



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-25-093

Job Location: 424 Hudson

Owner: Woodland Custom Homes
424 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-25-093

Residential Zoning Permit Application

Lot 8

Date 3-27-25 Job Location 424 Hudson ~~4100~~ 410091510124
Owner Woodlands Custom Homes Telephone # 419-720-4411
Owner Address 2892 N. Reynolds Rd TOL OH 43615
Contractor Woodlands Custom Homes Cell Phone # 419-266-6556
Description of Work to be Performed Single family dwelling w/ ATT Garage
Estimated Completion Date 12-20-25 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

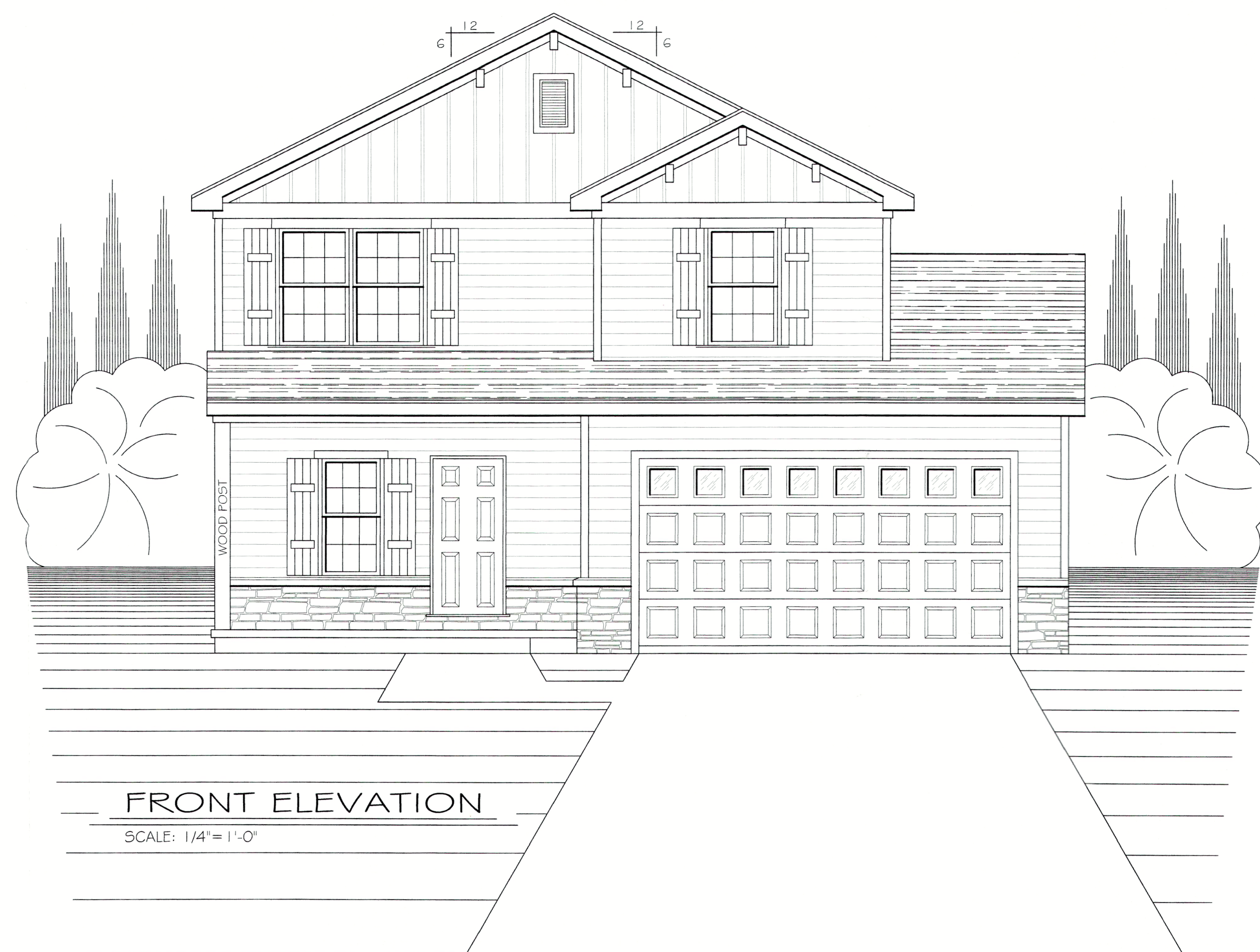
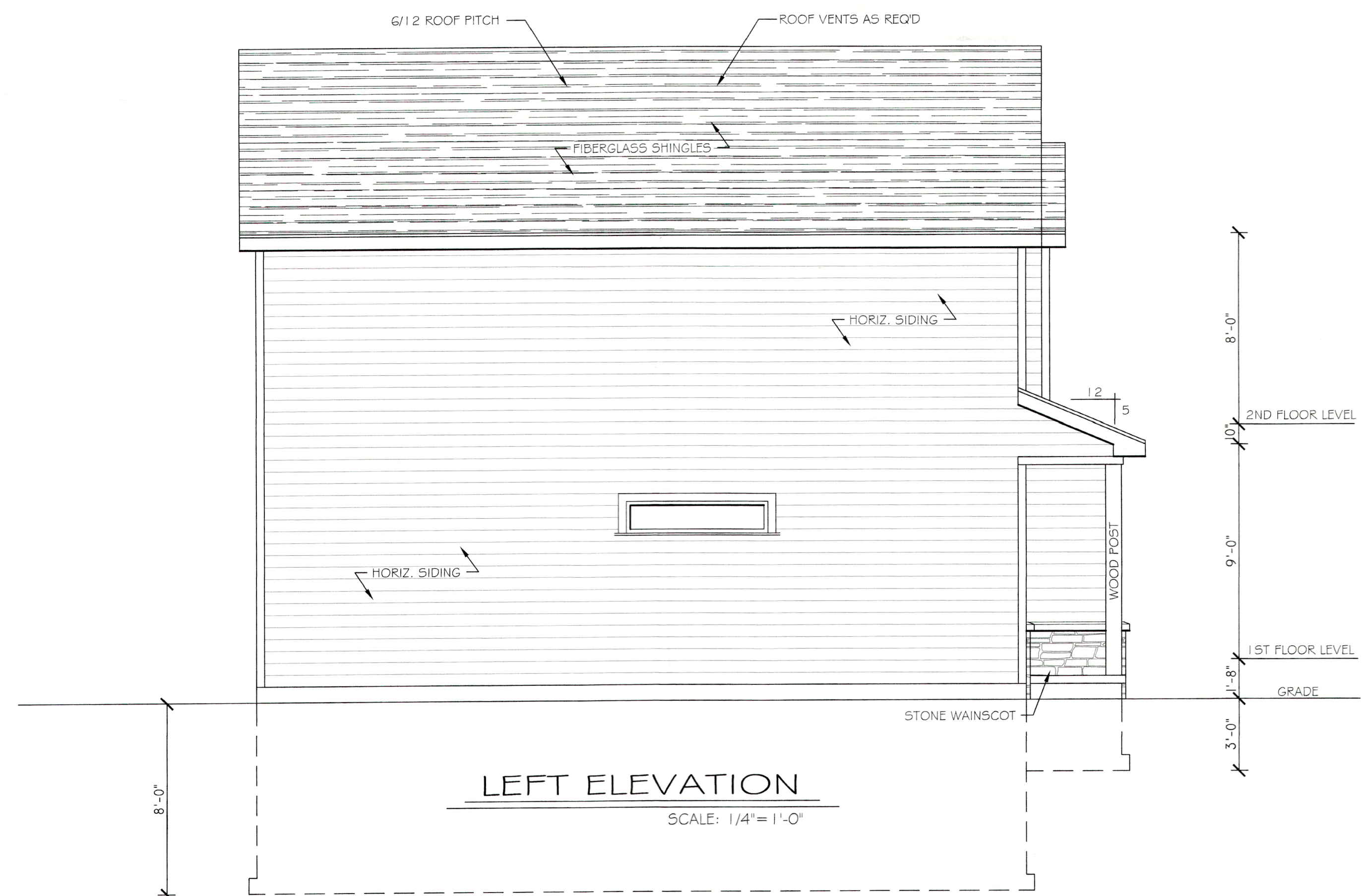
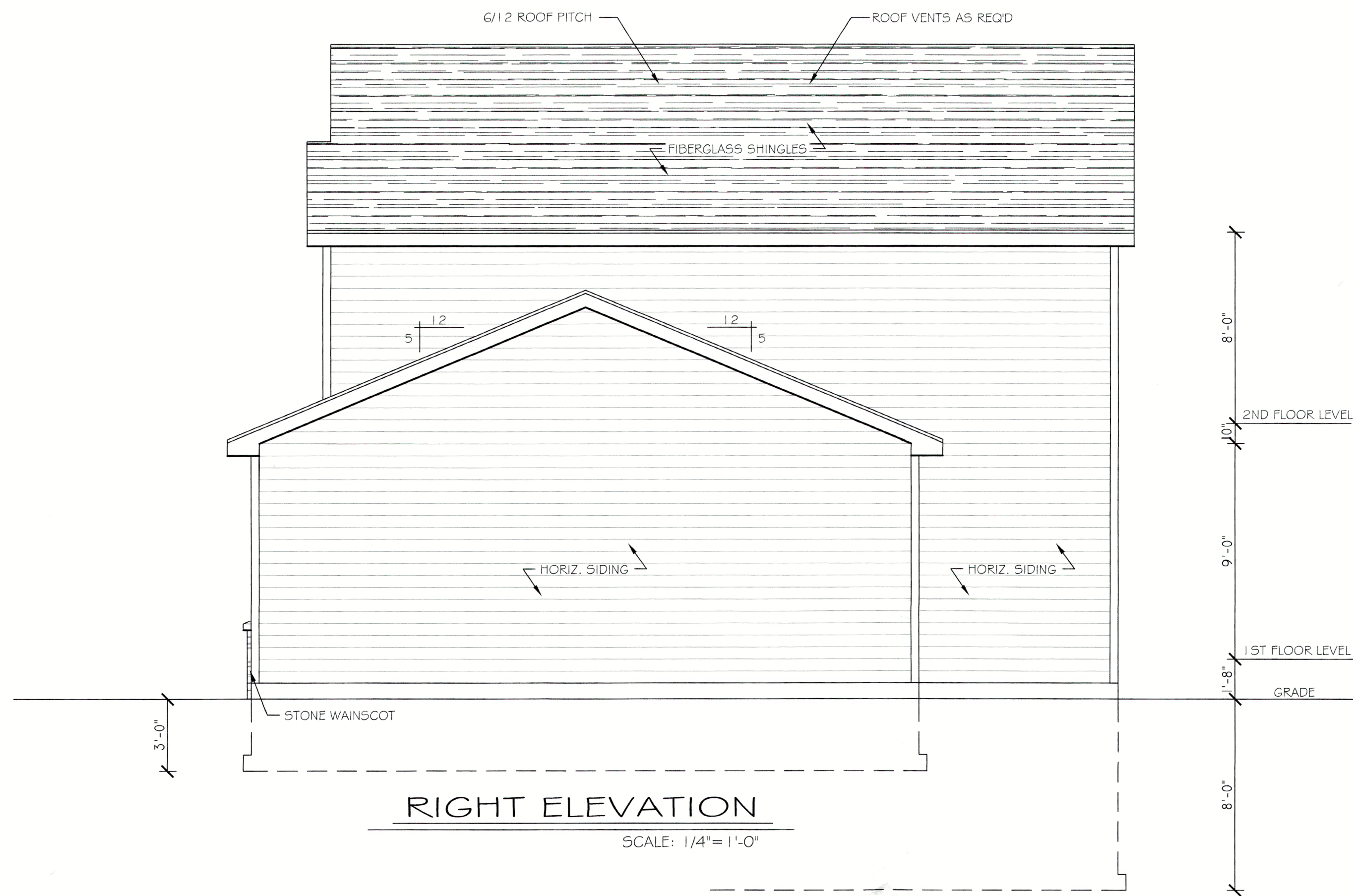
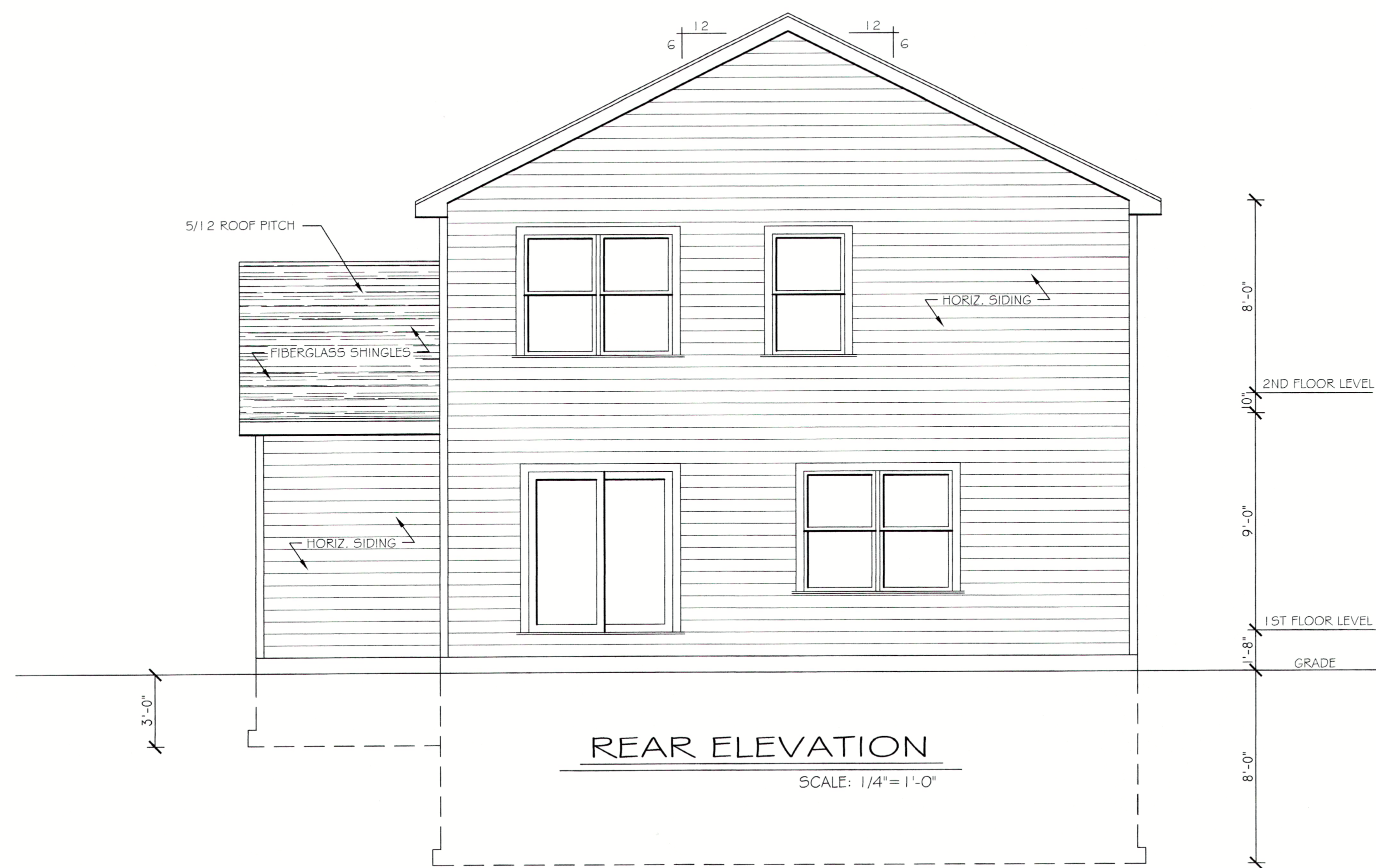
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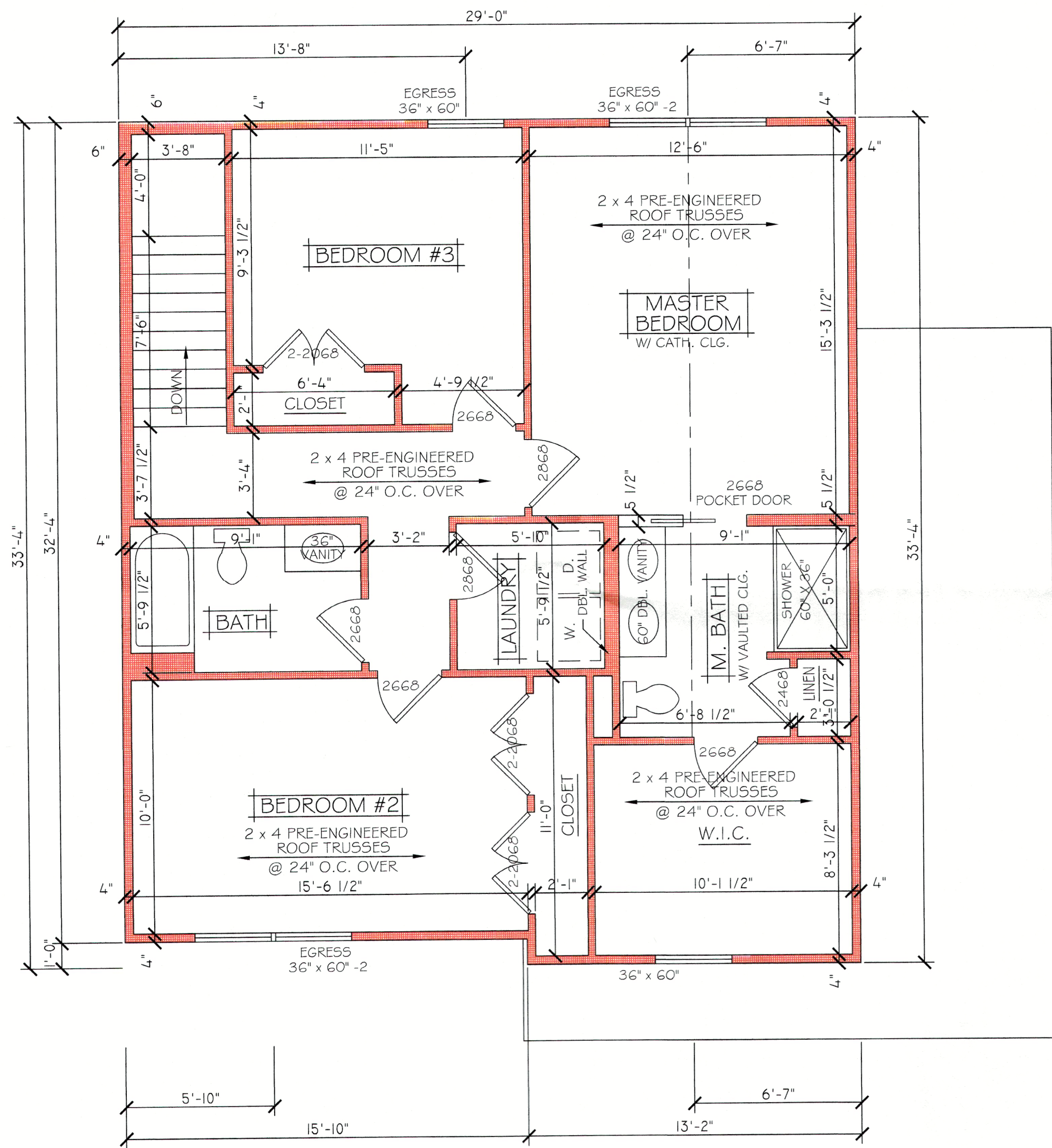
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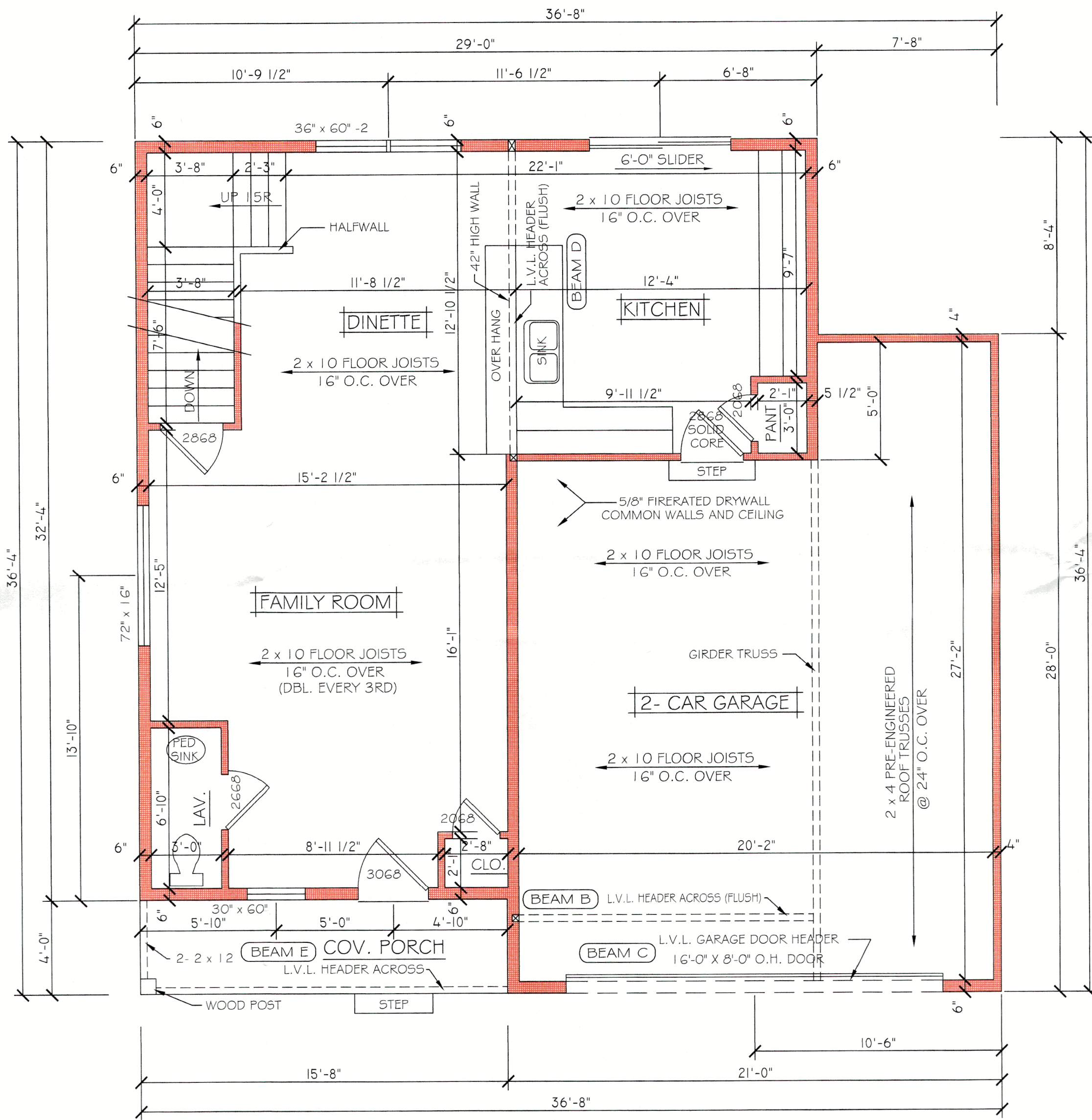
Per Rule 10.2 of the City of Napoleon Rules for Water and Sewer Service, City personnel will assist property owners in locating existing sanitary sewer laterals and water services to the best of their ability. However, the City does not guarantee the accuracy of said markings and is not liable for any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





SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

NOTES:

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 DOUBLE HUNG. VERIFY WITH BUILDER.
4. ALL WALLS OVER 10'-0" HIGH SHALL BE 2 x 6 FRAMING.
5. DOUBLE ALL FLOOR JOISTS UNDER ALL PARTITIONS THAT RUN PARALLEL TO THE FLOOR JOISTS.
6. ALL FLOORS SHALL BE CROSS-BRIDGED W/ 1 x 3 BRIDGING. 8'-0" O.C. MAX.
7. PROVIDE EXHAUST FANS W/ SEPARATE SWITCHES IN ALL LAVS AND BATHS.
8. PROVIDE SMOKE SENSORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY LOCAL CODE. (HARD WIRE)
9. ALL BEARING LOCATIONS OF I-JOISTS SHALL BE WEB REINF. BACK ALL BRICK, ALUMINUM AND VINYL SIDING W/ HOUSE WRAP.
10. ALL DOOR AND WINDOW HDRS. SHALL BE DOUBLE 2 x 12'S W/ 1 1/2" BEARING.
11. ALL MICRO-LAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS. 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 BUILDER IS TO CONTACT DESIGNER.
12. WHERE HAND RAILS ARE SHOWN, HAND RAIL 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 1105- "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 703.7.
17. OVERHANGS THAT EXTEND WITHIN 5' OF PROPERTY LINE MUST FOLLOW RCO TABLE 302.1(1).
18. ALL WORK SHALL COMPLY WITH THE 2019 RESIDENTIAL CODE OF OHIO.

WOOD BEAM SCHEDULE		
LABEL	PLYS	SIZE
BEAM A		
BEAM B		
BEAM C		
BEAM D		
BEAM E		

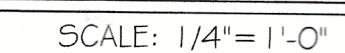
SQUARE FOOTAGE	
FIRST FLOOR	698.1
SECOND FLOOR	950.8
TOTAL	1648.9
GARAGE	507.8
COVERED PORCH	30.7
BASEMENT	625.4

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

Diagram illustrating the roof layout and dimensions:

- Roof Trusses @ 24" O.C. PER MANUFACTURE SPECS.
- 17'-1 0" PLATE HGT.
- 9'-0" PLATE HGT.
- 5/12
- RIDGE

SCALE: 1/8"=1'-0"



IF OTHER THAN THE ABOVE IS
ENCOUNTERED THE FOOTING AND
FOUNDATION WALL SHALL BE
MODIFIED FOR PROPER SUPPORT
PER. 2019 RESIDENTIAL CODE OF OHIO.

LOT 8 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

**1683 Woodlands Drive.
Maumee, Ohio 43537**

**Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com**