

CITY OF NAPOLEON

# ZONING PERMIT

Zoning Permit No. 0027

Issued 1-29-92

By Brent N. Damm  
Zoning Inspector

Filing Fee \$5.00 1-29-92  
Amount Date Paid

Issued To: Octavia 041

### Lot Information:

Street Address 130 South Perry -- proposed new location

Lot No. pt. 22 Subdivision J.G. Lowes 1st Addition  
(or Legal Description)

Lot Dimensions irregular Yard Set Back: Front \* Rear \*

Lot Area \_\_\_\_\_ Sq. Ft. Side \* Side \*

Zoning District GB Description of Use as per Plan #3-340-92

Lot Coverage 100% max Off Street Parking Spaces Required as per Plan submitted 1-29-92

Height 100' max Loading Spaces Required \_\_\_\_\_

Petition or Appeal Required No

Approved By: Zoning Inspector 1-29-92 Board of Zoning Appeals Pending Package  
and other utility related approvals by the City Engineer. **CITY OF NAPOLEON**

Date 1-29-92 Applicant Signature Brent N. Damm Owner-Agent

White - Applicant

Pink - Engineering

Yellow - Board of Zoning Appeals

**PAID**

**JAN 29 1992**

CITY OF NAPOLEON

ZONING PERMIT

Zoning Permit No. 0027

Issued 1-29-92

By Brent N. Drumm  
Zoning Inspector

Filing Fee \$5.00 1-29-92  
Amount Date Paid

Issued To: Ottawa 011

Lot Information:

Street Address 130 South Perry - proposed new location

Lot No. pt. 22 Subdivision J.G. Lowes 1st Addition  
(or Legal Description)

Lot Dimensions Irregular Yard Set Back: Front      Rear     

Lot Area      Sq. Ft. Side      Side       
\* as per Plan #3-340-92

Zoning District CB Description of Use Filling Station, Drive thru Carwash

Lot Coverage 100% max Off Street Parking Spaces Required as per Plan submitted 1-29-92

Height 100' max Loading Spaces Required     

Petition or Appeal Required No **PAID**

Approved By: Zoning Inspector 1-29-92 Board of Zoning Appeals Pending JAN 29 1992  
and other utility related approvals by the City Engineer. CITY OF NAPOLEON

Date 1-29-92 Applicant Signature Brent N. Drumm Owner-Agent

White - Applicant

Pink - Engineering

Yellow - Board of Zoning Appeals



# City of NAPOLEON, OHIO

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

February 6, 1992

Mr. Dennis Knott  
Ottawa Oil Company  
10305 St. Rt. 224  
Ottawa, Ohio 45875

Mayor  
Steven Lankenau

Members of Council  
Terri A. Williams, President  
John E. Church  
Michael J. DeWit  
Dennis L. Filgor  
Robert G. Heft  
James Hershberger

City Manager  
Terry Dunn

Finance Director  
Rupert W. Schweinhagen

Law Director  
Michael J. Wesche

Prosecuting Attorney  
Thomas L. Blischoff

Re: Proposed Facility  
South Perry and  
East Maumee Avenue

Dear Mr. Knott:

We have reviewed the preliminary "Plot Plan" for the above referenced facility and will use this correspondence as a guide for your Engineer regarding the site improvement design.

For easier illustrations, we have subdivided our review into categories as follows:

## SURVEY (BOUNDARY & TOPOGRAPHICAL)

The site plan should show the boundary survey as well as all existing easements. It should also be noted that we had been in contact with Mr. Kruse regarding the removal of the existing sign/sign base and the widening of the pavement and therefore, the City of Napoleon will need to secure this easement. The site plan should show existing elevations as well as proposed grades.

## DRAINAGE

The City of Napoleon will require that all water within the Owners property will be collected by a storm sewer collection system and then tied into the existing storm drainage. (There exists a twelve (12) inch sewer along East Maumee Avenue and a thirty-six (36) inch sewer along

South Perry Street). Drainage calculations shall be submitted with the site submission.

#### SANITARY SEWER

The City of Napoleon does not have any records indicating where the location of the sanitary sewer service was plugged at the time of demolition, but if this tap cannot be found or the Owner desires to install a new service, there does exist a 36" x 29" brick sanitary sewer running along the northerly property line. The tap and all line extension will be done by the Owner's representation.

#### WATER LINE

There does exist a eight (8) inch water line along East Maumee Avenue and based on the required service size (1", 1-1/2", 2" or greater) the City of Napoleon will tap the existing line and extend it to the right-of-way where there will be a shut off valve. (See attached Fee Schedule).

#### PAVEMENT, CURBS & SIDEWALKS

The City will require that all new curb (Type 6) along the edge of pavement and the replacement of a five (5) foot sidewalk along the new and existing curb. This walk will need to be six (6) inches thick in the driveway areas. Regarding the drive approaches, we would prefer to see a thirty-five (35) foot approach off of East Maumee Avenue as far back from the intersection as possible. Along South Perry Street we would like to keep the opening as narrow as possible, but feel that your request for seventy-five (75) feet is probably justified. We do not want to begin this driveway approach any closer than the present radius termination.

We hope that these comments will help assist your Engineer and if you have any questions and/or problems, please call.

Respectfully,



Marc S. Gerken, P.E.  
City Engineer

MSG:rw

Enclosure

cc: Brent Damman

CITY OF NAPOLEON

# ZONING PERMIT

Zoning Permit No. 0027  
Issued 1-29-92  
By BND

Issued To: Ottawa Oil Zoning Inspector  
Lot Information: Filing Fee 5.00 Amount Date Paid

Street Address 130 S. Perry proposed new location  
Lot No. Pt. 22 Subdivision J.G. Lowes 1st addition  
(or Legal Description) as per plan # 3-340-92

Lot Dimensions irregular Yard Set Back: Front 0 Rear 0  
Lot Area \_\_\_\_\_ Sq. Ft. Side 0 Side 0

Zoning District GB Description of Use Filling Station, Drive thru Carport  
Lot Coverage 100% Max Off Street Parking Spaces Required 25 per plan submitted  
Height 100' Max Loading Spaces Required 1-29-92

Petition or Appeal Required No  
Approved By: Zoning Inspector 1-29-92 Board of Zoning Appeals Pending Drains  
and other utility related approval by The City Engineer.

Date \_\_\_\_\_ Applicant Signature \_\_\_\_\_  
White - Applicant Owner-Agent  
Pink - Engineering Yellow - Board of Zoning Appeals

*AGM Harman*

**PAID**  
JAN 29 1992  
CITY OF NAPOLEON