

# City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010  
NAPOLEON, OHIO 43545-0151



905 Chestfield  
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Mayor  
Steven Lankenau

September 17, 1990

Members of Council  
James Hershberger, President  
Terri A. Williams  
John E. Church  
Randy J. Bachman  
Matthew G. Gloor  
Robert G. Heft

Mr. C. Richard Luzny  
c/o Twin Oaks Development  
P.O. Box 468  
Napoleon, Ohio 43545

Re: Twin Oaks Development  
Twin Oaks First Addition  
Twin Oaks Future Development

Dear Mr. Luzny:

City Manager  
Terry Dunn

*This letter is in response to our offices receipt of complaints from residents of adjacent subdivisions concerning your construction of six (6) feet and higher earth mounds.*

Finance Director  
Rupert W. Schweinhagen

*These mounds are being constructed in conjunction with your pond/lake development, which lies outside the City of Napoleon Corporation Limits.*

Law Director  
Michael J. Wesche

*Your Engineer, John Helberg, did submit drawings for our review, since it was your intent to annex this portion of land as well as others in the future, but these drawings did not show the construction of any landscape mounds.*

Prosecuting Attorney  
Thomas L. Bischoff

*A portion of these mounds were constructed on lots already accepted within the Final Plat of Twin Oaks Subdivision First Addition, and subsequently have altered the surface drainage paths/directions that the City approved.*

*In addition, our letter of August 13, 1990 has still gone unaddressed and therefore, it is our intent to treat your current project as a private development with absolutely no City review and/or acceptance. This would mean that the outlet of the storm sewer behind Lots 27 and 28 and the outlet that leaves Lot 28 will be maintained by the Owner (Developer) until the time at which the City receives the proper easements.*

*In regard to the earth mounds, we feel that the issue of the earth mounds on Lots 9 and 28 of Twin Oaks First Addition should be resubmitted by the Developer's Engineer for review and approval by the City Engineer. It is the City of Napoleon's intent to utilize the drainage paths as originally approved.*

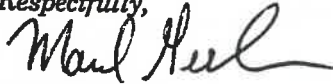
*We will be corresponding to the residents who complained telling them that they need to address their concerns to you personally.*

*Our concern over these matters has occurred, since your submittal of Twin Oaks Original and First Addition plans made no mention of landscape mounds, nor has your recent pond submittal.*

*We ask that you include this mounding in your drainage plan submittal in the future.*

*It is the opinion of our office that any mounding in residential lots (whether side or rear) should be restricted to a height of four (4) feet or less and at a slope no greater than 5 to 1.*

*Respectfully,*



*Marc S. Gerken, P.E.  
City Engineer*

*cc: Terry Dunn  
Mike Wesche  
Brent Damman  
Pete Notar  
Lenny Sonnenberg*

*MSG:skw*