

weatherby
goodman
trick, aia

architects • planners • consultants

February 2, 1990

Mr. Roger O. Freytag
City of Napoleon
255 Riverview Avenue
Napoleon, Ohio 43545-0151

Re: Response to Plan Review of
Riverview Terrace Senior Housing
120 East Maumee Avenue
Napoleon, Ohio

Dear Mr. Freytag:

As discussed in our phone conversation of January 19, 1990, I am forwarding our response to your comment letter dated January 12, 1990. I am also enclosing corrected drawings for the meeting on February 13, 1990.

- Item 1: We have requested the owner to have the surveyor prepare the legal descriptions and record the easements you requested.
- Item 2: Construction details and elevations have been added to the Staking Plan Sheet S-1 and Grading Plan Sheet S-2.
- Item 3: Specification Section 02350 requires two test piles with load test. Also, steel piles are required to extend 8" into the shale.
- Item 4: It was my understanding from the zoning meeting that I attended that the fence and landscaping was to only extend to the door on east side of the building to prevent tenants from wondering into the parking lot next door. I have shown the fence and landscaping to wrap around the walk and extend to the building, thus making it very difficult for tenants to have direct access to the lot next door. Furthermore, the walk from this door to the rear of the building has been eliminated and the parking has been brought further to the west making it unlikely that anyone will be near the east property line.
- Item 5: I agree that an agreement between the City and the owner concerning access to the facilities in the easements and how any damage to improvements within these easements would be repaired is a good idea.


- Item 6: Due to the extreme cost restraints on this project, we are proposing that where possible the existing pavement be used for this access road and only new pavement be provided where the existing is damaged or does not exist. The pavement would be a minimum of 19' and would serve as a pedestrian walk when not used for emergency purposes. At each end of the drive there will be steel post filled with concrete 15' apart with a chain connecting them. This will prevent thru traffic but still let pedestrian traffic thru.
- Item 7: Not applicable, see above.
- Item 8: Three foot space provided at each chain gate, see Item 6.
- Item 9: Not applicable, see Item 6. Owner to provide \$50 fee.
- Item 10: I plan to attend the meeting and hopefully this letter and the corrected drawings are sufficient to obtain the Special Use Permit and Zoning Permit.
- Item 11: The chain across the rear drive will be held back 10' and with the 30' drop off area in front of the building entrance, this should allow ample space for the garbage truck to turn around.
- Item 12: The depth of the base has been increased to 8", however, due to the cost restraints 3" of asphalt is not within the project budget. The area in front of the dumpster is concrete to withstand the unloading of the dumpster.
- Item 13: The design of the dumpster enclosure has been changed to front access only since all trash will be brought out by cart by a caretaker.
- Item 14: Due to cost restraints a 5' walk is all that the project can afford, however, the space between the walk and the curb has been increased to 3'.
- Item 15: The construction of the deceleration lane is detailed on the Site Staking Plan Sheet S-1.
- Item 16: The location and elevation of the new catch basin will be coordinated with plans of the "South Side Sanitary Plan".

Mr. Roger O. Freytag (continued)
February 2, 1990

Page 3

- Item 17: Due to cost restraints sub-surface drainage was kept to a minimum, thus all parking lots are surfaced drained to the north toward the river, following the natural slope of the ground.
- Item 18: The rock outfall is for a drain that drains three yard drains that serve a small area and the downspouts, therefore the amount of water discharging will be minimum and should not cause any erosion.
- Item 19: As stated above, the discharge at this location should be minimal. The area being drained and the rock outfall is on the owners property, therefore, it will have to be maintained by the owner and should be of no concern to the City.
- Item 20: Again this drain drains a small area and is sized accordingly.
- Item 21: The plans have been corrected to reflect the 30' setback.
- Item 22: The 6" sanitary sewer service entrance has been changed based on field information provided.

Sincerely,


Douglas E. Weatherby, AIA
DEW/df

Enclosures