



June 9, 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: West Side Elementary Site Plan Review

Responses to 'Comment Letter' dated May 19, 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 5/21/2023.
2. Provide signature approval line for "City of Massillon Engineering"
Response: Signature line has been added to the title page.
3. Provide a copy of the soils report for this site
Response: Soil report is included in this resubmission.
4. 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.
5. Need to review the site plan checklist (see attached). Many items missing from the site plan
Response: Noted. Checklist reviewed and incorporated as applicable.
6. Correct text/legibility issues on several sheets
Response: Plans revised to provide clarity.
7. Show any offsite improvements on the site plan. Sidewalk access, ramps, crosswalks, school zone markings and signage, etc. Show where the sidewalk connects to on the east side of the building
Response: The proposed school is located on the site of an existing school that is to remain. The proposed site plan utilizes existing drive entrances and connects to sidewalk already existing on site. This site plan does not propose any new vehicular or pedestrian connections or improvements in the right-of-way. This plan does not propose any changes or improvements to existing crosswalks, school zone markings, or school zone signage in the right-of-way. Existing markings and signage will be utilized. The existing sidewalk connection to the east will be shown in the resubmission.
8. Provide plumbing plan for the new school building showing number of restrooms, etc and fixture count.
Response: Plumbing plans included for reference. 21 unisex/staff restrooms are divided between male and female. Male restrooms required 20 water closets, 23 provided. Female restrooms required 20 water closets, 23 provided. 40 lavatories required, 80 provided. 10 drinking fountains required, 8 drinking fountains and 38 classroom sink water dispensers provided.

9. Show location of existing and proposed easements for gas line. Provide copy of recorded easement /vacated easement documents
Response: The gas line easement (enclosed) is 60' as the pipe is laid, and does not have a metes and bounds description. There is no vacation/ new easement required. Easement shown on L-200 and L-300 for reference only.
10. Clarify "remove to here" for storm lines---provide dimensions and specific information at disconnect point. Manhole/catch basins at end of pipes?
Response: Locations are at connection for proposed utilities. Clarification notes have been added to plan.
11. Show limits of clearing. Areas shown does not match work already completed on site
Response: The clearing limits shown on L-100 designate the limits of clearing to occur during the early site package. At the time the City of Massillon Engineering Department conducted their initial review of the plans, clearing activities have not yet been completed.
12. Label the zoning for the property and all adjoining properties.
Response: Noted. Labels are incorporated. See L-100 and L-200.
13. Label the owners name for the site and all adjoining properties
Response: Noted. Labels are incorporated. See L-100 and L-200.
14. 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-100, L-200 and L-201. It should also be noted that all new drives, parking lots, and sidewalks for the new school facility connect to drives, parking lots, and sidewalks already existing on school property. No new connections will be made to the pavement or sidewalks within the right-of-way.
15. Label right of way widths for all adjoining roadways
Response: Noted. Labels are incorporated. See L-100, L-200 and L-201.
16. Show stadium improvements to the east of the school-buildings, walkways, etc
Response: The stadium and area east of the wetland is outside the limits of work. The sidewalk leading to the stadium is shown for reference only.
17. Label setbacks for the lot and actual setbacks of the proposed building
Response: Noted. Setback information added to L-200.
18. Label dimensions of the proposed building.
Response: Noted. Dimension information added to L-200.
19. Label the total building area, parking/sidewalk areas, and landscape area for the site.
Response: Noted. See notes on L-200.
20. Show number of parking spaces required and provided on site per section 1183 of the zoning code.
Response: Noted. See notes on L-200.
21. Show and label the 6-foot parking setback from the property lines
Response: Noted. 6' parking setback added to L-200.

22. Provide screening/landscape trees along north property line (residential), to replace screening removed. Provide a landscape plan for the site.
Response: Planting was 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 a permitting use. The residences to the north are also in an R-1 zoning district. Chapter 1153 does not stipulate any special vegetative screening for schools adjacent to single-family residences. It should be noted that the school district is providing an 6' high board-on-board wood fence along the property line, which is shown on L-200. Lastly, it should be noted that planting is typically restricted within gas easements. The relocated gas line puts the 60' wide easement at the property line, prohibiting tall plantings in this area along the property line. Sheet L-400, which shows the current planting, has been added to this resubmission.
23. Provide a photometric plan for the site
Response: Photometric plan is included in this resubmission as an attachment.
24. Provide detail for new drop manhole (see attached)
Response: Detail has been included as requested.
25. Provide sizes of the storm sewer system in plan view
Response: Storm sewer sizes previously labeled.
26. Storm sewer piping should match crown elevations, not inverts, to help maintain the HGL
Response: Storm sewer has been revised as requested.
27. Why have structure STI 1? Just go into STI 0
Response: Landscape architect indicated low spot at ST11 as well as ST10 to make grading work.
28. Label the elevation of the pond emergency spillway and provide erosion control/rock channel protection
Response: Pond emergency spillway detail shown on sheet C-701 with elevations. It should be noted the emergency spillway is not used in any storm analyzed, and should remain lawn for ease of maintenance.
29. Show outlet of detention pond and where this drains into beyond property line -existing ditch, swale? A suitable outlet ditch must be shown, or constructed, to convey storm water away from the site.
Response: As shown on C-701, the detention basin discharges to an existing stream. It should be noted, the detention basin constructed in 2005/2006 for the Intermediate school discharged to this same location. Contours have been shown beyond the property line showing the swale.
30. 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.
31. Label the proposed slopes. Concern with maintenance on slopes over 3: 1 and how this will be stabilized
Response: Noted. Slopes labeled on large slopes. See sheet L-300. It should be noted that proposed slopes DO NOT exceed 3:1. See civil drawings for any grading activities in the basins.
32. Lots of cut/fill on this site. Will the site balance or is material being moved in/out?
Response: This site has a net export of soil.
33. 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.

34. Provide pre-developed and post-developed drainage maps

Response: Previously submitted report includes pre and post developed drainage maps.

35. Provide storm pipe calculations for the proposed network

Response: The previously submitted drainage report included storm sewer pipe calculations for the proposed network.

Sincerely,

Syed Abbas

THESE ARE SENT TO YOU:

X FOR APPROVAL
APPROVED

NOT APPROVED
APPROVED AS NOTED

RESUBMIT
OTHER: X

REMARKS AND NOTES: