



**CITY OF NAPOLEON  
ENGINEERING DEPARTMENT**

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545  
Phone: 419-592-4010 - Fax: 419-599-8393

**Mayor**  
J. Andrew Small

May 2, 2005

**Members of Council**  
Michael J. DeWit, President  
Terri A. Williams  
James Hershberger  
Travis B. Sheaffer  
John A. Helberg  
Steven C. Small  
Glenn A. Miller

R & M Companies  
15465 Co Rd M-1  
Napoleon, OH 43545

*230 Lagrange*

To Whom It May Concern:

After reviewing your plans for a new plaza on Lagrange St., the following concerns need to be addressed and corrected before a Certificate of Occupancy will be issued.

**City Manager**  
Dr. Jon A. Bisher

**Finance Director**  
Gregory J. Heath

**Law Director**  
David M. Grahn

**City Engineer**  
Joseph R. Kleiner, P.E.

**Building & Zoning**  
Tom Zimmerman

1. There are currently issues with the placement of fill over the City's 21" Oberhaus interceptor sewer that needs to be addressed. Over the years, the Manahan's have allowed various types of materials to be dumped on the property, some of which has encroached into the City's 30' permanent easement completely covering several sanitary sewer manholes. With the type of debris that was placed on the property, it has also caused water to leach out of the fill onto the easement continually making the easement swampy and inaccessible and unusable most times of the year.

You sent a letter along with the plans outlining your ideas on how to address some of the above mentioned concerns. Your ideas for a solution very greatly from my thoughts on this subject and further no monies are currently earmarked in 2005 waste water collection budget for this project. You also proposed the City perform the labor, but at the present time the City does not possess the proper equipment to deal with setting manhole sections in fifteen plus feet of un-compacted fill.

2. On sheet SP-4 the plans show a six inch (6") sewer lateral being tapped into a new manhole. I believe that sewer laterals are to be tapped directly into the sewer main and the proposed fall in the line far exceeds the fall allowed by City standards.
3. On sheet SP-4 the plans show disconnecting a two inch (2') tap on the Lagrange St. water line. City records indicate that tap is a one inch (1") Tap installed in 1995. Further, the plans show a present two inch (2") line being replaced with a four inch (4") line that would service multiple businesses. This is not allowed per the "City of Napoleon Rules for Water and Sewer Service", Rule 3.3; and the plans need to be amended to reflect



three (3) separate service taps to the three (3) proposed units.

4. On sheet P-1 no meter sizing, layout or location is included on the plans; no thermal expansion tank is shown and until the type of business is identified a reduced principle backflow preventor will be required. This device must be located near a floor drain.
5. All signs for freestanding and building must be submit, approved, and permit issued.
6. Will need swale along western property line.
7. The outfall for the sanitary sewer into proposed sanitary manhole #1, of 5% grade is to steep, you need to reduce the grade. Use drop manhole or lower the proposed sanitary line.

If you should have any questions feel free to give our office a call.

Cordially,

Tom Zimmerman  
Building & Zoning  
als





## CITY OF NAPOLEON - OPERATIONS DEPT.

1775 Industrial Drive • Napoleon, OH 43545

Ph. (419) 599-1891 • Fax (419) 592-4379

# Memorandum

Operations Superintendent

Jeffrey C. Marihugh

Water Distribution Foreman

Joe Eickhoff

Streets/Sewer Foreman

Gary Botticher

Construction Foreman

Jeff Rathge

Maintenance Foreman

Victor Pedraza

Refuse Foreman

Garry Boylan

Recycling Foreman

John Babcock

Head Mechanic

Tony Kuhlman

**To:** Tom Zimmerman, Building/Zoning Inspector

**cc:** Jon A. Bisher, City Manager

Joe Kleiner, City Engineer

**From:** Jeffrey C. Marihugh, Operations Superintendent *Jem*

**Date:** April 21, 2005

**Subject:** R & M Companies' Proposed "New Plaza"

I reviewed the above mentioned plans on April 20, 2005. Please find listed below my concerns:

1. There are currently issues with the placement of fill over the City's 21" Oberhaus interceptor sewer that need to be addressed. Over the years, the Manahan's have allowed various types of materials to be dumped on the property, some of which has encroached onto the City's 30' permanent easement completely covering several sanitary sewer manholes. With the type of debris that was placed on the property, it has also caused water to leach out of the fill onto the easement continually making the easement swampy and inaccessible and unusable most times of the year.

Mr. Manahan of R & M Companies sent a letter along with the plans (see attachment) outlining his ideas on how to address some of my above mentioned concerns. Mr. Manahan's ideas for a solution very greatly from my thoughts on this subject, and further, no monies are currently earmarked in 2005 waste water collection budget for this project. Mr. Manahan also proposed the City perform the labor, but at the present time the City does not possess the proper equipment to deal with setting manhole sections in fifteen plus feet of un-compacted fill.

2. On sheet SP-4 the plans show a six inch (6") sewer lateral being tapped into a new manhole. I believe that sewer laterals are to be tapped directly into the sewer main and the proposed fall in the line far exceeds the fall allowed by City standards.
3. On sheet SP-4 the plans show disconnecting a two inch (2") tap on the Lagrange Street water line. City records indicate that tap is a one inch (1") tap installed in 1995 (see attachment). Further, the plans show a present two inch (2") line being replaced with a four inch (4") line that would service multiple businesses. This is not allowed per the "City of Napoleon Rules for Water and Sewer Service", Rule 3.3; and the plans need to be amended to reflect three (3) separate service taps to the three (3) proposed units.



4. On sheet P-1 no meter sizing, layout or location is included on the plans; no thermal expansion tank is shown and until the type of business is identified a reduced principle backflow preventer will be required. This device must be located near a floor drain.

Should you have any questions regarding this matter, or require further information, please feel free to contact my office at your convenience.





**R & M Co.**  
**15465 County Road M1**  
**Napoleon, Ohio 43545**

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Writer's Direct Line  
Telephone (419) 592-3283  
Telecopier (419) 592-3289

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April 13, 2005

Mr. Tom Zimmerman  
City of Napoleon  
255 Riverview  
Napoleon, OH 43545

Re: Zoning Certificate for Lagrange Street Project

Dear Mr. Zimmerman:

Per our previous discussions, I am submitting for your review the proposed plans for the above-referenced project as well as a copy of the report regarding the asphalt thickness on the entrance/exit onto Scott St. I have had a few discussions with Jeff Marihugh regarding the manhole cover elevations; considering the easement in question was granted to the City in good faith (i.e., no significant consideration was granted for the easement) I would hope that the City would be willing to work with us to reach a desired conclusion, such as the City locate and clear the buried cover, R & M Co. cover the cost for the concrete risers and the City perform the installation. Please let me know your thoughts and if you need any additional information regarding the plans, please do not hesitate to call me.

Sincerely,  
R & M Co.



David A. Manahan

