

**LEGAL DESCRIPTION:**

LOT 2, 3.980 ACRES OF THE GERMAN  
 MUTUAL SUBDIVISION, BEING PART OF THE  
 WEST ONE-HALF OF THE NORTHWEST  
 QUARTER OF SECTION 14, TOWNSHIP 5  
 NORTH, RANGE 6 EAST, CITY OF  
 NAPOLEON, HENRY COUNTY, OHIO

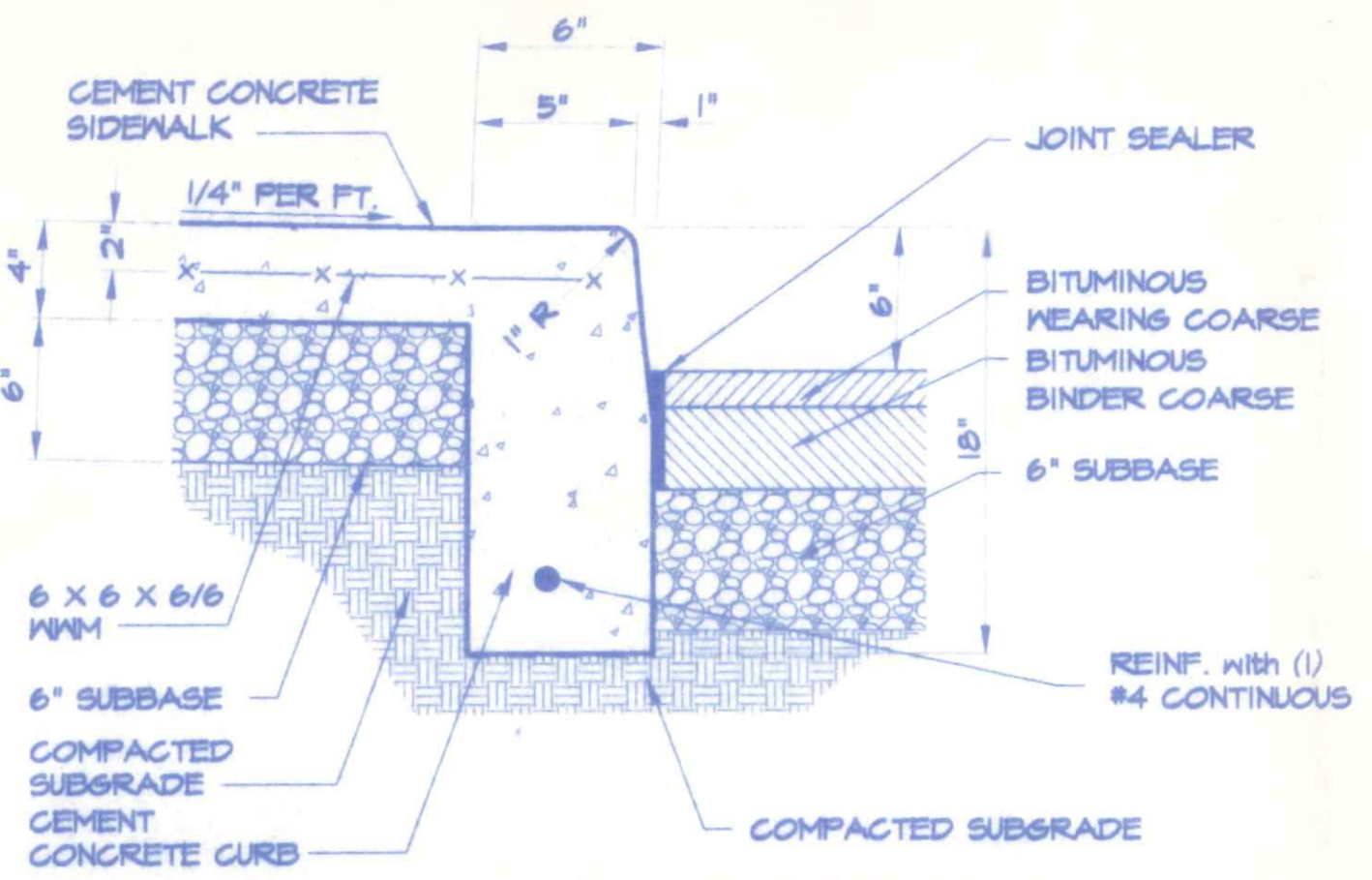
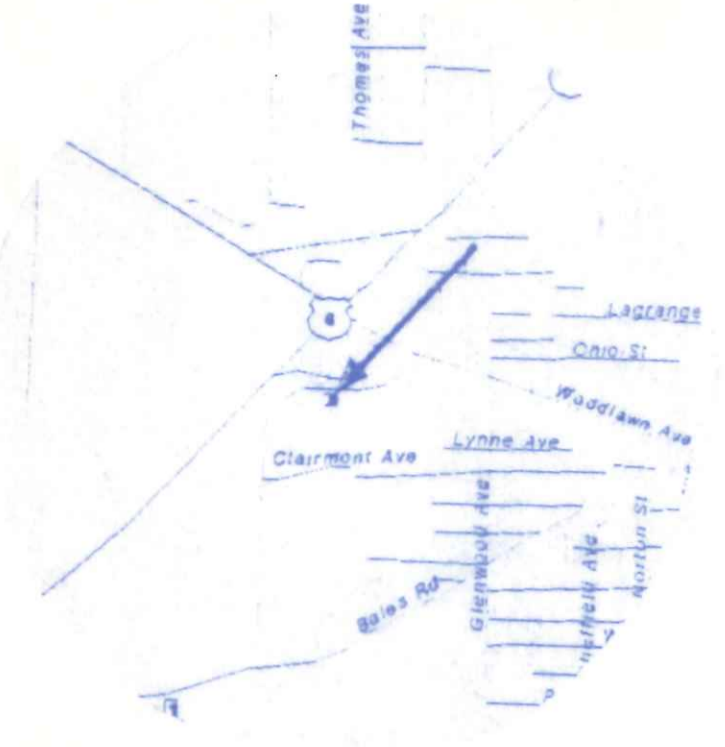
**SURVEY PREPARED BY:**  
 J.C. ANDRUS & ASSOCIATES, INC.  
 448 10th STREET  
 TOLEDO, OHIO 43624  
 419-248-9787  
 419-664-5915 Fax

**OWNER:**

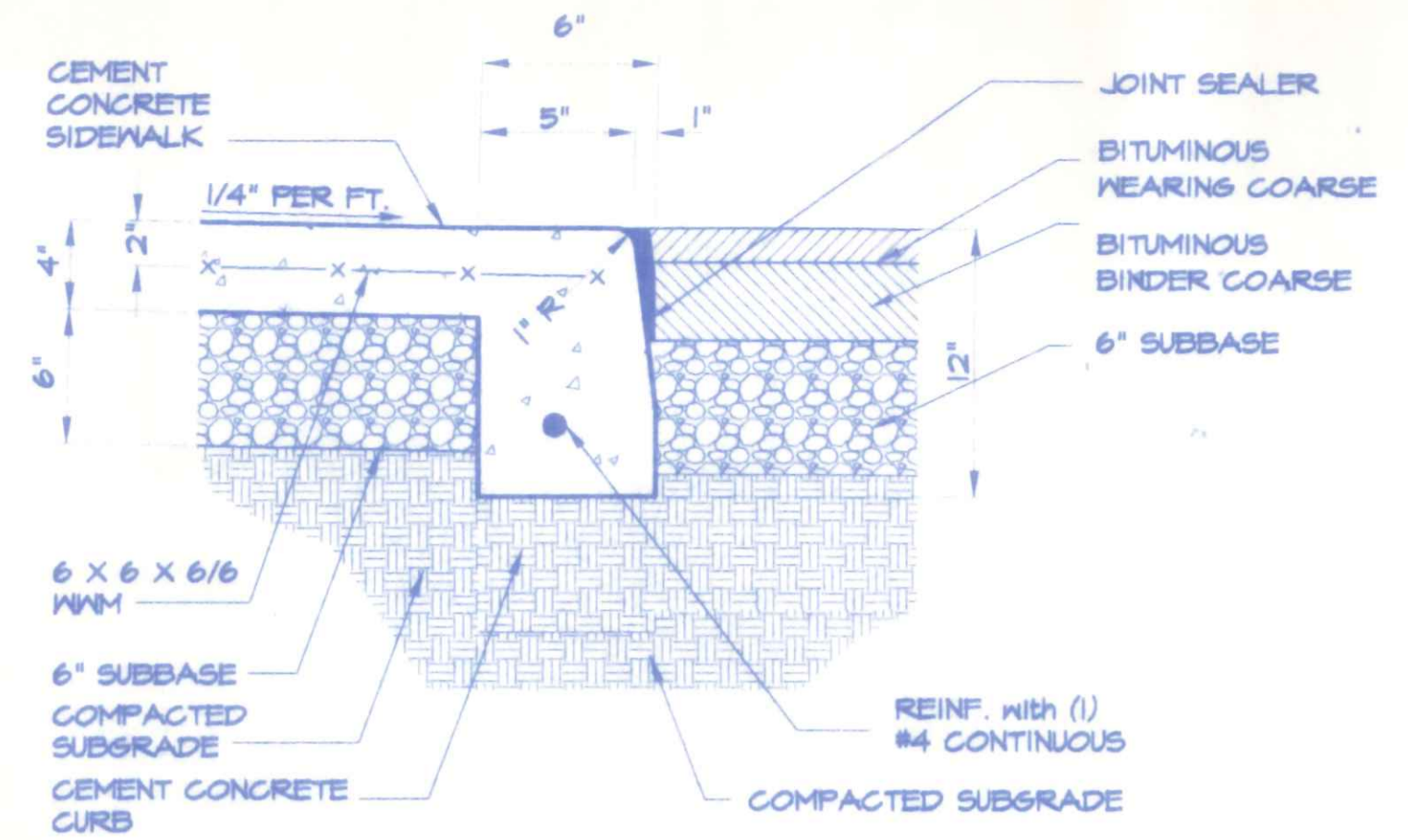
**ADDRESS:**  
 RODENBERGER FUNERAL HOME  
 WESTMORELAND AVE.  
 NAPOLEON, OHIO 43545



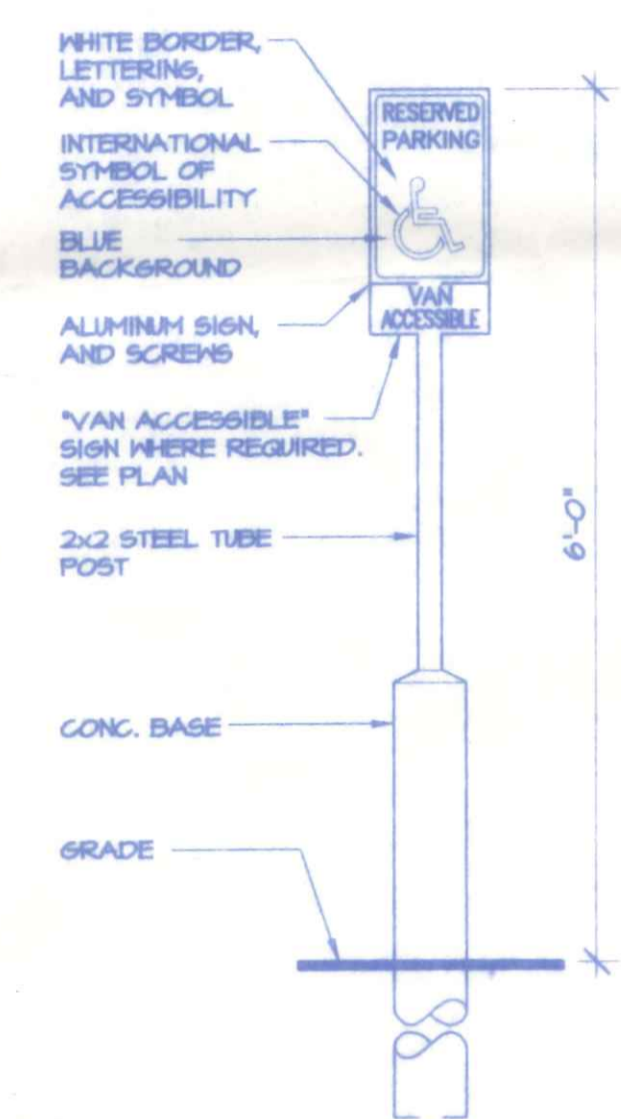
**VICINITY MAP**



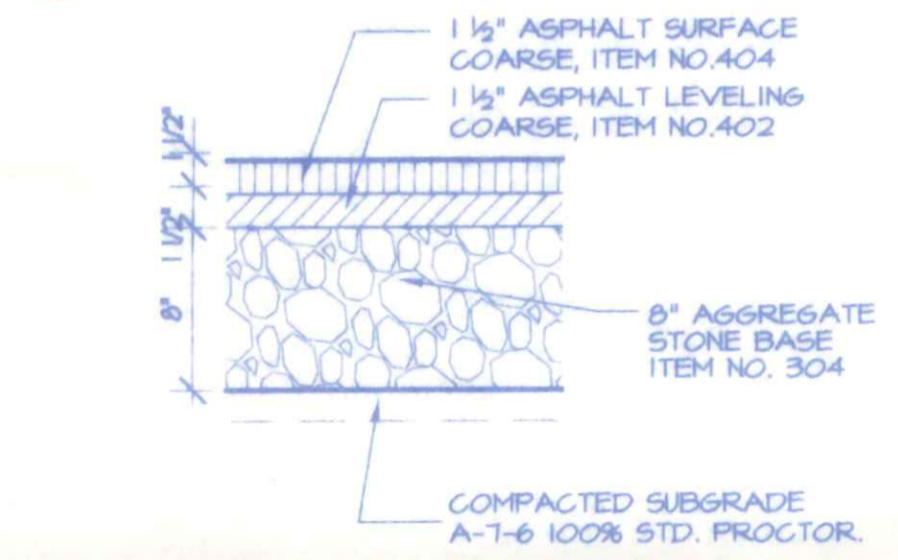
**1 SECTION - CURB AND SIDEWALK**  
 NOT TO SCALE



**2 SECTION - 'O' CURB DETAIL**  
 NOT TO SCALE



**3 ADA PARKING SIGN**  
 NOT TO SCALE



**4 TYPICAL PAVEMENT SECTION**  
 NOT TO SCALE

**PARKING NOTES:**

MINIMUM PARKING = 1 SPACE / 100  
 TOTAL GROSS SQUARE FEET.  
 PROVIDE MORE WHERE SITE PERMITS

MINIMUM SIZE SPACE 4' X 14'

TOTAL BUILDING AREA : 9,381 sq'

PARKING SPACES PROVIDED: 88

**ZONING NOTES:**

FRONTYARD SETBACK: 15'  
 SIDEYARD SETBACK: 0' (R - RESIDENTIAL)  
 REARYARD SETBACK: 0' (R - RESIDENTIAL)

151.57.5 MAXIMUM BUILDING HEIGHT: 40'-0"

THIS PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL  
 AND C-3 COMMERCIAL ZONING DISTRICTS.

**LEGEND**

- AO = Monument Stone from previous survey
- BO = RR. Spike over Stone from previous survey
- CD = Concrete Monument set this survey
- DE = Iron pin w/reference cap set this survey
- = Point Established this survey

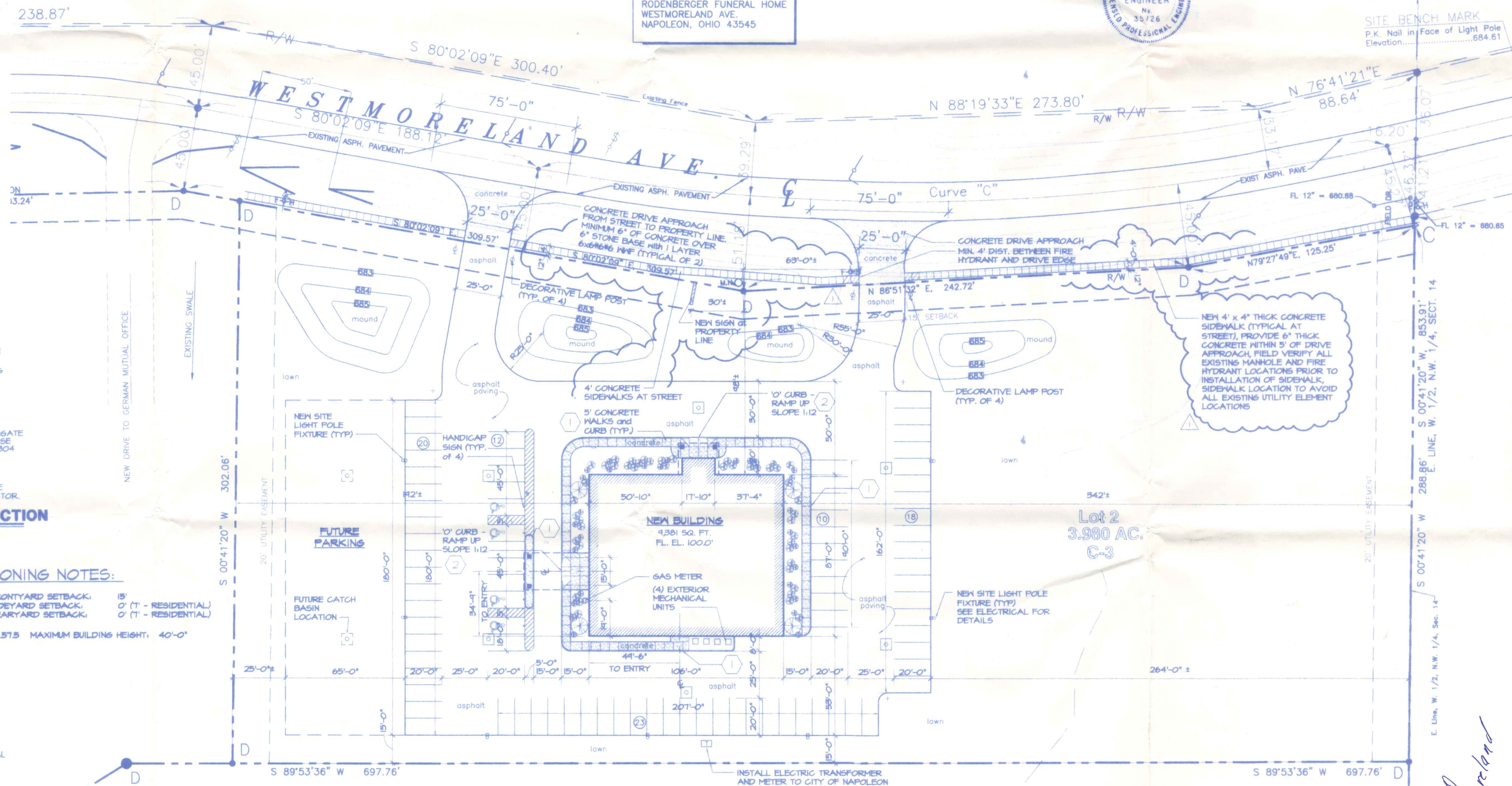
**CURVE DATA**

Curve	Central Angle	Radius	Arc Length	Chord Bearing	Chord Length
"A"	54°30'49"	318.31'	302.85'	N 28°19'05"E	291.56'
"B"	44°23'22"	572.96'	443.90'	N 77°46'10"E	432.88'
"C"	23°16'30"	1145.94'	465.51'	N 88°19'36"E	462.32'

2 WORKING DAYS  
 BEFORE YOU DIGIT  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

**DIMENSIONED SITE PLAN**

SCALE: 1" = 30'-0"



SPRING VALLEY ARCHITECTS, INC.  
 6821 Salsbury Road  
 Maumee, Ohio 43537  
 (419) 865-8830

SVA  
 NEW BUILDING FOR:  
 RODENBERGER FUNERAL HOME  
 WESTMORELAND AVE.  
 NAPOLEON, OHIO 43545

DATE: 7-15-99	PROJECT NO: SV-99-1727
DRAWN BY: CJZ	CHECKED BY: REC
REVISIONS:	
ISS. FOR REVIEW: 7-22-99	
ISS. FOR APPRAISAL: 8-25-99	
ISS. FOR PERMITS: 9-2-99	
REV. FOR PERMITS: 9-14-99	
REVISION #1: 9-21-99	

SHEET NO:  
**SP-1**

S:\AS\PROJECTS\99-1727-Rodenberger\_Funeral\_Home\1727.dwg

1010  
 Westmoreland

**SANITARY SEWER NOTES**

- All construction and materials shall conform to the standards of the City of Napoleon and to the specifications of the Ohio Department of Transportation, dated January 1, 1991, subject to addendum by the City of Napoleon, Division of Water Distribution. A copy of said addendum is available upon request to the Division of Engineering Services.
- All sanitary sewer conduit shall be PVC per ASTM D-3034, SDR-35 with cell classification of 12454-B (or approved equal).
- All sanitary sewer conduit shall use premium joint per ASTM D-3212.
- Roof drains, foundation drains, and other clean water connections to the sanitary sewer are prohibited.
- Granular material shall conform to the requirements of the City of Napoleon.
- Sewer Testing
  - All the runs of sanitary sewer shall be tested for infiltration by an independent testing laboratory. The maximum rate of leakage, or infiltration, allowable is 100 gallons per inch of diameter, per mile of pipe, per 24 hours.
  - All new manholes shall be vacuum tested per ASTM C-1244.
  - Should any section of conduit fail to meet the test requirements, it shall be the Contractor's responsibility to provide television inspection and to make all necessary corrections. The cost of all materials, equipment, labor and incidentals necessary for performing the test and making any necessary corrections and replacements shall be the Contractor's responsibility.
- The location of all existing utilities as shown on these plans are approximate. Determination of the exact location of existing utilities shall be the responsibility of the Contractor. The Contractor shall be responsible for any and all damages to existing utilities caused by his operations.
- Underground Utilities: Two (2) working days before you dig, call toll free 1-800-362-2764, Ohio Utilities Protection Service (OUPS). Non-members must be called directly.
- Inspections
  - If both the proposed sanitary sewer and the proposed storm drain are individually less than 200 ft. in length, the Contractor shall call the City of Napoleon a minimum of one (1) working day prior to the start of construction for the inspection of sanitary sewers and storm drains.
  - If either the proposed sanitary sewer or the proposed storm drain is greater than 200 ft. in length, the Contractor shall inform the City of Napoleon a minimum of three (3) working days prior to the start of construction for the inspection of sanitary sewers and storm drains.
  - For the inspection of water lines the Contractor shall call the utilities construction engineer a minimum of three (3) working days prior to the start of construction.

**WATER NOTES**

- NOTES:**
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF NAPOLEON DIVISION OF WATER STANDARDS AND SPECIFICATIONS.
- WATER MAINS SHALL BE INSTALLED, TESTED, AND DISINFECTED UNDER THE DIRECT SUPERVISION OF THE DIVISION OF WATER.
- ALL PUBLIC AND PRIVATE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR, IN WRITING, AT LEAST SEVEN (7) DAYS IN ADVANCE OF BEGINNING ANY CONSTRUCTION OPERATIONS.
- THE DIVISION OF WATER SHALL BE NOTIFIED AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY IN ORDER TO ARRANGE FOR INSPECTION OF THE PROJECT.
- NOTE:** THE OHIO ENVIRONMENTAL PROTECTION AGENCY REQUIRES A CONFORMANCE TO THE 1981 EDITION OF "RECOMMENDED STANDARDS FOR WATER WORKS". THIS STANDARD SHALL BE EQUALLED OR EXCEEDED FOR WATER LINES. SPECIAL ATTENTION SHALL BE GIVEN TO THE FOLLOWING SECTIONS OF PART B.
- MATERIALS CONFORM TO ANNA STANDARDS
  - MINIMUM 6" DIA. FIRE PROTECTION
  - MINIMUM 5' GROUND COVER
  - PRESSURE TESTING ANNA C-600 OR N.F.P.A. 24"
  - DISINFECTION ANNA C-651 \*
  - 10' HORIZONTAL SEPARATION WATER MAIN/SEWER

**STORM SEWER NOTES**

- For protection of underground utilities, call the Ohio Utilities Protection Service at 1-800-362-2764 a minimum of 48 hours prior to excavating in the vicinity of utility lines.
- All work shall be in compliance with all applicable national, state and local codes and regulations.
- All materials and construction shall be in accordance with construction standards and specifications of the State of Ohio Dept. of Transportation (ODOT) dated Jan. 1, 1991, subject to addenda by the City of Napoleon, Div. of Water Dist. and Div. of Transportation. All standards referred to in these plans shall be in accordance with the City of Napoleon Construction Standards, unless otherwise noted. A copy of said addenda is available upon request from the Division of Water Distribution or the Division of Transportation.
- For over 200' of piping, the contractor shall notify the city of Napoleon, three (3) days prior to beginning const.

**GENERAL NOTE:**

- NEW 8" PVC (POLYVINYL CHLORIDE) SEWER PIPE SDR 35 FITTINGS; ASTM D 3034
- NEW 6" PVC SEWER PIPE SDR 35 FITTINGS; ASTM D 3034
- WATER LINE ASTM B88, TYPE "C" NEW 1/2" Ø COPPER FITTINGS; ANSI B16.22 THROUGH-COPPER FLARE JOINT PRESSURE TYPE
- PLASTIC UNDERGROUND GAS SERVICE PIPE WITH COPPER TRACING STRIPS. VERIFY EXACT LOCATION OF GAS SERVICE TAP WITH THE GAS UTILITY COMPANY.

**2 WORKING DAYS BEFORE YOU DIG**

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

**LEGAL DESCRIPTION**

BEING PART OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 6 EAST CITY OF NAPOLEON, HENRY COUNTY, OHIO

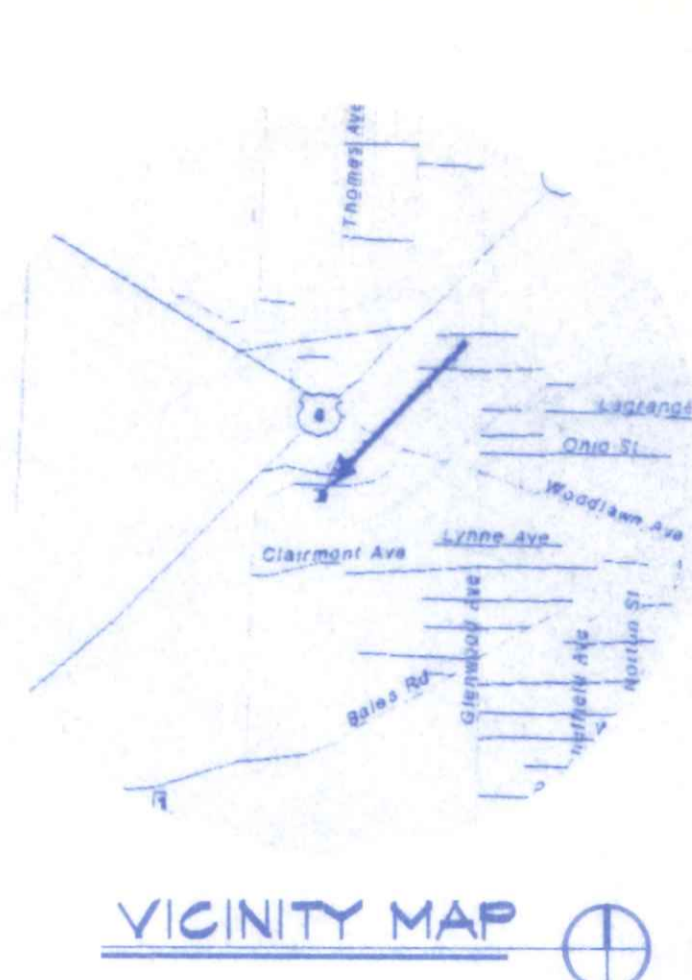
**OWNER:**

**ADDRESS:**

RODENBERGER FUNERAL HOME  
WESTMORELAND AVE.  
NAPOLEON, OHIO 43545

**ENGINEER:**

CAPPELLETY ENGINEERING  
and CONSTRUCTION  
6145 DOUGLAS ROAD  
TOLEDO, OHIO 43536  
(419) 475-8200



THOMAS E. SULLIVAN ARCHITECTS, INC.

REGISTERED ARCHITECT

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SPRING VALLEY ARCHITECTS, INC.

Planners

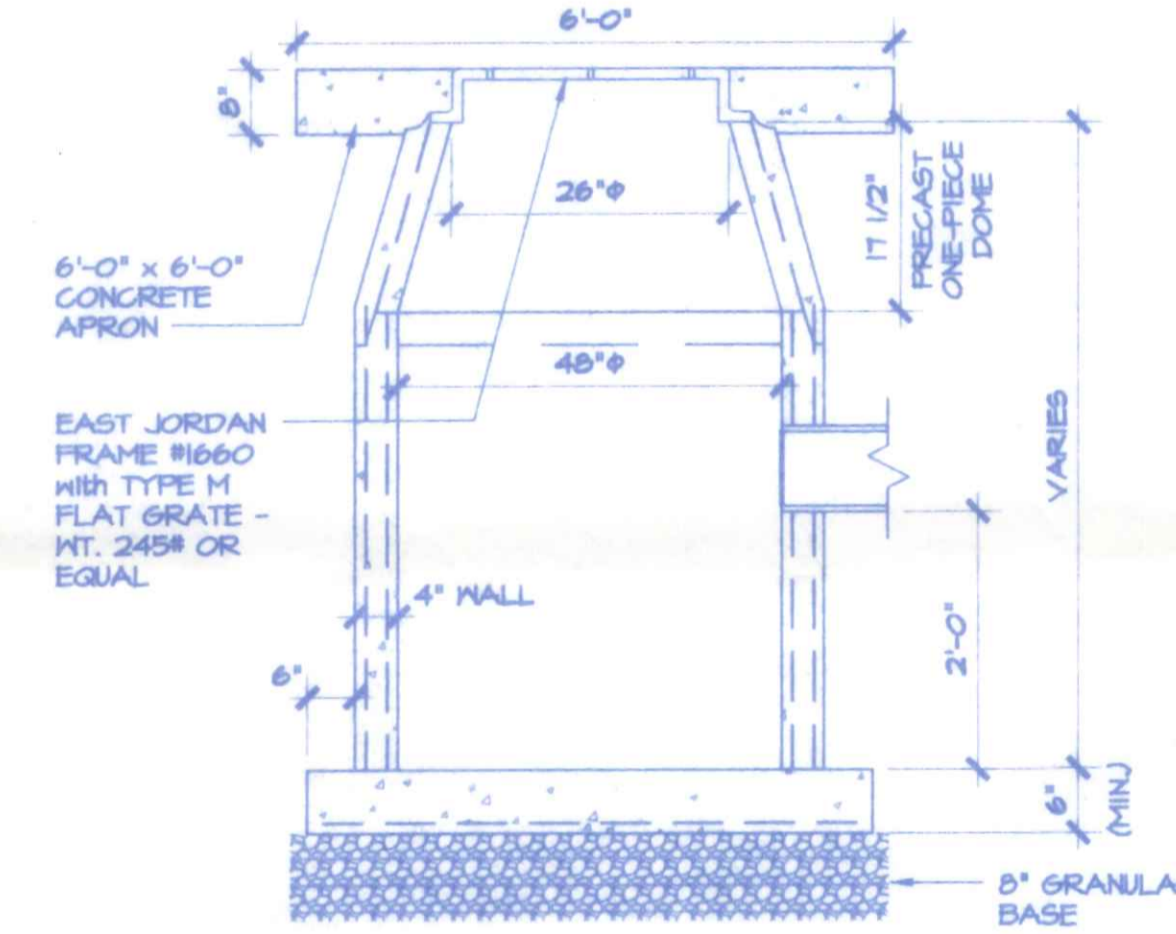
Architects

(419) 865-8830

Maumee, Ohio 43537

18021 Sandusky Road

**SVA**

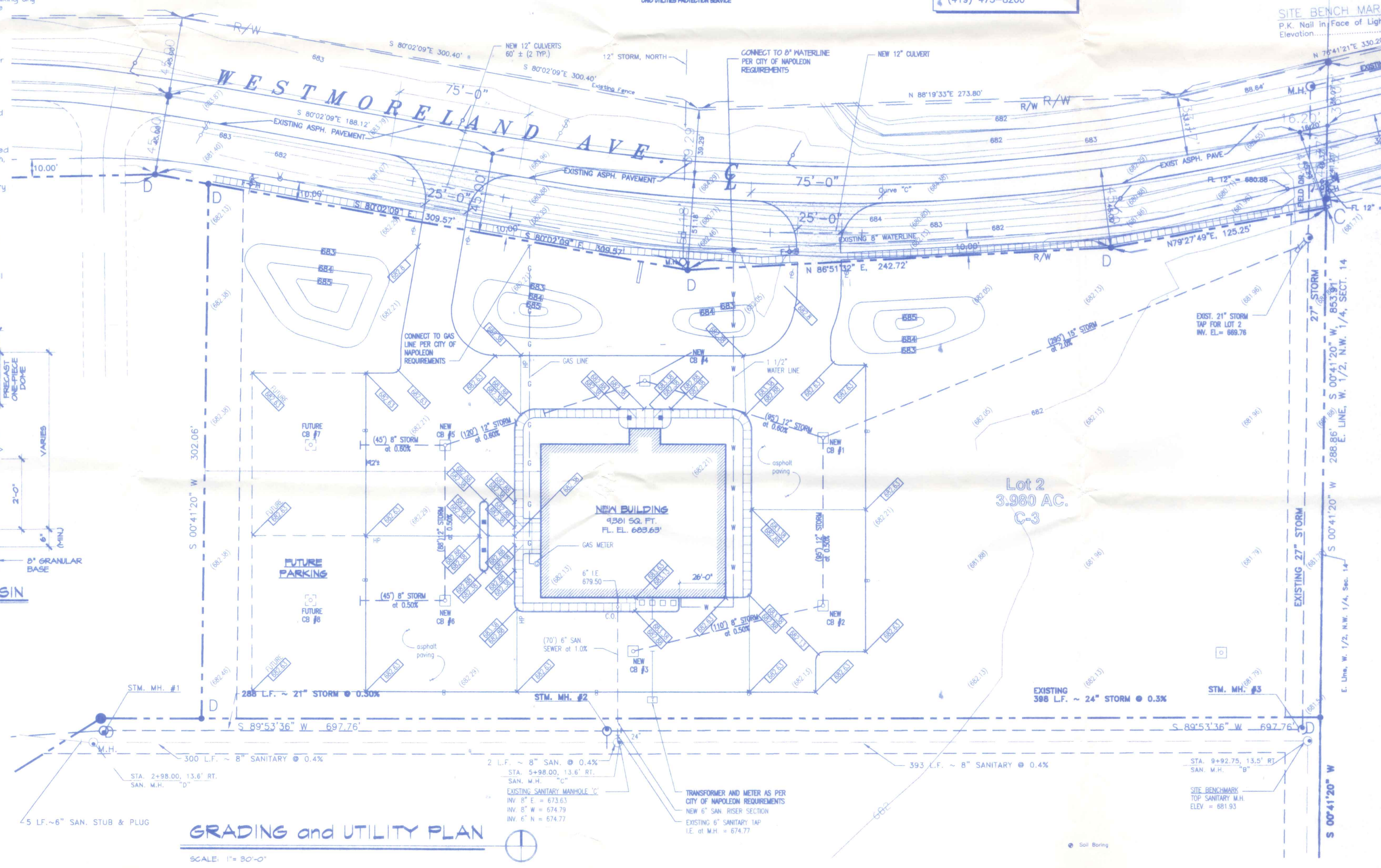


**SECTION - CATCH BASIN**

SCALE: 1/2" = 1'-0"

**CATCH BASIN SCHEDULE**

EXISTING STORM M.H.	21" E	= 669.76 SW
	15" E	= 670.16
NEW C.B. #1	T.E.	= 661.63
	15" E	= 676.06 N. E.
	21" E	= 676.26 S. & N.W.
NEW C.B. #2	T.E.	= 661.63
	12" E	= 676.74 N
	6" E	= 677.01 W.
NEW C.B. #3	T.E.	= 661.63
	6" E	= 677.56 E
NEW C.B. #4	T.E.	= 661.63
	12" E	= 676.92
	12" E	= 676.92
NEW C.B. #5	T.E.	= 661.63
	12" E	= 677.64 NE & S.
	6" E	= 677.91 W.
NEW C.B. #6	T.E.	= 661.63
	12" E	= 678.05 N.
	6" E	= 678.35 W.



**GRADING and UTILITY PLAN**

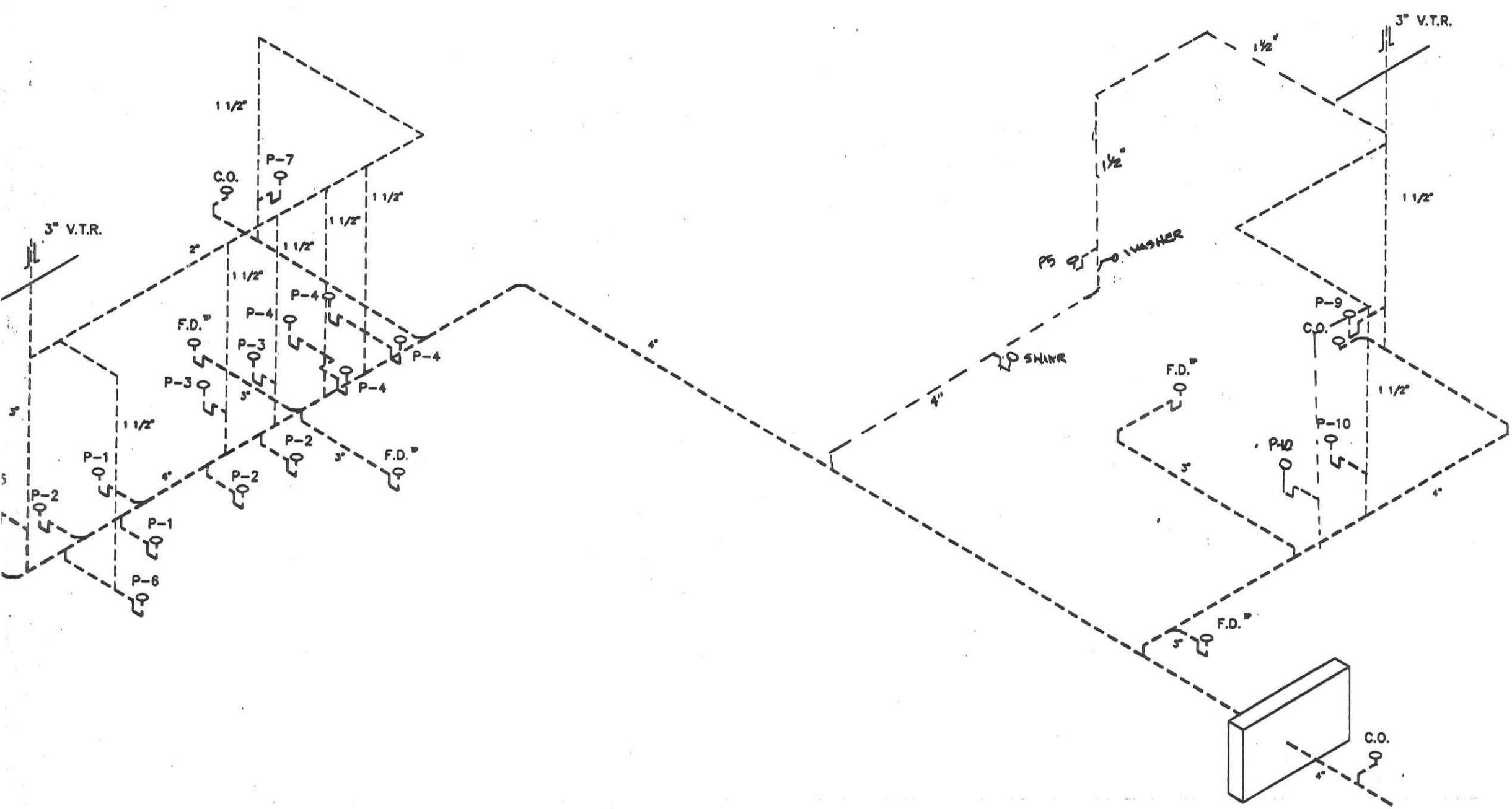
SCALE: 1" = 30'-0"

UTILITY and GRADING PLAN

NEW BUILDING FOR:  
**RODENBERGER FUNERAL HOME**  
WESTMORELAND AVE.  
NAPOLEON, OHIO 43545

DATE:	7-15-99	PROJECT NO.:	SV-99-1727
DRAWN BY:	CAZ	CHECKED BY:	REC
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ISS. FOR REVIEW:	7-22-99		
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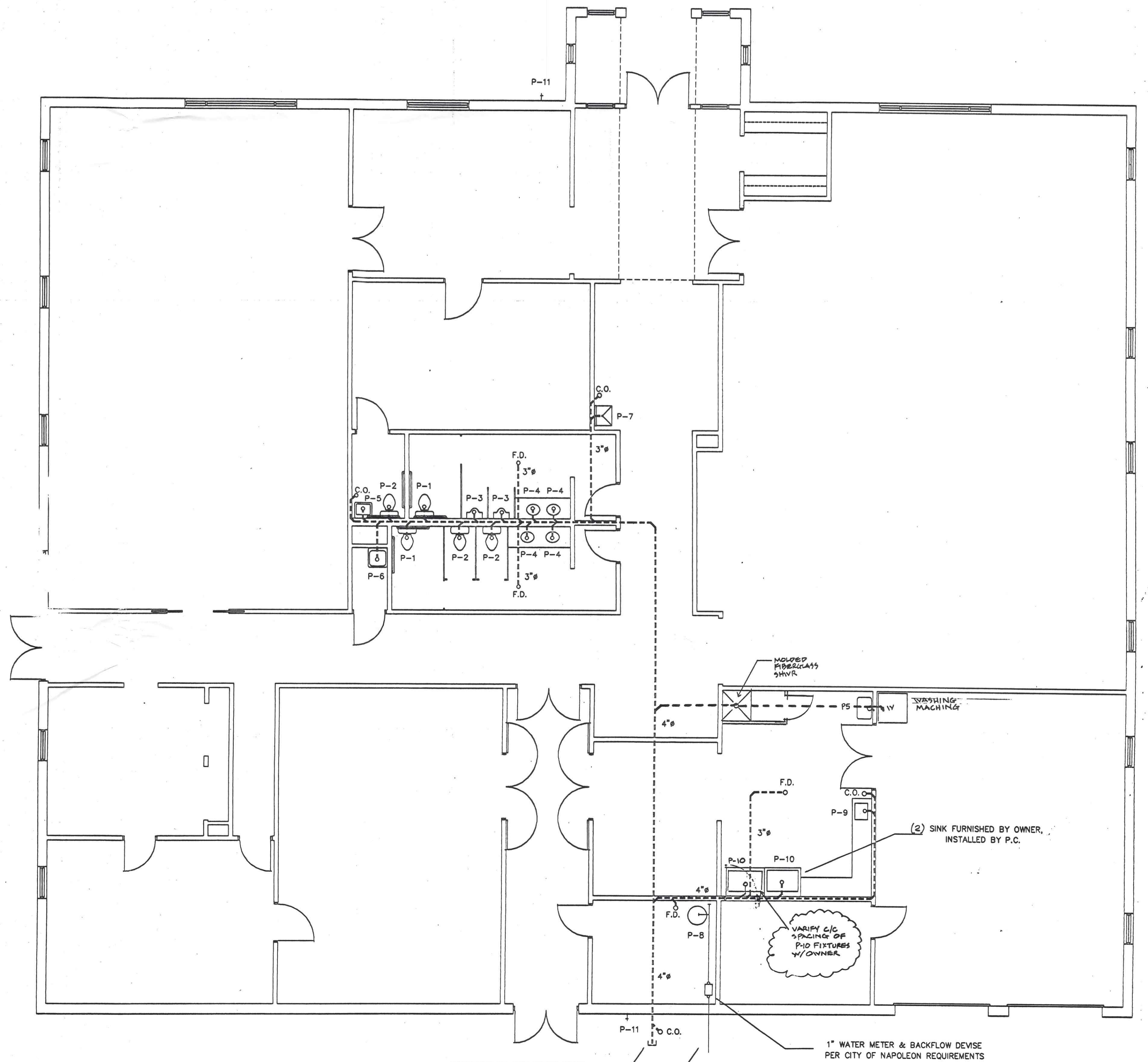
SHEET NO. **SP-2**



PLUMBING ISOMETRIC

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	FINISH	REMARKS
P-1	WATER CLOSET, ACCESSIBLE	AMERICAN-STANDARD	#2216.143	WHITE	SEAT: CHURCH #390TL
P-2	WATER CLOSET	AMERICAN-STANDARD	#2216.143	WHITE	SEAT: CHURCH #390TL
P-3	URINAL, WALL HUNG	AMERICAN-STANDARD	#6501.010	WHITE	CARRIER: ZURN #Z-1222
P-4	LAVATORY, COUNTER	AMERICAN-STANDARD	#0476.028	CHOICE	FAUCET: A.S. #2385.130
P-5	LAVATORY, WALL HUNG	AMERICAN-STANDARD	#0355.012	WHITE	FAUCET: A.S. #2385.130
P-6	MOP BASIN	FIAT	#MSB-2424	MOLDED	FAUCET: FIAT #830-AA
P-7	ELECTRIC WATER COOLER	ELKAY	#EBFS-8	S.S. TOP	CARRIER: ZURN #Z-1225
P-8	ELECTRIC WATER HEATER	LOCHINVAR	#ETJ082KK		EXP. TANK, RELIEF VALVE
P-9	S.S. SINK	ELKAY	#LR-2222	S.S.	FAUCET: ELKAY #LK-4101
P-10	PREP SINK				BY OWNER
P-11	OUTDOOR HYDRANT	ZURN	Z-1300		NICKEL-BRONZE BOX
F.D.	FLOOR DRAIN	ZURN	#ZN-415	POLISHED	TRAP PRIMER WHERE REQUIRED
C.O.	CLEANOUT	ZURN	#ZN-1400	SCORED	
SHWR	FIBERGLASS SHOWER	AM. STAND.		WHITE	SUBMIT AS QUOTED
WASHER	RESIDENTIAL				BY OWNER



CONTINUED BY SITE CONTRACTOR

1" WATER METER & BACKFLOW DEVISE PER CITY OF NAPOLEON REQUIREMENTS