

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

September 24, 2014

Ronald A Gainar, Consultant
2515 Red Fox Pass
Willoughby, OH 44094

RE: Verizon Cell Tower Site Plan Review

Mr. Gainar,

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 (3) full size (24x36) sets of civil drawings for final submittal.
- 2) Remove address labels for 651 Finefrock Road SW. This address is already used by the building just east of this property. A new address will be assigned to this structure after site plans are approved.
- 3) Revise location of tower to comply with section 1187.01 of the zoning code. Label dimensions from base of tower to all outer property lines. Setback must be equal to 1.5 times the height of the tower.
- 4) Explain what is meant by the “use restrictions”
- 5) The driveway and parking area must be paved hard surface per section 1183.03 of the zoning code. Add notes and details to provide for hard surface paving.
- 6) Provide an erosion control plan as described in the site plan checklist.
- 7) Label total acres to be disturbed on this site.

- 8) Add City Engineer approval block as shown on the site plan checklist.

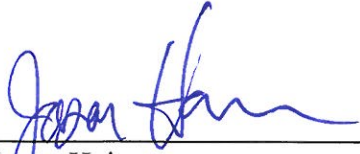
SHEET C-1/0 – CIVIL PLAN

- 9) Label the dimensions of the entire parcel. Show and label all monumentation found and set.
- 10) Provide state plane coordinates for point of beginning shown for this tract.
- 11) Label the city lot number for this parcel and all adjoiners.
- 12) Label the current zoning for this parcel and all adjoiners.
- 13) Label the edge of pavement/curbing for Finefrock Road / SR 241
- 14) Label the right of way width for Finefrock Road/ SR 241
- 15) Label the width of pavement for Finefrock Road / SR 241
- 16) Label the existing catch basin as such and not “sewer”. Show the outlet and label the pipe size, depth, etc.
- 17) Label dimensions of existing curb cut and driveway.
- 18) Label distance from centerline of driveway to the 6th Street SW/Finefrock Road intersection.
- 19) Show and label any existing gas lines along Finefrock Road and vacated Pennock Street.
- 20) Show and label existing street lights and underground electric on south side of Finefrock Road.
- 21) Show existing power pole on the north side of Finefrock Road. (behind street light) Overhead power and phone will connect to this and not the street light pole as shown.
- 22) Add Massillon driveway approach detail to plans. See attached.

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



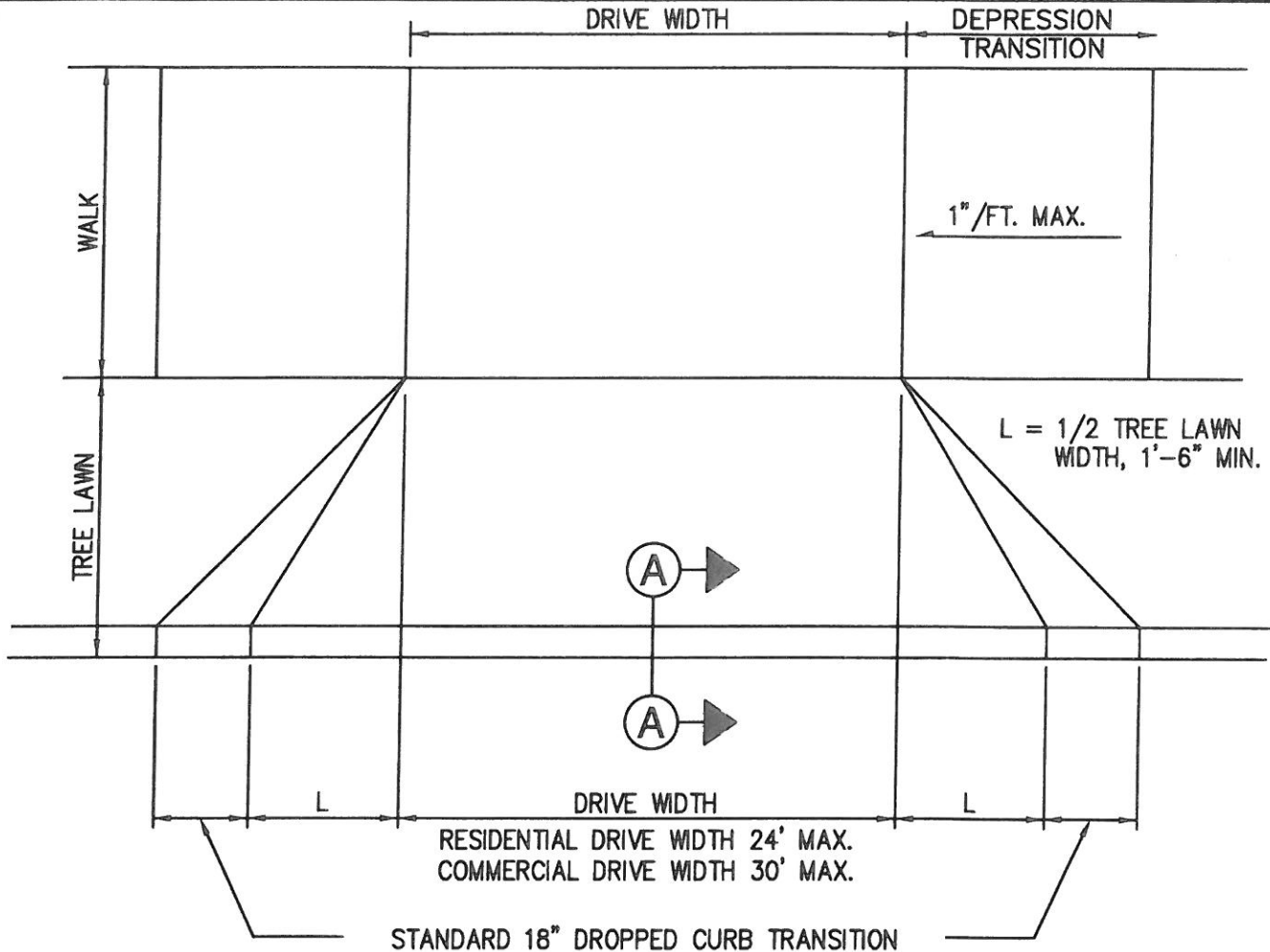
Jason Haines
Engineering Technician

Kathy Catazaro-Perry, Mayor

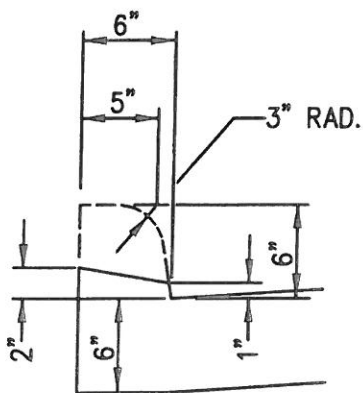
Massillon
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CITY OF MASSILLON ENGINEERING
151 LINCOLN WAY EAST
MASSILLON, OHIO (330)830-1722
FAX: (330)830-1786

DRIVEWAY APPROACH DETAIL



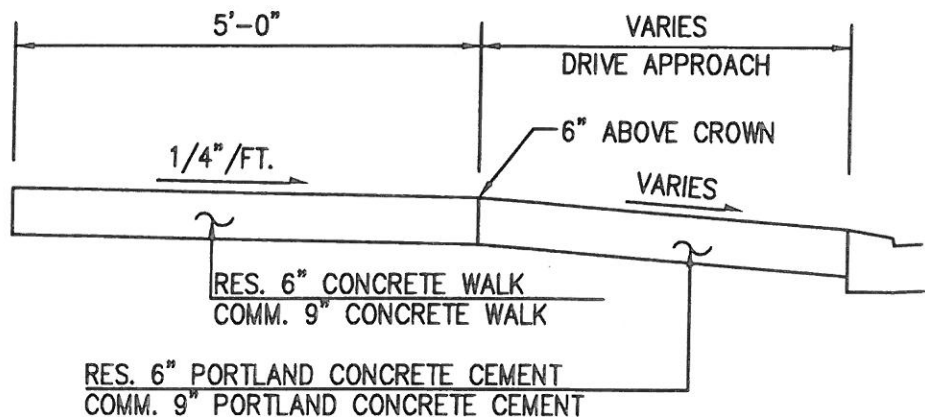
DRIVE PLAN



A-A

NOTE

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



DRIVE PROFILE

1187.01 CELLULAR OR WIRELESS COMMUNICATIONS SYSTEMS AND TOWERS, COMMERCIAL TELEVISION AND RADIO TOWERS, PUBLIC UTILITY MICROWAVES AND PUBLIC UTILITY T.V. TRANSMITTING TOWERS.

(a) Radio and television towers, public utility microwaves and public utility T.V. transmitting towers and their attendant facilities shall be permitted in I-1 and I-2 Districts and on public or quasi-public property in non-industrial districts provided such use shall be located centrally on a continuous parcel of not less than one and one-half times the height of the tower measured from the base of the tower to all points on the property line.

(b) Cellular or wireless communications towers, antenna, communications systems, or wireless communications systems and their attendant facilities shall be permitted in I-1 and I-2 Districts and on public or quasi-public property in non-industrial districts provided such use shall be located centrally on a continuous parcel of not less than one and one-half times the height of the tower measured from the base of the tower to all points on the property line.

(Ord. 143-2007. Passed 1-7-08.)