



10 - Fire Serviceability of proposed site and buildings

Application for Preliminary Development Rezoning Plan
Berlin Township

1895 Peachblow Road, Lewis Center, Ohio

Peachblow Crossing
Community Aquatics and Commerce Center

Fire Serviceability Berlin Twp. Fire



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

*Fire Chief Craig A. Hall
Lt. Steve Arnold, Fire Prevention*

Date: 05/20/2021
To: Rick and Laurie Karr
From: Lt. Steve Arnold
Subject: Berlin Twp. Fire Department Plan Review

I am writing in response to your request regarding the proposed land use development known as Buckeye Swim Club 1895 Peachblow Rd., Lewis Center, Oh 43035. This Section of land is located in Berlin Township and Berlin Township Fire Department does provide fire protection for this area. Berlin Twp. FD has reviewed the Site Plan with the following concerns:

- 1) Entry to site shall be (1) one line in and (2) lines out.
- 2) The site shall meet a continuous water flow of 1000 gpm for the a (2) two-hour period.
- 3) The radii at all turn areas shall meet Delaware County standards for fire apparatus and Berlin Twp. Fire Dept.
- 4) All structures shall meet Delaware County Code Compliance requirements.
- 5) Swimming Pool water usage will need to be reviewed as a water source when project drawings are submitted. (Useable water shall be calculated from pool design and Fire Dept. ability to access this water.
- 6) Fire Watch of all structures may be required will the pool is having maintenance performed. This would require 24-hour watch of the property and access to all areas of both structures. (If the pool water is useable for fire usage.)
- 7) All occupancies shall apply for needed occupancy permit each time there is a change of use for that area of the structure.
- 8) A Dry Hydrant may be an option for water usage?
- 9) Fire Hydrants shall be located 300' - after the first entrance fire hydrant.
- 10) Knox Box System shall be installed for each occupancy.

With the limited information for this site review there could be additional requirements for this site at the final plan review.

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. Steve Arnold, CFSI

Applicant will agree to all terms of serviceability and place a Firewatch service onsite when The pools are drained for maintenance anticipated less than 5 days every other year.

The applicant will have three lanes to Peachblow Road to accommodate Fire Equipment (in land and a left and right out turn lanes).