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: FLORENCE/VERSION 05/ELEVATION B
GARAGE: 2 CAR FRONT LOAD/RIGHT
OPTIONS: PARTIAL STONE FRONT, MORNING ROOM, LDF FIREPLACE, WALKOUT

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.

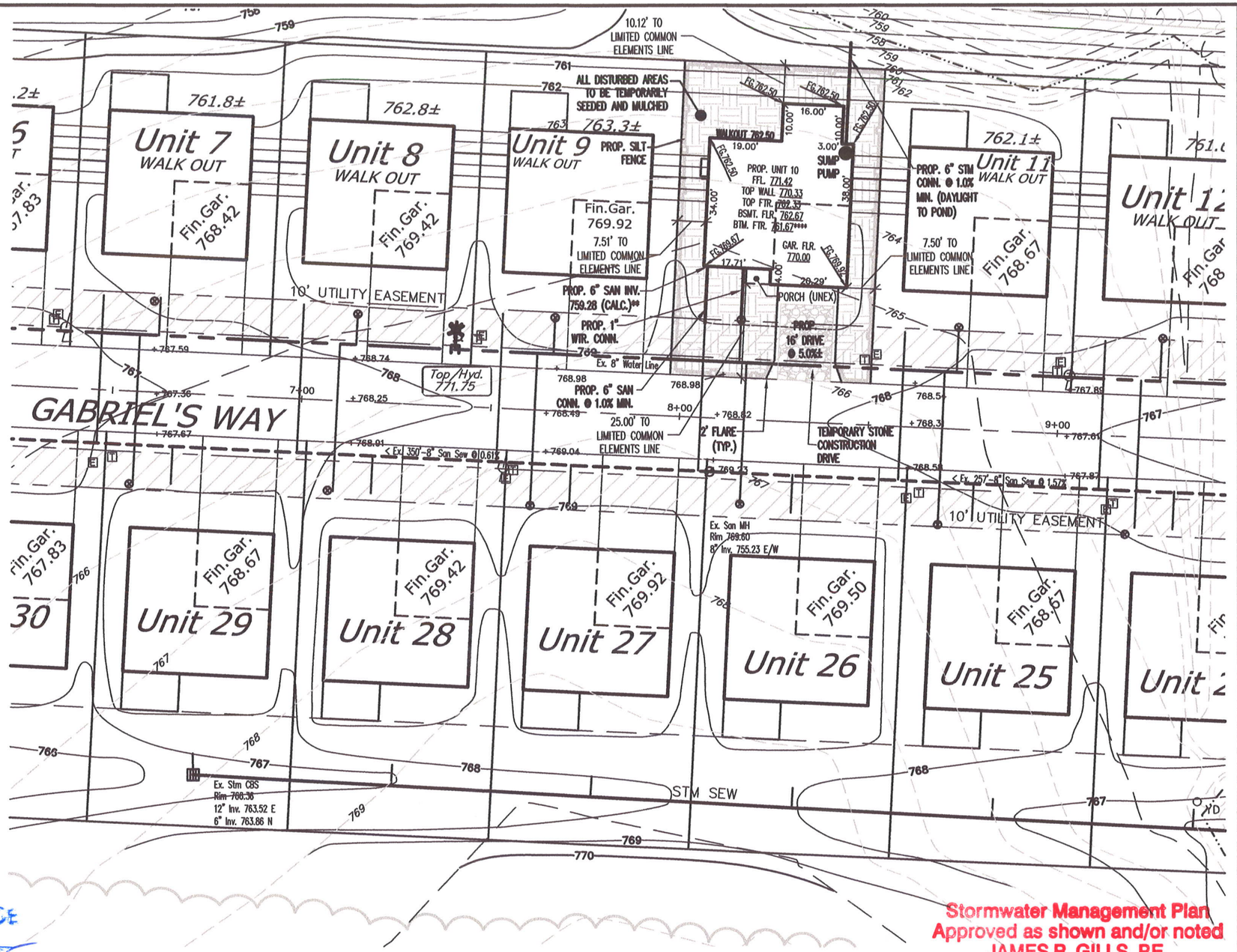
9. GRINDER PUMP REQUIRED FOR BASEMENT SANITARY SEWER SERVICE.

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 8
Elevation 771.75



CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0715-15743
Date Issued 7/13/2015
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.

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 7/10/15
DUSTIN R. KEENEY, P.E. NO. E-65515 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.

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

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By GJH Date 7/14/15

polaris Engineering & Surveying

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: 7/10/15
SCALE: HOR. 1"=30'
VERT. none
FILENAME: Unit 10-Site Plan

SITE PLAN FOR:
UNIT 10
9881 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