

May 19, 2023

Thomas A Weiss  
Lewis Land Professionals  
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Wadsworth, OH 44281

**RE: West 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) Provide a copy of the soils report for this site
- 4) Provide a storm water management report and conveyance/pipe calculations
- 5) Need to review the site plan checklist (see attached). Many items missing from the site plan
- 6) Correct text/legibility issues on several sheets
- 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

- 8) Provide plumbing plan for the new school building showing number of restrooms, etc and fixture count.
- 9) Show location of existing and proposed easements for gas line. Provide copy of recorded easement /vacated easement documents

### **DEMOLITION**

- 10) Clarify “remove to here” for storm lines---provide dimensions and specific information at disconnect point. Manhole/catch basins at end of pipes?
- 11) Show limits of clearing. Areas shown does not match work already completed on site

### **PROPOSED SITE PLAN**

- 12) Label the zoning for the property and all adjoining properties.
- 13) Label the owners name for the site and all adjoining properties
- 14) Show and label pavement width, eop, and right of way lines for all adjoining roadways- specifically NE corner of the site
- 15) Label right of way widths for all adjoining roadways
- 16) Show stadium improvements to the east of the school—buildings, walkways, etc
- 17) Label setbacks for the lot and actual setbacks of the proposed building
- 18) Label dimensions of the proposed building.
- 19) Label the total building area, parking/sidewalk areas, and landscape area for the site.
- 20) Show number of parking spaces required and provided on site per section 1183 of the zoning code.
- 21) Show and label the 6-foot parking setback from the property lines
- 22) Screening/plantings along north sides of property?? – along Residential—

### **PROPOSED UTILITY PLAN**

- 23) Provide detail for new drop manhole (see attached)
- 24) Provide sizes of the storm sewer system in plan view
- 25) Storm sewer piping should match crown elevations, not inverts, to help maintain the HGL
- 26) Why have structure ST11? Just go into ST10
- 27) Label the elevation of the pond emergency spillway and provide erosion control/rock channel protection
- 28) Show outlet of detention pond and where this drains into beyond property line – existing ditch, swale?

### **PROPOSED GRADING**

- 29) Label all existing and proposed contours
- 30) Label the proposed slopes. Concern with maintenance on slopes over 3:1 and how this will be stabilized
- 31) Lots of cut/fill on this site. Will the site balance or is material being moved in/out?

### **STORM WATER REPORT**

- 32) 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.
- 33) Provide pre-developed and post-developed drainage maps
- 34) 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

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**Jason Haines**  
Engineer Technician