

City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393



May 1, 1996

Mayor
Donald M. Stange

Mr. John Helberg, P.E.
Gerken Paving, Inc.
P.O. Box 607
Napoleon, Ohio 43545

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

Re: Snyder-Wesche Funeral Home
Proposed Parking Improvements

Dear Mr. Helberg:

Please note the following comments pertaining to the layout of the proposed parking lot just north of the Snyder-Wesche Funeral Home.

City Manager
Marc S. Gerken, P.E.

Finance Director
Gregory J. Heath

Law Director
David M. Grahm

City Engineer
Adam C. Hoff, P.E.

- 1.) Property lines must be shown on the sight plan.
- 2.) The City of Napoleon Zoning Code requires a twenty (20) foot setback from the right-of-way on Scott Street for parking.
- 3.) Copies of Subsection 151.66 and 151.67 are enclosed to show the required dimensions and location for parking spaces.
- 4.) The proposed chain link fence along the north property line may not extend into the right-of-way, nor can it be higher than three (3) feet within fifteen (15) feet of the right-of-way of Scott Street.
- 5.) Due to the fact that the proposed storm sewer extension along Scott Street and the existing storm outlet were sized assuming 40% impervious conditions and the fact that the proposed improvements will result in approximately 90% impervious conditions, we will require that the proposed storm outlet be a 10" @ 0.30%. The originally proposed 12" @ 1.00% would allow the runoff to reach the storm sewer too rapidly.

- 6.) The proposed storm outlet may be connected to the existing combined sewer on the east side of Scott Street provided the invert of the storm outlet, within four (4) feet of the combined sewer, is high enough to allow for the outlet to be extended across Scott Street to the proposed storm sewer extension.
- 7.) A permit will have to issued by the Engineering Department prior to the start of work.

If you have any questions, please call me.

Yours truly,



Adam C. Hoff, P.E.
City Engineer

ACH:ka

Enclosure

cc: Mr. Richard Borris - Snyder-Wesche Funeral Home
Brent Damman - Zoning Administrator
Sonny Helberg - Construction Inspector

CHAPTER 151: CITY OF NAPOLEON ZONING CODE

§ 151.66

PARKING SPACE DIMENSIONS.

- (A) Subject to Subsections (B) and (C) of this section, each parking space shall contain a rectangular area at least nineteen (19) feet long and nine (9) feet wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs and aisles, so long as the parking spaces so created contain within them the rectangular area required by this Chapter.
- (B) In parking areas containing ten (10) or more parking spaces, up to twenty (20%) percent of the parking spaces need contain a rectangular area of only seven-and-one-half (7 1/2) feet in width by fifteen (15) feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for only small or compact cars.
- (C) Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall not be less than twenty-two (22) feet by nine (9) feet.
- (D) Parking for the Disabled shall be in compliance with the requirements set forth in the Americans with Disabilities Act.

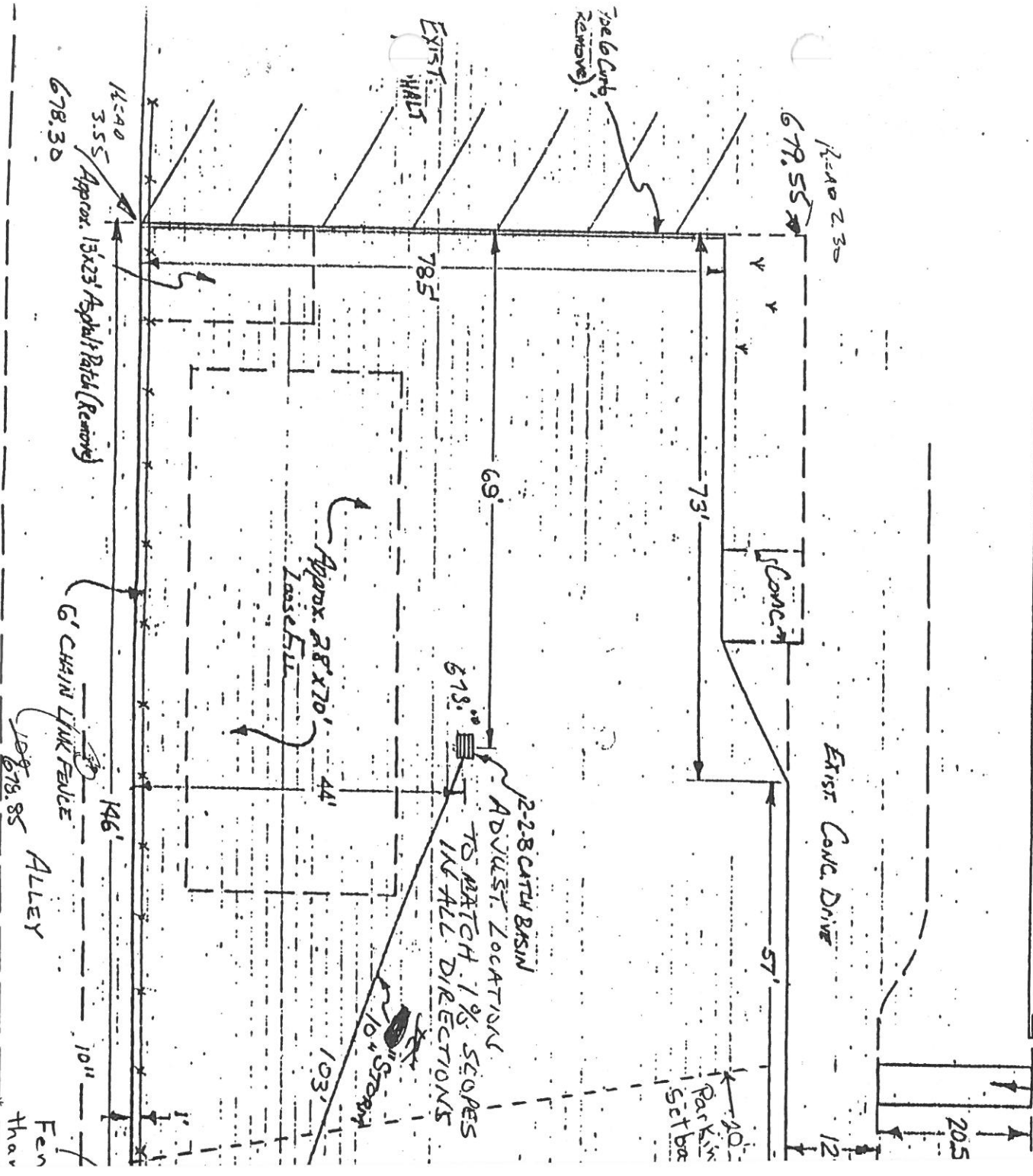
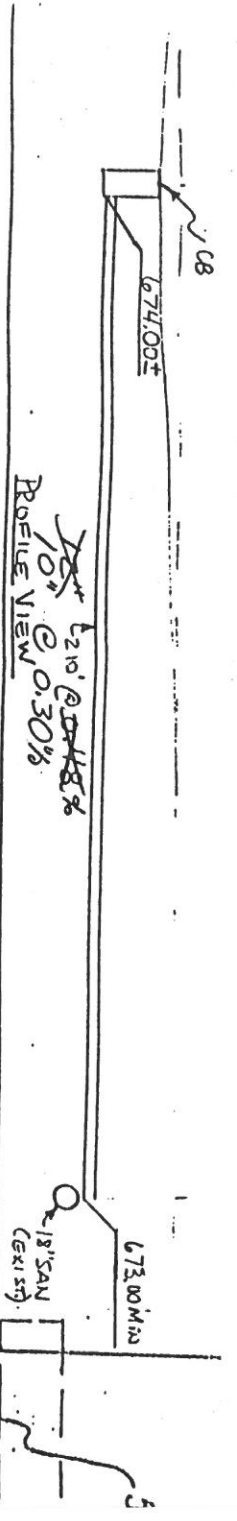
CHAPTER 151: CITY OF NAPOLEON ZONING CODE

§ 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.



10" 6" CURB REMOVE

EXIST HAULT

CONC

EXIST CONC DRIVE

PARKING SETBACK

2-2-8 CATCH BASIN
ADJUST LOCATION TO MATCH 1% SLOPES IN ALL DIRECTIONS

APPROX. 28'x70' LOOSE FILL

10" STORM

6' CHAIN LINK FENCE

ALLEY

Fence
thar



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July 8, 1996

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Mr. Richard Borris
Snyder-Wesche Funeral Home
830 Scott Street
Napoleon, Ohio 43545

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City Engineer
Adam C. Hoff, P.E.

Dear Mr. Borris:

This letter is to provide written notification that the plan for the proposed parking lot is approved with the stipulations as set forth by the Board of Zoning Appeals and Planning Commission. By their recommendation, the proposed pavement and stone base shall be no less than six (6) feet, zero (0) inches from the easterly right-of-way line of North Scott Street. Any asphalt or stone found to be within this distance will need to be removed. It is my request that the City be contacted prior to the placement of asphalt.

If you should have any questions, please call me.

Yours truly,

Adam C. Hoff, P.E.
City Engineer

ACH:rd

cc: Mr. John Helberg, P.E.; Gerken Paving, Inc.
Mr. Sonny Helberg, Construction Inspector
✓ Mr. Brent Damman, Bldg./Zoning Administrator

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