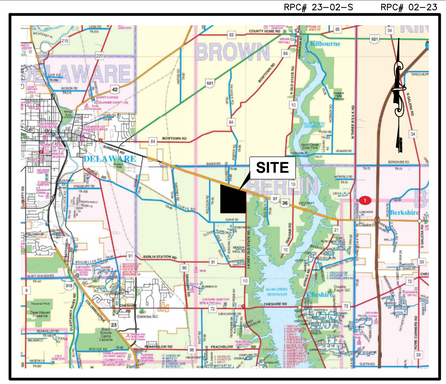
DEVELOPMENT PLAN
FOR
BERLIN MIXED USE DEVELOPMENT
INDUSTRIAL WAREHOUSE DEVELOPMENT
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
2023

RPC# 23-02-S RPC# 02-23



VICINITY MAP
SCALE: NTS

UTILITY CONTACTS

WATER MAINS	DEL-CO WATER COMPANY, INC. 6658 OLENTANGY RIVER ROAD DELAWARE, OHIO 43015-8872 ATTN: RUSTY GRIFFITH (740) 548-7746	SANITARY SEWERS	DELAWARE COUNTY REGIONAL SEWER DISTRICT 50 CHANNING STREET DELAWARE, OHIO 43015 ATTN: TIFFANY MAAG (740) 833-2240
STORM SEWERS	DELAWARE COUNTY ENGINEER'S OFFICE STORM SEWERS 50 CHANNING STREET DELAWARE, OHIO 43015 ATTN: JOHN PICCIN (740) 833-2400	CATV	CHARTER COMMUNICATIONS (SPECTRUM/TIME WARNER) P.O. BOX 2553 COLUMBUS, OHIO 43216 ATTN: DAVID HOLSTEIN (614) 975-7468
GAS	SUBURBAN NATURAL GAS 2626 LEWIS CENTER ROAD LEWIS CENTER, OHIO 43035 ATTN: AARON ROLL (740) 548-2450	PHONE	FRONTIER COMMUNICATIONS 2780 LIBERTY ROAD DELAWARE, OHIO 43015 ATTN: ROBERT CHANDLER (740) 369-0826 OR ATTN: IRA (CHRIS) AVERY (740) 383-0551
ELECTRIC	AMERICAN ELECTRIC POWER 700 MORRISON ROAD GAHANNA, OHIO 43230-6605 ATTN: ANDREW L. WAINWRIGHT (614) 883-6821		AT&T 111 NORTH 4TH STREET, ROOM 802 COLUMBUS, OHIO ATTN: GARY VANALMSICK (614) 223-7276

BENCH MARKS
BASED ON NAVD 1988 DATUM.

SITE B.M.#1	RAILROAD SPIKE SET IN A UTILITY POLE LOCATED 51'± SOUTH OF THE EDGE OF PAVEMENT OF US 36/37 AND 545'± WEST OF THE C/L OF PLUNKETT ROAD.	
	N: 224253.2160 E: 1830848.1680	Elev.=944.49
SITE B.M.#2	CAPPED REBAR LOCATED 47± SOUTH OF THE EDGE OF PAVEMENT OF US 36/37 AND 849± EAST OF THE C/L OF PLUNKETT ROAD.	
	N: 223748.0800 E: 1832147.6360	Elev.=928.34
SITE B.M.#3	CAPPED REBAR LOCATED 35± SOUTH OF THE EDGE OF PAVEMENT OF REED ROAD AND 2± EAST OF THE EAST EDGE OF THE R/W OF PARCEL 41821002005000.	
	N: 221560.0100 E: 1832284.6880	Elev.=928.38

SITE DATA TABLE:

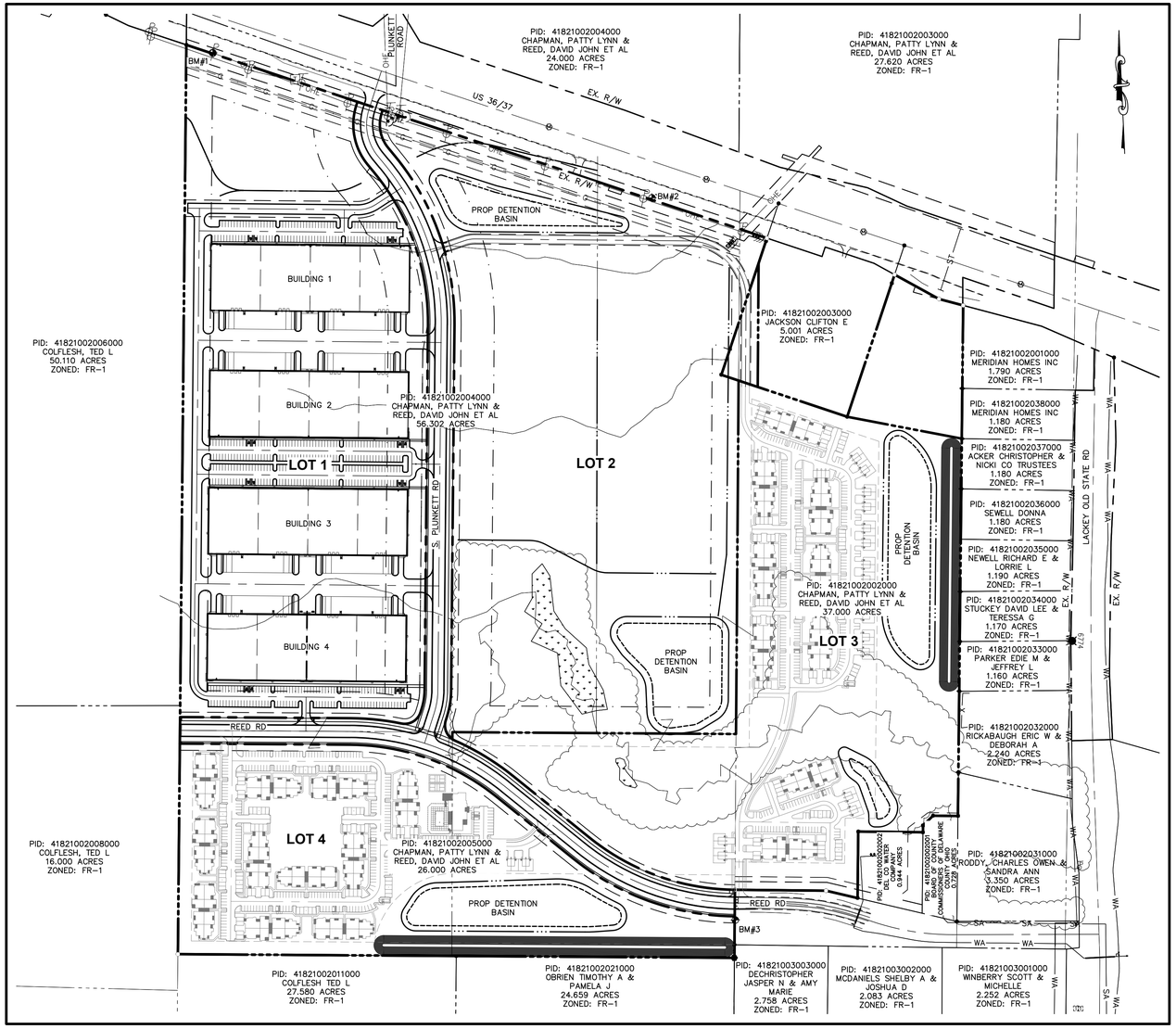
TOTAL SITE AREA:	±65.47 ACRES
LOT 1:	±30.85 ACRES
LOT 2:	±34.62 ACRES
TOTAL UNITS:	480,000 SQ FT OF WAREHOUSE
NUMBER OF BUILDINGS:	4
OPEN SPACE:	±9.65 ACRES
% OPEN SPACE:	14.74%
LOT COVERAGE:	±11.02 ACRES
% LOT COVERAGE:	16.83%
PARKING LOT COVERAGE:	±9.69 ACRES
% PARKINGLOT COVERAGE:	10.22%

PARKING SPACES: 20'x9' (TYP)
PARKING SPACES REQUIRED: 240 SPACES
PARKING SPACES PROVIDED: 480 SURFACE
PARKING SPACES TOTAL: 480
PARKING RATIO: 1 SPACES/1,000 SQ FT OF BUILDING AREA

HCP SPACES REQUIRED: 9 SPACES
HCP SPACES PROVIDED: 16 SPACES (INCLUDES 8 VAN ACCESSIBLE)

PROPOSED ZONING:	IND
FRONT YARD SETBACK:	15'
SIDE YARD SETBACK:	80'
REAR YARD SETBACK:	80'
PERIMETER SETBACK:	250'

FLOOD DESIGNATION
By graphic plotting only this property is located in Zone "x" (Areas determined to be outside of the 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0150K, with an effective date of April 16, 2009, in Delaware County, Ohio. No field surveying was performed to determine this zone.



INDEX MAP
SCALE: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3-5	PRELIMINARY PLAT
6-7	SITE DIMENSION PLAN
8	TYPICAL SECTION
9-10	UTILITY PLAN
11-12	GRADING & DRAINAGE PLAN

STANDARD DRAWINGS
THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF.

DELAWARE COUNTY STD. DWG.

DCED-R100	DCED-R103	DCED-R2010	DCED-R2030 (DITCH ONLY)	DCED-R2175
DCED-R2185	DCED-S100	DCED-S102A&B	DCED-S106	DCED-S107
DCED-S112	DCED-S114A&B	DCED-S115	DCED-S117	DCED-S119
DCED-S125	DCED-S128	DCED-S133A,C&D	DCED-S139	DCED-S149
DCED-S150	DCED-S151	DCED-S154	DCED-S155	DCED-S168
DCED-S440A&B				

THESE DRAWINGS ARE AVAILABLE AT THE FOLLOWING WEBPAGES:
HTTP://WWW.CO.DELAWARE.OH.US/ENGINEER/DEVELOPMENT/STDROADWAYDRAWINGS.HTM
HTTP://WWW.CO.DELAWARE.OH.US/ENGINEER/DEVELOPMENT/STDSEWERDRAWINGS.HTM

CITY OF COLUMBUS STD. DWG.

2319	AA-S121	AA-S142

ODOT STD. DWG.

DM-1.1	MT-97.10

ENGINEER
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PHONE (614) 428-7750
CONTACT: THOMAS M. WARNER, P.E.
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

DEVELOPER - APPLICANT
T&R PROPERTIES
3895 STONERIDGE LANE
DUBLIN, OH 43017
PHONE (614) 923-4000
CONTACT: RJ SABATINO
EMAIL: RJSABATINO@TRPROP.COM

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL

DATE

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
BERLIN MIXED USE DEVELOPEMENT
DEVELOPMENT PLAN
FOR
T&R PROPERTIES
TITLE SHEET

STATE OF OHIO
THOMAS M. WARNER
68513
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:
NOT FOR CONSTRUCTION

Date: 02/14/2023
Scale: 1" = 200'

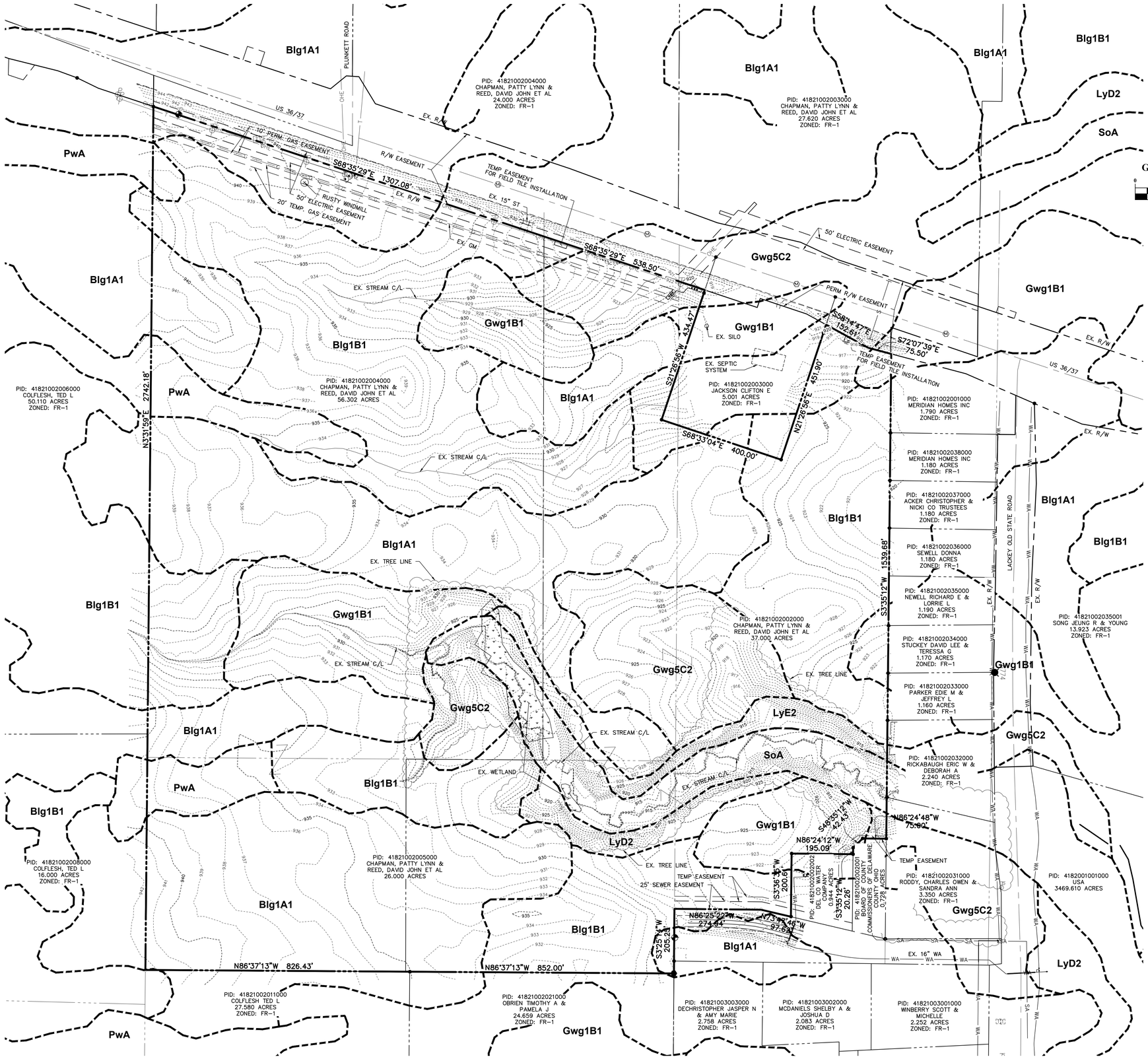
Drawn By:	Checked By:
TLM	MIM

Project Number: 22-0014-1044

Drawing Number: 1 / 12

E-1

Z:\22-0014-1044\DWG\production drawings\FINAL DEVELOPMENT PLAN\Industrial\0014-1044 - Industrial Title.dwg TITLE SHEET Feb 17, 2023 - 2:55:42pm Tmonn



EXISTING FEATURE & UTILITY LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING OVER HEAD ELECTRIC
- EXISTING UNDERGROUND LIGHTING

- IRON PIN FOUND
- PK NAIL FOUND
- RR SPIKE FOUND
- MONUMENT BOX
- CONCRETE POST
- TACKED HUB / TRAV PT
- POST SIGN / LAMP
- SIGN
- BILLBOARD / OH SIGN
- DECIDUOUS TREE
- PINE TREE
- SHRUB
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- CURB INLET W / GRATE
- GAS VALVE
- GAS METER
- UNDERGROUND LINE MARKER
- SPRINKLER VALVE BOX
- IRON PIN SET W / CAP
- PK NAIL SET
- RR SPIKE SET
- MONUMENT
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- COMM MANHOLE
- TEL PEDESTAL
- POLE ELECTRIC
- POLE ELEC TEL
- POLE ELEC TEL LIGHT
- POLE TEL
- POLE TEL LIGHT
- POLE LIGHT
- POLE SIGNAL
- TRAFFIC BOX
- GUY POLE
- GUY WIRE
- FIRE HYDRANT
- WATER VALVE
- MAILBOX
- MONITORING WELL

GRAPHIC SCALE

0 75 150 300

1 inch =150 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

BERLIN MIXED USE DEVELOPEMENT

DEVELOPMENT PLAN

FOR

T&R PROPERTIES

EXISTING CONDITIONS PLAN

THOMAS M WARNER 64513 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO

Issue Dates:

NOT FOR CONSTRUCTION

Date: 02/14/2023
Scale: 1" = 150'

Drawn By:	Checked By:
TLM	MIM

Project Number: 22–0014–1044

Drawing Number: 2 / 12

E-2

Z:\22-0014-1044\DWG\production drawings\FINAL DEVELOPMENT PLAN\Industrial\0014-1044 - Industrial Existing Conditions.dwg EXISTING CONDITIONS PLAN Feb 17, 2023 - 2:55:50pm Tmonn

BERLIN MIXED USE DEVELOPMENT

State of Ohio, County of Franklin, City of Reynoldsburg
Township of Berlin, being in Farm Lot 2, 3 & 4
Quarter Township 4, Township 1, Range 16
United States Military Lands

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BERLIN, LYING IN FARM LOT 2, 3 AND 4, QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, TRACTS AS CONVEYED TO TO PATTY LYNN CHAPMAN, DAVID JOHN REED, JAMES EDWARD REED AND WILLIAM PATRICK REED (3/4% OWNERSHIP) IN OFFICIAL RECORD 598, PAGE 443 AND WILLIAM PATRICK REED (1/4% OWNERSHIP), DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, PATTY LYNN CHAPMAN, DAVID JOHN REED, JAMES EDWARD REED AND WILLIAM PATRICK REED, BEING THE OWNERS OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS BERLIN MIXED USE DEVELOPMENT, A SUBDIVISION CONTAINING LOTS 1, 2, 3 AND 4 AND DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE ROADS (6.924 ACRES, MORE OR LESS) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", OR "DRAINAGE AND UTILITY EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF BERLIN MIXED USE DEVELOPMENT, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF PATTY LYNN CHAPMAN, DAVID JOHN REED, JAMES EDWARD REED AND WILLIAM PATRICK REED HAS HEREUNTO SET THEIR HAND THIS _____ DAY OF _____, 20___ .

OWNERS

_____ NAME

_____ NAME

_____ NAME

_____ NAME

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

_____ SIGNATURE

_____ SIGNATURE

_____ PRINTED

_____ PRINTED

Notary for Owner

STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PATTY LYNN CHAPMAN, DAVID JOHN REED, JAMES EDWARD REED AND WILLIAM PATRICK REED WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS_____ DAY OF_____, 20___.

MY COMMISSION EXPIRES

_____

NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS ____ DAY OF _____, 20___ _____ BERLIN TOWNSHIP ZONING OFFICIAL

APPROVED THIS ____ DAY OF _____, 20___ _____ DEPUTY GENERAL MANAGER, DEL-CO WATER

APPROVED THIS ____ DAY OF _____, 20___ _____ DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS ____ DAY OF _____, 20___ _____ DELAWARE COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 20___ _____ DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS ____ DAY OF _____, 20___ RIGHT-OF-WAY FOR PUBLIC ROAD AND PARKWAY HEREIN DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY, OHIO

DELAWARE COUNTY COMMISSIONERS

APPROVED THIS ____ DAY OF _____, 20___ _____ COMMISSIONER

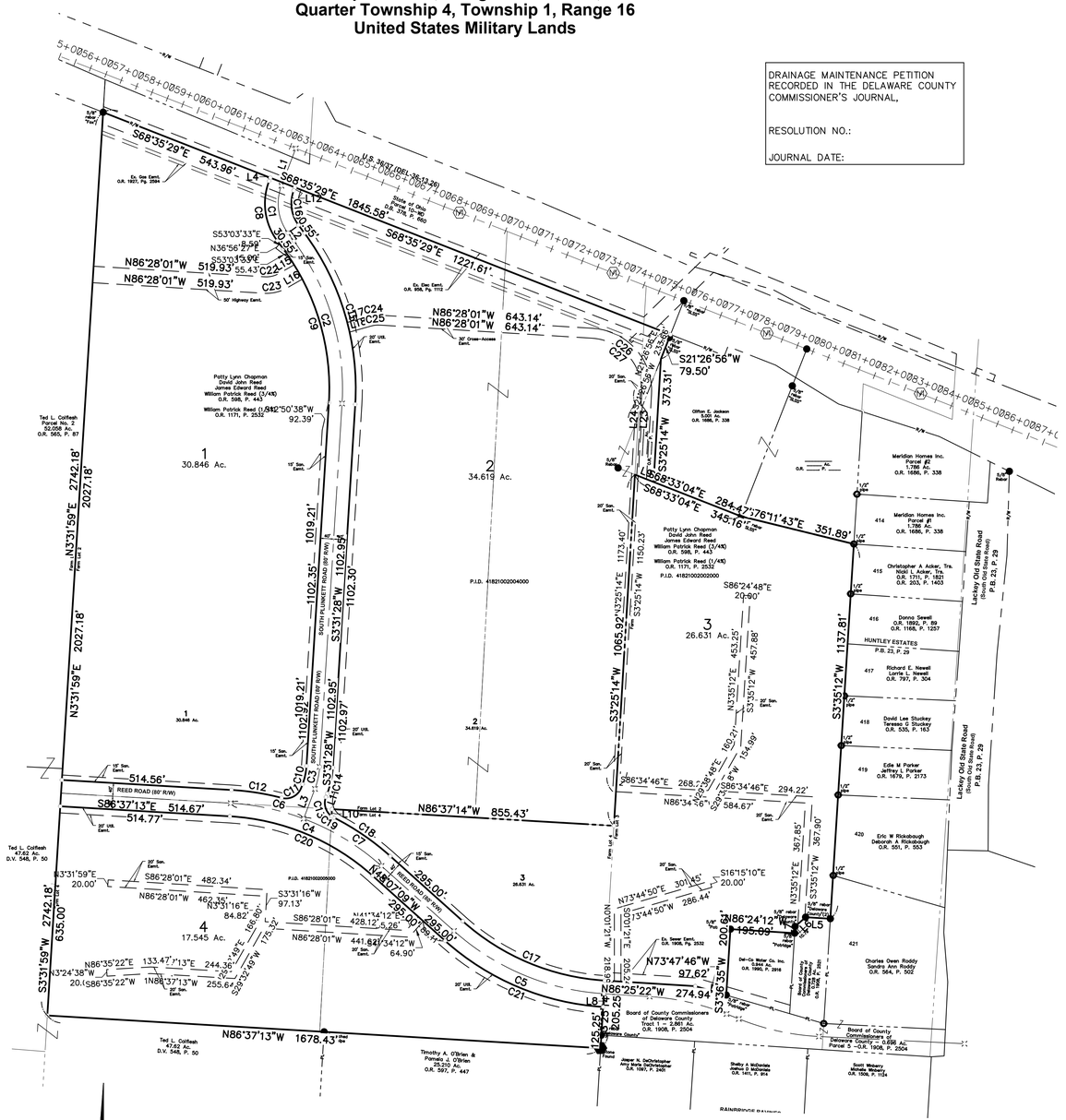
APPROVED THIS ____ DAY OF _____, 20___ _____ COMMISSIONER

APPROVED THIS ____ DAY OF _____, 20___ _____ COMMISSIONER

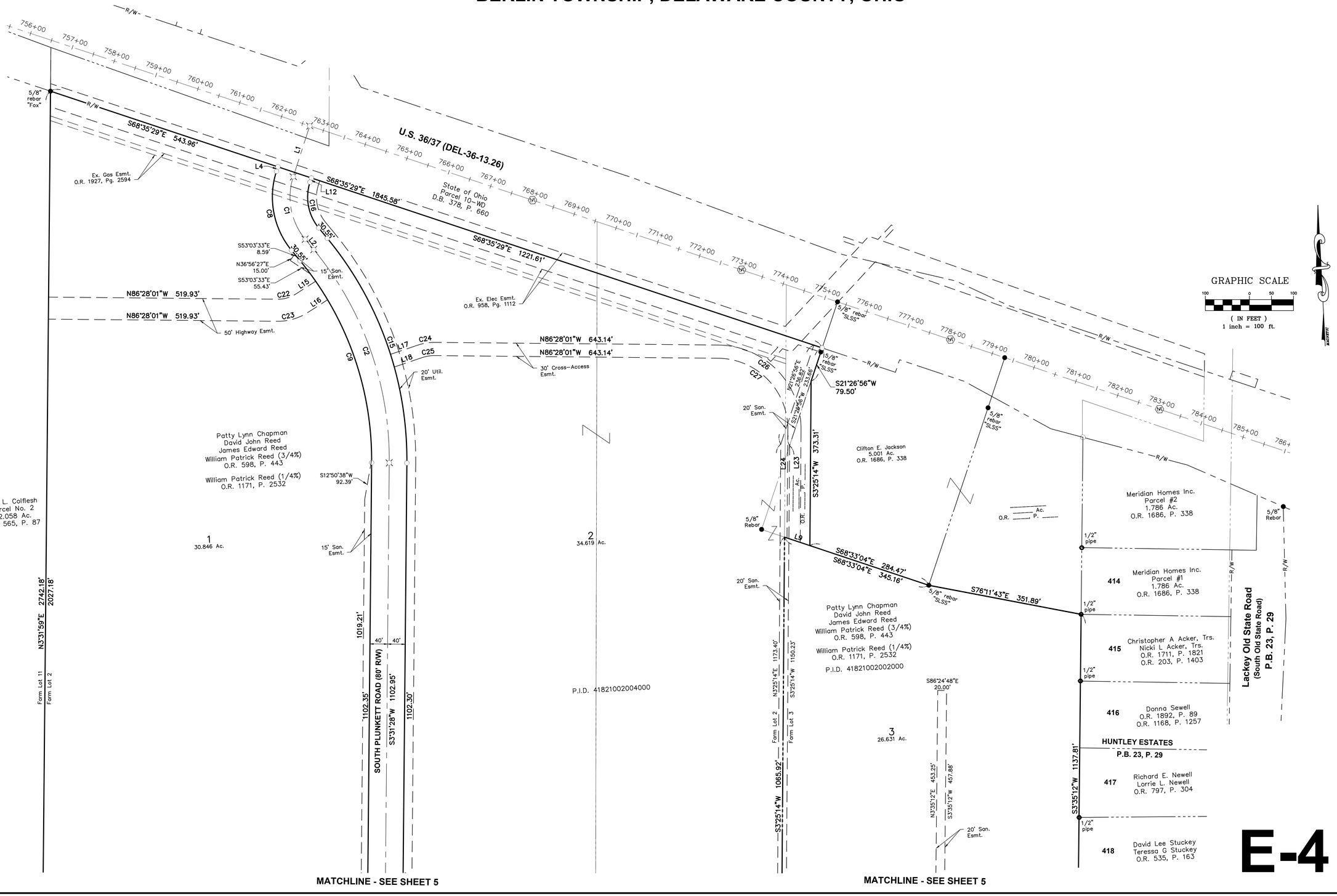
TRANSFERRED THIS ____ DAY OF _____, 20___ _____ AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS ____ DAY OF_____, 20___ AT _____ A.M./P.M. IN BOOK _____, PAGE(S) _____ ; PLAT CABINET _____, SLIDE _____ . FEE $_____ .

_____ RECORDER, DELAWARE COUNTY, OHIO


DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL,
RESOLUTION NO.:
JOURNAL DATE:
5+0056+0057+0058+0059+0060+0061+0062+0063+0064+0065+0066+0067+0068+0069+0070+0071+0072+0073+0074+0075+0076+0077+0078+0079+0080+0081+0082+0083+0084+0085+0086+0087+0
S68°35'29"E 543.96' L4
S68°35'29"E 1845.56'
S68°35'29"E 1221.61'
S21°26'56"W 79.50'
S53°03'33"E 30.56'
N36°56'27"E 5.50'
S53°03'33"E 55.43'
N86°28'01"W 519.93'
N86°28'01"W 519.93'
N86°28'01"W 643.14'
N86°28'01"W 643.14'
S3°25'14"W 373.31'
S8°33'04"E 284.47'
S76°11'43"E 351.89'
S8°33'04"E 345.16'
S86°24'48"E 20.90'
N3°31'59"E 2742.18'
2027.18'
S3°31'28"W 1102.30'
1102.95'
1102.97'
1019.21'
1065.92'
S3°25'14"W
1137.81'
S3°35'12"W
514.56'
S86°37'13"E 514.67'
514.77'
N86°37'14"W 855.43'
S86°34'46"E 268.29'
S86°34'46"E 294.22'
N86°34'46"W 584.67'
N3°31'59"E 20.00'
S86°28'01"E 482.34'
N86°28'01"W 462.45'
S3°31'16"W 97.13'
N3°31'16"E 84.82'
S86°28'01"E 428.12'
N41°34'12"E 5.26'
N41°34'12"E 64.90'
N86°28'01"W 441.64'
N41°34'12"W 64.90'
N3°24'38"W 20.00'
N86°35'22"E 133.47'
N3°13'47"W 244.36'
N86°37'13"W 255.64'
S3°31'59"W 2742.18'
635.00'
N3°31'59"E 1205.21'
S16°15'10"E 20.00'
N73°44'50"E 301.45'
N73°44'50"W 286.44'
N86°24'12"W 195.09'
N73°47'46"W 97.62'
N86°25'22"W 274.94'
S3°36'35"W 200.00'
N3°35'12"E 367.85'
S3°35'12"W 367.90'
N86°37'13"W 1678.43'
L5
L8
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
C20
C21
C22
C23
C24
C25
C26
1
30.846 Ac.
2
34.619 Ac.
3
26.631 Ac.
4
17.545 Ac.
REED ROAD (60' R/W)
SOUTH FLUKETT ROAD (66' R/W)
Ted L. Coffash Parcel No. 2 52.058 Ac. O.R. 565, P. 87
Patty Lynn Chapman David John Reed James Edward Reed William Patrick Reed (3/4%) O.R. 598, P. 443
William Patrick Reed (1/4%) O.R. 1171, P. 2532
P.I.D. 418210020004000
P.I.D. 418210020020000
Ted L. Coffash 47.62 Ac. D.V. 548, P. 50
Timothy A. O'Brien & Pamela J. O'Brien 25.210 Ac. O.R. 597, P. 447
Jaeger N. DeChristopher Amy Anne DeChristopher O.R. 1067, P. 2421
Shelby J. McDaniels Joshua D. McDaniels O.R. 1411, P. 914
Scott Mowery Michelle Mowery O.R. 1508, P. 1134
Board of County Commissioners of Delaware County Tract 1 – 2.861 Ac. O.R. 1908, P. 2504
Board of County Commissioners of Delaware County – 0.696 Ac. Parcel 5 – O.R. 1908, P. 2504
Gillian E. Jackson 5.000 Ac. O.R. 1886, P. 338
Meridian Homes Inc. Parcel #2 1.786 Ac. O.R. 1686, P. 338
Meridian Homes Inc. Parcel #1 1.786 Ac. O.R. 1686, P. 338
Christopher A Acker, Trs. Nicki L. Acker, Trs. O.R. 1711, P. 1821 O.R. 203, P. 1403
Donna Sewell O.R. 1899, P. 89 O.R. 1168, P. 1257
Richard E. Newell Lorrie L. Newell O.R. 797, P. 304
David Lee Stuckey Teresa G Stuckey O.R. 535, P. 163
Edie M Parker Jeffrey L Parker O.R. 1679, P. 2173
Eric W Rickabaugh Deborah A Rickabaugh O.R. 591, P. 553
Charles Owen Roddy Sandra Ann Roddy O.R. 564, P. 502
Del-Co Water Co. Inc. O.R. 1908, P. 2516
Lackey Old State Road (South Old State Road) P.B. 23, P. 29
HUNTLEY ESTATES P.B. 23, P. 29
RAINBRIDGE RAVINE
HUNTLEY ESTATES
Gillian E. Jackson 5.000 Ac. O.R. 1886, P. 338
Ex. Sew. Ease. O.R. 1908, Pg. 2532
Ex. Ease. Ease. O.R. 598, Pg. 1112
Ex. Gas Ease. O.R. 1927, Pg. 2284
State of Ohio Parcel 4-WV O.R. 598, P. 660
Ex. Ease. Ease. O.R. 598, Pg. 1112
Ex. Sew. Ease. O.R. 1908, Pg. 2532
Ex. Ease. Ease. O.R. 598, Pg. 1112
Ex. Ease. Ease. O.R. 598, Pg. 1112
Ex. Ease. Ease. O.R. 598, Pg. 1112

BERLIN MIXED USE DEVELOPMENT
FARM LOT 2, 3 & 4, QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO



PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
BERLIN MIXED USE DEVELOPEMENT
DEVELOPMENT PLAN
FOR
T&R PROPERTIES
PRELIMINARY PLAT

STATE OF OHIO
THOMAS M. WARNER
E-8451
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:
NOT FOR CONSTRUCTION

Date: 02/14/2023
Scale: 1" = 100'

Drawn By:	Checked By:
TLM	MIM

Project Number: 22–0014–1044

Drawing Number: **4 / 12**

E-4

Z:\22-0014-1044\DWG\production drawings\FINAL DEVELOPMENT PLAN\Industrial\0014-1044 - Industrial Final Plat.dwg INDUSTRIAL PLAT 1 Feb 17, 2023 - 2:55:56pm Tmann

BERLIN MIXED USE DEVELOPMENT
FARM LOT 2, 3 & 4, QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 4

N3°31'59"E 2027.18'

1 30.846 Ac.

2 34.619 Ac.

3 26.631 Ac.

4 17.545 Ac.

SOUTH PLUNKETT ROAD (80' R/W)

1019.21'
1102.92'
1102.95'
1102.97'

15' San. Esmt.
20' Util. Esmt.
S3°31'28"W

C10 C11 C12 C3 C14 C17

514.56'
C12
C11
C10
C3
C14
C17
L3
L2
L1
L10
C6
C4
C19
C18
C7
C20
C5
C21

REED ROAD (80' R/W)
40'
S86°37'13"E 514.67'
514.77'
N86°37'14"W 855.43'
Farm Lot 2
Farm Lot 4

295.00'
N48°07'09"W 295.00'
89.11'
N41°34'12"E 55.26'
S41°34'12"W 64.90'

20' San. Esmt.
20' Util. Esmt.
15' San. Esmt.

Ted L. Colflesh
47.62 Ac.
D.V. 548, P. 50

P.I.D. 41821002005000

N3°31'59"E 20.00'
S86°28'01"E 482.34'
N86°28'01"W 462.35'
S3°31'16"W 97.13'
N3°31'16"E 84.82'
S86°28'01"E 428.12'
N86°28'01"W 441.62'

N3°24'38"W 20.00'
N86°35'22"E 133.47'
S86°35'22"W 132.28'
S86°37'13"E 244.36'
N86°37'13"W 255.64'
N29°32'49"E 166.80'
S29°32'49"W 175.32'

S3°31'59"W 2742.18'
635.00'
Farm Lot 11
Farm Lot 4

N86°37'13"W 1678.43'
1" pinched top pipe

Ted L. Colflesh
47.62 Ac.
D.V. 548, P. 50

Timothy A. O'Brien &
Pamela J. O'Brien
25.210 Ac.
O.R. 597, P. 447

S3°25'14"W 1065.92'

N3°35'12"E 453.25'
S3°35'12"W 457.88'
20' San. Esmt.
N29°38'48"E 160.21'
S29°38'48"W 154.89'
S86°34'46"E 268.22'
S86°34'46"E 294.22'
N86°34'46"W 584.67'
20' San. Esmt.
20' San. Esmt.

Farm Lot 4
Farm Lot 3

N3°35'12"E 367.85'
S3°35'12"W 367.90'

20' San. Esmt.
S16°15'10"E 20.00'
N73°44'50"E 301.45'
S73°44'50"W 286.44'

5/8" rebar "Delaware County"
5/8" rebar "Patridge"
N86°24'12"W 195.09'
L6 10.79
L5
5/8" rebar "Delaware County"(2)

N0°01'21"W 128.99'
S0°01'21"E 205.24'
Ex. Sewer Esmt. O.R. 1908, Pg. 2532

N73°47'46"W 97.62'
S3°36'35"W 200.61'
Del-Co Water Co. Inc.
0.944 Ac.
O.R. 1990, P. 2916

Board of County Commissioners of Delaware County
0.728 Ac.
O.R. 1908, P. 2521

N86°25'22"W 274.94'
29.44'
5/8" rebar "patridge"
L8
S3°25'14"W 205.25'
125.25'
1" rebar "Delaware County"
Stone Found

Board of County Commissioners of Delaware County
Tract 1 – 2.861 Ac.
O.R. 1908, P. 2504

Board of County Commissioners of Delaware County – 0.696 Ac.
Parcel 5 –O.R. 1908, P. 2504

1/2" pipe

416 Donna Sewell
O.R. 1892, P. 89
O.R. 1168, P. 1257

HUNTLEY ESTATES
P.B. 23, P. 29

417 Richard E. Newell
Lorrie L. Newell
O.R. 797, P. 304

418 David Lee Stuckey
Teressa G Stuckey
O.R. 535, P. 163

419 Edie M Parker
Jeffrey L Parker
O.R. 1679, P. 2173

420 Eric W Rickabaugh
Deborah A Rickabaugh
O.R. 551, P. 553

421 Charles Owen Roddy
Sandra Ann Roddy
O.R. 564, P. 502

Lackey Old State Road
(South Old State Road)
P.B. 23, P. 29

Jasper N. DeChristopher
Amy Marie DeChristopher
O.R. 1097, P. 2401

Shelby A McDaniels
Joshua D McDaniels
O.R. 1411, P. 914

Scott Winberry
Michelle Winberry
O.R. 1509, P. 1124

E-5

Z:\22-0014-1044\DWG\production drawings\FINAL DEVELOPMENT PLAN\Industrial\0014-1044 - Industrial Final Plat.dwg INDUSTRIAL PLAT 2 Feb 20, 2023 - 11:47:32am Tmann

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
BERLIN MIXED USE DEVELOPEMENT
DEVELOPMENT PLAN
FOR
T&R PROPERTIES
PRELIMINARY PLAT

STATE OF OHIO
THOMAS M. WARNER
6451
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:
NOT FOR CONSTRUCTION

Date: 02/14/2023
Scale: 1" = 100'

Drawn By:	Checked By:
TLM	MIM

Project Number:
22-0014-1044

Drawing Number:
5 / 12

CODED NOTES

(A) COMBINED CURB AND WALK

(B) ENTRY FEATURE (REFER TO LANDSCAPE DRAWINGS)

(C) ACCESSIBLE PARKING SPACE WITH SIGNAGE. SEE GRADING PLAN FOR GRADING DETAIL ("VAN" – INDICATES VAN ACCESSIBLE SPACE)

(D) DUMPSTER/COMPACTOR LOCATION

(E) 18" CONCRETE STRAIGHT CURB (ALL OTHER CURB IS EXTRUDED)

(F) BIKE RACK

(G) PARKING BLOCK

(H) CONCRETE SIDEWALK

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ANY EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING FUTURE CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION.

DIMENSIONS SHOWN ARE TO FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.

ALL CURB RADII ARE 5'–0" AS MEASURED ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

LEGEND

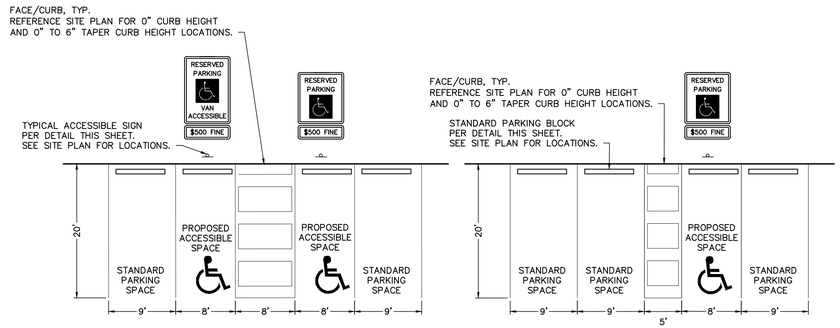
HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET 8 FOR PAVEMENT DETAIL)

LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET 8 FOR PAVEMENT DETAIL)

DELAWARE COUNTY STANDARD DRAWING R2203A

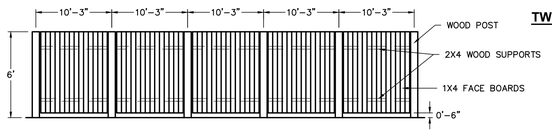
DUMPSTER PAD

LOADING SPACE



TWO ACCESSIBLE PARKING SPACES DETAIL
NO SCALE

SINGLE ACCESSIBLE PARKING SPACE DETAIL
NO SCALE



DUMPSTER SCREENING SIDE ELEVATION DETAIL
NO SCALE

GRAPHIC SCALE

0 30 60 120

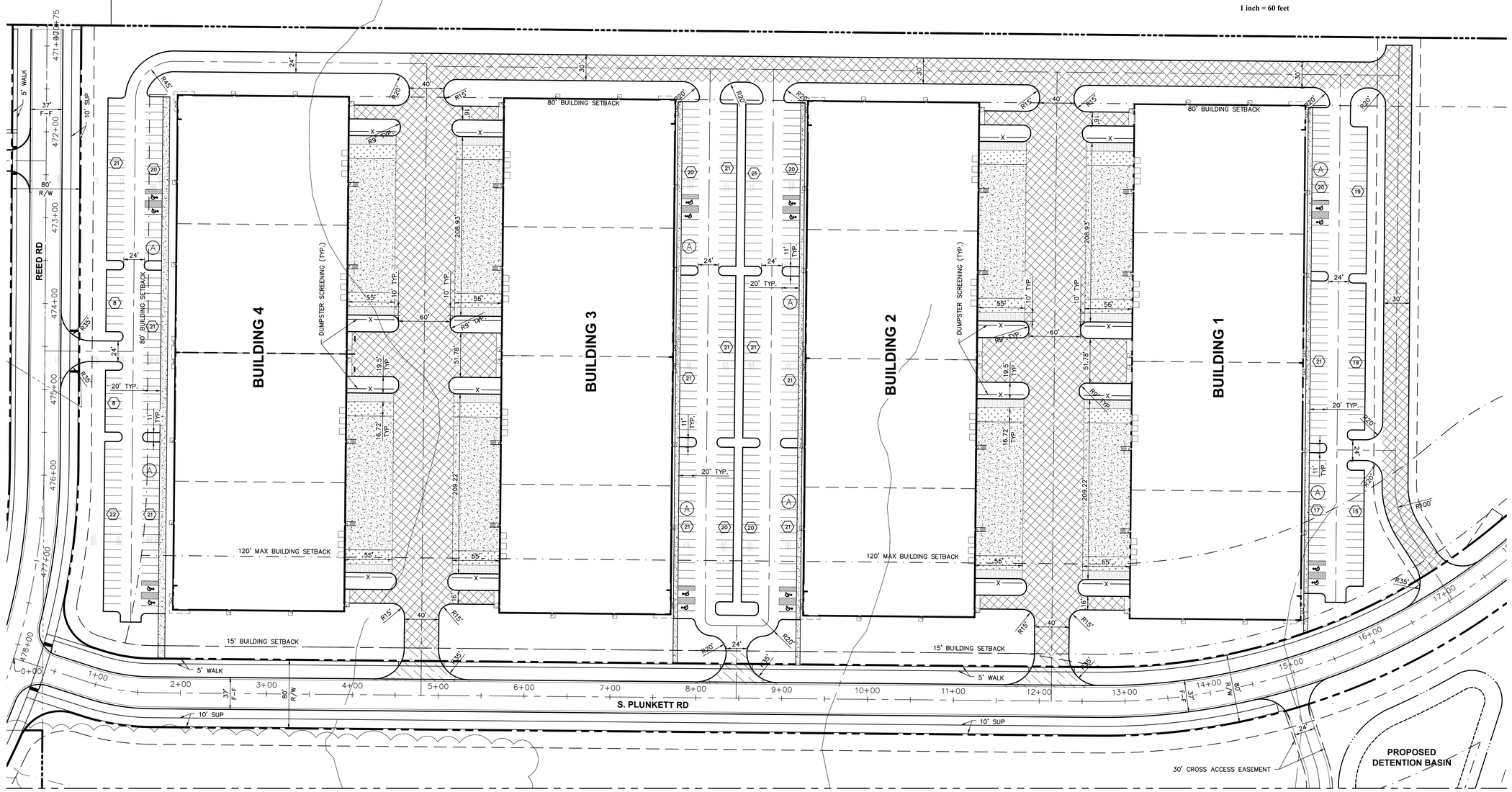
1 inch = 60 feet

SITE DATA TABLE:

TOTAL SITE AREA:	±30.85 ACRES
TOTAL UNITS:	480,000 SQ FT OF WAREHOUSE STORAGE
NUMBER OF BUILDINGS:	4
OPEN SPACE:	±9.65 ACRES
% OPEN SPACE:	31.28%
LOT COVERAGE:	±11.02 ACRES
% LOT COVERAGE:	35.72%
PARKING LOT COVERAGE:	±9.69 ACRES
% PARKINGLOT COVERAGE:	31.41%

PARKING SPACES: 20'x9' (TYP)
PARKING SPACES REQUIRED: 240 SPACES
PARKING SPACES PROVIDED: 480 SURFACE
PARKING SPACES TOTAL: 480
PARKING RATIO: 1 SPACES/1,000 SQ FT OF STORAGE

HCP SPACES REQUIRED: 9 SPACES
HCP SPACES PROVIDED: 16 SPACES (INCLUDES 8 VAN ACCESSIBLE)



MATCHLINE – SEE SHEET 7

Z:\22-0014-1044\DWG\production drawings\FINAL DEVELOPMENT PLAN\Industrial\0014-1044 - Industrial Site Plan.dwg INDUSTRIAL SITE PLAN 1 Feb 17, 2023 - 2:56:14pm Tmann

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

BERLIN MIXED USE DEVELOPEMENT

DEVELOPMENT PLAN

FOR

T&R PROPERTIES

INDUSTRIAL SITE DIMENSION PLAN

STATE OF OHIO
THOMAS M. WARNER
68451
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:

NOT FOR CONSTRUCTION

Date: 02/14/2023
Scale: 1" = 60'

Drawn By:	Checked By:
TLM	MIM

Project Number: 22–0014–1044

Drawing Number: 6 / 12

E-6

CODED NOTES

- (A) COMBINED CURB AND WALK
- (B) ENTRY FEATURE (REFER TO LANDSCAPE DRAWINGS)
- (C) ACCESSIBLE PARKING SPACE WITH SIGNAGE. SEE GRADING PLAN FOR GRADING DETAIL ("VAN" – INDICATES VAN ACCESSIBLE SPACE)
- (D) DUMPSTER/COMPACTOR LOCATION
- (E) 18" CONCRETE STRAIGHT CURB (ALL OTHER CURB IS EXTRUDED)
- (F) BIKE RACK
- (G) PARKING BLOCK
- (H) CONCRETE SIDEWALK

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

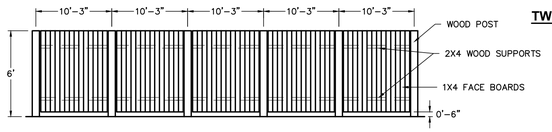
ANY EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING FUTURE CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION.

DIMENSIONS SHOWN ARE TO FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.

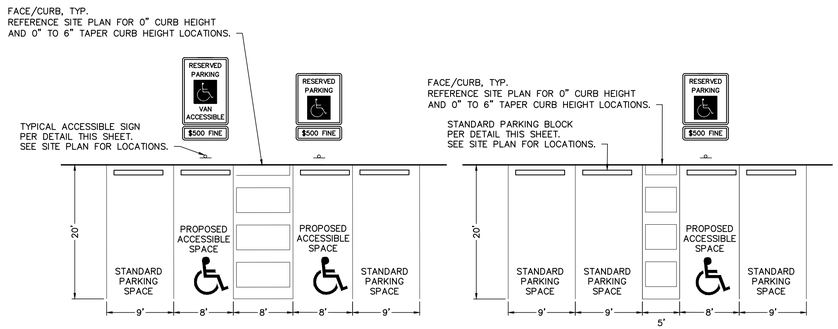
ALL CURB RADII ARE 5'–0" AS MEASURED ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET 8 FOR PAVEMENT DETAIL)
- LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET 8 FOR PAVEMENT DETAIL)
- DELAWARE COUNTY STANDARD DRAWING R2203A
- DUMPSTER PAD
- LOADING SPACE



DUMPSTER SCREENING SIDE ELEVATION DETAIL
NO SCALE



TWO ACCESSIBLE PARKING SPACES DETAIL
NO SCALE

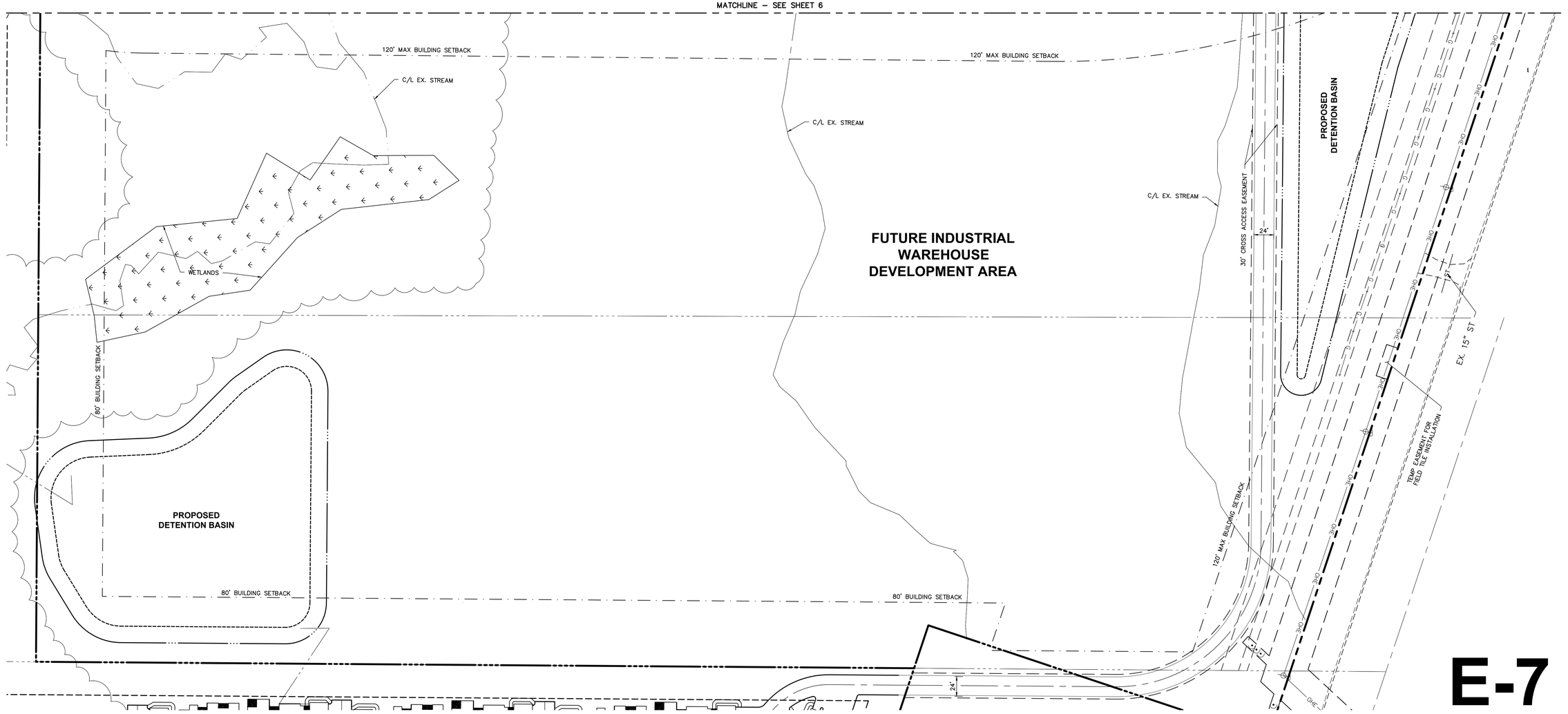
SINGLE ACCESSIBLE PARKING SPACE DETAIL
NO SCALE

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

MATCHLINE – SEE SHEET 6



E-7

PLAN PREPARED BY:
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

PLAN PREPARED FOR:
T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

BERLIN MIXED USE DEVELOPEMENT

DEVELOPMENT PLAN

FOR

T&R PROPERTIES

INDUSTRIAL SITE DIMENSION PLAN

STATE OF OHIO
THOMAS M. WARNER
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:

NOT FOR CONSTRUCTION

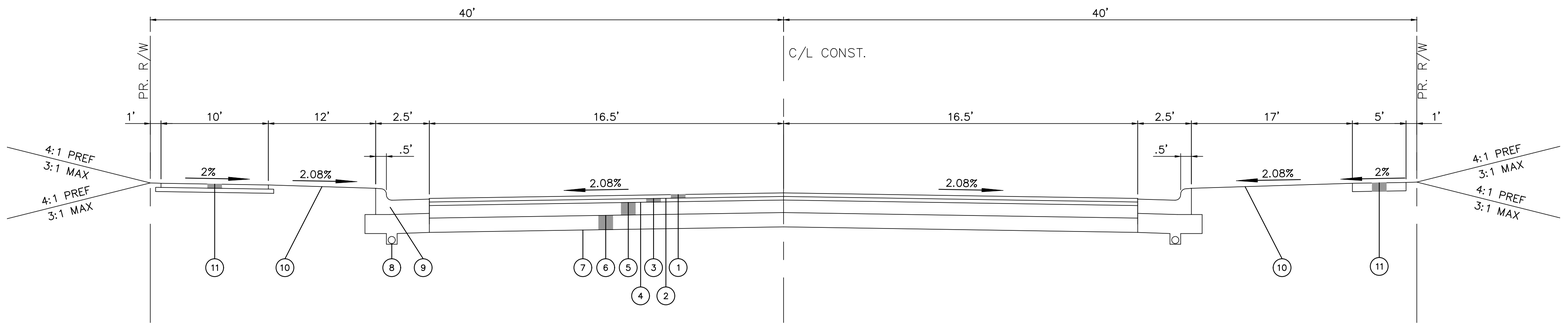
Date: 02/14/2023
Scale: 1" = 60'

Drawn By:	Checked By:
TLM	MIM

Project Number:
22–0014–1044

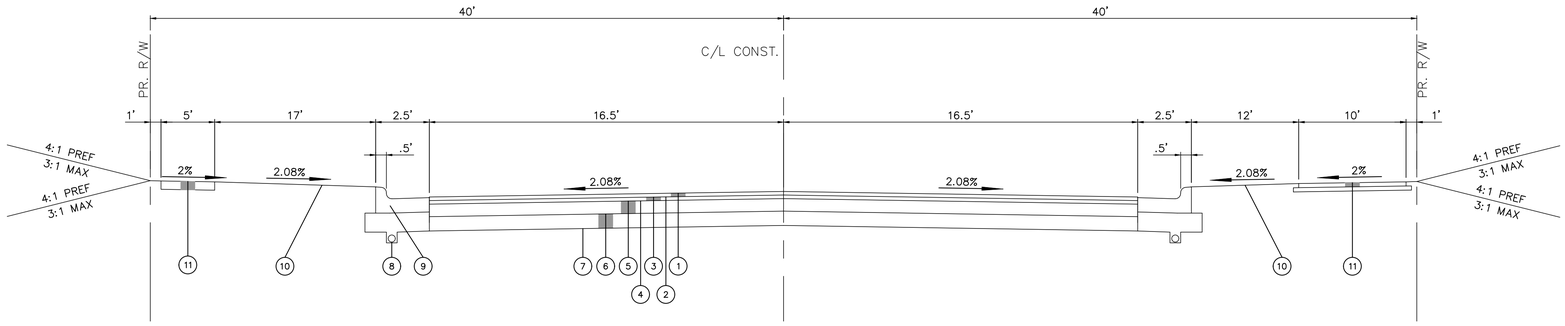
Drawing Number:
7 / 12

Z:\22-0014-1044\DWG\production drawings\FINAL DEVELOPMENT PLAN\Industrial\0014-1044 - Industrial Site Plan.dwg INDUSTRIAL SITE PLAN 2 Feb 17, 2023 - 2:56:16pm Tmann



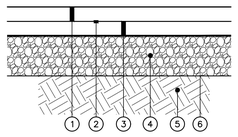
TYPICAL SECTION – REED RD

(30 YEAR DESIGN LIFE)
470+75.50 – STA. 489+00.00 = 1824.50 FT
(NO SCALE)



TYPICAL SECTION – S. PLUNKETT DR

(30 YEAR DESIGN LIFE)
STA. 0+42.31 – STA. 20+37.35 = 1995.04 FT
(NO SCALE)



(1) ITEM 448, 1–1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (448), PG64–22	(1) ITEM 448, 1–1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (448), PG64–22
(2) ITEM 407, TACK COAT (0.15–0.20 GAL/SQ. YD.)	(2) ITEM 407, TACK COAT (0.15–0.20 GAL/SQ. YD.)
(3) ITEM 448, 1–1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (448)	(3) ITEM 448, 2–1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (448)
(4) ITEM 304, 8" CRUSHED AGGREGATE BASE	(4) ITEM 304, 10" CRUSHED AGGREGATE BASE
(5) ITEM 204, SUBGRADE COMPACTION	(5) ITEM 204, SUBGRADE COMPACTION
	(6) TENSAR BX–1100 GEOGRID

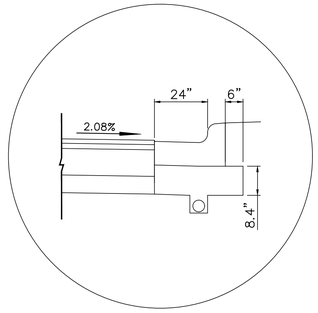
STANDARD DUTY
NO SCALE

HEAVY DUTY
NO SCALE

NOTES: THE TACK COAT MAY BE ELIMINATED IF THE INTERMEDIATE COURSE IS CLEAN AND THE SURFACE IS PLACED IMMEDIATELY FOLLOWING THE PLACEMENT OF THE INTERMEDIATE COURSE.

FOR IMPROVED PAVEMENT PERFORMANCE, MEDIUM–DUTY GEOGRID (TENSAR BX 1100, OR EQUAL) SHOULD BE CONSIDERED FOR INSTALLATION BELOW THE BASE AGGREGATE IN AREAS SUBJECTED TO STOPPING AND TURNING TRAFFIC OR CONCENTRATED TRAFFIC FLOW, SUCH AS THE MAIN ENTRANCE/EXIT DRIVES.

PAVEMENT SECTION DETAIL
NO SCALE



CURB & GUTTER DETAIL

(NO SCALE)

LEGEND

(1)	ITEM 441 – 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG70–22M
(2)	ITEM 407 – NON–TRACKING TACK COAT
(3)	ITEM 441 – 1.5" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
(4)	ITEM 407 – TACK COAT, 702.13 ASPHALT EMULSION
(5)	ITEM 301 – 9" ASPHALT CONCRETE BASE (IN TWO 4.5" LIFTS)
(6)	ITEM 304 – 6" AGGREGATE BASE
(7)	ITEM 204 – SUBGRADE COMPACTION
(8)	ITEM 605 – 6" SHALLOW PIPE UNDERDRAIN
(9)	ITEM 609 – COMBINATION CURB & GUTTER, TYPE 2
(10)	ITEM 659 – SEEDING & MULCHING
(11)	ITEM 608 – 4" CONCRETE WALK

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
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Gahanna, Ohio 43230
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fax 614.428.7755

PLAN PREPARED FOR:
T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
BERLIN MIXED USE DEVELOPEMENT
DEVELOPMENT PLAN
FOR
T&R PROPERTIES
TYPICAL SECTION

STATE OF OHIO
THOMAS M WARNER
64513
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:
NOT FOR CONSTRUCTION

Date: 02/14/2023
Scale: NTS

Drawn By:	Checked By:
TLM	MIM

Project Number:
22–0014–1044

Drawing Number:
8 / 12

E-8

Z:\22-0014-1044\DWG\production drawings\FINAL DEVELOPMENT PLAN\Industrial\0014-1044 - Typical Section.dwg TYPICAL SECTION Feb 17, 2023 - 2:56:24pm Tmann

LEGEND

PROPOSED

8" SA	SANITARY SEWER
6" SAS	SANITARY SEWER SERVICE
CATCH BASIN 12" ST	STORM SEWER
8" WM VALVE	WATER MAIN
4" WS	WATER SERVICE

EXISTING

SA SA SA MANHOLE SA	SANITARY SEWER
CATCH BASIN ST ST ST MANHOLE ST	STORM SEWER
HYDRANT WA WA WA VALVE	WATER
T	UNDERGROUND TELEPHONE
G G G G	GAS MAIN
E E	UNDERGROUND ELECTRIC
OHE OHE	OVERHEAD ELECTRIC
	PUBLIC STREET LIGHT

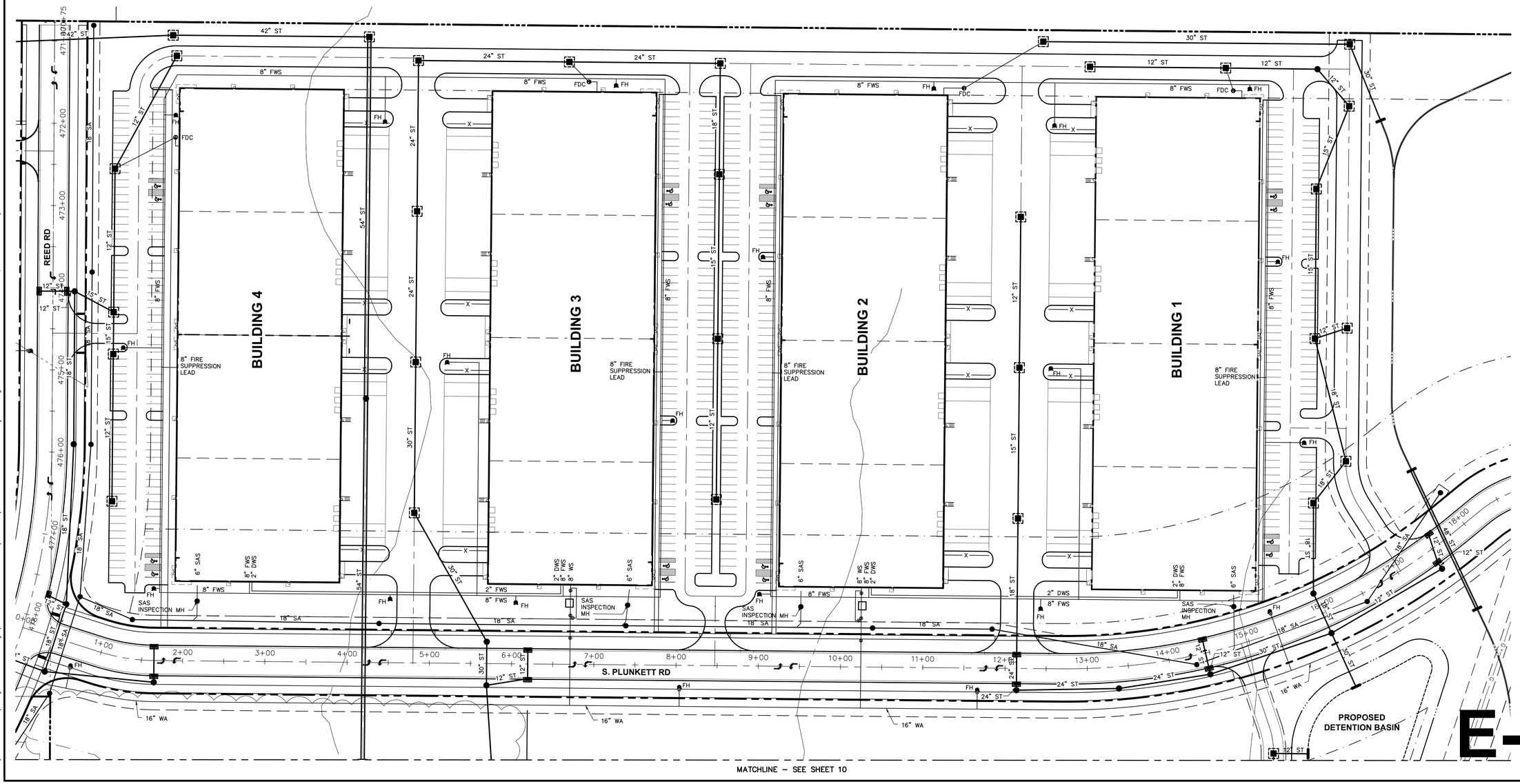
FIRE HYDRANT (FH)

FIRE DEPARTMENT CONNECTION (FDC)

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet



MATCHLINE – SEE SHEET 10

E-9

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

BERLIN MIXED USE DEVELOPEMENT

DEVELOPMENT PLAN

FOR

T&R PROPERTIES

INDUSTRIAL UTILITY PLAN

STATE OF OHIO
THOMAS M. WARNER
68513
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:

NOT FOR CONSTRUCTION

Date: 02/14/2023
Scale: 1" = 60'

Drawn By:	Checked By:
TLM	MIM

Project Number:
22–0014–1044

Drawing Number:
9 / 12

Z:\22-0014-1044\DWG\production drawings\FINAL DEVELOPMENT PLAN\Industrial\0014-1044 – Industrial Utility Plan.dwg INDUSTRIAL UTILITY PLAN 1 Feb 17, 2023 – 2:56:32pm Tmann

LEGEND

PROPOSED

8" SA	SANITARY SEWER
6" SAS	SANITARY SEWER SERVICE
CATCH BASIN 12" ST	STORM SEWER
8" WM VALVE	WATER MAIN
4" WS	WATER SERVICE

EXISTING

SA SA SA MANHOLE SA	SANITARY SEWER
CATCH BASIN ST ST MANHOLE ST	STORM SEWER
HYDRANT WA WA VALVE WA	WATER
T	UNDERGROUND TELEPHONE
G G G G	GAS MAIN
E E	UNDERGROUND ELECTRIC
OHE OHE	OVERHEAD ELECTRIC
℄	PUBLIC STREET LIGHT

FIRE HYDRANT (FH)

FIRE DEPARTMENT CONNECTION (FDC)

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

MATCHLINE – SEE SHEET 9

C/L EX. STREAM

WETLANDS

36" ST

42" ST

12" ST

18" ST

PROPOSED DETENTION BASIN

FUTURE INDUSTRIAL WAREHOUSE DEVELOPMENT AREA

18" SAN

12" ST

EX. 15" ST

TEMP. EASEMENT FOR FIELD TILE INSTALLATION

OHE

PLAN PREPARED BY:

781 Science Boulevard, Suite 100
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ph 614.428.7750
fax 614.428.7755

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

PLAN PREPARED FOR:

T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

BERLIN MIXED USE DEVELOPEMENT

DEVELOPMENT PLAN

FOR

T&R PROPERTIES

INDUSTRIAL UTILITY PLAN

STATE OF OHIO
THOMAS M WARNER
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:

NOT FOR CONSTRUCTION

Date: 02/14/2023
Scale: 1" = 60'

Drawn By:	Checked By:
TLM	MIM

Project Number:
22–0014–1044

Drawing Number:
10 / 12

E-10

Z:\22-0014-1044\DWG\production drawings\FINAL DEVELOPMENT PLAN\Industrial\0014-1044 - Industrial Utility Plan.dwg INDUSTRIAL UTILITY PLAN 2 Feb 17, 2023 - 2:56:36pm Tmonn

SEE CONTINUATION BELOW

477 L.F. ~ 42" @ 0.50% (OFF-SITE BYPASS STORM SEWER)

TC=934.60
60"Wx18"H
WINDOW W
INV=932.60

EX DRAINAGE COURSE, TYP.

54" ST E
36" ST S
INV 926.64

TOP BERM 936.00

TC=935.50
72"Wx30"H
WINDOW-W
INV=931.10

DIRECT OFF-SITE DRAINAGE INTO INLET WINDOW

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

DIRECT OFF-SITE DRAINAGE INTO INLET WINDOW

OVERFLOW WEIR 937.80

TOP BERM 938.80

TC=937.80
48"Wx18"H
WNDOW W
INV=935.80

INV 933.0

472.50 L.F. ~ 30" @ 0.30% (OFF-SITE BYPASS STORM SEWER)

INV 931.87

938.5

DITCH @ 2.41% (OFF-SITE BYPASS)

INV 931.57

422 LF DITCH @ 0.30% (OFF-SITE BYPASS)

INV 930.26

186.50 L.F. ~ 48" @ 0.30% (OFF-SITE BYPASS)

INV 929.70

560 LF DITCH @ 0.30% (OFF-SITE BYPASS)

BUILDING 4
FF=937.80

BUILDING 3
FF=937.80

BUILDING 2
FF=937.80

BUILDING 1
FF=937.80

880 L.F. ~ 54" @ 0.30% (OFF-SITE BYPASS STORM SEWER)

REED RD

S. PLUNKETT RD

PROP DETENTION BASIN
930.0 T/BANK
929.0 100 YR
924.0 BOT/BASIN
40,111 WQv
9.72 Qs

INV 924.0

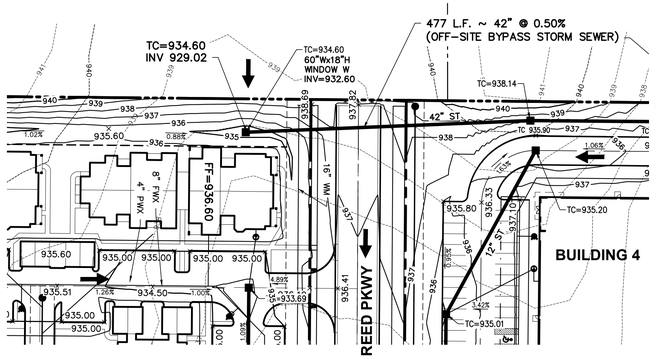
TEMP. FLOOD ROUTING SWALE

EX DRAINAGE COURSE, TYP.

16" WM

18" SAN

MATCHLINE – SEE SHEET 12



SEE CONTINUATION ABOVE LEFT

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

SITE GRADING NOTES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

STORM PIPE SHALL BE AS SPECIFIED IN THE GENERAL NOTES.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. LIDS SHALL BE LABELED "STORM SEWER".

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS TC XX.X

EROSION CONTROL PLAN & DETAILS FOR ALL PHASES OF CONSTRUCTION WILL BE DEVELOPED AS PART OF THE FINAL CONSTRUCTION DRAWINGS.

UTILITY LEGEND

PROPOSED

8" SA	SANITARY SEWER
6" SAS	SANITARY SEWER SERVICE
CATCH_BASIN 12" ST	STORM SEWER
8" WM VALVE	WATER MAIN
4" WS	WATER SERVICE

EXISTING

SA SA MANHOLE SA	SANITARY SEWER
CATCH_BASIN ST ST MANHOLE ST	STORM SEWER
HYDRANT WA WA VALVE WA	WATER
T	UNDERGROUND TELEPHONE
G G G	GAS MAIN
E E	UNDERGROUND ELECTRIC
OHE OHE	OVERHEAD ELECTRIC
	PUBLIC STREET LIGHT

GRADING LEGEND

940	EXISTING CONTOUR
913	PROPOSED CONTOUR
TC=795.20	TOP OF CASTING ELEVATION
X TC 795.20	TOP OF CURB ELEVATION
X 795.20	TOP OF PAVEMENT OR GROUND SURFACE
x 795.20 Ex	EXISTING TOP OF PAVEMENT OR GROUND SURFACE
	SURFACE FLOW ARROW
	MAJOR FLOOD ROUTING PATH (GREATER THAN 100 YR EVENT)

E-11

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

BERLIN MIXED USE DEVELOPEMENT

DEVELOPMENT PLAN

FOR

T&R PROPERTIES

INDUSTRIAL GRADING PLAN

STATE OF OHIO
THOMAS M WARNER
64513
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:

NOT FOR CONSTRUCTION

Date: 02/14/2023
Scale: 1" = 60'

Drawn By:	Checked By:
TLM	MIM

Project Number:
22–0014–1044

Drawing Number:
11 / 12

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UTILITY LEGEND

PROPOSED

- 8" SA — SANITARY SEWER
- 6" SAS — SANITARY SEWER SERVICE
- CATCH BASIN 12" ST — STORM SEWER
- 8" WM VALVE — WATER MAIN
- 4" WS — WATER SERVICE

EXISTING

- SA SA MANHOLE SA — SANITARY SEWER
- ST CATCH BASIN ST MANHOLE ST — STORM SEWER
- WA HYDRANT WA VALVE WA — WATER
- T — UNDERGROUND TELEPHONE
- G G G — GAS MAIN
- E E E — UNDERGROUND ELECTRIC
- OHE OHE — OVERHEAD ELECTRIC
- ℄ — PUBLIC STREET LIGHT

GRADING LEGEND

- 940 — EXISTING CONTOUR
- 913 — PROPOSED CONTOUR
- TC=795.20 — TOP OF CASTING ELEVATION
- X TC 795.20 — TOP OF CURB ELEVATION
- X 795.20 — TOP OF PAVEMENT OR GROUND SURFACE
- x 795.20 Ex — EXISTING TOP OF PAVEMENT OR GROUND SURFACE
- SURFACE FLOW ARROW
- MAJOR FLOOD ROUTING PATH (GREATER THAN 100 YR EVENT)

SITE GRADING NOTES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

STORM PIPE SHALL BE AS SPECIFIED IN THE GENERAL NOTES.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

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CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

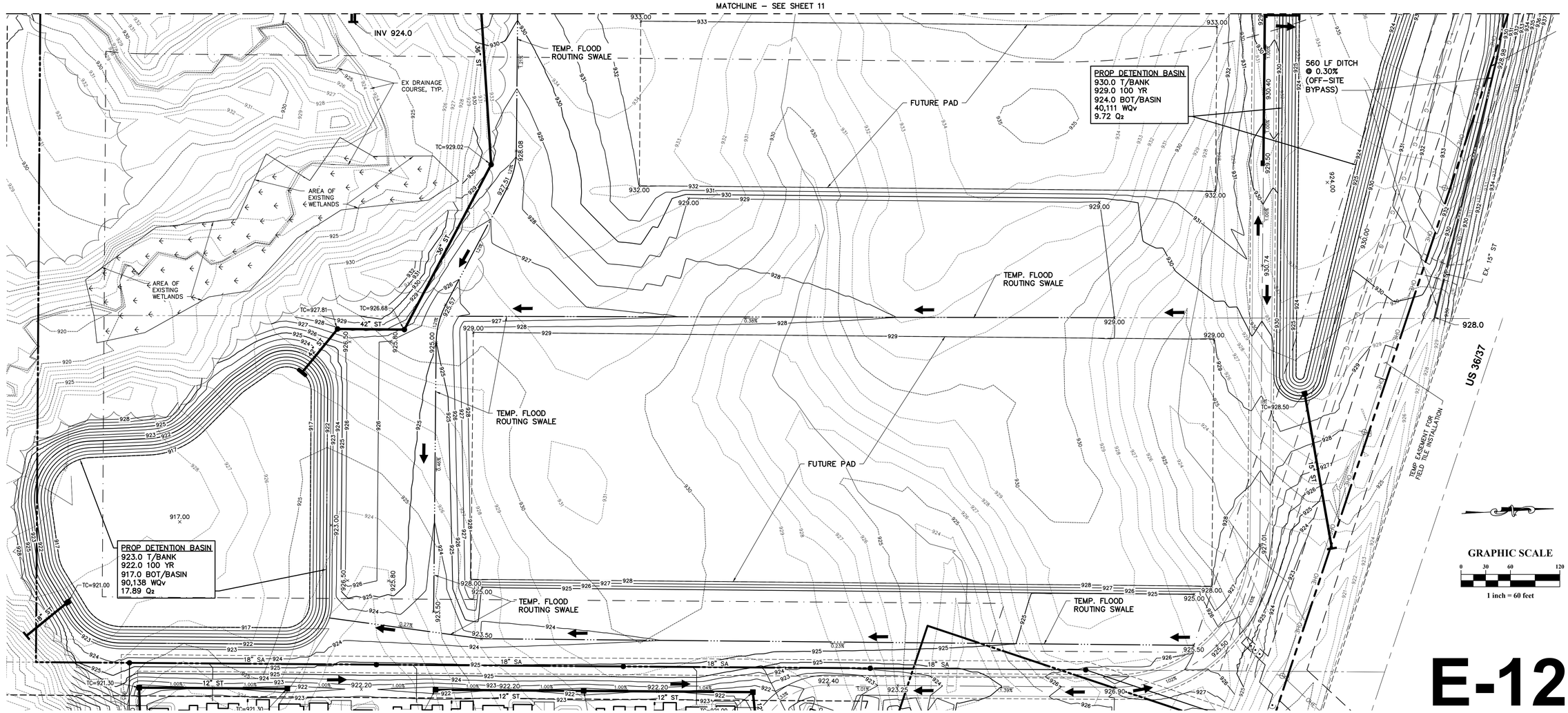
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EROSION CONTROL PLAN & DETAILS FOR ALL PHASES OF CONSTRUCTION WILL BE DEVELOPED AS PART OF THE FINAL CONSTRUCTION DRAWINGS.



GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

E-12

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

T&R PROPERTIES, INC.

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

BERLIN MIXED USE DEVELOPEMENT

DEVELOPMENT PLAN

FOR

T&R PROPERTIES

INDUSTRIAL GRADING PLAN

STATE OF OHIO
THOMAS M WARNER
64513
REGISTERED PROFESSIONAL ENGINEER

Issue Dates:

NOT FOR CONSTRUCTION

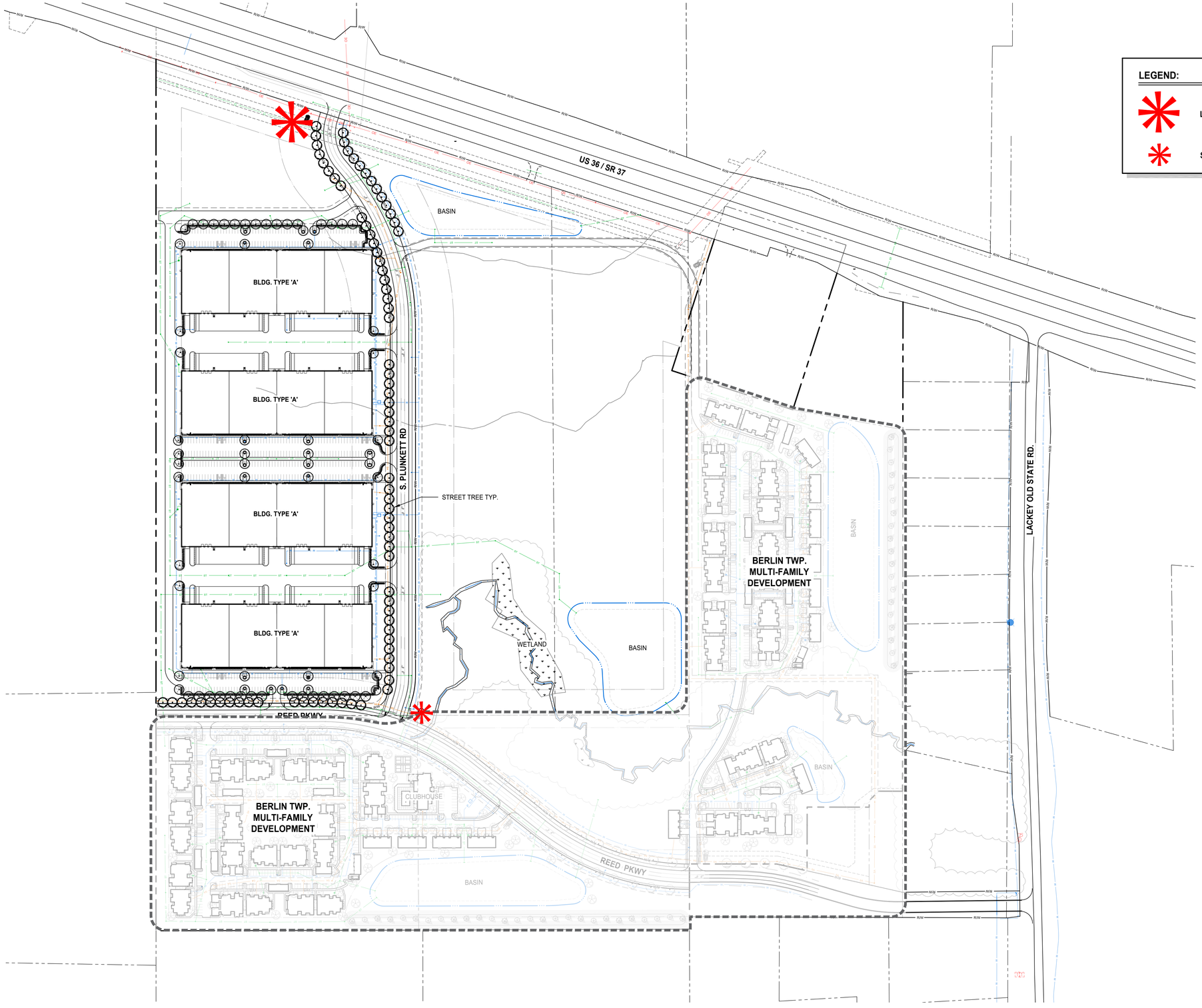
Date: 02/14/2023
Scale: 1" = 60'

Drawn By:	Checked By:
TLM	MIM

Project Number: 22–0014–1044

Drawing Number: 12 / 12

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REVISIONS

MARK	DATE	DESCRIPTION
	02.20.23	REVIEW COMMENTS

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PROJECT:

BERLIN MIXED USE DEVELOPMENT

BERLIN TOWNSHIP | DELAWARE COUNTY, OHIO

INDUSTRIAL SITE

OVERALL SITE PLAN

T&R PROPERTIES, INC.
EST. 1983
3895 Stoneridge Lane
Dublin, OH 43017

BLENDON GARDENS
landscaping...the investment that grows!
9590 S. Old State Road.
Lewis Center, OH 43035
(blendongardens.com)
Phone: (614) 840-0500

DATE: **02.20.23**

DRAWN BY: **J. MERANDA**

CHECKED BY: **B. THORNTON**

PROJECT NUMBER:

SHEET:

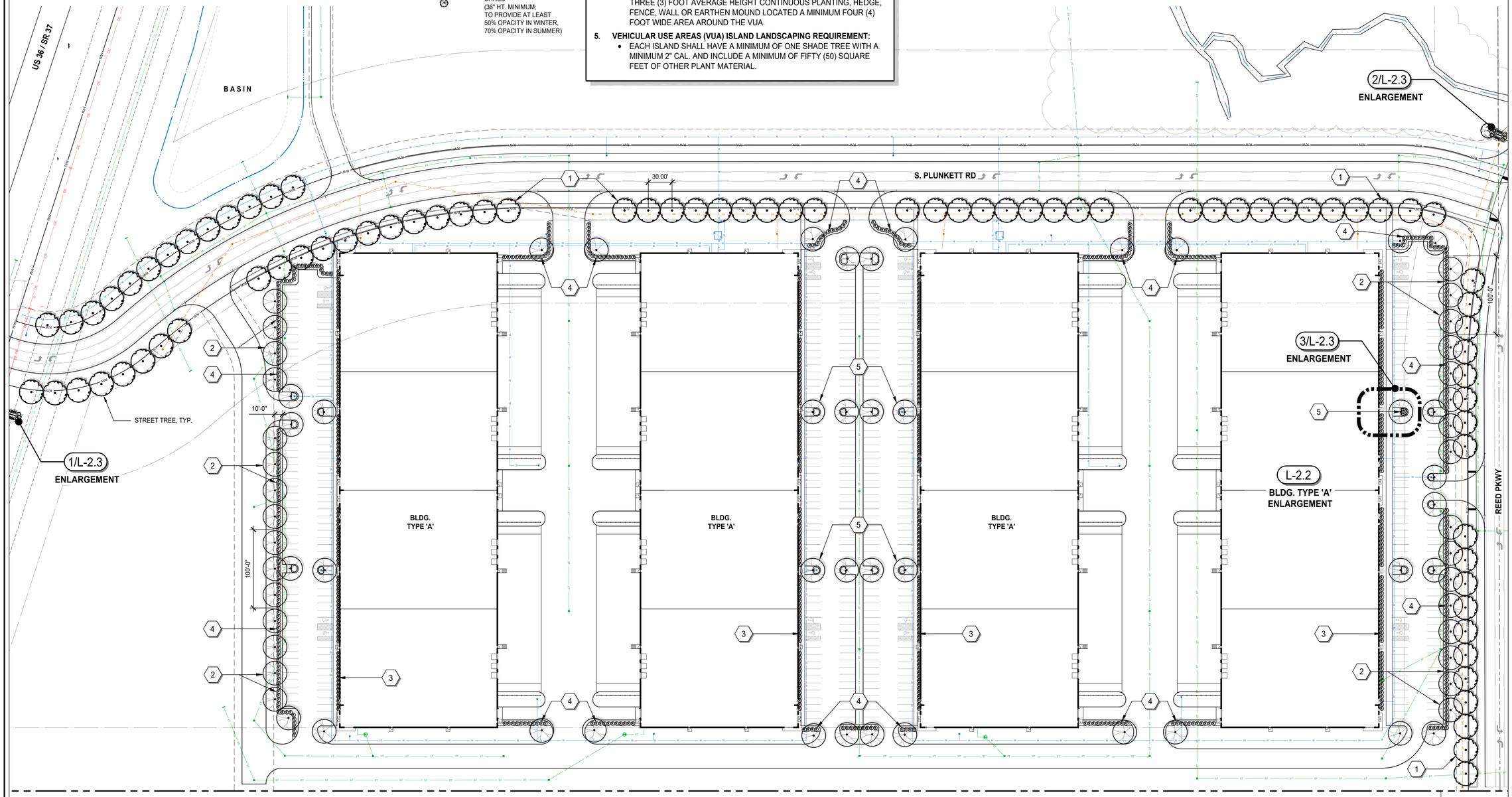
L-1.0

LEGEND:

- STREET TREE (2" CAL. MINIMUM)
- SITE DECIDUOUS TREE (2" CAL. MINIMUM)
- SITE EVERGREEN TREE (5' HT. MINIMUM)
- SITE ORNAMENTAL TREE (2" CAL. MINIMUM)
- SHRUB (36" HT. MINIMUM; TO PROVIDE AT LEAST 50% OPACITY IN WINTER, 70% OPACITY IN SUMMER)

LANDSCAPING CODED NOTES:

1. **STREET TREE REQUIREMENT:**
   - DECIDUOUS TREES SHALL BE PROVIDED OUTSIDE OF AND IMMEDIATELY ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY AND SHALL BE SPACED AT A MAXIMUM OF THIRTY (30) FEET ON CENTER.
2. **RIGHT-OF-WAY LANDSCAPE ZONE REQUIREMENT:**
   - MINIMUM OF 10 FEET WIDE AND CONTAIN 3 DECIDUOUS TREES AND 5 MEDIUM SHRUBS EVERY 100 LINEAR FEET OF RIGHT-OF-WAY FRONTAGE.
3. **BUILDING LANDSCAPE ZONE REQUIREMENT:**
   - MINIMUM OF EIGHT (8) FEET IN WIDTH LOCATED IMMEDIATELY ADJACENT TO THE BUILDING AND SHALL CONTAIN ONE MEDIUM SHRUB PLANTED EVERY FIVE (5) LINEAR FEET.
4. **SCREENING FOR VEHICULAR USE AREAS (VUA):**
   - ALL VUAs REGARDLESS OF SIZE SHALL BE SCREENED WITH A THREE (3) FOOT AVERAGE HEIGHT CONTINUOUS PLANTING, HEDGE, FENCE, WALL OR EARTHEN MOUND LOCATED A MINIMUM FOUR (4) FOOT WIDE AREA AROUND THE VUA.
5. **VEHICULAR USE AREAS (VUA) ISLAND LANDSCAPING REQUIREMENT:**
   - EACH ISLAND SHALL HAVE A MINIMUM OF ONE SHADE TREE WITH A MINIMUM 2" CAL. AND INCLUDE A MINIMUM OF FIFTY (50) SQUARE FEET OF OTHER PLANT MATERIAL.



1 INDUSTRIAL ENLARGEMENT PLAN

Scale: 1" = 60'-0"

0' 30' 60' 120'

REVISIONS

MARK	DATE	DESCRIPTION
	02.20.23	REVIEW COMMENTS

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PROJECT:

BERLIN MIXED USE DEVELOPMENT

BERLIN TOWNSHIP | DELAWARE COUNTY, OHIO

INDUSTRIAL SITE

SITE LANDSCAPE PLAN

T&R PROPERTIES, INC. EST. 1983
3895 Stoneridge Lane
Dublin, OH 43017

BLENDON GARDENS
landscaping...the investment that grows!
9590 S. Old State Road.
Lewis Center, OH 43035
(blendongardens.com)
Phone: (614) 840-0500

DATE: **02.20.23**

DRAWN BY: **J. MERANDA**

CHECKED BY: **B. THORNTON**

PROJECT NUMBER:

SHEET:

L-2.1

LEGEND:

STREET TREE
(2" CAL. MINIMUM)

SITE DECIDUOUS TREE
(2" CAL. MINIMUM)

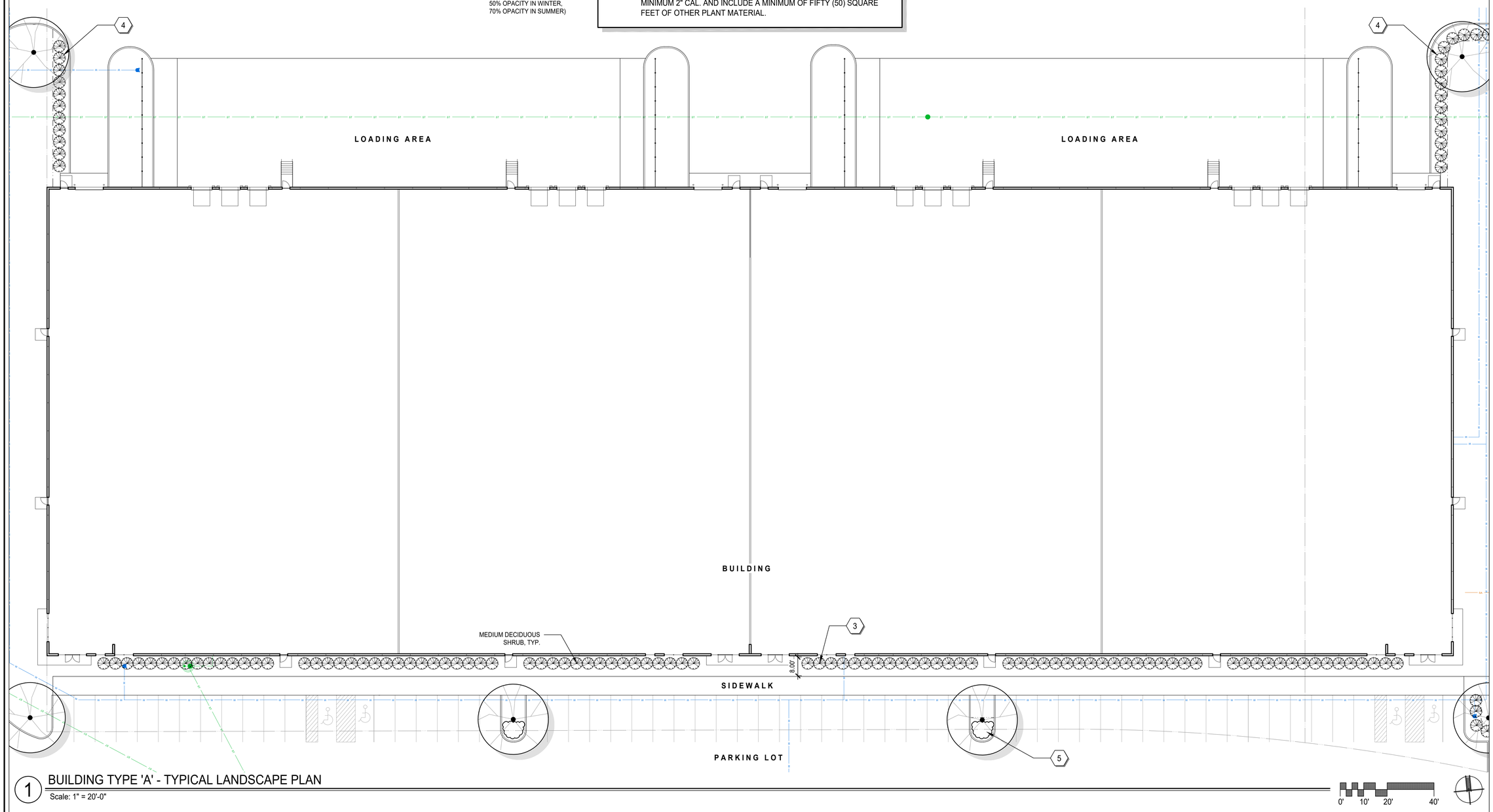
SITE EVERGREEN TREE
(5' HT. MINIMUM)

SITE ORNAMENTAL TREE
(2" CAL. MINIMUM)

SHRUB
(36" HT. MINIMUM;
TO PROVIDE AT LEAST
50% OPACITY IN WINTER,
70% OPACITY IN SUMMER)

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1 BUILDING TYPE 'A' - TYPICAL LANDSCAPE PLAN
Scale: 1" = 20'-0"

0' 10' 20' 40'

REVISIONS

MARK	DATE	DESCRIPTION
	02.20.23	REVIEW COMMENTS

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PROJECT:
BERLIN MIXED USE DEVELOPMENT
BERLIN TOWNSHIP | DELAWARE COUNTY, OHIO
INDUSTRIAL SITE
TYPICAL BUILDING LANDSCAPE

T&R PROPERTIES, INC.
EST. 1983
3895 Stoneridge Lane
Dublin, OH 43017

BLENDON GARDENS
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9590 S. Old State Road.
Lewis Center, OH 43035
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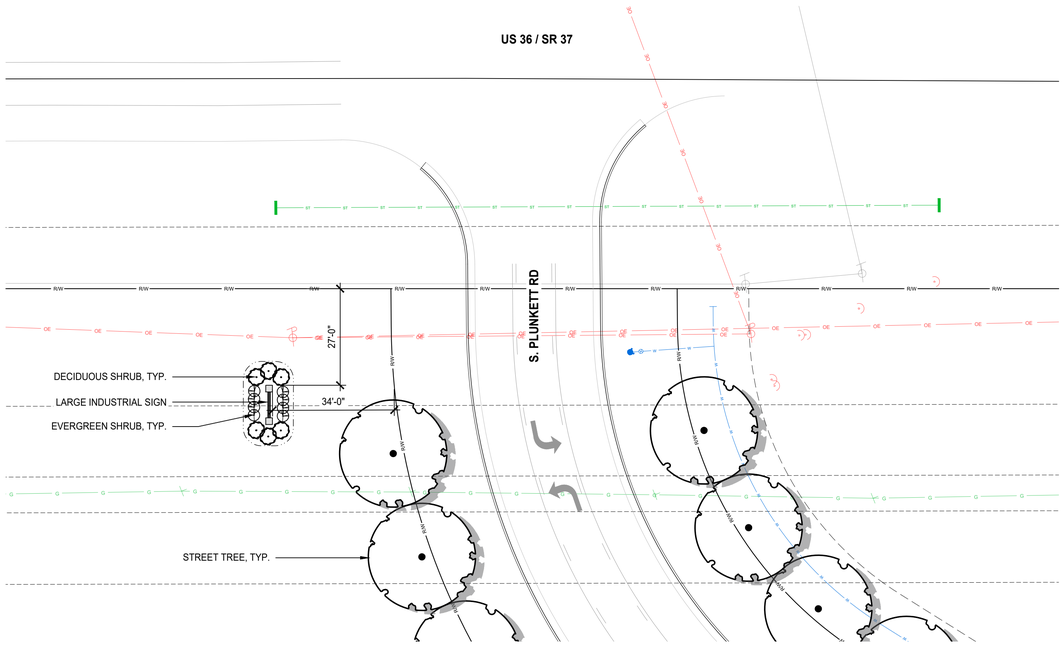
DATE: **02.20.23**

DRAWN BY: **J. MERANDA**

CHECKED BY: **B. THORNTON**

PROJECT NUMBER:

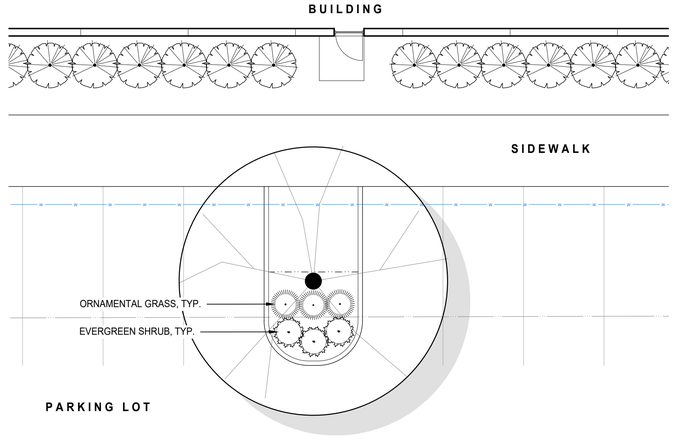
SHEET:
L-2.2



1 US 36 / SR 37 LARGE INDUSTRIAL SIGN ENLARGEMENT

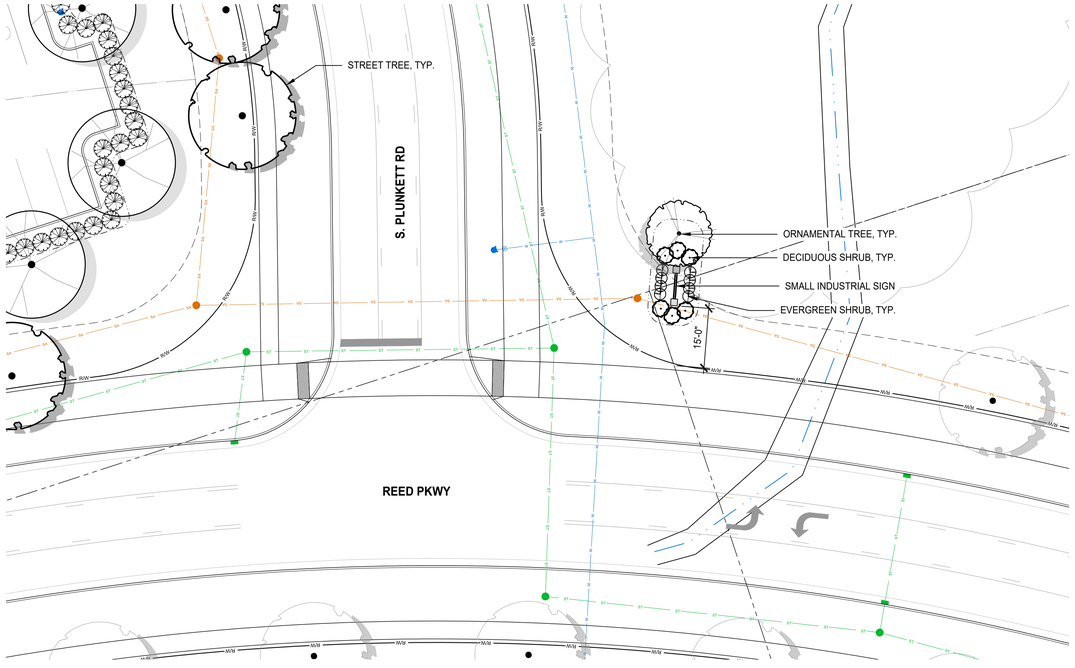
Scale: 1" = 20'-0"

0' 10' 20' 40'



3 INTERIOR LANDSCAPING TYPICAL DETAIL

Scale: 1/8" = 1'-0"



2 SMALL INDUSTRIAL SIGN ENLARGEMENT

Scale: 1" = 20'-0"

0' 10' 20' 40'

REVISIONS

MARK	DATE	DESCRIPTION
	02.20.23	REVIEW COMMENTS

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PROJECT:

BERLIN MIXED USE DEVELOPMENT

BERLIN TOWNSHIP | DELAWARE COUNTY, OHIO

INDUSTRIAL SITE

LANDSCAPE ENLARGEMENT SHEET

T&R PROPERTIES, INC. EST. 1983
3895 Stoneridge Lane
Dublin, OH 43017

BLENDON GARDENS
landscaping...the investment that grows!
9590 S. Old State Road.
Lewis Center, OH 43035
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Phone: (614) 840-0500

DATE: **02.20.23**

DRAWN BY: **J. MERANDA**

CHECKED BY: **B. THORNTON**

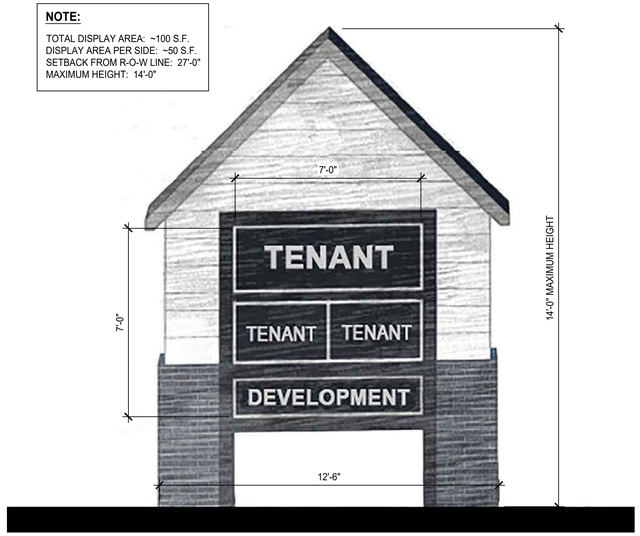
PROJECT NUMBER:

SHEET:

L-2.3

NOTE:

TOTAL DISPLAY AREA: ~100 S.F.
DISPLAY AREA PER SIDE: ~50 S.F.
SETBACK FROM R-O-W LINE: 27'-0"
MAXIMUM HEIGHT: 14'-0"



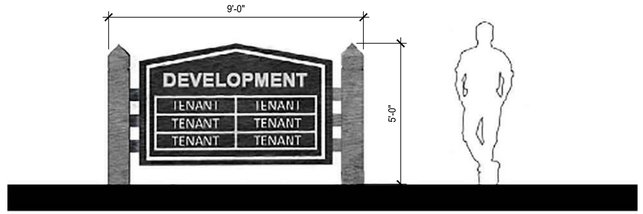
1 LARGE INDUSTRIAL SIGN
NOT TO SCALE

NOTE:

DEVELOPMENT SIGNS DEPICTED ARE PRELIMINARY IN NATURE. FINAL DESIGN OF SIGNS WILL BE COORDINATED AND APPROVED WITH BERLIN TOWNSHIP.

NOTE:

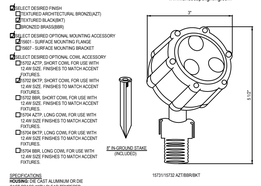
TOTAL DISPLAY AREA: 32 S.F.
DISPLAY AREA PER SIDE: 16 S.F.
SETBACK FROM R-O-W LINE: 15'-0"
MAXIMUM HEIGHT: 5'-0"



2 SMALL INDUSTRIAL SIGN
NOT TO SCALE

KICHLER

KICHLER LIGHTING
7711 EAST PLEASANT VALLEY RD
P.O. BOX 318010
CLEVELAND, OH 44131-8010
TOLL FREE: 1-888-659-8809
PHONE: (216) 573-1005
FAX: (866) 841-6365
www.landscapelighting.com



SELECT DESIRED FINISH
- ☐ TEXTURED ARCHITECTURAL BRONZE(AZT)
- ☑ TEXTURED BLACK(BKT)
- ☐ BRONZED BRASS(BBR)

SELECT DESIRED OPTIONAL MOUNTING ACCESSORY
- ☐ 15921 - SURFACE MOUNTING FLANGE
- ☐ 15927 - SURFACE MOUNTING BRACKET

SELECT DESIRED OPTIONAL CCWL ACCESSORY
- ☐ 15702 ACTP, SHORT CCWL FOR USE WITH 12 AW SIZE, FINISHES TO MATCH ACCENT FIXTURES.
- ☐ 15702 BKTP, SHORT CCWL FOR USE WITH 12 AW SIZE, FINISHES TO MATCH ACCENT FIXTURES.
- ☐ 15702 BBR, SHORT CCWL FOR USE WITH 12 AW SIZE, FINISHES TO MATCH ACCENT FIXTURES.
- ☐ 15704 ACTP, LONG CCWL FOR USE WITH 12 AW SIZE FINISHES TO MATCH ACCENT FIXTURES.
- ☐ 15704 BKTP, LONG CCWL FOR USE WITH 12 AW SIZE FINISHES TO MATCH ACCENT FIXTURES.
- ☐ 15704 BBR, LONG CCWL FOR USE WITH 12 AW SIZE FINISHES TO MATCH ACCENT FIXTURES.

SPECIFICATIONS
HOUSING: DIE CAST ALUMINUM OR DIE CAST BRASS WITH CLEAR TEMPERED GLASS LENS AND POLYCARBONATE REFLECTOR AND LAMP HOLDER
WIRING: 24" OF 12/AWG 6 POLY, SPT-1 W LEADS. CABLE CONNECTOR SUPPLIED WITH FIXTURE
LIGHT SOURCE: ILLUMINATION PROVIDED BY LED LIGHT SOURCE.
MOUNTING ACCESSORIES INCLUDED:
6" IN-GROUND STAKE
1/2" NPSM STEM

NOTES:
1. DO NOT SCALE DRAWINGS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 4TO73

LED ACCENT LIGHTS
MODEL NO. 15731/15732

Snap-on Cowl - Short 12.4W BKTP
15702BKTP (Textured Black Polycarbonate)



Ordering Information
Product ID: 15702BKTP
Finish: Textured Black Polycarbonate
Available Finishes: ACTP, BKTP

Specifications
Material: Plastic

Qualifications
Safety Rated: Not Required
Warranty: www.kichler.com/warranty

Primary Lamping
Lamp Included: Not Included

Dimensions
Height: 3.10"
Width: 3.25"

Alternate Lamps

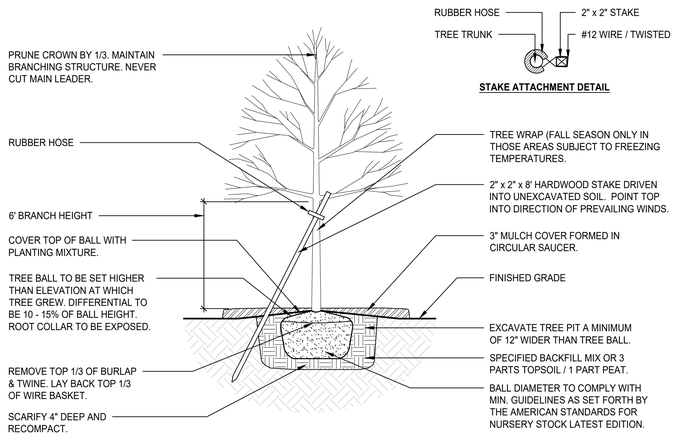
Lamp Included	Bulb Listing	Light Source	Max Voltage/Range	Bulb Product ID	Dimming
No	Non-Applicable				

Project Name:
Location:
Type:
SKU:
Comments:

KICHLER

NOTES: ENTRY LIGHTING LOCATIONS TO BE DETERMINED
COLOR TEMPERATURE OF EXTERIOR LED LIGHT SHALL NOT EXCEED 2700-3000 KELVIN

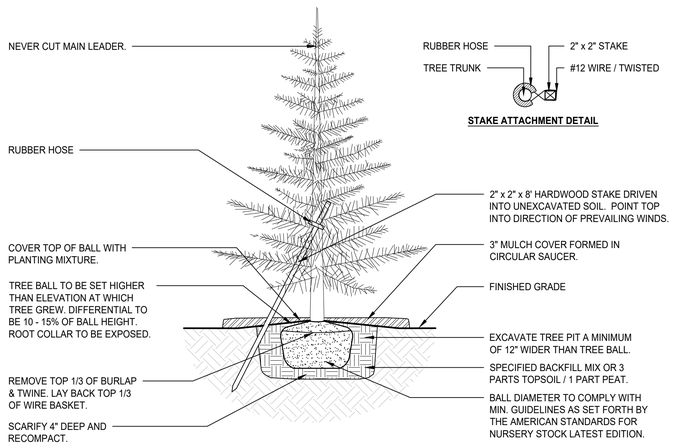
3 ENTRY LANDSCAPE LIGHTING DETAIL
NOT TO SCALE



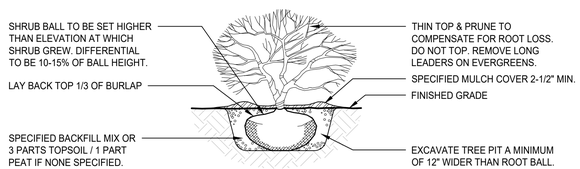
DECIDUOUS TREE PLANTING / STAKING DETAIL
NOT TO SCALE — TREES UP TO 3" CALIPER

GENERAL PLANTING NOTES:

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE, IN THE FIELD, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND BEARS RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN BARK MULCH BED.
5. BED LINE TO BE NO LESS THAN 18" AND NO MORE THAN 24" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
6. ALL SHRUBS TO BE A MINIMUM OF 4'-O" FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
8. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.
9. IN AREAS DESIGNATED "ANNUALS". LANDSCAPE CONTRACTOR TO PREPARE SOIL WITH MINIMUM 8" DEEP PLANT MIXTURE AND A MINIMUM 2" DEEP BARK MULCH FOR SUBSEQUENT PLANTING BY OWNER,
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER, SYSTEM (IF APPLICABLE).
12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.



EVERGREEN TREE PLANTING / STAKING DETAIL
NOT TO SCALE — TREES UP TO 8' HEIGHT



SHRUB PLANTING DETAIL
NOT TO SCALE

REVISIONS

MARK	DATE	DESCRIPTION
	02.20.23	REVIEW COMMENTS

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PROJECT:
BERLIN MIXED USE DEVELOPMENT
BERLIN TOWNSHIP | DELAWARE COUNTY, OHIO
INDUSTRIAL SITE
DETAILS

T&R PROPERTIES, INC.
EST. 1983
3895 Stoneridge Lane
Dublin, OH 43017

BLENDON GARDENS
landscaping...the investment that grows!
9590 S. Old State Road.
Lewis Center, OH 43035
(blendongardens.com)
Phone: (614) 840-0500

DATE: **02.20.23**

DRAWN BY: **J. MERANDA**

CHECKED BY: **B. THORNTON**

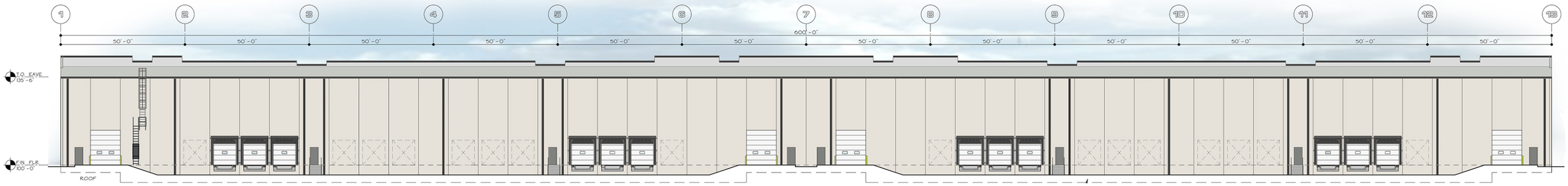
PROJECT NUMBER:

SHEET:
L-3.1

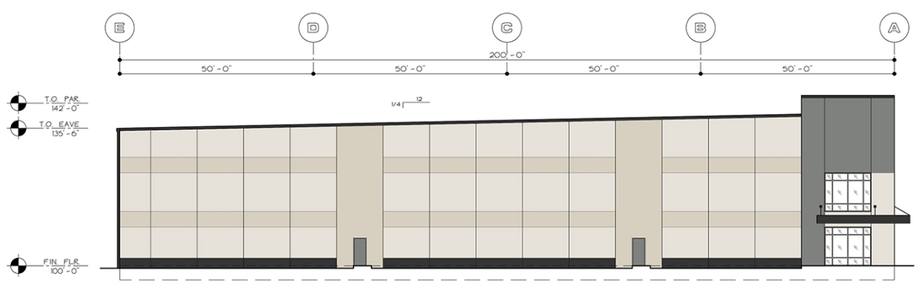
Conceptual Renderings - Architectural Elevations



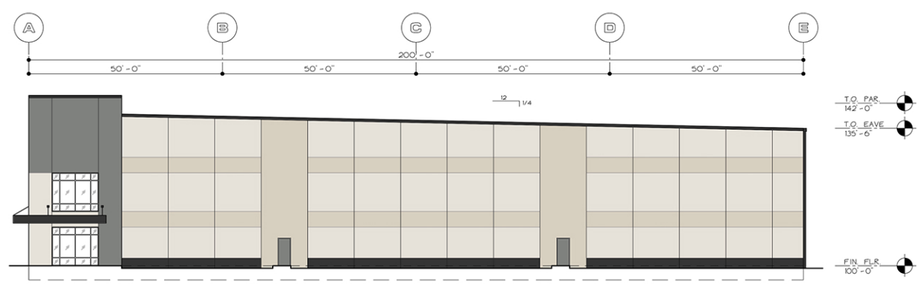
FRONT ELEVATION



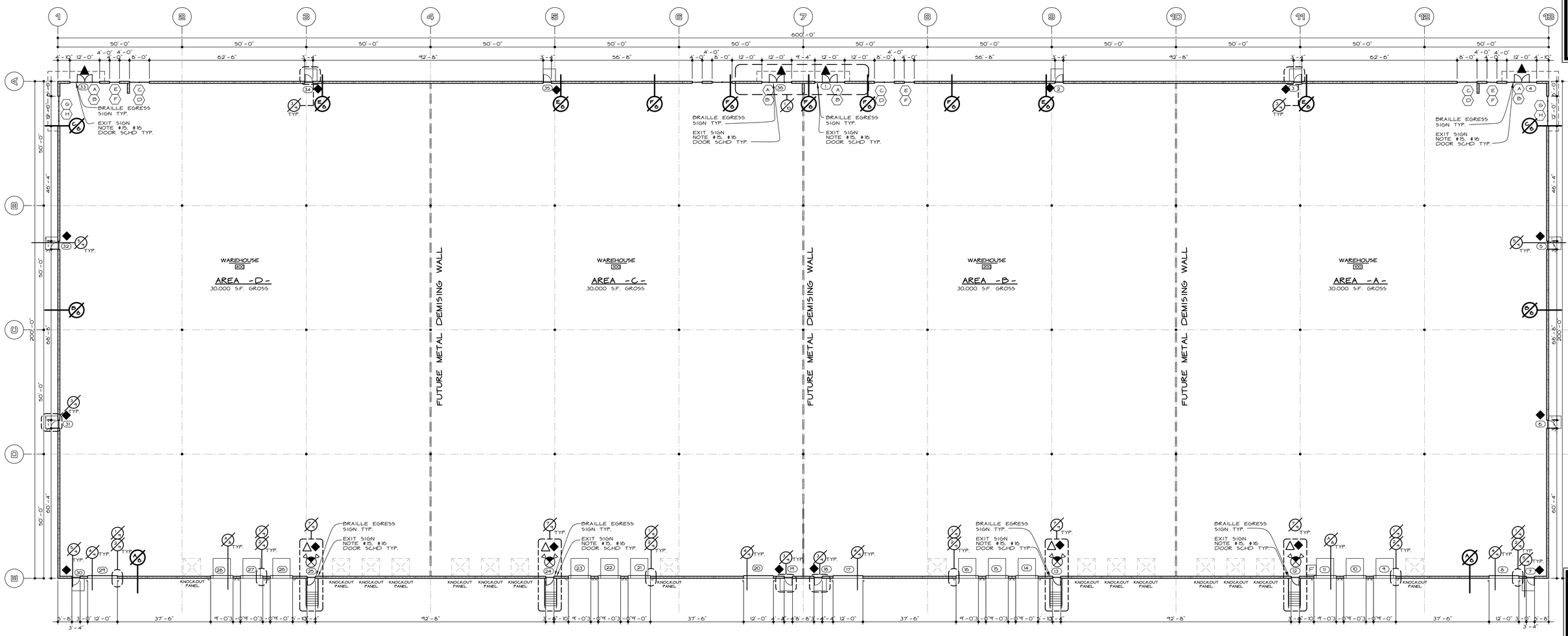
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



BUILDING FLOOR PLAN

1/16"=1'-0"

- ▲ ACCESSIBLE EXIT DOOR
- △ EXIT DOOR
- ◆ FIRE DEPARTMENT ACCESS DOOR
- [F] 10 LBS EXTINGUISHERS TO BE 10 ABC MAXIMUM TRAVEL FROM ANY POINT TO AN EXTINGUISHER TO BE 75' VERIFY ALL REQUIREMENTS WITH THE LOCAL FIRE DEPARTMENT

WALL LEGEND	
═══	10" HOLLOW CORE PRECAST INSULATED PANEL R-12.8

FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS (OBC 906.3(1))

	LIGHT (LOW) HAZARD OCCUPANCY
MAXIMUM RATED SINGLE EXTINGUISHER	2-A[C]
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 SQUARE FEET
MAXIMUM FLOOR AREA FOR EXTINGUISHER[B]	11,250 SQUARE FEET
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER	75 FEET

FOR SI: 1 FOOT=304.8 MM, 1 SQUARE FOOT = 0.0929M^2, 1 GALLON = 3.785 L

A. TWO 2 ½ GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.
B. ANNEX E.3.3 OF NFPA 10 PROVIDES MORE DETAILS CONCERNING APPLICATION OF THE MAXIMUM FLOOR AREA CRITERIA.
C. TWO WATER-TYPE EXTINGUISHERS EACH WITH A 1-A RATING SHALL BE DEEMED THE EQUIVALET FO THE 2-A RATED EXTINGUSHER FOR LIGHT (LOW) HAZARD OCCUPANCIES.

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BERLIN DEVELOPMENT

NEW WAREHOUSE BUILDING

BERLIN TOWNSHIP, OHIO

DSA ARCHITECTS
72 MILL ST. - GAHANNA, OH 43230
TEL (614) 840-0986
FAX (614) 840-0989
WWW.DSAARCHITECTSINC.COM

DWG. TYPE	SHEET NO.
A	2
COMM. NO.	DATE
22138	9/20/22

BUILDING FLOOR PLAN

Schedule

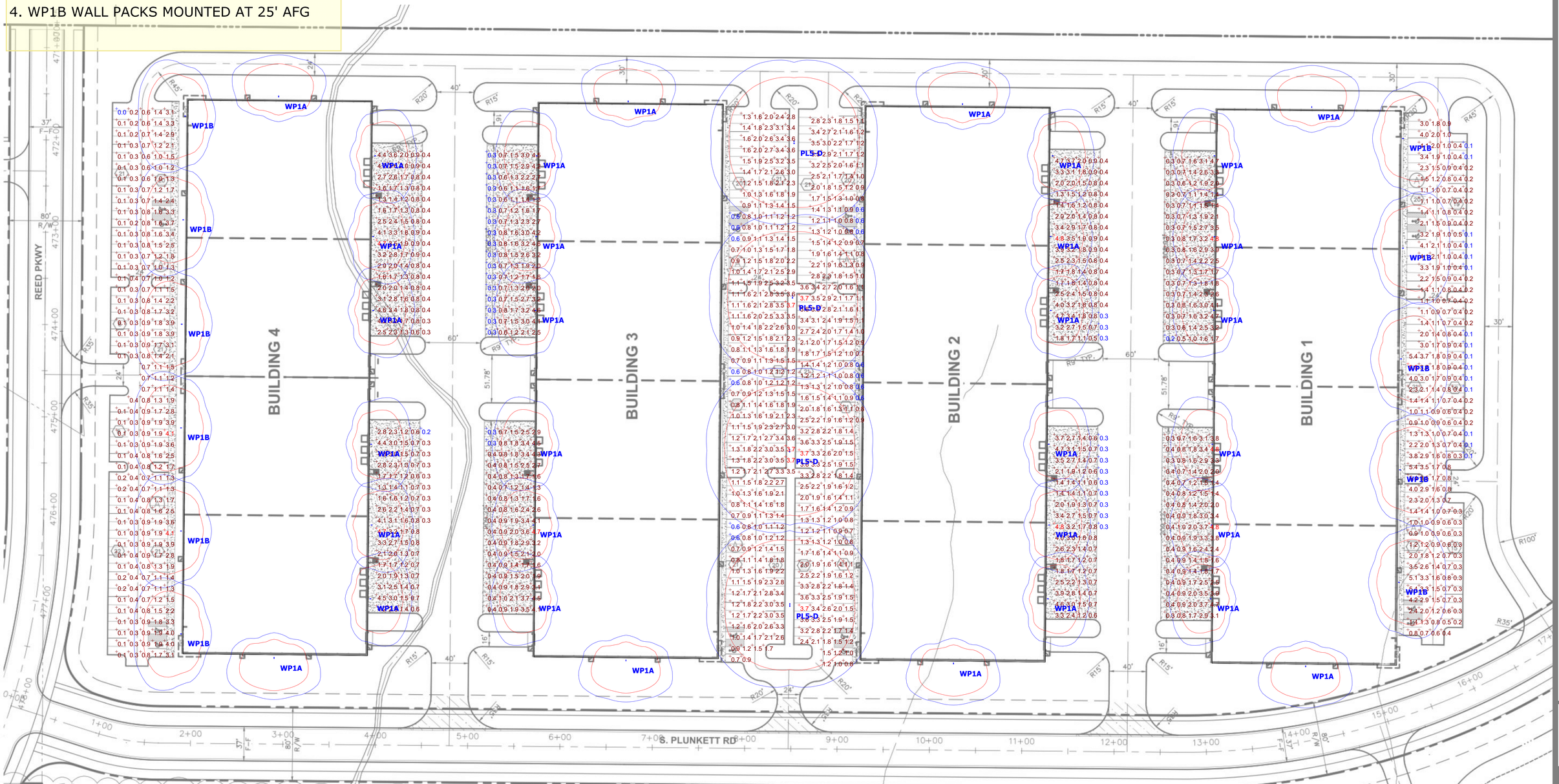
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
⊠ ▫ ⊠	PL5-D	4	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution	1	25667	0.95	379.08
⊠	WP1A	32	Luminoso Inc	EFC2-90W-Y-40K-IES	LED WALL PACK 90W	1	12056	0.95	89.58
⊠	WP1B	11	Luminoso Inc	EFC2-135W-Y-40K-IES	LED WALL PACK 135W	1	18034	0.95	134.6

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG 1 - DOCK DOORS	+	1.6 fc	4.8 fc	0.3 fc	16.0:1	5.3:1
BLDG 1 - PARKING SPACES	+	1.3 fc	5.5 fc	0.1 fc	55.0:1	13.0:1
BLDG 2 - DOCK DOORS	+	1.6 fc	4.8 fc	0.2 fc	24.0:1	8.0:1
BLDG 2 - PARKING SPACES	+	1.8 fc	3.7 fc	0.6 fc	6.2:1	3.0:1
BLDG 3 - DOCK DOORS	+	1.6 fc	4.7 fc	0.3 fc	15.7:1	5.3:1
BLDG 3 - PARKING SPACES	+	1.8 fc	3.7 fc	0.6 fc	6.2:1	3.0:1
BLDG 4 - DOCK DOORS	+	1.7 fc	4.7 fc	0.2 fc	23.5:1	8.5:1
BLDG 4 - PARKING SPACES	+	1.1 fc	4.1 fc	0.0 fc	N/A	N/A

Note

1. AREA LIGHTS MOUNTED AT 27' AFG
2. 25' POLE ON A 2' POLE BASE
3. WP1A WALL PACKS MOUNTED AT 22' AFG
4. WP1B WALL PACKS MOUNTED AT 25' AFG



LIGHTING SYSTEMS OF COLUMBUS

BERLIN MIXED USE DEVELOPMENT SITE LIGHTING LAYOUT

LSoC Contact:
Jeff Earl

Date
12/29/2022

Summary