



City of NAPOLEON, OHIO

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

12 January 1990

Bert Richard
President, Riverview Terrace Inc.
K 295 Rd 5
McClure, Ohio 43534

Mayor
Steven Lankenau

Re: Plan review for zoning permit for the Senior
Housing Center at 120 East Maumee Ave,
Napoleon, Ohio

Members of Council
Lawrence Haase, President

Donald Stevens

James Hershberger

Terri A. Williams

John E. Church

Randy J. Bachman

City Manager
Terry Dunn

Finance Director
Rupert W. Schweinhagen

Law Director
Michael J. Wesche

Assistant Law Director
Jeffrey R. Lankenau

Dear Mr. Richard:

I have made a review of the latest set of plans submitted to the City of Napoleon for final plan approval and the issuing of a zoning permit which will allow the actual construction to begin. In making this review, I have listed the items which I'm aware of at this time which need to be taken care of before I can issue the zoning permit:

1. A 30' easement centered on the existing sanitary sewers running North and South and East and West should be granted to the City of Napoleon by Riverview Terrace, Inc. and be added to the plat along with a legal description of the easement area. This easement should be shown on the survey and on the construction plans. The volume and page for this easement should also be shown on the plat. A copy of these recorded easements must be given to the City Engineering Department.
2. The access lane provided for the deceleration of traffic on the West bound lane of East Maumee Street turning into the Senior Housing Center can only be approved after a set of construction drawings have been submitted with elevations and the cross slope of the lane showing the depth of pavement and the material according to City Specifications.
3. The foundation plan has been reviewed by the City Engineer and his concerns are outlined in a letter which I have enclosed for your review. Please provide me some type of document that will resolve the concerns of this letter.

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4. As per the Board of Zoning Appeals meeting the City will require that a row of arborvitae and a split rail fence be placed along the entire East property line from the front of the building to the top of bank of the River.
5. The City of Napoleon should have an agreement about the City working in the area of the 30' Sewer Easements. The City would be responsible for the cost of repairs to the parking lot, sidewalks or curbs, etc., which may be disturbed during repairs to the sewer.
6. If the asphalt drive is constructed between Perry Street and the parking lot of Riverview Terrace, the City would allow speed bumps, a chain across the end or gates placed in order to prohibit the general traffic from using this drive as a short cut.
7. If the asphalt drive mentioned in number 6. is constructed with out a chain or gates, then a sidewalk should also be placed along this drive to prevent people from walking in the driveway.
8. If the asphalt drive mentioned in number 6. is constructed with a chain or gates, then a walk way should be provided for pedestrians to walk through the gate or chain.
9. If the asphalt drive mentioned in number 6. is not constructed, this would constitute enough of a change in the originally submitted plans that there would need to be another review by the Planning Commission and the City Council for an amended Special Use Permit. If the addition of this asphalt drive is too costly to the project, I would suggest that you present all of these facts and figures to the Planning Commission and allow them to decide if they would grant the ammended Special Use Permit without the asphalt drive way. If you choose to resubmit your revised plan for the approval of the Planning Commission, I have scheduled a meeting for this review on 13 February 1990 at 4:30 PM. I will need a check for \$ 50.00 payable to the City of Napoleon to cover the cost of the City's advertisement for this meeting.

10. There is a problem with the Special Use Permit that was granted with the original approval. The original Special Use Permit was granted on 21 March 1988. Since construction has not been started to date, according to Section 151.43 (I) of the City of Napoleon, Ohio Code of Ordinances, this permit has expired. I have enclosed a section of this code for your review. The meeting mentioned in number 9. will take care of this problem.
11. In the review of the latest plan, the City is very concerned about a turn around area for the garbage truck. If the asphalt drive is eliminated, it will be even more difficult for the garbage truck to get to the dumpster.
12. Along with the concern of how the garbage truck will get turned around is the concern of the strength of the parking lot. According to the construction plan the parking lot has as an SN or Structural Number of about 1.54. The Structural Number to support a garbage truck is about 2.54. The City would suggest that you would consider placing 8" of O.D.O.T. 304 crushed limestone and 3" of 404 asphalt in the area where the garbage truck will be moving in the parking lot.
13. The City is concerned about the design of the fence around the dumpster. If the dumpster is accessed form the rear, it may not be convenient to use. The size of area inside the fence may make it difficult to use the dumpster. If the dumpster were turned around the garbage truck would not be able to dump the dumpster.
14. The City questions the fact that there is less than 2' of space between the sidewalk and curb along East Maumee. For the purposes of maintenance, the City recommends that expansion joint be placed along the new curb and an 8' walk be considered adjacent to the curb.
15. The Deceleration lane minimum requirement shall be 2" of O.D.O.T. 404 asphalt over 8" of O.D.O.T. specified concrete.

16. The City should place a new catch basin at 107 feet West of the East property line or at Sta. 4+25 as shown on the Finkbeiner, Pettis, & Strout, Ltd. South side Sanitary sewer plan. The developer should work closely with the City in planning the location and elevation of this catch basin.
17. The City questions the drainage of the parking lot. It appears that in section "B" the drainage is planned to run across the lawn to the river. Will section "A" also drain in this location? If so, what happens when there is frozen snow and ice on the land. The City recommends that catch basins be placed and a storm sewer be connected to the outlet to the river.
18. The City is concerned about the rock channel which will be placed on the bank of the river because of the depth of drop, the size of rock to be used and the way the head wall will be constructed etc.. A full set of details should be presented for approval.
19. The City is concerned about who will maintain this rock channel in the future if there were problems with it, or if it were to begin to wash out. Please provide the City a letter as to what the developers intentions are in this matter.
20. The City questions the size and depth of the 6" yard and downspout drain which will carry the water away from this site.
21. There is an error on the plans. The 10' BLDG. SETBACK note should be revised to say 30' BLDG. SETBACK on sheet S-1 of the 12-14-89 date revised plan along the West property line.
22. The 6" sanitary sewer service shown on the construction plans should be moved back to the West end of the building where an existing tap was discovered. This tap can be used if it is uncovered and found to be in a suitable condition. Sonny Helberg from our office has been working with Max Osterhout from the Mel Lanzer Co. on the specifics of the connection.

The above are concerns which I am aware of at this time. If these items can be resolved, I believe it will be to the benefit of all persons involved. Please coordinate all parties involved in getting these items resolved as soon as possible. The City of Napoleon is looking forward to this project being constructed. If I can be of further assistance or answer any questions you may have, please do not hesitate to call. My number is (419) 592-4010

Respectfully,



Roger O. Freytag
Senior Engineering Technician and
Zoning Administrator for the
City of Napoleon

cc: Billie Johnson - Area Office On Aging
Weatherby Goodman Trick, - Architects
Max Osterhout - Mel Lanzer Co.
Steven Lanckenau - Mayor, City of Napoleon
Terry Dunn - City Manager
Marc Gerken - City Engineer
City Planning Commission
Sonny Helberg - City Project Inspector
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