

Amended Items

- Decreased density
 - Further modeling of site to more accurately calculate “Net Developable Acre”
 - Decreased unit count to arrive at a density of less than 5 du/Net Developable Acre
- Removal of duplexes on south side of site
- Removal of alleys servicing duplexes
- Addition of left turn lane exiting site
- Additional detail provided to ensure fire truck maneuverability
- Increased detail throughout



**Berlin Township
Fire Department**
2708 Lackey Old State Road
Delaware, Ohio 43015
(740) 548-6031

Fire Chief AJ Miller
Lt. Craig A. Hall, Fire Prevention

Date: August 2, 2022
To: Jesse Lee, MS Consultants
From: Lt. Craig A. Hall
Subject: Berlin Twp. Fire Department Final Plan Review

I am writing in response to your request regarding the proposed land use development known as The Greenery – Final Engineering Plan. This Section of land is located in Berlin Township and Berlin Township Fire Department does provide fire protection for this area.

I have reviewed, the final plan that was sent to me for review. That plan showed, that all of the below following concerns had been addressed.

- 1) 8" Water Mains shall flow 1000 GPM.
- 2) Fire Department hydrant spacing
- 3) Alley access, would be no parking on both sides
- 4) Signage "Fire Lane No Parking" shall be installed on the Fire Hydrant side of the street.
- 5) Accessibility for fire truck passage on primary streets. (OVERLAY was provided)

I have approved said plans dated July 29, 2022, With the following exception:

Need documentation that all roadways and emergency access drive will be built to hold a hold a 75,00 lbs. vehicle?

We appreciate the opportunity to work with you in the future and thank you for your interest in Berlin Township. If we can be of any further assistance please do not hesitate to call or visit our 2708 Lackey Old State location.

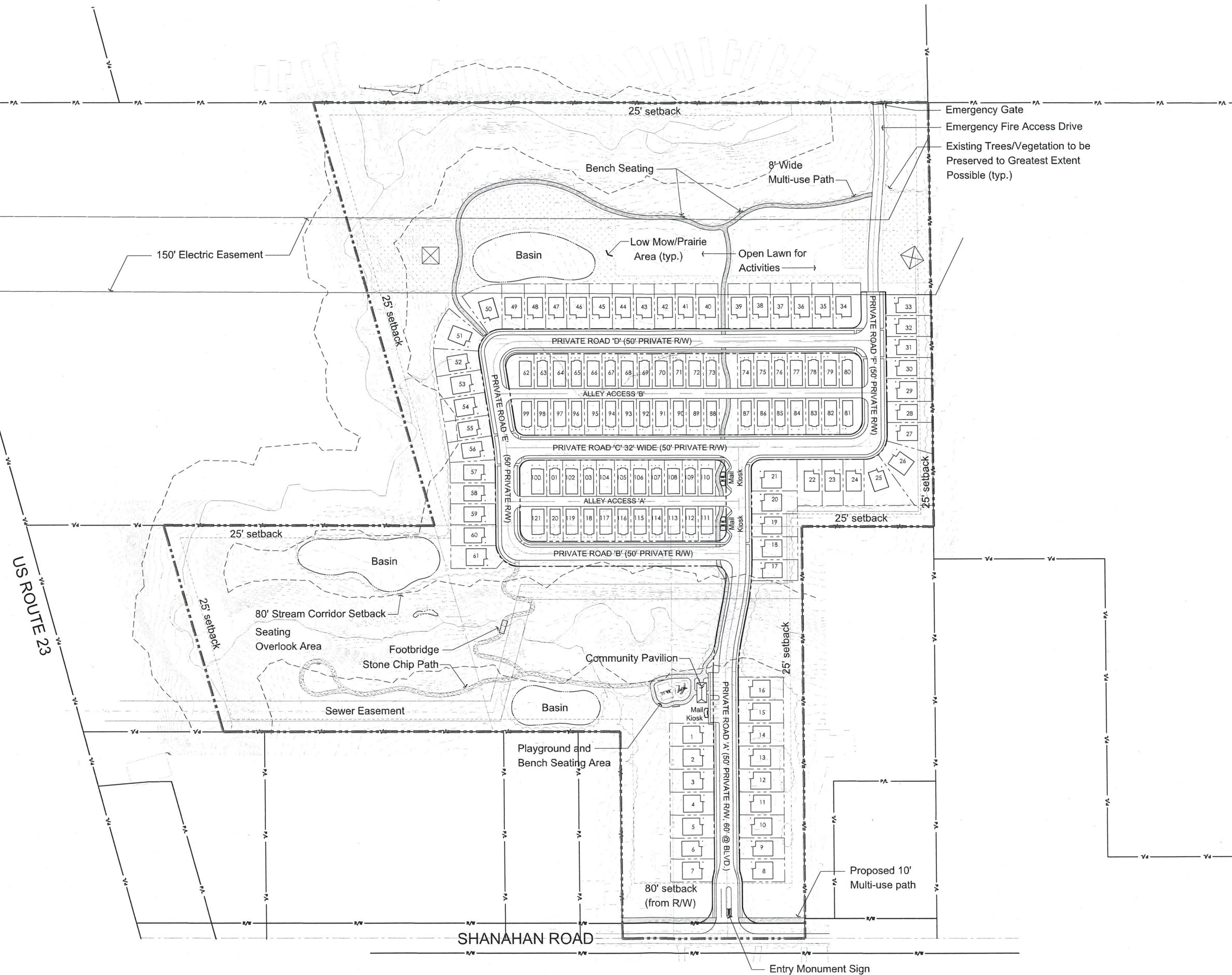
Respectfully,

Lt. Craig A. Hall, CFSI

Site Data:

Total Site:	± 36.90 Gross Acres
Net Developable:	± 24.77 Net Acres
Gross minus 15% =	(± 36.90 - 5.54 Acres)
Minus Wetlands	- (± 0.41 Acres)
Minus Ex. OHE easement	- (± 4.13 Acres)
Minus Ex. 20% slopes	- (± 2.05 Acres)

Total Dwelling Units:	121 Units
-Front Load Units:	61 Units
-Rear Load Alley Units:	60 Units
Gross Residential Density:	± 3.23 Du/Acre
Net Residential Density:	± 4.85 Du/Acre
Open Space:	± 22.44 Acres (±60.81% of Gross)





Site Data:

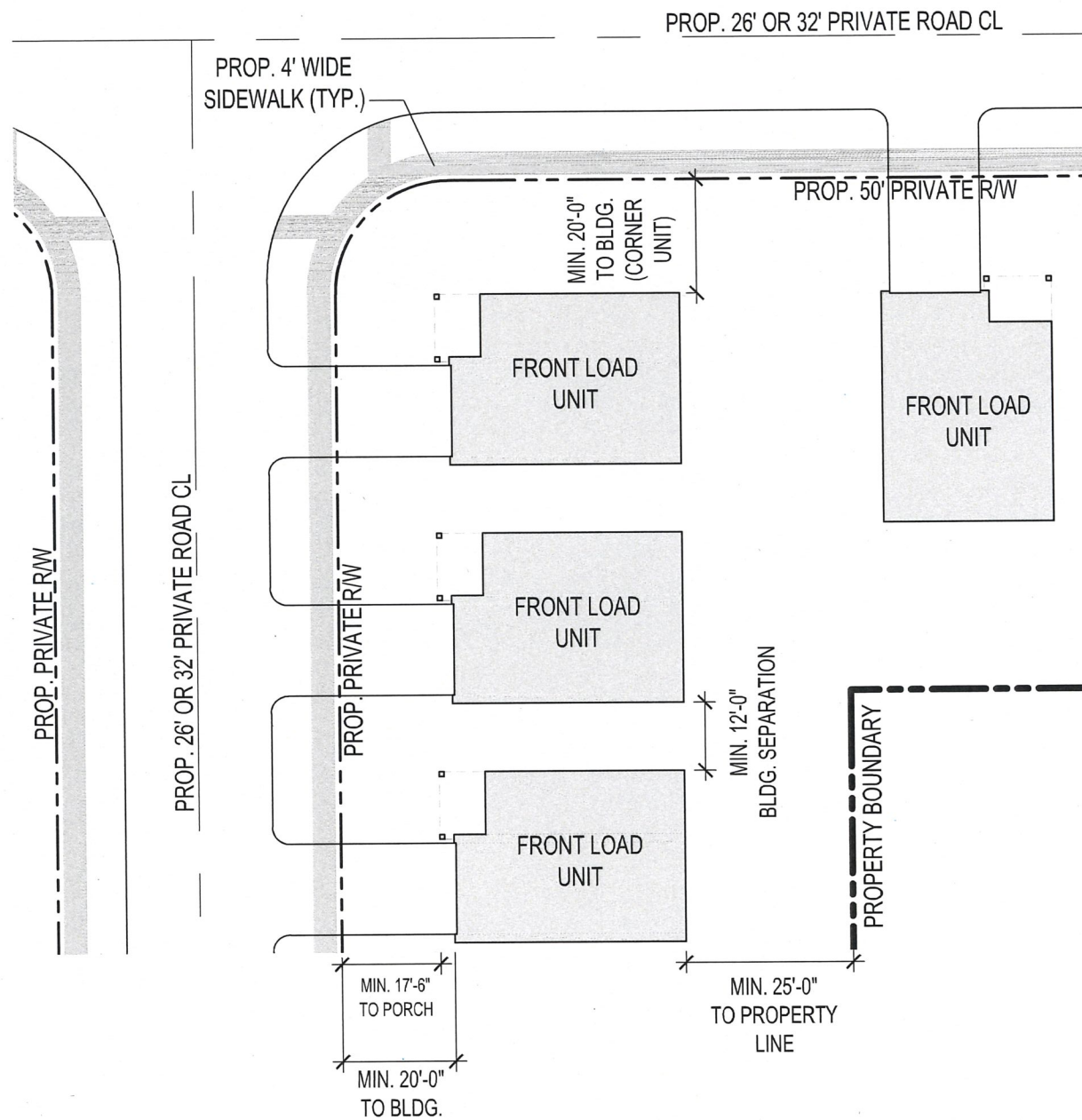
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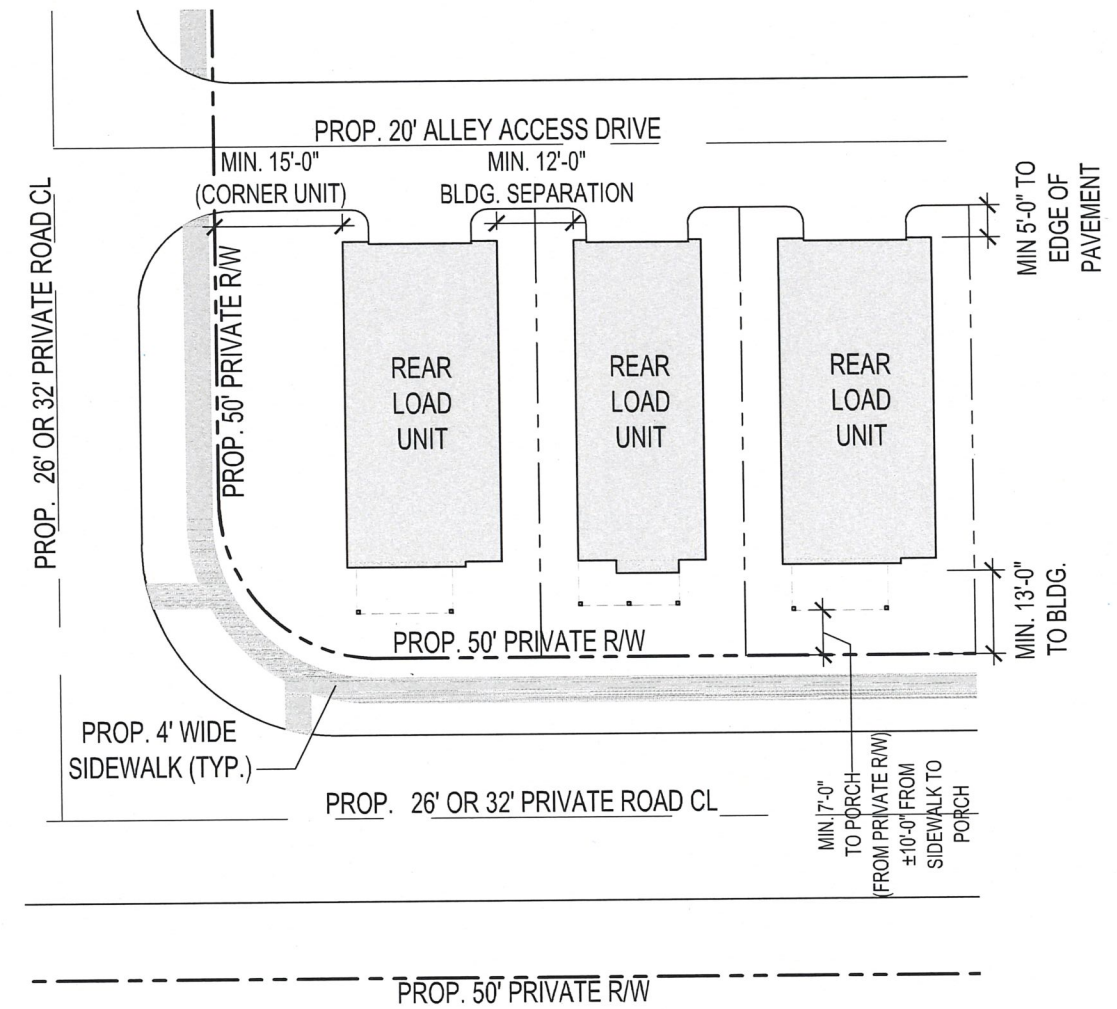
Gross Residential Density: ± 3.23 Du/Acre
Net Residential Density: ± 4.85 Du/Acre

Open Space: ± 22.44 Acres
(±60.81% of Gross)



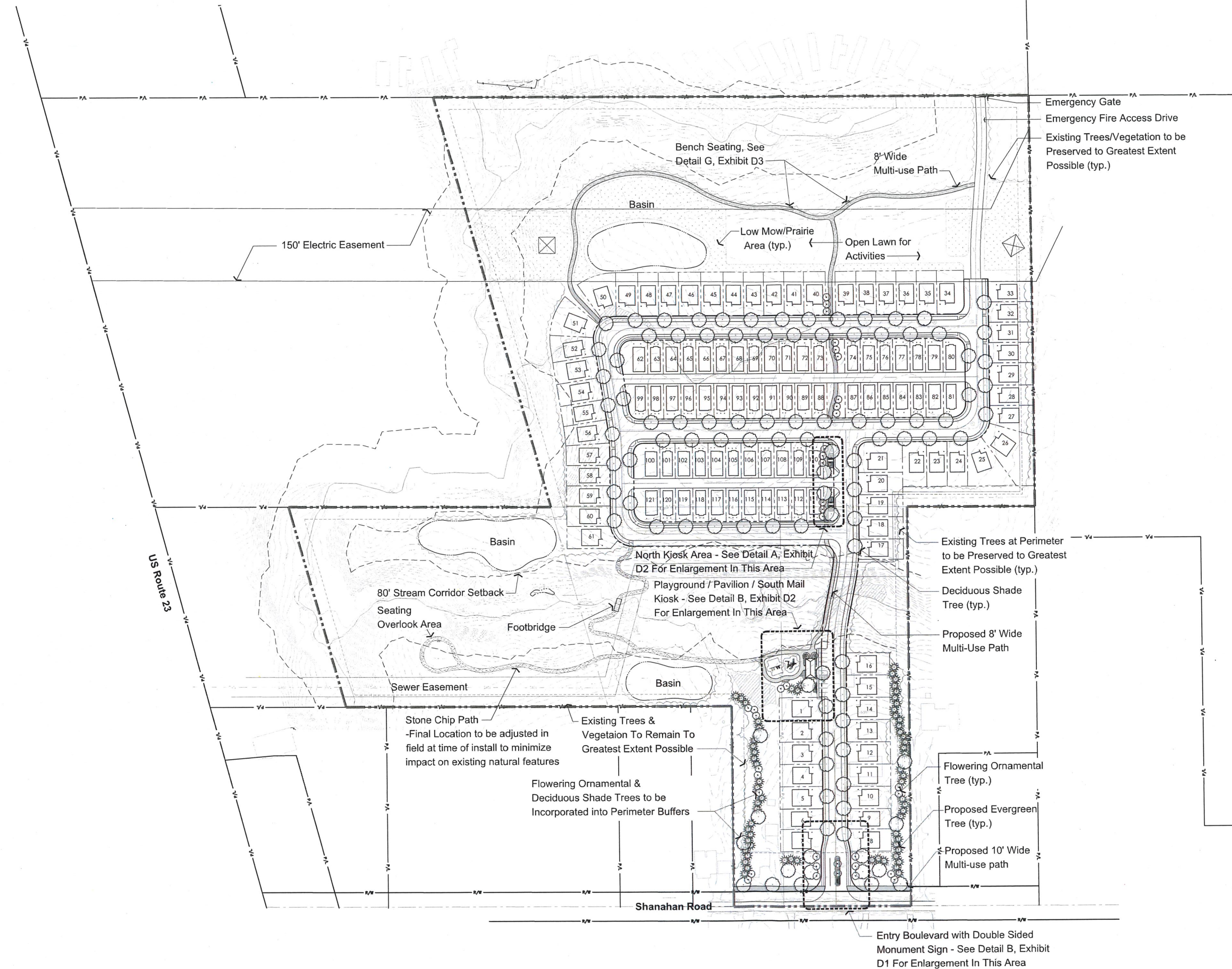
Typical Front Load Unit Configuration

SCALE: 1" = 30'

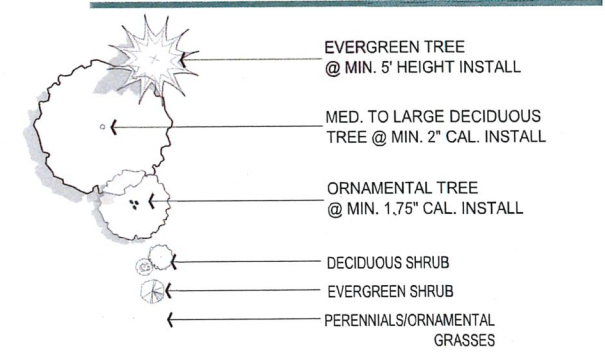


Typical Rear Load Single Configuration

SCALE: 1" = 30'



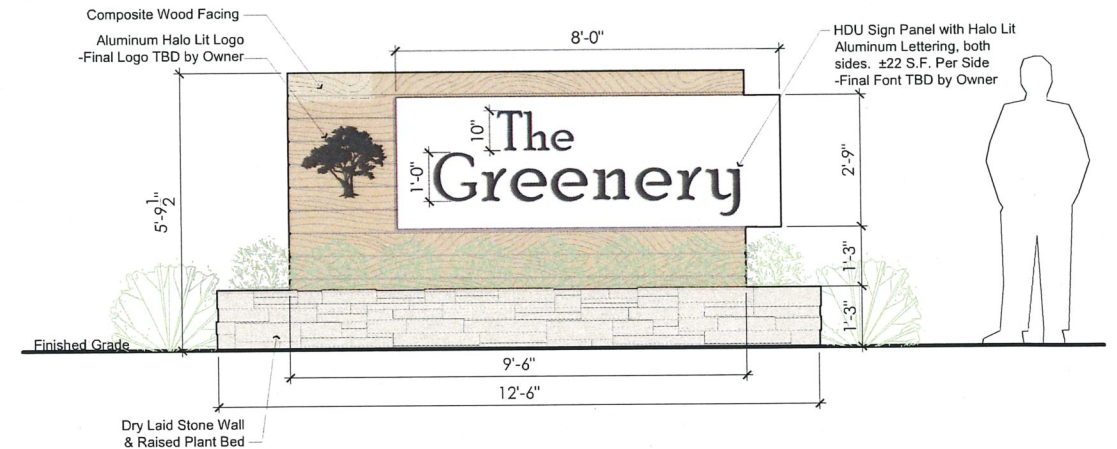
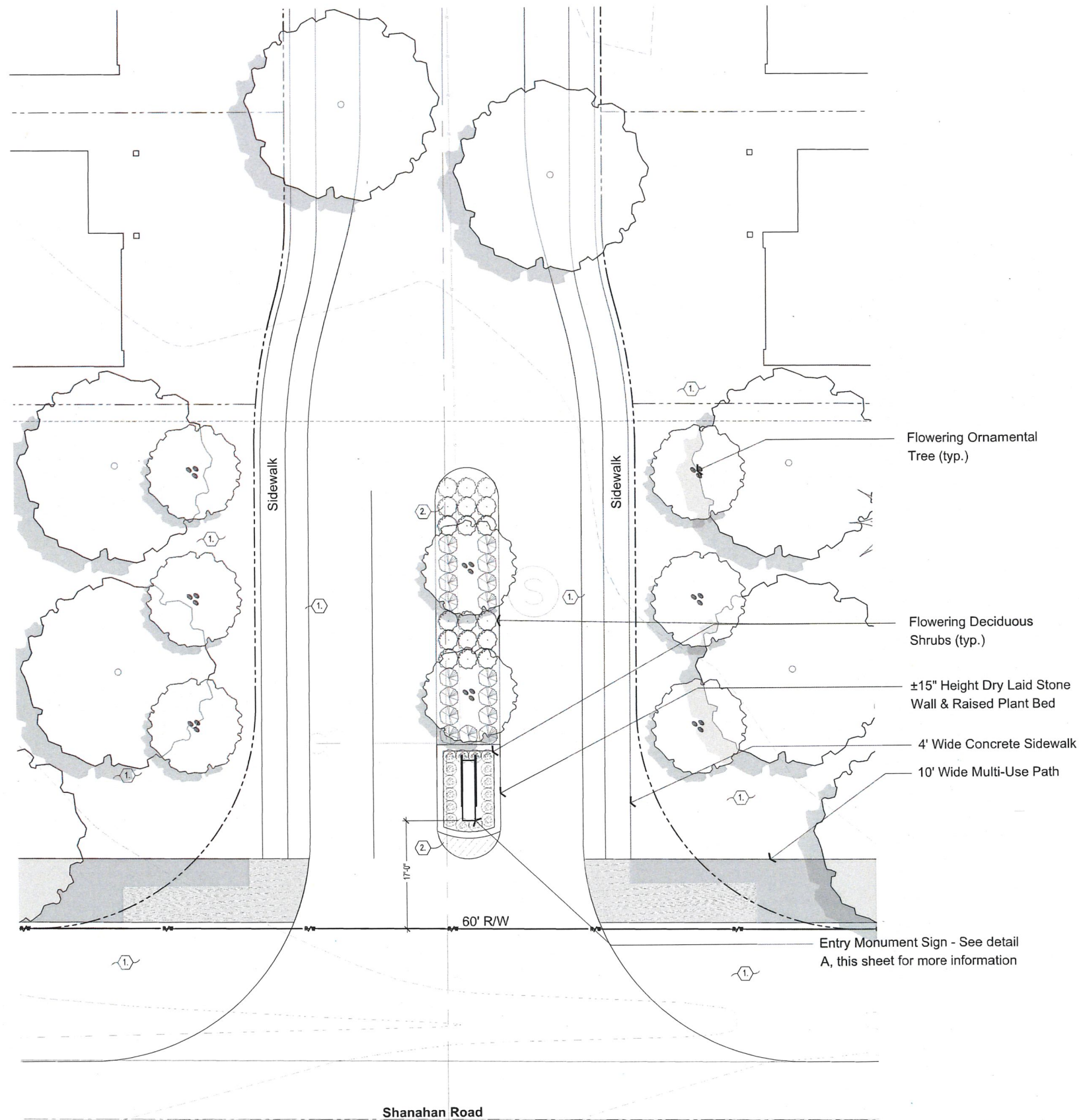
LANDSCAPE KEY PLAN



PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	Match Form
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glenform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridis 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	5' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	5' HT.	B&B	PER PLAN	
Pinus strobus White Pine	5' HT.	B&B	PER PLAN	

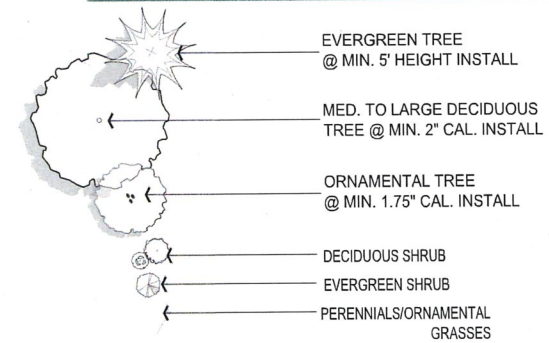
NOTE:
THE PLAN AS SHOWN IS PRELIMINARY. FINAL LAYOUT, SITE IMPACTS, AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING..



A DOUBLE SIDED ENTRY MONUMENT SIGN

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

LANDSCAPE KEY PLAN



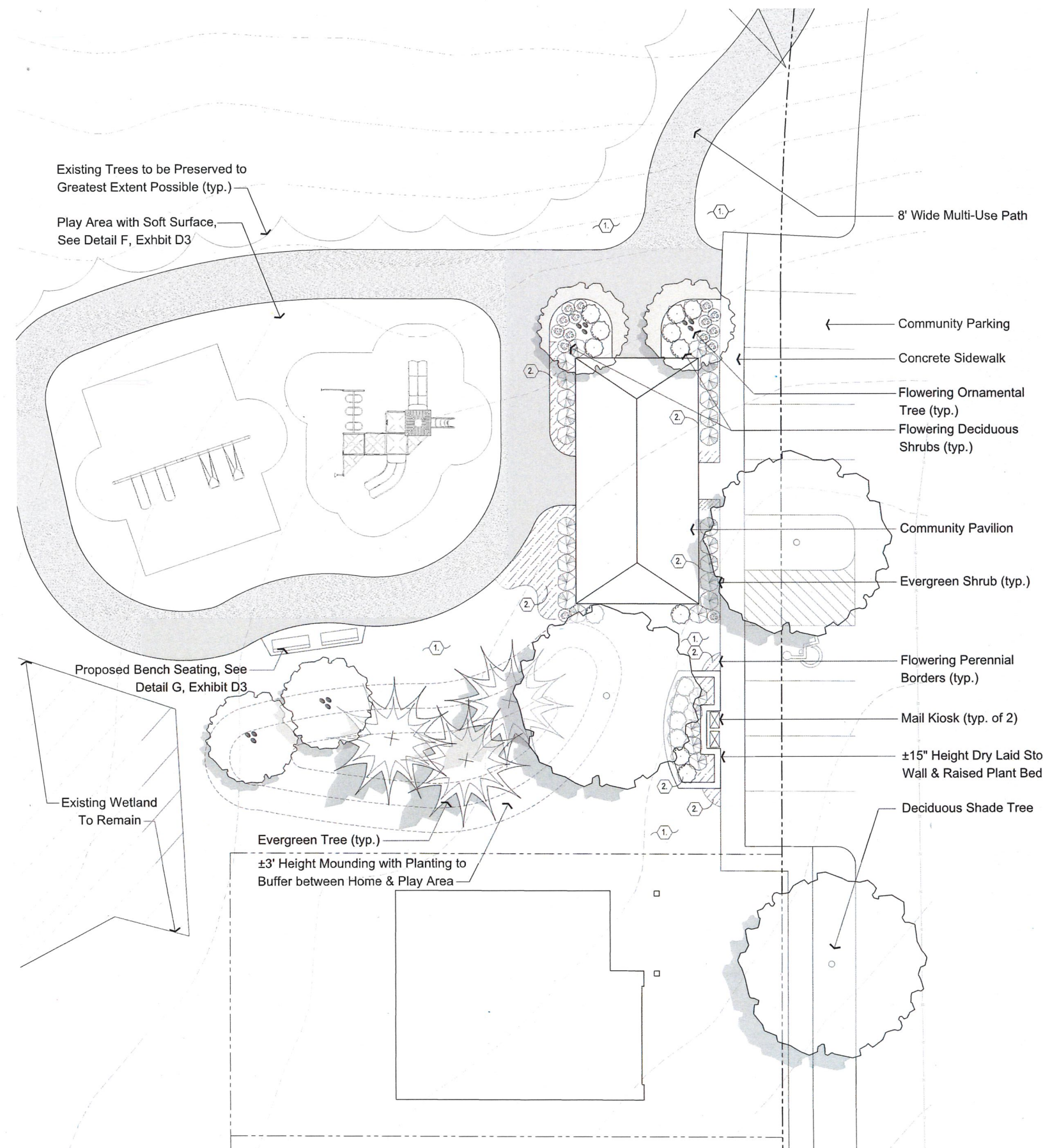
CODED LANDSCAPE NOTES

- 1 TURF
- 2 LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

PLANT LIST

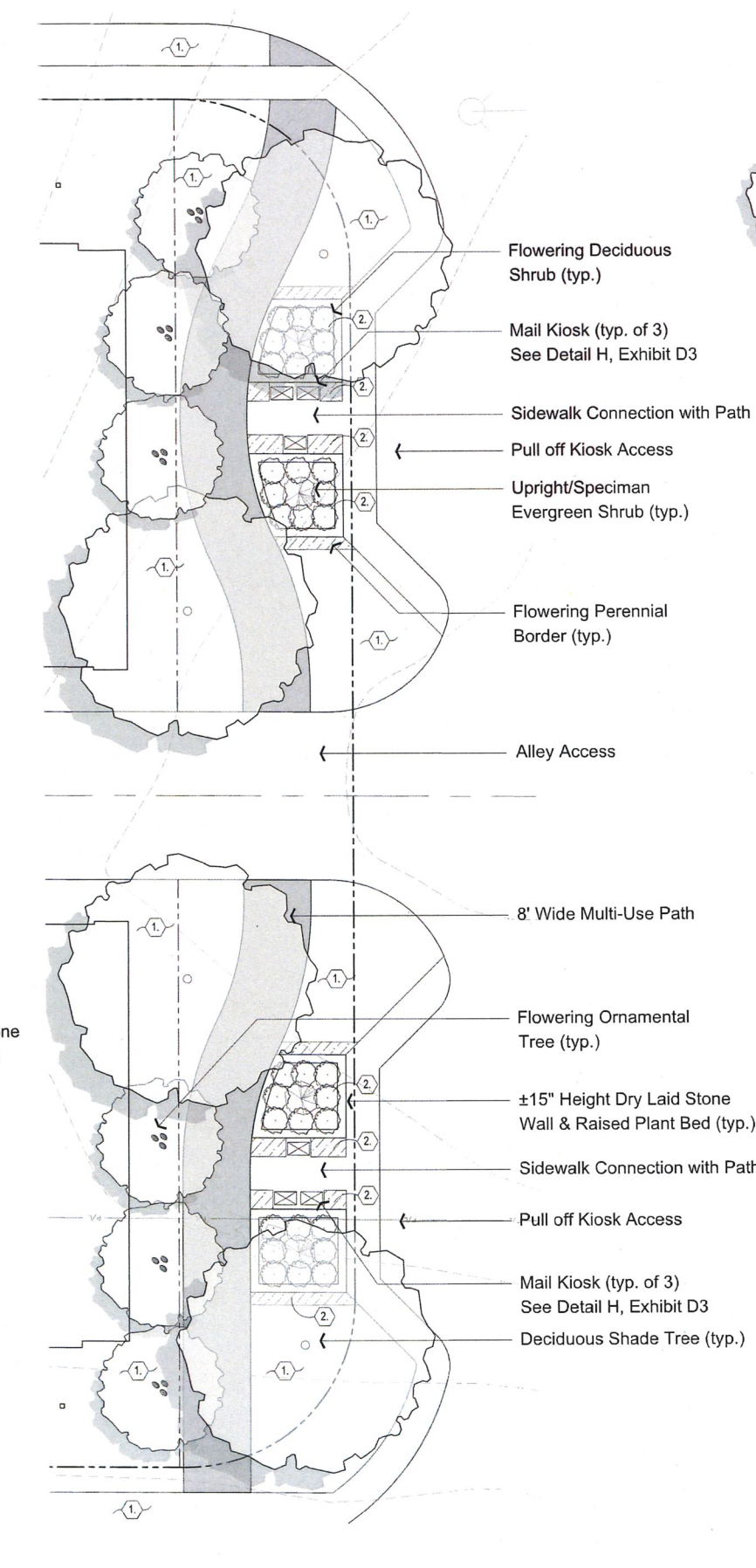
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS				
Buxus x 'Green Velvet' Green Velvet Boxwood	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS				
Viburnum carlesii Koreanspice Viburnum	30" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Aronia melanocarpa Low Scape Mound Aronia	12" HT.	#3 Cont.	PER PLAN	
Hydrangea paniculata 'Jane' PP #22,330 Little Lime Hydrangea	24" HT.	#3 Cont.	PER PLAN	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Coreopsis verticillata Moonbeam Moonbeam Tickseed	-	#1 Cont.	Plant @ 18" O.C.	
Salvia x sylvestris 'Snow Hill' Snow Hill Meadow Sage	-	#1 Cont.	Plant @ 12" O.C.	
Hemerocallis 'Going Bananas' Going Bananas Daylily	-	#1 Cont.	Plant @ 18" O.C.	
Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.	

NOTE: SEE EXHIBIT xx FOR TYPICAL TREE PLANTING LIST



B

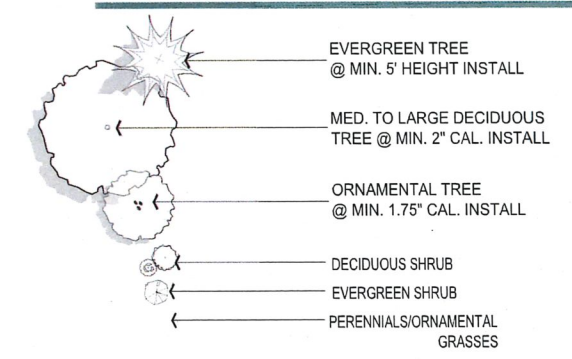
PLAYGROUND/PAVILION/SOUTH MAIL KIOSK LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=10'
NOTE:
THE PLANS AS SHOWN ARE PRELIMINARY. FINAL LAYOUT, SITE IMPACTS, AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.



A

NORTH MAIL KIOSK LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=10'
NOTE: CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

- 1 TURF
- 2 LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS				
Thuja occidentalis 'Bobo' / Mr. Bowling Ball Arborvitae	24" HT.	B&B	PER PLAN	
Buxus x 'Green Velvet' / Green Velvet Boxwood	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS				
Viburnum carlesii / Koreanspice Viburnum	30" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Fothergilla x 'Mount Airy' / Mount Airy Fothergilla	24" HT.	#3 Cont.	PER PLAN	
Hydrangea paniculata 'Jane' / PP #22,330 / Little Lime Hydrangea	24" HT.	#3 Cont.	PER PLAN	
Aronia melanocarpa / Low Scape Hedger / Chokeberry	18" HT.	#2 Cont.		
LARGE GRASSES & PERENNIALS				
Miscanthus sinensis 'Morning Light' / Morning Light Miscanthus	-	#3 Cont.	Plant @ 36" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Coreopsis verticillata 'Moonbeam' / Moonbeam Tickseed	-	#1 Cont.	Plant @ 18" O.C.	
Salvia x sylvestris 'Snow Hill' / Snow Hill Meadow Sage	-	#1 Cont.	Plant @ 12" O.C.	
Hemerocallis 'Going Bananas' / Going Bananas Daylily	-	#1 Cont.	Plant @ 18" O.C.	
Pennisetum alopecuroides 'Hamel' / Hamel Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.	

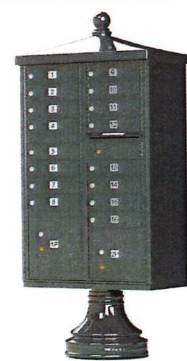
NOTE: SEE EXHIBIT xx FOR TYPICAL TREE PLANTING LIST



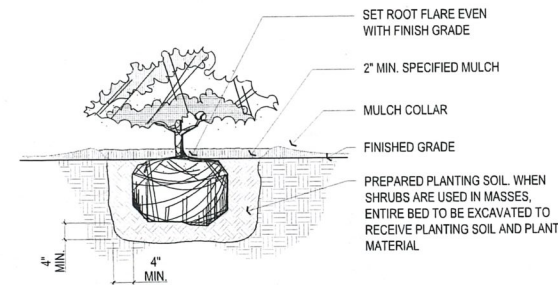
F PLAY EQUIPMENT
OR OWNER APPROVED EQUAL



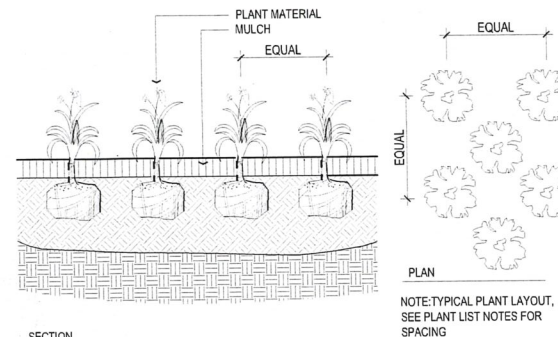
G TYPICAL BENCH SEATING
OR OWNER APPROVED EQUAL



H MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT
OR OWNER APPROVED EQUAL
NOTE: CBU SHOWN HEREON IS PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER



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



SECTION

D PERENNIALS & GROUNDCOVER
SCALE: 1" = 1'-0"



E 20' X 40' PAVILION
OR OWNER APPROVED EQUAL

WIRE WITH TREE STRAPS - WIRE IS TWISTED AT THE TIME OF INSTALLATION, BUT NOT TO THE POINT OF A RIGID LINE. THE TREE SUPPORTS SHOULD ALLOW SOME STEM MOVEMENT.

2" X 2" X 8' OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2-3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

WIRE WITH TREE STRAPS. TWO STRAPS PER TREE. ATTACH 1/3 OF THE DISTANCE FROM GROUND TO FIRST BRANCH - SEE PLAN DETAIL ABOVE

2" X 2" X 8' WOOD STAKE, - SEE PLAN DETAIL ABOVE

SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL

DO NOT CUT MAIN LEADER

NO STAKING SUPPORTS TO BE INSTALLED IN THE TREE ROOT BALL. INSTALL IN UNDISTURBED OR COMPACTED SOIL OUTSIDE PLANTING HOLE.

SET ROOT FLARE 2-3" ABOVE FINISH GRADE

MULCH COLLAR

REMOVE TOP 1/3 (12" MIN.) OF BURLAP AND TWINE

A DECIDUOUS TREE
SCALE: 1" = 1'-0"

WIRE WITH TREE STRAPS - WIRE IS TWISTED AT THE TIME OF INSTALLATION, BUT NOT TO THE POINT OF A RIGID LINE. THE TREE SUPPORTS SHOULD ALLOW SOME STEM MOVEMENT.

2" X 2" X 8' OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2-3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

WIRE WITH TREE STRAPS. TWO STRAPS PER TREE, ATTACH AT 1/3 THE HEIGHT OF TREE

2" X 2" X 8' WOOD STAKE, - SEE PLAN DETAIL ABOVE

SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL

DO NOT CUT MAIN LEADER

NO STAKING SUPPORTS TO BE INSTALLED IN THE TREE ROOT BALL. INSTALL IN UNDISTURBED OR COMPACTED SOIL OUTSIDE PLANTING HOLE.

SET ROOT FLARE 2-3" ABOVE FINISH GRADE

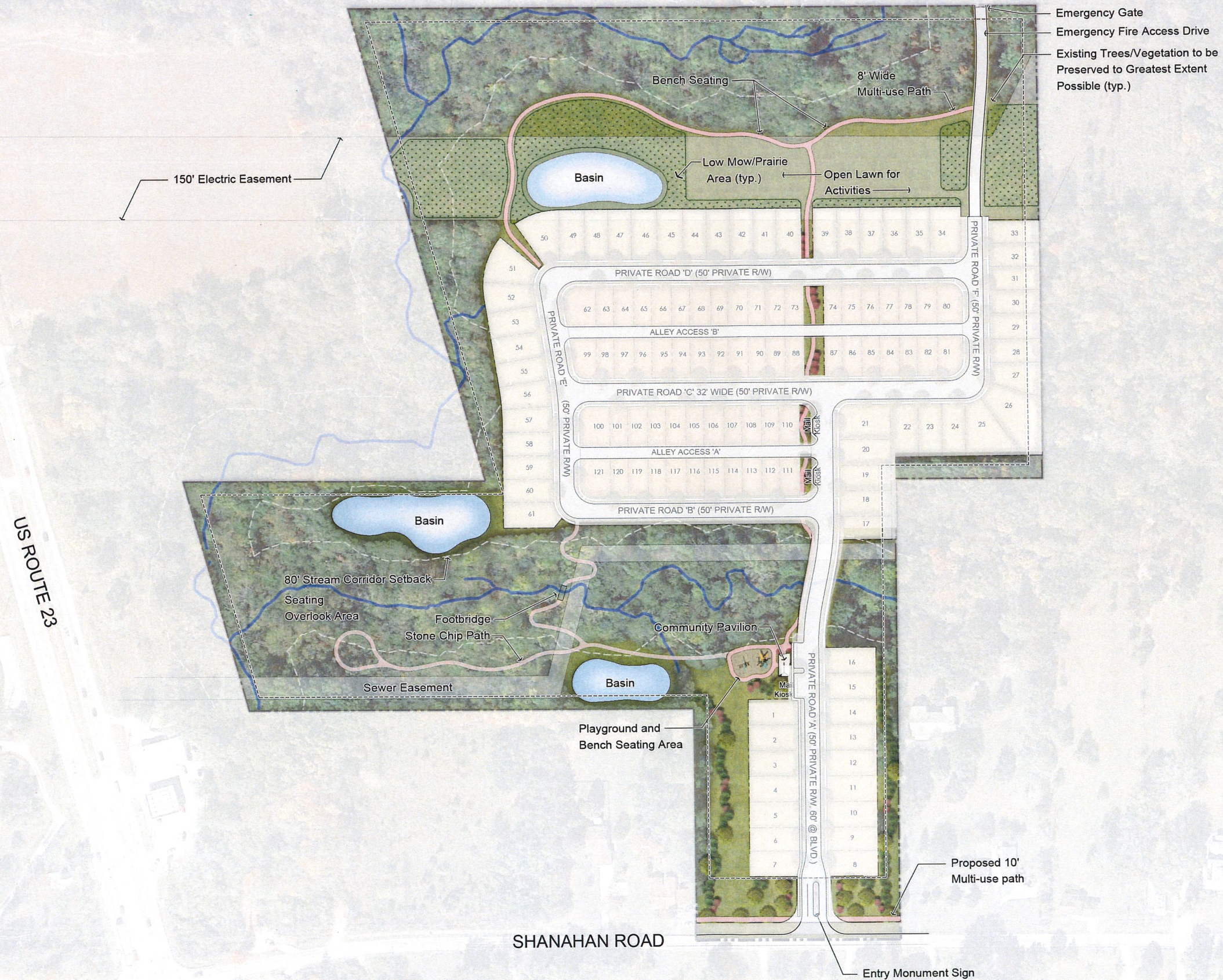
MULCH COLLAR

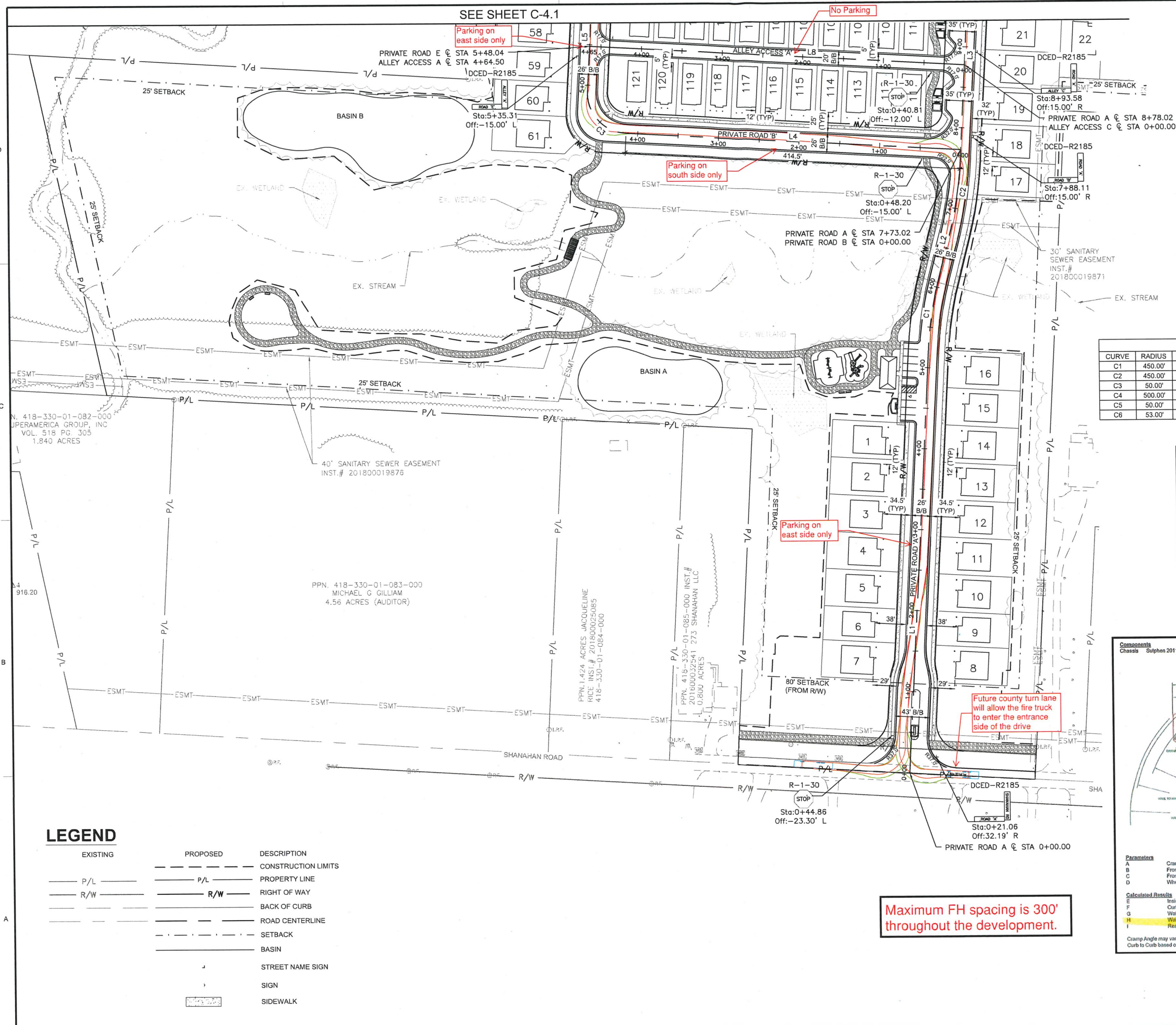
REMOVE TOP 1/3 (12" MIN.) OF BURLAP AND TWINE

B EVERGREEN TREE
SCALE: 1" = 1'-0"

Open Space Data:

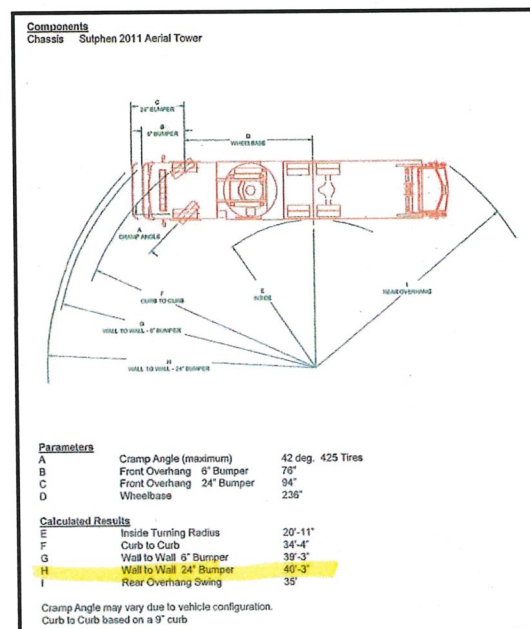
Total Site:	± 36.90 Gross Acres
Open Space:	± 22.44 Acres (±60.81% of Gross)
Proposed Path:	±3,800 Lineal Feet
Multi-Use Path:	±2,530 LF
Stone Chip Path:	±1,270 LF





CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	450.00'	88.08'	S08°46'43"W	87.94'	11°12'52"	44.18'
C2	450.00'	88.08'	N08°46'43"E	87.94'	11°12'52"	44.18'
C3	50.00'	78.54'	S41°49'43"E	70.71'	90°00'00"	50.00'
C4	500.00'	77.32'	N01°15'31"W	77.24'	08°51'36"	38.74'
C5	50.00'	86.27'	S43°44'29"W	75.96'	98°51'36"	58.40'
C6	53.00'	83.25'	N48°10'17"E	74.95'	90°00'00"	53.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	521.14'	S03°10'17"W
L2	60.13'	S14°23'09"W
L3	228.60'	S03°10'17"W
L4	414.50'	N86°46'43"W
L5	110.40'	N03°10'17"E
L6	132.47'	N05°41'19"W
L7	715.15'	S86°49'43"E
L8	464.50'	N86°49'43"W
L9	687.95'	N86°49'43"W
L10	55.00'	S03°10'17"W
L11	611.93'	S03°10'17"W
L12	757.18'	S86°49'43"E

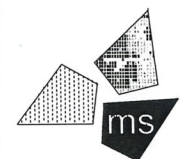


Maximum FH spacing is 300' throughout the development.

NOTICE

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CLIENT



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PROJECT
THE GREENERY
RESIDENTIAL

BERLIN TOWNSHIP
DELAWARE COUNTY,
OHIO 43045

SHEET TITLE
SITE PLAN

SEAL

DRAWN BY: MHA

CHECKED BY: IA

PROJECT NO: 67-26609

SCALE: AS NOTED

DRAWING

C-4.0

