

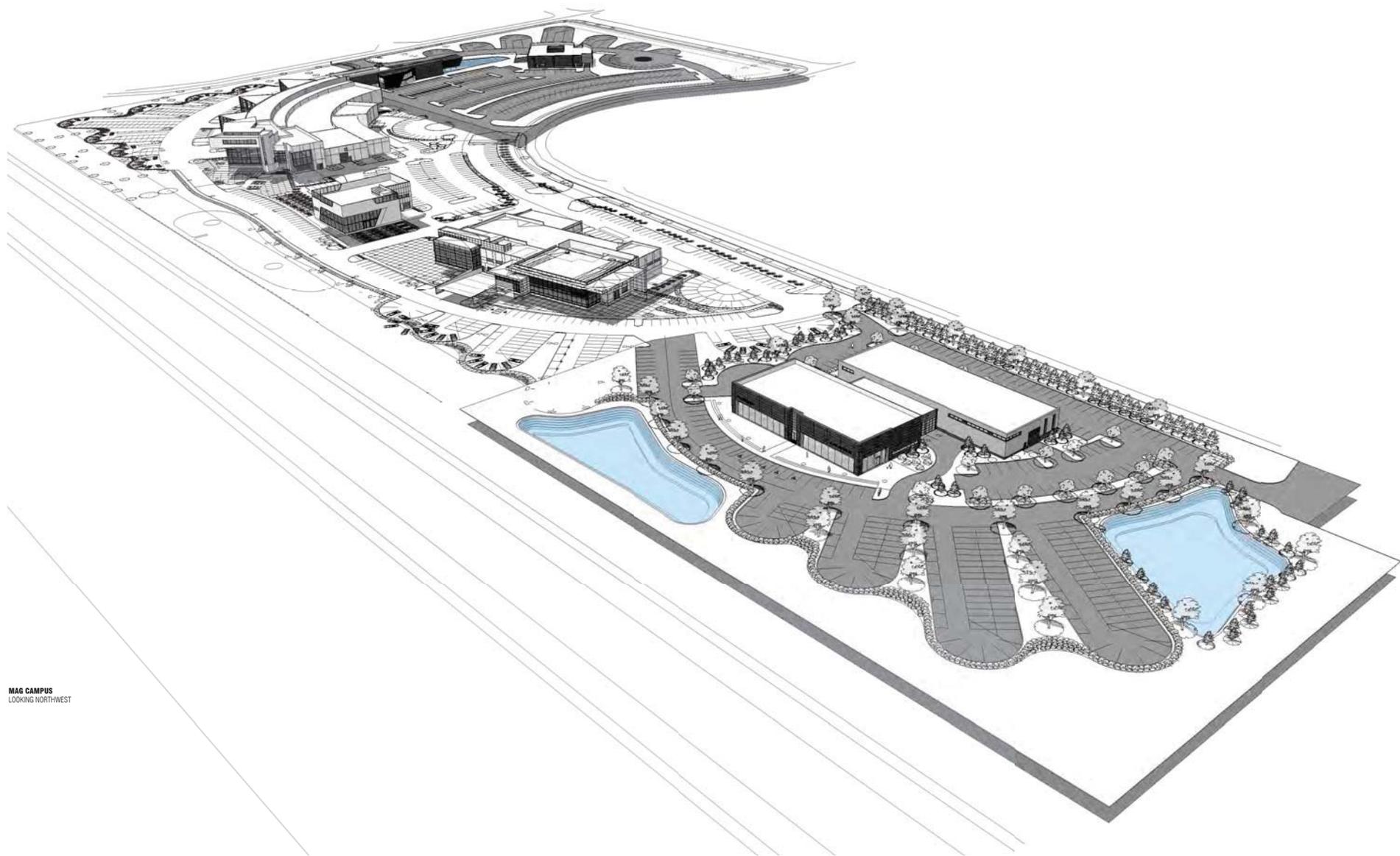


JAGUAR LAND ROVER
LOOKING WEST



MAG CAMPUS
VIEW FROM RT. 33

think. create. do.



MAG CAMPUS
LOOKING NORTHWEST

SUB AREA A

BUILDING AREAS:

PORSCHE BLDG: 9,027 SF
LAMBORGHINI BLDG: 4,009 SF
MAIN MAG BLDG: 115,419 SF
TOTAL: 128,455 SF

REQUIRED PARKING CALCULATIONS:

PORSCHE BLDG BUSINESS: 9,027/300=30
DISPLAY AREA: 29,254/1000=30
TOTAL: 60 SPACES

LAMBORGHINI BLDG BUSINESS: 4,009/300=13
TOTAL: 13 SPACES

MAIN MAG BLDG BUSINESS: 50,772/300=170
SERVICE BAYS: 49*3=147
DISPLAY AREA: 35,654/1000=36
RESIDENTIAL: 10,370 = 2 per dwelling unit
TOTAL: 355 SPACES

TOTAL REQUIRED PARKING: 428

PARKING SPACES PROVIDED: 407 SPACES
NUMBER OF SERVICE BAYS: 49 STALLS

TOTAL PARKING PROVIDED: 456

9 HANDICAPPED SPACES ON SITE

LOT COVERAGE:

TOTAL SITE = 677,598 SF (15.56 ACRES)

ACTUAL GREEN SPACE
= 245,338 SF (36% OF TOTAL SITE)

TOTAL OUTDOOR DISPLAY SPACE AREA: 65,796 SF

SUB AREA B

BUILDING AREAS:

BMW/MINI BUILDING: 44,981 SF
AUDI BUILDING: 11,236 SF
TOTAL: 56,217 SF

REQUIRED PARKING CALCULATIONS:

BMW & MINI BUILDING BUSINESS: 19,296/300 = 65
SERVICE: 27*3 = 81
DISPLAY AREA: 44,222/1000 = 44
TOTAL: 190

AUDI BUILDING BUSINESS: 11,236/300 = 38
DISPLAY AREA: 5,771/1000=6
TOTAL: 44

TOTAL REQUIRED PARKING: 234

PARKING SPACES PROVIDED: 237 SPACES
NUMBER OF SERVICE BAYS: 27 STALLS

TOTAL PARKING PROVIDED: 264

8 HANDICAPPED SPACES ON SITE

LOT COVERAGE:

TOTAL SITE = 379,128 SF (8.70 ACRES)

ACTUAL GREEN SPACE
= 124,303 SF (32% OF TOTAL SITE)

TOTAL OUTDOOR DISPLAY SPACE AREA: 49,993 SF

SUB AREA C

BUILDING AREAS:

JAGUAR/LAND ROVER BUILDING: 29,995 SF

REQUIRED PARKING CALCULATIONS:

JAGUAR/LAND ROVER BUILDING BUSINESS: 12,236/300 = 41
SERVICE: 14*3 = 42
DISPLAY AREA: 23,053/1000 = 23
TOTAL REQUIRED PARKING: 106

PARKING SPACES PROVIDED: 118 SPACES
NUMBER OF SERVICE BAYS: 14 STALLS

TOTAL PARKING PROVIDED: 132

5 HANDICAPPED SPACES ON SITE

LOT COVERAGE:

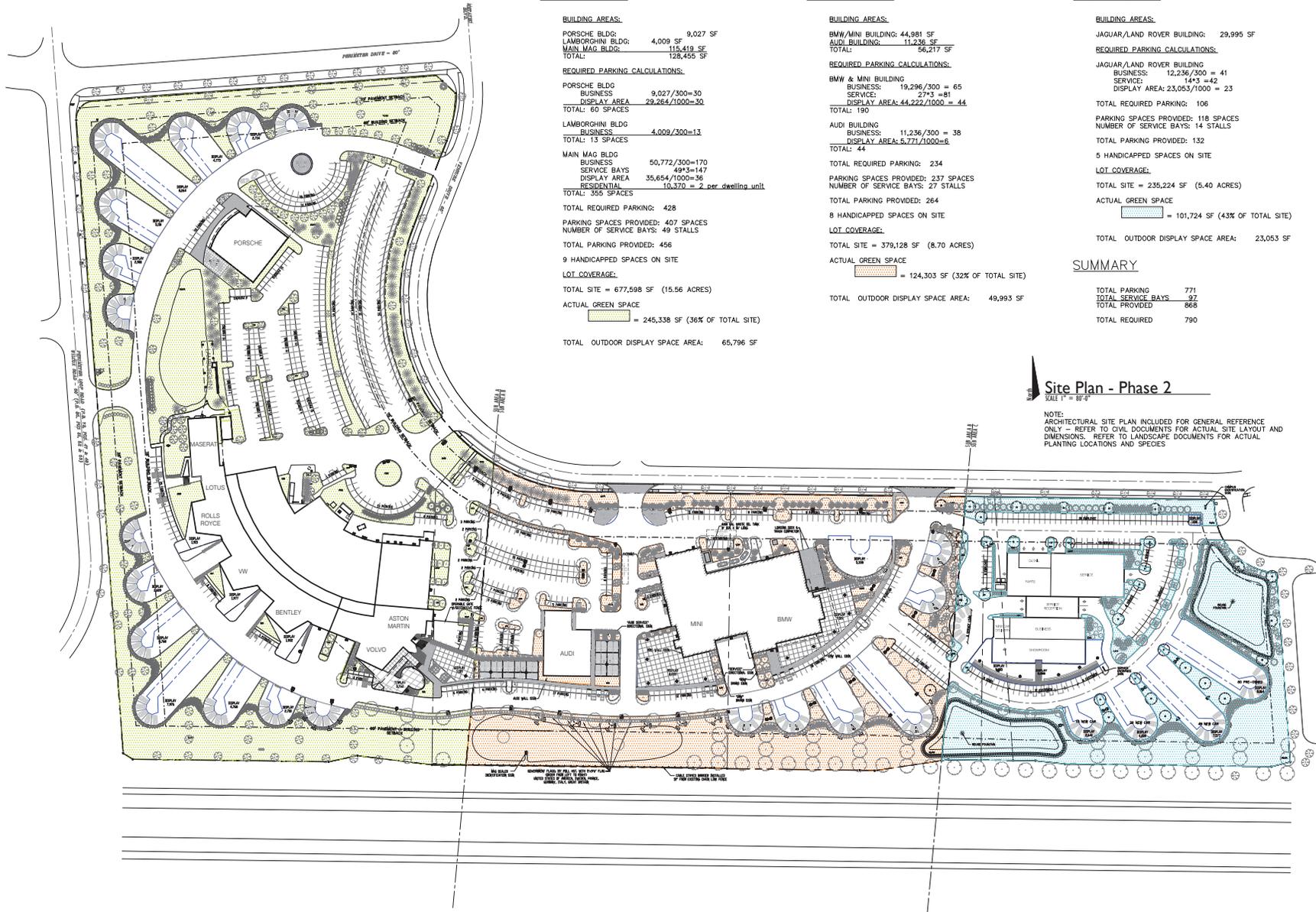
TOTAL SITE = 235,224 SF (5.40 ACRES)

ACTUAL GREEN SPACE
= 101,724 SF (43% OF TOTAL SITE)

TOTAL OUTDOOR DISPLAY SPACE AREA: 23,053 SF

SUMMARY

TOTAL PARKING	771
TOTAL SERVICE BAYS	97
TOTAL PROVIDED	866
TOTAL REQUIRED	790



Site Plan - Phase 2
SCALE 1" = 80'-0"

NOTE: ARCHITECTURAL SITE PLAN INCLUDED FOR GENERAL REFERENCE ONLY - REFER TO CIVIL DOCUMENTS FOR ACTUAL SITE LAYOUT AND DIMENSIONS. REFER TO LANDSCAPE DOCUMENTS FOR ACTUAL PLANTING LOCATIONS AND SPECIES

**MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER**

DRAWING SET

■	03.11.11.2016	preliminary
□		check
□		bid
□		permit
□		construction

REVISIONS

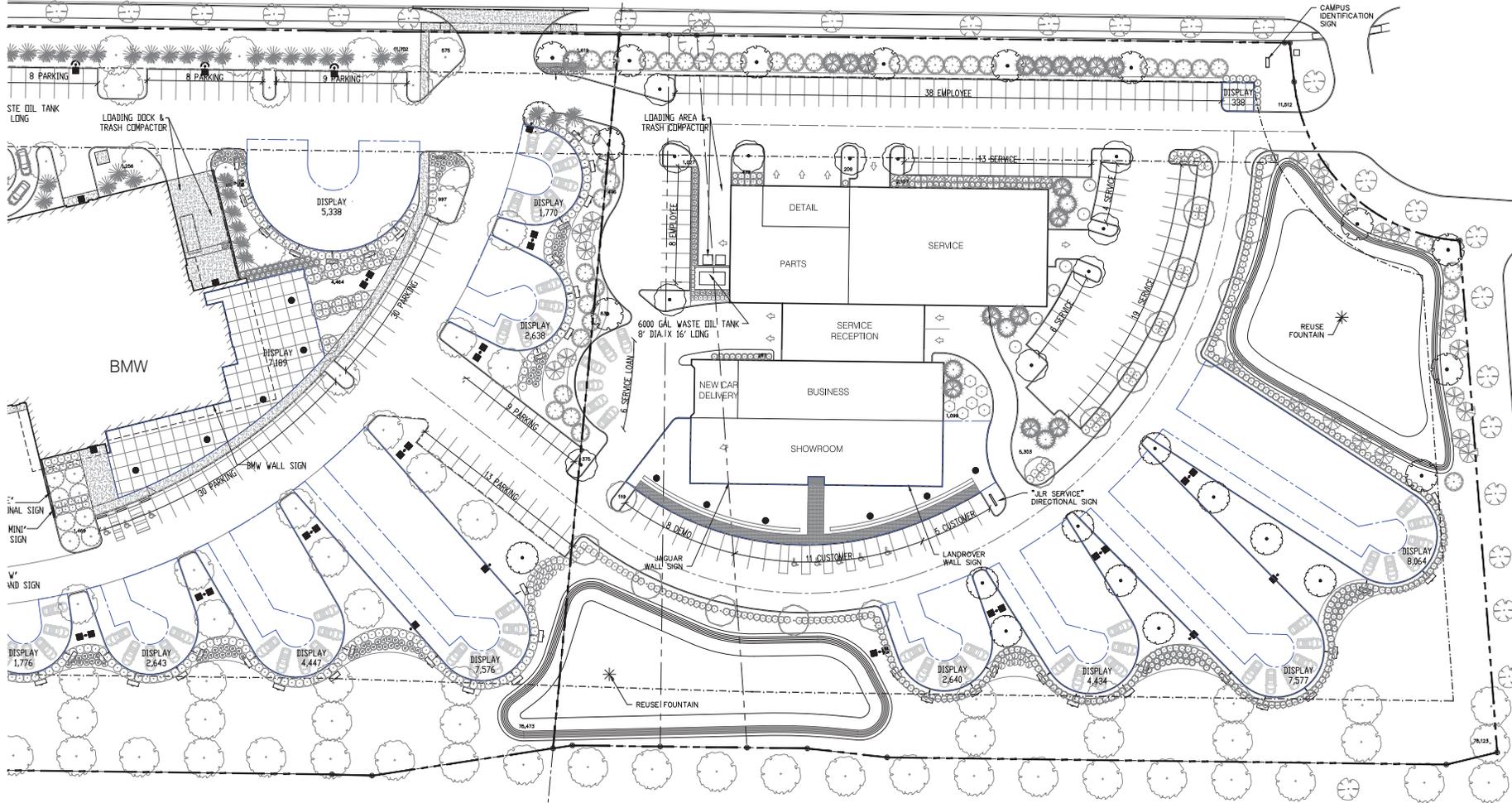
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SEAL

PROJECT NUMBER **A15-046**

SHEET TITLE **PHASE 2 SITE PLAN**

SHEET NUMBER



**MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER**

DRAWING SET

■	03.11.11.2014	preliminary
□		check
□		bid
□		permit
□		construction

REVISIONS

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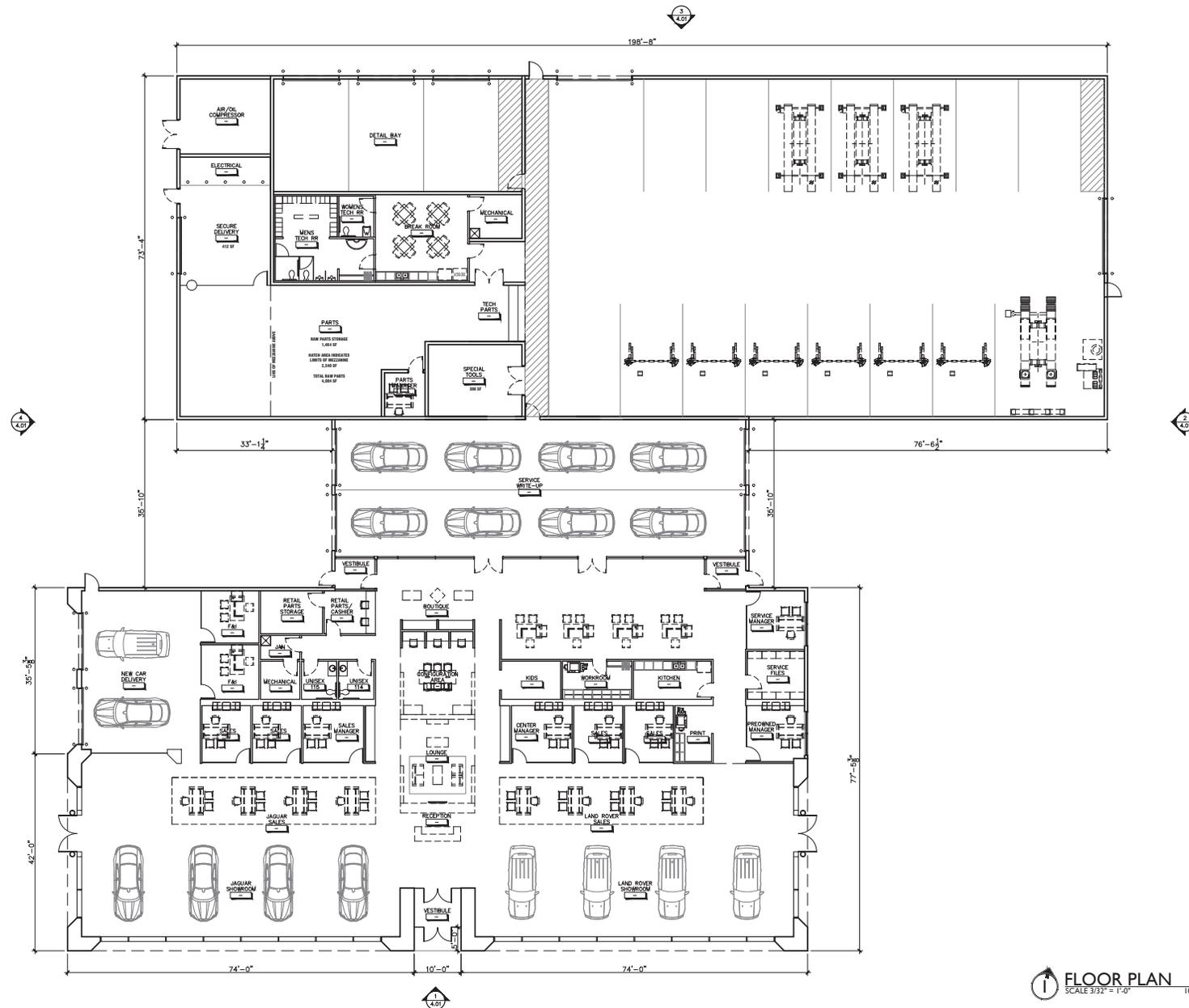
PROJECT NUMBER **A15-046**

SHEET TITLE **JAGUAR LAND ROVER SITE PLAN**

SHEET NUMBER

SITE PLAN
SCALE 1/32" = 1'-0" 32' 20' 10' 1"

1.02



**MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER**

DRAWING SET

■	03.11.11.2014	preliminary
□		check
□		bid
□		permit
□		construction

REVISIONS

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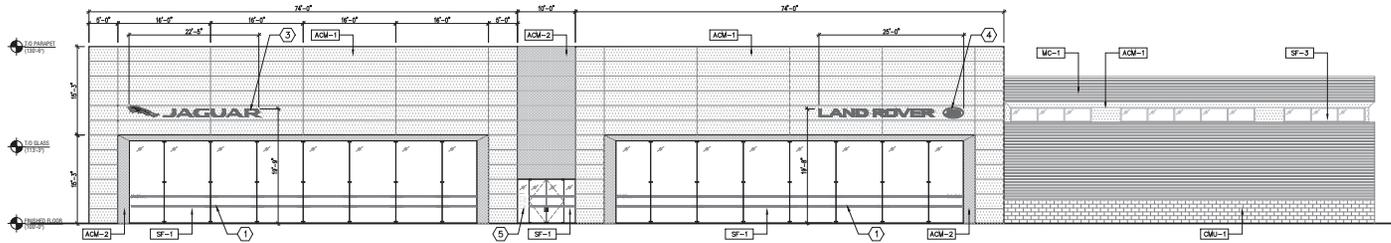
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PROJECT NUMBER **A15-046**

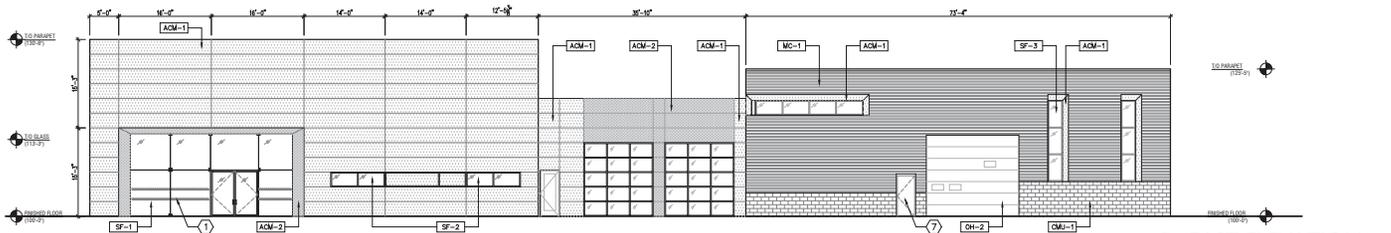
SHEET TITLE **JAGUAR LAND ROVER FLOOR PLAN**
SHEET NUMBER

FLOOR PLAN
SCALE 3/32" = 1'-0"

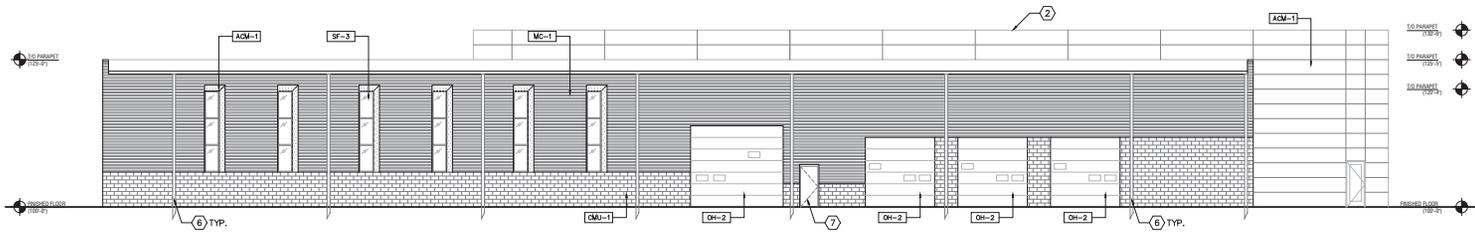
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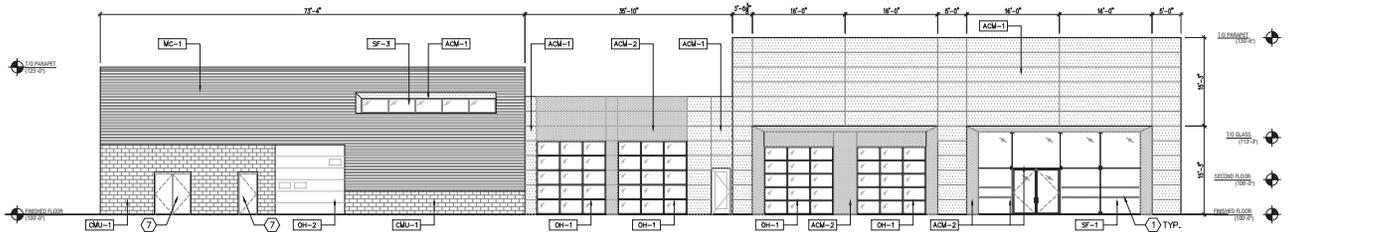
1 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



2 EAST ELEVATION
SCALE 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE 3/32" = 1'-0"



4 WEST ELEVATION
SCALE 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

*VERIFY ALL FINISHES WITH FINISH SCHEDULE

- SF-1 DESC.: STOREFRONT
MANUF.: PILKINGTON
STYLE: PLANAR GLAZING WITH INSULATED GLASS
FINISH: CLEAR GLASS, STAINLESS STEEL FITTINGS
- SF-2 DESC.: STOREFRONT
MANUF.: KAWNEER
STYLE: 2" SIGHTLINE
FINISH: CLEAR GLASS, CLEAR ANODIZED ALUMINUM FRAMES
- SF-3 DESC.: STOREFRONT
MANUF.: KAWNEER
STYLE: 2" SIGHTLINE
FINISH: CLEAR GLASS, PERMAFLUOR CHARCOAL ALUMINUM FRAMES
- ACM-1 DESC.: ALUMINUM COMPOSITE MATERIAL
MANUF.: ALLUCOBOND, DUROPON
STYLE: 4MM RAINSCREEN
FINISH: JLR SUNSHINE GRAY METALLIC (194D218CR)
- ACM-2 DESC.: ALUMINUM COMPOSITE MATERIAL
MANUF.: ALLUCOBOND, DUROPON
STYLE: 4MM RAINSCREEN
FINISH: JLR CHAMPAGNE METALLIC (194A2046CR)
- MC-1 DESC.: HORIZONTAL METAL SIDING
MANUF.: CENTRA
STYLE: BR5-36 REVERSE SIDE BATTEN
FINISH: RAL9006
- CMU-1 DESC.: CONCRETE MASONRY UNIT
MANUF.: OBERTELDS DESIGN BLOK
STYLE: SMOOTH FACE, INTEGRAL SEALER
FINISH: 2201 CHARCOAL
- OH-1 DESC.: FULL VIEW OVERHEAD DOOR
MANUF.: OVERHEAD DOOR COMPANY - 511 SERIES WITH
STYLE: 1/2" INSULATED GLAZING
HDMR: COLOR TO MATCH JLR CHAMPAGNE METALLIC
EXTRA WIDE 6" END STILES FOR DOUBLE END
RINGER HANDS-HENK-SERIAL-6086 AND 6" BOTTOM
- OH-2 DESC.: MANUF.: OVERHEAD DOOR COMPANY - 593 SERIES
STYLE: POWDERGUARD PREMIUM COLOR TO MATCH RAL9006
NOTE: USE GLASS FOR VISION LIGHTS. REFER TO DOOR ELEVATION FOR LOCATION AND QUANTITY.

MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER

DRAWING SET

■	03.11.11.2016	preliminary
□		check
□		bid
□		permit
□		construction

REVISIONS

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PROJECT NUMBER: A15-046
SHEET TITLE: JAGUAR LAND ROVER ELEVATIONS
SHEET NUMBER:

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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



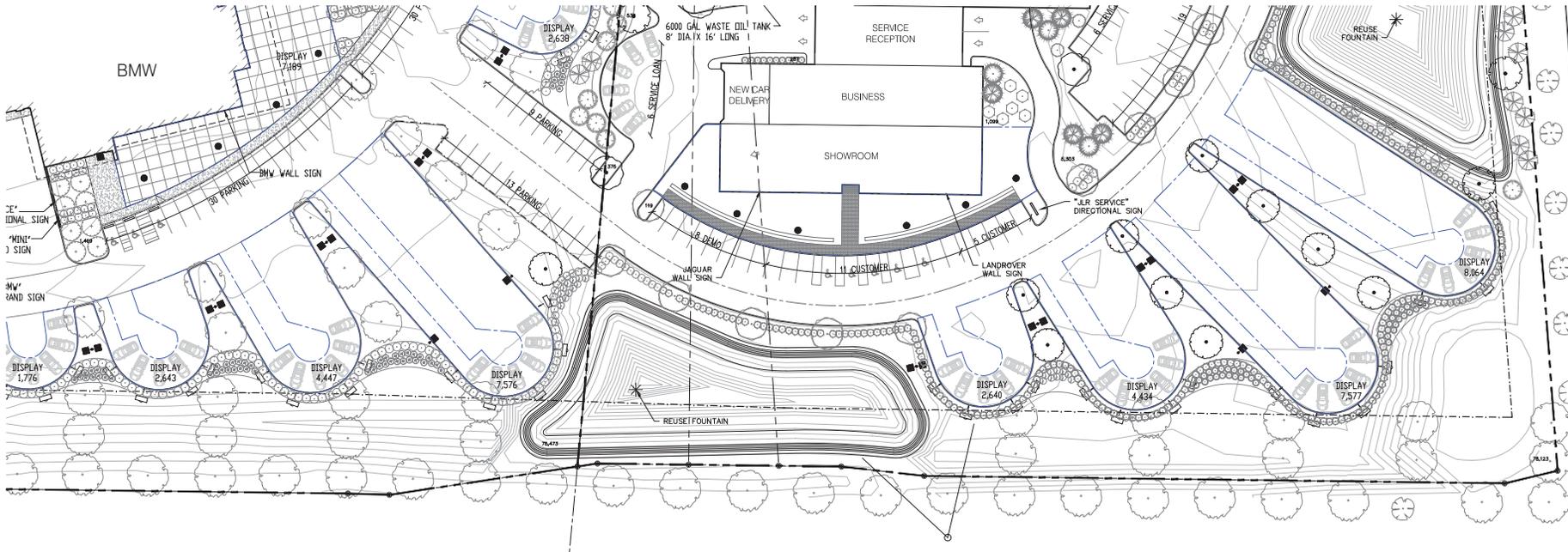
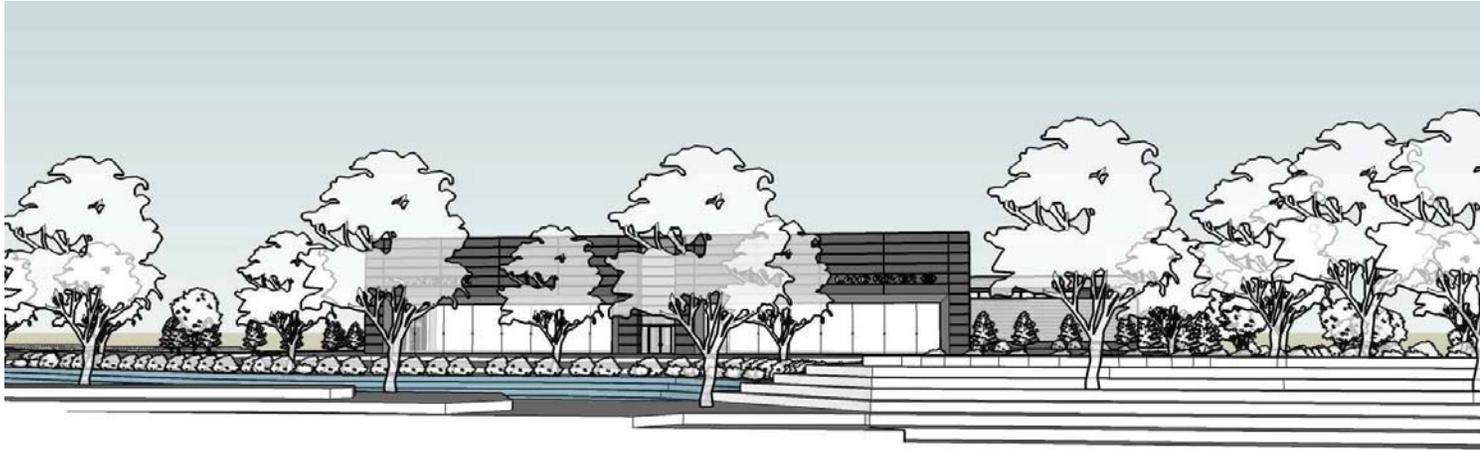
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



**MIDWESTERN AUTO GROUP
 JAGUAR | LAND ROVER**

DRAWING SET

■	03.11.11.2014	preliminary
□		check
○		bid
◇		permit
□		construction

REVISIONS

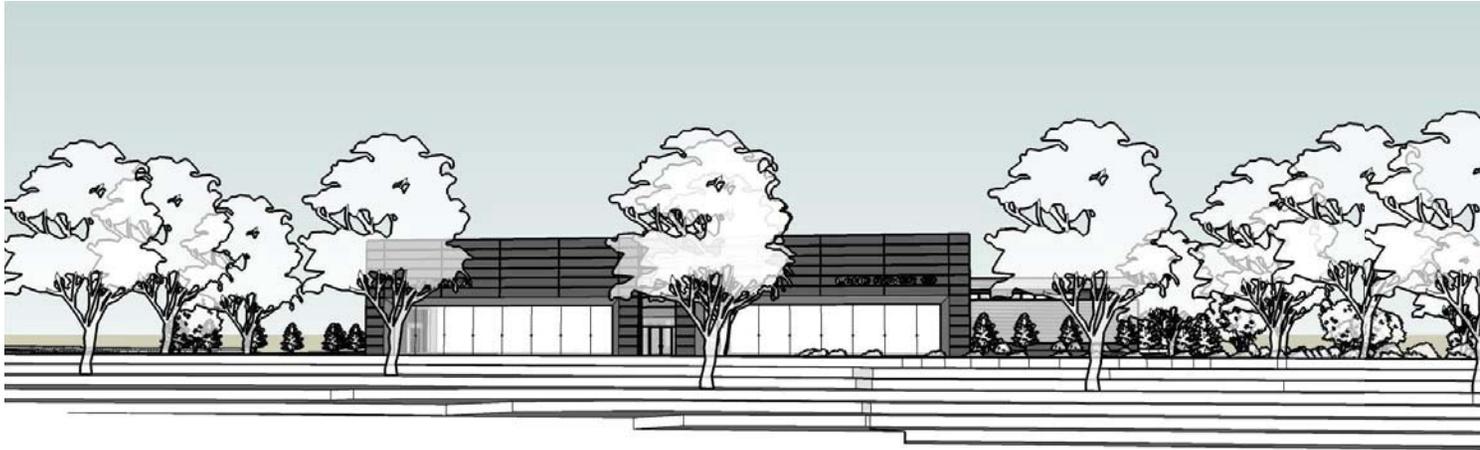
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SCALE

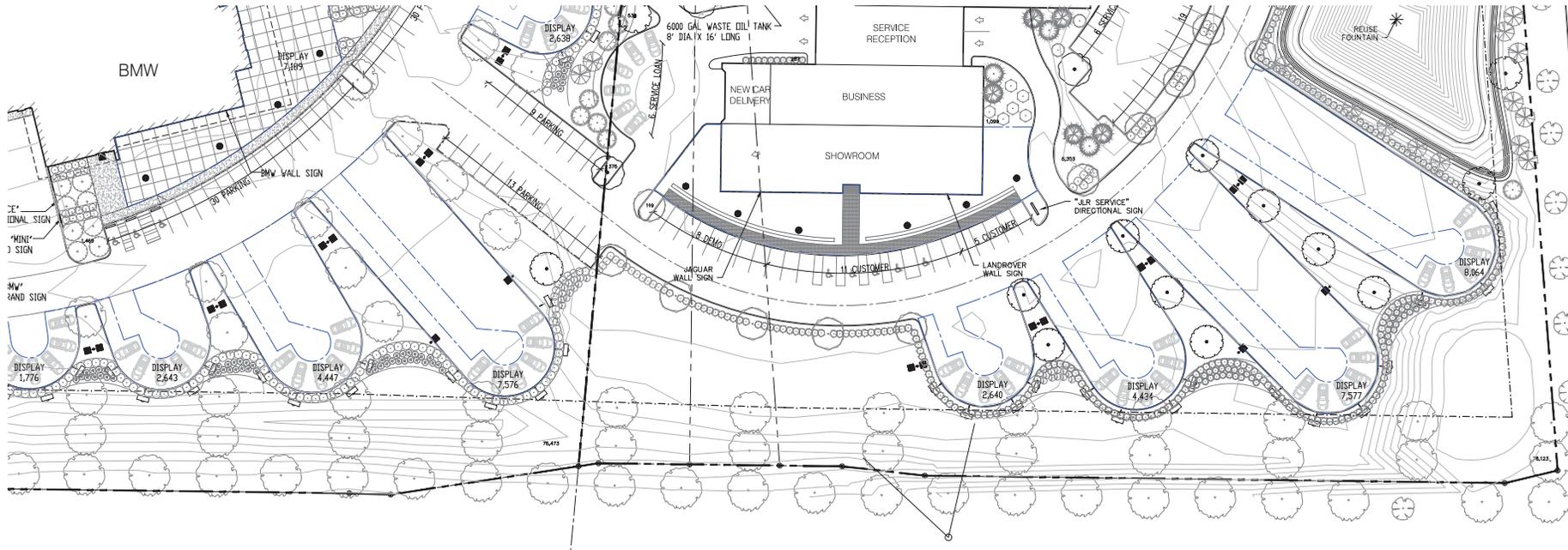
PROJECT NUMBER: **A15-046**
 SHEET TITLE: **JAGUAR LAND ROVER SITE PLAN WITH POND**
 SHEET NUMBER

SITE PLAN W/ POND
 SCALE: 1/32" = 1'-0" 32' 20' 10' 1"

1.02



MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER



DRAWING SET

■	03.11.11.2014	preliminary
□		check
○		bid
◇		permit
▣		construction

REVISIONS

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SEAL

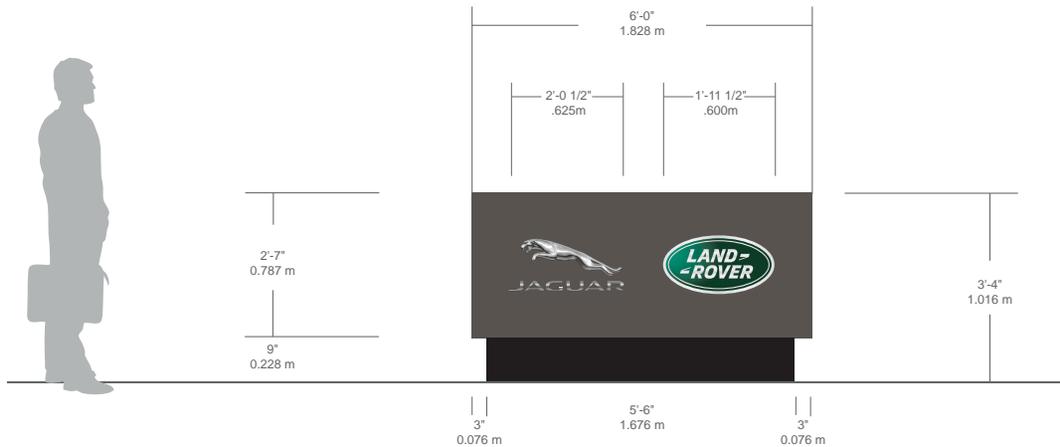
PROJECT NUMBER
A15-046

SHEET TITLE
JAGUAR LAND ROVER SITE PLAN WITH MOUND

SHEET NUMBER

1.02

SITE PLAN W/ MOUND
SCALE 1/32" = 1'-0" 32' 20' 10' 1"



DOUBLE SIDED MONUMENT SIGN

ALUMINUM / ACM FINISHED SUNSHINE GREY
 SATIN SILVER ANODIZED ALUMINUM EDGING & TRIM
 INTERNALLY ILLUMINATED WITH WHITE LEDS
 ROUTED GRAPHIC OPENINGS
 3D CHROME LEAPER & 3D JAGUAR CHROMED LETTERS
 WHITE KEYLINE ILLUMINATION
 LAND ROVER
 DOME FORMED ACRYLIC FACE
 BRIGHT POLISHED STAINLESS STEEL ACCENT RING
 DARK GREEN VINYL BACKGROUND
 OPAQUE SILVER CHROME LETTERS
 WHITE KEYLINE AROUND LETTERS ACCENTS & BORDER

NOTE:

Due to the natural effects of the environment, differences in raw materials and possible variances in the paint finish, an exact color match cannot be guaranteed between the new sign cabinet and your existing brand sign and/or tower.



555 Ellesmere Road
 Toronto, Ontario, Canada M1R 4E8
 www.pattisonsign.com

Tel (416) 759-1111
 Fax (416) 759-4965
 Toll Free 1-800-268-6536

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Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

Job No.

Project ID: AD2-4886
 Date: Dec 1, 2015
 Scale:
 Sales: A. DiMarco
 Design: GR

Rev. #:
Date:

- Vector Artwork Required
- High Resolution Image Required
- Final Colours Required
- Site Check Required

- Conceptual Artwork
- Approved for Production**

Electrical Requirements

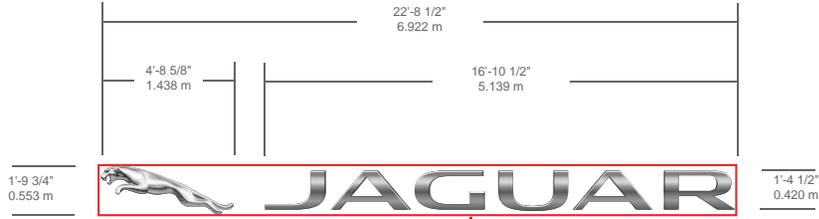
- 120V 347V
- Other _____

* Voltage needs to be specified prior to customer approval

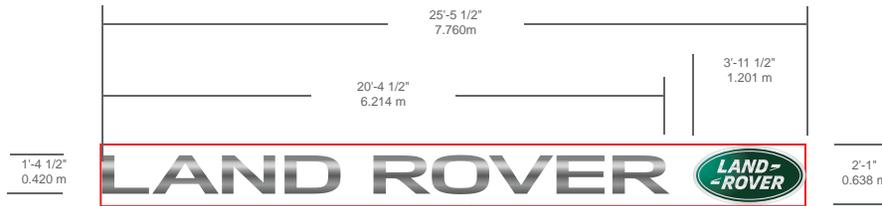
Customer Approval

Date _____





RED LINE DENOTES BOXED SQUARE FOOTAGE
22.708 X 1.812 = 41.158 SQUARE FEET



RED LINE DENOTES BOXED SQUARE FOOTAGE
25.416 X 2.083 = 53.379 SQUARE FEET

North American Specifications:

PROTOTYPE SIGNAGE

Individual Letters Logo Facade Signage

JAGUAR:

3D Chrome Leaper & 3D Jaguar Chromed Letters
White Halo Illumination
Barrelled on the Horizontal Axis

LANDROVER OVAL

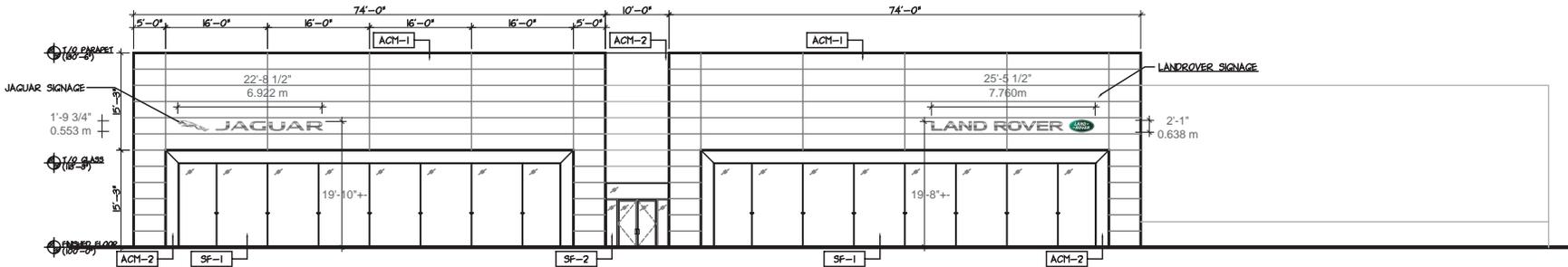
Dome Formed Acrylic face
Bright Polished Stainless Steel Accent Ring
Dark Green Vinyl Background
Opaque Silver Chrome Letters
1/4" White Keyline Around Letters, Accents & Border
No Halo Illumination

LANDROVER LETTERS:

3D Land Rover Chromed Letters
Barrelled on the Horizontal Axis
White Halo Illumination

Colours:

-  Chromed Leaper & Letters
-  VT 2791 Opaque Green Background Film
-  3635-110 Opaque Silver Chrome Letters Accents & Border



1 SOUTH ELEVATION

NOTE:

Due to the natural effects of the environment, differences in raw materials and possible variances in the paint finish, an exact color match cannot be guaranteed between the new sign cabinet and your existing brand sign and/or tower.



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Toronto, Ontario, Canada M1R 4E8
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Job No.

Project ID: AD2-4886
Date: Dec 1, 2015
Scale:
Sales: A.DiMarco
Design: GR

Rev. #:
Date:

- Vector Artwork Required
- High Resolution Image Required
- Final Colours Required
- Site Check Required

- Conceptual Artwork
- Approved for Production**

Electrical Requirements

- 120V 347V
- Other _____

* Voltage needs to be specified prior to customer approval

Customer Approval

Date _____



JLR Dublin
Dublin, Texas



7732 Olentangy River Road
 Suite G
 Columbus, OH 43235
 614.403.1442

**MIDWESTERN AUTO GROUP
 JAGUAR | LAND ROVER**

DRAWING SET

- 01 SITE PLAN preliminary
- 02 LANDSCAPE PLAN check
- 03 PLANTING PLAN bid
- 04 CONSTRUCTION PLAN permit
- 05 CONSTRUCTION PLAN construction

REVISIONS

NO.	DATE	DESCRIPTION

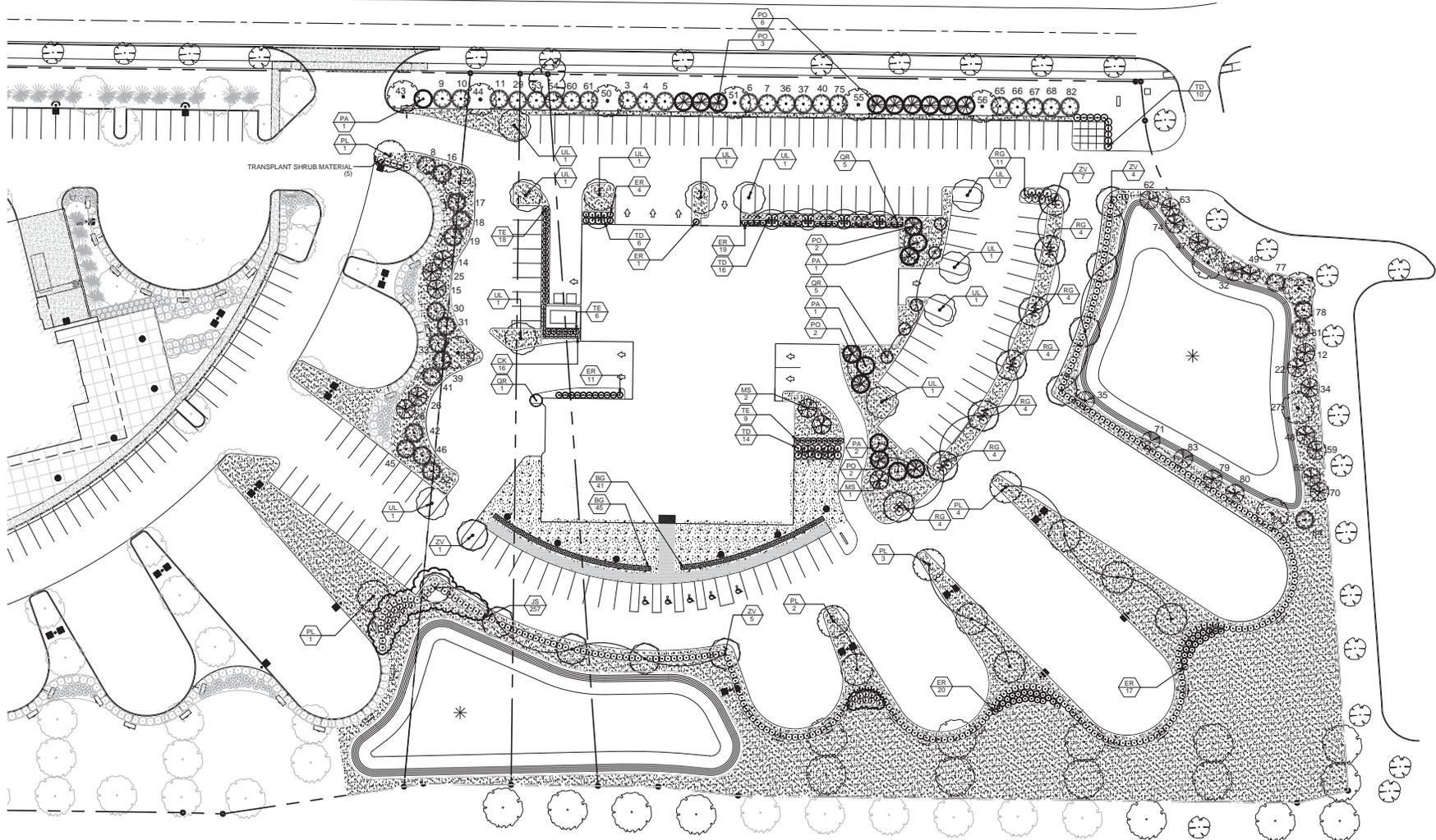
SCALE



PROJECT NUMBER: 015-065

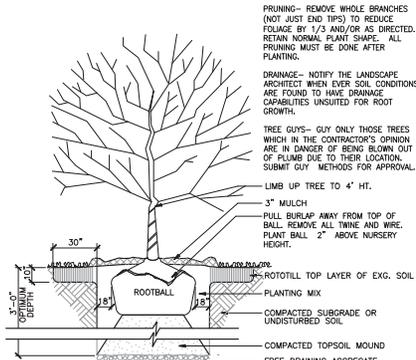
SHEET TITLE: LANDSCAPE PLAN
 SHEET NUMBER:

LP-1

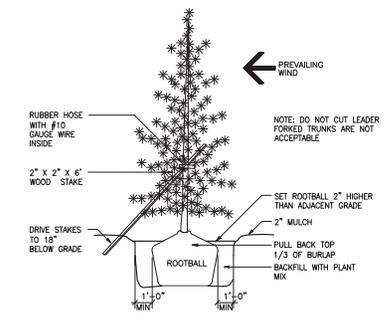




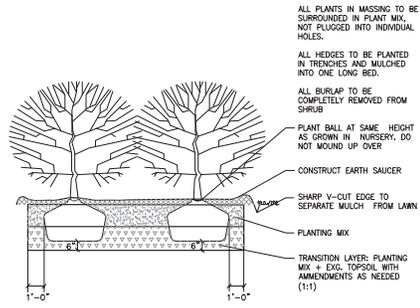
7732 Olentangy River Road
Suite G
Columbus, OH 43235
614.403.1442



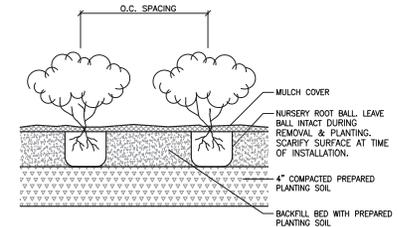
1 DECIDUOUS TREE PLANTING
NTS S-PL1-15



2 EVERGREEN TREE PLANTING
NTS S-PL1-16



3 SHRUB PLANTING GROUP
NTS S-PL1-17



4 PERENNIAL AND GROUNDCOVER INSTALLATION
NTS S-PL1-18

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	DETAIL
	MS	3	Snowdrift Crab Apple / Malus x 'Snowdrift'	B & B		2.5' Cal	
	PA	5	Norway Spruce / Picea abies	B & B		7' HT. MIN.	/
	PL	11	London Plane Tree / Platanus x acerifolia 'Liberty'	B & B		2' Cal	
	PO	15	Serbian Spruce / Picea omorika	B & B		6'-7' HT.	
	QR	11	Regal Prince English Oak / Quercus robur 'Regal Prince'	B & B		2' Cal	
	UL	11	Elm / Ulmus x 'Liberty'	B & B		2' Cal	
	ZV	17	Sawleaf Zelkova / Zelkova serrata 'Village Green'	B & B		2' Cal	

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	DETAIL
	BG	86	Boxwood / Buxus x 'Green Velvet'	2 gal	
	CK	16	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	3 gal	
	ER	72	Rudy Haag Burning Bush / Euonymus alatus 'Rudy Haag'	5 gal	
	JS	257	Sea Green Juniper / Juniperus x media 'Sea Green'	5 gal	
	RC	35	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal	
	TD	46	Dense Yew / Taxus x media 'Densiformis'	B & B	
	TE	33	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6' HT	

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	DETAIL
	HO	62	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal	24" o.c.	
	LAWN	60,442 sf	Drought Tolerant Fescue Blend / Turf Hydroseed	seed		

TRANSPLANT SCHEDULE

TRANSPLANT EVERGREEN TREES	QTY
	40
TRANSPLANT DECIDUOUS SHADE TREE	QTY
	12
TRANSPLANT ORNAMENTAL TREE	QTY
	23
TRANSPLANT DECIDUOUS SHADE TREE 2	QTY
	2
TRANSPLANT SHRUB MATERIAL	QTY
	31
TRANSPLANT SHRUB MATERIAL 2	QTY
	22

Site Data

Tree Replacement - 9 caliper inches to be replaced
See Sheet TP-1 for trees to be removed - 9 Calipers Provided
Evergreens and Ornamentals make up 76.5% of total replacement or 20.6% of total.

Property Perimeter Requirement
(See Plant Schedule for plants used to meet requirement)
Required: 1 tree/40 ft. of boundary of vehicular area OFT 4 from Group A, B, or C, plus a 3.5 ft. average height continuous planting hedge, fence, wall or earth mound. Trees along 161 to be 3" caliper alternatives are 1.75" caliper.
Provided: 3" High Mound and/or Evergreen Shrub provided along US 33 for JLR Campus and 6' High Mound for residual property.
Evergreen Trees and Transplanted Deciduous Trees provided along Venture Drive.

Vehicular Use Area Requirement
(See Plant Schedule for plants used to meet requirement)
Required: 1 tree/40 ft. of boundary of vehicular area OFT 4 from Group A, B, or C, plus a 3.5 ft. average height continuous planting hedge, fence, wall or earth mound. Trees to be 2.0" caliper in size.
Provided: See Plan

Interior Landscaping for Vehicular Use Areas:
(See Plant Schedule for plants used to meet requirement)
Landscape Area:
Required: 5 sf of landscape area per 100 sf of vehicular use area
Proposed 108,360 sf of vehicular use area / 100 sf = 5.318 sf = 27 Trees
Provided: 11,881 sf of interior landscaping with one tree per island

Tree Planting:
Required: 1 Tree per 5,000 sf of ground coverage. Trees to be 2.0" caliper in size.
Proposed 138,697 sf of Building Coverage and VUA / 5000 sf = 27 Trees
Provided: 27 - 2.0" Caliper Trees located on site.
A minimum of 1 Tree @ 2.0" caliper min has been added to each Parking Island

Additional Site Landscaping Requirement
Required: Business Community Use: Landscape areas equal to 2% of the building ground coverage area.
Building sf = 29,341 sf * 2% = 587 sf of landscape areas
Provided: A minimum of 587 sf of Landscape Area has been implemented on the plan.

Street Tree and Public Tree Requirement - Not Applicable

Note: To increase diversity of tree species on the property, up to 33% of the replacements made on site can be evergreen or ornamental trees (see plan). 7' tall high evergreen tree will count similar to a 3.5' caliper deciduous tree. An 8-10' high evergreen is equal to 3". A landscape design with evergreen trees of varying sizes, from 6-foot to 10-foot, is preferred. Evergreen trees used to satisfy the tree replacement requirement may be used to supplement buffering of service areas, loading areas and service structures. Replacement trees can not be used in place of other trees providing specific landscape requirements.

The Applicant is proposing to use the caliper inches for Perimeter and Interior Tree planting requirement in excess of minimum tree planting requirement to satisfy the Tree Replacement Requirements.

The number associated with Deciduous and Evergreen Trees noted on sheets LP-1 and LP-2 as transplanted tree relate to the same number that is noted on Sheet TP-1.

Notes

- CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
- ALL SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF DOUBLE SHREDDED HARDWOOD MULCH.
- CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
- EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND MECHANICAL INJURIES AND, IN ALL RESPECTS, BE READY FOR FIELD PLANTING.
- ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERYMEN STOCK (ANSI-Z60.1-2004) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUBS AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER, (I.E. NATURES HELPER OR PRO MIX).
- IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
- EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
- ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- TOPSOIL MIX TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL. (I.E. NATURES HELPER OR PRO MIX).

MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER

DRAWING SET

- 01 - 11 (2024) preliminary
- 02 - 03 check
- 04 - 05 bid
- 06 - 07 permit
- 08 - 09 construction

REVISIONS

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SCALE



PROJECT NUMBER: 015-065

SHEET TITLE: LANDSCAPE DETAILS
SHEET NUMBER:

LD-1



Tree Inventory List
M40-AB-11110214

Tree #	DBH (inches)	Type	Condition	Remarks
1	2.5	Major Street English Oak	Good	Tree to be Transplanted
2	2.5	Major Street English Oak	Good	Tree to be Transplanted
3	8.25"	Sharon Spruce	Good	Tree to be Transplanted
4	8.25"	Sharon Spruce	Good	Tree to be Transplanted
5	8.25"	Sharon Spruce	Good	Tree to be Transplanted
6	8.25"	Sharon Spruce	Good	Tree to be Transplanted
7	8.25"	Sharon Spruce	Good	Tree to be Transplanted
8	8.25"	Sharon Spruce	Good	Tree to be Transplanted
9	8.25"	Norway Spruce	Good	Tree to be Transplanted
10	8.25"	Norway Spruce	Good	Tree to be Transplanted
11	8.25"	Norway Spruce	Good	Tree to be Transplanted
12	8.25"	Norway Spruce	Good	Tree to be Transplanted
13	2.5	Winter King Hedera	Good	Tree to be Transplanted
14	2.5	Winter King Hedera	Good	Tree to be Transplanted
15	2.5	Winter King Hedera	Good	Tree to be Transplanted
16	2.5	Winter King Hedera	Good	Tree to be Transplanted
17	8.25"	Sharon Spruce	Good	Tree to be Transplanted
18	8.25"	Sharon Spruce	Good	Tree to be Transplanted
19	8.25"	Sharon Spruce	Good	Tree to be Transplanted
20	8.25"	Sharon Spruce	Good	Tree to be Transplanted
21	8.25"	Sharon Spruce	Good	Tree to be Transplanted
22	2.5	Winter King Hedera	Good	Tree to be Transplanted
23	2.5	Winter King Hedera	Good	Tree to be Transplanted
24	2.5	Winter King Hedera	Good	Tree to be Transplanted
25	2.5	Winter King Hedera	Good	Tree to be Transplanted
26	2.5	Winter King Hedera	Good	Tree to be Transplanted
27	2.5	Winter King Hedera	Good	Tree to be Transplanted
28	2.5	Winter King Hedera	Good	Tree to be Transplanted
29	2.5	Winter King Hedera	Good	Tree to be Transplanted
30	2.5	Winter King Hedera	Good	Tree to be Transplanted
31	8.25"	Sharon Spruce	Good	Tree to be Transplanted
32	8.25"	Sharon Spruce	Good	Tree to be Transplanted
33	8.25"	Sharon Spruce	Good	Tree to be Transplanted
34	2.5	Winter King Hedera	Good	Tree to be Transplanted
35	2.5	Winter King Hedera	Good	Tree to be Transplanted
36	8.25"	Sharon Spruce	Good	Tree to be Transplanted
37	8.25"	Sharon Spruce	Good	Tree to be Transplanted
38	8.25"	Sharon Spruce	Good	Tree to be Transplanted
39	8.25"	Sharon Spruce	Good	Tree to be Transplanted
40	8.25"	Sharon Spruce	Good	Tree to be Transplanted
41	8.25"	Sharon Spruce	Good	Tree to be Transplanted
42	8.25"	Sharon Spruce	Good	Tree to be Transplanted
43	4.5	Sharon Spruce	Good	Tree to be Transplanted
44	8.25"	Sharon Spruce	Good	Tree to be Transplanted
45	8.25"	Sharon Spruce	Good	Tree to be Transplanted
46	8.25"	Sharon Spruce	Good	Tree to be Transplanted
47	2.5	Winter King Hedera	Good	Tree to be Transplanted
48	2.5	Winter King Hedera	Good	Tree to be Transplanted
49	2.5	Winter King Hedera	Good	Tree to be Transplanted
50	4.5	Sharon Spruce	Good	Tree to be Transplanted
51	8.25"	Sharon Spruce	Good	Tree to be Transplanted
52	8.25"	Sharon Spruce	Good	Tree to be Transplanted
53	8.25"	Sharon Spruce	Good	Tree to be Transplanted
54	8.25"	Sharon Spruce	Good	Tree to be Transplanted
55	4.5	Sharon Spruce	Good	Tree to be Transplanted
56	4.5	Sharon Spruce	Good	Tree to be Transplanted
57	4.5	Sharon Spruce	Good	Tree to be Transplanted
58	2.5	Winter King Hedera	Good	Tree to be Transplanted
59	8.25"	Sharon Spruce	Good	Tree to be Transplanted
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61	8.25"	Sharon Spruce	Good	Tree to be Transplanted
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75	8.25"	Sharon Spruce	Good	Tree to be Transplanted
76	8.25"	Sharon Spruce	Good	Tree to be Transplanted
77	8.25"	Sharon Spruce	Good	Tree to be Transplanted
78	8.25"	Sharon Spruce	Good	Tree to be Transplanted
79	8.25"	Sharon Spruce	Good	Tree to be Transplanted
80	8.25"	Sharon Spruce	Good	Tree to be Transplanted
81	8.25"	Sharon Spruce	Good	Tree to be Transplanted
82	8.25"	Sharon Spruce	Good	Tree to be Transplanted
83	8.25"	Sharon Spruce	Good	Tree to be Transplanted
84	8.25"	Sharon Spruce	Good	Tree to be Transplanted
85	8.25"	Sharon Spruce	Good	Tree to be Transplanted
86	8.25"	Sharon Spruce	Good	Tree to be Transplanted
87	8.25"	Sharon Spruce	Good	Tree to be Transplanted
88	8.25"	Sharon Spruce	Good	Tree to be Transplanted
89	8.25"	Sharon Spruce	Good	Tree to be Transplanted
90	8.25"	Sharon Spruce	Good	Tree to be Transplanted
91	8.25"	Sharon Spruce	Good	Tree to be Transplanted
92	8.25"	Sharon Spruce	Good	Tree to be Transplanted
93	8.25"	Sharon Spruce	Good	Tree to be Transplanted
94	8.25"	Sharon Spruce	Good	Tree to be Transplanted
95	8.25"	Sharon Spruce	Good	Tree to be Transplanted
96	8.25"	Sharon Spruce	Good	Tree to be Transplanted



7732 Olentangy River Road
Suite G
Columbus, OH 43235
614-403-1442

**MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER**

DRAWING SET

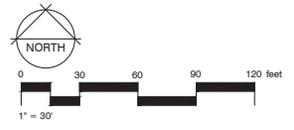
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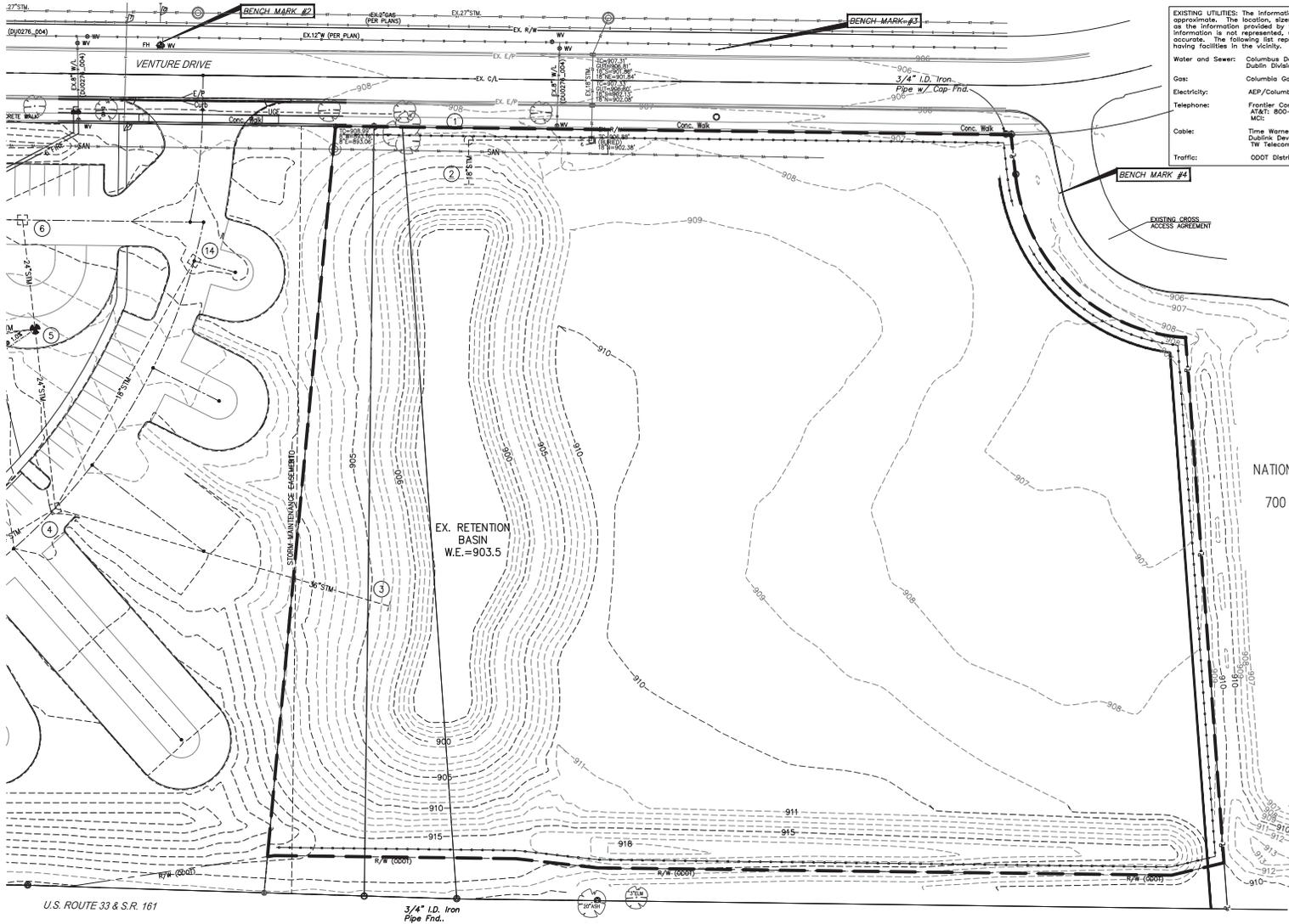
REVISIONS

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SEAL

PROJECT NUMBER: **015-065**





EXISTING UTILITIES: The information shown concerning existing utilities is approximate. The location, sizes, and other information is only as accurate as the information provided by the owners of the utility company. This information is not represented, warranted or guaranteed as complete or accurate. The following list represents the utilities identified by OUPS as having facilities in the vicinity.

Water and Sewer: Columbus Department of Utilities: 614-645-8276
 Dublin Division of Engineering: 614-410-4600

Gas: Columbus Gas of Ohio: 800-344-4077

Electricity: AEP/Columbus Southern Power: 800-277-2177

Telephone: Frontier Communications: 877-462-8188
 AT&T: 800-248-3632
 MCI:

Cable: Time Warner Cable: 800-617-4311
 Dublin: Development: 614-921-9602
 TW Telecom: 614-205-2131

Traffic: ODOT District 6: 740-833-8000

- Sanitary**
- SAN- Sanitary
 - W/- Waterline
 - U/- Underground Telephone
 - E/- Edge of Landscaping
 - F/- Edge of Pavement
 - UE- Underground Electric
- Sign:**
- Light Pole
 - Light Pole
 - ⊕ Benchmark
 - ⊠ Electrical Junction Box
 - ⊠ Edging Manhole
 - ⊠ Square Catch Basin
 - ⊠ Telephone Junction Box
 - ⊠ Deciduous Tree
 - ⊠ Evergreen Tree
 - ⊠ Water Main Valve

**MIDWESTERN AUTO GROUP
 JAGUAR | LAND ROVER**

DRAWING SET

□	01.11.2016	preliminary
□		check
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REVISIONS

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NATIONWIDE CHILDREN'S
 HOSPITAL
 700 CHILDRENS DR.
 3.90 AC.

BENCHMARKS

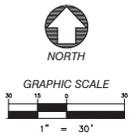
BM1: ALUMINUM DISK SET IN TOP OF PARAMET WALL OF AGENCY ROAD BRIDGE NORTHWEST ABUTMENT OVER U.S.R. 33, 23' ABOVE ROAD. NAVD 88 EL.=948.583'

BM2: CHISELED "X" ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED AT THE NORTH SIDE OF VENTURE DRIVE AND EAST OF THE BUSINESS PARK ENTRANCE. NAVD 88 EL.=913.500

BM3: CHISELED "X" ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED AT THE NORTH SIDE OF VENTURE DRIVE AND EAST OF TELEPHONE AND GAS MARKERS. NAVD 88 EL.=910.98

BM4: CHISELED "X" ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED AT THE NORTH SIDE OF VENTURE DRIVE AND EAST OF THE CHILDREN'S CLOSE TO HOME ENTRANCE. NAVD 88 EL.=908.78

BM5: CHISELED SQUARE ON WEST SIDE OF CONCRETE BASE FOR LIGHT POLE LOCATED SOUTH OF VENTURE DRIVE AND WEST OF THE CHILDREN'S CLOSE TO HOME ENTRANCE. NAVD 88 EL.=908.78



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 FAX: 614.459.6987
 TOLL FREE: 866.277.0600

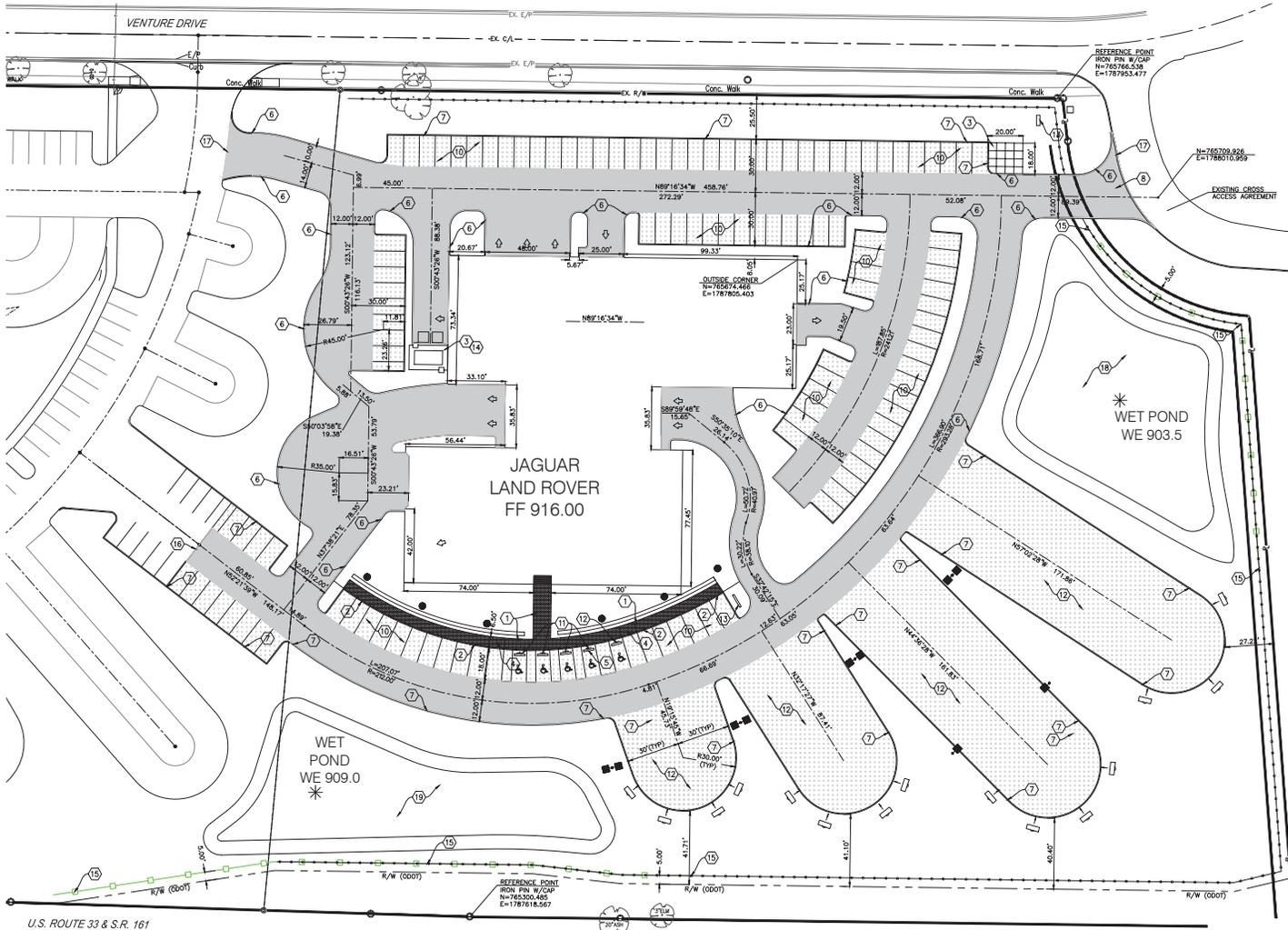
307 MAIN STREET, SUITE 203
 ZANESVILLE, OH 43701
 740.450.1640
 FAX: 740.450.1641

PROFESSIONAL SEAL

PROJECT NUMBER: AT15-046

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: C1.00

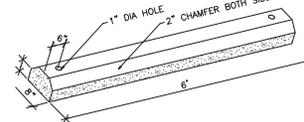


KEYNOTES

1. CONCRETE SIDEWALK, SEE DETAIL, SHEET C1.04, CONTRACTOR TO COORDINATE SURFACE WITH ARCHITECTURAL PLANS.
2. INTEGRAL CURB & SIDEWALK, SEE DETAIL, SHEET C1.04
3. CONCRETE PAVEMENT, SEE DETAIL, SHEET C1.04.
4. WHEEL CHAIR RAMP, SEE DETAIL, SHEET C1.04.
5. PRECAST CONCRETE WHEEL STOPS AT EACH HC SPACE, SEE DETAIL THIS SHEET.
6. STANDARD CURB, SEE DETAIL, SHEET C1.04.
7. EXTRUDED CONCRETE CURB, SEE DETAIL, SHEET C1.04
8. DRIVEWAY APPROACH, PER STANDARD DRAWING 2220.
9. VEHICLE DISPLAY / SALES AREA.
10. EMPLOYEE / CUSTOMER PARKING AREA.
11. ADA PARKING SIGN.
12. ADA PARKING SIGN & VAN ACCESSIBLE PARKING SIGN.
13. DEALERSHIP SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS.
14. CONCRETE PAD FOR TRANSFORMERS & OIL TANK, SEE MECHANICAL PLANS FOR DETAILS.
15. CABLE BARRIER TO BE INSTALLED 6" OFF EXISTING FENCE ALONG US ROUTE 33 AND EAST SIDE OF WEST POND.
16. SAWCUT EXISTING PAVEMENT - REMOVE RADIUS END OF FINGER.
17. SAWCUT EXISTING CURB.
18. STORM WATER DETENTION POND WITH SAFETY SHELF (BENCH) SEE DETAIL.
19. LANDSCAPE POND WITH SAFETY SHELF, NOT USED FOR STORM MANAGEMENT, WATER LEVEL MAINTAINED BY IRRIGATION WELL.

NOTES

- ALL ITEM NUMBERS REFER TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- TYPICAL PARKING SPACES TO BE 9' X 18'
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE.
- FOR VEHICLE DISPLAY AREA SCORING PATTERN, SEE ARCHITECTURAL PLANS.
- SEE ARCHITECTURAL & LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
- PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES, DIRECTIONAL ARROWS & ADA SYMBOLS TO BE PLACED AS SHOWN PER ITEMS 641 & 642.
- SEE MECHANICAL PLANS FOR LIGHTING DETAILS.

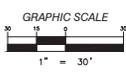


REQUIRES 2 - 5/8" x 2'-0" STEEL BAR STAKES FOR EACH CURB SECTION. CURB REINFORCED W/ 2 - #3 REBAR. LOCATE PARKING CURB 3" FROM FACE OF SIDEWALK - HEADER OR EDGE OF PAVEMENT.

PRECAST WHEEL STOP
NOT TO SCALE

PAVEMENT LEGEND

- [SPECKLED PATTERN] CONCRETE (SPECKLED PATTERN)
- [DOTTED PATTERN] STANDARD DUTY ASPHALT PAVEMENT
- [HATCHED PATTERN] HEAVY DUTY ASPHALT PAVEMENT



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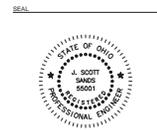
**MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER**

DRAWING SET

<input type="checkbox"/>	03.11.2016	preliminary
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<input type="checkbox"/>		rev
<input type="checkbox"/>		issued
<input type="checkbox"/>		construction

REVISIONS

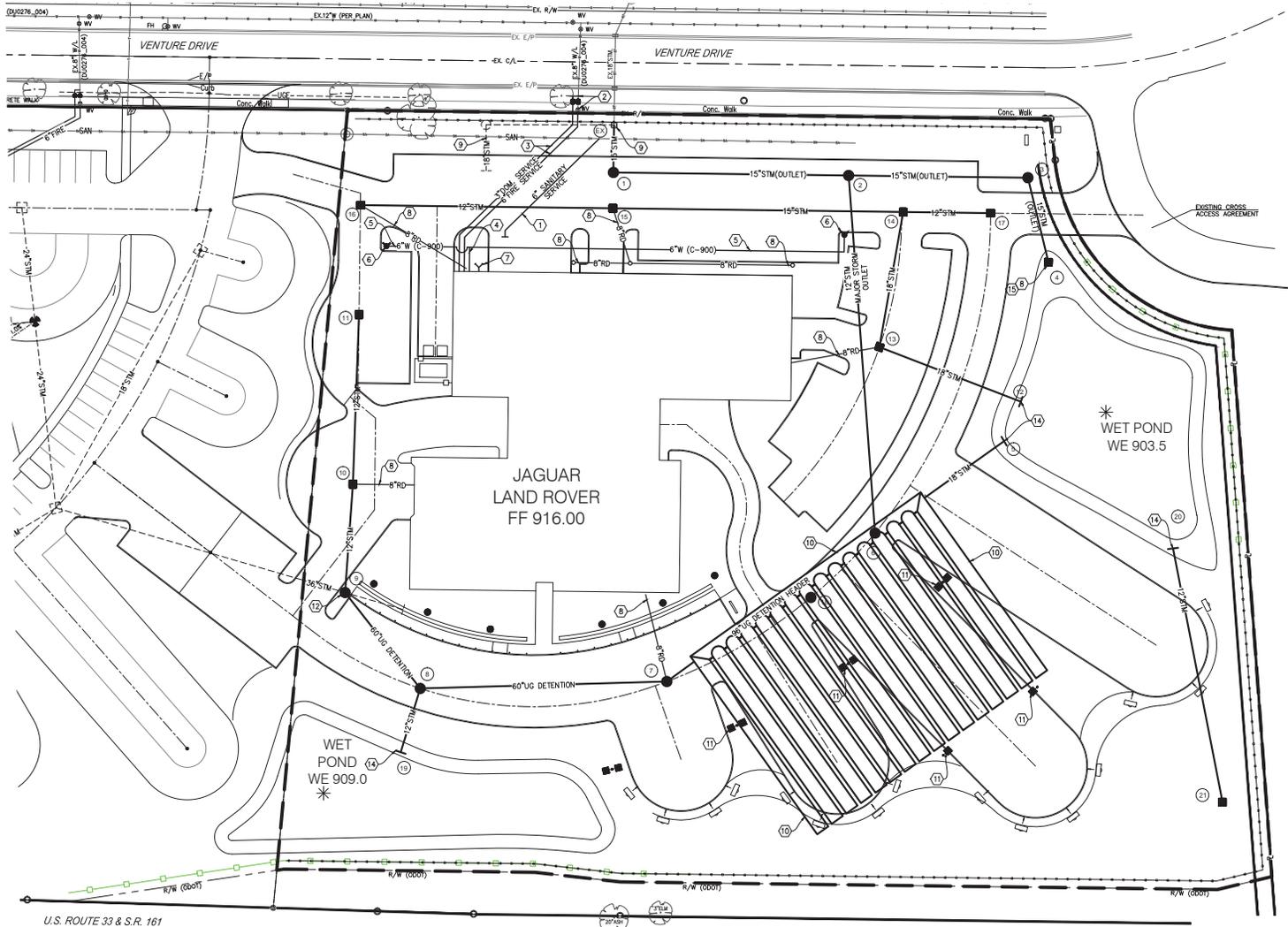
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PROJECT NUMBER: **AT15-046**

SHEET TITLE: **SITE STAKING PLAN**

SHEET NUMBER: **C1.01**



KEYNOTES

- 6" SANITARY SERVICE, SLOPE 2% MIN. CONNECT TO EXISTING 8" WATERLINE (DU0276_004), BY REMOVING EXISTING 8" VALVE, INSTALL 6" VALVE, 6"x3" M.I. TEE & VALVE, BOTH VALVES ARE TO BE PLACED 1'-00" NORTH OF THE SIDEWALK. CONTRACTOR TO SAWCUT EXISTING SIDEWALK AT NEAREST CONTROL JOINTS AND REPLACE PER CITY OF DUBLIN STANDARD DRAWINGS.
- 3" & 6" DUCTILE IRON PIPE INTO THE BUILDING.
- 6" DUCTILE IRON PIPE THRU FIRE METER IN THE BUILDING & THEN BACK OUT TO 2" PRIVATE FIRE HYDRANTS WITH WATCH VALVES COMPLETE.
- 6" CROD WATER LINE TO PRIVATE FIRE HYDRANTS AND WATCH VALVES.
- PRIVATE FIRE HYDRANT WITH WATCH VALVE COMPLETE.
- FIRE DEPARTMENT CONNECTION, PER WASHINGTON TOWNSHIP FIRE DEPARTMENT CODE. SEE BUILDING PLUMBING PLANS FOR ADDITIONAL DETAILS.
- 8" ROOF DRAINS TO BE CONNECTED TO PROPOSED STORM STRUCTURES. SEE BUILDING PLUMBING PLANS FOR ADDITIONAL DETAILS. DO NOT CONNECT TO FOUNDATION DRAINS.
- 18" STORM SEWER TO BE REMOVED. CONTRACTOR TO COORDINATE ALL WORK ON EXISTING CATCH BASIN WITH THE CITY OF DUBLIN.
- PRE-MANUFACTURED 96" DIAMETER UNDERGROUND DETENTION SYSTEM. SYSTEM TO INCLUDE HEADER PIPES, BARRELS, SURFACE STRUCTURES, OUTLET CONTROLS, AND CONDUIT CONNECTIONS. CONTRACTOR TO SUBMIT MANUFACTURER SHOP DRAWINGS FOR REVIEW PRIOR TO MANUFACTURING.
- CONTRACTOR TO COORDINATE ALL SITE LIGHT BASES WITH UNDERGROUND DETENTION SYSTEM PRIOR TO CONSTRUCTION.
- CONNECT TO EXISTING 36" STORM SEWER. CONTRACTOR TO COORDINATE ACTUAL LOCATION PRIOR TO CONSTRUCTION.
- OUTLET CONTROL DEVICE, MOUNTED TO OUTSIDE OF CATCH BASIN.
- HEADWALL PER DUBLIN STANDARD DRAWING ST01.
- EXPOSED CATCH BASING TO BE FACED PER DUBLIN STANDARD DRAWING ST01.

NOTES

- INSPECTIONS ARE REQUIRED ON ALL TAPS INTO EXISTING PUBLIC UTILITIES.
- TAPS INTO PUBLIC UTILITIES SYSTEMS ARE TO BE CORE-DRILLED.
- NO OPEN CUTTING OF VENTURE DRIVE PAVEMENT OR CURB IS ALLOWED.
- ROOF DRAINS & FOUNDATION DRAINS ARE NOT TO BE CONNECTED.
- ALL TREES ADJACENT TO ACTIVE CONSTRUCTION TO HAVE TREE PROTECTION PRIOR TO CONSTRUCTION. SEE DETAIL.
- ALL STRUCTURES IN PAVEMENT TO HAVE HEAVY DUTY FRAME AND GRATES WITH CONCRETE COLLAR.
- ALL STORM STRUCTURES IN PAVEMENT TO HAVE FINGER DRAINS. SEE DETAIL.
- SEE SHEET C1.06 FOR STORM AND SANITARY SEWER PROFILES.



**MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER**

DRAWING SET

<input type="checkbox"/>	DU 111 2016	preliminary
<input type="checkbox"/>		check
<input type="checkbox"/>		rev
<input type="checkbox"/>		permit
<input type="checkbox"/>		construction

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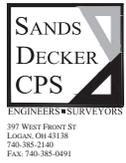
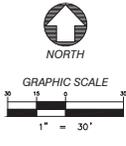
STORMWATER MANAGEMENT SUMMARY TABLE

	1 YEAR	2 YEAR	5 YEAR	10 YEAR	25 YEAR	50 YEAR	100 YEAR
PREDEVELOPED Q	5.89	9.61	15.58	20.91	28.27	35.75	43.21
POST DEVELOPED Q	26.06	33.97	45.39	54.82	68.03	78.96	90.42
ALLOWABLE RELEASE (SFIR)	1.05	1.05	1.05	1.05	1.05	6.36	9.25
POND RELEASE	0.35	0.42	0.51	0.57	0.68	0.71	0.75
UG DETENTION RELEASE	0.00	0.00	0.00	0.00	0.35	1.73	3.40
TOTAL RELEASE	0.35	0.42	0.51	0.57	1.03	2.44	4.15
POND DEPTH/ELEVATION	904.77	905.04	905.44	905.77	906.11	906.23	906.35
UG DETENTION/ELEVATION	905.60	906.30	907.32	908.20	909.34	909.77	910.36
POND VOLUME DETAINED	15,385	18,966	24,364	29,066	34,108	35,950	37,999
UG VOLUME DETAINED	37,358	50,644	70,571	87,539	108,287	115,601	125,226
TOTAL DETAINED	52,743	69,610	94,935	116,605	142,395	151,551	163,225

25 YEAR CRITICAL STORM

think create. **dc**

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



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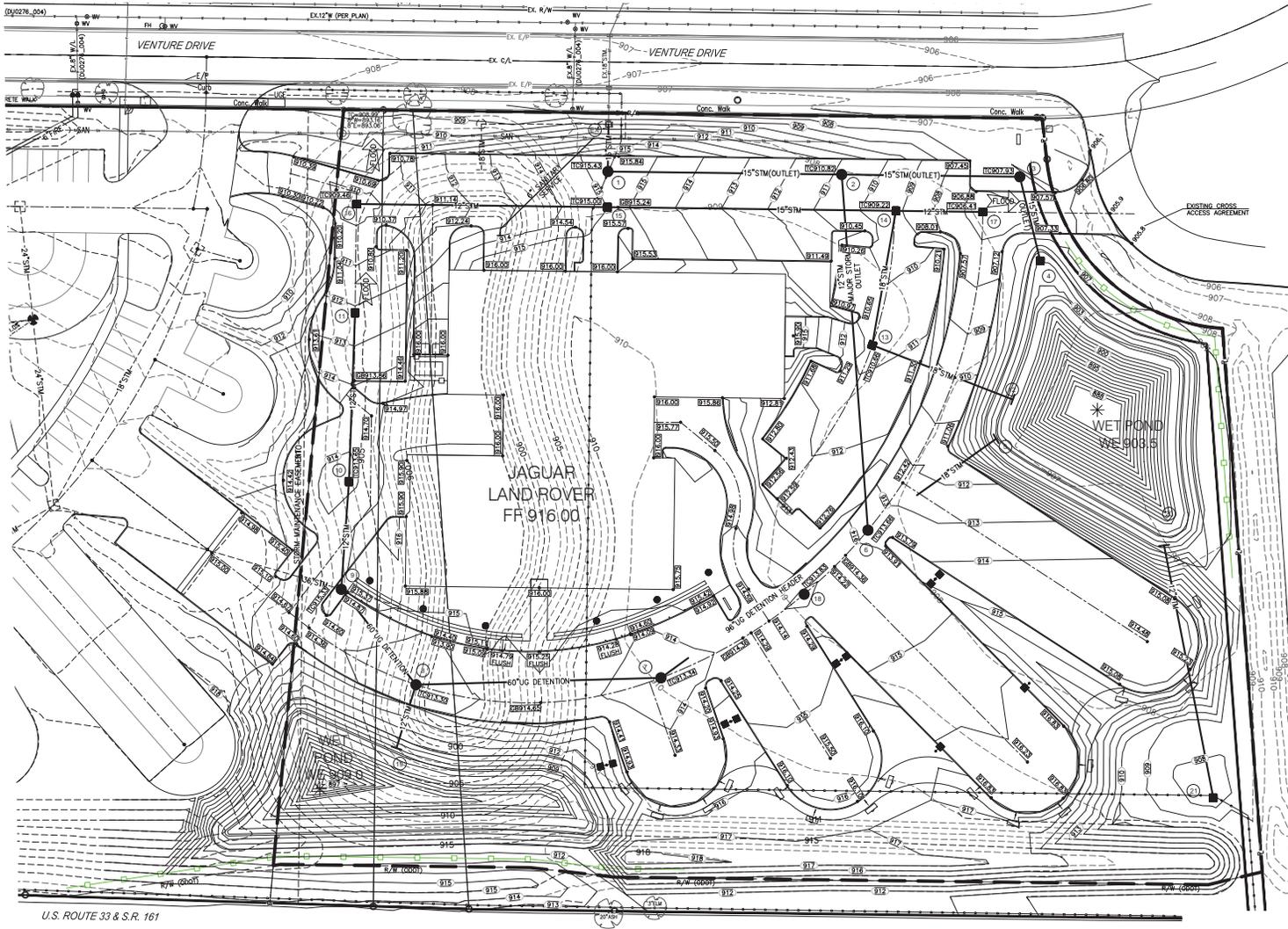
1495 Old Henderson Rd
Columbus, OH 43220
614.459.6962
Fax: 614.459.6987
Total Fees: 966,277.06000

307 Main Street, Suite 203
Zanesville, OH 43701
Fax: 740.450.1640
Fax: 740.450.1641

PROJ. NUMBER ATIS-046

SHEET TITLE SITE UTILITY PLAN

SHEET NUMBER C1.02



**MIDWESTERN AUTO GROUP
 JAGUAR | LAND ROVER**

DRAWING SET

- 03.11.2016 preliminary
- 04.01.2016 check
- 04.01.2016 issue
- 04.01.2016 permit
- 04.01.2016 construction

REVISIONS

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811
 Know what's below.
 Call before you dig.

NORTH

GRAPHIC SCALE
 1" = 30'

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 FAX: 740.450.1641

PROJECT NUMBER: **A15-046**

SHEET TITLE: **SITE GRADING PLAN**

SHEET NUMBER: **C1.03**

GENERAL NOTES
CONTINUED FROM PREVIOUS SHEET

UTILITIES

1. THE FOLLOWING UTILITIES ARE KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT:

COLUMBIA GAS OF OHIO	800-344-4077
AEP/COLUMBUS SOUTHERN POWER	800-277-2177
DUBLIN DEVELOPMENT/FISHEL (VAN SMITH)	614-921-8602 OR 614-778-3820
DUBLIN DIVISION OF ENGINEERING	614-410-4600
FIBERTECH NETWORKS	866-697-5100
LEVEL 3 COMMUNICATIONS	720-886-1000
TIME WARNER COMMUNICATIONS	800-617-4311
AT&T COMMUNICATIONS	614-620-3200
NET	800-245-3632
ODOT DISTRICT 6	740-833-8000
COLUMBUS DEPARTMENT OF PUBLIC UTILITIES	614-645-8270

2. THE CONTRACTOR SHALL ONE NOTICE OF INTENT TO CONSTRUCT TO ODO UTILITIES PROTECTION SERVICE (TELEPHONE NUMBER 800-362-2764), PRODUCER'S UNDERGROUND PROTECTION SERVICE (TELEPHONE NUMBER 614-587-0486), AND TO OWNERS OF UNDERGROUND UTILITIES THAT ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE. NOTICE SHALL BE GIVEN AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.

3. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF DUBLIN AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.

4. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

6. PUBLIC STREET LIGHTING MAY BE IN THE VICINITY OF THIS PROJECT. CONTACT THE CITY OF DUBLIN, DIVISION OF ENGINEERING AT 410-4637, TWO DAYS PRIOR TO BEGINNING WORK.

TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), CURRENT EDITION.

2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE-LANE, TWO-WAY TRAFFIC. UNIFORM, OFF-DUTY POLICE OFFICERS SHALL REPLACE FLAGMEN DESIGNATED BY THE OMUTCD, AND SHALL BE PRESENT WHENEVER ONE-LANE, TWO-WAY TRAFFIC CONTROL IS IN EFFECT. POLICE CRUSERS MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

3. IF THE CITY ENGINEER DETERMINES THAT THE CONTRACTOR IS NOT PROVIDING PROPER PROVISIONS FOR TRAFFIC CONTROL, THE CITY ENGINEER SHALL ASSIGN UNIFORMED, OFF-DUTY POLICE OFFICERS TO THE PROJECT AT NO COST TO THE CITY.

4. STEADY-BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.

5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY SERVICES. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE OHIO EPA. THE NOI MUST BE SUBMITTED TO OEPA 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE OHIO EPA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS, THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE DESIGN OF EROSION CONTROL SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF OHIO EPA, ITEM 207 OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE CITY ENGINEER. AN INDIVIDUAL NPDES STORMWATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITEE.

2. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.

3. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.

4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.

5. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

BLASTING (IF PERMITTED)

1. THE CONTRACTOR MUST OBTAIN A BLASTING PERMIT FROM WASHINGTON TOWNSHIP FIRE DEPARTMENT PRIOR TO BLASTING FOR ROCK EXCAVATION. THE CONTRACTOR SHALL SUBMIT BLASTING REPORTS UPON COMPLETION OF BLASTING TO THE CITY ENGINEER, THE OWNER, AND THE OWNER'S ENGINEER. TOP OF ROCK ELEVATIONS SHALL BE SHOWN ON "AS-BUILT" CONSTRUCTION DRAWINGS.

SANITARY SEWERS

1. CONSTRUCTION OF THE SANITARY SEWER WILL BE PERMITTED UPON RECEIVING AN OEPA PERMIT TO INSTALL (PTI). THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED OHIO EPA APPROVALS AND PAYING RELEVANT FEES.

2. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF DUBLIN, OHIO EPA, OHIO DEPARTMENT OF HEALTH AND THE CURRENT EDITION OF THE GREATER CITIES LAKES-UPPER MISSISSIPPI RIVER BOARD (TEN STATES) RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES.

3. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35, PIPE FOR 6-INCH DIAMETER HOUSE CONNECTIONS SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.

4. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPES WITH DIAMETERS GREATER THAN 15 INCHES SHALL BE REINFORCED CONCRETE PIPE ASTM C76 WITH CLASS DESIGNATION SPECIFIED IN THE APPROVED CONSTRUCTION DRAWINGS.

5. ALL IN LINE WYE AND TEE CONNECTIONS IN CONCRETE SEWERS, 18-INCH DIAMETER AND LARGER, SHALL BE EITHER KOR N TEE OR KOR N SEAL CONNECTIONS CONFORMING TO THE MANUFACTURER'S RECOMMENDATIONS.

6. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR CONTROLLED DENSITY BACKFILL ACCORDING TO ITEM 636, TYPE III OF THE STANDARD SPECIFICATIONS AS DIRECTED BY THE CITY ENGINEER.

7. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF SEALING GASKETS. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT DOWN LIDS ARE REQUIRED. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF DUBLIN SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE CITY OF DUBLIN LOGO.

8. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS. ALL OTHER REQUIREMENTS SHALL BE ACCORDING TO ITEM 901.21 OF THE STANDARD SPECIFICATIONS.

9. TEMPORARY BULKHEADS SHALL BE PLACED IN PIPES AT LOCATIONS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AND SHALL REMAIN IN PLACE UNTIL THE SEWERS HAVE BEEN APPROVED FOR USE BY THE CITY ENGINEER. THE COST FOR FURNISHING, INSTALLING, MAINTAINING, AND REMOVING BULKHEADS SHALL BE INCLUDED IN THE CONTRACT UNIT BID PRICE FOR THE VARIOUS SANITARY SEWER ITEMS.

10. ALL SANITARY SEWERS INCLUDING SANITARY SEWER SERVICE LINES SHALL BE SUBJECTED TO AND PASS INFILTRATION OR EXFILTRATION TESTS ACCORDING TO ITEM 901 OF THE STANDARD SPECIFICATIONS AND MUST BE APPROVED FOR USE BY THE CITY ENGINEER BEFORE ANY SERVICE CONNECTIONS ARE TAPPED INTO SEWERS.

11. FOR SANITARY SEWER INFILTRATION, LEAKAGE THROUGH JOINTS SHALL NOT EXCEED 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER 24 HOURS PER MILE OF LENGTH OR THE CALCPED EQUIVALENT. ALL SANITARY SEWERS SHALL BE TESTED ACCORDING TO SECTION 51.2.2 OF THE DUBLIN CODE OF ORDINANCES.

12. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.

13. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER.

14. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO SECTION 51.2.2 OF THE DUBLIN CODE OF ORDINANCES.

15. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.

16. SERVICE RISERS SHALL BE INSTALLED WHERE THE DEPTH FROM WYES TO PROPOSED GROUND ELEVATION EXCEEDS 10 FEET. TOPS OF RISERS SHALL BE NO LESS THAN 9 FEET BELOW PROPOSED GROUND ELEVATION IF BASEMENT SERVICE IS INTENDED.

17. WHERE SERVICE RISERS ARE NOT INSTALLED, A MINIMUM 5 FOOT LENGTH OF SANITARY SEWER SERVICE PIPE OF THE SAME SIZE AS THE WYE OPENING SHALL BE INSTALLED.

18. THE CONTRACTOR SHALL FURNISH AND PLACE, AS DIRECTED, APPROVED WYE POLES MADE OF 2 INCHES X 2 INCHES LUMBER AT ALL WYE LOCATIONS, ENDS OF EXTENDED SERVICES, OR AT THE END OF EACH RISER WHERE RISERS ARE REQUIRED. WYE POLES SHALL BE VISIBLE BEFORE ACCEPTANCE BY THE CITY. THE COST OF THESE POLES SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE VARIOUS SEWER ITEMS.

19. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.

20. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES. THE SEWER PIPE TO MANHOLE CONNECTIONS FOR ALL SANITARY SEWERS SHALL BE FLEXIBLE AND WATER TIGHT. ALL HOLES SHALL BE NEATLY CURED. THE SEWER PIPE BARREL AT THE SPRINGLINE SHALL NOT EXTEND MORE THAN 1 INCH BEYOND THE INSIDE FACE OF THE MANHOLE. TO MAINTAIN FLEXIBILITY IN THE CONNECTION, A 1 INCH SPACE SHALL BE LEFT BETWEEN THE END OF THE PIPE INSIDE THE MANHOLE AND THE CONCRETE CHANNEL. THIS SPACE SHALL BE FILLED WITH A WATERPROOF FLEXIBLE JOINT FILLER. ANY METAL THAT IS USED SHALL BE TYPE 300 SERIES STAINLESS STEEL. THE CONNECTION MAY BE ANY OF THE FOLLOWING TYPES:

- RUBBER SLEEVE WITH STAINLESS STEEL BANDING.
- KOR N SEAL AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.
- JOINT UNIFORM FLEXIBLE MANHOLE SLEEVE AS MANUFACTURED BY INTERFACE CORPORATION.
- OR EQUAL AS APPROVED BY THE CITY ENGINEER.

- RUBBER GASKET COMPRESSION.
- PRESS WEDGE B AS MANUFACTURED BY PRESS SEAL GASKET CORPORATION.
- DURA SEAL III AS MANUFACTURED BY DURA TECH, INC.
- LINK SEAL AS MANUFACTURED BY THUNDERLINE CORPORATION.
- OR EQUAL AS APPROVED BY THE CITY ENGINEER.

THE COST FOR THIS WORK ALONG WITH A NEW CHANNELIZED BASE FOR THE MANHOLE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR THE RELATED ITEMS OF WORK.

WATER LINE

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF COLUMBUS DIVISION OF WATER.

2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54. PUBLIC WATER PIPES 20 INCHES IN DIAMETER OR LARGER SHALL BE PRECAST CONCRETE PIPE. PRIVATE WATER PIPE SHALL MEET THE APPROVAL OF THE CITY OF COLUMBUS DIVISION OF WATER PRIOR TO APPROVAL OF THE CONSTRUCTION DRAWINGS.

3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF COLUMBUS STANDARDS WILL BE APPROVED FOR USE.

4. PUBLIC WATER LINES SHALL BE DISINPECTED BY THE CITY OF COLUMBUS DIVISION OF WATER. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF DUBLIN DIVISION OF ENGINEERING. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.

BORROW MATERIAL & SURPLUS EXCAVATION NOTE

THE SITE SHALL BE CONSTRUCTED TO THE FINAL GRADES SHOWN ON THE PLANS, WHETHER NECESSARY. THE CONTRACTOR SHALL OBTAIN SUITABLE BORROW MATERIAL ON-SITE OR OFF-SITE AS NEEDED TO COMPLETE THE SITE CONSTRUCTION AS DESCRIBED HEREIN. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION ON SITE AND, IF NECESSARY, SHALL HAUL SURPLUS EXCAVATED MATERIAL AWAY FROM THE SITE AND DISPOSE OF PROPERLY.

5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO ITEM 801.13 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-501, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7). PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CITY OF DUBLIN SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF COLUMBUS DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS.

6. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF DUBLIN STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.

7. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF COLUMBUS DIVISION OF WATER AND HAVE BEEN ACCEPTED BY THE CITY ENGINEER. A TAP PERMIT FOR EACH WATER SERVICE MUST BE OBTAINED FROM THE CITY OF DUBLIN AND THE CITY OF COLUMBUS DIVISION OF WATER BEFORE MAKING ANY TAPS INTO PUBLIC WATER LINES.

8. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLUMBUS DIVISION OF WATER AT 644-7788 AND THE CITY OF DUBLIN DIVISION OF ENGINEERING AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.

9. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.

10. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF COLUMBUS STANDARDS.

11. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.

12. WATER METERS SHALL BE INSTALLED INSIDE PROPOSED STRUCTURES UNLESS A METER PIT INSTALLATION IS APPROVED BY THE CITY OF COLUMBUS DIVISION OF WATER. METER PITS MUST CONFORM TO STANDARD DRAWINGS L-7103, A&B FOR 5/8" THROUGH 1" METERS OR L-6317, A, B, C&D FOR 1-1/2" OR LARGER METERS.

13. WATER LINES TO BE INSTALLED IN EMBANKMENT AREAS SHALL BE PLACED AFTER THE EMBANKMENT HAS BEEN PLACED AND COMPACTED ACCORDING TO THE STANDARD SPECIFICATIONS.

14. CURB STOP BOXES SHALL BE LOCATED AT LEAST 1 FOOT INSIDE THE RIGHT-OF-WAY AND SET AT FINISHED GRADE.

15. IF THE TOP OF THE OPERATING NUT OF ANY VALVE IS GREATER THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEEL SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24 INCHES OF FINISHED GRADE ELEVATION.

16. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

17. TWO 3/8 INCH TAPS SHALL BE INSTALLED WITHIN 2 FEET OF THE END OF THE LINE ON ALL DEAD-END WATER LINES.

STORM SEWER

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO-SEEDED AND HYDRO-MULCHED ACCORDING TO ITEMS 203 AND 650 OF THE STANDARD SPECIFICATIONS.

2. WHERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. INSPECTION IS REQUIRED BY THE CITY OF DUBLIN'S DIVISION OF ENGINEERING.

3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR CONTROLLED DENSITY BACKFILL ACCORDING TO ITEM 636, TYPE III OF THE STANDARD SPECIFICATIONS AS DIRECTED BY THE CITY ENGINEER.

4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

5. HEADWALLS AND ENDWALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORMWATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR ENDWALLS SURFACES.

6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE CITY OF DUBLIN LOGO AND ALL CURB INLET AND CATCH BASIN GRATES SHALL INCLUDE ENGRAVED LETTERING: "DUMP NO WASTE, DRAINS TO RIVER".

7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORMWATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

MAIL DELIVERY

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT INTERRUPTED BY CONSTRUCTION OPERATIONS. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.

2. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE DUBLIN SERVICE DEPARTMENT AND THE COLUMBUS DIVISION OF WATER FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS CONTRACT AND PROVIDE THE CITY OF DUBLIN A COPY OF THE HYDRANT USAGE PERMIT OBTAINED FROM THE CITY OF COLUMBUS. THE CONTRACTOR SHALL ALSO SEND A COPIES OF PERMITS OBTAINED FROM DUBLIN AND COLUMBUS TO THE WASHINGTON AND/OR PERRY TOWNSHIP FIRE DEPARTMENT. PERMITS SHALL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.

2. BEFORE THE FINAL ESTIMATE IS PAID, THE CONTRACTOR SHALL SUBMIT A LETTER FROM THE CITY OF COLUMBUS DIVISION OF WATER TO THE CITY ENGINEER STATING THAT THE CONTRACTOR HAS RETURNED THE SIAMSE VALVE TO THE CITY OF COLUMBUS AND HAS PAID ALL COSTS ARISING FROM THE USE OF THE FIRE HYDRANTS.



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**MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER**

DRAWING SET

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SCALE



**SANDS
DECKER
CPS**
ENGINEERS/SURVEYORS

397 WEST FRONT ST
LOGAN, OH 43138
740.385.0138
FAX: 740.385.0491

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614.459.6962
FAX: 614.459.6987
TOLL FREE: 866.277.0600

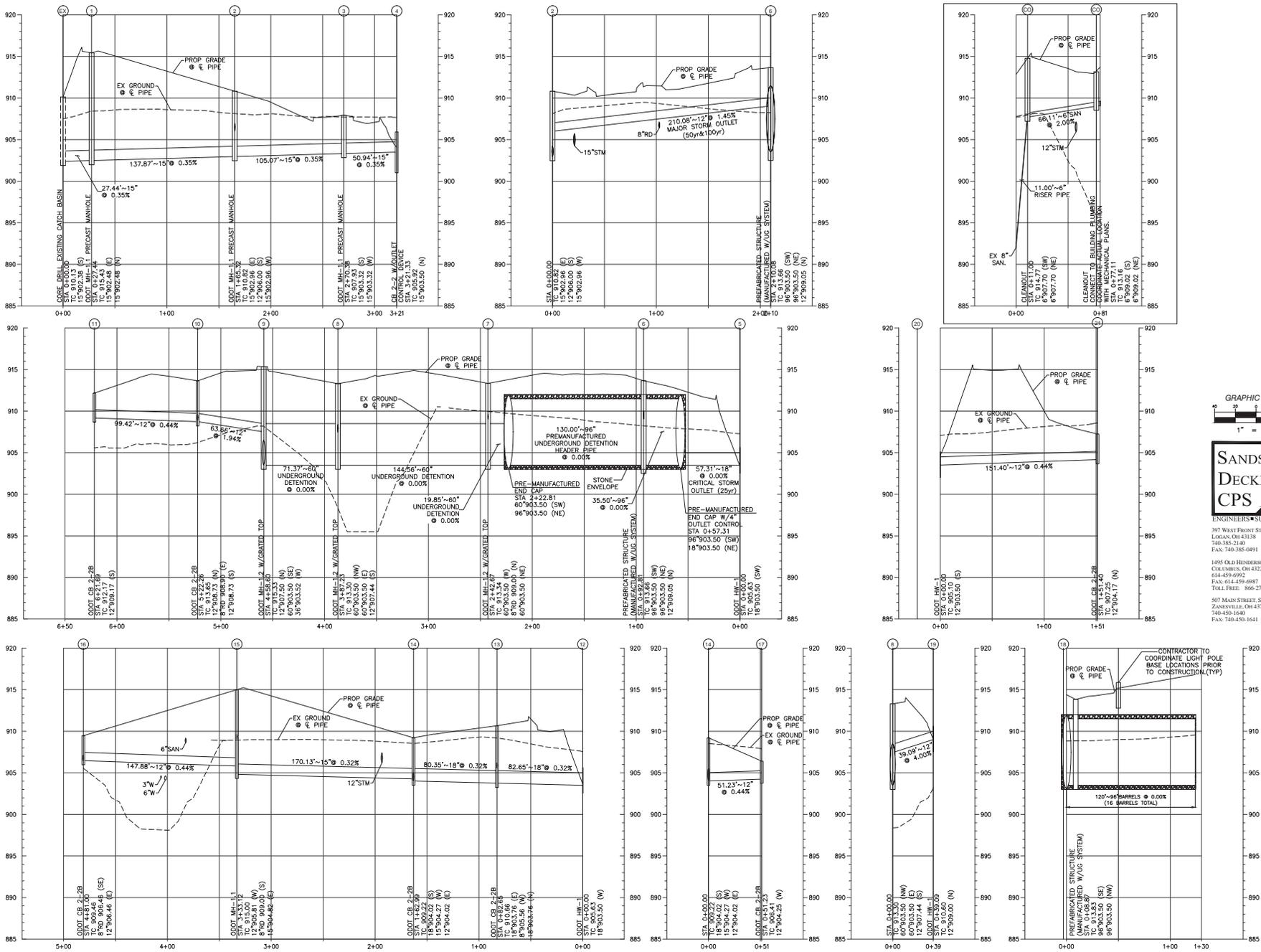
307 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
FAX: 740.450.1641

PROJECT NUMBER: **A15-046**

SHEET TITLE: **GENERAL NOTES**

SHEET NUMBER: **C1.05**





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 740.385.2149
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 740.525.1648
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**MIDWESTERN AUTO GROUP
 JAGUAR | LAND ROVER**

DRAWING SET

- 0111 2016 preliminary
- 0111 2016 check
- 0111 2016 bid
- 0111 2016 permit
- 0111 2016 construction

REVISIONS

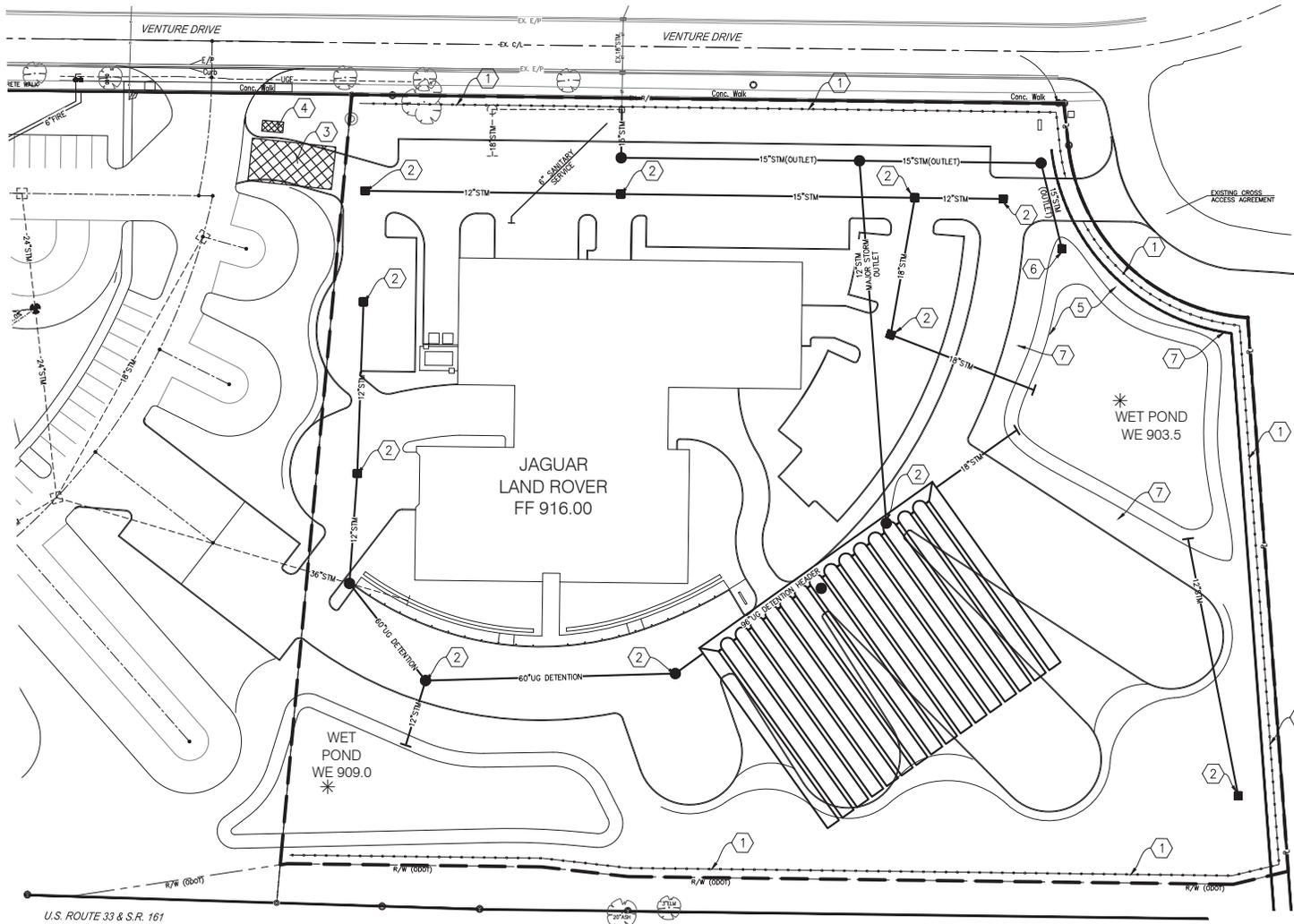
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PROJECT NUMBER: **A15-046**

SHEET TITLE: **STORM AND SANITARY SEWER PROFILES**

SHEET NUMBER: **C1.06**



KEYNOTES

1. SEDIMENT FENCE, SEE DETAIL, SHEET C1.07.
2. INLET PROTECTION, SEE DETAIL, SHEET C1.07.
3. CONSTRUCTION ENTRY, SEE DETAIL, SHEET C1.07.
4. CONCRETE WASHOUT, SEE DETAIL, SHEET C1.07.
5. TEMPORARY SEDIMENT CONTROL BASIN, SEE DETAIL THIS SHEET.
6. TEMPORARY SEDIMENT CONTROL DEVICE, SEE DETAIL, THIS SHEET.
7. JUTTE MATTING OR SIMILAR GEO-TEXTILE, PLACE AT UPPER BANK ABOVE OF TEMPORARY SEDIMENT CONTROL BASIN AND OVERFLOW SHOULD BE STABILIZED QUICKLY WITH STRAW BLANKET.



**MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER**

DRAWING SET

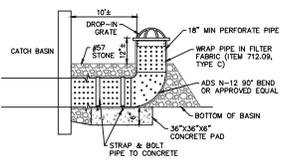
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CONSTRUCTION SEQUENCE

1. CONSTRUCT PROPOSED STORM STRUCTURES 1-5.
2. CONSTRUCT TEMPORARY SEDIMENT CONTROL BASIN, INSTALL TEMPORARY SEDIMENT CONTROL DEVICE.
3. INSTALL TEMPORARY STUB FROM STRUCTURE 5 TO SEDIMENT TEMPORARY SEDIMENT BASIN.
4. ROUGH GRADE PARKING, BUILDING PAD AND SITE.
5. CONSTRUCT TEMPORARY DITCHES TO ROUTE SEDIMENT LADEN STORM RUNOFF TO TEMPORARY SEDIMENT CONTROL BASIN.
6. CONSTRUCT PROPOSED STORM STRUCTURES AND RELATED STORM AND ROOF DRAIN PIPING.
7. COMPLETE CONSTRUCTION OF PARKING, BUILDING PAD, SITE AND UTILITIES.
8. REMOVE SEDIMENT FROM TEMPORARY DITCHES, BACKFILL DITCHES.
9. REMOVE SEDIMENT FROM TEMPORARY SEDIMENT CONTROL BASIN.
10. REGRADE DETENTION BASIN TO FINISHED GRADE.
11. REMOVE TEMPORARY SEDIMENT CONTROL DEVICE.

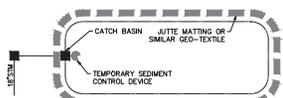


TEMPORARY SEDIMENT CONTROL DEVICE SHALL BE INSTALLED AT THE HEADWALL (SEE PLAN VIEW).

CONTRACTOR SHALL EXCAVATE AND MAINTAIN THE TEMPORARY SEDIMENT BASIN WITH A MINIMUM SETTLING CAPACITY OF 87 CY/ACRE OF DISTURBED AREA. SEDIMENT SHALL BE REMOVED FROM TEMPORARY BASIN BEFORE 40% CAPACITY IS REACHED. UNDER NO CIRCUMSTANCES SHALL TEMPORARY BASIN BE PUMPED OR DRAINED INTO EXISTING DRAINAGE WAYS OR EXISTING STORM SYSTEM WITHOUT PROPER FILTERING TO PREVENT SEDIMENT FROM POLLUTING EXISTING DRAINAGE SYSTEMS.

ONCE THE SITE IS 80% PERMANENTLY STABILIZED, THE TEMPORARY SEDIMENT CONTROL DEVICE AND ACCUMULATED SEDIMENT SHALL BE REMOVED.

TEMPORARY SEDIMENT CONTROL DEVICE 1
NOT TO SCALE



TEMPORARY SEDIMENT CONTROL BASIN 2
NOT TO SCALE

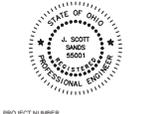
GRAPHIC SCALE
1" = 30'

SANDS DECKER CPS
ENGINEERS/SURVEYORS

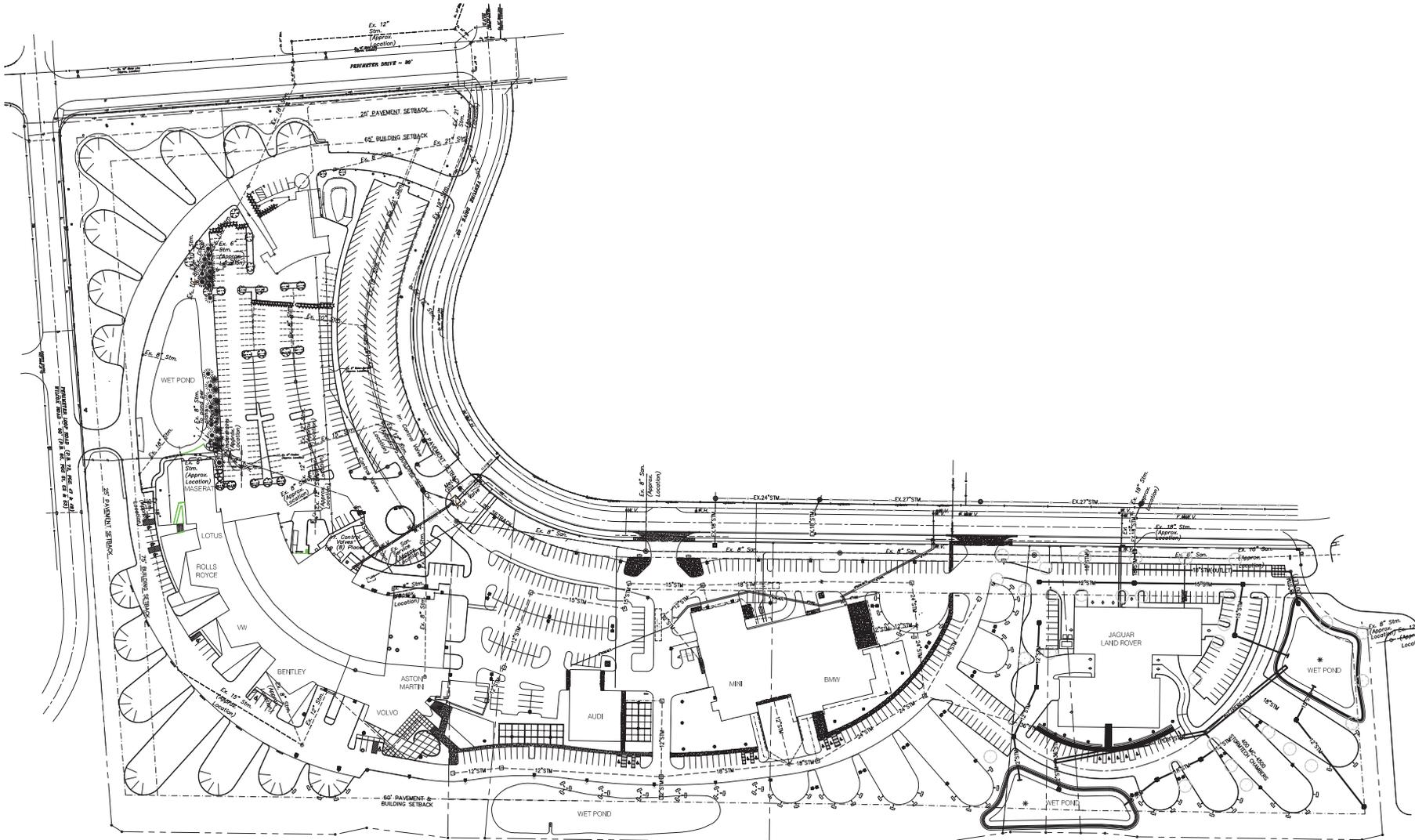
397 WEST FRONT ST
LOGAN, OH 43128
740.385.2140
FAX: 740.385.0491

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614.459.6992
FAX: 614.459.6987
TOLL FREE: 866.277.0600

307 MAIN STREET, SUITE 203
ZANEVILLE, OH 43701
740.450.1640
FAX: 740.450.1641



PROJECT NUMBER: **AT15-046**
SHEET TITLE: **EROSION CONTROL PLAN**
SHEET NUMBER: **C1.08**



**MIDWESTERN AUTO GROUP
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DRAWING SET

- 01 SITE LAYOUT
- 02 CHECK
- 03 PERM
- 04 CONSTRUCTION

REVISIONS

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SCALE

FOR REFERENCE ONLY

811
 Know what's below.
 Call before you dig.

NORTH ↑

GRAPHIC SCALE
 1" = 70'

PROJECT NUMBER: **A15-046**
 SHEET TITLE: **EXISTING CONDITIONS**
 SHEET NUMBER: **REF**

SUB AREA A

BUILDING AREAS:
 EXTG LANDROVER BLDG: 7,335 S.F.
 MAIN MAG BLDG: 68,685 S.F.
 VOLVO ADDITION: 46,834 S.F.
 Total: 122,754 S.F.

REQUIRED PARKING CALCULATIONS:
 EXTG LANDROVER BLDG BUSINESS: 3375/300=11.25 = 12
 SERVICE BAYS: 7*3=21
 DISPLAY AREA: 41,351/1000 = 41.76 = 42
 TOTAL: 75 SPACES

MAIN MAG BLDG BUSINESS: 50,772/300=170
 SERVICE BAYS: 49*3=147
 DISPLAY AREA: 55,373/1000 = 56
 RESIDENTIAL: 16,370 = 2 per dwelling unit
 TOTAL: 375 SPACES

TOTAL REQUIRED PARKING: 450
 PARKING SPACES PROVIDED: 416 SPACES
 NUMBER OF SERVICE BAYS: 56 STALLS
 TOTAL PARKING PROVIDED: 472
 9 HANDICAPPED SPACES ON SITE
LOT COVERAGE:
 TOTAL SITE = 679,878 SF. (15.6 ACRES)
 REQUIRED GREEN SPACE (MIN. 30% OF SITE) = 203,963 SF.
 ACTUAL GREEN SPACE = 247,919 SF. (36.5% OF TOTAL SITE)

TOTAL OUTDOOR DISPLAY SPACE AREA: 96,724 SF

SUB AREA B

BUILDING AREAS:
 BMW/MINI BUILDING: 44,981 SF
 AUDI BUILDING: 11,236 SF
 TOTAL: 56,217 SF

REQUIRED PARKING CALCULATIONS:
 BMW & MINI BUILDING BUSINESS: 19,296/300 = 65
 SERVICE: 27*3 = 81
 DISPLAY AREA: 44,222/1000 = 44
 TOTAL: 190

AUDI BUILDING BUSINESS: 11,236/300 = 38
 SERVICE: 14*3 = 42
 DISPLAY AREA: 5,771/1000=6
 TOTAL: 44

TOTAL REQUIRED PARKING: 234
 PARKING SPACES PROVIDED: 237 SPACES
 NUMBER OF SERVICE BAYS: 27 STALLS
 TOTAL PARKING PROVIDED: 264
 8 HANDICAPPED SPACES ON SITE
LOT COVERAGE:
 TOTAL SITE = 379,128 SF (8.70 ACRES)
 ACTUAL GREEN SPACE = 124,303 SF (32% OF TOTAL SITE)
 TOTAL OUTDOOR DISPLAY SPACE AREA: 49,993 SF

SUB AREA C

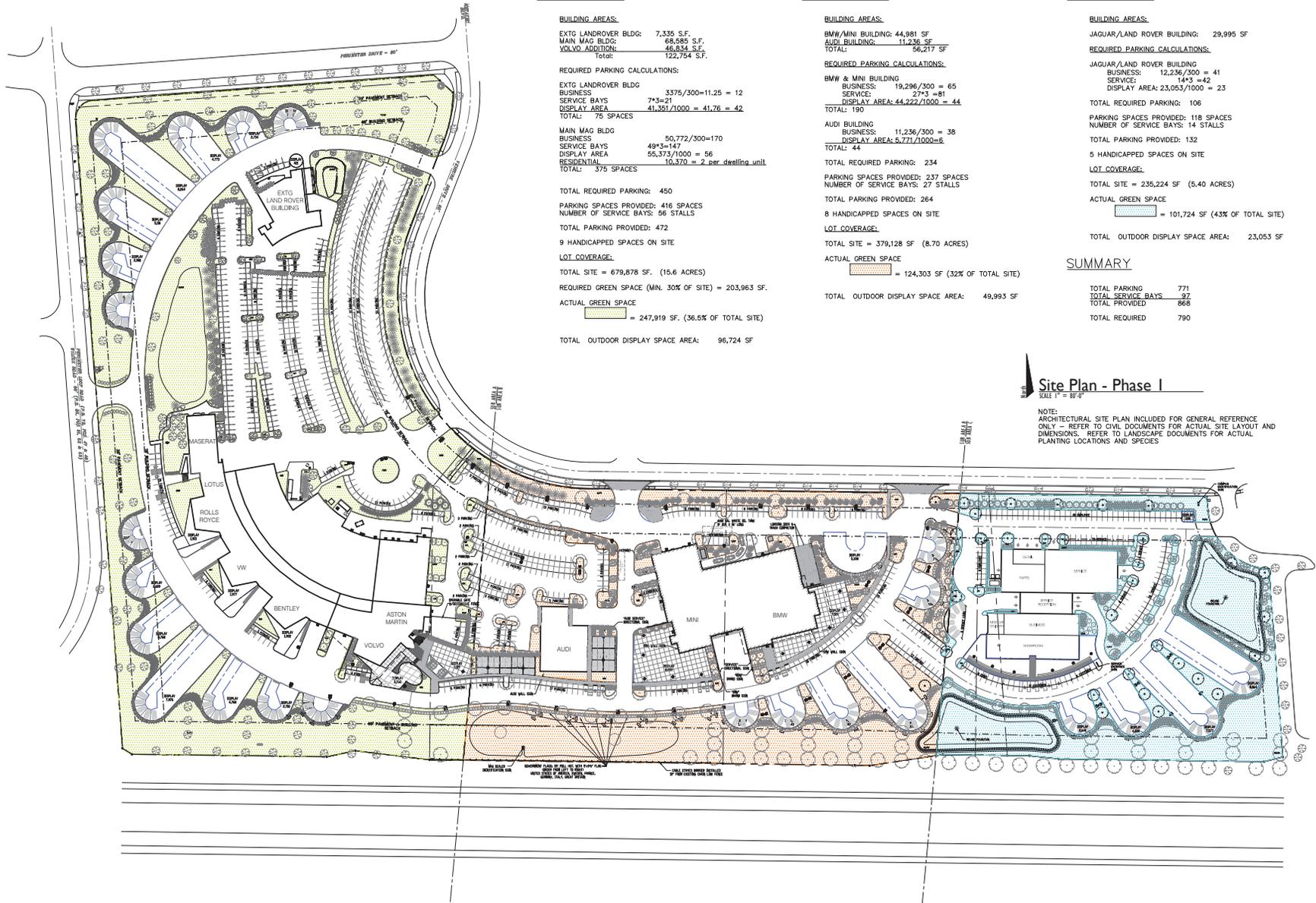
BUILDING AREAS:
 JAGUAR/LAND ROVER BUILDING: 29,995 SF

REQUIRED PARKING CALCULATIONS:
 JAGUAR/LAND ROVER BUILDING BUSINESS: 12,236/300 = 41
 SERVICE: 14*3 = 42
 DISPLAY AREA: 23,053/1000 = 23

TOTAL REQUIRED PARKING: 106
 PARKING SPACES PROVIDED: 118 SPACES
 NUMBER OF SERVICE BAYS: 14 STALLS
 TOTAL PARKING PROVIDED: 132
 5 HANDICAPPED SPACES ON SITE
LOT COVERAGE:
 TOTAL SITE = 235,224 SF (5.40 ACRES)
 ACTUAL GREEN SPACE = 101,724 SF (43% OF TOTAL SITE)
 TOTAL OUTDOOR DISPLAY SPACE AREA: 23,053 SF

SUMMARY

TOTAL PARKING	771
TOTAL SERVICE BAYS	97
TOTAL PROVIDED	866
TOTAL REQUIRED	790



Site Plan - Phase I
 SCALE 1" = 80'-0"

NOTE: ARCHITECTURAL SITE PLAN INCLUDED FOR GENERAL REFERENCE ONLY - REFER TO CIVIL DOCUMENTS FOR ACTUAL SITE LAYOUT AND DIMENSIONS. REFER TO LANDSCAPE DOCUMENTS FOR ACTUAL PLANTING LOCATIONS AND SPECIES

**MIDWESTERN AUTO GROUP
 JAGUAR | LAND ROVER**

DRAWING SET

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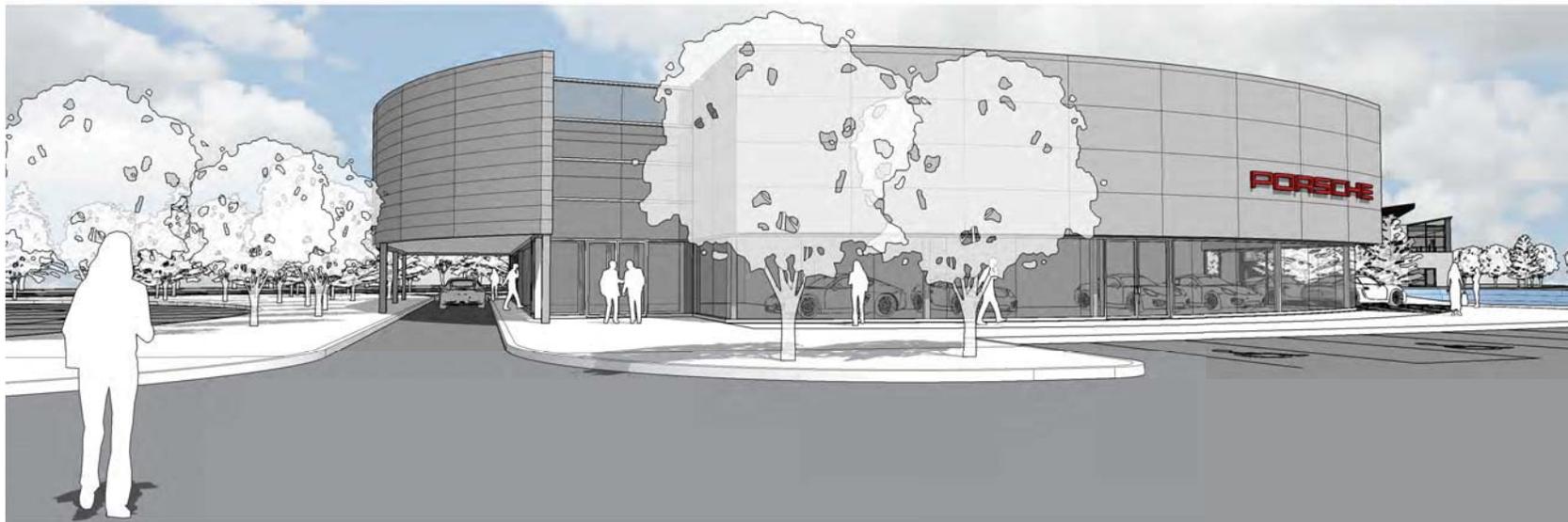
SEAL

PROJECT NUMBER: **A15-046**

SHEET TITLE: **PHASE 1 SITE PLAN**

SHEET NUMBER

1.01



think. create. do.



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



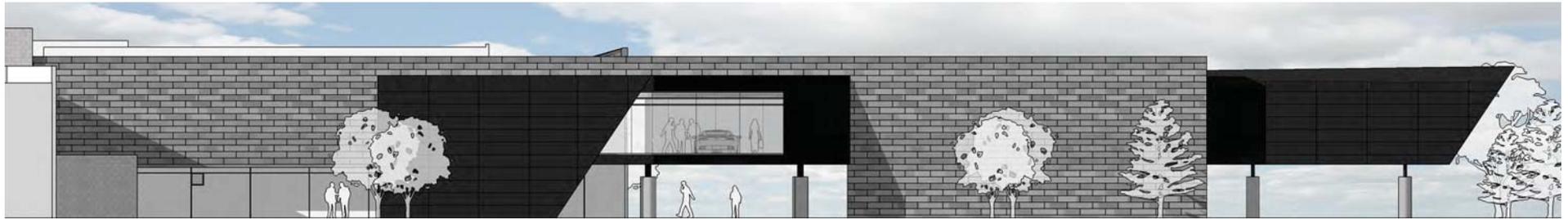
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



think. create. do.



WEST ELEVATION
SCALE: 1/8" = 1'-0"



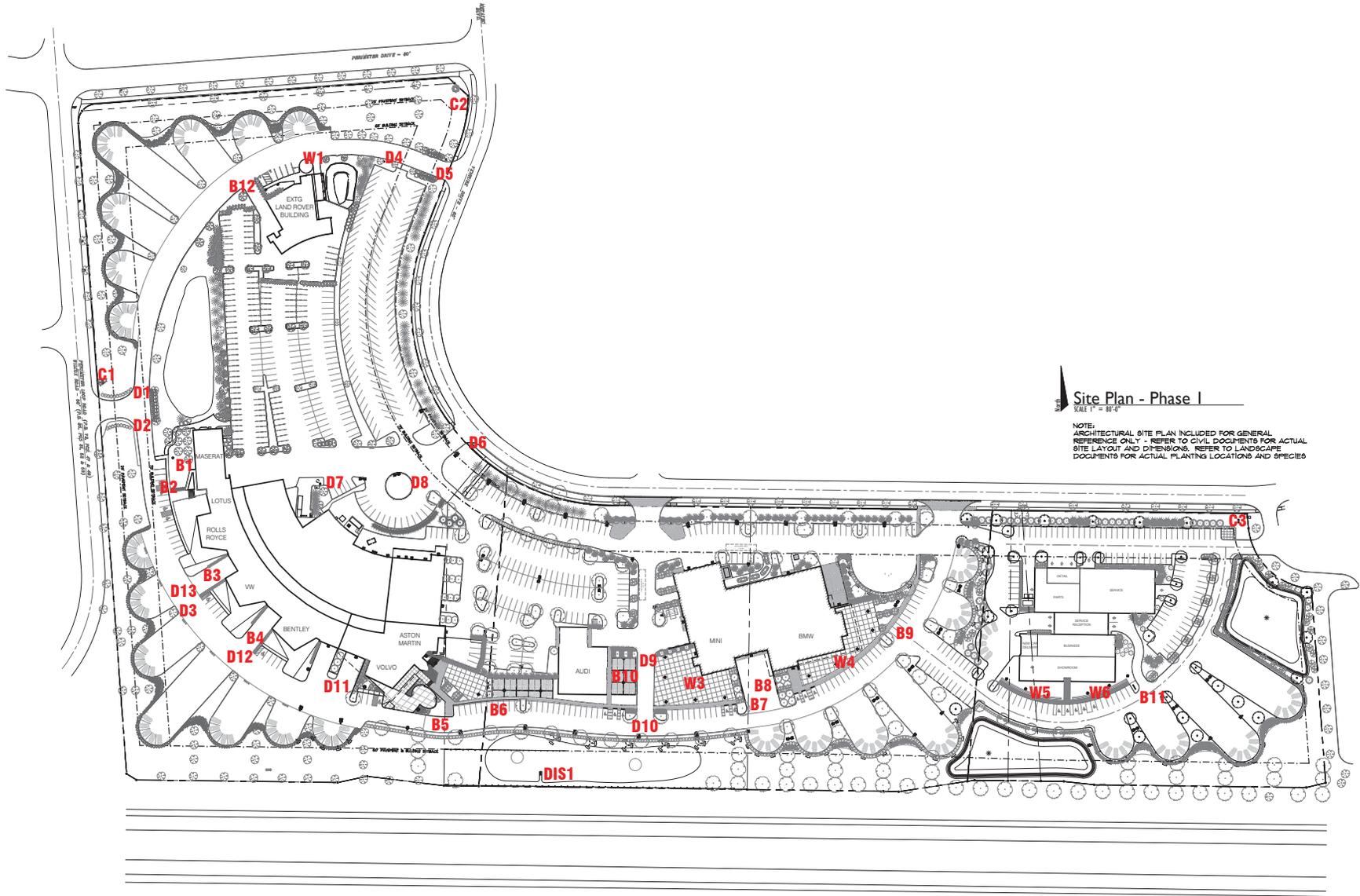
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Site Plan - Phase I
SCALE 1" = 80'-0"

NOTE:
ARCHITECTURAL SITE PLAN INCLUDED FOR GENERAL REFERENCE ONLY - REFER TO CIVIL DOCUMENTS FOR ACTUAL SITE LAYOUT AND DIMENSIONS. REFER TO LANDSCAPE DOCUMENTS FOR ACTUAL PLANTING LOCATIONS AND SPECIES

MIDWESTERN AUTO GROUP
JAGUAR | LAND ROVER

DRAWING SET

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SEAL

PROJECT NUMBER
A15-046

SHEET TITLE
MASTER SIGN PLAN

SHEET NUMBER

1.03

Dealer Identification Sign



DIS1
10' x 5'

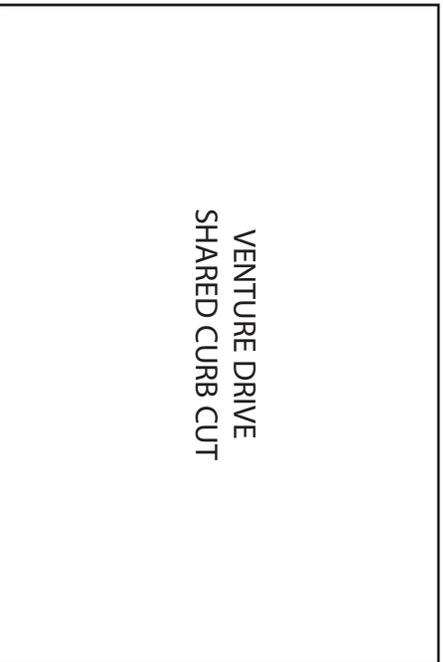
Campus Identification Sign



SIGN C1
15' x 30"



SIGN C2
15' x 30"



SIGN C3
15' x 30"

Directional Signage



SIGN D1
55" X 42"



SIGN D2
60" X 48"



SIGN D3
55" X 21"



SIGN D4
55" X 21"



SIGN D5
55" X 21"



SIGN D6
55" X 21"

Directional Signage



SIGN D7
55" X 21"



SIGN D8
55" X 21"



SIGN D9
40" X 33"



SIGN D10
52" X 42"



SIGN D11
40" X 72"



Sign D12
12" Letters

Directional Signage



Sign D13
12" Letters

Brand Signs



SIGN B1
40" X 48"



SIGN B2
40" X 48"



SIGN B3
39" X 115"



SIGN B4
39" X 96"



SIGN B5
40" X 72"



SIGN B6
40" X 36"

Brand Signs



SIGN B7
40" x 72"



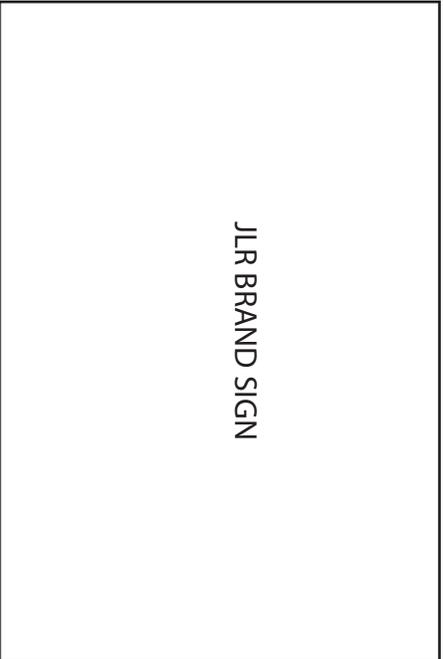
SIGN B8
40" x 72"



SIGN B9
40" x 60"



SIGN B10
1'-2" x 2'-2"



JLR BRAND SIGN

SIGN B11
40" x 72"



PORSCHE BRAND SIGN

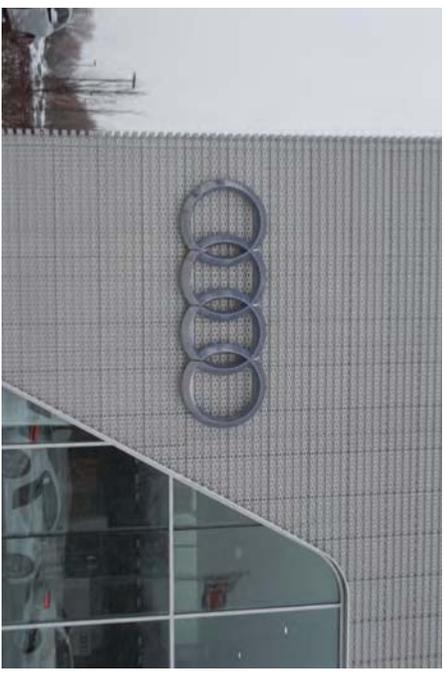
SIGN B12
40" x 72"

Wall Signs



* To be removed; replaced with Porsche Wall Sign

SIGN W1
48" X 84"



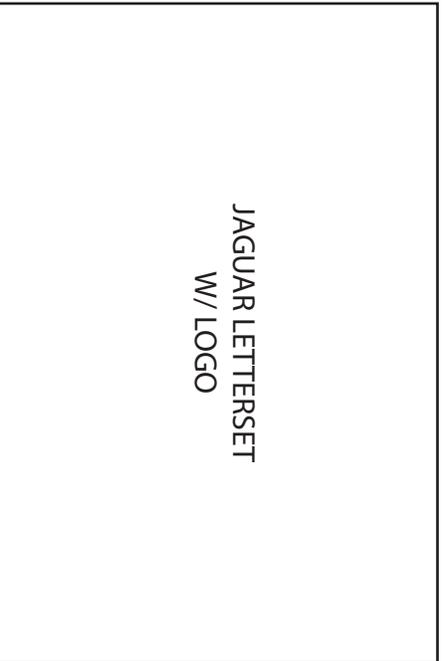
SIGN W2
4'-7" X 13'-6"



SIGN W3
29" X 17'-3"

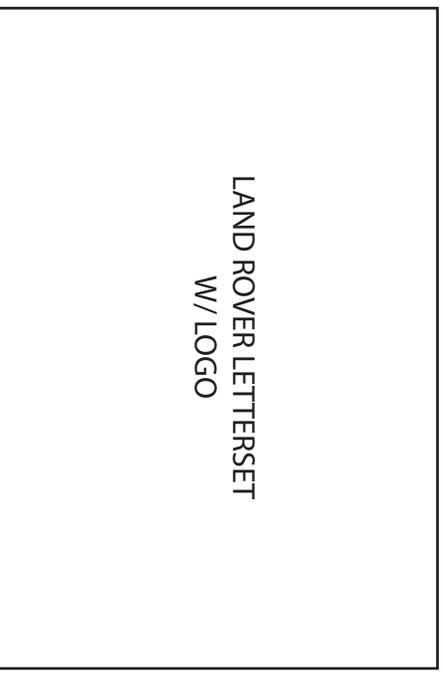


SIGN W4
29" X 20'-6"



JAGUAR LETTERSET
W/ LOGO

SIGN W5
1'-9" X 22'-8 1/2"



LAND ROVER LETTERSET
W/ LOGO

SIGN W6
2'-1" X 25'-5 1/2"