

1505 WILLIAMSBURG
- ADDRESS FILE

Driveway Width

From: "Chad Lulfs" <clulfs@napoleonohio.com>
To: dave@gerkenpaving.com
Cc: "Marty Crossland" <mcrossland@napoleonohio.com>, "Zimmerman Tom" <tzimmerman@napoleonohio.com>

06/08/15 09:10

Mr. Gerken,

I reviewed your request regarding the extra width for your proposed drive approach. I am not able to allow the full 32' you requested. The standard drive approach dimensions allow a 24' width with 3' wings on each side for a total of 30'. What I can allow would be a 30' wide drive approach with no wings. All of the approach must be constructed in compliance with City specifications. Drive approaches must be a minimum of 6" Class C concrete on 6" of ODOT 304 or ODOT 411. 1" expansion joint must be installed along the back of the curb. The concrete approach must be sawed/jointed with slabs no larger than 12' in any direction. If you use a 30' width, I recommend using 10' square slabs.

If this is acceptable you may proceed. If this is not acceptable, the decision can be appealed to the City Manager. All appeals must be in writing. If you have any questions or require additional information, please contact the Engineering Department at your convenience.

Chad E. Lulfs, P.E., P.S.
Director of Public Works

City of Napoleon

255 W. Riverview Avenue
P.O. Box 151
Napoleon, OH 43545
Phone: 419-592-4010
Fax: 419-599-8393

SCANNED

Fw: 1505 Williamsburg Ave Driveway

From: "Zimmerman Tom" <zimmerman@napoleonohio.com> 06/08/15 07:35
To: "Chad Lulfs" <clulfs@napoleonohio.com>, "Marty Crossland" <mcrossland@napoleonohio.com>
Attachments: 1505 Williamsburg Ave Driveway.docx (4.9 MB);

-----Original Message-----

From: "David Gerken" <dave@gerkenpaving.com>
To: "Zimmerman Tom" <zimmerman@napoleonohio.com>
Date: 06/07/15 10:02 PM
Subject: 1505 Williamsburg Ave Driveway

I've sprayed out (roughly) the layout of the driveway we would like to build. I've also attached a document requesting approval and noting other large driveways in the subdivision. Can we schedule a time to meet at the lot with Chad?

Let me know what you think.... especially if I need to provide more info.

Thanks Tom.

Tom Zimmerman
Building Official
City of Napoleon OH
419-592-4010

1505 Williamsburg Ave @ The Twin Oaks Subdivision - Proposed Driveway Layout

At 1505 Williamsburg Ave we would like to install a 32' wide driveway in front of our 3 car garage. While it may be customary in Napoleon to restrict drive width to 24' at curbside, we think that a wider drive could be constructed without deviating from the standards of the Twin Oaks subdivision. This would provide more area for parking for our guests and allow for an easier approach to our third garage bay. At the 32' width, flares at the curbside should not be required.

Listed below are a few other residences that have driveway widths in excess of 24' in width. Each property in the subdivision is unique in dimension and layout. We're hoping that our proposed driveway layout would be viewed as acceptable to city and subdivision directors.



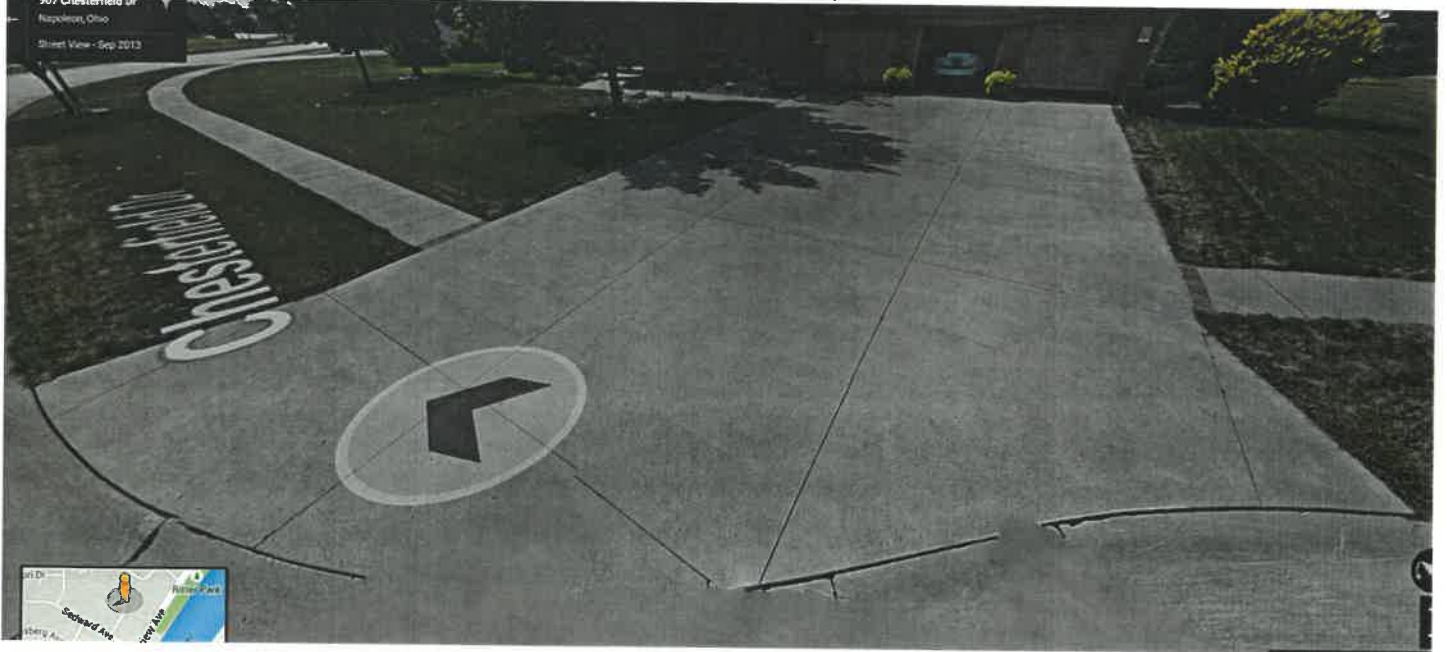
965 Chesterfield Dr - Dunmire (35' Width no flares)



980 Chesterfield Dr - Cramer (32' Width plus flares)



925 Chesterfield Dr - Manahan (32' Width with one flare on cul de sac)



1120 Becca Lane - Brown (35' Width plus two flares)



1140 Chesterfield Ave - Bergstedt (35' Width plus two flares)



Re[2]: Driveway Width

From: "Chad Lulfs" <clulfs@napoleonohio.com>
To: "David Gerken" <dave@gerkenpaving.com>
Cc: "Zimmerman Tom" <tzimmerman@napoleonohio.com>

06/09/15 07:55

Dave,

The right-of-way should be 1' behind your sidewalk, but if you want to start your flare at the sidewalk that will be fine. Tom was correct about the sidewalk thickness. The standard walk needs to be 4' wide. Also, it is 4" of concrete on 4" of ODOT 411. The first 5' from both sides of the drive need to be 6" of concrete on 6" of ODOT 411. This insures that it won't break if someone mistakenly drives on it.

If you have any other questions, feel free to shoot me an email or give us a call.

Chad

-----Original Message-----

From: "David Gerken" <dave@gerkenpaving.com>
To: "Chad Lulfs" <clulfs@napoleonohio.com>
Date: 06/08/15 16:42
Subject: Re: Driveway Width

Thank you, Mr. Luffs.

I think a 30' wide approach with no flares would work fine for us. We'd still like to flare out a foot on each side (on our side of the sidewalk) to meet the 32' width of the garage front. If that is agreeable, I'd like to know how far in from the sidewalk you'd like me before we widen.

I'll be sure to remind the sub (Matt Mahnke) of the city specs that you provided... and your suggestion for 10' slabs.

If I remember correctly, Tom thought I might also need to have my sidewalk at 6" thickness through the driveway and for 5' further out on each side. Is that right?

Thanks for your time, Chad.

On Mon, Jun 8, 2015 at 9:10 AM, Chad Lulfs <clulfs@napoleonohio.com> wrote:

Mr. Gerken,

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