





LEGEND

- DOWNSPOUT DISCONNECT RECEIVING GRASS TO BE TURF-FORMING PERENNIAL GRASSES.
- RECEIVING GRASS AREA TEN FEET BEYOND SPLASH BLOCK SLOPE TO BE MINIMUM 2% AND MAXIMUM 5%. BEYOND TEN FEET FROM SPLASH BLOCK SLOPE TO BE NO GREATER THAN 25%.

BUILDER:  
REMBRANDT HOMES, INC.  
6759 WHIPPLE AVENUE N.W.  
NORTH CANTON, OHIO 44720  
GEOFF MILLER  
330-699-1608

- REVISIONS:
- 5/15/2025: PER SUMMIT COUNTY HEALTH DEPT.
  - 5/21/2025: PER SUMMIT COUNTY HEALTH DEPT.
  - 5/28/2025: PER HOMEOWNER
  - 6/6/2025: PER HOMEOWNER
  - 6/9/2025: ADDED LIMITS OF DISTURBANCE.
  - 6/20/2025: PER CITY OF GREEN
  - 7/21/2025: PER SUMMIT COUNTY
  - 7/23/2025: PER SUMMIT SOIL AND WATER CONSERVATION DISTRICT

8/6/2025: PER HOMEOWNER

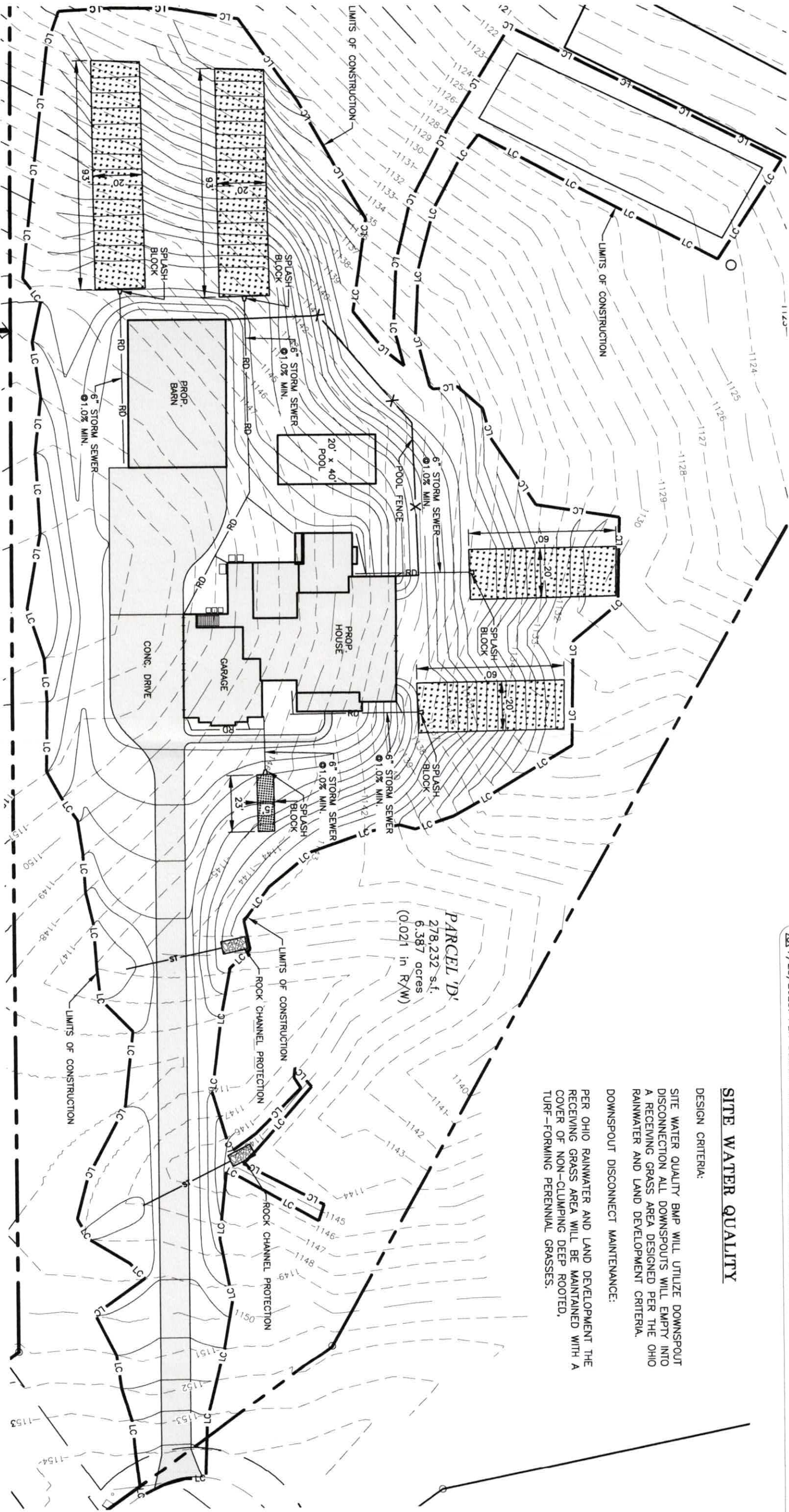
SITE WATER QUALITY

DESIGN CRITERIA:

SITE WATER QUALITY BMP WILL UTILIZE DOWNSPOUT DISCONNECTION ALL DOWNSPOUTS WILL EMPTY INTO A RECEIVING GRASS AREA DESIGNED PER THE OHIO RAINWATER AND LAND DEVELOPMENT CRITERIA.

DOWNSPOUT DISCONNECT MAINTENANCE:

PER OHIO RAINWATER AND LAND DEVELOPMENT THE RECEIVING GRASS AREA WILL BE MAINTAINED WITH A COVER OF NON-CLUMPING DEEP ROOTED, TURF-FORMING PERENNIAL GRASSES.



0 20' 40' 80'

SCALE: 1" = 40'

4730 PINECREST DRIVE  
PPN. 2817316

LOT BENCHMARK:  
5/8" CAPPED REBAR (CAMPBELL & ASSOC.)  
LOCATED AS SHOWN ON PLOT PLAN.  
ELEVATION: 1151.25

PLOT PLAN PREPARED FOR  
REMBRANDT HOMES  
PARCEL D, THE HEIGHTS AT PINECREST  
SITUATED IN THE CITY OF GREEN  
COUNTY OF SUMMIT, STATE OF OHIO

PREPARED BY:  
**GBC DESIGN, INC.**  
665 White Pond Dr.  
Phone 890-886-0228

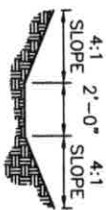
DATE: 5/7/2025  
DRAWN BY: BAW  
PROJECT No. 58012



LEGEND

- CAPED REBAR TO BE SET
- COO CURVE DATA
- △ EXISTING FIRE HYDRANT
- ▽ EXISTING VALVE
- EXISTING MANHOLE
- EXISTING BOX INLET
- EXISTING CURB INLET
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING POWER POLE
- FLOW DIRECTION OF DRAINAGE
- 00.00 NEW FINISHED GRADE ELEVATION
- 00.00 NEW FINISHED GRADE ELEVATION
- 00.00 EXISTING FINISHED GRADE ELEVATION
- 96.00 TOP OF WALL ELEVATION
- 95.50 BOTTOM OF WALL ELEVATION
- 00.00 NEW FINISHED TOP CONCRETE GRADE ELEVATION
- C.O. NEW LATERAL CLEAN OUT
- NEW TEMPORARY EROSION CONTROL (SILT FENCE)
- NEW TEMPORARY EROSION CONTROL AT INLET
- NEW FINISHED GRADE CONTOURS
- 780 EXISTING GRADE CONTOURS
- 775 EXISTING SANITARY SEWER
- 784 EXISTING SANITARY LATERAL
- LAT EXISTING SANITARY LATERAL
- RD EXISTING STORM SEWER
- RD EXISTING STORM LATERAL
- W EXISTING WATER MAIN
- WS EXISTING WATER SERVICE
- E NEW UTILITY SERVICE
- G NEW GAS SERVICE
- FM NEW SANITARY FORCE MAIN

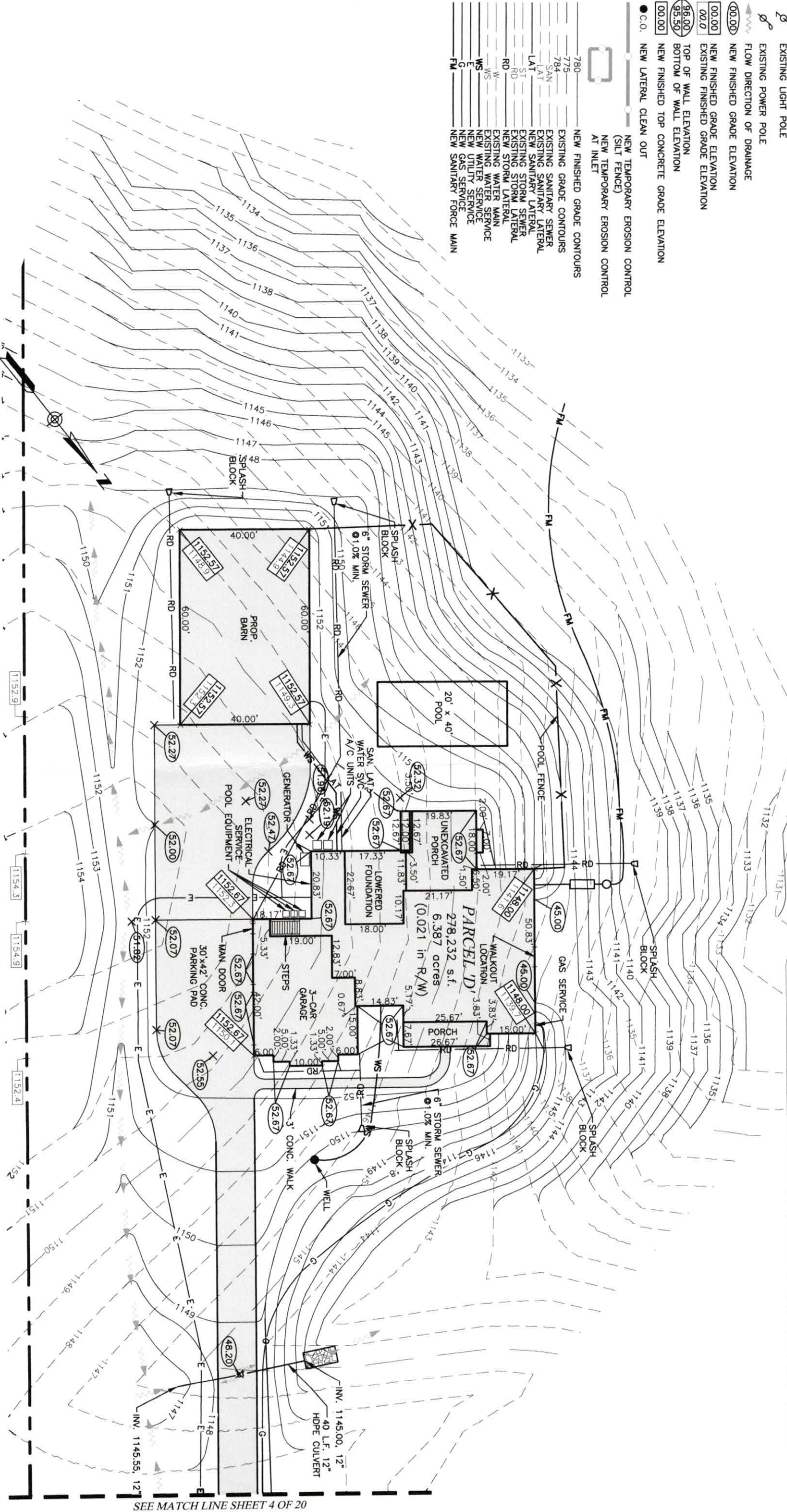
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TYPICAL SWALE DETAIL  
NO SCALE



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- FINISH FLOOR ELEVATION 1154.63  
TOP OF WALL ELEVATION (9'-0" WALL) 1153.67  
GARAGE ELEVATION 1152.67  
BASEMENT FLOOR ELEVATION 1145.00  
TOP OF FOOTING ELEVATION 1144.67  
BOTTOM OF FOOTING ELEVATION 1144.00

0 10 20 30 60  
SCALE: 1" = 30'  
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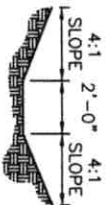
SHEET 3 OF 20  
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SEE MATCH LINE SHEET 4 OF 20



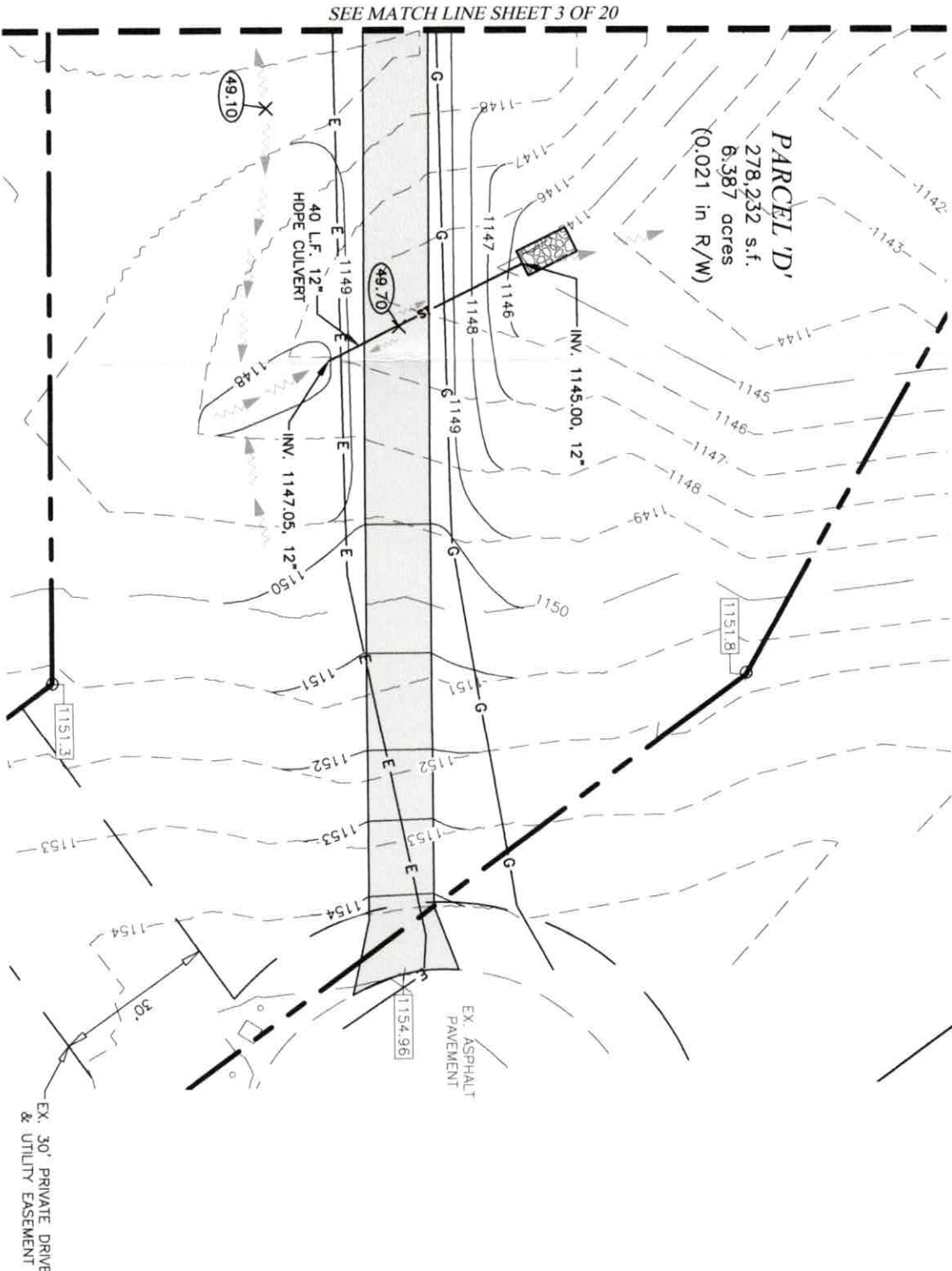
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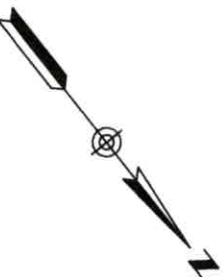


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