

PERMIT

CITY OF NAPOLEON - BUILDING DEPARTMENT

255 West Riverview Avenue, Napoleon, Ohio 43545 - 419-592-4010

Permit No. 144-78 Issued 8/25/78
date

Job Location 325 Independence Drive
address

Pt. T.L.R. Development
sub-div or legal discript

Issued By R.E. Johnson
building official

Owner TLR Developers 592-5010
name tel.

Address P.O. Box 341 Napoleon, Ohio

Agent Self
builder-eng.-etc. tel.

Address _____

Description of Use Temporary Sales office

Residential _____
no. dwelling units

Commercial Industrial _____

New Add'n. _____ Alter _____ Remodel _____

Mixed Occupancy _____

Change of Occupancy _____

Estimated Cost \$20,000.00

FEES	BASE	PLUS	TOTAL
<input checked="" type="checkbox"/> Temporary BUILDING	\$35.00	\$14.00	\$49.00
<input checked="" type="checkbox"/> ELECTRICAL	18.00	4.40	22.40
<input type="checkbox"/> PLUMBING			
<input checked="" type="checkbox"/> MECHANICAL	-0-	-0-	--0-
<input type="checkbox"/> DEMOLITION			
<input checked="" type="checkbox"/> ZONING	-0-	-0-	-0-
<input type="checkbox"/> SIGN			
W78-16 WATER TAP	\$225.00	-0-	\$225.00
S78-13 SEWER TAP	100.00	-0-	100.00
TEMP. ELECT.			
ADDITIONAL PLAN REVIEW	Struct. _____ hrs	Elect. _____ hrs	
TOTAL FEES.....			\$396.40
LESS MIN. FEES PAID <u>8/22/78</u> <small>date</small>			396.40
BALANCE DUE.....			-0-

ZONING INFORMATION

district "C"	lot dimensions <u>see site plan</u>	area	front yd <u>25'</u>	side yds <u>OK</u>	rear yd <u>OK</u>
max hgt <u>35'</u> <u>OK</u>	no pkg spaces <u>6req'd.</u> <u>OK</u>	no ldg spaces <u>n/a</u>	max cover <u>-----</u>	petition or appeal req'd <u>-----</u>	date appr <u>-----</u>

WORK INFORMATION:

Size: Length 60' Width 12' Stories 1 Ground Floor Area 720sq'

Height _____ Building Volume (for demo. permit) _____ cu. ft.

Electrical: 200 amp service and wiring.
brief description

Plumbing: _____
brief description

Mechanical: Heating & A.C.
brief description

Sign: _____ Dimensions _____ Sign Area _____
type

Additional Information: TEMPORARY BUILDING & USE Max. Time 2 years.

Date _____ Applicant Signature _____
owner-agent

PAID
AUG 25 1978
CITY OF NAPOLEON

INSPECTION RECORD

	UNDERGROUND			ROUGH-IN						FINAL		
	Type	Date	By	Type	Date	By	Type	Date	By	Type	Date	By
PLUMBING	Building Drains			Drainage, Waste & Vent Piping			Indirect Waste			Drainage, Waste & Vent Piping		
	Water Piping									Backflow Prevention		
	Building Sewer	9/20/78	RA	Water Piping			Condensate Lines			Water Heater		
	Sewer Connection	"	RA							FINAL APPROVAL	9/20/78	RA
MECHANICAL	Refrigerant Piping			Refrigerant Piping			Chimney(s)			Grease Exhaust System		
				Duct Furnace(s)			Fire Dampers			Air Cond. Unit(s)		
	Ducts/Plenums			Ducts/Plenums			<input type="checkbox"/> Radiant Htr(s) <input type="checkbox"/> Unit Htr(s)			Refrigeration Equipment		
				Duct Insulation			Pool Heater			Furnace(s)		
			Combustion Products Vents			Ventilation <input type="checkbox"/> Supply <input type="checkbox"/> Exhst.				FINAL APPROVAL		
ELECTRICAL	Conduits & or Cable			Conduits/Cable			<input type="checkbox"/> Range <input type="checkbox"/> Dryer			Temp Service Temp Lighting		
	Grounding & or Bonding			Rough Wiring			<input type="checkbox"/> Generator(s) <input type="checkbox"/> Motors			Fixtures Lampholders		
	Floor Ducts Raceways			Service Panel Switchboard	10-5-78	NH	<input type="checkbox"/> Water Htr <input type="checkbox"/> Welder			Signs		
	Service Conduit			Busways Ducts			<input type="checkbox"/> Heaters <input type="checkbox"/> Heat Cable			Electric Mtr. Clearance		
	Temporary Power Pole			Subpanels			<input type="checkbox"/> Duct Htr(s) <input type="checkbox"/> Furnace(s)			FINAL APPROVAL	10-19-78	NH
BUILDING	Location, Set-backs, Esmt(s)	9/20/78	RA	Exterior Wall Construction			Roof Covering Roof Drainage			Smoke Detector		
	Excavation						Exterior Lath			Demolition (sewer cap)		
	Footings & Reinforcing						<input type="checkbox"/> Interior Lath <input type="checkbox"/> Wallboard					
	Floor Slab			Interior Wall Construction			Fire Wall(s)			Building or Structure		
	Foundation Walls			Columns & Supports			Fireplace Chimney					
	Sub-soil Drain			Crawl Space <input type="checkbox"/> Vent <input type="checkbox"/> Access			Attic <input type="checkbox"/> Vent <input type="checkbox"/> Access					
	Piles			Floor System(s)						FINAL APPROVAL BLDG. DEPT.	9/20/78	RA
			Roof System			Special Insp Reports Rec'd			Certificate of Occupancy Issued	9/20/78	"	
ADDITIONAL	INSPECTIONS, CORRECTIONS, ETC.						INSPECTIONS, CORRECTIONS, ETC.					
	BLDG. SET CONTRARY TO											
	PLOT PLAN SUBMITTED											
	FRONT SETBACK OK BUT											
	LOT 3 IS UNBUILDABLE WHILE											
TEMP. OFFICE IS THERE												

FOLLOW UP
SEPT. 20, 1980

© 0023 179

No. 158

CERTIFICATE OF OCCUPANCY
THE CITY OF NAPOLEON

ENGINEERING DEPARTMENT
DIVISION OF INSPECTION

This is to certify that the Building or Land as herein described complies with all the building and health laws and ordinances and with the provisions of the Zoning Ordinance.

Location of Occupancy 325 Independence Dr. Occupancy Temporary Office

Owner of Property T.L.R. Developers Address P. O. Box 341
Napoleon, OH 43545

Issued to T.L.R. Developers Address P. O. Box 341
Napoleon, OH 43545

Zoning "C" Residence District Bldg. Permit No. 144-78

Substantial qualifications of occupancy This is a temporary use:

..... Occupancy Permit expires on October 23, 1980.

This certificate is issued by the City Building Inspector, as provided by law, and is to certify that construction is completed substantially in conformity with the approved plans and permission is hereby granted to occupy such building in compliance with such legal use and occupancy as authorized under the provisions of the ordinances of the City of Napoleon.

Issued this 23rd day of October 19..... 78

This is a valuable record for owner or lessee and should be so preserved.

Signed
City Building Inspector

Certificate extended to
Dec. 1, 1980



CITY OF NAPOLEON
Engineering Department
APPLICATION FOR

STRUCTURAL PLAN APPROVAL

(Please Print or Type)

DO NOT WRITE WITHIN BOXED AREA.
FOR ENGINEERING OFFICE USE ONLY.

App. No.

Date Received 8-22-78

Received By [Signature]

Estimated Cost \$20,000.00

Minimum Fees

A. Structural \$35.00

B. At \$1.25 Per 100 Ft.² 19.00

A. plus B. 49.00

1. Owner's Name TLR

Address HOLIDAY INN

..... NAPOLEON OH Tel. 592-5010

2. Owner's Agent or Submitter

Address

..... Tel.

3. Plans Prepared By:

A. Architect

B. Engineer

C. Other H&P INDUSTRIES

OHIO AUT. 4101-2-98-77105

4. Name of Job and Description of Building, Store, Church, Etc.

TEMPORARY OFFICE TRAILER

5. Location of Project: INDUSTRIAL PARK Zone:

Lot # 3 Subdivision TLR Section

Yard Set Back: Front AS PER ATTACHED PLAN Rear

Side Side

6. Building Information:

Commercial Industrial New Construction

Addition Remodel

Size: Length 60' Width 12' No. of Stories 1

Total Square Ft. Per Floor 720 SF

7. Additional Information: 3/4" WATER SERVICE

6 SANITARY SEWER SERVICE

Signature of Applicant [Signature] Date Aug 22 - 1978

White - Applicant

Yellow - Clerk-Treasurer

Pink - Engineering

Gold - Plan Examiner

CITY OF NAPOLEON
Engineering Department
APPLICATION FOR

ELECTRICAL PLAN APPROVAL

(Please Print or Type)

DO NOT WRITE WITHIN BOXED AREA.
FOR ENGINEERING OFFICE USE ONLY.

App. No. _____
Date Received 8-22-79
Received By RL
Estimated Cost _____

Minimum Fees

A. Structural \$18.00
B. At .55 Per 100 Ft.² 4.40
A. plus B. \$22.40

1. Owner's Name TLR

Address HOLIDAY INN

NAPOLEON OH Tel. 592-5010

2. Owner's Agent or Submitter _____

Address _____

_____ Tel. _____

3. Plans Prepared By:
A. Architect _____
B. Engineer _____
C. Other HNP INDUSTRIES
OHIO AUT. 4101-2-98-77.05
325 INDEPENDENCE DR.

4. Name of Job and Description of Building, Store, Church, Etc. 325 INDEPENDENCE DR.

TEMPORARY OFFICE TRAILER

5. Location of Project: INDUSTRIAL PARK Zone: _____

Lot # 3 Subdivision TLR Section _____

6. Building Information:

Commercial Industrial _____ New Construction

Addition _____ Remodel _____

7. Size: Length 60' Width 12'

Total Square Ft. Per Floor 720 SF

8. Size Service Entrance 200 Amp.

9. All electrical wiring shall be installed in accordance with the National Fire Protection Association, Bulletin No. 13, "National Electrical Code". All wiring shall also conform to the requirements of the Ohio Building Code for the occupancy indicated.

10. Additional Information: _____

Signature of Applicant [Signature] Date 8-22-79

White - Applicant Yellow - Clerk-Treasurer Pink - Engineering Gold - Plan Examiner

ELECT. SERV. TO HERE
300 A.

LEADER

OFFICE
375
INDOOR



B WEST LINE

W

W

108

108

100

100

100

100

100

100

100

100

100

100

100

100

100

100

APPLICATION FOR PERMIT TO TAP SEWER

(Print or Type)

Owner TLR Developers
Address P.O. Box 341 Napoleon, Ohio
Contractor Self
Address _____ Tel. 592-5010

NO. 578-13
BLDG. PERMIT 144-78
PERMIT FEE \$ 100.00
DATE PAID 8/22/78
for office use only

LOCATION OF CONNECTION

Street and No. 325 Independence Drive Sanitary Storm _____
Lot No. _____ Subdivision TLR Development Size of Tap 6"
Size and Type of Sewer _____ ALL WORK MUST BE INSPECTED

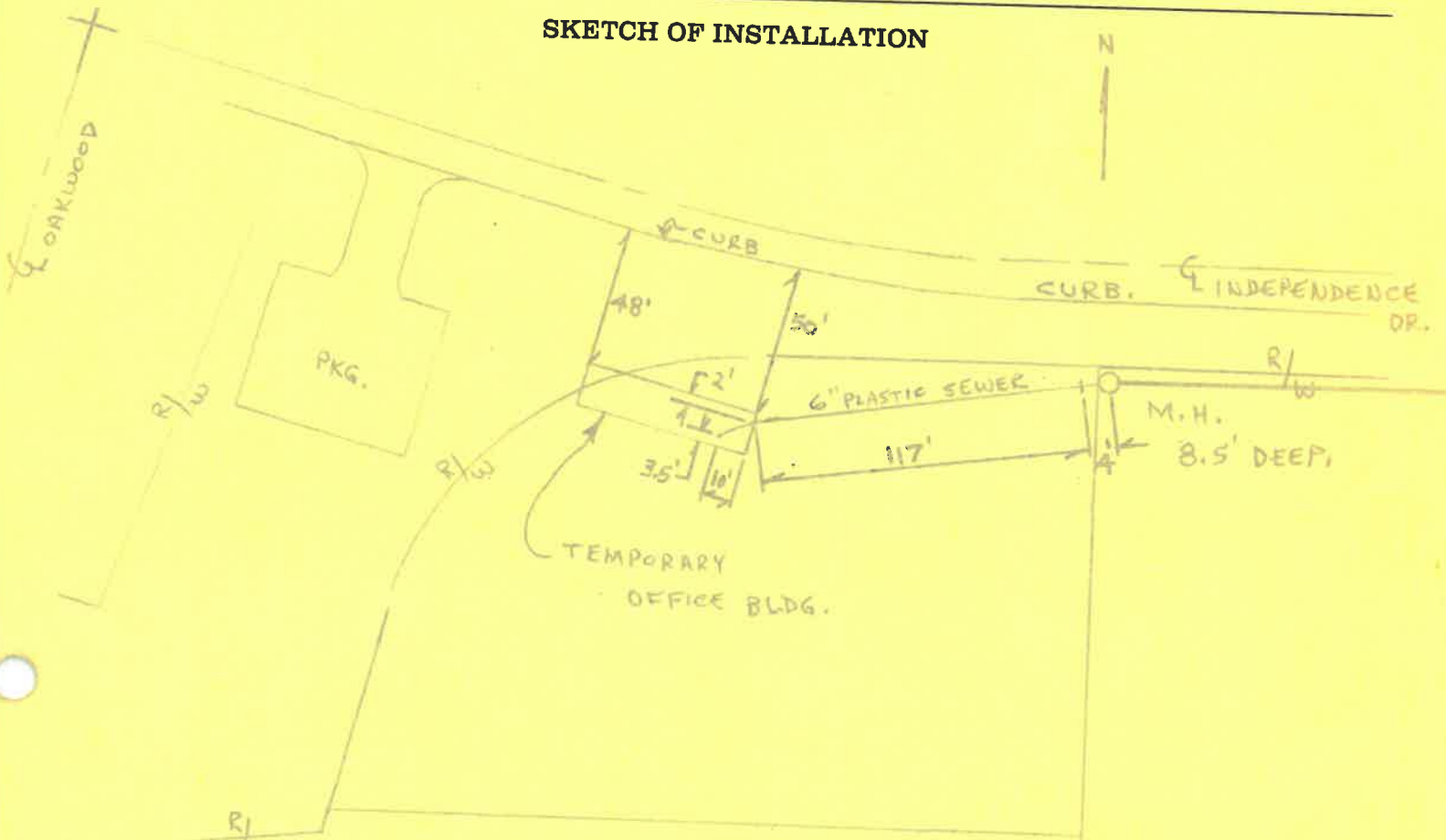
I certify that the sewer will be used only as indicated and no other Drainage will be connected.
Date _____ Signature _____
owner-builder-agent
do not write below this line

INSPECTION RECORD

Date Inspected 9.20.78 Size and Type of Sewer 6" PLASTIC. SDR 35
Location EAST OF BLDG Depth 8.5' @ M.H. Type of Test 5 P.S.I. AIR. OK
Inspected and Approved By: Ron [Signature] Inspector Date 9.20.78
Additional Information _____

Send copy to: T.L.R. DEVELOPERS

SKETCH OF INSTALLATION



White-Applicant

Yellow-Building Dept.

Pink-Clerk-Treasurer

8-25-78

200

OVERHEAD

LEFT END OF PROPOSED BLDG
00 FACE IT FROM FRONT
325 INDEPENDENCE

8-24-78

To be used by customer,
rent pole. 30' max.
New pole led. Used pole

No.158.....

CERTIFICATE OF OCCUPANCY THE CITY OF NAPOLEON

ENGINEERING DEPARTMENT
DIVISION OF INSPECTION

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Issued this .. 23rd .. day of .. October .. 19 .. 78

This is a valuable record for owner or lessee and should be so preserved.

Signed
City Building Inspector





City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

August 31, 1978

Mayor
Robert G. Heft

Mr. Randy Germann
c/o E. C. Gerken & Assoc.
1933 E. Second St.
Defiance, OH 43512

Clerk-Treasurer
Rupert W. Schweinhagen

Dear Randy:

Members of Council
Vern Holers, President
Lawrence Haase
James Jackson
Marilyn Rausch
David Strobel
William Young

I have been studying the TLR Subdivision proposal, which was submitted last week. With the information found on the plat and our discussion regarding the lots, I cannot find reason to submit the request to the Plan Commission with a recommendation of approval. At this time, I will comment on the major problems I find with the plat, and not on the plan detail required by the Subdivision Ordinance. The major items are as follows:

City Manager
Alan E. Tandy

1. The plan shows many land-locked lots.

Law Director
Keith Muehlfeld

Section 84.3(a) requires that land not be subdivided unless adequate access be provided to each lot. In this case more than one-third of the lots are without road frontage.

Please note that the ordinance requires that "residential" lots be provided with access. I am sure that inserting the word "residential" is a typographical error and the intent of the ordinance is certainly to provide access to all lots without regard to the intended use.

To solve this problem, I might suggest that the subdivision be accomplished in units. Lots #4 - #11, each having road access, could be subdivided at this time. The balance of the premises could possibly be divided into three units, each of which would be subdivided when the area of each use was known and then proper access and utility services could be provided.

2. We discussed that the petitioner desires to have the culdesac road established as a private road.

The ordinance requires that all roads be established to City standards and be dedicated roads. The variation section of the Subdivision Ordinance Section 84.7, states that we may depart from the regulations of this Code, if we will not destroy the intent of the provisions, and then only if adherence to the Code would create

unnecessary hardship upon the subdivider. The road shown appears to have adequate width and a culdesac radius, adequate to satisfy the Subdivision Ordinance. With this in mind, I question how we can find hardship within the meaning of the ordinance, to have this approved as a private road.

3. All easements to be indicated on the plat.

The legal description which you submitted along with the application indicates that perpetual easements have been granted to Edward Hoeffel, John A. Schultz and Eldon Schultz near the east line of said real estate. We would suggest that this easement be indicated on the plat. We also note that the easement recently acquired by the City, upon abandonment of the right-of-way has not been indicated on the plat.

4. The total area of the subdivision was not included in the legal description.

We find that the description of Lots #1, 2, 3, 19, 20 and 23 through 28 were not included in the legal description submitted.

Finally, with regard to your petition for re-zoning. We have included in the Public Hearing, a request from Mr. Sherm Smith to also re-zone his premises, which lies west of Lot #30 and immediately south of Lot #1 to "Planned Business" use. We hope that you will not object to moving the re-zoned premises to include this 160' X 258' parcel. It will assist us in having a more well-organized zoning map because it will afford us the opportunity to have a straight line division up to the center of Oakwood Avenue.

Please let me hear from you regarding the subdivision plat. I have not set a date for a Plan Commission Hearing. With your approval, I will withhold establishing a Public Hearing, until I, in all good conscience, can recommend approval of the subdivision request.

Sincerely,



Robert E. Johnson
Dept. of Building & Zoning

REJ:dd



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

June 14, 1978

Mayor
Robert G. Heft

Mr. Randy L. Germann
E. C. Gerken & Assoc., Inc.
1939-B E. Second St.
Defiance, OH 43512

Clerk-Treasurer
Rupert W. Schweinhagen

Dear Randy:

Members of Council
Vern Holers, President
Lawrence Haase
James Jackson
Marilyn Rausch
David Strobel
William Young

Thank you for your visit to my office this morning. I hope that our few minutes of conversation saved considerable time for all concerned by eliminating at least one Public Hearing session.

City Manager
Alan E. Tandy

This letter is to confirm the items we discussed this morning, to itemize various detail that should be included in the subdivision plot, and to describe the Public Hearing routine, which is required by the Zoning Code.

Law Director
Keith Muehlfeld

1. The TLR property is within two zoning districts. North of Independence Drive is the "Planned Business" district, and south of Independence Drive is a "C Residential" zoned area. If it is your desire to have the entire subdivision within the "Planned Business" zoned district, an amendment changing the zoning from "C Residential" to "Planned Business" will be required.

Enclosed you will find a copy of Section 85.50 of the Zoning Code, which describes the routine we must follow for re-zoning a portion of the property. You will note that in Section (a)(1) that the Plan Commission must hold a Public Hearing, which must be published 30 days in advance of the Hearing and in (4) the Council also must hold a Hearing on the subject, which also requires a 30-day notice in the paper. We will ask that you complete the enclosed application form and return it to this office with the \$35 fee for the Zoning Amendment. Please also complete the second form for the subdivision of the property and return it with the fee of \$20 plus 50¢ for each lot in the proposed subdivision. Upon receipt of the applications, we will set up a meeting before the Plan Commission to hear the appeal for a change in zoning and the subdivision at the same Hearing. We will also publish a Hearing date for the Council Meeting following the Plan Commission Hearing, so that

the total operation should take probably less than 40 - 45 days.

2. Describe street right-of-ways for dedication purposes.
3. Submit evidence that "areas proposed to be vacated" have in fact been vacated by the State of Ohio.

We intend to check all City records regarding past history of the subject and if any Council action is necessary, we will recommend that the subject be placed on an early Council Agenda. So far we have only found letters addressed to the Ohio Department of Transportation, requesting vacation of the property and none have been found from the Department approving the action or giving any direction for further action.

4. Provide easements for all utilities. Please also describe purpose of the easements and to whom the easement rights are extended.
5. Provide water lines sized, pursuant to Ordinance No. 1271 and indicate hydrants, spaced not more than 300 ft. apart.

If you disagree with the conditions set forth in Ordinance No. 1271, and feel that the size of pipe or location required by the ordinance is not good engineering practice or pipe capacities are greater than necessary, please so indicate in writing and we will have the subject checked out by our Engineering Department and recommend appropriate action.

6. Note building setbacks on the lots.
7. Indicate proposed street names.

With the above information included on the plot of subdivision, we will recommend to the Plan Commission that they approve the subdivision plot with the condition that the improvement drawings for the project be submitted to the City Engineer for approval, prior to the installation of sewer, water or roads within the subdivision.

If you have any questions, regarding the Public Hearing routine, or if we can provide you with any information, regarding subdivision requirements, please feel free to call.

Sincerely,

Robert E. Johnson
Dept. of Building & Zoning

REJ:dd

E. C. Gerken & Associates, Inc.

Consulting Engineers and Surveyors

Eugene C. Gerken, P. E., P. S.
Robert B. Ernsberger, P. S.

1939 B East Second Street
Defiance, Ohio 43512
A/C 419 - 784-0332

June 5, 1978

City of Napoleon
City Building
255 West Riverview Avenue
Napoleon, Ohio 43545

Attn: Alan Tandy, City Manager

Re: TLR Addition to the City
of Napoleon,
Preliminary Plat

Gentlemen:

Transmitted herewith are eight (8) copies of the Preliminary Plan for the development of the TLR Addition to the City of Napoleon, Ohio. Please forward these plans to the City of Napoleon Planning Commission.

If you require any additional information, please contact me.

Very truly yours,


Randolf L. Germann, P.E.

RLG/ep

Enclosures

