

**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 B  
 GARAGE: 2 CAR FRONT LOAD/LEFT  
 OPTIONS: PARTIAL STONE FRONT, MORNING ROOM, LDF FIREPLACE

**NOTE:**

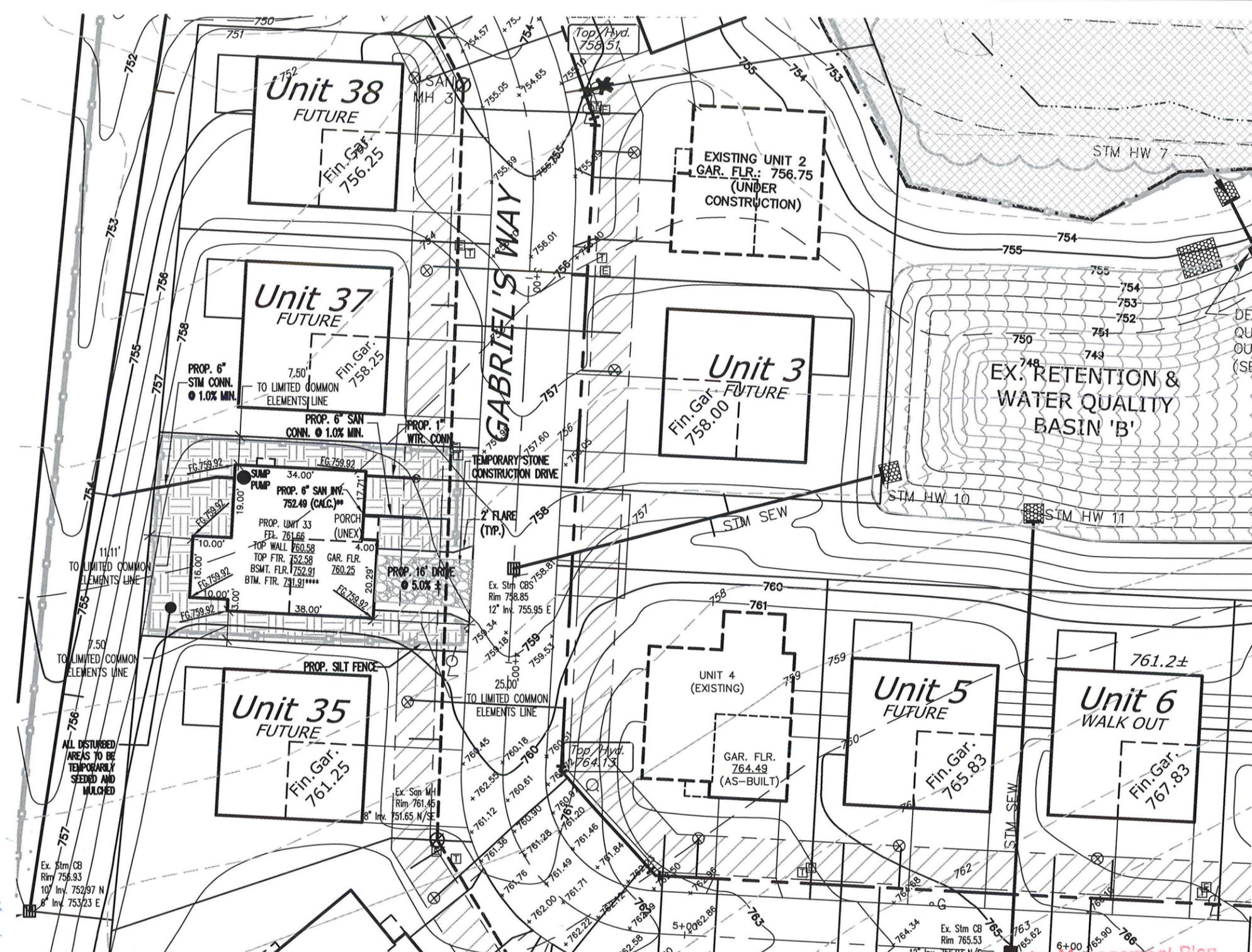
1. CONTRACTOR TO VERIFY LOCATION & DEPTH OF LATERALS;
2. MINIMUM BUILDING SEPARATION SHALL BE 15'.
3. WATER CONNECTIONS SHALL BE AS PER AQUA OHIO REQUIREMENTS AND STANDARDS.
4. SUMP PUMP SHALL BE CONNECTED TO PROPOSED STORM CONNECTION.
5. ALL DOWNSPOUTS SHALL BE SPLASH BLOCKED (SPLASH BLOCKS TO BE DIRECTED TO THE FRONT OR THE REAR OF THE UNITS NOT TO THE SIDES).
6. SEE IMPROVEMENT PLANS FOR GABRIEL'S EDGE PHASE 2, FOR ADDITIONAL EROSION CONTROL AND GRADING ITEMS.
7. ANY PROPOSED DECKS SHALL COMPLY WITH THE BUILDING SETBACK REQUIREMENTS SET FORTH IN SECTION 17.08
- \*\*8. SANITARY INVERTS BASED ON DEPTH MEASUREMENTS FROM LAKE COUNTY INSPECTOR NOTES AND CALCULATED EXISTING PAD ELEVATIONS OF THE UNITS. CONTRACTOR IS TO VERIFY INVERTS IN THE FIELD PRIOR TO MAKING CONNECTION.
9. GRINDER PUMP REQUIRED FOR BASEMENT SANITARY SEWER SERVICE.

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 4  
 Elevation 764.13



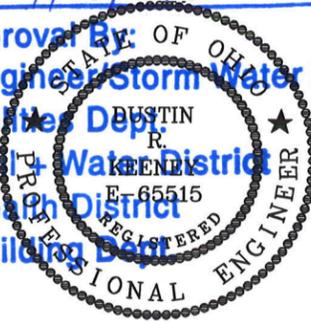
**CONCORD TOWNSHIP ZONING OFFICE**

Zoning Permit # 0415-15621

Date Issued 4/20/2015

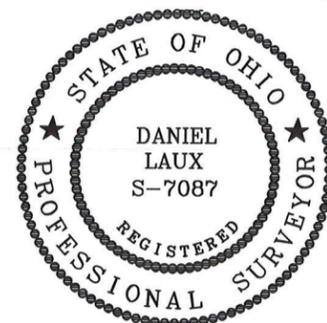
Subject to Approval By:

- Lake Co. Engineer Storm Water Mgmt.
- Lake Co. Utility Dept.
- Lake Co. Soil Water District
- Lake Co. Health District
- Lake Co. Building Dept.



DESIGN CERTIFICATION  
 THIS PLAN WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

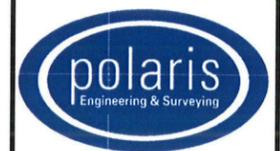
*Dustin R. Keeney*  
 DUSTIN R. KEENEY, P.E. NO. E-65515  
 4/9/15  
 DATE



THE TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON ARE FROM IMPROVEMENT PLAN INFORMATION FOR GABRIEL'S EDGE PHASE 2.

*Daniel Laux*  
 DANIEL LAUX, P.S. NO. 7087  
 6/17/14  
 DATE

Stormwater Management Plan  
 Approved as shown and/or noted  
**JAMES R. GILLS, P.E.**  
 County Drainage Engineer  
 By GJH Date 4/21/15



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

DATE: 4/8/15  
 SCALE: HOR. 1"=30'  
 VERT. none  
 FILENAME: Unit 36-Site Plan

SITE PLAN FOR:  
 UNIT 36  
 9828 Gabriel's Way  
 Gabriel's Way  
 Gabriels Edge  
 PHASE 2  
 CONCORD TOWNSHIP - LAKE COUNTY - OHIO

OWNER:  
 RYAN HOMES  
 6770 W. SNOWVILLE ROAD  
 SUITE 100  
 BRECKSVILLE, OHIO 44141  
 PHONE: (440) 584-4313

CONTACT:  
 CYNTHIA McCABE

CONTRACT No.	
14100	
SHEET	OF
1	2