

NOTE:
BUILDING SETBACK LINES SHOWN
HEREON ARE DERIVED FROM SITE
PLAN OF DEVILLE GRANDEUR APARTMENT,
PREPARED BY THOMAS KLINGENSMITH
REG. ARCH. N^o 3783, DATED MARCH 29, 1989.
AS PROVIDED TO SURVEYOR.

LOT 14528

S.E. QTR. SECTION 33
JACKSON TWP.

TOWNSHIP & SECTION LINE—

N.E. QTR. SECTION 4
PERRY TWP

FLOOD INSURANCE NOTE

By Graphics plotting only, This property is in ZONE C of The Flood Insurance Rate Map, National Flood Insurance Program, Community Panel N° 390780 00858 effective date September 1, 1983. Based on the above information THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, AND STANDARD SPECIFICATIONS OF THE CITY OF MASSILLON. IN LIEU OF ANY LOCAL SPECIFICATIONS WORK SHALL BE DONE IN CONFORMANCE WITH THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS MOST RECENT EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION.
3. ALL EXISTING FIELD CONDITIONS SHALL BE ACTUALLY FIELD CHECKED AND VERIFIED BY CONTRACTORS PRIOR TO BIDDING AND CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCY BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, CONTRACTOR HAS TO SEEK WRITTEN CLARIFICATION FROM THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
4. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL BE CONSIDERED TO HAVE ACCEPTED HIS RESPONSIBILITY TO CONSTRUCT ALL ITEMS ON THESE PLANS USING CONSTRUCTION MEANS AND METHODS THAT WILL PROTECT PROPERTY AND PREVENT BODILY INJURY AND/OR DEATH. THE CONTRACTOR SHALL TAKE ANY NECESSARY SAFETY PRECAUTIONS TO COMPLY WITH THE SAFETY REQUIREMENTS OF CITY, STATE, AND FEDERAL GOVERNMENTS.
6. CONSTRUCTION SHALL BE PERFORMED, AND EQUIPMENT STORED, IN A MANNER WHICH PERMITS EXISTING FACILITIES TO PERFORM WITHOUT INTERRUPTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE EROSION CONTROL IN CONFORMANCE WITH REQUIREMENTS OF THE CITY OF MASSILLON.
8. NO SOIL BORING SHALL BE REQUIRED FOR THIS PROJECT. THE CONTRACTOR MAY PERFORM HIS OWN SOILS INVESTIGATION AFTER OBTAINING APPROVAL FROM THE OWNER.
9. THE EXISTING GAZEBO, WALK, SIGN AND CURB SHALL BE REMOVED AS REQUIRED FOR THE PROPOSED IMPROVEMENTS.
10. THE LOCATION OF THE EXISTING PRIVATE SANITARY SEWER REPRESENTED ON THE DRAWING WILL BE PROVIDED BY THE OWNER. THE PROPOSED CLUBHOUSE WILL BE SERVICED FROM THIS PRIVATE SEWER. CONSTRUCTION AND MATERIALS FOR THE PROPOSED CLUBHOUSE SANITARY SERVICE SHALL BE IN ACCORDANCE WITH CITY OF MASSILLON REQUIREMENTS. NO CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PERMITTED.
11. THE PROPOSED PAVED DRIVE SHALL BE ASPHALT 4" 0DOT 301 BASE WITH 1" 0DOT 404 SURFACE OR AS APPROVED BY THE ENGINEER.

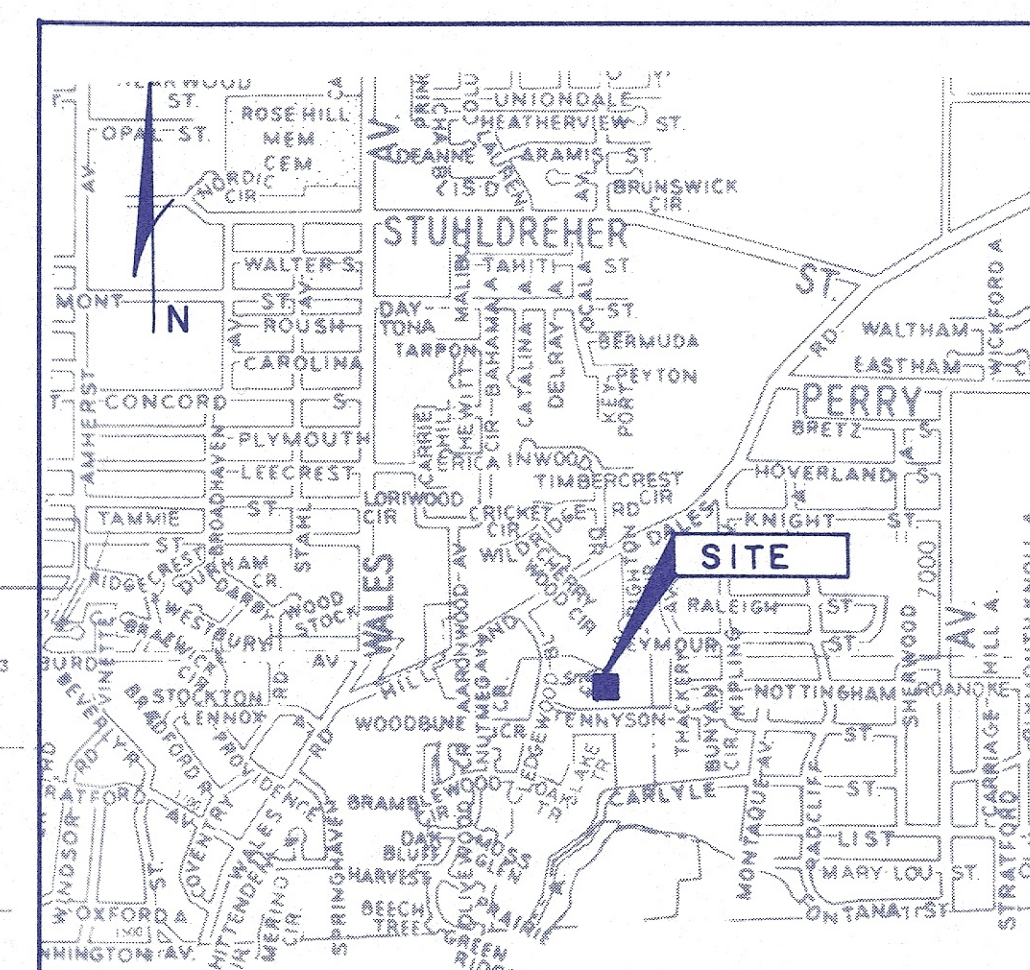
COOPER AND ASSOCIATES

1359 MARKET
AVENUE, NORTH
CANTON, OHIO

SITE PLAN : CLUBHOUSE
GRANDEUR APARTMENTS
LOCATED IN LOT 14580 IN THE CITY OF MASSILLON
STARK COUNTY, OHIO
FOR: DON DEVILLE

[illegible]

PROJ. = 99/25



VICINITY MAP

30 0 30 60
SCALE 1"=30' FEET