

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 5/ELEVATION A
GARAGE: 2 CAR FRONT LOAD/LEFT
OPTIONS: MORNING ROOM, FIREPLACE "LDF", PARTIAL STONE FRONT

NOTE:

1. CONTRACTOR TO VERIFY LOCATION & DEPTH OF LATERALS;
2. MINIMUM BUILDING SEPARATION SHALL BE 10'.
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 3, 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. GRINDER PUMP REQUIRED FOR BASEMENT SANITARY 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 11
Elevation 759.07

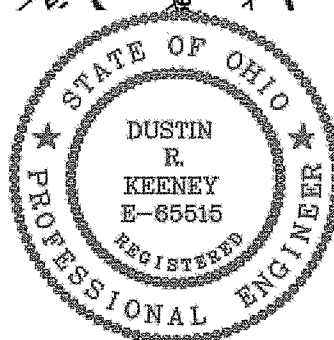
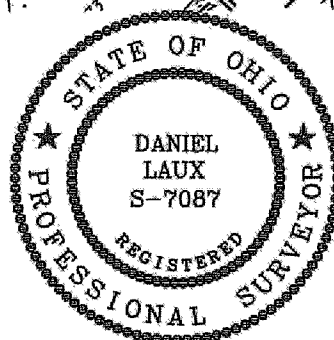
CONCORD TOWNSHIP ZONING OFFICE

Zoning Permit # 0574-15342

Date Issued 5/25/14

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.

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

5/27/14
DATE

THE TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON REPRESENT AN ACTUAL FIELD SURVEY MADE BY DANIEL LAUX, P.S. NO. 7087 ON AUGUST 3RD, 2012. THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND AS OF THE ABOVE DATE THEY EXISTED AS INDICATED HEREON.

Daniel Laux
DANIEL LAUX, P.S. NO. 7087

10/5/12
DATE



POLARIS ENGINEERING & SURVEYING, INC.
34800 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094
(440) 944-4433
(440) 944-3722 (Fax)
www.polaris-es.com

DATE: 5/27/14

SCALE: HOR. 1"=30'
VERT. none

FILENAME: Unit 3 Site Plan

SITE PLAN FOR:
UNIT 3

ARIA'S WAY
PHASE 3

CONCORD TOWNSHIP - LAKE COUNTY - OHIO

OWNER:

RYAN HOMES
5770 W. SNOWVILLE ROAD
SUITE 100
BRECKSVILLE, OHIO 44141

PHONE: (440) 584-4221

CONTACT:
MARK FAIR

CONTRACT No.

12032

SHEET	OF
1	2