

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

Engineering Department
Keith A. Dylewski, P.E., P.S., City Engineer

August 19, 2014

GBC Design Inc.
565 White Pond Drive
Akron, OH 44320
ATTN: Mike Kendall P.E.

RE: Danbury Woods Site Plan Review

Mr. Kendall

The City of Massillon Engineering Department has reviewed the submitted site plan for the above referenced project. The following comments have been compiled along with the attached set of red lined drawings need to be re-submitted for review. **In your re-submittal provide a response letter addressing each comment and three (3) revised sets plans and if applicable two (2) copies of supporting documentation.**

GENERAL

- 1) Provide a copy of the soils report for this project.
- 2) Clearly show and label nearby waterline and location of existing fire hydrants near this site.
- 3) This property applied for and received a zoning change on June 2, 2014 from Massillon City Council. From R-1 single family district to RM-1 Multi Family district. However the plans still reference the old residential zoning. Revise setbacks, notes, and building as necessary to comply with this new zoning classification. The new building setback is 40 feet per section 1157.04 of the zoning code.
- 4) Provide a detail of the new city sidewalk along University drive (see attached)

SHEET SD3.0 – SITE LAYOUT PLAN

- 5) Label the Lot number, zoning, and acreage of the site.

- 6) Label the lot number, zoning, parcel number, and owner name of all adjacent properties.
- 7) Clearly label the corporation line between Massillon/Perry Township.
- 8) Label the zoning of the parcel to the east. (Perry twp zoning)
- 9) Label the total acres of the site on this sheet. I cannot find the total site acres anywhere on these drawings. The number of units allowed is defined by the acreage of the site. Show the calculations on this sheet which were used to determine the total number of units. (similar to parking calcs)

SHEET SD3.01 – SITE PLAN

- 10) Clearly label the boundary between Phase 1 / Phase 2 work.
- 11) Label the size of the existing parking spaces and aisles.
- 12) Is employee count correct? 8 employees per shift for 96 units?
- 13) Install 5-foot-wide sidewalk along University Drive per section 1111.09 of the zoning code.

SHEET C4.0 – UTILITY PLAN

- 14) Label material for proposed storm sewers.
- 15) Label material for proposed roof drains
- 16) Label material for proposed storm sewer under building pads.
- 17) Label size and length of sanitary sewer connection lateral. Label material as SDR35 sanitary sewer pipe.
- 18) Label size of existing water main.

SHEET 7.00 and 7.01 EROSION CONTROL / POND PLAN

- 19) Label the acres disturbed and the total site acres.
- 20) Water Quality Pond: Label 30" inlet pipe
Label 30" outlet pipe
Label headwall on outlet pipe
- 21) Label location of emergency overflow and spot elevations.


22) Label existing pond outlet structure and elevations- top, weir, etc.

23) Label normal pond water elevation for existing pond.

If you have any questions or need additional information please contact our office at 330-830-1722.

Respectfully,

KEITH A. DYLEWSKI, P.E., P.S.
CITY ENGINEER



Jason Haines
Engineering Technician

(Enclosures)

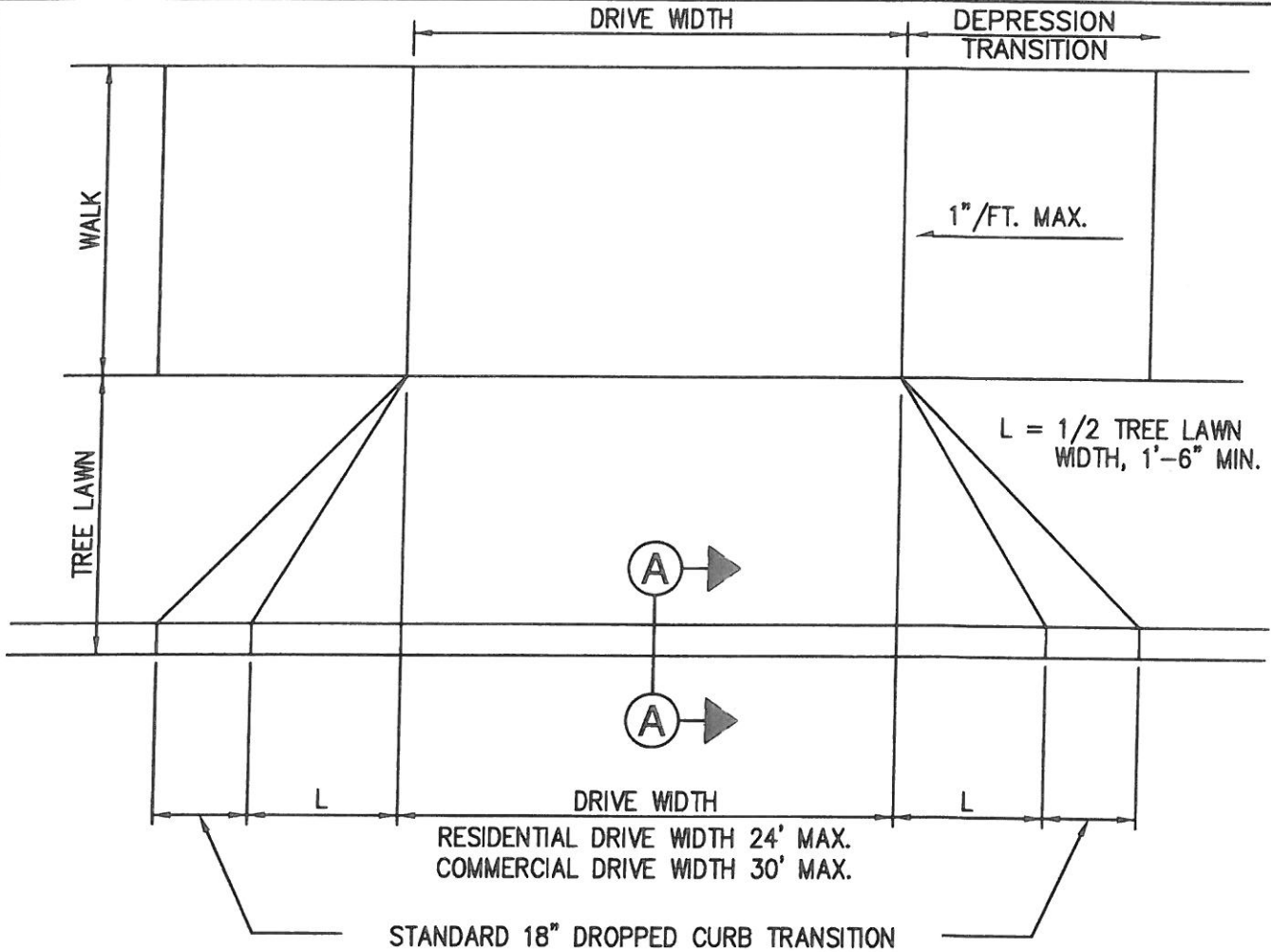
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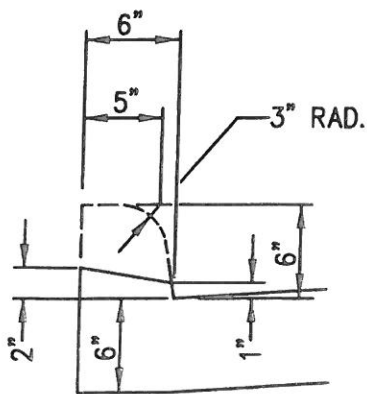
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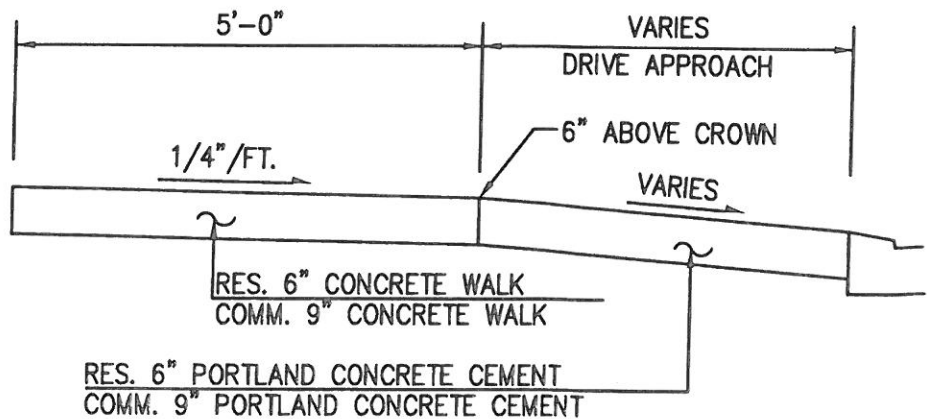
DRIVEWAY APPROACH DETAIL



DRIVE PLAN



A-A



DRIVE PROFILE

NOTE

ANY DEVIATION FROM THIS MUST BE APPROVED BY THE CITY ENGINEER.
CONCRETE SHALL BE 4000 PSI CLASS C

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SIDEWALK AND CURB DETAILS

