

# City of NAPOLEON, OHIO

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



April 27, 1994

801 N. Perry

Mayor  
Robert G. Heft

National City Bank  
North Perry Street  
Napoleon, Ohio 43545  
Attn: Mr. Marv Barlow

Re: New Drive Thru Bank  
Site Plan Review

Members of Council  
John E. Church, President  
Michael J. DeWit  
James Hershberger  
Sarah Peper  
Terri A. Williams  
Travis B. Sheaffer  
Charles E. Burgoon

Dear Mr. Barlow,

This letter will service as our site plan review response for the above reference project.

City Manager  
Terry Dunn

To better illustrate our review, we have separated our review comments into work scope.

## DEMOLITION AND EXCAVATION/EMBANKMENT

Finance Director  
Rupert W. Schweinhagen

The floor of the old structure will need to be thoroughly broken up to facilitate water percolation and the sanitary sewer drain will need to be capped (plugged) off. (Please note that several floor drains exist in the floor, but they all lead to the one {1} sewer line). The site improvements will require filling the existing basement and the City of Napoleon will allow earth fill to be utilized, but we will insist on compaction requirements of one hundred (100) percent of the maximum dry density for each soil type used for backfill and embankment construction a moisture density curve (ASTM D 698) shall be submitted. A maximum dry weight and optimum moisture content shall be indicated.

Law Director  
David M. Grahn

City Engineer  
Marc S. Gerken

## WATER SERVICE

The existing water service is located off of West Clinton Street. The City Water Department would like to review this service off of North Perry Street and therefore, we have highlighted the approximate location. We do need the required line size in order to determine the water tap fee.

### **STORM SEWER/DRAINAGE**

We have reviewed the storm drainage improvements shown, and approve of all improvements with the exception of the new pavement exiting north onto Shelby Street. We would like to have grades shown to illustrate the drainage runoff. Also, the City of Napoleon will be replacing the catch basin on West Clinton Street and we will stub an eight (8) inch line out underneath the curb for your contractor to hook onto.

### **SANITARY SEWER**

There is an existing twelve (12) inch combined sewer running along the west side of the property, which you will be allowed to tie into. Please note that we specifically require a sewer saddle manufactured by Romac Industries, Inc., and that the opening in the twelve (12) inch pipe must be made with a hole saw. (We have attached a catalog cut sheet).

### **ELECTRICAL**

Our Electrical Department has informed us that your architect has furnished information regarding a pad mounted transformer location and the only work required would be the installation of a four (4) inch steel conduit from the City's existing pole (shown on the attached plan) to your pad mounted transformer.

### **SIGNAGE**

All signage shall be coordinated with our Building Inspector, Brent Damman.

### **EASEMENTS**

As part of review, we have found that the city of Napoleon will need to secure a seven (7) foot easement the entire length of and adjacent to the west property line. This easement will be needed due to the existing gas and sanitary sewer lines and the need of the underground electrical. We would be happy to complete this easement preparation if you so desire.

The City of Napoleon is currently going out for bid for the 1994 Street Resurfacing Program and this project will include to the curb work adjacent to your property. We have established a completion date of this work on July 31, 1994.

If you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc S. Gerken". The signature is fluid and cursive, with the first name "Marc" being the most prominent.

Marc S. Gerken, P.E.  
City Engineer

MSG/kr

Encl.

cc: Terry Dunn  
Brent Damman  
Rick Barnes  
Sonny Helberg  
Jeff Marihugh