

STARK SOIL & WATER CONSERVATION DISTRICT

2650 RICHVILLE DR SE, SUITE 100, * MASSILLON, OH 44646 * (330) 451-7645

FAX:

PLAN REVIEW

October 24, 2018

Mr. Keith Dylewski
CIVPRO Engineering
6256 Walnut Ridge Cir NW
North Canton, OH 44720

Re: Lock It Up Massillon, LLC
Parcel No. - 701554
Plan Review - Submittal #1

Dear Mr. Dylewski:

The SWP3 plan for the above-mentioned site has been reviewed. The following comments need to be addressed per a response letter within your next submittal.

1. All review/inspection fees must be paid prior to approval. Please see attached invoice (#2018-107) based on the disturbed acres within the plan set.
2. Will Golden Giant Building Systems be performing the earthwork within the site as well?
3. Please provide brief project description and choice of Post Construction BMP on cover page of SWP3 (sheet 8 of 11).
4. Please change owner name on cover page of SWP3 to Lock It Up Massillon, LLC and provide contact info for Mr. Swack (Telephone # & Email).
5. Soils Information – Show unstable or highly erodible soils as determined by the USDA Natural Resource Conservation Service Soil Survey websoilsurvey.nrcs.usda.gov and/or soil tests. Show location of any soil test borings on plan. Other soils information such as permeability, perched water table, etc. may be mentioned.
6. Please provide location of following BMPs within SWP3 (sheet 9 of 13):
 1. Stabilized Construction Entrance
 2. Concrete Washout Facility
 3. Please add silt fencing along western side of property (per our conversation).
 4. Call out location(s) of Post Construction BMPs within site.
7. The Ohio EPA NPDES permit is required for this site. Please supply a copy of the approved NOI permit cover letter to this office once obtained.
8. Contractor will need to have Co-Permittee coverage prior to start of project. The OEPA is no longer accepting hard copies, as everything will need to be completed through their website "ebusiness center / STREAMS (<http://www.epa.ohio.gov/dsw/ebs.aspx>).
9. Provide copy of Storm Water Management Plan which includes pre vs. post drainage maps & water quality volume calculations.
10. The certification page must be signed per the requirements in the OEPA NPDES construction general permit.
11. A LTM plan is required. Please include the following information:

Cover sheet listing MS4 Operator, site name and date.

Name, number and email of the party or association responsible for post construction long term maintenance (the association must be legally recorded).

List of all post-construction BMP's, structural and non-structural with all supporting design data (ex. WQ volume calculations along with draw down time calcs.)

Instructions on how and when the practices are to be maintained along with an inspection schedule.

A detail drawing of the BMP's listed.

A copy of any required easements.

12. Per our conversation today, the selected PC BMP for the site will be catch basin inserts. As the site will disturb less than 2 acres, this is allowed. However, if site expands in the future additional BMPs will be required. I would recommend utilizing the proposed detention pond to address the WQv within the site as if entire site was built out. This would prevent the future need to address as it will be viewed as "a larger common plan of development" and will disturb greater than 2 acres. This would require a BMP to be selected from table 2a or 2b from the OEPA General Construction permit and as a extended dry detention basin is within this list, it would suffice.

If you have any question about this review please contact me at 330-451-7644 or RRRohn@starkcountyohio.gov

Sincerely,



Rich Rohn
Urban Program Specialist

cc: Golden Giant Building Systems
Charles A Swack, Lock It Up Massillon, LLC
Greg McCue, Massillon City Engineer
Jason Haines, Massillon City Engineer
Jason Popiel, Massillon City Engineer