

May 19, 2023

Thomas A Weiss
Lewis Land Professionals
8691 Wadsworth Road Suite 100
Wadsworth, OH 44281

RE: East Side Elementary Site Plan Review

Mr. Weiss:

The City of Massillon Engineering Department has reviewed the submitted site plan for the above referenced project. The following comments have been compiled and need to be revised and re-submitted for final 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 approval letter from Stark Soil and Water Conservation District regarding erosion control plans.
- 2) Change signature approval line to “City of Massillon Engineering”
- 3) Show and label easements on west side of site—sanitary, storm easements
- 4) Provide a copy of the soils report for this site
- 5) Provide a storm water management report and conveyance/pipe calculations
- 6) Need to review the site plan checklist (see attached). Many items missing from the site plan
- 7) Correct text/legibility issues on several sheets

- 8) Show any offsite improvements on the site plan. Sidewalk access, ramps, crosswalks, school zone markings and signage, etc. Th
- 9) Provide plumbing plan for the new school building showing number of restrooms, etc and fixture count.

DEMOLITION

- 10) Label address of the building to be demolished
- 11) Clarify “remove to here” for storm lines---provide dimensions and specific information at disconnect point. Manhole/catch basins at end of pipes?
- 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.
- 13) Show the chain link fence and label for removal?

PROPOSED SITE PLAN

- 14) Label the zoning for the property and all adjoining properties.
- 15) Label the owners name for the site and all adjoining properties
- 16) Show and label pavement width, eop, and right of way lines for all adjoining roadways
- 17) Label right of way widths for all adjoining roadways
- 18) Show and label private road “George red bird Drive” Is this road to remain in service? Site plan shows sidewalk replaced across the existing drive approach....
- 19) Show and label existing culverts along 20th Street
- 20) Label setbacks for the lot and actual setbacks of the proposed building
- 21) Show and label the 6-foot parking setback from the property lines
- 22) Show and label Oak Ave intersection on the east side of the site
- 23) Label dimensions of the proposed building.
- 24) Label the total building area, parking/sidewalk areas, and landscape area for the site.

- 25) Label distance from intersection for all driveway entrances
- 26) Show detail for each driveway entrance showing dimensions, curb cuts, spot elevations etc. See attached detail.
- 27) Show number of parking spaces required and provided on site per section 1183 of the zoning code.
- 28) Screening/plantings along east, north sides of property?? – along Residential—
- 29) 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.

PROPOSED UTILITY PLAN

- 30) Provide a new, outside drop manhole connection on the existing sanitary sewer. (see attached detail) Provide 8” diameter sewer to the building and terminate with a manhole. Slope of 7.55% is too steep, should be closer to 1-2%
- 31) Label existing sanitary sewer on north end site to remain, and be protected during construction
- 32) Show and label reconstruction of sanitary manhole with new elevations
- 33) Add detail of sanitary manhole castings (see attached)
- 34) Show and label ditches/culverts at driveway entrances
- 35) Provide sizes of the storm sewer system in plan view
- 36) Show data for existing storm sewer along Harsh Ave. Size of pipe, depth, etc
- 37) Label the elevation of the pond emergency spillway and provide erosion control/rock channel protection

PROPOSED GRADING

- 38) Label all existing and proposed contours

- 39) Label the proposed slopes. Concern with maintenance on slopes over 3:1 and how this will be stabilized
- 40) Show detail of ditch on Cambridge and any disturbance to be restored/stabilized
- 41) Grading of ditch /driveway culverts along 20th street is not shown on the site plan and needs to be accounted for.

STORM WATER REPORT

- 42) 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.
- 43) Provide pre-developed and post-developed drainage maps
- 44) 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).

If you have any questions or require additional information, please contact our office at 330-830-1722.

Respectfully,

Gregory A .McCue
Civil Engineer IV

Jason Haines
Engineer Technician