

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

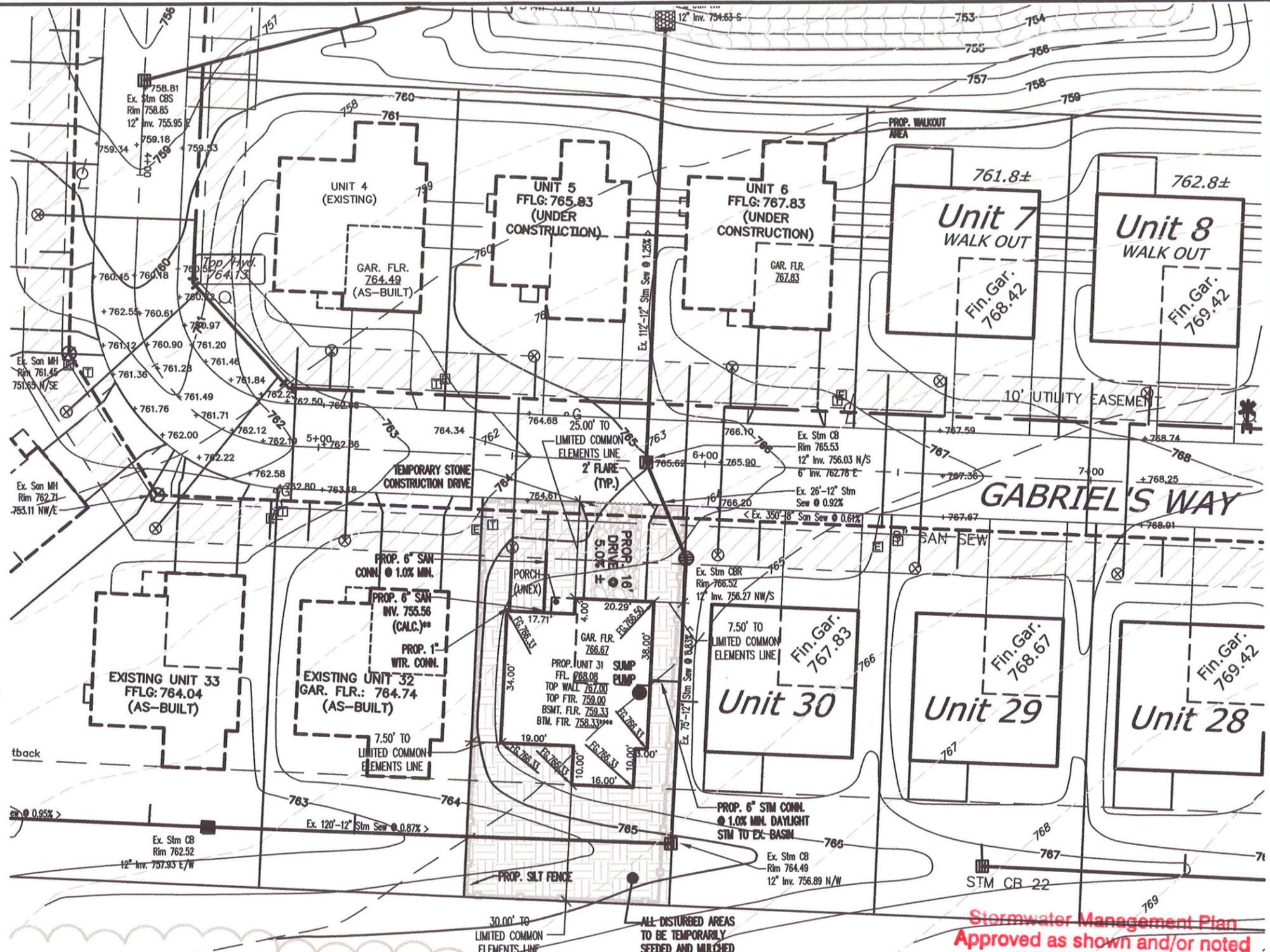
- NOTE:
1. CONTRACTOR TO VERIFY LOCATION & DEPTH OF LATERALS;
 2. MINIMUM BUILDING SEPARATION SHALL BE 15'.
 3. WATER CONNECTIONS SHALL BE AS PER AQUA OHIO REQUIREMENTS AND STANDARDS.
 4. SUMP PUMP SHALL BE CONNECTED TO PROPOSED STORM CONNECTION.
 5. ALL DOWNSPOUTS SHALL BE SPLASH BLOCKED (SPLASH BLOCKS 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



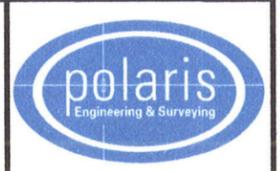
Stormwater Management Plan
 Approved as shown and/or noted
JAMES R. GILLS, P.E.
 County Drainage Engineer
 By 6/12 Date 7/1/15



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
 6/25/15
 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



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: 6/25/15
 SCALE: HOR. 1"=30'
 VERT. none
 FILENAME: Unit 31-Site Plan

SITE PLAN FOR:
 UNIT 31
 9848 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