



City of NAPOLEON, OHIO

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

Fax Number - (419) 599-8393

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Robert G. Heft

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TO: Jeff Eickhoff

FROM: Brent Damman

NO. OF PAGES TO FOLLOW: 3
(Not Including Cover Page)

City Manager
Marc S. Gerken

DATE: 3-22-95

Finance Director
Gregory J. Heath

TIME: _____

SENDER: BND

Law Director
David M. Grahn

COMMENTS:

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Memorandum

To: Brent Damman
From: Marc S. Gerken MSC
Date: March 21, 1995
Subject: Plan Review/Marvin Buchholz - Mini Storage Building

This memo will serve as my review and subsequent comments on the above referenced plans. My observations are broken down into separate categories as follows:

General

- 1.) There should be a note on plans calling out that all work and materials shall be in accordance with City of Napoleon - General Specifications.
- 2.) All required inspections shall be made with twenty four (24) hour prior notice.

Sanitary

- 1.) Elevations and grades of proposed 6" sanitary sewer shall be listed on drawings.

Storm Sewer

- 1.) The storm sewer and grading plan are inadequate. The developer shall install additional catch basins on-site to properly collect what eventually could be a completely non-permeable site. Absolutely no surface water shall be shed on adjoining property even if it naturally falls that way at present.
- 2.) We would suggest an additional catch basin somewhere between and west of the two proposed buildings and in addition, a perforated tile running between the buildings would help drainage.

Pavement

- 1.) Site plan should show where designated parking spaces shall be for proposed office.
- 2.) The existing driveway approach should be located and the limits of stone pavement shall also be indicated.

3.) There is no mention of the pavement design but if it is minimal, the City of Napoleon will not be responsible for drainage or deterioration due to refuse pickup or future maintenance.

4.) New concrete sidewalks shall be installed the complete length of pavement.

5.) Developer shall remove the two (2) existing driveway approaches and properly remove and replace the curb in those areas. In addition, the City would participate in the removal and replacement of the remaining curbs.

Water

1.) The existing water line along with current shut-off should be shown in order to properly review. It looks as if the owner will have two (2) meters. This needs to be ironed out.

Miscellaneous

1.) Show existing and proposed fence line, once project is complete.

2.) Is the current sign acceptable or will a new permanent one be required. I would hate to see this grandfathered if we can force the issue.

3.) Has Allan Woo reviewed for adequacy to ingress/egress and safety?

MSG/ka

City of NAPOLEON, OHIO

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March 22nd, 1995

Mayor

Robert G. Heft

Mr. Marvin Buchholz
402 W. Maumee
Napoleon, Ohio 43545

Members of Council

John E. Church, President

Michael J. DeWit

James Hershberger

Sarah Peper

Terri A. Williams

Travis B. Sheaffer

Charles E. Burgoon

Re. Mini Storage buildings
at 160 E. Maumee.

Dear Mr. Buchholz

Upon review of the proposed mini storage buildings proposed at 160 E. Maumee, the following corrections and additional information are needed.

City Manager

Marc S. Gerken

General

Finance Director

Gregory J. Heath

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Law Director

David M. Grahn

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Water

- 1.) The existing water line along with current shut-off should be shown in order to properly review. It looks as if the owner will have two (2) meters. This needs to be ironed out.

Miscellaneous

- 1.) Show existing and proposed fence line, once project is complete.
- 2.) A permanent sign must be placed at the site rather than continuing the use of the temporary sign.
- 3.) Please show location of proposed electrical services to each building as applicable, and indicate if underground or overhead.

4.) The address numbers (160 Suites 100 & 120) must be displayed on the building which will be located closest to Maumee Ave.

5.) If you are proposing to place a dumpster or other trash receptacle please show the location on your site plan. (dumpster must be screened from view.)

Sincerely

Brent N Damman
Building & Zoning
Administrator

cc. Marc S. Gerken, City Manager
Sonny Helberg, Construction Inspector
Rick Barnes, Electrical Superintendent
Jeff Marihugh, Operations Superintendent
Allan Woo, Fire Chief

BUCH160M.SAM