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September 25, 2012

**Planning Commission
City of Massillon
151 Lincoln Way East
Massillon, Ohio 44646**

**Re: St. Andrews Apartment Complex – Veterans Boulevard
Variance Request to Eliminate Part of Internal Drive**

Dear Planning Commission Members:

On behalf of the owner/developer, Bourlas Construction, we are *requesting permission to amend the approved site plan*. The developer has initiated construction on the third dwelling unit and has found that the grade difference within the complex is problematic.

Attached you will find a yellow highlighted mark-up the part of the internal drive the developer wants to eliminate. If the drive is eliminated then the fire department will still have 3 side access to all buildings so the public health safety and welfare is not adversely affected. Eliminating this part of the drive allows for better blending of grades and eliminates the severe 6 ft drop off adjacent to the dwelling units. Blending the grades reduces a potential hazard for pedestrian in and around the southerly building.

Please advise if and when this issue will be on the Planning Commission agenda as we would like to attend the meeting and answer question by the Commission. Thoughtful consideration of our request is appreciated.

Sincerely,
HAMMONTREE & ASSOCIATES, LIMITED

Barbara Hammontree Bennett, PE, PS
Principal

Enclosure

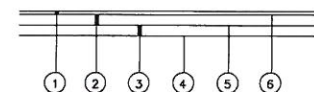


L=187.51'
R=474.30'
Δ=22°39'04"
C=186.29'
B=S 23°24'48" E
T=94.99'

UNIVERSITY DRIVE S.E. - 50'

LEGEND

- R/W- RIGHT-OF-WAY
- W- WATER LINE
- S- SANITARY SEWER LINE
- ST- STORM SEWER LINE
- G- GAS LINE
- UE- UNDERGROUND ELECTRIC
- OE- OVERHEAD ELECTRIC
- UT- UNDERGROUND TELEPHONE
- OT- OVERHEAD TELEPHONE
- OE&T- OVERHEAD ELEC. & TELE.
- X-X- CHAINLINK FENCE
- PROPERTY MARKER FOUND AS NOTED
- 1/2" IRON BAR WITH H&A CAP SET
- GAS LINE MARKER
- WATER LINE MARKER
- POWER POLE
- GENERAL POLE
- LIGHT POLE
- ANCHOR
- SIGN
- CATCH BASIN (C.B.)
- MAN HOLE (AS LABELED)
- TRAFFIC CONTROL BOX
- FIRE HYDRANT
- VALVE
- EOP EDGE OF PAVEMENT
- SPOT ELEV. TOP & BOTTOM OF CURB
- SPOT ELEV. EDGE OF PAVEMENT
- (ST) SEDIMENT TRAP (SEE SHEET 7)



- 1) ITEM 404 1" ASPHALT CONCRETE
- 2) ITEM 301 3" BITUMINOUS AGGREGATE BASE
- 3) ITEM 304 6" AGGREGATE BASE (2-3" LIFTS)
- 4) ITEM 203.13 COMPACTED SUBGRADE
- 5) ITEM 408 PRIME COAT TO BE APPLIED AT THE RATE OF 0.4 GAL./SQ. YD.
- 6) ITEM 407 TACK COAT TO BE APPLIED AT THE RATE OF 0.4 GAL./SQ. YD.

ALL ITEMS FROM STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION & MATERIAL SPECIFICATIONS, JAN. 1, 1997.

ASPHALT PAVEMENT SECTION DETAIL

NTS

SITE INFORMATION

SITE DESCRIPTION - EXISTING - GRASSY HILLS

PROPOSED - APARTMENT COMPLEX

TOTAL AREA OF SITE - 10.53 AC.
AREA OF SITE TO UNDERGO EXCAVATION - 10.53 AC.
PHASE I EXCAVATION - 2.01 AC.

PRE-CONSTRUCTION RUNOFF COEFFICIENT - 0.30
POST-CONSTRUCTION RUNOFF COEFFICIENT - 0.60

SCHEDULE OF MAJOR CONSTRUCTION
COMMENCEMENT - SUMMER 2000
COMPLETION - SUMMER 2001

RECEIVING STREAM AND SURFACE WATERS
UNNAMED TRIBUTARY TO THE TUSCARAWAS RIVER

EXISTING SOILS ON SITE
CdB CANFIELD SILT LOAM, 2 TO 6 PERCENT SLOPES
CdC CANFIELD SILT LOAM, 6 TO 12 PERCENT SLOPES
CdD CANFIELD SILT LOAM, 12 TO 18 PERCENT SLOPES, MODERATELY ERODED
FvB FITCHVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES
RvB RAVENNA SILT LOAM, 2 TO 6 PERCENT SLOPES
WvD WOOSTER SILT LOAM, 12 TO 18 PERCENT SLOPES, MODERATELY ERODED



EROSION CONTROL NOTES

1. ALL SEDIMENT PONDS AND PERIMETER SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING AND SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE RESTABILIZED.
2. SILT FENCES ARE TO BE CONSTRUCTED IN FRONT OF ALL STORM INLETS, HEADWALLS AND PIPE OUTLETS.
3. SILT FENCES ARE TO BE CONSTRUCTED ON THE OUTSIDE OF ALL FILL AREAS. AFTER 15 DAYS, TEMPORARY SEEDING WILL BE REQUIRED ON ALL FILL AREAS.
4. TEMPORARY SEEDING SHALL CONSIST OF 3-5 POUNDS OF RYE GRASS PER 1000 SQUARE FEET.
5. TOPSOIL STOCKPILES TO BE ENCIRCLED BY SILT FENCE AND/OR TEMPORARY SEEDING.
6. OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.
7. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A COPY OF THE SOIL EROSION CONTROL PLAN SHOULD BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
8. ALL EROSION CONTROL PRACTICES MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE OHIO DEPARTMENT OF NATURAL RESOURCES, RAINWATER AND LAND DEVELOPMENT MANUAL, SECOND EDITION, 1996.
9. AT THE END OF EACH DAY THE CONTRACTOR SHALL CLEAN EXISTING ROADWAYS OF MATERIALS (SOIL, MUD ETC.) WHICH WERE DEPOSITED DUE TO THE CONSTRUCTION OF THE PROJECT. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED AT ALL POINTS WHERE TRAFFIC ENTERS AND LEAVES THE CONSTRUCTION SITE.
10. RUNOFF WATER CARRYING SEDIMENT SHALL NOT BE PERMITTED TO FLOW ON TO ANY ADJACENT PROPERTIES OR ON TO ADJACENT PUBLIC RIGHT OF WAYS. ALL OFF SITE AND ON SITE EROSION AND SEDIMENT DAMAGE SHALL BE THE TOTAL RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND SHALL BE CORRECTED IMMEDIATELY.
11. CONTRACTOR TO INSTALL FILTER FABRIC FENCE AT VARIOUS LOCATIONS ON THE PROPERTY AS SHOWN.
12. SOIL EROSION CONTROL STRUCTURES SHALL BE INSPECTED ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A 1/2" OR GREATER RAINFALL. THE CONTRACTOR SHALL KEEP A WRITTEN LOG OF ALL INSPECTIONS AND DOCUMENT CORRECTIVE ACTIONS.
13. DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF 45 DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN 7 DAYS.
14. EROSION CONTROL BLANKETS WITH MATTING WILL BE USED ON DITCHES GREATER THAN 1.5%.
15. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.
16. CONTRACTOR TO REFER TO SANITARY SEWER NOTES 15 & 16 ON SHEET 4 FOR SOIL EROSION CONTROL DURING SANITARY SEWER CONSTRUCTION.

BHB/HSA
9/8/2012
Eliminate Drive

L=336.31'
R=2453.92'
Δ=07°51'09"
C=336.05'
B=N 76°43'04" E
T=168.42'

L=38.80'
R=25.00'
Δ=88°55'23"
C=35.02'
B=N 62°44'39" W
T=24.53'

L=404.01'
R=3086.41'
Δ=07°30'00"
C=403.72'
B=N 22°01'47" W
T=202.29'

L=337.28'
R=967.81'
Δ=19°58'02"
C=335.57'
BRC=N 15°47'46" W



SCALE: 1" = 50'
0 25 50 100

NOTES:

UTILITY LOCATIONS SHOWN HEREON WERE COMPILED FROM PLAN INFORMATION AND/OR FIELD LOCATION OF SURFACE UTILITY STRUCTURES. EXACT LOCATIONS OF UNDERGROUND UTILITIES ARE UNKNOWN.

BOUNDARY FROM THE VILAS OF ST. ANDREWS SITE PLAN BY W.G. LOCKHART CONSTRUCTION CO. DATED 1/5/98.
BOUNDARY NOT RESURVEYED.

CONTOUR INTERVAL = 1 FOOT

BENCHMARKS:

"1" CHISELED IN NORTHWEST CORNER OF HEADWALL 40'± WEST OF THE CENTERLINE OF UNIVERSITY DRIVE S.E. AND 600'± NORTH NAVE ROAD S.E.
ELEVATION = 95.15

MAG NAIL SET 2'± UP SOUTH SIDE OF POWER POLE 400'± WEST ON UNIVERSITY DRIVE.
ELEVATION = 87.81

"X" CHISELED IN NORTH FLANGE OF FIRE HYDRANT BOLT ON EAST SIDE OF VETERANS BOULEVARD S.E. 800'± NORTH NAVE ROAD S.E.
ELEVATION = 89.94

"X" CHISELED IN NORTH FLANGE OF FIRE HYDRANT BOLT ON EAST SIDE OF VETERANS BOULEVARD S.E. 400'± NORTH NAVE ROAD S.E.
ELEVATION = 101.53

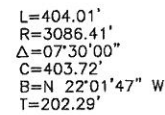
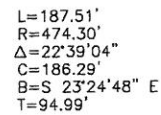
SITE GRADING & STORMWATER POLLUTION PREVENTION PLAN
THE LEGENDS OF ST. ANDREWS
10.53 ACRES
SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK, OHIO
BEING PART OF OUTLOTS 562 & 563

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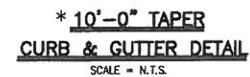
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BY W.G. LOCKHART CONSTRUCTION CO. DATED 1/5/98.
BOUNDARY NOT RESURVEYED.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	MULTI ANGLE	TANGENT
C1	100.00'	38.58'	39.30'	S 86°34'2" W	22°40'03"	20.04'
C2	200.00'	88.31'	85.64'	S 69°53'56" W	24°43'51"	43.84'
C3	112.00'	50.84'	50.41'	S 66°12'28" W	26°00'50"	25.87'
C4	112.00'	136.82'	128.55'	S 44°11'25" W	70°02'37"	78.49'
C5	100.00'	54.43'	53.76'	S 62°35'31" E	31°11'13"	27.91'
C6	24.00'	37.70'	33.54'	S 88°18'10" E	24°00'00"	24.00'
C7	24.00'	33.54'	30.38'	S 82°03'12" E	8°07°04'	20.16'
GP	3496.41'	371.41'	201.37'	S 20°08'57" E	0°34'40"	100.74'



ELEVATION

HANDICAPPED RAMP DETAIL WITHIN R/W

RAMP TO COMPLY WITH ALL ADA CODES.

SCALE: 1" = 50'

THE LEGENDS OF ST. ANDREWS
10.53 ACRES

SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK, OHIO
BEING PART OF OUTLOTS 562 & 563

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GARAGE WIDTH: ADDED H.C. POST
DATE: B/3/00 REVISION BY: EAK

DESIGNED BY: CDR
CHECKED BY: J
DRAWN BY: LJP
REVIEWED BY:
F.B.421 PAGE: 34
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SITE DIMENSION PLAN
THE LEGENDS OF ST. ANDREWS
10.53 ACRES
SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK, OHIO
BEING PART OF OUTLOTS 562 & 563

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