



CITY OF NAPOLEON

ENGINEERING DEPARTMENT
BUILDING & ZONING DEPARTMENT

255 West Riverview Avenue, P. O. Box 151 Napoleon, OH 43545
Chad E. Lulfs, P.E., P.S., City Engineer
Telephone: 419/592-4010 Fax: 419/599-8393
www.napoleonohio.com

September 22, 2006

Dave Ward
1250 Independence Dr
Suite 100
Napoleon, OH 43545

RE: 985 American Rd
Sewer & Water Taps

Mr. Ward,

The following fees are for your water & sewer taps, sewer inspections and plan review fees for 985 American Rd.

Sewer: \$720.00 (160 ft sewer as submitted on plans) \$600 tap & \$120 inspection fee.

Water: \$3,014.31 (See attached)

Plan Review: \$ 25.00

Please make checks payable to: The City of Napoleon.

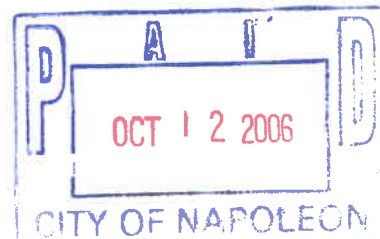
Cordially,


Tom Zimmerman
Building & Zoning Inspector

TZ/als

Enclosure

cc: File





City of NAPOLEON

ENGINEERING DEPARTMENT

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545

Phone: 419-592-4010 - Fax: 419-599-8393

985 AMERICAN

Mayor

J. Andrew Small

Members of Council

Glenn A. Miller
President

Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Michael J. DeWit

City Manager

Dr. Jon A. Bisher

Finance Director

Gregory J. Heath

Law Director

David M. Grahn

City Engineer

Chad Lulfs, P.E., P.S.

July 19, 2006

New Dimensions

P.O. Box 174

Napoleon, Ohio 43545

Attn: Ron Sonnenberg

Re: Wards Truck Service

Dear Mr. Sonnenberg,

I have reviewed the plans for the above referenced project. Following is a list of items that need to be revised:

1. The drainage calculations do not take into account for head. Also, the flow from the six (6) inch storm line draining the truck docks was not included in the total flow. I have enclosed a copy of the calculations used to check the effects of head on the system. Please revise the calculations and resubmit.
2. The parking lot does not have any reserved spaces for handicapped parking. One (1) space must be reserved for such use.

This letter reflects my review of the plans. Copies of the plans shall be submitted to the Operations Department and the Electric Department. Any comments from those departments shall arrive under a separate letter. If you have any questions or require additional information, please contact me at your convenience.

Yours truly,

Chad E. Lulfs, P.E., P.S.
City of Napoleon Engineer

Encl.

CEL/als

cc: Jeff Marihugh, Operations Superintendent
John Becker, Electric Superintendent
Dr. Jon A. Bisher, City Manager
Tom Zimmerman, Building & Zoning Inspector

931.10 SANITARY SEWER TAP FEES.

(a) A sanitary sewer tap fee (service connection fee) shall be charged for each connection to the City's sanitary sewer system as follows: (This fee does not cover any labor and material required. Any such labor or materials is a separate charge based on actual cost.)

(b) Charges as contained in this section are applicable and shall be charged for all tributary parcels now in the City to which a sanitary sewer has not been assessed and also for all parcels hereafter annexed to the City. This charge is also applicable and shall be made for all new buildings, major additions, or alterations; to buildings causing increased sewage discharge; any land use causing the discharge of sewage into the sewage system; and any change in sewage flow distribution ordered by the City Manager when the redistribution of sewage flow requires the construction of a new trunk line sewer and a new service connection thereto.

(1) For subdivisions with single-family dwellings, the sanitary sewer tap charge shall be based upon a minimum of eighty-seven dollars (\$87.00) per 7,200 square feet of land exclusive of dedicated streets, or a charge of eighty-seven dollars (\$87.00) per dwelling unit location, whichever is greater. Anything over the first 7,200 square feet of land shall be on a pro rata basis.

(2) For subdivisions with multifamily units of any nature, or manufactured homes courts, the sanitary sewer tap charge shall be based upon a minimum of eighty-seven dollars (\$87.00) per 7,200 square feet of land exclusive of dedicated streets, or a charge of eighty-seven dollars (\$87.00) per dwelling unit location whichever is greater. Anything over the first 7,200 square feet of land shall be on a pro rata basis.

(3) For all other developments of any kind, excluding commercial or industrial, the sanitary sewer tap charge shall be based upon a minimum of eighty-seven dollars (\$87.00) per 7,200 square feet of land, exclusive of dedicated streets, or a charge of eighty-seven dollars (\$87.00) per dwelling unit location, whichever is greater. Anything over the first 7,200 square feet of land shall be on a pro rata basis.

(4) All commercial or industrial uses: the sanitary sewer tap charge shall be six hundred (\$600.00) dollars.

(5) All sanitary sewer tap fees outside the corporation limits shall be increased fifty percent (50%) from what is stated in this provision.

(c) Inspection fees for sanitary sewer taps shall be as follows:

(1) Single-family and duplex residential: \$60.00

(2) Multifamily residential, commercial, and industrial fifty feet in length or less: \$100.00

(3) Multifamily residential, commercial, and industrial fifty-one feet in length or more: \$100.00, plus an additional \$10.00 for each fifty foot increment over and above the initial fifty foot length.

(4) Inspection fees outside the corporation limits shall be increased

Vertical Datum shall be defined on the drawings.

One (1) copy of runoff calculations showing pre- and post-development storm water runoff for two (2), five (5) and ten (10) year storm events may be requested to be submitted with the preliminary plans, as determined by the City Engineer. If storm water retention or detention is required based upon these calculations, preliminary pond sizing shall be included as part of the submittal.

If the area is to be developed in phases, the preliminary plan should be for the entire development.

Rule 3.3.5 Fees

The City Engineering Department shall charge a fee to the Owner or Developer to cover the cost of reviewing the Site Plan. A fee shall also be charged for Construction Inspection and Testing, if required.

Site Plans

Before the Construction Plan review is begun, the Owner, Developer or their Agent must pay a fee of Twenty Five (25) Dollars, by check or money order payable to "City of Napoleon" noting "Engineering Plan Review". This fee is intended to cover the cost of reviewing the Site Plans.

Inspection Fees

If construction inspection is required, as determined by the City Engineer, **before construction has begun**, the Owner, Developer or their Agent shall either:

1. Pay an amount equal to one and one half (1 1/2) percent of the estimated cost of construction (including contingencies) of all improvements to be connected to City utilities, as verified by the City Engineer, for the City to provide part-time inspection services; or,
2. Provide a part-time inspector responsible for the supervision of construction. The inspector shall be a professional engineer registered in the State of Ohio or employed by a qualified engineering consulting firm. The inspector shall be responsible to submit construction reports to the City Engineer and notify the City Engineering Department when testing is to be performed. The fee for this option is Fifty (50) Dollars.

Either fee shall be paid by check or money order payable to "City of Napoleon" noting "Construction Inspection".