



City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393

May 19, 1997

Mayor
Donald M. Stange

Mr. Jim Rupp
R & R Properties
4320 Oakglen
Camden, Michigan 49232

Re: City of Napoleon
LDM Technologies Improvements
800 Independence Drive

Members of Council
Michael J. DeWit, President
Dennis Filgor
James Hershberger
Sarah J. Peper
Travis B. Sheaffer
Char Weber
Terri A. Williams

City Manager
Marc S. Gerken, P.E.

Finance Director
Gregory J. Heath

Law Director
David M. Grahm

City Engineer
Adam C. Hoff, P.E.

Dear Mr. Rupp:

In response to our recent conversations regarding the proposed improvements at LDM Technologies, enclosed please find one (1) copy of the City of Napoleon plan review check list for commercial developments and minimum site plan requirements for development. We will also need storm water runoff calculations for pre and post development conditions.

As I indicated to you previously, we strive to have our review completed within ten (10) working days on all plans submitted. Knowing your anticipated deadline of August 1st to complete the proposed improvements, it is my strong recommendation that plans be submitted to me as soon as possible so as not to cause any delays.

If you have any questions or require further information, please call me.

Yours truly,

Adam C. Hoff, P.E.
City Engineer

ACH:rd
Enclosure
cc: Mr. Marc S. Gerken, P.E.; City Manager
Mr. Brent Damman, Bldg/Zoning Administrator
Mr. Sonny Helberg, Construction Inspector
Mr. Jon Bisher, C.I.C. Director

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ENG-018 Permanent Record Retention



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Fax Transmission

Mayor
Donald M. Stange

To: R+R Three Inc.

Members of Council
Michael J. DeWit, President
Dennis Fligor
James Hershberger
Glenn A. Miller
Travis B. Sheaffer
Char Weber
Terri A. Williams

Attention: Jim Rupp

Fax Number: (517) 567-4410

Number of Pages, Including This One: 1

From: Brent Damman

Date: 9-8-97 Time: 8:30 Am

City Manager
Marc S. Gerken, P.E.

Operator: _____

Finance Director
Gregory J. Heath

Comments:
Jim

Law Director
David M. Grahn

Please forward water line drawings
& fire suppression riser details for
the new water system for LDM.

City Engineer
Adam C. Hoff, P.E.

thank you

Brent

Please call (419) 592-4010 if you have any trouble receiving this Transmission or you did not receive the number of pages shown above.

**City of Napoleon
Engineering Dept.**

City of Napoleon
255 West Riverview Avenue
P.O. 151
Napoleon, Ohio 43545

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

Memorandum

*To: Brent Damman - Building & Zoning
Administrator*
From: Adam C. Hoff, P.E. - City Engineer *ACH*
cc: Sonny Helberg, Jeff Marihugh
Date: June 2, 1997
Subject: LDM Technologies Site Plan Review

On Friday, May 30th, I met with Mr. Jim Rupp of R&R Three, Inc. to discuss the site plan for LDM Technologies (formerly Arrow Molded Plastics). Mr. Rupp agreed to all of the comments included in my fax of May 29th, with the exception of removing the downspouts from the storm drainage. He did concede, however, that he would disconnect the downspouts if a problem does surface. Attached is a copy of the updated site plan, including my "redline" markups showing what we discussed and agreed to on Friday.

Based on my conversations with Mr. Rupp and the revisions presented, I hereby approve of the proposed site plan for LDM Technologies, Inc.

If you have any questions, please let me know.

Memo

To: Brent Damman, Building and Zoning Administrator
From: Jeffrey C. Marihugh, Operations Superintendent J.C.M.
Date: July 30, 1997
Re: LDM Tap Fee Estimate

I have been requested by Jim Rupp to compile a tap estimate for the LDM building.

This quote reflects the following:

1. The tap would be made on their 8" fire line.
2. The 2" potable water tap will be made approximately 30 feet off of the face of the building.
3. Mr. Rupp will be responsible for all excavating and backfilling.
4. Backflow protection for the fire line and potable water system will be their responsibility, according to the City of Napoleon Specs.

Should you require further information, please feel free to contact me.

TAP FEE FOR LDM (ARROW MOLDED PLASTIC)

Material:

| | |
|--|------------------|
| 1 - 2" curb stop | \$ 93.56 |
| 1 - 2" corp stop | \$ 65.86 |
| 2 - 2" 90 degree bends @ \$54.37 ea. | \$ 108.74 |
| 1 - 8" x 2" double strap saddle | \$ 55.78 |
| 40' - 2" water service tubing @ \$.88/ft | \$ 35.20 |
| 1 - 5' bury curb box | \$ 49.58 |
| 1 - 33" curb box rod | \$ 17.36 |
| 40' - #12 tracer wire @ \$.07/ft | \$ 2.80 |
| 7 - 2" stainless steel inserts @ \$3.75 ea | \$ 26.25 |
| 1 - 2" meter setter w/by-pass | \$ 291.18 |
| 1 - 2" meter w/remotes | \$1270.00 |
| 1 - 2" strainer | <u>\$ 145.00</u> |
| sub-total | \$2,161.31 |

Labor:

| | |
|--|--------------------------|
| General labor - 2 hours; 2 men @ \$20/hour | \$ 80.00 |
| Service truck w/operator - 2 hours @ \$30/hour | <u>\$ 60.00</u> |
| sub-total | \$ 140.00 |
| Total | \$2,301.31 |
| 25% up charge | <u>\$ 575.33</u> |
| Grand Total | <u>\$2,876.64</u> |

TAP FEE FOR LDM (ARROW MOLDED PLASTIC)

Material:

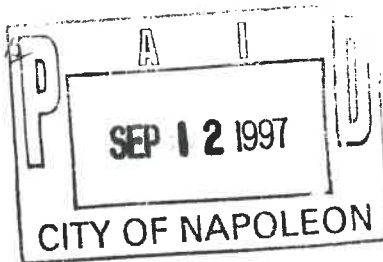
| | |
|--|--------------|
| 1 - 2" curb stop | \$ 93.56 ✓ |
| 1 - 2" corp stop | \$ 65.86 ✓ |
| 2 - 2" 90 degree bends @ \$54.37 ea. | \$ 108.74 ✓ |
| 1 - 8" x 2" double strap saddle | \$ 55.78 ✓ |
| 40' - 2" water service tubing @ \$.88/ft | \$ 35.20 ✓ |
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| 1 - 2" meter w/remotes | \$1270.00 ✓ |
| 1 - 2" strainer | \$ 145.00 ✓ |
| sub-total | \$2,161.31 ✓ |

Labor:

| | |
|--|-------------------|
| General labor - 2 hours; 2 men @ \$20/hour | \$ 80.00 |
| Service truck w/operator - 2 hours @ \$30/hour | \$ 60.00 |
| sub-total | \$ 140.00 |
| Total | \$2,301.31 |
| 25% up charge | \$ 575.33 |
| Grand Total | \$2,876.64 |

*Fresh Copy of Sprinkler Drawy for city
3000 56 or 53*

Doobu



To Jim Rupp - R&R Three, Inc.
Fax No. (517) 567-4410
From Adam C. Hoff, P.E. *ACH*
Date May 29, 1997
Subject LDM Technologies Site Plan
Pages 2, including this one

Please deliver these pages immediately!

Based upon our review of the site plan submitted and a comparison to the drawings developed for the interchange project, we have developed the following comments:

1. It is our recommendation that the 8" tile located beneath the proposed addition be extended to the east and terminate at a catch basin which would act as a yard drain. The downspouts along the east side of the building should then be permitted to discharge onto the surface. It is our opinion that the size of tile proposed will not have sufficient capacity to prevent the downspouts from "boiling over" during a decent rain.
2. The same 8" should also be extended further west terminating at a catch basin on the west side of the building and connect to the proposed 12" at that point. This would eliminate the proposed deflection in the 12" tile, provide better surface drainage for the site and allow the downspouts along the west side to discharge onto the surface.
3. The proposed elevations given along the west side of the building show the surface drainage moving toward the building along the sidewalks. How will this issue be addressed? It is our recommendation that the parking lot be lowered and the area regraded to eliminate this problem.
4. How will the proposed catch basins in the parking lot connect to the proposed 12" and 15" tiles? No connections or structures are indicated on the drawing.
5. The proposed 15" tile may connect to the existing storm manhole. However, this connection must be cored and properly grouted, per City standards. Please let us know when you plan to make the connection.

Engineering Department
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City of Napoleon

6. The proposed swale along the west edge of the property appears to be approx. 1.0 ft. too low to meet the proposed drainage swale shown in the interchange project and no structure is proposed to be at that location. It is our recommendation that the swale either be eliminated entirely and the parking lot constructed lower than originally proposed so as to provide surface drainage for the westerly portion of the site, or regraded to flow to the north and an additional catch basin located at the lowest point and connected to the other proposed tiles.
7. Due to the proposed widening of Independence Drive from 24.0 ft to 42.0 ft., it is our recommendation that you not construct the proposed concrete drive approaches within 50.0 ft of the right-of-way. A 12" base of ODOT 304 stone should be sufficient to serve your site through the construction of the interchange project. The interchange project has two (2) concrete drive approaches shown. Build your facilities where you want them and have the interchange contractor do the remainder of the drive approaches.
8. A spoil area has been staked out on the east side of Industrial Drive (N/S) near the south end of the City's property. You may utilize this area, per your agreement with the City Manager, Mr. Marc Gerken.

I will be in tomorrow and Monday if you wish to meet to discuss these issues. Once these concerns are addressed to our satisfaction, a zoning permit will be issued.

If you have any questions, please call me.

City of Napoleon Engineering Dept.

City of Napoleon
255 West Riverview Avenue
P.O. 151
Napoleon, Ohio 43545

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

Memorandum

To: Brent Damman - Building & Zoning
Administrator
From: Adam C. Hoff, P.E. - City Engineer ACH
cc: Marc Gerken
Date: April 17, 1997
Subject: LDM Technology, Inc. Renovations

Attached are two (2) sets of drawings for projects at LDM Technologies, Inc. (formerly Arrow Molded Plastics). The first set is for interior renovations to allow for the placement of some stamping equipment. Wood County was holding the building permit until a zoning permit was issued. I called Wood County and requested that they release the permits because a zoning permit is not required for this work. If this was incorrect, please let me know when I get back and we will handle the issuance of the zoning permit internally.

The second set is a very preliminary set showing the proposed addition to the north end of the building and the new loading docks on the west side. I have requested that Jim Rupp have his engineer provide us with four (4) complete sets of drawings, including site work (paving, grading, etc.), for our review. In the interim, please look at the setback requirements for this site and compare them to the drawings. Whether the current proposal does or does not comply with the zoning standards, please contact Mr. Rupp and inform him. If the proposal does not comply, please pass along to Mr. Rupp what would be required to obtain a variance.

Thank you very much. I hope you had a restful vacation. If you have any questions, I will be back on Wednesday, or you may discuss this with Marc.
