

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 D
 GARAGE: 2 CAR FRONT LOAD/LEFT
 OPTIONS: MORNING ROOM, SIDE FIREPLACE, 2' GARAGE EXTENSION, 4 BEDROOM, 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

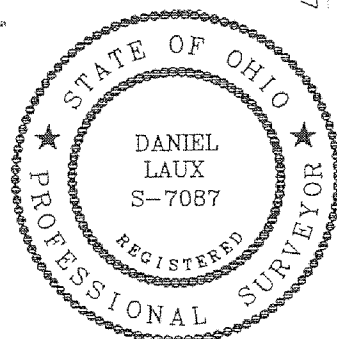
000.00 = SPOT ELEVATIONS

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 13
 Elevation 764.15

CONCORD TOWNSHIP ZONING OFFICE
 12/13-15201
 12/16/2013
 Approved By:
 Engineer/Storm Water Mgmt.
 Lake Co. Building Dept.



DESIGN CERTIFICATION

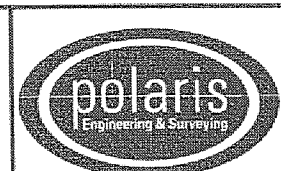
THIS PLAN WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DUSTIN R. KEENEY, P.E. NO. E-65515
 DATE 12/5/13

DATE 12/5/13

THE TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON REPRESENT AN ACTUAL FIELD SURVEY MADE BY DANIEL LAUX, P.S. NO. 7087 ON JULY 31ST, 2013. THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND AS OF THE ABOVE DATE THEY EXISTED AS INDICATED HEREON.

DANIEL LAUX, P.S. NO. 7087
 DATE 7/31/13



POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD
 SUITE D
 WILLOUGHBY HILLS, OH 44094
 (440) 944-4433
 (440) 944-3722 (Fax)
 www.polaris-ea.com

DATE: 12/5/13

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

FILENAME: Unit 29 Site Plan

SITE PLAN FOR:
 UNIT 29
 ARIA'S WAY
 PHASE 4
 CONCORD TOWNSHIP - LAKE COUNTY - OHIO

OWNER:
 RYAN HOMES
 6770 W. SNOWVILLE ROAD
 SUITE 100
 BRECKSVILLE, OHIO 44141
 PHONE: (440) 584-4221

CONTACT:
 MARK FAIR

CONTRACT No.

12032

SHEET	OF
1	2