

March 24, 2023

City of Massillon
Attn: Gregory McCue & Jason Haines
151 Lincoln Way East
Massillon, OH 44646

Re: Starbucks/Panda Site Engineering Plan Review

Dear Mr. McCue & Mr. Haines,

This letter is in response to the review comments dated March 6, 2023.

General Review Comments

1. Add signature block for “Approved by Massillon Engineering Department” and Stark County Soil/Water District on the project title sheet.
Excel Response: Approval block is provided on the cover sheet C0.1. Stark County has been added to this signature block.
2. Provide a signed replat of lots contained in the development.
Excel Response: Replat has been submitted for review.
3. Provide a signed document for the proposed storm sewer easement.
Excel Response: Signed document will be provided upon receipt. Property owner and developer have reached a verbal agreement for the easement.
4. Provide improvement plans for intersection/traffic signal updates. This is a requirement for access to the site and needs to be completed before site plan approval.
Excel Response: Will be provided upon receipt. Traffic plans to be prepared by TMS Engineers, Inc.
5. Provide Engineer design calculations and details for retaining walls.
Excel Response: Developer & General Contractor are coordinating with retaining wall supplier for stamped retaining wall plans. These will be provided upon receipt.
6. Provide a MOT plan for work in Lincoln Way/SR 172.
Excel Response: Will be provided upon receipt. Traffic plans to be prepared by TMS Engineers, Inc.
7. Existing street curb is a 6x18 straight curb and must be replaced as such. The proposed site curb and gutter will terminate behind this area. Suggest a flat saw curb cut here, as it is in good condition?
Excel Response: The intent is to sawcut and remove pavement/curb as shown due to needing to slightly adjust curb grades to provide positive drainage. The site plan (C1.1) has been modified to show 6x18 straight curb within the ROW. Refer to keynote #48 on the revised site plan.
8. Show cross section of work in right of way including pavement repair, new curbing, sidewalk, etc. Label offsets from centerline and r/w line.

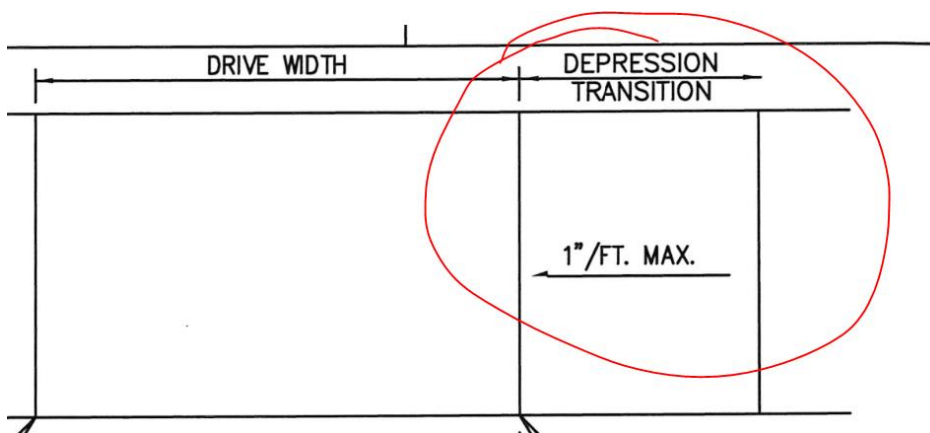
Excel Response: Cross section views have been added to sheet C1.2B for reference. Pavement section detail added to C2.0.

9. Show details for repair of the sawcut areas in Lincoln way including a pavement repair section and dowel spacing.

Excel Response: Section view detail added to sheet C2.0 for pavement repair section. The existing roadway is asphalt pavement, therefore dowel spacing is not needed.

10. Sidewalk will extend through the driveways at grade (per attached detail) there is no need for ADA ramps or a painted crosswalk area at driveway approaches. The signal intersection entrance will have ramps, crosswalk, and pedestrian signals and this work should be incorporated into the signal design.

Excel Response: Note that the attached driveway detail shows the sidewalk transitioning down at 1/12 max slope which is what the intent is for this site at the driveway entrances. Due to the sidewalk being so close to the back of curb along the south side of Lincoln Way E (less than 2'), there is not adequate space to warp the driveway up 6" instead. This would create an undesirable slope within the driveway for any vehicle traffic entering the site.



11. Reduce width of right-only driveways to 12-foot? Angle driveway sharply to prevent left-turns onto Lincoln Way east.

Excel Response: Center driveway has been reduced to 12 foot drive lanes. Center island median has been modified for better traffic flow. Direction signage has also been added.

12. Provide specific directional signage for right-in/out driveways.

Excel Response: Directional signage has been added/clarified on sheet C1.1. Refer to Key note #28.

13. Label the width of all proposed driveway curb cuts. Provide a variance request (letter) for any driveway entrance over the maximum 30-foot-width.

Excel Response: Driveway widths labeled on sheet C1.1. Variance narrative provided.

14. Adjust grading of dumpster pad, towards the site storm sewer system.

Excel Response: Dumpster pad is currently graded to drain to the site curb line at the NE corner of

the dumpster pad. This will drain to site curb inlet #4. Flow arrows have been added to more clearly represent this.

15. Grade a shallow swale along the west, and south property line to direct surface water to the south and away from structures. Show this on the plans and provide spot elevations as needed.

Excel Response: Shallow swale has been added along the west and southwest property line. Grade along the remainder of the south property line naturally drops to the south to match the current grade.

16. Provide plan/profile sheet of the proposed 18-inch storm sewer, including tying into the existing storm line in 25th Street. Show the proposed road cut area and curb/driveway approach to be replaced as part of the project.

Excel Response: Plan/profile sheet added for this outlet pipe. See sheet C1.3B

17. Show detail of storm sewer manhole casting (see attached).

Excel Response: Detail added to sheet C2.5.

18. Replace catch basin on Lincoln Way with a precast structure and traffic grate – East Jordan 7030 Z grate (see attached).

Excel Response: This structure has been noted to be removed and replaced. Refer to notes on C1.3A

19. Sanitary sewer lateral is to be 6-inch SDR35 pipe. If existing wyes are not used, a new 8x6 wye will be required to be set at each connection. Remove “45-degree-drop-connection” from the plan notes, if a vertical stack is required due to depth, then it must be ductile iron and requires a different, lateral detail.

Excel Response: The provided drop manhole details have been added to the plan. Note revised to remove reference to 45 degree drop connection.

20. Add City of Massillon driveway detail to the plans.

Excel Response: Detail added to sheet C2.5.

21. Add City of Massillon roadway trench detail to the plans.

Excel Response: Detail added to sheet C2.5.

22. Add City of Massillon sidewalk/curb details to the plans.

Excel Response: Detail added to sheet C2.5

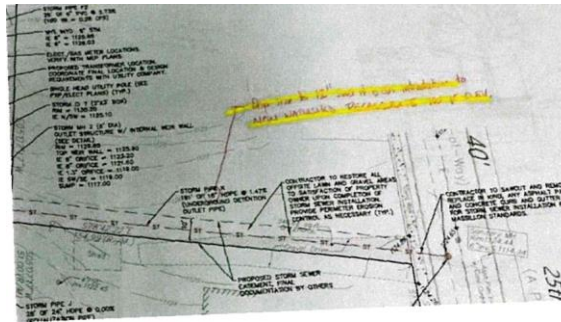
23. Provide a plumbing plan/fixture count for the new building(s).

Excel Response: Interior plumbing plans for Panda are included for reference. Starbucks interior plans have not been received as of yet. Typical fixture units for the two users are provided below.

Starbucks: 83 DFU (this is typical; may vary slightly once internal layout is complete)

Panda: 101 DFU

24. Reduce the size of the storm outflow pipe to 12-inch diameter and recalculate the routing. Since this is sending the water to a pipe that has not previously received water from this location, we do not want 18-inch pipe coming in. SEE redline #1.



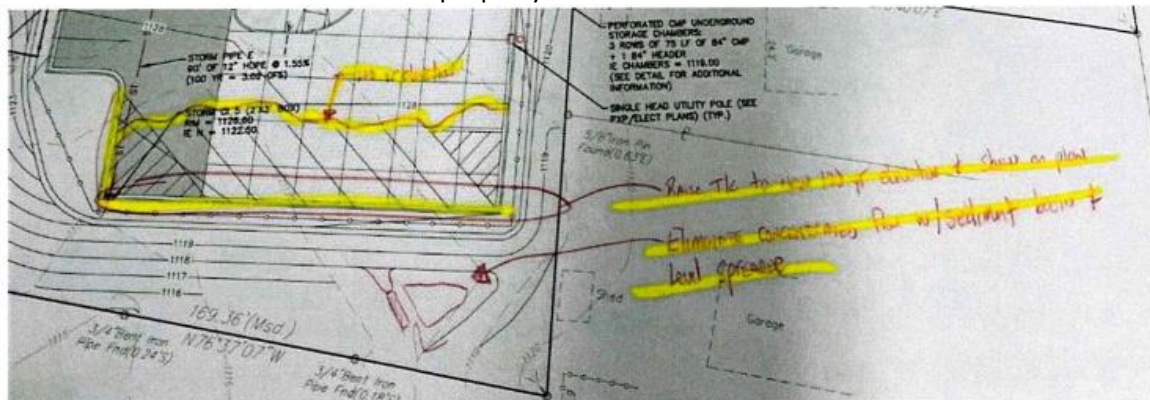
Red Marks (#1)

Excel Response: This outlet pipe has been reduced to 12" as requested.

25. Based on the new 100-year elevation, adjust the top of curb elevations to contain the water, and show the new elevation line. SEE redline #2.

Excel Response: Per Stark County volume stacking requirements, additional storage volume was added to the system. With this new storage volume in the system, the 100 yr elevation of 1124.13' is well below the onsite curb inlets and top of curb elevations.

26. We cannot introduce new concentrated flow as shown, please provide a basin/level spreader to eliminate creation of ditch off property line. SEE redline #2.



Red Marks (#2)

Excel Response: A level spreader has been added at this location.

The submittal documents have been revised per the comments above. Please accept for review and approval. Please let me know if you have any comments, questions, or need additional information.

Sincerely,

Excel Engineering, Inc.

Leon Dayer

Jason Daye, P.E.
Principal, Civil