



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Kevin Schultheis Code Enforcement/ Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

RESIDENTIAL ZONING PERMIT

Issued Date: June 17, 2025

Expiration Date: June 17, 2026

Permit Number: P-25-092

Job Location: 416 Hudson

Owner: Woodland Custom Homes
416 Hudson
Napoleon, OH 43545

Contractor: Woodland Custom Homes
Phone: 419-720-4411
Zone: R-3: Medium Density Residential

Set Backs: Front: 40' Rear: 10' Side: 7'

Comments: New home construction

Permit Type: Residential

Fee: \$25.00

Status:

Amount Due: \$0.00

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R-3
P-25-092

Residential Zoning Permit Application

Date 3-27-25 Job Location 416 Hudson 4100951022 L+9
Owner WOODLAND Custom Homes Telephone # 419-720-4411
Owner Address 2892 N. Reynolds Rd TOL OH 43615
Contractor WOODLAND Custom Homes Cell Phone # 419-266-6556
Description of Work to be Performed Single family dwelling w/ ATT GARAGE
Estimated Completion Date 1-6-26 Estimated Cost 200,000

Demo Permit - \$100.00 - See Separate Form	(MDEMO 100.1700.46690)	\$
✓ Zoning Permit - \$25.00	(MZON 100.1700.46690)	\$ <u>25.00</u>
Fence/Pool/Deck - \$25.00	(MZON 100.1700.46690)	\$
Accessory Building 200 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing/Patio - \$0.00	(MZON 100.1700.46690)	\$
✓ Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.44730)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.44730)	\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00	(MBLDG 510.0000.44730)	\$
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87	(MBLDG 510.0000.44730)	\$
✓ 5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00	(MBLDG 510.0000.44730)	\$
Sewer Tap For Lots 7,200 Sq. Ft. Or Less - \$0.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 7,201 To 12,199 Sq. Ft. (x \$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 12,200 Sq. Ft. or Greater - \$60.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 7,201 to 23,866 Sq. Ft. (x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 23,867 Sq. Ft. or Greater - \$200.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 7,201 to 36,366 Sq. Ft. (x\$0.012)	(MBLDG 520.0000.44830)	\$
✓ Sewer Tap For Lots (Three Family) 36,367 Sq. Ft. or Greater - \$350.00	(MBLDG 520.0000.44830)	\$
Sewer Tap Inspection Fee For Single Family or Duplex - \$60.00	(MBLDG 520.0000.44830)	\$
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 520.0000.44830)	\$
TOTAL FEE:		\$

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON ZONING DEPARTMENT.
I hereby certify that I am the Owner of the named property, or that the proposed work is authorized by the Owner of record and that I have been authorized by the Owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for Work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT: Tracey Schmitt

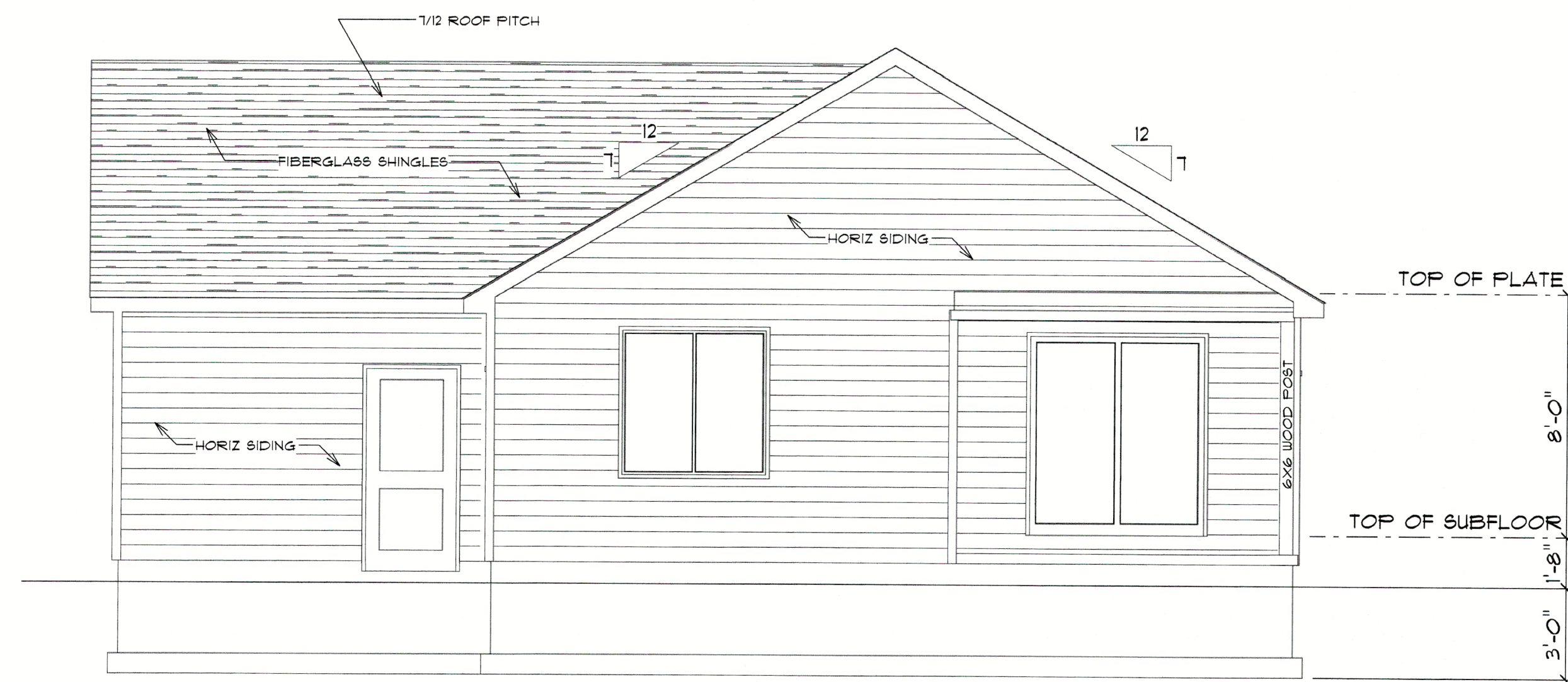
DATE: 6-16-25

BATCH #

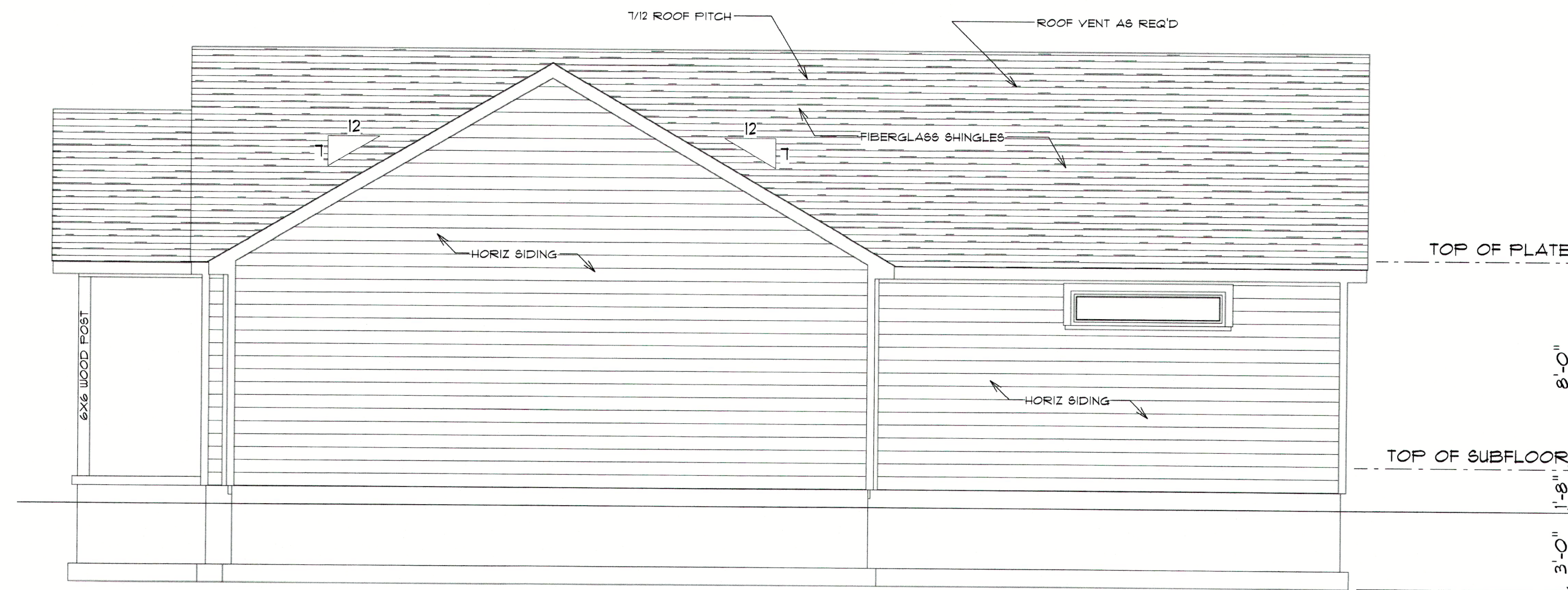
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DATE

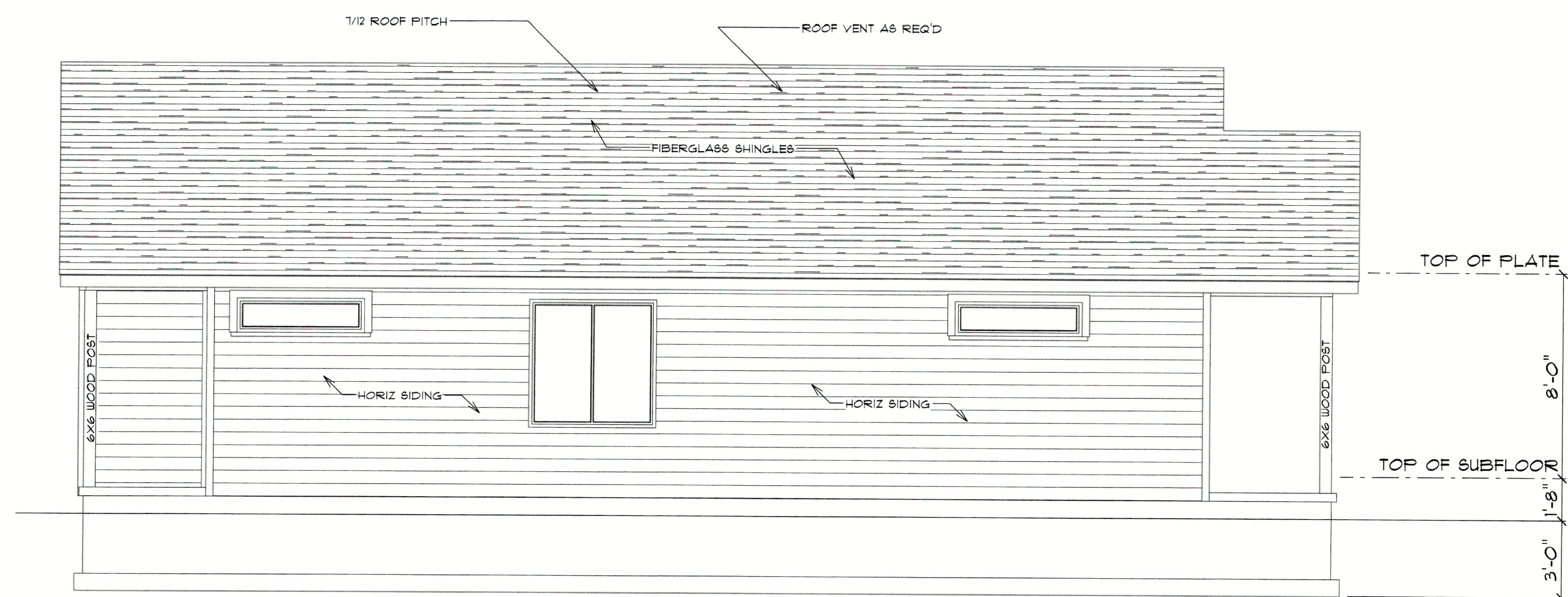
Per Rule 10.2 of the City of Napoleon Rules for Water and Sewer Service, City personnel will assist property owners in locating existing sanitary sewer laterals and water services to the best of their ability. However, the City does not guarantee the accuracy of said markings and is not liable for any expense incurred by the property owner if said markings are incorrect.



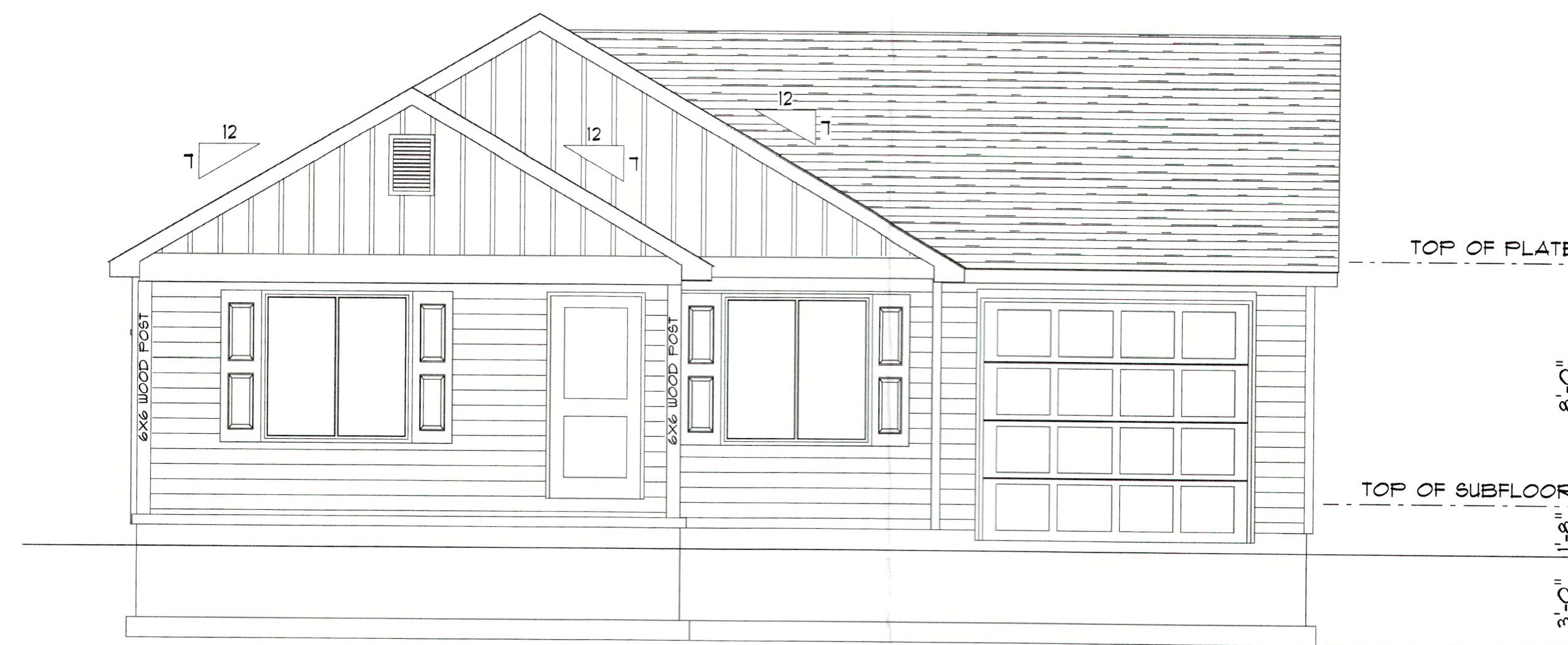
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

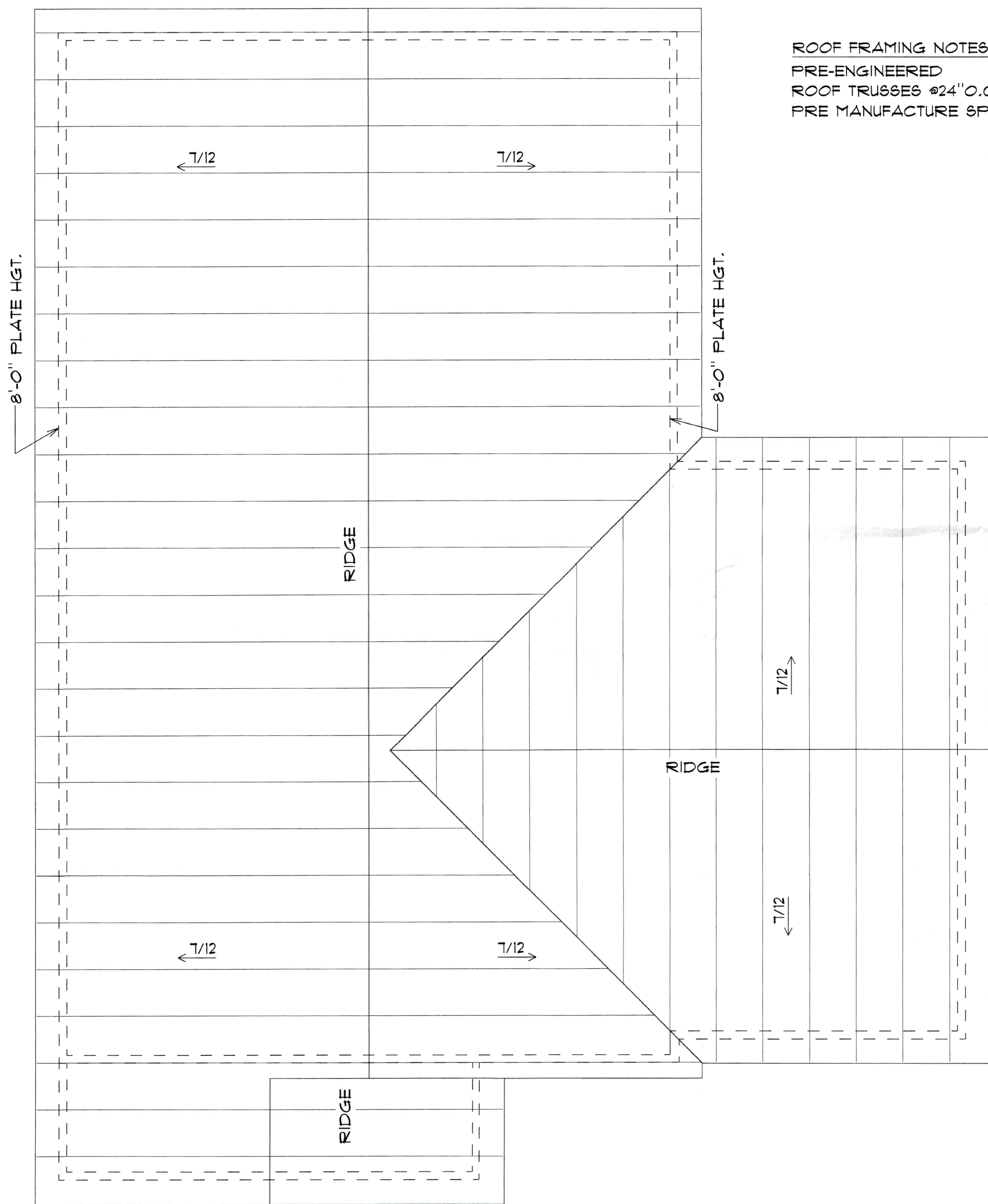


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

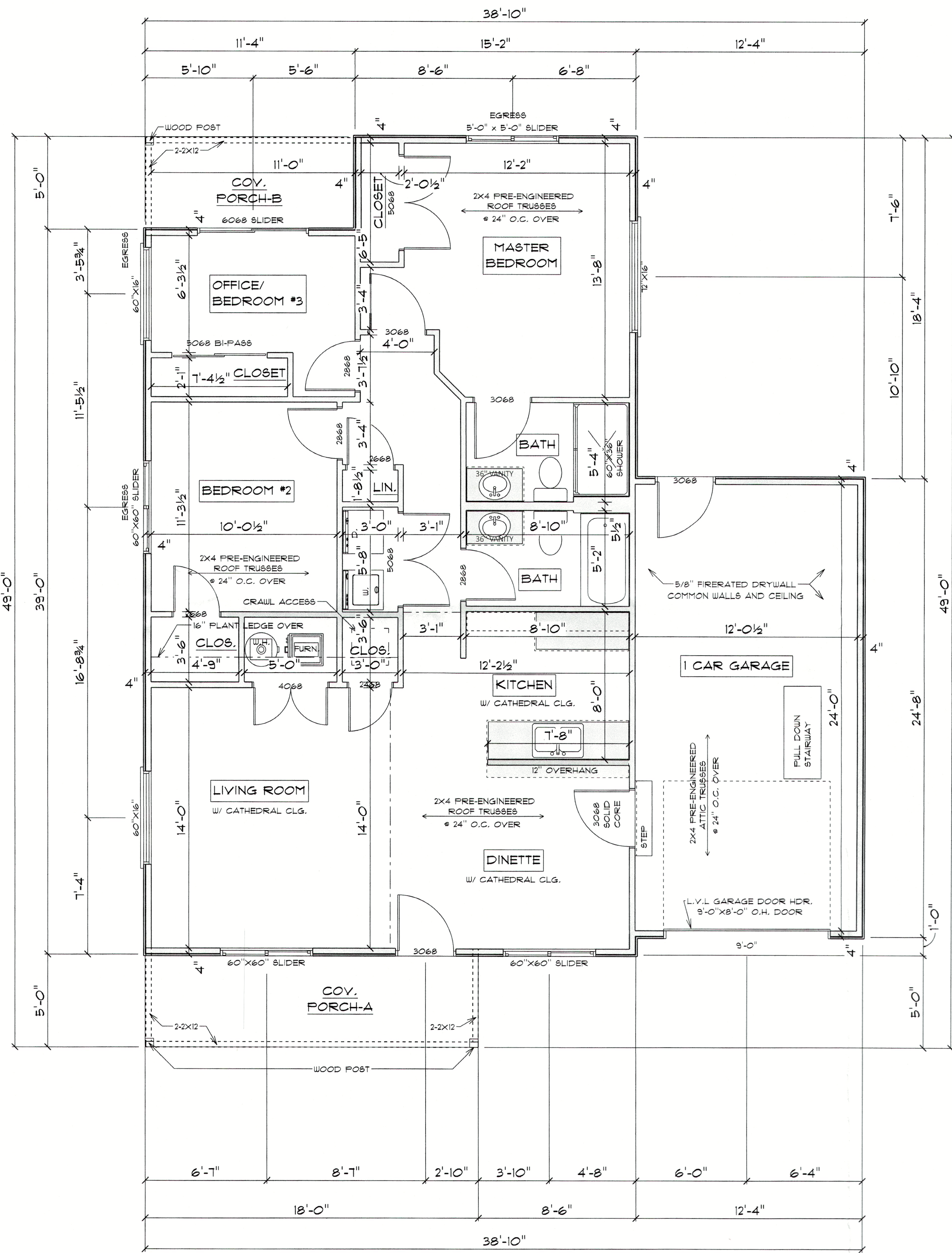
Lot 9
Hudson
416 Hudson

ROOF PLAN

SCALE: 1/4" = 1'-0"



ROOF FRAMING NOTES:
PRE-ENGINEERED
ROOF TRUSSES @24" O.C.
PRE MANUFACTURE SPEC'S.



1. ALL WALLS ARE FIGURED AT 3 1/2" UNLESS NOTED OTHERWISE.
2. DOUBLE EVERY THIRD JOIST UNDER ALL TILE OR MARBLE FLOORS.
3. ALL WINDOWS ARE SHOWN AS _____
4. ALL WALLS OVER 10'-0"; HIGH SHALL BE 2 x 6 FRAMING.
5. PROVIDE EXHAUST FANS W/ SEPARATE SWITCHES IN ALL LAVS AND BATHS.
6. PROVIDE SMOKE SENSORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY LOCAL CODE. (HARD WIRE)
7. ALL BEARING LOCATIONS OF I-JOISTS SHALL BE WEB REINF.
8. BACK ALL BRICK, ALUMINUM AND VINYL SIDING W/ HOUSE WRAP.
9. ALL DOOR AND WINDOW HDRS. SHALL BE DOUBLE 2 x 12'S W/ 1 1/2" BEARING.
10. ALL MICRO-LAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
11. DO NOT SCALE DRAWING. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR DIRECTION. BUILDER RESPONSIBLE TO HAVE REVIEWED ALL DRAWINGS AND IF ADDITIONAL CLARIFICATION OR INFORMATION IS NEEDED THE BUILDER IS TO CONTACT DESIGNER.
12. WHERE HANDRAILS ARE SHOWN, HANDRAIL HEIGHT IS TO BE 34-36 ABOVE NOSING.
13. 6'-8"; CLEAR HEADROOM REQUIRED ON ALL STAIRS.
14. INSTALL WINDOWS W/ TEMPERED GLASS AS REQ'D BY CODE.
15. PLANS ARE DRAWN TO COMPLY WITH SECTION 1112- "THE OHIO HOME BUILDER'S ASSOCIATION (OHBA) ALTERNATIVE ENERGY CODE OPTION" BUILDER WILL SUPPLY ADDITIONAL INFORMATION IF ANOTHER OPTION IS USED.
16. STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE TO SECTION 103.1.
17. OVERHANGS THAT EXTEND WITHIN 5' OF PROPERTY LINE MUST FOLLOW RCO TABLE 302.1(K1).
18. ALL WORK SHALL COMPLY WITH THE 2019 RESIDENTIAL CODE OF OHIO.

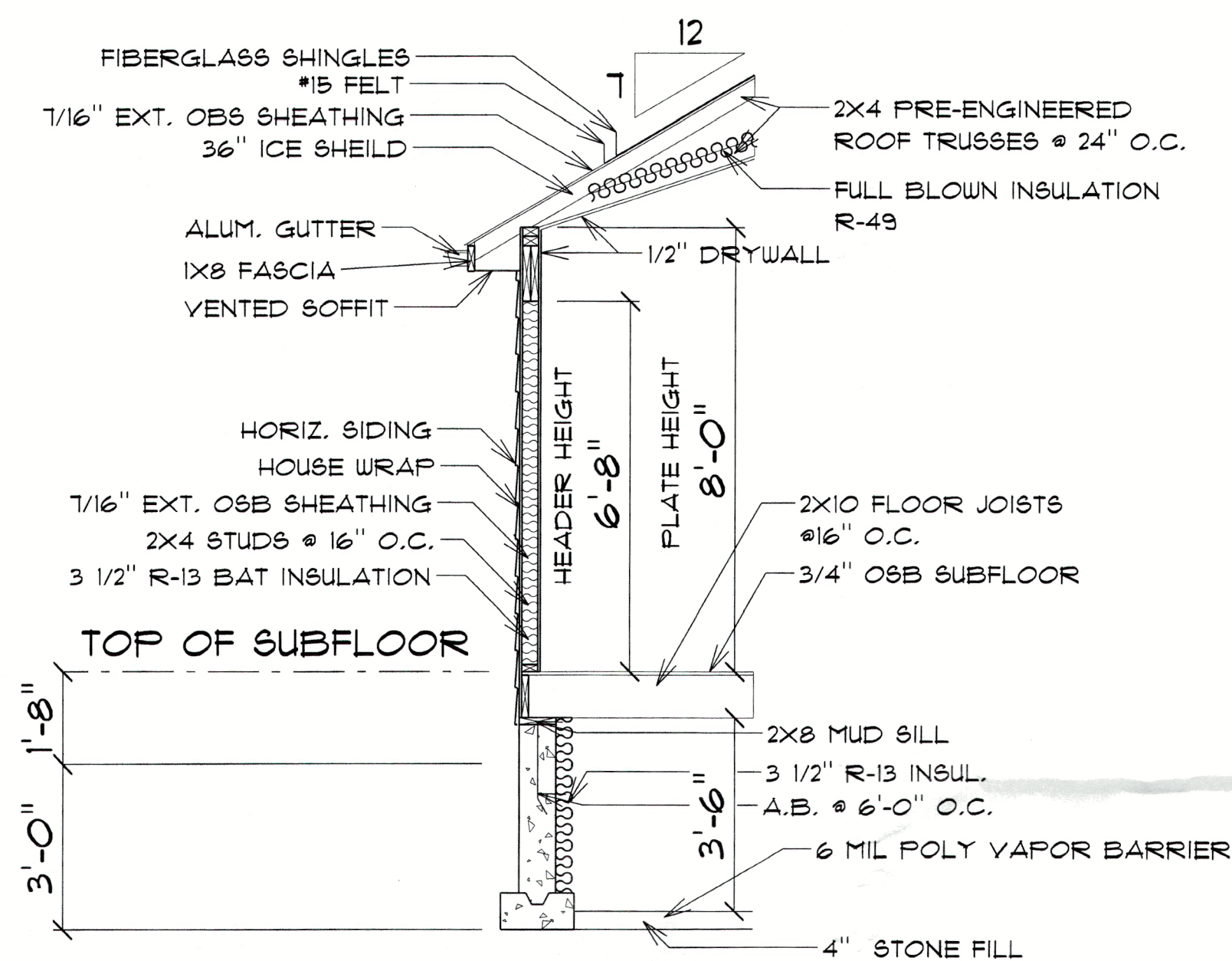
RCO COMPLIANCE PATH
SECTION 1112-(OHBA) ALTERNATIVE
ENERGY CODE COMPLIANCE PATH #2

SQUARE FOOTAGE	
FLOOR PLAN	1103
GARAGE	303
COVERED PORCH A	133
COVERED PORCH B	51

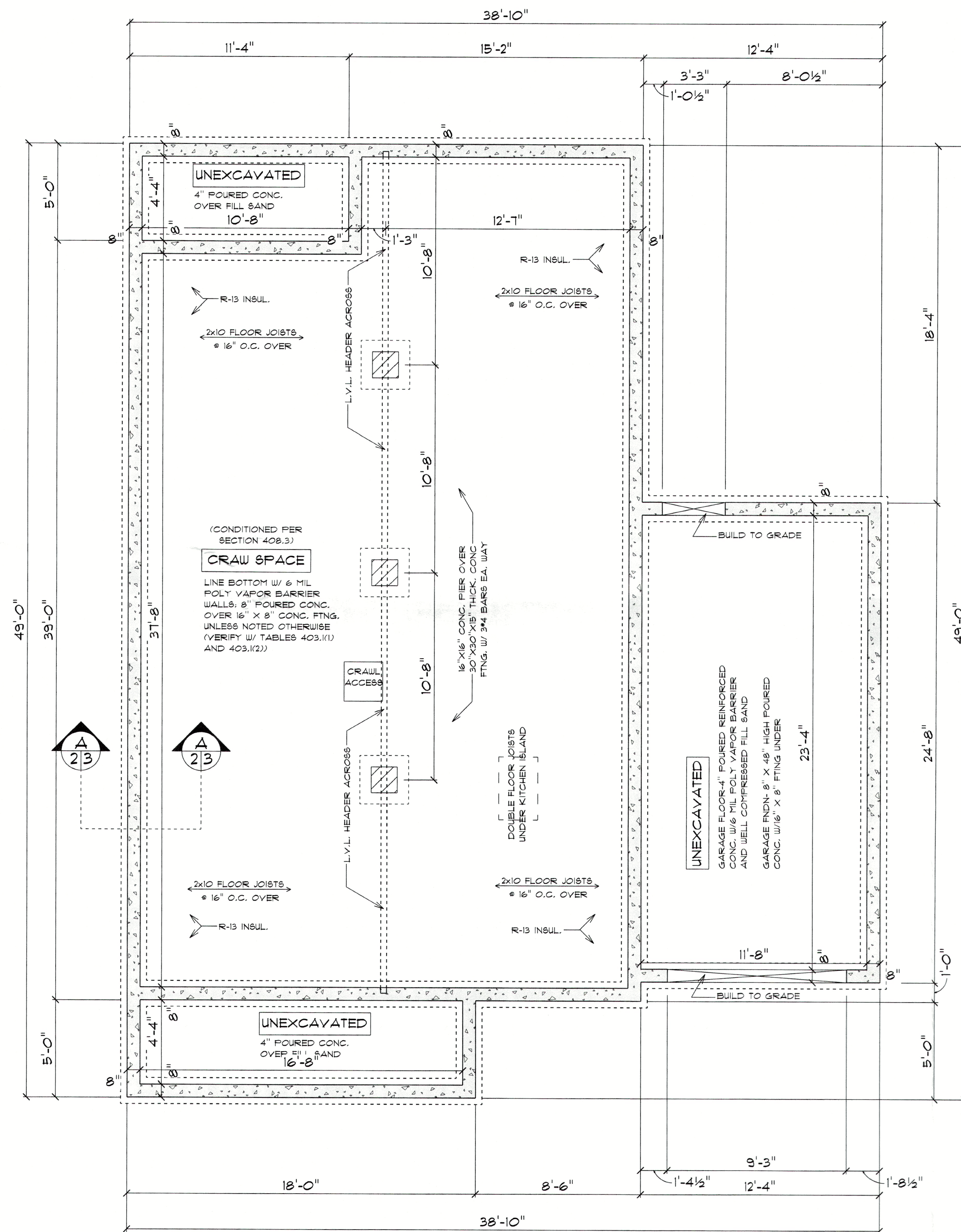
FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE
ALL TRUSS LOAD FIGURED
ON EXTERIOR ONLY



CROSS SECTION A
SCALE: 3/8" = 1'-0"



BASEMENT & FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:
THE FOUNDATION DESIGN IS BASED UPON THE FOLLOWING:

1. MINIMUM SOIL BEARING PRESSURE CAPACITY OF 1500 P.S.F.
2. ANTICIPATED WATER TABLE IS BELOW BOTTOM OF FOOTING.
3. THE SOIL AT THIS SITE IS PREDOMINANTLY:

- COARSE SAND OR
- SAND AND GRAVEL
- MEDIUM SAND
- FINE SAND OR SILT
- CLAY AND SAND/SILT
- CLAY
- OTHER

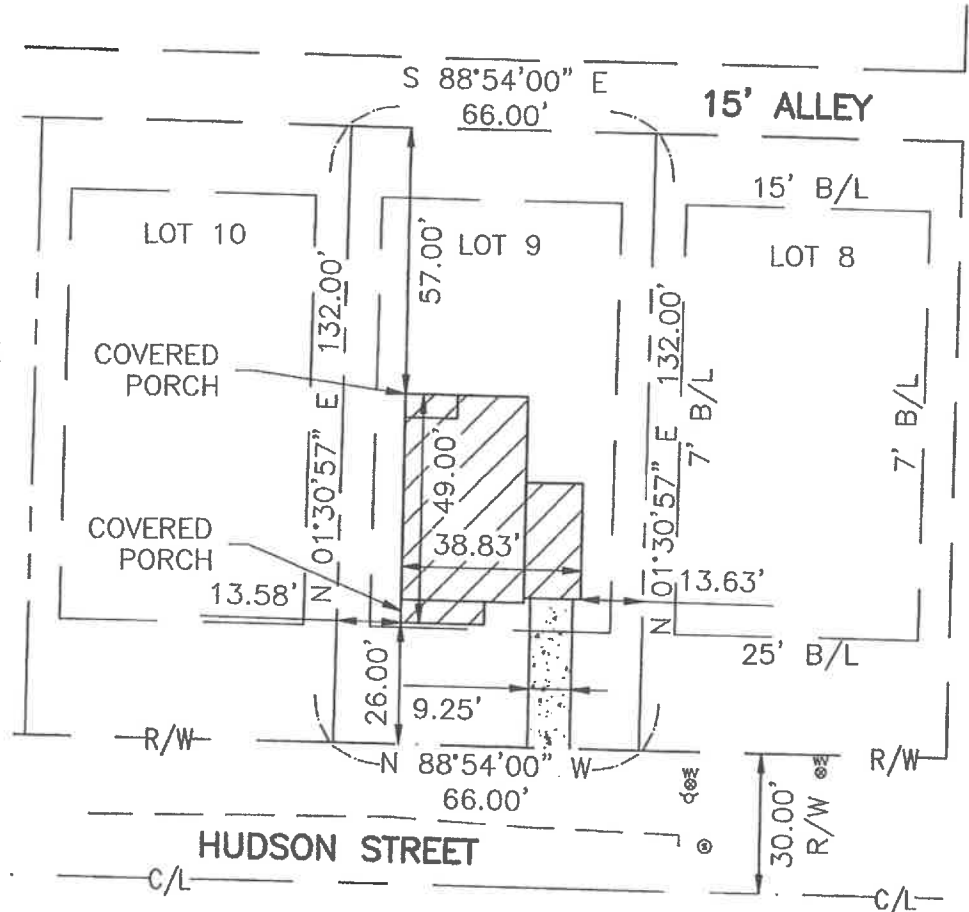
4. ADD REBAR TO FOUNDATION WALL AND FOOTING IF UNSTABLE SOIL CONDITIONS EXIST. IF OTHER THAN THE ABOVE IS ENCOUNTERED THE FOOTING AND FOUNDATION WALL SHALL BE MODIFIED FOR PROPER SUPPORT PER. 2019 RESIDENTIAL CODE OF OHIO.

PLOT PLAN

LOT 9 OF SUSAN'S S.J. ROWAN'S FAIRGROUND ADDITION,
IN THE CITY OF NAPOLEON, HENRY COUNTY, OHIO
PREPARED FOR AND AT THE REQUEST OF:
WOODLAND CUSTOM HOMES

B/L = BUILDING LINE
C/L = ROAD CENTERLINE
R/W = RIGHT-OF-WAY

ZONING: R-3
REAR = 15'
FRONT = 25'
SIDE = 7'



FELLER, FINCH & ASSOCIATES, INC. HAS LIMITED ITS SERVICES TO THE INFORMATION SHOWN ON THE RECORDED PLAT (WHEN APPLICABLE), AND HAS MADE NO SEPARATE EXAMINATION OF OTHER PUBLIC RECORDS FOR EASEMENTS, BOUNDARY LINE AGREEMENTS, RESTRICTIONS, ETC.

THIS PLOT PLAN SHOULD NOT BE USED TO LOCATE FENCES OR OTHER EXISTING OR PROPOSED IMPROVEMENTS ON SAID PROPERTY. THIS PLOT PLAN DOES NOT REPRESENT A DETAILED LAND SURVEY AND NO PROPERTY CORNERS HAVE BEEN SET.

THE UTILITIES SHOWN (HYDRANTS, VALVES, MANHOLES, SIDEWALKS AND CATCH BASINS) ARE FROM THE DESIGN PLANS AND DO NOT REPRESENT EXISTING IMPROVEMENTS OR THEIR EXISTING LOCATIONS. A SITE INSPECTION SHOULD BE PERFORMED BY THE BUILDING CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION TO DETERMINE AS-CONSTRUCTED LOCATIONS OF SAID IMPROVEMENTS.



[Signature]

2-26-2025

D. Edward Thornton
Professional Surveyor No. 7827

Date

DATE: 02-26-2025	SCALE: 1"=40'
DESIGNED: DET	DRAWN: AJJ
CHECKED: DET	REVIEWED: DET
PROJECT NO.: 10S10439	DRAWING: 10-10439FP00A1



NORTH

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

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