

# ZONING CERTIFICATE

Certificate No. 315

Issued 4-19-96

By Brent N. Damman

Zoning Inspector

Filing Fee 25.00

Amount \_\_\_\_\_ Date Paid \_\_\_\_\_

Issued To: KDA, Inc.  
Lot Information: 1728 Sands Place, Marietta, GA 30067-8952

Street Address 625 Scott

Lot No. 144, 152, 153 Subdivision Napoleon 4th Addition  
(or Legal Description)

Lot Dimensions 3 @ 66 x 132

Yard Set Back: \_\_\_\_\_

Front \_\_\_\_\_ per Plan \_\_\_\_\_

**APR 22 1996**

Rear \_\_\_\_\_ per Plan \_\_\_\_\_

Lot Area \_\_\_\_\_ Sq. Ft. 26,136

Side \_\_\_\_\_

per CITY ORDINANCE

Zoning District C-1 General Commercial

Description of Use Bank with Driveup Facilities

Lot Coverage 100% max.

Off Street Parking Spaces Required \_\_\_\_\_ per Plan \_\_\_\_\_

Height 100' max.

Loading Spaces Required \_\_\_\_\_ per Plan \_\_\_\_\_

Petition or Appeal Required No

Approved By: Zoning Inspector 4-19-96

Board of Zoning Appeals Building additions and improvements approved. Site work to be approved at a later date, which includes parking lot, sidewalks, driveups, alley improvements along with other work outside the building structure.

Date 4/19/96

Applicant Signature \_\_\_\_\_

(Owner-Agent)

White - Applicant

Yellow - Board of Zoning Appeals

Pink - Engineering

Warner  
Summers  
Ditzel  
Benefield  
Ward & Associates  
ARCHITECTURE INTERIOR DESIGN

# TRANSMITTAL

TO: CITY OF NAPOLEON  
BLOG & ZONING

ATTN: BRENT DAMMAN

COMM. NO.: 25007

PROJECT: FIRST FEDERAL  
NAPOLEON

DATE: 2/20/96

REGARDING: CODE ISSUES

FAX NO. 412-579-8323

# OF PAGES INCLUDING THIS ONE 3

ORIGINAL  WILL FOLLOW  WILL NOT FOLLOW

MAIL  FAX  OVERNIGHT

COURIER  OTHER

WE ARE SENDING YOU THE FOLLOWING:

QUANTITY	DATE	DESCRIPTION	ACTION REQUESTED
1	2/20/96	File Plan	Review, Prelim.
1	"	Basement plan / Sit plan	" "

REMARKS:

Mr. Damman,  
I will call this morning in reference to the application of code to the addition to the first Federal Branch (plans following). Thank you.

COPIES TO

ENCLOSURES

FROM

Sam Daman

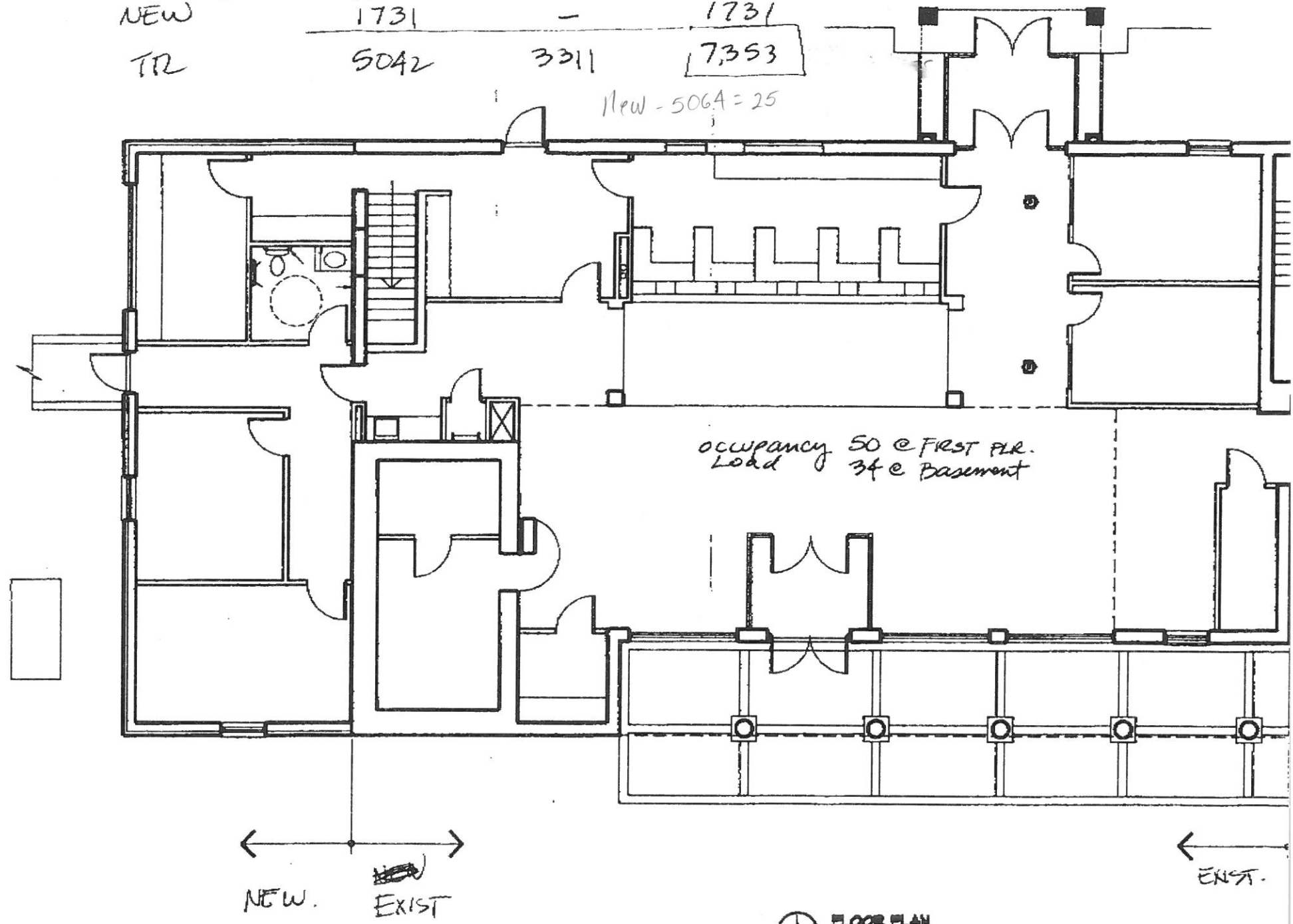


FEB-20-96 TUE 8:51 AM WSDWB FAX NO. 4043516811 P. 3

	1ST FL SF	BASEMENT SF	TTL
EXISTING	3311	3311	6622
NEW	1731	-	1731
TTL	5042	3311	7,353

New - 506A = 25

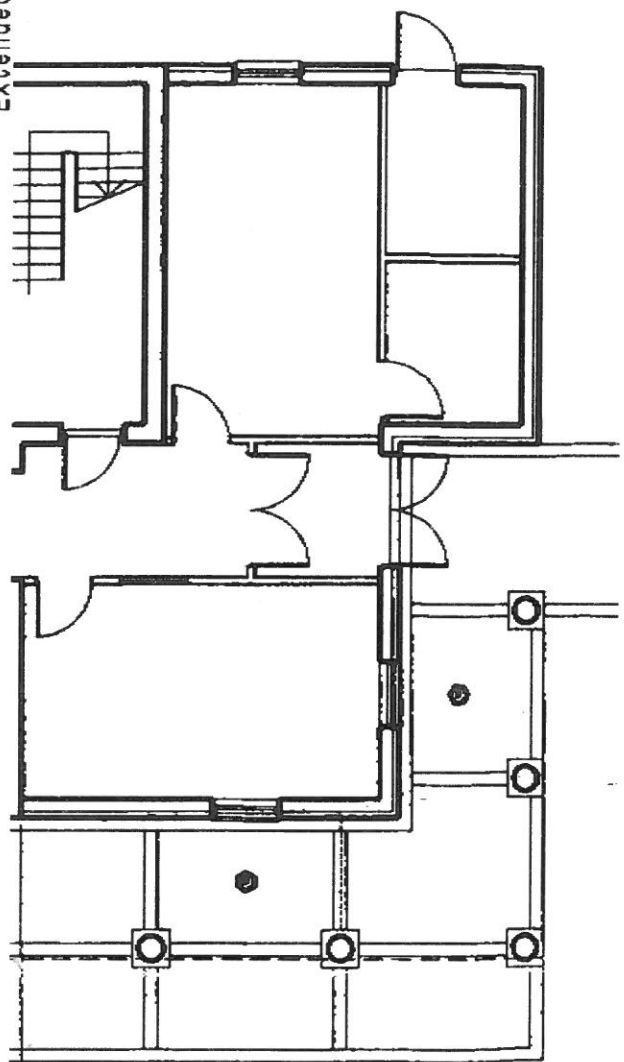
occupancy 50 @ FIRST FLR.  
Load 34 @ Basement



← NEW. ~~NEW~~ EXIST →

← EXIST. →

⊕ FLOOR PLAN  
W-1-0



NEW →

BUSINESS - OCCUPA  
TYPE - 3B Unpri  
NO SPRINKLER Sy



# City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLÉON, OHIO 43545-0151  
(419) 592-4010  
FAX (419) 599-8393

April 26, 1996

Mr. Richard E. Weaver, P.E.  
Poggemeyer Design Group, Inc.  
417 Wayne Avenue  
P.O. Box 7040  
Defiance, Ohio 43512

Re: First Federal Savings & Loan  
Plan Review

Dear Mr. Weaver:

Based upon review performed by City personnel, enclosed please find one (1) "redlined" set of prints for the referenced project. Please note the following comments and revise the plans accordingly:

**Sheet C1:**

- 1.) The poles located on the west side of Scott Street, south of the First Federal building are telephone, not power, as shown on the prints. This also applies to the pole marked as "RELOCATE POLE", near the southwest corner of the building. I would recommend contacting the Engineering Department at United Telephone Service (UTS) as soon as possible. Depending on their decision, we may have the poles on the west side of Scott Street removed and the telephone wires relocated.
- 2.) Show the light pole located on the northwest corner of Scott and Main and on Washington, just west of Scott, as "TO BE REMOVED".

**Mayor**

Donald M. Stange

**Members of Council**

Michael J. DeWit, President

Sarah J. Peper

John E. Church

James Hershberger

Terrl A. Williams

Travis B. Sheaffer

Dennis Filgor

**City Manager**

Marc S. Gerken, P.E.

**Finance Director**

Gregory J. Heath

**Law Director**

David M. Grahm

**City Engineer**

Adam C. Hoff, P.E.



Mr. Richard E. Weaver, P.E.  
Page Two  
April 25, 1996

Sheet C2:

- 1.) Show the "redline" mark-ups.
- 2.) Add the enclosed table showing the required items and corresponding quantities to comply with the City of Napoleon Downtown Sidewalk Program. Please send us a copy of the quotation, with unit prices, for the proposed sidewalk improvements, when obtained.
- 3.) A retaining wall may be required along the east side of the First Federal building due to the 12'-0" wide sidewalk. This sidewalk may be tapered, as shown in our sketch, to meet the existing front steps.
- 4.) The alley shall be rebuilt from the right-of-way of Scott Street to the west property line of the newly acquired lot located to the west of the First Federal building.
- 5.) You may want to consider utilizing two (2) catch basins in the proposed parking lot versus one in the corner.
- 6.) The radius provided at the exit for the "By-Pass Lane" may be too tight. Please re-evaluate.
- 7.) Remove the painted arrow from the exit area. This alley is not one-way.

Sheet C3:

- 1.) Add sidewalk, light pole foundation, tree well and tree planting details per City of Napoleon standards.

If you should have any questions or require further information, please call me.

Yours truly,



Adam C. Hoff, P.E.  
City Engineer

ACH:rd  
Enclosure

cc: Mr. Sonny Helberg, Construction Inspector  
Mr. Brent Damman, Building/Zoning Inspector  
Mr. Gene Smith, UTS  
Mr. Gary Spencer, First Federal Savings & Loan  
Mr. Mike Dixon, KDA, Inc.