



City of NAPOLEON, OHIO

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

November 2nd, 1995

Mayor

Robert G. Heft

Members of Council

John E. Church, President

Michael J. DeWit

James Hershberger

Sarah Peper

Terri A. Williams

Travis B. Sheaffer

Dennis Fligor

Mr. Dale Appleby

Warner, Summers, Ditzel, Benefield, Ward & Assoc.

67 Peachtree Park Dr.

Atlanta, GA 30309

Re. First Federal Savings & Loan

625 Scott Napoleon, Ohio 43545

Dear Mr. Appleby

We have reviewed the proposed site plan you forwarded to my office today and we find the following deficiencies.

1. The City's Zoning Code requires a minimum aisle width of eighteen (18) feet for one way traffic parking areas. The proposal shows an aisle width of eleven (11) feet between driveup window #3 island and the west end of the 60 degree parking stalls.

The eighteen (18) foot requirement is designed for safe and convenient movement of traffic and cannot be deviated from.

2. The parking shown along the west side of the building in the area of the existing driveup window is also in deficit of proper aisle width as thirteen (13) feet is required for parallel parking areas.

From a practical standpoint it is reasonable that employees could utilize this area to a certain degree.

3. The minimum parking space requirement with the additions proposed to the existing structure is twenty six (26) spaces.

City Manager

Marc S. Gerken

Finance Director

Gregory J. Heath

Law Director

David M. Grahn

With an allowance of two (2) spaces in the existing drive up window area and with the elimination of the third driveup window would make allowance for twelve (12) spaces along the east side of the lot, for a grand total of fourteen (14) spaces. This means your plan is twelve (12) spaces in deficit of the required amount according to the City Parking Code.

City Council may be willing to work with the bank in establishing additional angle parking along Scott Street between the alley and Main Street along with the sidewalk improvements proposed for this area.

Please refer to the following sketch showing corrections requested herein.

Sincerely



Brent N Damman
Building & Zoning
Administrator

CHAPTER 151: CITY OF NAPOLEON ZONING CODE

§ 151.67

REQUIRED WIDTHS OF PARKING AISLES AND DRIVEWAYS.

- (A) Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking (see Table A).

AISLE WIDTH	PARKING ANGLE (in degrees)				
	0	30	45	60	90
One-way traffic	13	11	13	18	24
Two-way traffic	19	20	21	23	24

- (B) Driveways shall be not less than ten (10) feet in width for one-way traffic and eighteen (18) feet in width for two-way traffic, except that ten (10) feet-wide driveways are permissible for two-way traffic when (i) the driveway is not longer than fifty (50) feet, (ii) it provides access to not more than six (6) spaces, and (iii) sufficient turning space is provided so that vehicles need not back into a public street.

TABLE OF PARKING REQUIREMENTS, USES 3.230 TO 5.400

USES	DESCRIPTION	PARKING REQUIREMENT
3.23	Banks with drive-in windows	1 space per 200 square feet of area within main building plus reservoir land capacity equal to 5 spaces per window (10 spaces if window serves two stations).
4.11	Majority of dollar volume of business done with walk-in trade	1 space per 400 square feet of gross floor area.
4.12	Majority of dollar volume of business not done with walk-in trade	1 space for every two employees on the maximum shift except that, if permissible in the commercial districts, such uses may provide 1 space per 200 square feet of gross floor area.
4.2	Operations Conducted Within or Outside Fully Enclosed Building	See above requirement.
5.11	Elementary and secondary (including associated grounds and athletic and other facilities)	1.75 spaces per classroom in elementary schools, 5 spaces per classroom in high schools.
5.12	Trade or vocational schools	1 space per 100 square feet of gross floor area.
5.13	Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	1 space per 150 square feet of gross floor area.
5.2	Churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)	1 space for every four seats in the portion of the church building to be used for services plus spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses, plus 1 space for every 200 square feet of gross floor area designed to be used neither for services nor residential purposes.
5.3	Libraries, Museums, Art Galleries, Art Centers, and Similar Uses (Including Associated Educational and Instructional Activities)	1 space per 300 square feet of gross floor area.
5.4	Social, Fraternal Clubs and Lodges, Union Halls, and Similar Uses	See above requirement.

TO: **BRENT DAMMAN**

ATTN:

COMM. NO.: **915067**

PROJECT: **ST. FED. NAPOLEON, OH.**

DATE: **11/2/95**

REGARDING:

FAX NO.

OF PAGES INCLUDING THIS ONE **3**

ORIGINAL WILL WILL NOT FOLLOW

MAIL FAX OVERNIGHT

COURIER

OTHER

WE ARE SENDING YOU THE FOLLOWING:

QUANTITY	DATE	DESCRIPTION	ACTION REQUESTED
1	11/2/95	SCHEMATIC FUR PLAN	
1		ORIGINAL SITE PLAN	

REMARKS:

COPIES TO

ENCLOSURES FILE

FROM

DAVE AFFUEBY
PROJ. ARCH.

124' 4 1/2" BETWEEN EXISTING FENCE POST ENDS

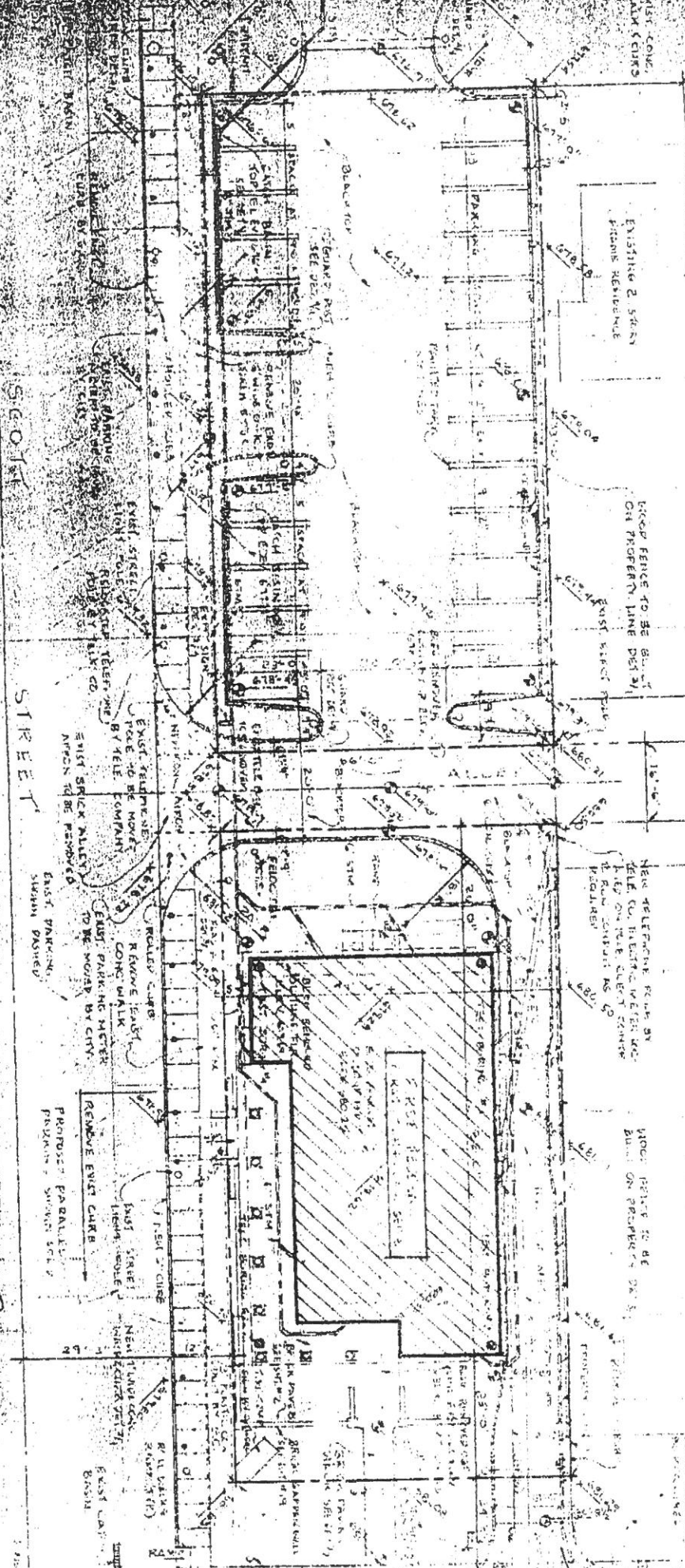
EXISTING 2 STORY
FRAMER RESIDENCE

EXISTING FENCE TO BE BUILT
ON PROPERTY LINE PER 241

NEW TELEPHONE ROOM BY
DELE CO. HAVING METER AND
KEY ON THE STREET CORNER
TO RUN CONDUIT AS GO
REARER

WOOD PILING TO BE
BUILT ON PROPERTY LINE

STATION EAST END



MARK INFORMATION
SIDE POLE ON THE PROPERTY
LINE FOR THE EAST END OF MAIN
STREET AND THE EAST END OF
SCOTT STREET.

SCOTT
STREET

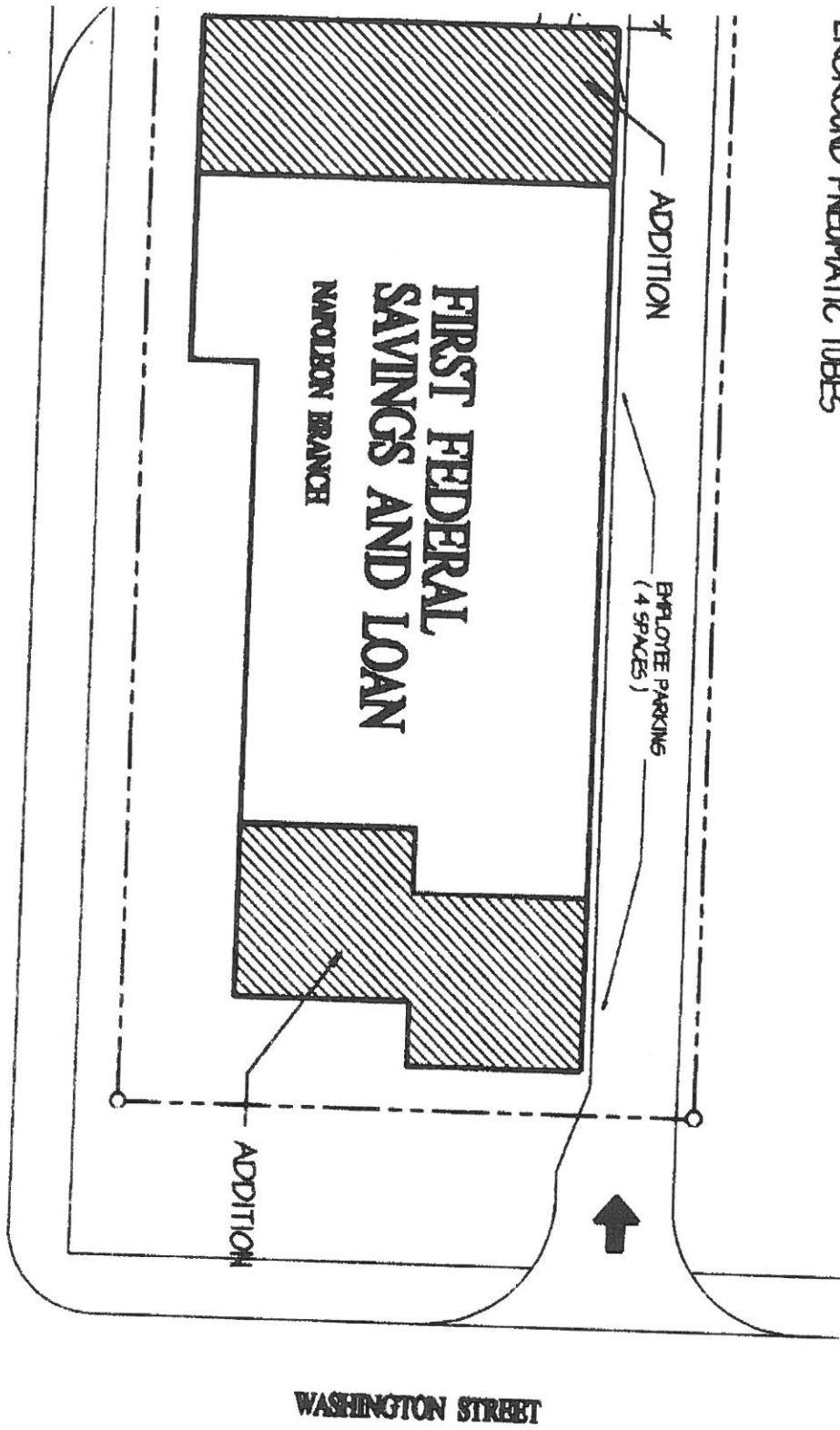
SCOTT
STREET

SCOTT
STREET
P L A N

NOTE:
FOR GRABBING ON BACK DRIVE TERRACE
STREET CORNER REFER TO ENTS 2



UNDERGROUND PNEUMATIC TUBES




SITE PLAN (SCHEMATIC)
1" = 20'
NOV 9 1988


NORTH

TO: CITY OF NAPOLEON

ATTN: BRENT DAMMAN

COMM. NO.: 95067

PROJECT: 1ST FED. - NAPOLEON, GA

DATE: 11/7/95

REGARDING:

FAX NO.

OF PAGES INCLUDING THIS ONE 2

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COURIER

OTHER

WE ARE SENDING YOU THE FOLLOWING:

QUANTITY	DATE	DESCRIPTION	ACTION REQUESTED
1		PROPOSED SITE PLAN	

REMARKS:

BRENT,

REGARDING YOUR COMMENT H.I. ON YOUR REVIEW, THE AISLE WIDTH SHOWN IS ACTUALLY 19'0" & THEREFORE WOULD APPEAR TO BE OK. LET ME KNOW IF THIS IS NOT THE CASE - THANKS DRA

COPIES TO

ENCLOSURES FILE

FROM

DIXIE APPLERY

67 Peachtree Park Drive, NE Atlanta, Georgia 30309 Telephone 404.351.6075 Facsimile 404.351.6811

DALE ARTHUR

ENCLOSES

FILE

FROM

COPIES TO

RECEIVED AND COMMENT #1 OF YOUR REVIEW, THE ASLR WIDTH SHOWN IS ACTUALLY 19'-0" & THEREFORE WOULD APPEAR TO BE OK. LET ME KNOW IF THIS IS NOT THE CASE - THANKS DRA

BRENT

REMARKS:

QUANTITY	DATE	DESCRIPTION	ACTION REQUESTED
1		PROPOSED SITE PLAN	

WE ARE SENDING YOU THE FOLLOWING:

ORIGINAL WILL WILL NOT FOLLOW

OF PAGES INCLUDING THIS ONE 2

DATE: 11/7/95

OTHER

COURTESY

MAIL

FAX

OVERNIGHT

DATE: 11/7/95

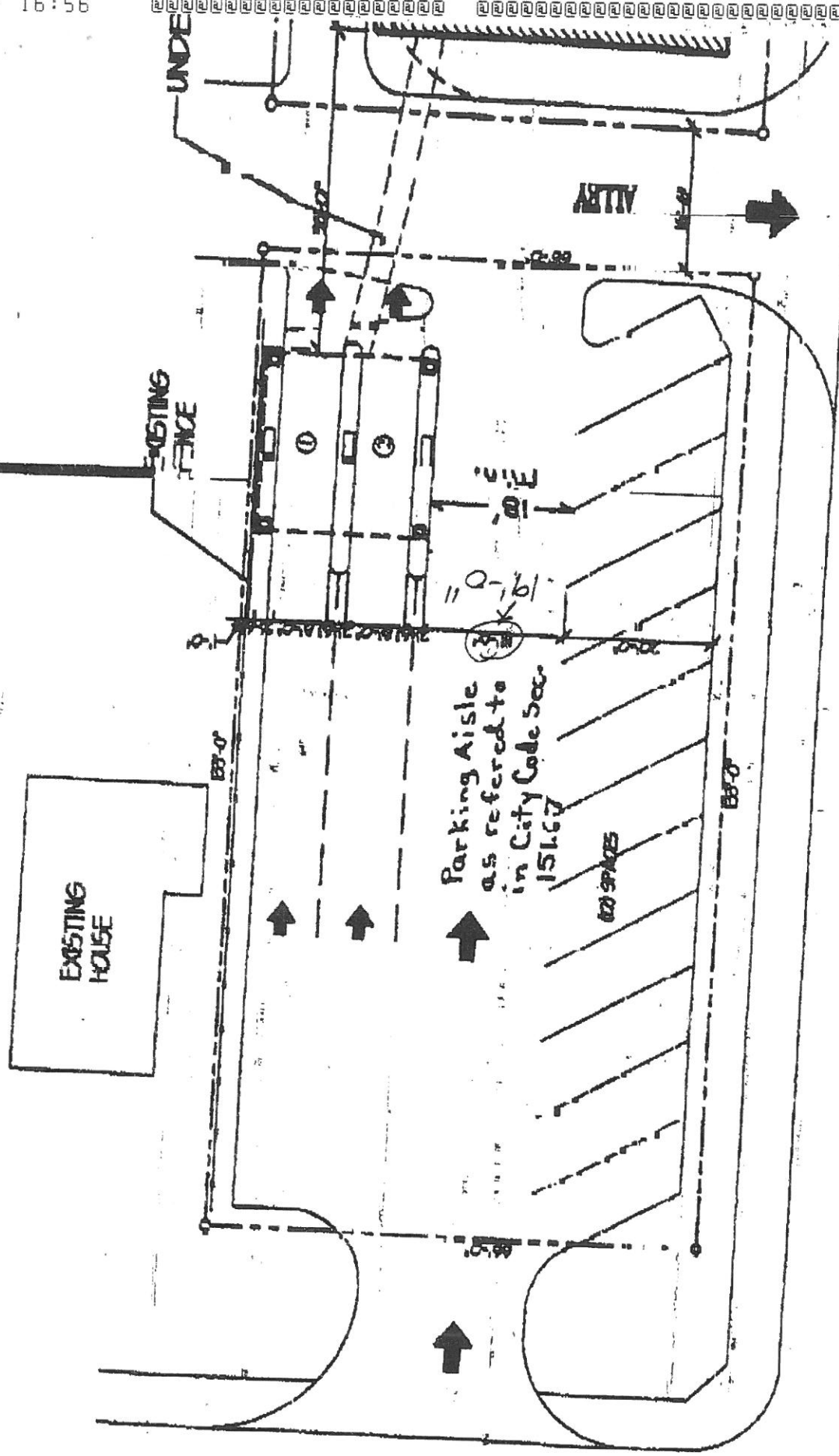
REGARDING:

PROJECT: 15' FBD - NATAROUN

COMM. NO. 4567

ATTN: BRENT DAMMAN

CITY OF NATAROUN



Parking Aisle
 as referred to
 in City Code Sec.
 151.67

100 SPACES

88'-0"

88'-0"

11'-0"

ALLEY

EXISTING FENCE

EXISTING HOUSE

MAIN STREET

SCOTT STREET