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, 2' GARAGE EXTENSION

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.

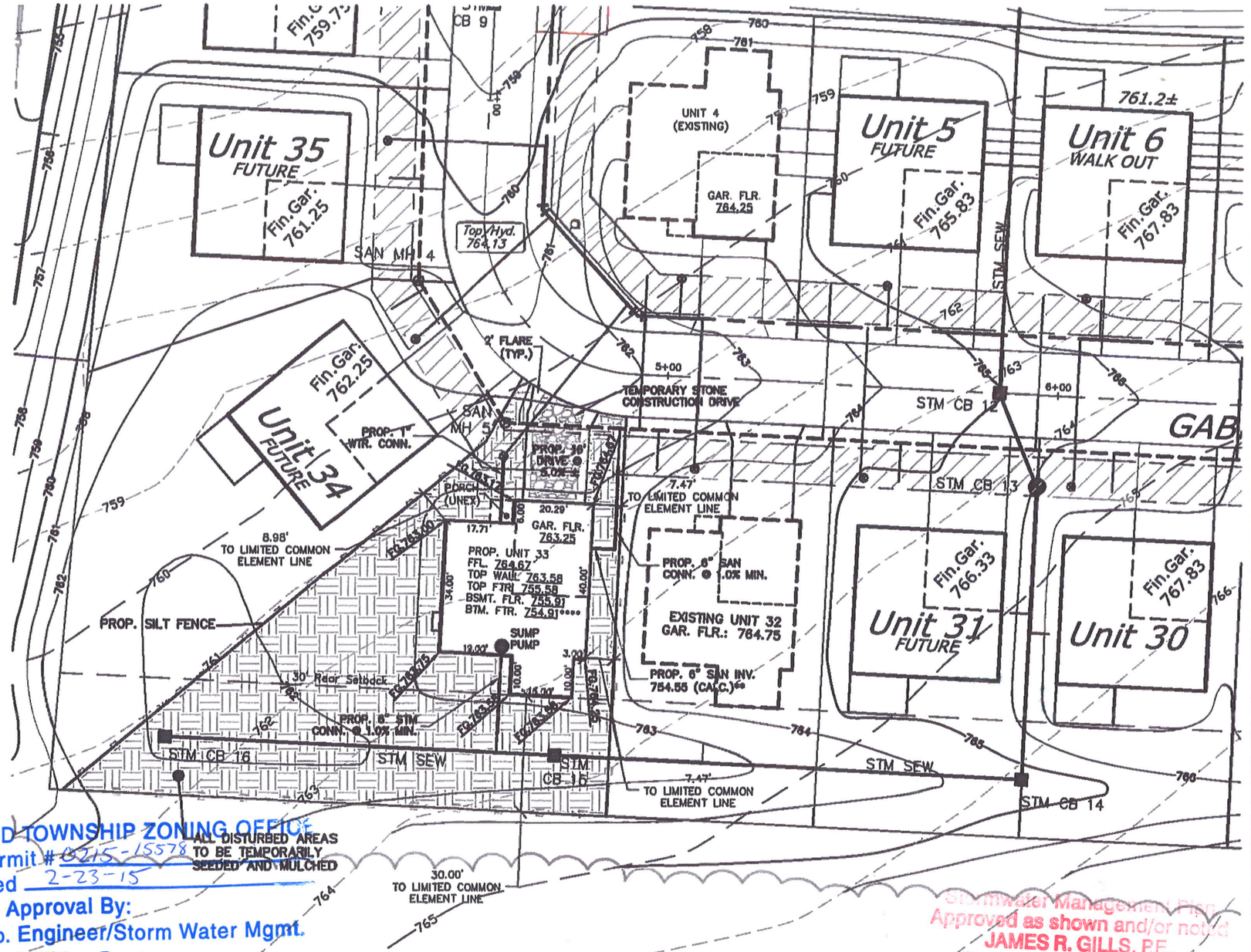
9. GRINDER PUMP REQUIRED FOR BASEMENT SANITARY SEWER SERVICE.

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 # 0215-15578
Date Issued 2-23-15
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.

Stormwater Management Plan Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By GH Date 2/24/15

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

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 — 2/13/15 DATE

STATE OF OHIO
DANIEL LAUX
S-7087
REGISTERED PROFESSIONAL SURVEYOR

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

DANIEL LAUX, P.S. NO. 7087 — 6/17/14 DATE

polaris
POLARIS ENGINEERIN & SURVEYING, INC.
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SUITE D
WILLOUGHBY HILLS, OH 44(
(440) 944-4433
(440) 944-3722 (Fax)
www.polaris-es.com

DATE: 2/13/15
SCALE: HOR. 1"=30'
VERT. none
FILENAME: Unit 33-Site P

SITE PLAN FOR:
UNIT 33
9838 Gabriel's Way
Gabriel's Way
Gabriels Edge
PHASE 2

OWNER:
RYAN HOMES
8770 W. SNOWVILLE RO.
SUITE 100
BRECKSVILLE, OHIO 441
PHONE: (440) 584-4313
CONTACT:
CYNTHIA McCABE

CONTRACT No.
14100

SHEET	OF
1	2