

House Summary

KEY:
GAR.FLR.=GARAGE FLOOR ELEVATION AT GARAGE DOOR
TOP/WALL=TOP OF WALL ELEVATION
FIRST.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'=FIRST.FLR.
-TOP OF WALL - 8.0'=TOP/FTR.
-TOP OF FTR. + 4'(0.33')=BSMT.FLR.
-TOP OF FTR. - 8'(0.67')=B1M.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, BRICK FRONT
GARAGE: 2 CAR FRONT LOAD/LEFT
OPTIONS: MORNING ROOM, BRICK FRONT, GARDENVIEW

- 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 ARIA'S WAY PHASE 4, FOR ADDITIONAL EROSION CONTROL AND GRADING ITEMS.
 7. ANY PROPOSED DECKS SHALL COMPLY WITH THE BUILDING SETBACK REQUIREMENTS SET FORTH IN SECTION 17.08

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 14
Elevation 763.59

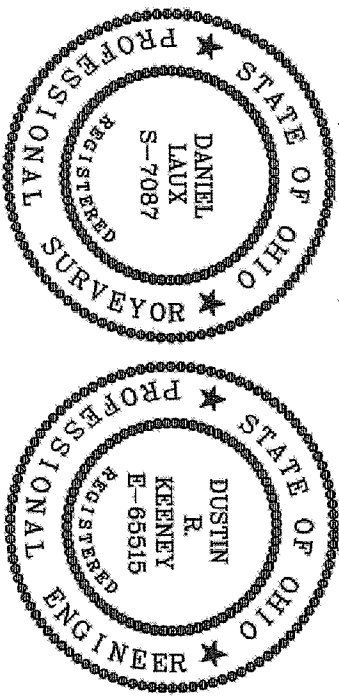
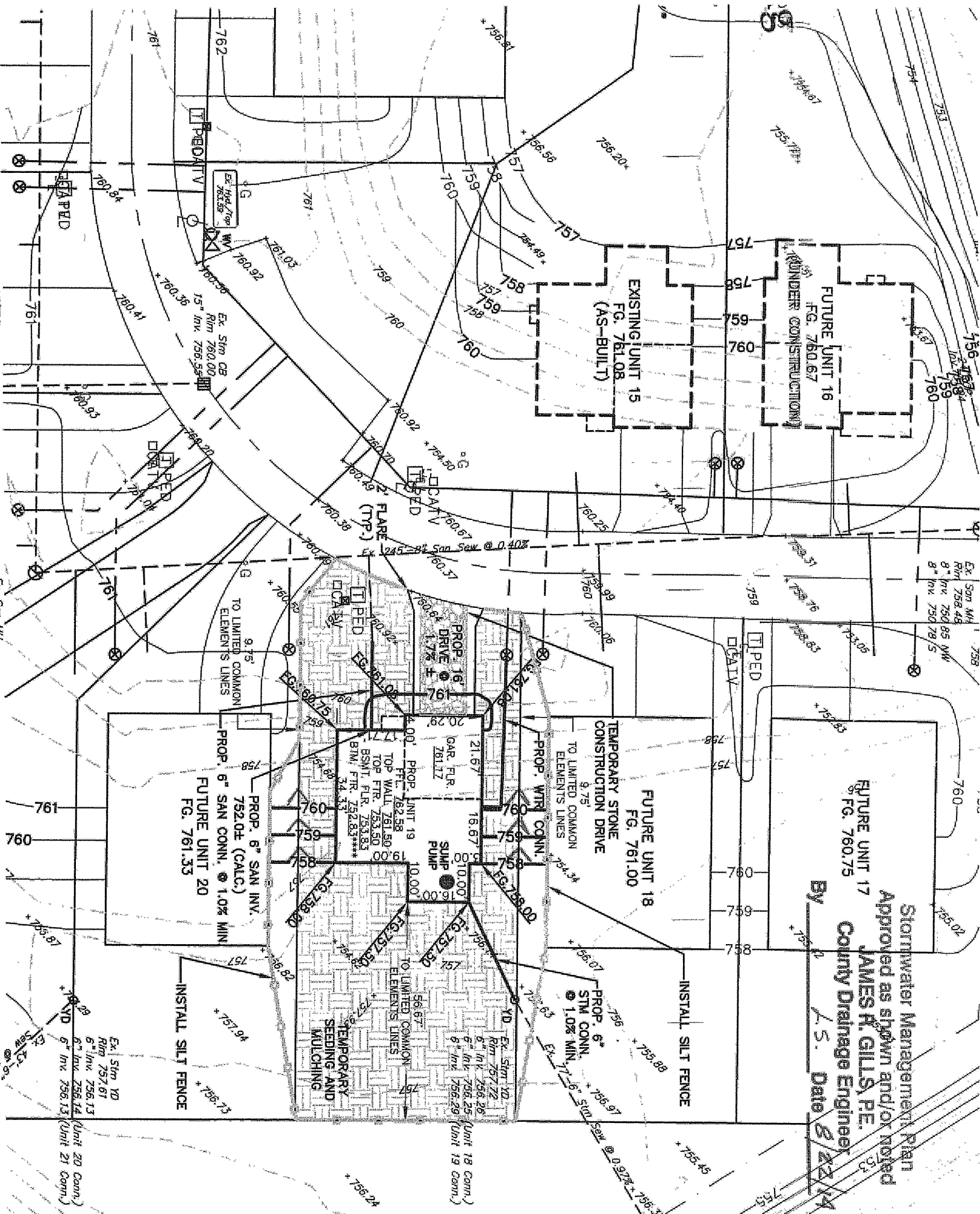
CONCORD TOWNSHIP ZONING OFFICE

Zoning Permit # 00851-518

Date Issued 8/17/14

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.



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

8/19/14
DATE

7/31/13
DATE

DANIEL LAUX, P.E. NO. E-65515

DUSTIN R. KEENEY, P.E. NO. E-65515

OWNER: RYAN HOMES 8770 W. SNOWVILLE ROAD SUITE 100 BRECKSWILLE, OHIO 44141 PHONE: (440) 584-4221		SITE PLAN FOR: UNIT 19 10192 COLTON AVE. ARIA'S WAY PHASE 4 CONCORD TOWNSHIP - LAKE COUNTY - OHIO		POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARON ROAD SUITE D WILLOUGHBY HILLS, OH 44094 (440) 944-4433 (440) 944-3722 (fax) www.polaris-es.com	
CONTACT: MARK FARR		DATE: 8/19/14 SCALE: HOR. 1"=30' VERT. none		FILENAME: Unit 19 Site Plan	
CONTRACT NO. 12032		SHEET 1 OF 2			