

PERMIT

CITY OF NAPOLEON - BUILDING DEPARTMENT

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

Permit No. 02263 Issued 4-25-91
date

Job Location ⁴⁶⁰ Independence Drive, Napoleon
address

Lot 15 TLR 4th Addition
sub-div or legal discript

Issued By Brent N. Damman
building official

Owner Kenneth Hogrefe 278-6345
name tel.

Address 124 S. Chestnut St., Deshler,
OH 43516

Agent Napoleon Engineering & Surveying
builder-eng.-etc. 592-9661

Address _____

Description of Use Self-serve car wash

Residential _____
no. dwelling units

Commercial XX Industrial _____

New XX Add'n. _____ Alter _____ Remodel _____

Mixed Occupancy _____

Change of Occupancy _____

Estimated Cost \$ 72,000.00

FEES	BASE	PLUS	TOTAL
<input type="checkbox"/> BUILDING			
<input checked="" type="checkbox"/> ELECTRICAL	15.00		15.00
<input type="checkbox"/> PLUMBING			
<input type="checkbox"/> MECHANICAL			
<input type="checkbox"/> DEMOLITION			
<input type="checkbox"/> ZONING			
<input type="checkbox"/> SIGN			
<input checked="" type="checkbox"/> WATER TAP	560.00		560.00
SEW. INSP.			
SEWER TAP	110.00		110.00
TEMP. WATER	5.00		5.00
TEMP. ELECT.	10.00		10.00
ADDITIONAL PLAN REVIEW	Struct. _____ hrs	Elect. _____ hrs	
TOTAL FEES.....			\$700.00
LESS MIN. FEES PAID <u>4-25-91</u> <small>date</small>			700.00
BALANCE DUE.....			\$ 0.00

ZONING INFORMATION

district	lot dimensions	area	front yd	side yds	rear yd
	122 x 185	22,570	20'	10'	27'
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd	date appr
16'	25				

WORK INFORMATION:

Size: Length 86' Width _____ Stories 1 Ground Floor Area 30'x86'8"
2,248 sq.ft.
 Height 13' Building Volume (for demo. permit) _____
cu. ft.

Electrical: New Facility
brief description

Plumbing: " "
brief description

Mechanical: " "
brief description

Sign: _____ Dimensions _____ Sign Area _____
type

Additional Information: New Facility, decorative concrete block,
concrete floors, wood truss/asphalt shingles, aluminum soffit/gables.

Date 4-25-91 Applicant Signature Kenneth Hogrefe
owner-agent PAID APR 25 1991

APPLICATION
for
RESIDENTIAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, PERMITS and DEMOLITION PERMIT
from the
CITY OF NAPOLEON - BUILDING DEPARTMENT
255 West Riverview Ave. Napoleon, Ohio 43345 Pn. 419-592-4010

Entry No. _____

Permit No. 02263 Issued _____

Job Location INDEPENDENCE DRIVE NAPOLEON, OH
Lot 15 TLR 4TH ADDITION
sub-div. or legal disc. _____

Issued By _____
building official

Owner KENNETH HOGREFF Pn 278-6345

Address 124 S. CHESTNUT ST DESHLER, OH 43516

Agent NAPOLEON ENGINEERING & SURVEYING Pn 592-9661

Address _____

Description of Use SELF SERVE CAR WASH

Residential _____ no. dwelling units _____

Commercial CAR WASH Industrial _____

New Add'n. _____ Alter _____ Remodel _____

Mixed Occupancy _____

Change of Occupancy _____

Estimated Cost \$ 72,000.00

-ZONING INFORMATION

district	lot dimensions	area	front yd	side yds.	rear yd
	<u>122x185</u>	<u>22570 SF.</u>	<u>20'</u>	<u>10'</u>	<u>27'</u>
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd.	date appr
<u>16'</u>	<u>25</u>				

Ck. Permits Req.	Base	Fees Plus	Total
<input checked="" type="checkbox"/> Building			
<input checked="" type="checkbox"/> Electrical	<u>15.00</u>		<u>15.00</u>
<input checked="" type="checkbox"/> Plumbing			
<input checked="" type="checkbox"/> Mechanical			
<input type="checkbox"/> Demolition			
<input type="checkbox"/> Zoning			
<input type="checkbox"/> Sign			
<input checked="" type="checkbox"/> Water tap	<u>560.00</u>		<u>560.00</u>
<input checked="" type="checkbox"/> Sewer Tap	<u>110.00</u>		<u>110.00</u>
<input checked="" type="checkbox"/> Teap. Water	<u>5.00</u>		<u>5.00</u>
<input checked="" type="checkbox"/> Teap. Elec.	<u>10.00</u>		<u>10.00</u>
Additional plan review	struc. _____ hrs	Elect. _____ hrs	

Total Fees..... 700.00
Less Min. Fees Pd. 4-25-91 700.00 date
Balance Due..... -0.00

WORK INFORMATION:

BUILDING: Garage Fl. Area _____ Basement Fl. Area _____ Second Floor Area _____
Size: Length 86 Width _____ Stories 1 Ground Floor Area 30'x86'8" 2248-S.F.
Height 13' Building Value (for deso. permit) _____ cu. ft.

Description of Work: NEW FACILITY - DECORATIVE CONCRETE BLOCK, CONCRETE FLOORS, WOOD TRUSS / ASPHALT SHINGLES, ALUMINUM SOFFIT / GABLES

PAID

APR 25 1991

CITY OF NAPOLEON

Continue on Back Side for Electrical, Plumbing and Mechanical and other Information;

ELECTRICAL: Electrical Contractor KEN HOGREFE Pn. 278-6345
 Address 124 S CHESTNUT DESHLER, OH 43516 Estimated Cost \$ 54432.00
 Type of work: New Service change Rewiring Additional Wiring Teen. Elec. Req.
 Size of service 400A 240 3PH Underground Overhead No. of new circuits 30
 Description of work: NEW CONSTRUCTION

PLUMBING: Plumbing Contractor KEN HOGREFE Pn. 278-6345
 Address 124 S. CHESTNUT DESHLER, OH Estimated Cost \$ 5900.00
 Water Tap Req. yes no Size 1 1/2" Type of Pipe PLASTIC Water Dist. Pipe PLASTIC / COPPER type
 San. Sewer Tap Req. yes no Size 6" Type of Pipe PLASTIC Dr. Waste Vt. Pipe PLASTIC type
 St. Sewer Tap Req. yes no Size 8" Type of Pipe PLASTIC Street to be Opened yes no
 Main Building Drain Size 4" Main Vent Pipe Size 4" List Number of Plumbing Fixtures Below
 Water Closets 1 Bathtubs Showers Lavatories 1 Kitchen Sinks Disposal Dishwasher Clothes Washer
 Floor Drains 6 Other Fixtures: Type WATER SOFTENER No. 1
 Description of Work: NEW CONSTRUCTION

MECHANICAL: Mechanical Contractor KEN HOGREFE Pn. 278-6345
 Address 124 S. CHESTNUT ST DESHLER, OH 43516 Estimated Cost \$ 12,565.00
 Heating System: Forced Air Gravity Hot Water Steam Unit Heaters Radiant Baseboard
 Type of Fuel: Electric Natural Gas Propane Wood Coal Solar Geothermal Other
 No. of Heat Zones 12 Hot Water: (One Pipe Two Pipe Series Loop) Electric Heat: (No of Circuits) No. of Furnaces
 No. of Hot Air Runs No. of Hot Water Radiators Total Heat Loss Rated Capacity of Furnace/Boiler WTRHR 120000
 Location of Heating Units: Crawl Space Floor Level Attic Suspended Roof Outside Other
 Description of Work NEW CONSTRUCTION

DRAWINGS REQUIRED: All Applications must be Accompanied by Two Complete sets of Drawings Including SITE PLAN, FOUNDATION PLAN, FLOOR PLANS, STRUCTURAL FRAMING PLANS, EXTERIOR ELEVATIONS, SECTIONS and DETAILS, STAIR DETAILS, ELECTRICAL LAYOUT, PLUMBING ISOMETRIC, HEATING LAYOUT ETC. All plans shall be DRAWN TO SCALE. Show all existing structures on the site plan also, show Electric Panel and Furnace Locations.

READ AND SIGN BELOW; The undersigned hereby makes application for a permit for all work described herein, and agrees to complete the work in strict accordance with all applicable provisions of the current edition of the C.A.B.O. Building Code, the Napoleon Building and Zoning Codes, the Napoleon Engineering Dept. Rules and Regulations, Standard Specifications and other Pertinent Sections of the Napoleon Code of Ordinances.

Date 4/22/91 Signature of Applicant Ken Hogrefe
 Application not valid without signature

1001 2 8 89A
 DIVISION OF CITY

City Of Napoleon

FIELD SURVEY FORM

124 S. Chestnut St.
Napoleon, Ohio 43106-1439

Premises Address: 460 Independence Company Name: Napoleon Car Wash
Contact Name: Ken Hignite Contact Phone No: _____
Service No: 9125 Service Size: 1 1/2" Meter No: 7167763 Meter Size: 1 1/2" Date Installed: 8-8-91
Type of Inspection: Initial Follow-Up _____ Date of Inspection: 3-7-95 Inspector Name: Charles
Type of Use: Industrial _____ Commercial Residential _____ Water Main Size: 12" System Pressure 45-50 psi
Type of Service: Domestic Fire _____ Combined _____ Any Other Water Source: Yes _____ No
If Yes, Other Type: Additional City Service _____ Auxiliary Source _____ Interconnected: Yes _____ No _____

DOMESTIC SYSTEMS

Type of Use: Processing Product _____ Potable _____ Sanitary _____ Irrigation _____ Limited Area Fire _____
Type of Heating: Forced Air _____ Electric _____ Solar Boilers _____ Chemical Treatment: Yes _____ No
Type of Cooling: Cooling Tower _____ Chiller _____ Chemical Treatment: Yes _____ No _____ Direct Conn: Yes _____ No _____
Dishwasher: Yes _____ No Eductors: Yes _____ No _____ Garbage Disposal: Yes _____ No _____ Jacuzzi: Yes _____ No _____
Swimming Pool: Yes _____ No _____ Air Gap at Supply: Yes _____ No _____ Pumps Used: Yes No _____ Capacity _____

INSPECTOR COMMENTS/DIAGRAMS

auto-filler pump 300 psi pump, fill to max. then auto-filler shut off
no hot water heater - no hot water
no hot water heater - no hot water
no hot water heater - no hot water
no hot water heater - no hot water
no hot water heater - no hot water
no hot water heater - no hot water
no hot water heater - no hot water
no hot water heater - no hot water
no hot water heater - no hot water

FIRE PROTECTION SYSTEMS

System Type: Dry Sprinkler _____ Wet Sprinkler _____ Dry Riser _____ Wet Riser _____ Hydrants: Yes _____ No _____
Hydrants Self-Draining: Yes _____ No _____ Storage Provided: Yes _____ No _____ Antifreeze Legs: Yes _____ No _____
Auxiliary Water Storage: Yes _____ No _____ Pumps Used: Yes _____ No _____ Capacity: _____ (GPM) Pressure: _____

Did not inspect fire protection system

INSPECTOR COMMENTS/DIAGRAMS

Continued from above
no low pressure cut off on manual bay pumps 120 psi
did not check up to each bay pump with flow dial, 4 pressure cut off like standard
back to heat floor - hot water in shower
no water heater for hot water wash

BACKFLOW PREVENTION REQUIREMENTS

a 1/2 Reduced Pressure Assembly must be installed after your meter

Short

WATER TAPPING PERMIT

issued by

The Napoleon Water Distribution Department

255 West Riverview Ave. Napoleon, Ohio 43545 Ph. 592-4010

Entry No. _____

Permit No. W-585-91 Issued 4-25-91 Received of Ken Hogrefe (\$ 560).00

(Charge for tapping permit to supply water service to) Lot No. 15 Sub Div. TLR 4th Add.

Street No. 460 Independence Tap Size 1 1/2 " Cost \$ 560. .00 Plumber Self

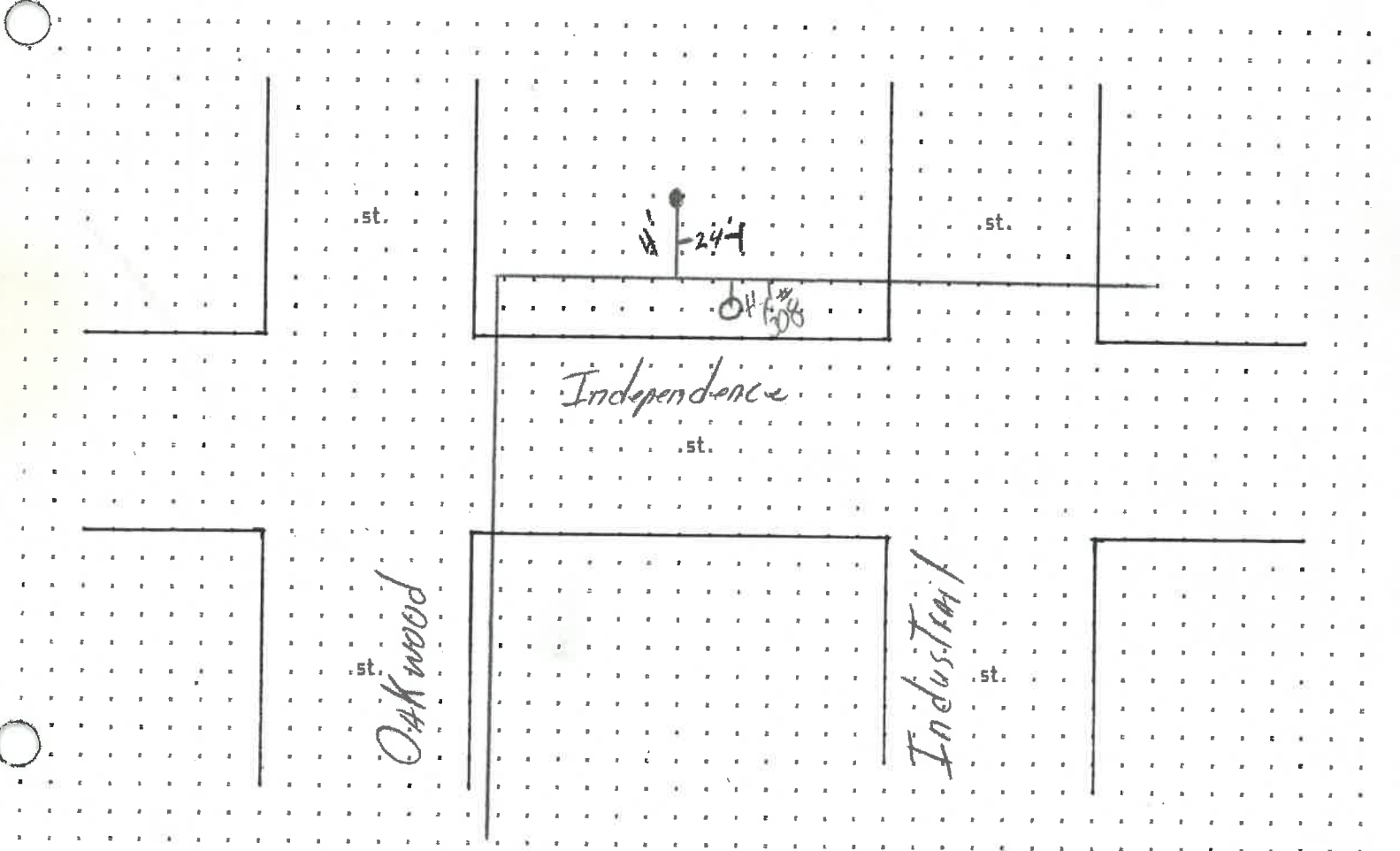
Date completed _____ Approved by _____
water distribution dept. finance director

Name _____ Size of tap 1 1/2 " Date 5-23-91 Street and No. 460 Independence

Old Tap No. _____ New Tap No. 9125 Size and Kind of Main 12" A.C.

Location of Main 23' north of north curb Depth of Main 5'

Distance from Hydrant/Valve 24' west of Hyd #308 Distance to Curb Stop from Corp. 4'





Application for Exception to Subdivision of Land

1105.06 b (1)

City of Napoleon, Ohio

TO: Building & Zoning Department

I/We hereby request approval of a minor subdivision pursuant to sec 1105 of the Codified Ordinance of the City of Napoleon Minor Subdivision defined 1105.03 (o).

Minor Subdivision in City \$25.00 application fee

Address of property: 460 + 480 INDEPENDENCE DR., NAPOLEON, OH

Legal description of property: LOTS NUMBER 15 + 16, TLR FOURTH ADDITION see attached

ZONING DISTRICT: C-4

Brief description of request: TRANSFER 20 FT. FROM LOT 16 TO LOT 15 TO COMPLY WITH SETBACK REQUIREMENT FOR STRUCTURE ON LOT 15.

This petition must be filed with the Zoning Administrator. All applicable plans, plats, deeds and other requested information must accompany this application before the application will be considered.

OWNER(S) NAME (PRINT) KENNETH L. HOGREFE * REBECCA M. HOGREFE *

ADDRESS 124 S. CHESTNUT ST * 124 S. CHESTNUT ST. *

CITY, STATE DESAUER, OH * DESHLER, OH *

PHONE NUMBER 419-278-6345 * 419-278-6345 *

SIGNATURE [Handwritten Signatures]

APPLICANT NAME (PRINT) KENNETH HOGREFE

ADDRESS 124 S. CHESTNUT

APPLICANT SIGNATURE [Handwritten Signature]

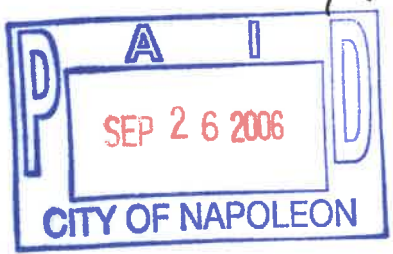
CITY, STATE DESHLER, OH

PHONE NUMBER 419-278-0886

APPLICANT MUST BE AN OWNER OR AN AUTHORIZED REPRESENTATIVE EVIDENCED BY LETTER OF APPOINTMENT.

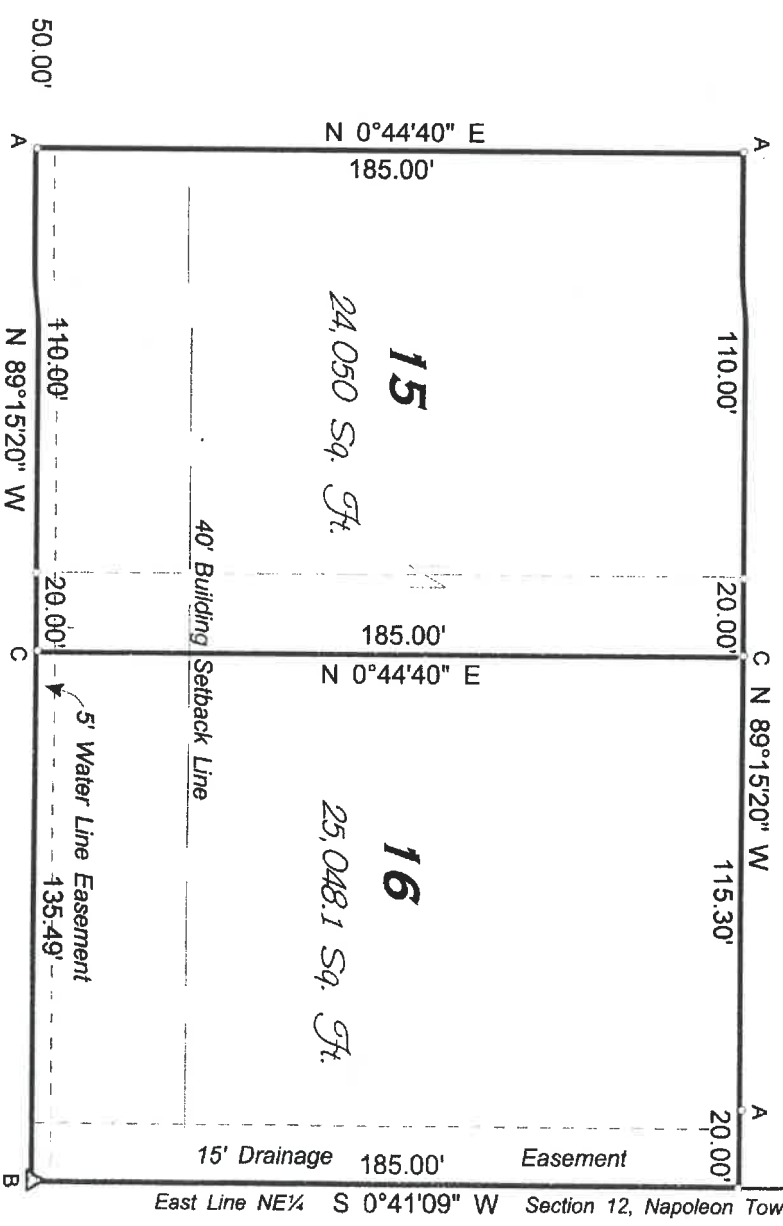
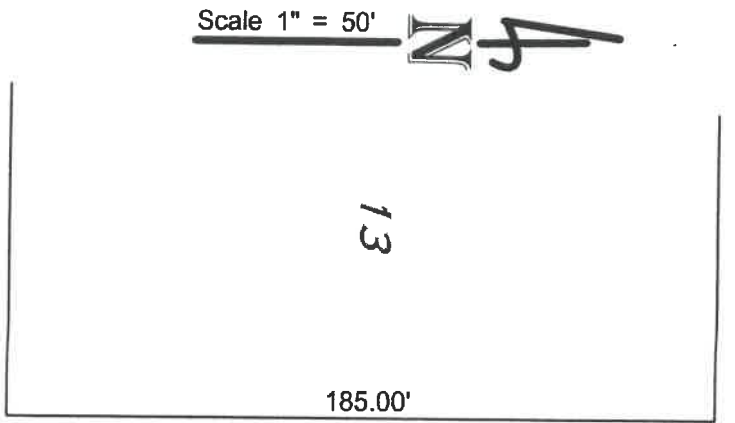
Approval of Minor Subdivision: [Signature] 09-26-06 Zoning Administrator Date

Rezoning Required? [] Yes [X] No





**SURVEY OF LOTS NUMBERED 15 & 16 IN TLR FOURTH ADDITION
TO THE CITY OF NAPOLEON, HENRY COUNTY, OHIO.**



East Line NE¼ S 0°41'09" W Section 12, Napoleon Township

LEGEND

- A - Found iron pin from previous survey.
- B - Found Concrete Monument from Plat.
- C - Set iron pin w/cap this survey.

I HEREBY CERTIFY THIS SURVEY TO BE CORRECT
TO THE BEST OF MY KNOWLEDGE.

HERBERT BEHRMAN, REG. SURVEYOR NO. 5778
7-234 ROAD D, HAMLER, OHIO 43524

AUGUST 2006

Reference Plat: Slide 157
Henry County Recorder, Record of Plats.

DESCRIPTION OF LAND

A parcel of land located in part of Lot numbered 16 in TLR Fourth Addition to the City of Napoleon, Henry County, Ohio, same being Lot numbered 16, *less and except the west 20.00 feet thereof* and more particularly described as follows:

Beginning at the southeast corner of said Lot numbered 16;

thence N 89°15'20" W along the north line of Independence Drive a distance of 135.49 feet to an iron pin,

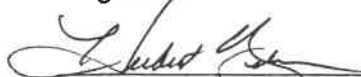
thence N 0°44'40" E a distance of 185.00 feet to an iron pin,

thence S 89°15'20" E along the north line of said Lot 16 a distance of 115.30 feet to an iron pin, thence continuing on said line a distance of 20.00 feet to a point.

thence S 0°41'09" W along the east line of said Lot 16, same being the east line of the Northeast Quarter (¼) of Section 12, Napoleon Township, a distance of 185.00 feet to a concrete monument, said point being the point of beginning.

Containing 25,048.1 Square Feet of land, more or less, and subject to all legal easements and restrictions of record.

August 2006



HERBERT BEHRMAN, Reg. Surveyor No. 5778
7-234 Road D, Hamler, Ohio 43524

City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010
NAPOLEON, OHIO 43545-0151



April 5th, 1991

Mr. Ken Hogrefe
124 S. Chestnut St.
Deshler, Ohio 43516

Mayor
Steven Lankenau

Re. Proposed car wash
Independence Drive.

Members of Council
James Hershberger, President
Terri A. Williams
John E. Church
Randy J. Bachman
Dennis L. Fligor
Robert G. Heft

Dear Mr. Hogrefe

This letter is to inform you that The City of Napoleon Engineering Dept. has reviewed the proposed car wash and have come to the following conclusions.

1. We have ask for a revised set of site plans showing a 10 ' east side yard setback.
2. We are also in need of a letter from you stating that in the event you decide to sell lot # 16, it is required of you to transfer a tract from lot # 16 to lot # 15 so that the east side yard setback on lot # 15 will remain at a minimum of 10 '.

City Manager
Terry Dunn

Finance Director
Rupert W. Schweinhagen

Law Director
Michael J. Wesche

If you have any questions please call 592-4010.

Prosecuting Attorney
Thomas L. Bischoff

Sincerely

Brent N Damman
Building & Zoning Admin.

00166001.01

April 9, 1991

Kenneth Hogrefe
124 Chestnut Street
Deshler, Ohio 43516

Attn; Mr. Brent Damman, Zoning Administrator

City of Napoleon, Ohio
255 W. Riverview Ave.
Napoleon, Ohio 43545

Ref: Proposed Car Wash, Lots 15 & 16
T.L.R. Fourth Addition, Napoleon.

Dear Sir,

I am in receipt of your recent letter regarding issuance of a zoning permit for the above referenced project. At this time I do not know if I will further develop the unused portion of Lot 16 myself or sell that part to another party.

I am aware that, if I do choose to sell the easterly portion of Lot 16, I will be required to keep a portion of Lot 16 under my ownership in order to maintain at least, the ten (10) foot side setback requirement of the City of Napoleon zoning ordinance. This portion of Lot 16 would be owned jointly with Lot 15 in order to provide a conforming zoning lot for the car wash facility.

It is my understanding that this transfer of property can be accomplished under the exception clause of the City of Napoleon subdivision ordinance, should the need arise.

My engineer will furnish the revised site plans you requested. If you need anything else please do not hesitate to call.

Sincerely

Kenneth Hogrefe

KH/rds

