

Berens Building Addition

City of Massillon

Stark County, Ohio

PROJECT DESCRIPTION

NEW STORAGE BUILDING

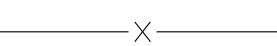
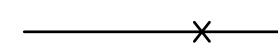
CONVENTIONAL SIGNS

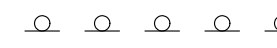
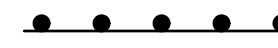
RIGHT OF WAY EXISTING: , PROPOSED: 

COUNTY LINE 

TOWNSHIP LINE 

CORPORATION LINE 

FENCE LINE EXISTING: , PROPOSED: 

GUARDRAIL EXISTING: , PROPOSED: 

MANHOLES EXISTING: , PROPOSED: , REHABILITATED: 

CATCH BASINS . . . EXISTING: , PROPOSED: , REHABILITATED: 

SIGNS 1-POST: , 2-POST: , 3-POST: , STREET: 

EXISTING POLES . . . POWER: , TELEPHONE , LIGHT , SPAN 

PROPOSED POLES . . . POWER: , TELEPHONE , LIGHT , SPAN 

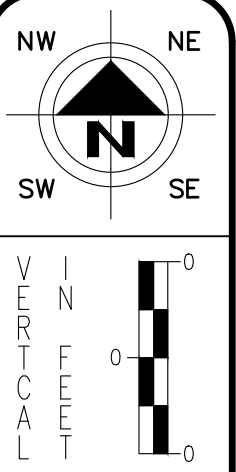
EXIST. UTILITIES . . . VALVE: , HYDRANT: , METERS: , GUY: 



LOCATION MAP

INDEX OF SHEETS:

TITLE SHEET	1
GENERAL NOTES	2
EXISTING CONDITIONS & DEMO PLAN	3
SITE PLAN	4



HORIZONTAL
SCALE IN FEET

CHECKED BY: KAD
DATE: Sept. 2021
DRAWN BY: BMH
DATE: Sept. 2021

REVISIONS:	DESCRIPTION
DATE	

Berens Building Addition
Title Sheet
City of Massillon
Stark County, Ohio

CIVPRO
ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
4450 BELDEN VILLAGE STREET NW, SUITE 800 CANTON, OH 44718
PHONE: (234) 410-3913 EMAIL: KAD@CIVPROENGINEERING.COM
WWW.CIVPROENGINEERING.COM

DRAWING NAME:
Berens Site Plan.dwg
REF NUMBER:



TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY



TWO WORKING DAYS
BEFORE YOU DIG
1-800-925-0988 (TOLL FREE)
OIL @ GAS PRODUCERS UNDERGROUND
PROTECTION SERVICE



KEITH A. DYLEWSKI, P.E., P.S.
CIVPRO ENGINEERING, LLC



9/10/21

DATE



PLAN PREPARED BY:
CIVPRO ENGINEERING, LLC
4450 Belden Village Street NW, Suite 800
Canton, Ohio 44718
(234) 410-3913

OWNER:
James 110, LLC
110 James Ave. NW
Massillon, Ohio 44647

CITY OF MASSILLON ENGINEER

JASON POPIEL, PE

DATE

APPROVALS

THE CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE CITY OF MASSILLON AND SUPPLEMENTED WHERE APPLICABLE BY THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) MATERIAL SPECIFICATIONS, 2016.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT, SITE CONDITIONS, WEATHER LIMITATIONS, SCHEDULE LIMITATIONS, PLANS, SPECIFICATIONS, STANDARD DRAWINGS AND ANY OTHER DOCUMENTS ASSOCIATED WITH THE PROJECT PRIOR BIDDING ON THIS PROJECT

ANY CHANGE ORDERS TO THE ORIGINAL CONTRACT DOCUMENTS MUST BE SUBMITTED IN WRITING BY THE CONTRACTOR, TO THE ENGINEER, FOR REVIEW AND APPROVAL/DISAPPROVAL BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON SUSPECTING A PENDING CHANGE ORDER. THE OWNER WILL REVIEW EACH REQUEST IN A TIMELY FASHION. ANY WORK COMPLETED BY THE CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION WILL NOT BE PAID BY THE OWNER (COST WILL BE BORNE BY THE CONTRACTOR.

ANY MODIFICATION TO THE WORK SHOWN ON THESE PLANS MUST HAVE PRIOR WRITTEN APPROVAL BY THE ENGINEER.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REQUEST AND ATTEND A PRE-CONSTRUCTION MEETING.

AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS AND MATERIAL SHEETS FOR REVIEW, A LIST OF ALL SUBCONTRACTOR S, A WRITTEN SCHEDULE FOR THE PROJECT, EMERGENCY NUMBERS, AND OTHER ITEMS REQUESTED BY THE ENGINEER, PRIOR TO BEGINNING ANY WORK ON THE PROJECT.

THE CONTRACTOR SHALL CONFINE WORK ACTIVITIES TO THE PROJECT ARE A, UNLESS PRIVATE AGREEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR AND PROPERTY OWNERS TO EXTEND ONTO PRIVATE PROPERTY ALL DAMAGE TO AREAS BEYOND THE WORK LIMITS SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION BEFORE CONSTRUCTION.

ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.

NO WORK OR OTHER ACTIVITIES ARE TO TAKE PLACE OUTSIDE OF THE PROPERTY LINES OF THIS PROJECT AS DEFINED IN THE CONTRACT PLANS. CONTRACTOR SHALL LIMIT THE AREA OF DISTURBANCE TO THE PROPOSED LIMITS OF GRADING.

WHERE POSSIBLE. PRIOR TO SOIL STOCKPILING, CONTRACTOR TO REVIEW THE EXISTING SITE CONDITIONS/ELEVATION PRIOR TO BID. EXCAVATE TEST PITS AS NECESSARY. OWNER TO PAY FOR MONITORING BY GEOTECHNICAL ENGINEER.

FERTILIZING, SEEDING AND MULCHING FOR RESTORATION OF DISTURBED AREAS SHALL CONFORM TO CITY OF MASSILLON CONSTRUCTION STANDARDS AND SPECIFICATIONS.

THE EXISTING CONTOURS WERE FROM FIELD TOPOGRAPHIC SURVEY PRIOR TO SITE CLEARING, DEMOLITION AND TOPSOIL STOCKPILING. THE CONTOURS ARE IN ONE (1) FOOT INCREMENTS.

CONTRACTOR SHALL RESTORE ALL AREAS AND UTILITIES DISTURBED BY HIS WORK SHALL BE REPAIRED TO THE CONDITION EXISTING PRIOR TO CONSTRUCTION AND AS PER CONTRACT DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES, BUILDINGS, ROADWAYS, STRUCTURES AND SITE CONDITIONS RESULTING FROM HIS WORK.

ALL DISTURBED SIGNS. GUARD RAIL, MAIL AND/OR PAPER BOXES, DRIVES AND DRIVE CULVERTS SHALL BE REPAIRED AND/OR REPLACED AS DIRECTED BY THE CITY OF MASSILLON.

ALL DISTURBED AND/OR DAMAGED SEWER PIPES, SEWER APPURTENANCES, PAVEMENTS, BERMS AND DITCHES SHALL BE REPAIRED AND /OR REPLACED AS DIRECTED BY THE CITY OF MASSILLON.

ALL COSTS FOR THE WORK DESCRIBED ABOVE SHALL BE INCLUDED FOR PAYMENT WITH THE PRICE BID FOR THE VARIOUS CONTRACT ITEMS.

THE CONTRACTOR AND SUBCONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTION AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR(S) TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

THE ENGINEER RESERVES THE RIGHT TO SHUT-DOWN THE PROJECT WITH NO RESPONSIBILITY TO DELAY CLAIMS OR PROJECT SCHEDULE, SHOULD THE CONTRACTOR FAIL TO PROVIDE A SAFE ENVIRONMENT FOR WORKERS AND /OR THE PUBLIC.

PROVIDE THE INSTALLATION AND OPERATION OF ALL WORK ZONE TRAFFIC CONTROL AND WORK ZONE TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS WHETHER INSIDE OR OUTSIDE WORK LIMITS.

UTILITIES

THE FOLLOWING UTILITIES MAY BE LOCATED WITHIN THE WORK LIMITS:

UTILITY & CONTACT	PHONE
CITY ENGINEER, JASON POPIEL, PE	(330) 830-1722
CITY OF MASSILLON (STORM, SANITARY)	(330) 830-1722
AQUA OHIO	(330) 832-5764
MCTV	(330) 833-4134
FIRST ENERGY	(330) 830-7056
DOMINION	(330) 478-1700
AT&T	(330) 834-8057

CONTRACTOR SHALL USE THE FOLLOWING PROCEDURE AT EACH LOCATION WHERE WORK IS PERFORMED, IN ACCORDANCE WITH SECTIONS 105.07 AND 107.16 IN THE CONSTRUCTION AND MATERIALS SPECIFICATIONS.

THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE OHIO UTILITIES PROTECTION SERVICE (OUPS), THE OHIO OIL AND GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (OGPUPS), THE OHIO DEPARTMENT OF TRANSPORTATION DISTRICT 4 HEADQUARTERS AND ALL NON REGISTERED UTILITY OWNERS AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION IN ALL AREAS.

OUPS 1-800-362-2764 (CONTACT LIMITED BASIS PARTICIPANTS DIRECTLY)
OGPUPS 1-800-925-0988
ODOT 1-330-786-3145

EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION OF PROPOSED PIPES OR FACILITIES TO VERIFY THE REQUIRED VERTICAL AND HORIZONTAL CLEARANCE IS AVAILABLE, PRIOR TO CONSTRUCTION OF THE PROPOSED FACILITY. IN THE CASE OF CONFLICT BETWEEN UTILITIES, THE ENGINEER SHALL DETERMINE THE PROPOSED

COURSE OF ACTION TO ELIMINATE THE CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT. PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN ON THESE PLANS OR NOT.

THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. ALL EXISTING UTILITIES, SERVICE LINES, ETC. DAMAGED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPAIRED TO THE SATISFACTION OF THE UTILITY OWNER

AT ALL UTILITY CROSSINGS, THE TRENCH BACKFILL SHALL CONSIST OF COMPACTED GRANULAR MATERIAL BETWEEN THE PIPES.

ALL EXISTING MANHOLES, CATCH BASINS, UTILITY BOXES, VALVES BOXES, ETC. SHALL BE ADJUSTED TO MATCH THE FINISHED GRADE OF THE PROJECT.

ALL STORM STRUCTURES SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611 ,

CONSTRUCTED PER THE STANDARD DRAWING REFERENCED IN THE PLANS, OR AS MODIFIED BY SPECIFIC DETAILS INCLUDED IN THIS PLAN. ACCEPTABLE MATERIALS SHALL BE PRECAST CONCRETE ONLY.

ALL STORM GRATES SHALL BE "BICYCLE SAFE" AND "ADA COMPLIANT".

ALL STORM PIPES SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611 , OR AS MODIFIED BY SPECIFIC DETAILS INCLUDED IN THIS PLAN. ACCEPTABLE STORM SEWER MATERIALS SHALL BE RCP (706.02), HDPE (707.33), OR PVC (707.42,707.43).

ALL STORM SEWER S UNDER PAVEMENT SHALL BE ODOT TYPE B. ALL DRIVE PIPES SHALL BE ODOT TYPE D. ALL CULVERTS SHALL BE ODOT TYPE A.

ALL UNDERDRAINS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 605, OR A S MODIFIED BY SPECIFIC DETAILS INCLUDED IN THIS PLAN. ACCEPTABLE MATERIALS SHALL BE HOPE (707.31) OR PVC (707.41).

ALL ROOF DRAIN COLLECTOR S SHALL MEET THE REQUIREMENTS OF ODOT ITEM 605, OR AS MODIFIED BY SPECIFIC DETAILS INCLUDED IN THIS PLAN. ACCEPTABLE MATERIALS SHALL BE HOPE (707. 33) OR PVC (707.45).BACK FILL FOR ALL PIPES WITHIN THE INFLUENCE LINE OF THE PAVEMENT (STREET,DRIVEWAYS, SIDEWALKS, ETC.) SHALL BE FULL DEPTH COMPACTED GRANULAR EMBANKMENT MEETING THE REQUIREMENTS OF ODOT ITEM 611. THE INFLUENCE LINE OF THE PAVEMENT IS DEFINED AS A LINE EXTENDING DOWNWARD AT A 45 DEGREE ANGLE FROM A POINT 2 FEET BEYOND THE PAVEMENT. COMPACTION AND TESTING REQUIREMENTS SHALL MEET THE ODOT SPECIFICATION.

ALL EXISTING PIPES, ROOF DRAINS, DRAIN TILES, SUMP PUMP CONNECTIONS, SPRING DRAINS. OR FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORM SEWER SYSTEM OR ROOF DRAIN COLLECTOR SYSTEM, AS DIRECTED BY THE ENGINEER.

ALL COSTS FOR THE WORK DESCRIBED ABOVE SHALL BE INCLUDED FOR PAYMENT WITH THE PRICE BID FOR THE VARIOUS CONTRACT ITEMS.

CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO, OR CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT, OR EXISTING APPURTENANCE TO BE CONNECTED, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN CONDUIT SLOPE, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATION.

IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.

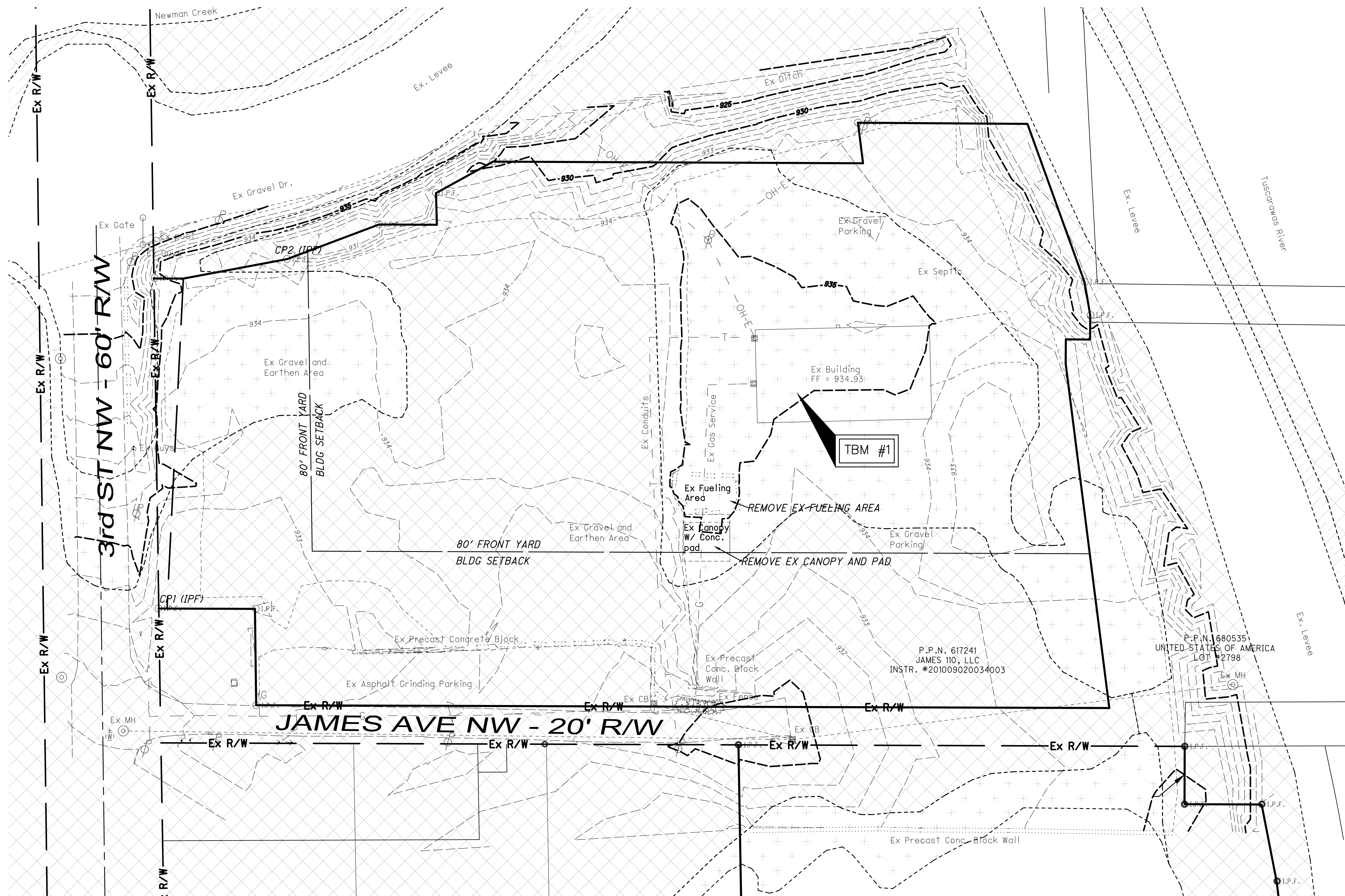
PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 603 ITEM.

HORIZONTAL SCALE IN FEET	
CHECKED BY: KAD	
DATE: Sept. 2021	
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Berens Site Plan
General Notes
City of Massillon
Stark County, Ohio

ENGINEERING
ENGINEERS-SURVEYORS-CONSTRUCTION MANAGERS
4450 BELDEN VILLAGE STREET NW, SUITE 800 CANTON, OH 44718
PHONE (234) 410-3913 EMAIL: KAD@CIVPROENGINEERING.COM
WWW.CIVPROENGINEERING.COM

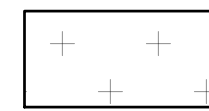
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FEMA FLOODPLAINS LEGEND:



- ZONE AE
SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD
ELEVATION (BFE) OR DEPTH



- ZONE D
AREA WITH REDUCED FLOOD RISK DUE TO LEVEE



- ZONE X
0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1%
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS
THAT ONE FOOT OR WITH DRAINAGE AREAS OF LESS
THAN ONE SQUARE MILE

CONTROL

DESCRIPTION	NORTH	EAST
CP1 (IPF)	417023.5099	2237133.2318
CP2 (IPF)	417204.7064	2237189.8358

TBM #1
EXISTING FINISHED FLOOR OF BUILDING
ELEV. 934.93

UNDERGROUND UTILITIES
CONTACT BOTH SERVICES TWO WORKING DAYS
BEFORE YOU DIG

OHIO
UtilitiesProtection
SERVICE

Call Before You Dig
1-800-362-2764

(Non-members must be called directly)

OIL & GAS PRODUCERS
UNDERGROUND PROTECTION SERVICE
1-800-925-0988

N
NW NE
SW SE

0 15 30
FEET

0 15 30
HORIZONTAL
SCALE IN FEET

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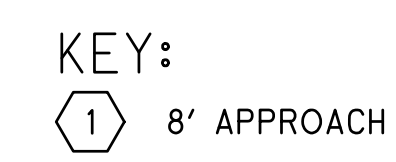
REVISIONS:	DATE	DESCRIPTION

Berens Building Addition
Plan and Profile
City of Massillon
Stark County, Ohio

CIVIPRO
ENGINEERING
ENGINEERS-SURVEYORS-CONSTRUCTION MANAGERS
4450 BELDEN VILLAGE STREET NW, SUITE 800 CANTON, OH 44708
PHONE: (234) 410-3913 EMAIL: KAD@CIVIPROENGINEERING.COM
WWW.CIVIPROENGINEERING.COM

DRAWING NAME:
Berens Site Plan.dwg

REF. NUMBER:



TMB #1
EXISTING FINISHED FLOOR OF BUILDING
ELEV. 934.93

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING, AND MAINTAINING THE WORK CONDITION OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE TO REMAIN ON SITE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE AT THEIR OWN EXPENSE ANY UTILITIES OR STRUCTURES DAMAGED BY CONSTRUCTION TO THE OWNERS SATISFACTION.
2. SPLASH BLOCKS SHALL BE PLACED AT ALL BUILDING DOWNSPOUTS.
3. EXISTING PARKING ARRANGEMENT WILL BE MAINTAINED.

	REQUIRED NONE
MIN. DEVELOPMENT AREA	
MIN. LOT SIZE	
DEVELOPED LOT SIZE	N/A
REMAINING LOT SIZE	N/A
MIN FRONTAGE:	N/A
MIN FRONTAGE ON ARTERIAL STREET:	N/A
MIN. LANDSCAPED OPEN AREA	N/A
MAX. BUILDING HEIGHT:	60'
MIN. SETBACKS:	
FRONT	80'
SIDE	N/A
REAR	N/A
MIN PARKING SPACE DIMENSIONS:	9X18'
FLOOD ZONE	X, AE, D

UNDERGROUND UTILITIES	
CONTACT BOTH SERVICES TWO WORKING DAYS BEFORE YOU DIG	
 OHIO UtilitiesProtection SERVICE	<i>Call Before You Dig</i> 1-800-362-2764
(Non-members must be called directly)	
OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE 1-800-925-0988	

