



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

COMMERCIAL ZONING PERMIT

Issued Date: September 21, 2020

Expiration Date: September 21, 2021

Permit Number: P-20-200

Job Location: 1804 Oakwood Avenue

Owner: Rachel and Brian Bostelman
1804 Oakwood Avenue
Napoleon, Ohio 43545

Contractor: Rupp Rosebrock
419-705-6222

Zone: C-4 General Commercial

Set Backs: Planned Commercial

Front: None Rear: None Side: None

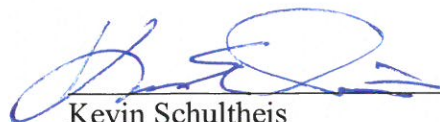
Comments:
New Family Vision Center

Permit Type: Zoning, 1" Water, 5/8" Meter, Copper Setter and Transmitter, Sewer Tap for all
Commercial and Industrial Uses

Fee: \$1,850.00

Status: Paid

Amount Due: \$0.00


Kevin Schultheis
Code Enforcement/Zoning Administrator



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151
 Napoleon, OH 43545
 Kevin Schultheis Code Enforcement / Interim Zoning Administrator
 Telephone: (419) 592-4010 Fax: (419) 599-8393
 www.napoleonohio.com

P-20-200

Commercial Zoning Permit Application

Date 9/21/2020 Job Location 1804 Oakwood Ave, Napoleon, OH

Owner Rachel & Brian Bostelman Telephone # 419-966-0916

Owner Address 1804 Oakwood Ave, Napoleon, OH

Contractor Rupp Rosebrack Cell Phone # 419-705-6222

Description of Work to be Performed New Family Vision Office, Sitework, Concrete, Masonry, PEMB, Finishes

Estimated Completion Date April 2021 Estimated Cost \$750,000

Demo Permit - \$100.00 - See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$50.00	(MZON 100.1700.46690)	\$ 50.00
Fence - \$25.00	(MZON 100.1700.46690)	\$
Garage and Shed 120 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing - \$0.00	(MZON 100.1700.46690)	\$ 0.00
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.47300)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.47300)	\$1,200.00
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.47300)	\$
1 1/2" Water Tap and Larger - See Operations Superintendent		\$
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 All Commercial and Industrial Uses - \$600.00	(MBLDG 510.0000.44730)	\$ 600.00
Sewer Tap Inspection Fee, M.F., Comm., Indust. 50 L.F. or Less - \$100.00	(MBLDG 510.0000.44730)	
Sewer Tap, M.F., Comm., Indust, 51 L.F. or More - \$100.00 + \$10.00 for each 50 L.F.	(MBLDG 510.0000.44730)	\$
Manufactured Home Court - \$87.00 Per Dwelling	(MBLDG 510.0000.44730)	
Sewer Main Extension in Right of Way Inspection - 2% of Construction Cost	(MBLDG 510.0000.44730)	\$
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 510.0000.44730)	
TOTAL FEE:		\$1,850.00

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: [Signature] DATE: 9/21/20
 BATCH # 44047 CHECK # 51955 DATE 10/7/2020

REVISIONS
 1. PRELIM. SITE PLAN
 2. 11/10/2023
 3. 11/10/2023

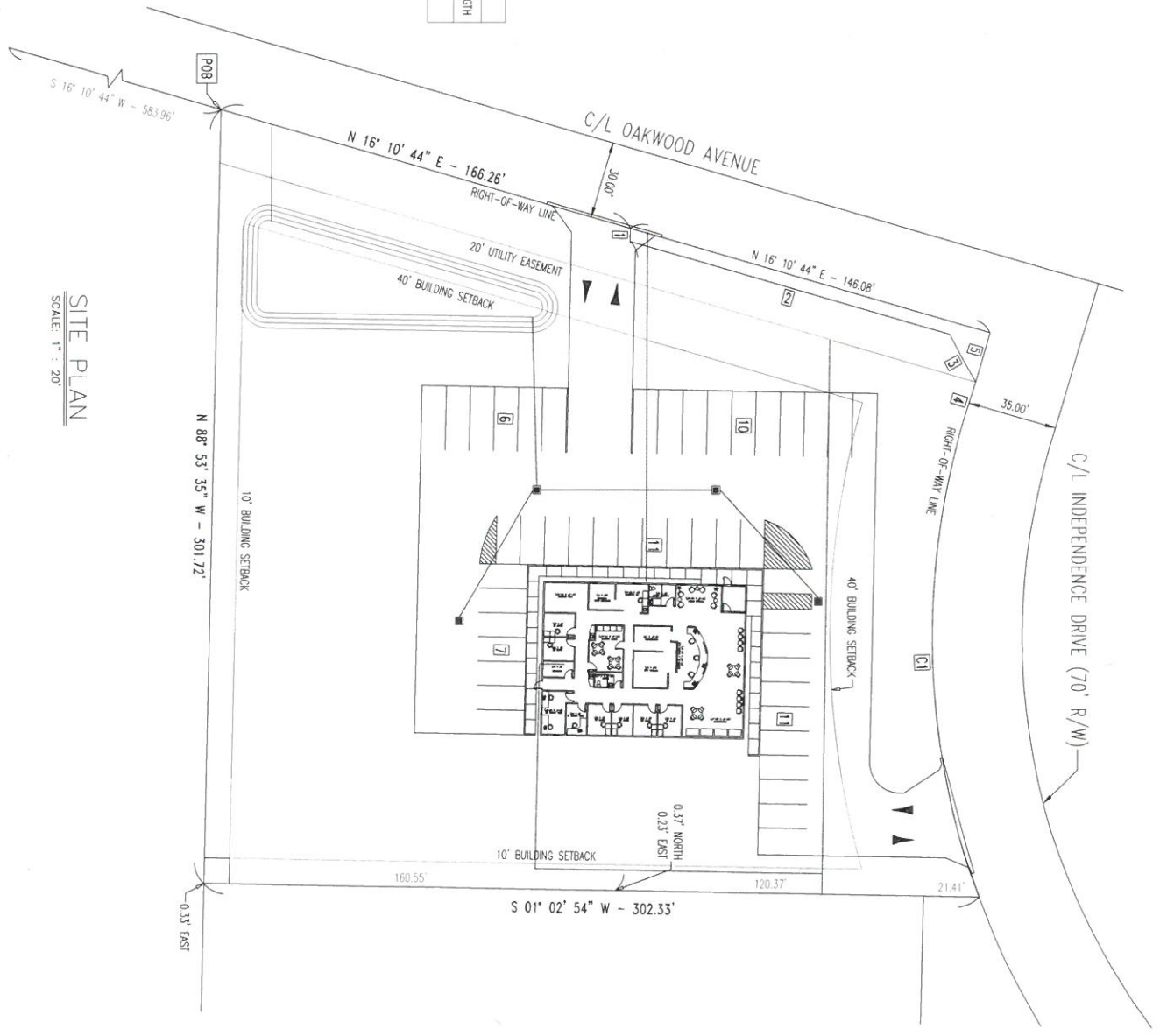
PRELIM. SITE PLAN
 RUPP/ROSEBROCK, INC

NEW OFFICE BUILDING FOR
 NAPOLEON FAMILY VISION

Date: 3-3-
 Scale: 1"=20'
 Drawn: J.C.
 App: N/A
 Sheet No. C-



SITE PLAN
 SCALE: 1" = 20'



LINE #	DIRECTION	LENGTH
1	S 88° 53' 35" E	5.18'
2	N 16° 10' 44" E	130.00'
3	N 61° 43' 00" E	21.02'
4	S 73° 49' 16" E	17.20'
5	S 73° 49' 16" E	20.00'

CURVE #	LENGTH	RADIUS	Δ	CHORD DIRECTION	CHORD LENGTH
C1	187.74'	293.87'	36° 36' 10"	N 87° 52' 35" E	184.56'

O/E:
 B-CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, ELEVATIONS,
 AND LOCATIONS OF ALL UTILITIES AND CONDUITS SHOWN BY FIELD SURVEY.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 AND ELEVATIONS, ELEVATIONS, AND CONDITIONS SHOWN BY FIELD SURVEY.

CB #1
TOP 679.62
FILLED

CB #2
TOP 680.85
FL 12" W HDPE 678.10
FL 8" E PVC 678.40

CB #3
TOP 680.91
FL 12" W HDPE 673.21
FL 12" E HDPE 673.31

MH #4
TOP 681.63
FL 12" E HDPE 672.93
FL 12" W HDPE 672.93
FL 24" N CONC 671.33
FL 24" S CONC 671.33

MH #5
TOP 681.76
FL 12" E HDPE 673.26
FL 12" W HDPE 672.96
FL 24" N CONC 672.26
FL 24" S CONC 672.26

CB #6
TOP 681.12
FL 12" W HDPE 673.57
FL 12" E HDPE 673.57

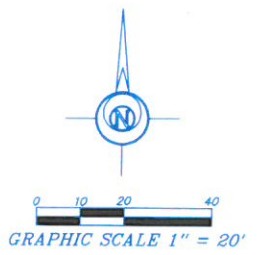
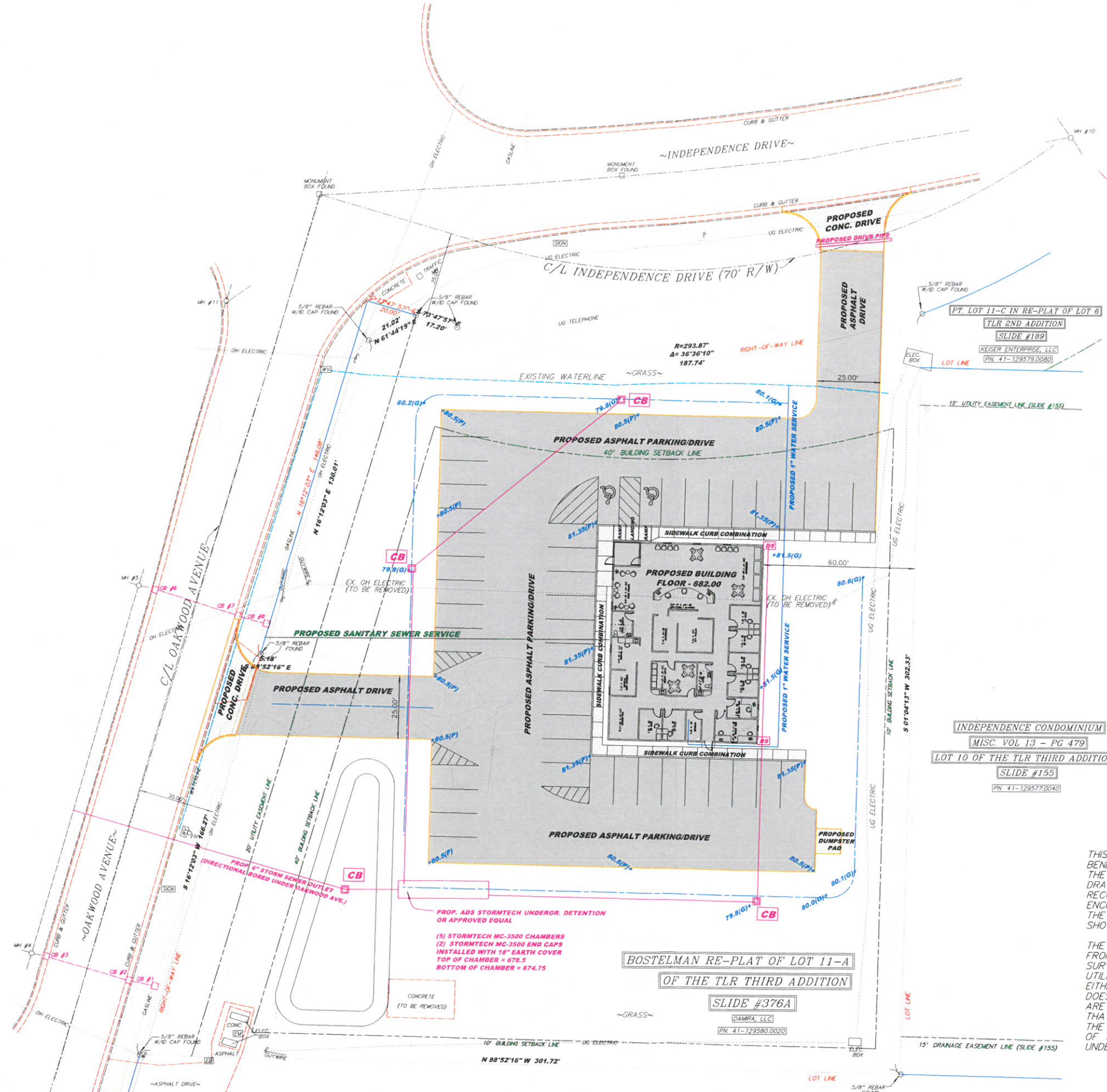
CB #7
TOP 681.09
FL 12" W HDPE 677.99
FL 8" E PVC 677.99

CB #8
TOP 679.50
FILLED

CB #9
TOP 677.36
FL 15" NW HDPE 674.01
FL 15" NE HDPE 674.01

MH #10
TOP 678.73
FL W
FL N
FL 15" S HDPE
(COULDN'T GET LID OFF)

MH #11
TOP 682.21
FL 24" N CONC 672.41
FL 24" NE CONC 673.01
FL 24" S CONC 672.41



LEGEND

WV - WATER VALVE
OH - OVERHEAD
UG - UNDERGROUND
P - POWER POLE
LP - LIGHT POLE
CB - CATCH BASIN
FH - FIRE HYDRANT
MH - MANHOLE
EM - ELECTRIC METER
EB - ELECTRIC BOX

INDEPENDENCE CONDOMINIUM
MISC. VOL 13 - PG 479
LOT 10 OF THE TLR THIRD ADDITION
SLIDE #155
PN 41-129577.0040

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

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.

OAKWOOD VILLAGE HOUSING L.P.
(OR VOL 279 - PG 589)
(4.997 ACRES RECORDED)
(PN 41-120122.0100)
SURVEY RECORD VOL 35 - PG 62

PRELIMINARY - FOR REVIEW - 9-28-20

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789

PROPOSED SITEPLAN
NAPOLEON FAMILY VISION
1804 OAKWOOD AVENUE
NAPOLÉON, OHIO 43545

SCALE 1" = 20'
JOB #20-306

DRAWN BY GAB/TLF
9/28/20

C101

