



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](http://www.napoleonohio.com)

**COMMERCIAL ZONING PERMIT**

Issued Date: June 22, 2022

Expiration Date: June 22, 2023

Permit Number: P-22-118

Job Location: 135 E. Maumee Ave.

Owner: Henry County Board of Developmental Disabilities  
135 E. Maumee Ave.  
Napoleon, OH 43545

Contractor: Mel Lanzer Company  
Phone: 419-265-1540

Zone: C-1 General Commercial      Set Backs: Accessory Building  
Front: None      Rear: None  
Side: None

Comments: A 2,557 square foot office addition to the existing building

Permit Type: Zoning

Fee: \$50.00

Status: Paid

Amount Due: \$0.00

Kevin Schultheis  
Code Enforcement/Zoning Administrator



# City of Napoleon, Ohio

## Zoning Department

255 West Riverside Avenue, P.O. Box 154  
 Napoleon, OH 43545  
 44016-0156  
 Telephone: (419) 592-4010 Fax: (419) 599-8393  
 www.napoleonohio.com

P-22-118

### Commercial Zoning Permit Application

Date 06-21-22 Job Location 135 E. MAUMEE AVE NAPOLEON, OH 43545

Owner HENRY CO BOARD OF DEVELOPMENTAL DISABILITIES Telephone # 419-599-2892  
KENT BELLHARZ - BOARD PRESIDENT  
 Owner Address 135 E MAUMEE AVENUE NAPOLEON OH 43545

Contractor MELLANZER COMPANY Cell Phone # 419-265-1540

Description of Work to be Performed A 2,557 SQUARE FOOT OFFICE  
ADDITION TO THE EXISTING BUILDING

Estimated Completion Date MARCH 2023 Estimated Cost 1101,000.00

Demo Permit - \$100.00 - See Separate Form	(VIDEMO 100.1700.46690)	\$
Zoning Permit - \$50.00	(NIZON 100.1700.46690)	\$ 50.00
Fence - \$25.00	(NIZON 100.1700.46690)	\$
Garage and Shed 120 SF or less (Detached) - \$25.00	(NIZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing - \$0.00	(NIZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(NIBLDG 510.0000.47300)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(NIBLDG 510.0000.47300)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(NIBLDG 510.0000.47300)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(NIBLDG 510.0000.47300)	\$
1 1/2" Water Tap and Larger - See Operations Superintendent		\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00	(NIBLDG 510.0000.44730)	\$
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87	(NIBLDG 510.0000.44730)	\$
5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00	(NIBLDG 510.0000.44730)	\$
Sewer Tap for All Commercial and Industrial Uses - \$600.00	(NIBLDG 510.0000.44730)	\$
Sewer Tap Inspection Fee, M.F., Comm., Indust. 50 L.F. or Less - \$100.00	(NIBLDG 510.0000.44730)	\$
Sewer Tap, M.F., Comm., Indust, 51 L.F. or More - \$100.00 + \$10.00 for each 50 L.F.	(NIBLDG 510.0000.44730)	\$
Manufactured Home Court - \$87.00 Per Dwelling	(NIBLDG 510.0000.44730)	\$
Sewer Main Extension in Right of Way Inspection - 2% of Construction Cost	(NIBLDG 510.0000.44730)	\$
Inspection Fee Outside the Corporation Limits - Increase 50%	(NIBLDG 510.0000.44730)	\$
<b>TOTAL FEE:</b>		<b>\$</b>

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 this 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: Alan Jechschulte DATE: 6/21/22

BATCH # \_\_\_\_\_ CHECK # \_\_\_\_\_ DATE \_\_\_\_\_

**TECHNICON DESIGN GROUP, INC.**

1800 N. PERRY STREET, SUITE 102  
OTTAWA, OH 45875  
(419) 523-5323

2947

DATE 6/23/22

56-1501-412

PAY  
TO THE  
ORDER OF

City of Napoleon

\$ 50<sup>00</sup>

Fifty  
00  
100

DOLLARS



Security Features  
Included  
Details on Back.



FOR

Hope Services

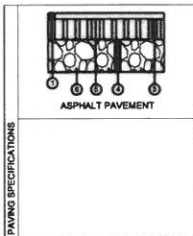
MT A [Signature]

MP

⑈00002947⑈ ⑆041215016⑆ 01269710415⑈

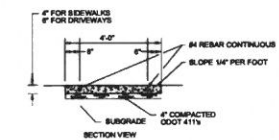
**GENERAL PLAN NOTES**

- 1) SUBBASE: CONTRACTOR IS TO OBTAIN APPROVED BORROW SOIL MATERIAL OFF-SITE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE THE REQUIRED AMOUNT OF FILL NEEDED.
- 2) SUBBASE: CONTRACTOR ALSO HAS THE OPTION OF USING ITEM 411 STABILIZED AGGREGATE TO USE AS FILL MATERIAL. SAID FILL SHALL BE PLACED IN 6" LIFTS AND PROPERLY COMPACTED.
- 3) TESTING: IF SOIL IS USED FOR BUILDING, DRIVEWAY, OR PARKING AREA SUBBASE, THE CONTRACTOR MUST RETAIN SERVICES FROM A QUALIFIED INDEPENDENT TESTING AGENCY TO PERFORM FIELD TESTS, INSPECTIONS, AND TEST REPORTS. IN THE AREAS OF DRIVES AND PARKING THE SUBGRADE SHALL BE SUBJECT TO A PROOFROLL WHICH WILL BE INSPECTED BY THE SITE ENGINEER.
- 4) 98% COMPACTION IS TO BE ACHIEVED OF STANDARD PROCTOR TEST ASTM - D-698. SATISFACTORY SOILS SHALL HAVE A MOISTURE CONTENT OF +/- OPTIMUM.
- 5) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FURNISHING, PLACING, PROTECTING, AND MAINTAINING ALL CONSTRUCTION LAYOUT STAKES REQUIRED TO PERFORM THE WORK.
- 6) STRIPING: STRIPE PARKING AREA AS SHOWN ON DRAWINGS. USE APPROVED WHITE OR YELLOW PAINT. INCLUDE UNIVERSAL WHEELCHAIR SYMBOL AT PHYSICALLY DISABLED PARKING. COORDINATE FINAL STRIPING LOCATIONS WITH SITE ENGINEER AND ARCHITECT.
- 7) ALL WORK PERFORMED IS SUBJECT TO THE APPROVAL OF THE OWNER ENGINEER, AND/OR ANY OTHER GOVERNING AGENCIES HAVING JURISDICTION.
- 8) UPON COMPLETION OF THE PROJECT, AS-BUILT DRAWINGS ARE TO BE SUBMITTED TO THE OWNER. THESE DRAWINGS SHALL CLEARLY NOTE ALL VARIATIONS BETWEEN THE CONSTRUCTION PLANS AND THE FINAL LOCATIONS, INCLUDING DEPTHS, OF THE UTILITIES AND BUILDINGS.
- 9) MECHANICAL CONTRACTOR IS TO TRENCH IN GAS SERVICE ACCORDING TO GAS COMPANY'S SPECIFICATIONS. REFER TO MECHANICAL DRAWINGS.
- 10) ELECTRICAL CONTRACTOR IS TO TRENCH IN ELECTRIC/TELEPHONE/ COMMUNICATIONS UTILITIES TO BUILDING PER RESPECTIVE COMPANY'S SPECIFICATIONS. REFER TO ELECTRICAL DRAWINGS.



- 1) 1.50" ASPHALT SURFACE COURSE (GENERAL CONTRACTOR) ODOT 448, TYPE 1, PG 64-22
- 2) NOT USED
- 3) 3.5" ODOT 301 ASPHALT BASE (GENERAL CONTRACTOR)
- 4) GRANULAR BASE, 6" ODOT 304 & 3" 411% (GENERAL CONTRACTOR)
- 5) TACK COAT, ODOT 497 (0.240 GAL/SY) (GENERAL CONTRACTOR)
- 6) SUBGRADE COMPACTION & MIRAFI 500X GEOMESH (GENERAL CONTRACTOR)

**PAVEMENT SPECIFICATIONS**

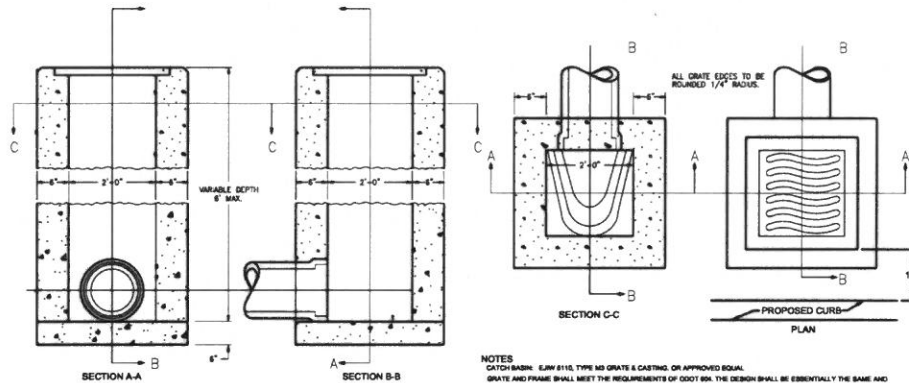


EXTERIOR CONCRETE	
THICKNESS	AS INDICATED ON PLANS
TYPE	ODOT CLASS 10, OPTION 3 IMPROV TO FOLLOW ODOT C.M.S. W/ IMPROVED INTEGRAL
JOINT SPACING	CURBS (10.0' MAXIMUM)
	SIDEWALKS (8.0' MAXIMUM)
FRESH	BROOM FINISHED JOINTS & EDGES
SEALING	DIAMOND CLEAR 380 OR APPROVED EQUAL

**CONCRETE WALK DETAIL**

CONCRETE WALKS, DRIVES AND CURB RAMPS SHALL BE REINFORCED AND DONNELED INTO THE PROPOSED CURB.

TO CLARIFY, THIS APPLIES TO SIDEWALKS, DRIVE APPROXS AND CURB RAMPS. THE REINFORCING SHALL BE A #4 REBAR SET IN THE CENTER OF THE CAST-IN-PLACE SLAB AT MAXIMUM 4' FOOT ON CENTER AND ALSO THE DONNELS SHALL BE AT MAXIMUM 4' FOOT SPACING. THE DONNELS ALSO SHALL BE #4 REBAR AND CAN BE DRILLED INTO THE CURB, SIDEWALK, DRIVE, ETC.



**NOTES**

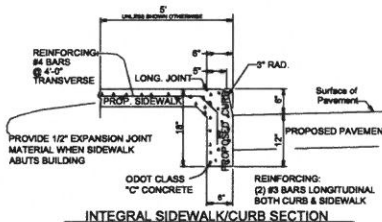
CATCH BASIN: EAW #110, TYPE MD GRATE & CASTING OR APPROVED EQUAL.

GRATE AND FRAME SHALL MEET THE REQUIREMENTS OF ODOT 889. THE DESIGN SHALL BE ESSENTIALLY THE SAME AND EQUALLY AS STRONG AS THE ONE SHOWN HEREON.

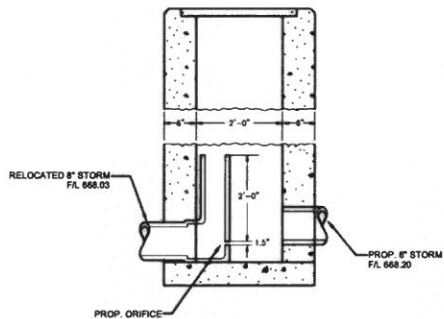
BOTTOM SLAB MAY BE PRECAST SEPARATELY AND THE OUTLET PIPE PLACED ON TOP OF IT WITH THE BOTTOM SHIPPED TO DRAIN.

CONTRACTOR MAY USE PRECAST CATCH BASINS WITH KNOCK-OUT PANELS.

**CATCH BASIN 2-2-B**

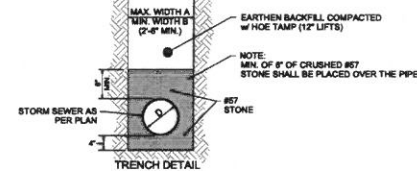


**INTEGRAL SIDEWALK/CURB SECTION**

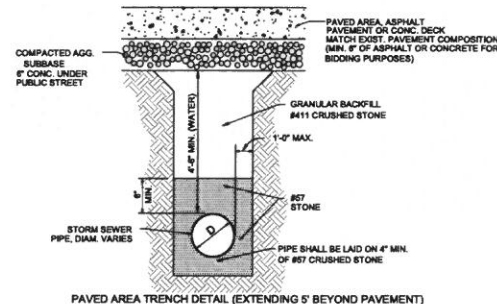


**CB #553 ORIFICE DETAIL**

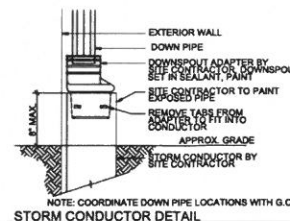
PIPE SIZE	A	B
UP TO 30"	D + 12"	D + 12"
36" AND GREATER	D + 24"	D + 12"



**TRENCH DETAIL**



**TRENCH DETAILS**



**STORM CONDUCTOR DETAIL**



**Technicon Design Group Inc.**  
 1800 N Perry Street, Suite 102  
 Columbus, Ohio 43215  
 www.technicondesigngroup.com

**TECHNICON DESIGN GROUP INC.**  
 ARCHITECTURE, ENGINEERING, DESIGN



**PROPOSED ADDITIONS & ALTERATIONS  
 HOPE SERVICES - HENRY CO. BD.  
 OF DEVELOPMENTAL DISABILITIES  
 135 E. MAUMEE AVE.  
 NAPOLEON, OHIO 43454**

DO NOT SCALE FROM DRAWINGS. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY QUANTITIES OF MATERIALS AND LOCATIONS OF BUILDING COMPONENTS SCALED FROM THESE DRAWINGS.

ISSUED DATE  
 = Addendum #1 - 3-25-22

DRAWN BY: KMB

CHECKED BY: GAB

DATE: 3-17-22

PLOT SCALE:

JOB NO. 22-099

SHEET  
**C300**  
 OF SHEETS

UTILITY INFO (FLOW LINES)

- CB #225  
TOP 870.75  
FL 6" NW CORN 887.89  
FL 12" NE PVC 887.89  
FL 4" SE PVC 887.58  
FL SW
- CB #231  
TOP 870.35  
FL 12" NW PVC 887.00  
FL 4" NE PVC 887.19  
FL 10" SE PVC 887.10
- CB #331  
TOP 875.49  
FL 12" NW PVC 887.64  
FL 12" SE PVC 887.69  
FL 4" SW PVC 877.29
- CB #458  
TOP 871.02  
FL 10" NW PVC 882.78  
FL 4" SE CORN 888.23  
FL 8" SW PVC 887.77
- CB #553  
TOP 871.12  
FL 8" NW PVC 888.03
- CB #613  
TOP 870.71  
FL 8" NE PVC 888.09  
FL 8" SW CL#1 888.10
- CB #901  
TOP 870.47  
FL 12" NW PVC 887.85
- MH #371  
TOP 871.65  
FL 8" NE PVC 887.65
- SANITARY MH #893  
TOP 871.32  
FL 18" NW 880.32  
FL 36" S 880.42

LEONIE A. SCHUCH  
DP 1/2 LOT B  
DP VOL 112-29-88  
PN 41-028334-0360

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

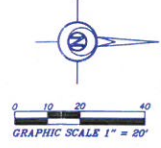
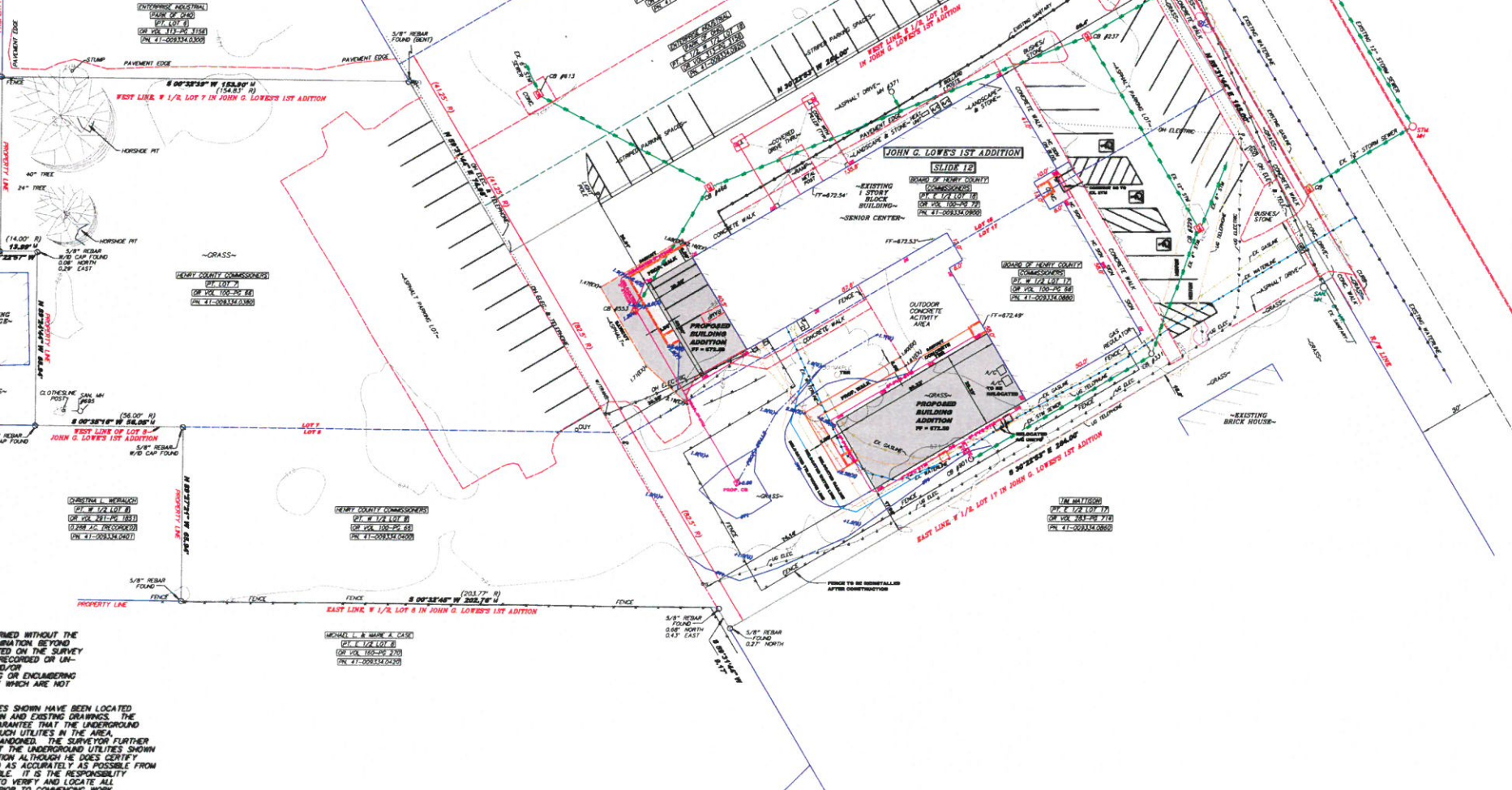
5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST

5/8" REBAR FOUND  
0.1" SOUTH  
G.O.P. WEST



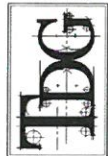
NOTE: SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE GNS DOT VMS NETWORK

LEGEND

- A/C AIR CONDITIONER
- T TELEPHONE PEDESTAL
- G GAS METER
- FH FIRE HYDRANT
- WV WATER VALVE
- E ELECTRIC BOX
- HC HANDICAP SIGN
- DS DOWNSPOUT
- CO CLEANOUT
- CB CATCH BASIN
- MH MANHOLE
- OH OVERHEAD
- UG UNDERGROUND
- P POWER POLE
- L LIGHT POLE
- TBR TO BE REMOVED



TECHNICON DESIGN GROUP INC.  
ARCHITECTURE - ENGINEERING - DESIGN  
1800 N Perry Street, Suite 102  
Ottawa, Ohio 45875 P-419.523.5323  
www.technicondesigngroup.com



PROPOSED ADDITIONS & ALTERATIONS  
HOPE SERVICES - HENRY CO. BD.  
OF DEVELOPMENTAL DISABILITIES  
135 E. MAUMEE AVE.  
NAPOLEON, OHIO 43454

THIS DRAWING IS THE PROPERTY OF TECHNICON DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECHNICON DESIGN GROUP, INC. © 2022 TECHNICON DESIGN GROUP, INC.

SITE PLAN	
ISSUED DATE	3-25-22
ADDENDUM #1 - 3-25-22	
DRAWN BY:	KMB
CHECKED BY:	GAB
DATE:	3-17-22
PLOT SCALE:	
JOB NO.	22-099
SHEET	C101

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BEYOND THE DEED DOCUMENTS CITED ON THE SURVEY DRAWING THERE MAY BE RECORDED OR UNRECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE RESPONSIBILITY OF THE "CONTRACTOR" TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.