



June 14, 2023

Jason Haines | Engineer Technician
Gregory A. McCue | Civil Engineer IV
City of Massillon
Municipal Government | Administration Building
151 Lincoln Way East
Massillon, OH 44646

RE: East Side Elementary Site Plan Review

Responses to 'Comment Letter' dated May 24, 2023 (responses succeed each comment)

1. General: Provide approval letter from Stark Soil and Water Conservation District regarding erosion control plans.
Response: Stark SWCD's approval letter is included in this resubmission. It should be noted that your office was sent a copy of this letter directly from Stark SWCD (Sarah Matheny) on 5/16/2023.
2. Provide signature approval line for "City of Massillon Engineering"
Response: Signature line has been added to the title page.
3. Show and label existing easements on west side of site-sanitary, storm easements -Relocated storm sewer, easements?
Response: All known easements have been shown on sheet C-400.
4. Provide a copy of the soils report for this site
Response: Soils report has been attached for resubmission.
5. Provide a storm water management report and conveyance/pipe calculations
Response: SWM calculations and storm sewer were previously included. Attached are the calculations approved by Stark SWCD.
6. Need to review the site plan checklist (see attached). Many items missing from the site plan
Response: Noted. Checklist reviewed and incorporated as applicable.
7. Correct text/legibility issues on several sheets
Response: Plans revised to provide clarity.
8. Show any offsite improvements on the site plan. Sidewalk access, ramps, crosswalks, school zone markings and signage, etc.
Response: Offsite improvements were not included in the early-site package; therefore, it was not included in the initial plan submission. These improvements will be included in a later bid package; however, they have been added to sheet L-200 for reference. Regarding signs, it should be noted that the existing signs for the high school will be utilized to establish the school zone on the west half of this larger campus. New signs will be installed on the eastern portion of the campus to include the new elementary school.
9. Provide plumbing plan for the new school building showing number of restrooms, etc and fixture count.
Response: Plumbing plans attached for reference only.

10. Label address of the building to be demolished
Response: Sheet C-001 was shown for reference only. The building has already been abated and demolished. Labels are incorporated. Address added to sheet L-100. See civil or architectural drawings for building demolition.
11. Clarify "remove to here" for storm lines---provide dimensions and specific information at disconnect point. Manhole/catch basins at end of pipes?
Response: This location is where the new manhole (ST-36) is located, and to connect to the existing storm sewer.
12. Explain note 3, and 4, removal of sanitary sewer?? This line needs to remain as it services the homes to the north and east of the site.
Response: Sanitary sewer south of the stadium towards old armory building to be removed. Sanitary located in vacated right-of-way to remain. See plan sheet.
13. Label the zoning for the property and all adjoining properties.
Response: Noted. Labels are incorporated. See L-100 and L-200.
14. Label the owners name for the site and all adjoining properties
Response: Noted. Labels are incorporated. See L-100 and L-200.
15. Show and label pavement width, eop, and right of way lines for all adjoining roadways- specifically NE corner of the site
Response: Noted. Labels are incorporated. See L-200.
16. Label right of way widths for all adjoining roadways
Response: Noted. Labels are incorporated. See L-200.
17. Show and label private road "George red bird Drive" Is this road to remain in service? Relocated? Site plan shows sidewalk replaced across the existing drive approach...
Response: Label for George Red Bird Drive is already present on the previously submitted plans. See L-200. Per the plan, George Red Bird Drive will no longer remain in service. The entrances on Harsh Avenue and Cambridge Avenue will be removed. A small section of George Red Bird Drive will remain for maintenance purposes. A new through drive is proposed immediately west of the new building as shown on L-200. Staircases and an ADA accessible path (at the north end) are proposed to establish a pedestrian connection between this drive/ the new school site and the stadium. See L-200.
18. Show and label existing culverts along 20th Street
Response: Noted. Labels are incorporated. See L-100. See civil drawings for culvert work.
19. Label setbacks for the lot and actual setbacks of the proposed building
Response: Noted. Setback labels are incorporated. See L-200.
20. Show and label the 6-foot parking setback from the property lines
Response: Noted. Labels are incorporated. See L-200.
21. Show and label Oak Ave intersection on the east side of the site
Response: Noted. Labels are incorporated. See L-100, L-200 and L-300.
22. Label dimensions of the proposed building.
Response: Noted. Labels are incorporated. See L-200.
23. Label the total building area, parking/sidewalk areas, and landscape area for the site.
Response: Noted. See notes on L-200.
24. Label distance from intersection for all driveway entrances
Response: Noted. Labels are incorporated. See L-200.

25. Show detail for each driveway entrance showing dimensions, curb cuts, spot elevations etc. See attached detail.
Response: Noted. Drive entrances/ aprons updated on sheets L-200 and L-300 to reflect dimensions, curb cuts and spot grades. City of Massillon Drive Approach detail added to sheet L-502.
26. Show number of parking spaces required and provided on site per section 1183 of the zoning code.
Response: Noted. See notes on L-200.
27. Screening/plantings along east side of property?? - along Residential- Provide a landscape plan
Response: Planting is not included in the early-site package; therefore, it was not included in the initial plan submission. Additionally, the school property is in an R-1 zoning district, which allows schools as permitted use. The residences across the street are also in an R-1 zoning district. Chapter 1153 does not stipulate any special vegetative screening for residences across the street from a school in an R-1 district. Sheet L-400, which shows the current planting, has been added to this resubmission for reference.
28. Clearly label the 5-foot wide sidewalk along Cambridge Ave. New driveway approaches are to match sidewalk elevations as needed. ADA curb ramps to be installed at 20th Street intersection. Provide detail survey data to lay out new sidewalk at a set distance and elevation from street. Note how sidewalk will be constructed next to large drainage ditch/slope
Response: Construction of the northern was not included in the early-site package; therefore, details for this walk were not included in the initial plan submission. This work will be included in a later package. Additional information for this walk has been included in the city resubmission. It should be noted that this walk is NOT within the right-of-way. The walk edge is located a consistent 2' south of the right-of-way line. This is to help provide separation between the walk and the right-of-way ditch. See sheet L-200 for the layout information. Walk will meet drive approaches flush. Spot grades have been added at key locations. The walk is to have a consistent slope between drive approaches and where other walks terminate at this walkway. Additional city details for walks withing the right-of-way and curb ramps have been added to sheet L-502.
29. Provide a new, outside drop manhole connection on the existing sanitary sewer.(see attached detail) Provide lateral sewer towards the building and terminate with a manhole near the building foundation.
Response: An external drop manhole has been added instead of lateral wye/riser.
30. Label existing sanitary sewer on north end site to remain, and be protected during construction
Response: Existing sanitary previously labeled.
31. Show and label reconstruction of sanitary manhole with new elevations
Response: Manhole rims to be adjusted have been labeled.
32. Add detail of sanitary manhole castings (see attached)
Response: Details added to new sheet C-902.
33. Show and label ditches/culverts at driveway entrances
Response: Culverts/ storm sewer at drives to Cambridge previously shown. No culverts for drive to Harsh or 20th Street SE. See landscape grading plan.
34. Provide sizes of the storm sewer system in plan view
Response: Storm sewer sizes previously labeled.
35. Show data for existing storm sewer along Harsh Ave. Size of pipe, depth, etc
Response: Information shown on topographic survey for site of existing sewers and utilities.
36. Label all proposed and existing utilities-water, gas, electric services?
Response: All utilities previously labeled.
37. Show and label all road cuts and provide repair detail -see attached--
Response: Noted. Locations of road cuts and pavement repair noted on L-200. Pavement repair for utility trenches detail added to L-502.

38. Label the elevation of the pond emergency spillway and provide erosion control/rock channel protection
Response: Pond emergency spillway is not used in any storm analyzed, and should remain lawn for ease of maintenance.
39. Label all existing and proposed contours
Response: Labels for existing and proposed contours are already present on the previously submitted plans. See sheet L-300.
40. Label the proposed slopes. Concern with maintenance on slopes over 3:1 and how this will be stabilized
Response: Labels indicated proposed slopes are already present on the previously submitted. See sheet L-300. It should be noted that proposed slopes DO NOT exceed 3:1. Slope restoration detail added to sheet L-502. See civil drawings for any grading activities in the basins.
41. Show detail of ditch on Cambridge and any disturbance to be restored/stabilized
Response: Noted. Ditch restoration detail added to sheet L-502.
42. Grading of ditch /driveway culverts along 20th street is not shown on the site plan and needs to be accounted for.
Response: Noted. Sheet L-300 updated to show grading as needed along the 20th street ditch, culverts and drive approaches. See civil drawings for culvert work and information.
43. Please summarize the pre-development and post-development watersheds in the report and drainage map. The report must be signed and sealed by a professional engineer.
Response: Signed and stamped report was provided with the initial submittal. The summary of pre and post developed conditions is summarized on page 3 of the report approved by Stark SWCD. The maps included in the report also have a summary table of the watersheds.
44. Provide pre-developed and post-developed drainage maps
Response: Pre and post-developed drainage maps on pages 107 and 108 of Storm Water Management Calculations attachment.
45. Provide storm pipe calculations for the proposed network, as well as the existing Harsh Ave system accepting flow. Show that capacity is available to accept additional flow from the new development/change in outfall location(s).
Response: The previously submitted drainage report included storm sewer pipe calculations for the proposed network. The connection point is an existing manhole, indicated as MH 31 on the topographic survey, which currently has a 15" storm sewer connected to it from the north (from the existing site). This 15" storm sewer is to be demolished and the new 15" will be connected to this same manhole. The stormwater management basin is designed to hold the entire 100-year storm to the capacity of this proposed 15" storm sewer. For the 10-year storm (typical storm sewer design), the pond release rate is 4.37 CFS, which is approximately 1/2 capacity of the 15" storm sewer.

Sincerely,

Syed Abbas

THESE ARE SENT TO YOU:

X FOR APPROVAL
 APPROVED

NOT APPROVED
 APPROVED AS NOTED

RESUBMIT
 OTHER: X

REMARKS AND NOTES:

