



June 17, 2021

Massillon Engineering Department
151 Lincoln Way East
Massillon, OH 44646
ATTN: Mr. Jason Haines

RE: 1722 1st Street NE Site Plan Review

Mr. Haines,

CIVPRO Engineering, LLC ("CIVPRO") is in receipt of your review comments per letter dated April 30, 2021 for the above referenced project and offer the following responses:

1. Label the total disturbed area. Is submittal necessary to Stark Soil and water district? **This project has mostly been built, and the remainder of the project will be little to no additional disturbance; however, we will are now proposing to reduce the storage yard area to less than an acre to ensure that this project would not have had to through Stark Soil and Water or need a detention basin.**
2. Label the intended use of the property. Prior submittals show outside RV storage area. "Laydown yard" implies a temporary construction use. **It has been relabeled as a recreational vehicle storage yard.**
3. Rezoning of property required ?? ^^^MDave Maley^^^ **The property has been rezoned.**
4. Is the property to be replatted away from the rear parcels. Easements need to be dedicated for sanitary and storm sewers. **As discussed over the phone, if the storm sewer is a city storm sewer and needs an easement, we are requesting a camera be run through the pipe to locate its outlet. An easement plat will be provided to dedicate the sanitary sewer easement.**
5. Label and call out large water main and easement limits across the property. **Revised as requested.**
6. Call out easement Vol / Page and limits of access drive easement on neighboring lot. **Revised as requested.**
7. Label the out lot numbers, owners, and zoning for all adjacent properties. **Revised as requested.**
8. Clearly show and label Massillon corporation line. **Revised as requested.**

9. Label Erie Ave also as 1st Street NE in the City of Massillon and also as SR 236 **Revised as requested.**
10. Gravel slag parking lot? Provide a written request of variance of section 1183, hard surface pavement, and stating the reason why hard surface pavement cannot be installed. **Section 1183 should not apply here because this is only a yard for storing recreational vehicles such as boats and RVs.**
11. There is an existing overflow "swale" running from the end of Valeside Ave, along the north side of the subject property, draining down to manhole at 1st Street. So far, site construction has left the swale intact with the exception of the corner of the fence. Need to show grading and add note on plans to re establish swale around the corner and down to existing storm manhole along 1st Street. **Revised as requested.**
12. Label the dimensions and total area of proposed pavement **Revised as requested.**
13. Label the use of the proposed concrete pad **Revised as requested.**
14. Show and label site sign, lighting, and any fencing. **Revised as requested.**
15. Provide details of the lighting and label on the plans - I think the light poles are referred to as foundations??? **Revised as requested.**
16. Provide the flood zone and map number information. **Revised as requested.**
17. Label the required setbacks and the existing setbacks of the fence **Please refer me to the fence setback requirement.**
18. Label the address of the site building and all adjoining structures. **Revised as requested.**
19. On sheet 3, the existing storm manhole information incorrectly shows the proposed 12" invert at 964.64 -- please adjust to the correct elevation **No longer applicable.**
20. Show location of emergency spillway and adjust the proposed contours reflecting spillway on sheet 3. The spillway needs rock protection **No longer applicable.**
21. Sign and stamp the stormwater management report **No longer applicable.**

22. How will the pond drain, as the only orifice is at 951.6 while the bottom of the pond is 947.0 **No longer applicable.**

23. Add note to core drill into back of existing manhole to connect new 12 inch storm pipe. **No longer applicable.**

If you have any questions or need additional information, please contact me at (234) 410-3913 or bmh@civproengineering.com.

Respectfully,
CIVPRO Engineering, LLC

Brady Higginbotham, E.I.

Brady M. Higginbotham, EI
Project Manager