONS

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.





STONE CONSTRUCTION ENTRANCE
TYPICAL CROSS SECTION



SILT FENCE
TYPICAL CROSS SECTION

STATE OF OHIO
DANIEL LAUX
S-7087
REGISTERED
PROFESSIONAL SURVEYOR

STATE OF OHIO
DUSTIN R. KEENEY
E-65515
REGISTERED
PROFESSIONAL ENGINEER

THE TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON REPRESENT AN ACTUAL FIELD SURVEY MADE BY DANIEL LAUX, P.S. NO. 7087 ON MAY 28TH, 2008. THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND AS OF THE ABOVE DATE THEY EXISTED AS INDICATED HEREON.

DANIEL LAUX, P.S. NO. 7087 — 02/25/09 DATE

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 — 02/25/09 DATE

BENCHMARK:

B.M. = T.B.M SET On TOP OF HYDRANT
Located CL STA. 8+44± 19'L
Elevation 738.93

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By KJH Date 2-27-09

polaris

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094
(440) 944-4433
(440) 944-3722 (Fax)
www.polaris-es.com

DATE: 02/25/09
SCALE: HOR. 1"=20'
VERT. none
FILENAME: Unit 21 Site Plan

SITE PLAN FOR:
UNIT 21
9847 COUNTRY SCENE LANE

PRESCOTT MILL CONDOMINIUMS
PHASE 1

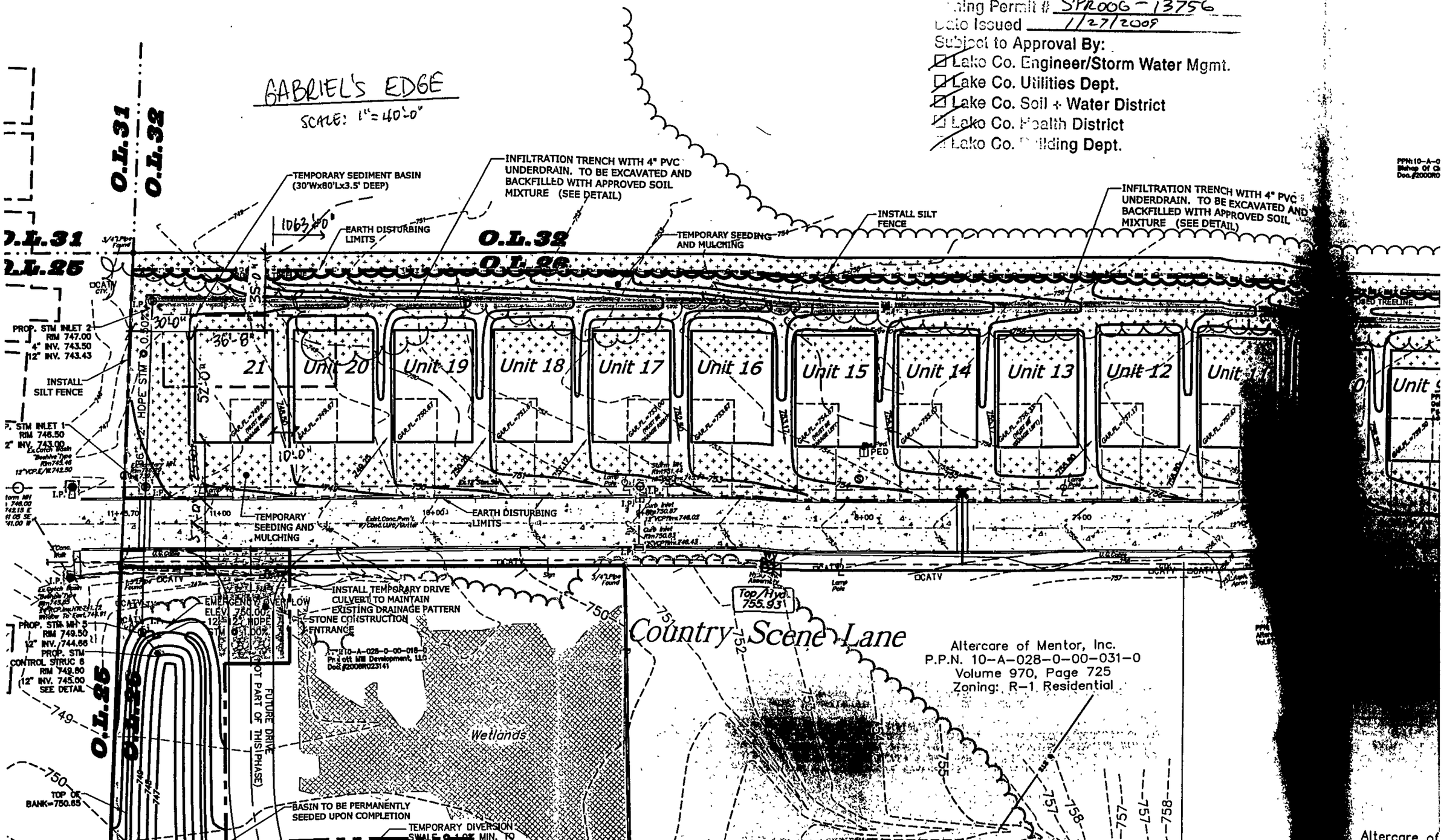
CONCORD TOWNSHIP - LAKE COUNTY - OHIO

OWNER:
GABRIELS EDGE, LLC
P.O. BOX 948
CHARDON, OHIO 44024

PHONE: (440) 669-5040

CONTACT:
RYAN SOMMERS

CONTRACT No.
03530

SHEET	OF
1	1

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # SPR006-13756
Date Issued 1/27/2009
Subject to Approval By:
☑ Lake Co. Engineer/Storm Water Mgmt.
☑ Lake Co. Utilities Dept.
☑ Lake Co. Soil + Water District
☑ Lake Co. Health District
☑ Lake Co. Building Dept.