

**1 SITE PLAN**  
SCALE 1" = 40'-0"

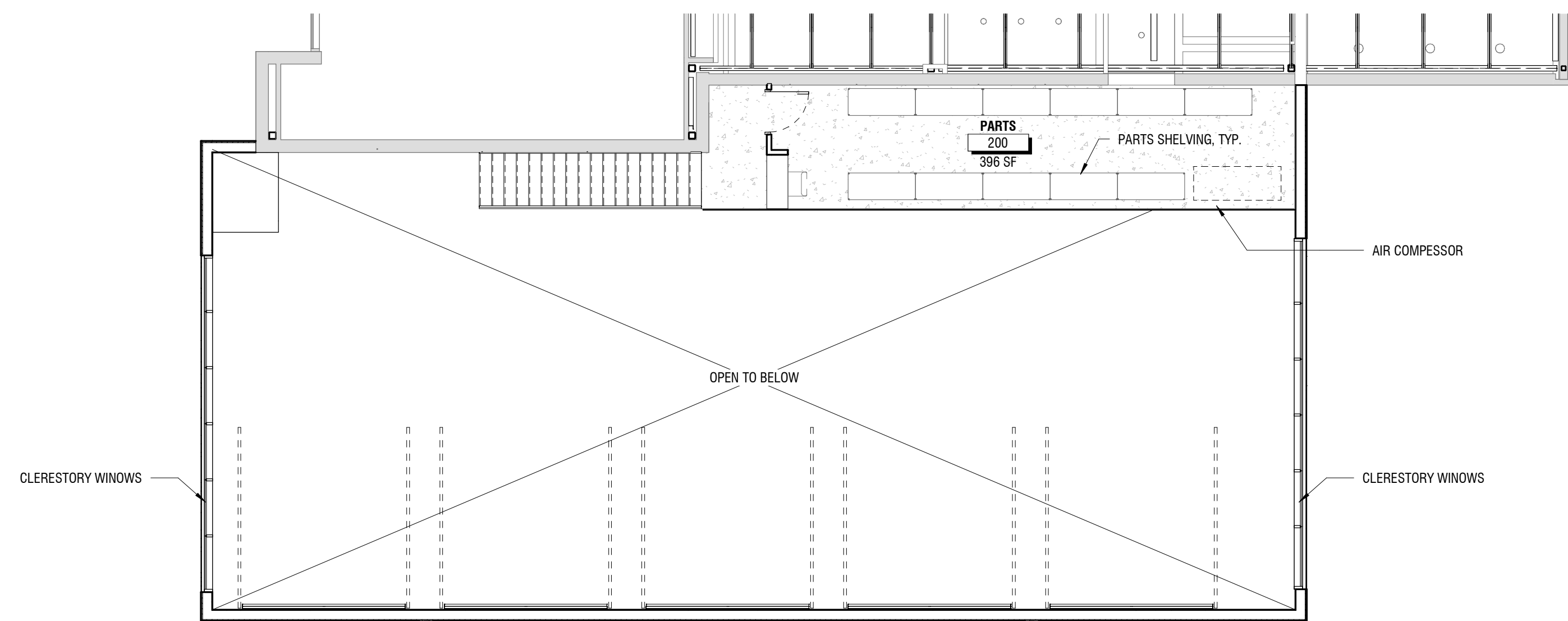


**2 SITE**  
SCALE 12" = 1'-0"

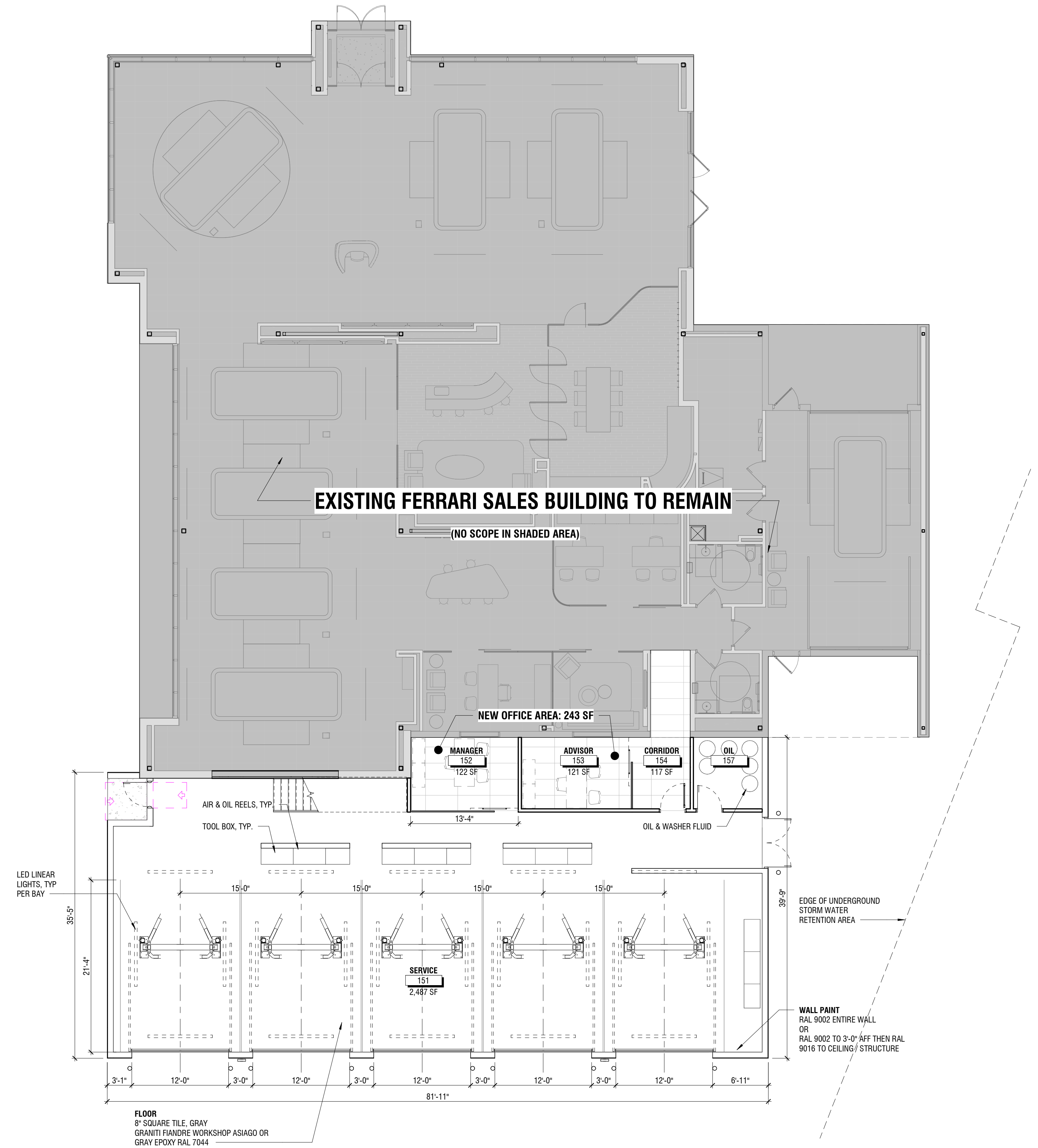
**MAG FERRARI SERVICE**  
SITE PLAN | 07/16/2024



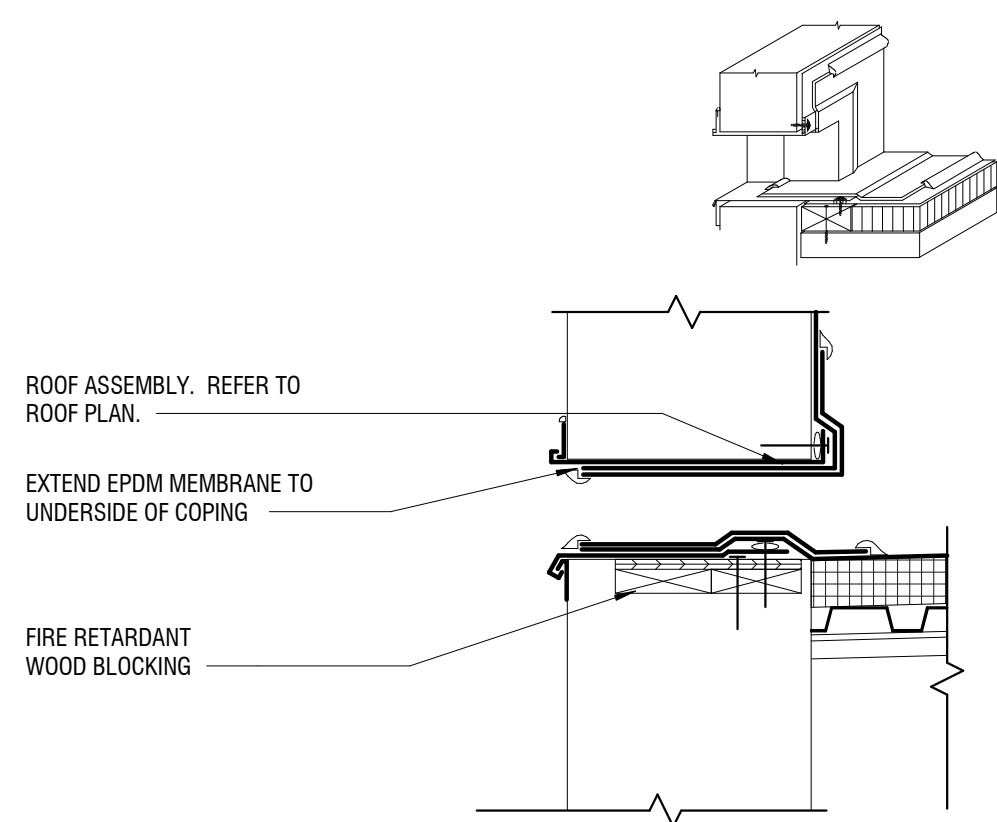
**archall**  
AA project no.: 2022127 ©2022 ARCHALL



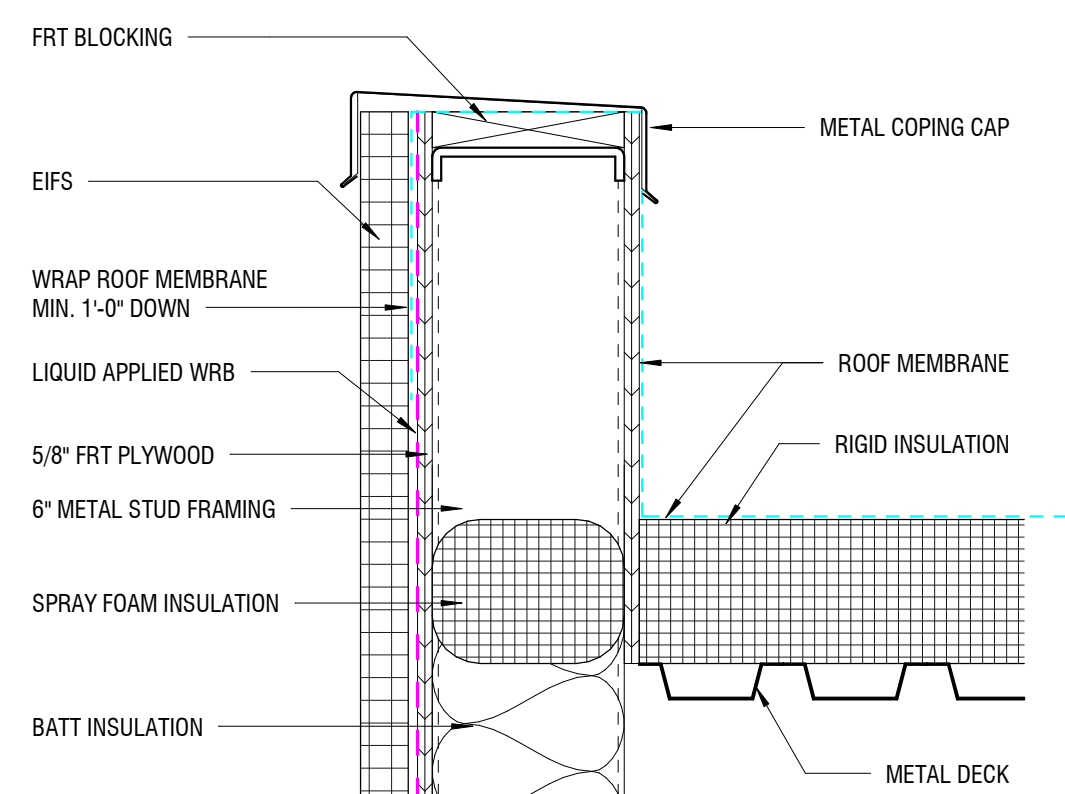
**2 PARTS MEZZANINE**  
SCALE 1/8" = 1'-0"



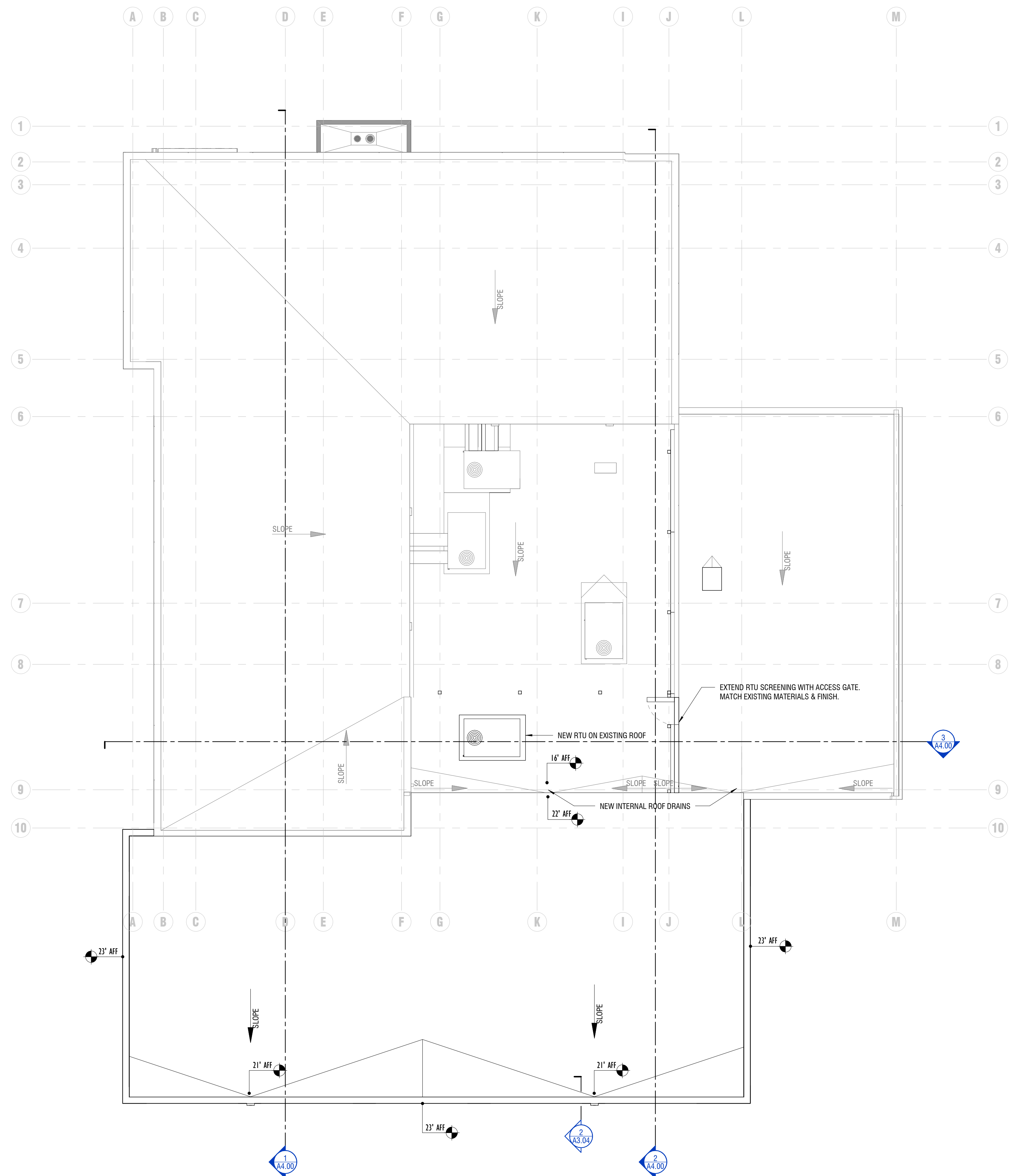
**1 FIRST FLOOR**  
SCALE 1/8" = 1'-0"



**3** THROUGH WALL OVERFLOW  
**DETAIL**  
 SCALE 1" = 1'-0"

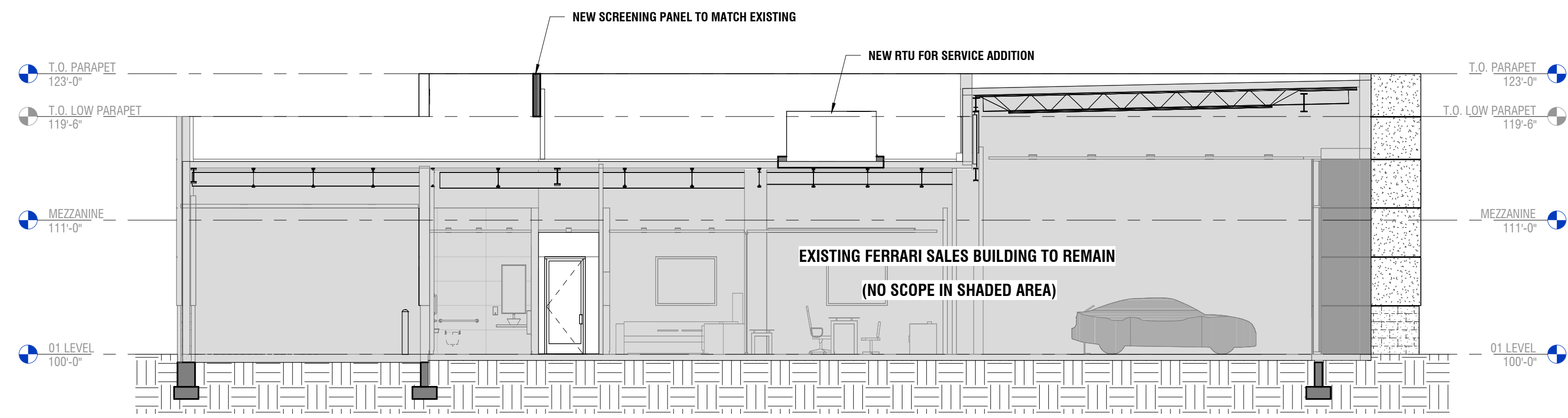


**2** SERVICE - PARAPET  
 SCALE 1 1/2" = 1'-0"

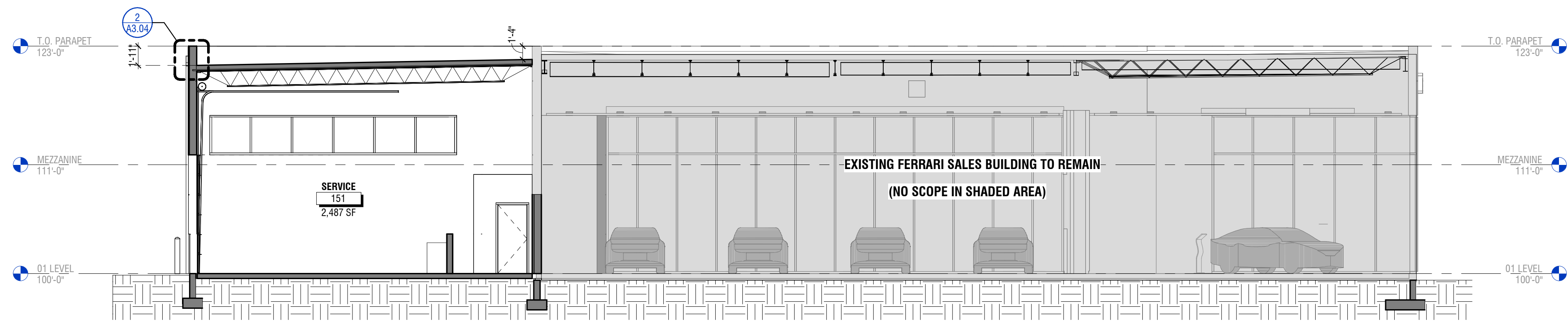


**1** ROOF PLAN - SERVICE  
 SCALE 1/8" = 1'-0"

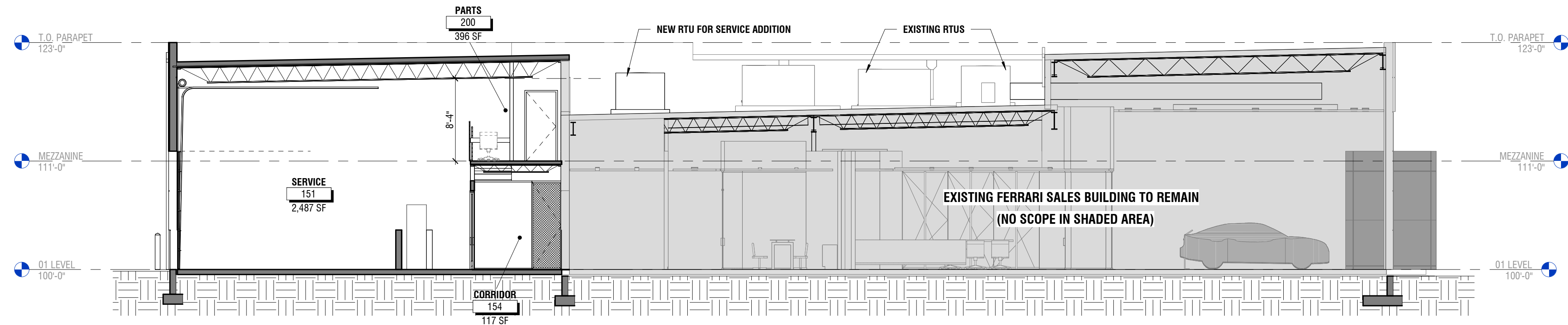




**3 BUILDING SECTION**  
SCALE 1/8" = 1'-0"



**2 BUILDING SECTION**  
SCALE 1/8" = 1'-0"



**1 BUILDING SECTION**  
SCALE 1/8" = 1'-0"

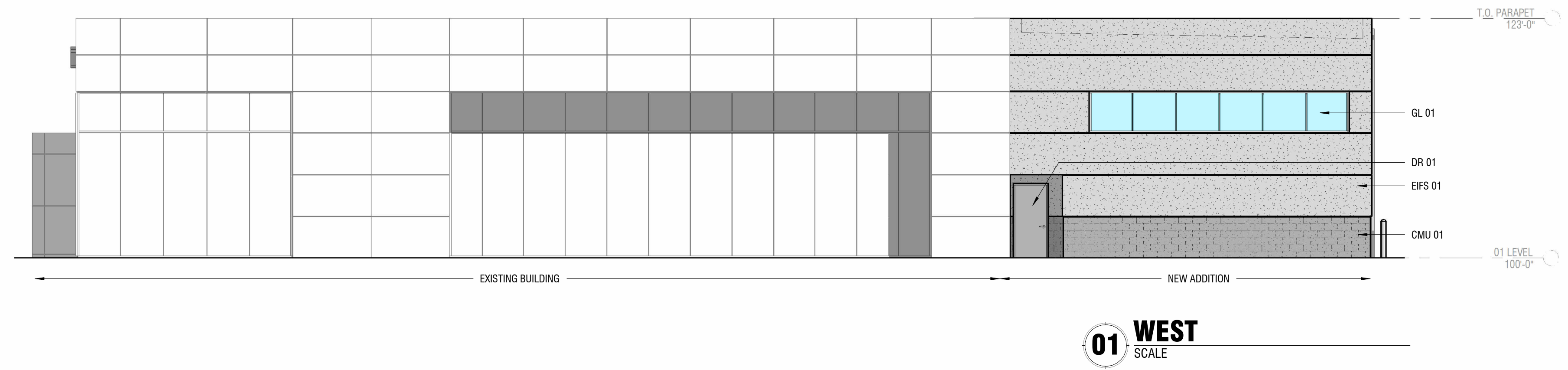
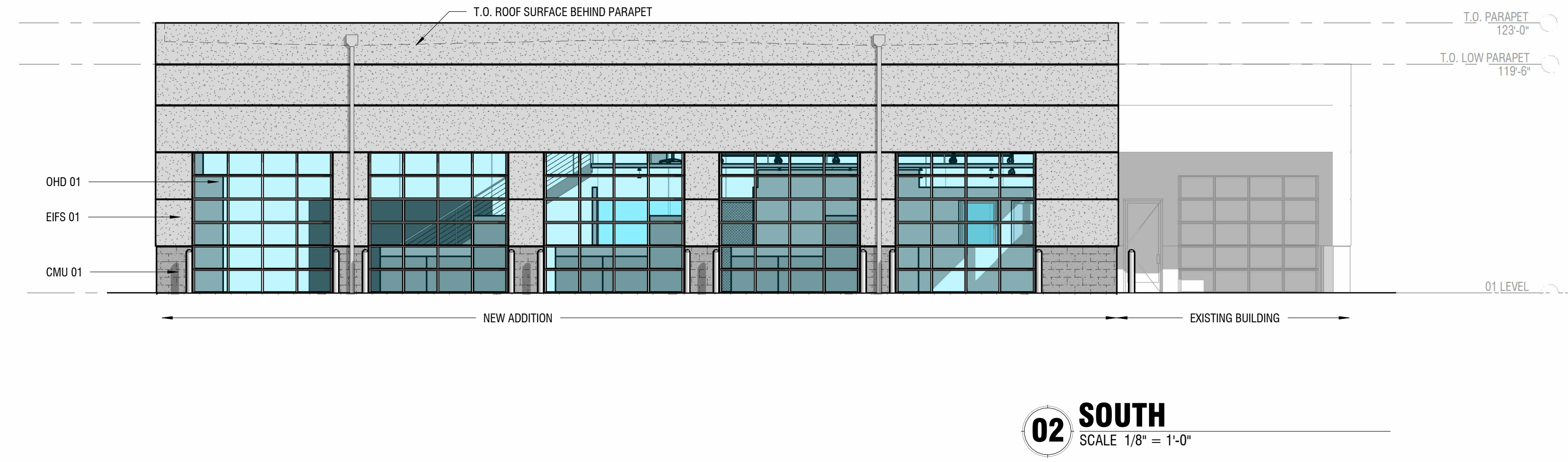
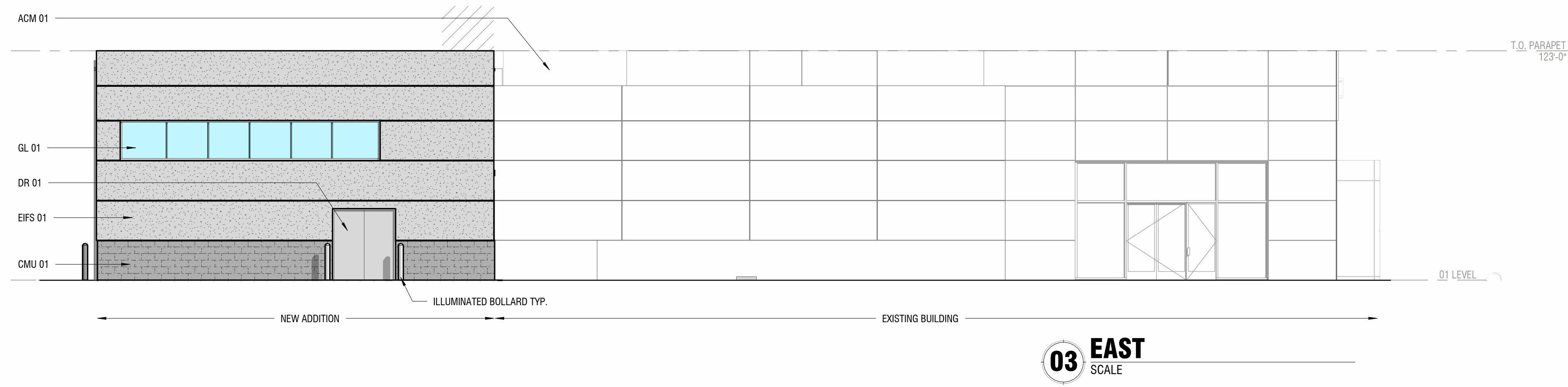
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<input type="checkbox"/>	bid
<input type="checkbox"/>	permit
<input type="checkbox"/>	construction

REVISIONS	DATE	DESCRIPTION
1		
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AS1	
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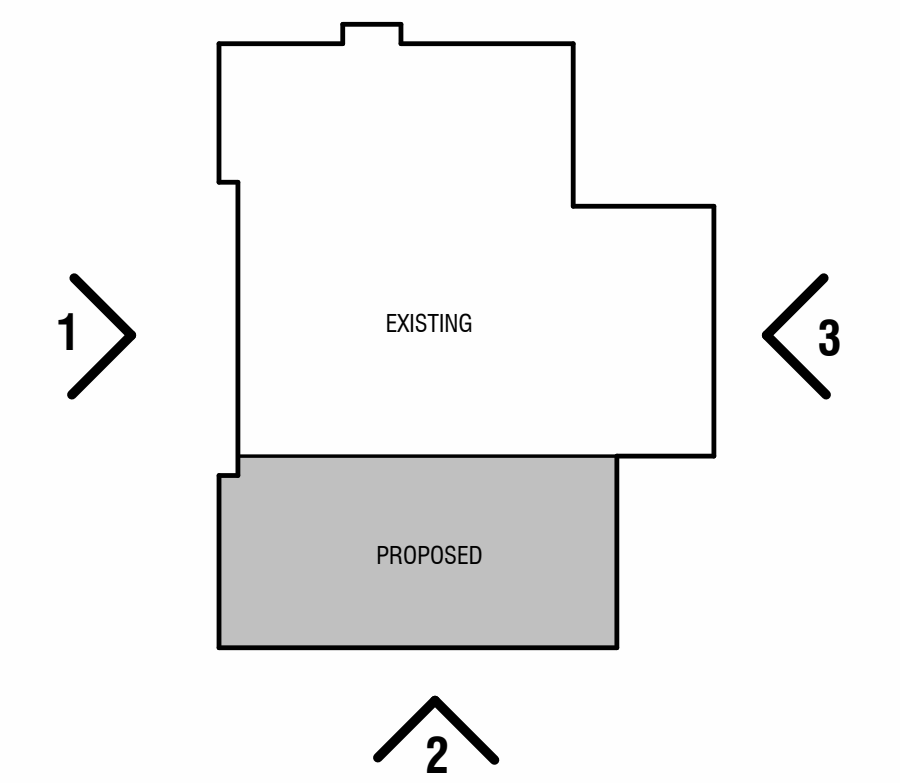
SEAL	
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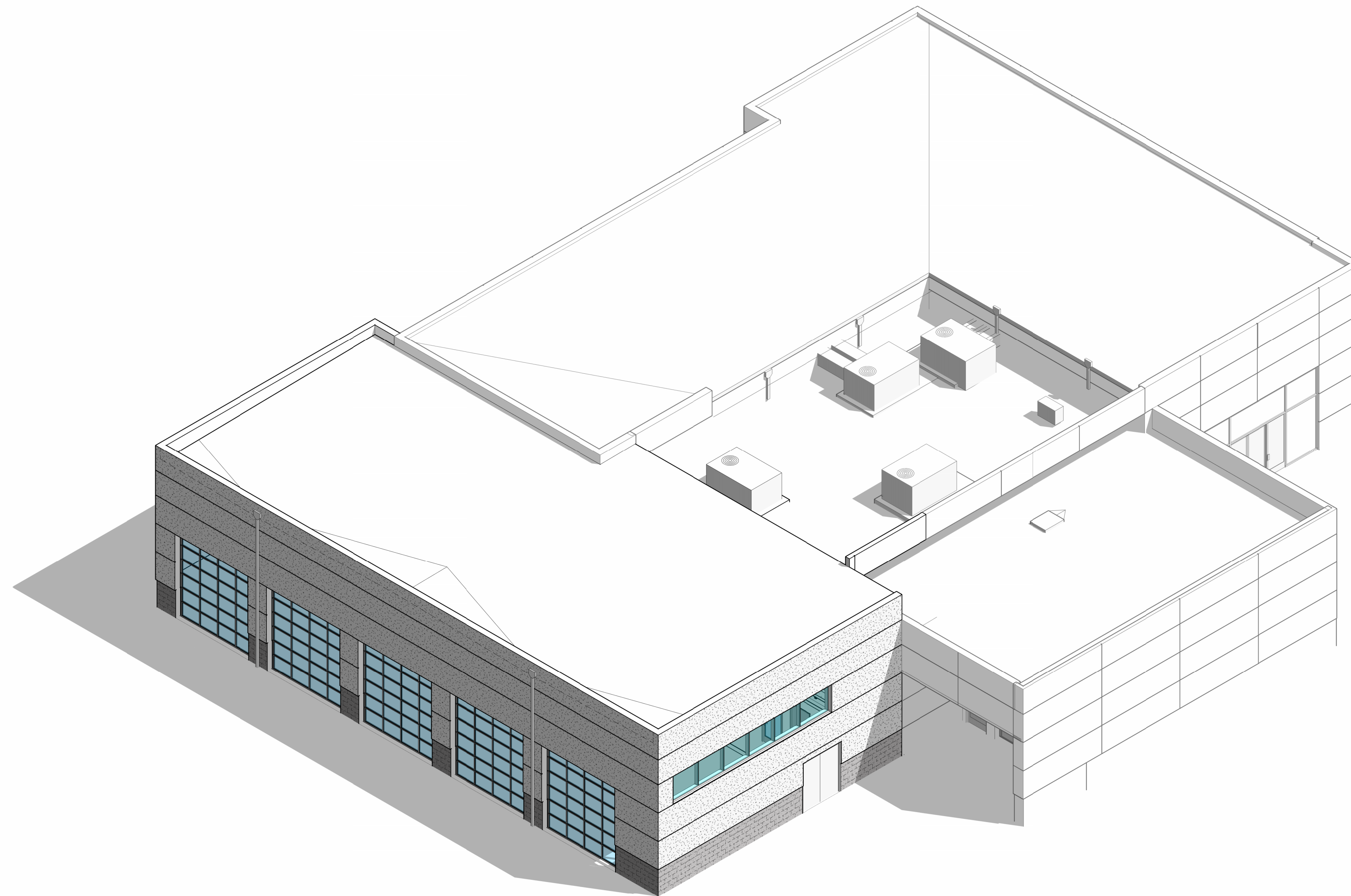
**NOT FOR CONSTRUCTION**



**MATERIAL LEGEND**

CMU-1	DESC: CONCRETE MASONRY UNIT MANUF: OBERFIELD DESIGNBLOCK STYLE: SPLIT FACE, INTEGRAL SEALER FINISH: 2201 CHARCOAL
EIFS-1	DESC: EXTERIOR INSULATING FINISH SYSTEM MANUF: DRYVIT STYLE: SMOOTH FINISH AND COLOR TO MATCH EXISTING MAG CAMPUS BUILDINGS FINISH:
GL-1	DESC: GLAZING / STOREFRONT MANUF: KAWNEER STYLE: TRIFAB 451 FINISH: CLEAR ANODIZED TO MATCH EXISTING
ACM-1	DESC: ACM ROOFTOP SCREENING MANUF: ALUCOBOND STYLE: 4MM RAINSCREEN FINISH: BRILLIANT SILVER METALLIC (MATCH EXISTING)
OHD-1	DESC: GLASS SECTIONAL OVERHEAD DOOR MANUF: WAYNE DALTON STYLE: MODEL 451 FINISH: CLEAR ANODIZED WITH CLEAR GLAZING
DR-1	DESC: HOLLOW METAL MAN DOOR MANUF: STEELCRAFT STYLE: MODEL 451 FINISH: PAINT TO MATCH CMU COLOR





MAG FERRARI SERVICE

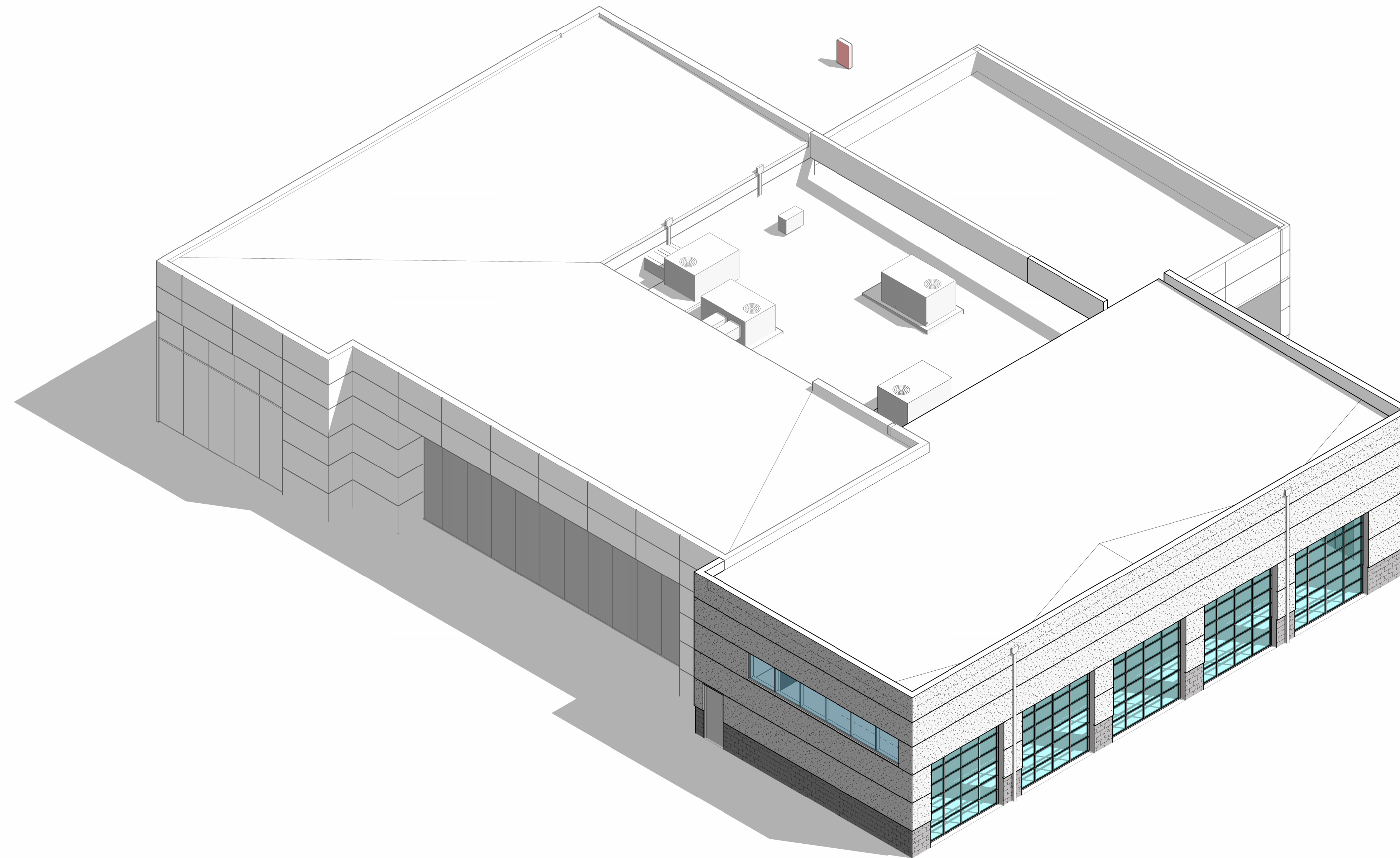
3D VIEWS - SERVICE ADDITION | 07/16/2024



**archall**

AA project no.:2022127

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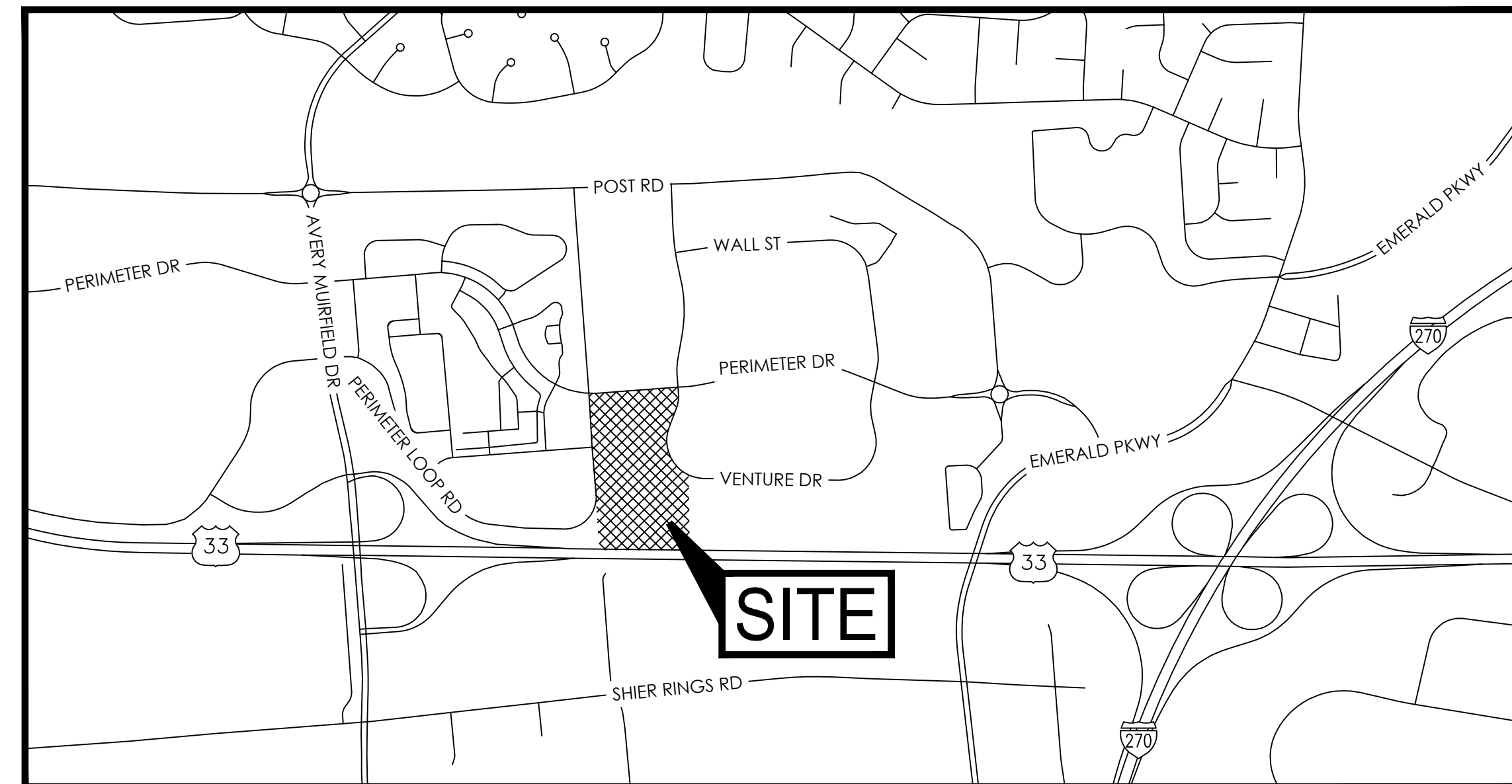
MAG FERRARI SERVICE

3D VIEWS - SERVICE ADDITION | 07/16/2024



AA project no.:2022127 ©2022 ARCHALL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
**MIDWESTERN AUTO GROUP**  
**MAG FERRARI**  
**6321 PERIMETER LOOP ROAD**  
**AMENDED FINAL DEVELOPMENT PLAN**  
**2024**

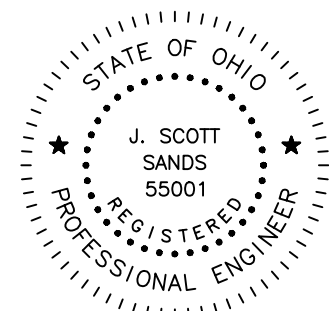


LOCATION MAP  
NOT TO SCALE



**SHEET INDEX**

TITLE SHEET	C0.10
EXISTING CONDITIONS & DEMOLITION PLAN	C1.10
SITE LAYOUT PLAN	C2.10
SITE UTILITY PLAN	C3.10
SITE GRADING PLAN	C4.10
STORM SEWER PROFILE, FERRARI SUBGRADE DETENTION AND SITE DETAILS	C5.10
GENERAL NOTES	C6.10
EROSION CONTROL NOTES & DETAILS	C7.10
SITE PARKING EXHIBIT	C8.10



*J. Scott Sands*  
Registered Engineer 10/28/2024 Date



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**MAG FERRARI**

**6321 PERIMETER LOOP ROAD**  
**DUBLIN, OHIO**

20-003-COM

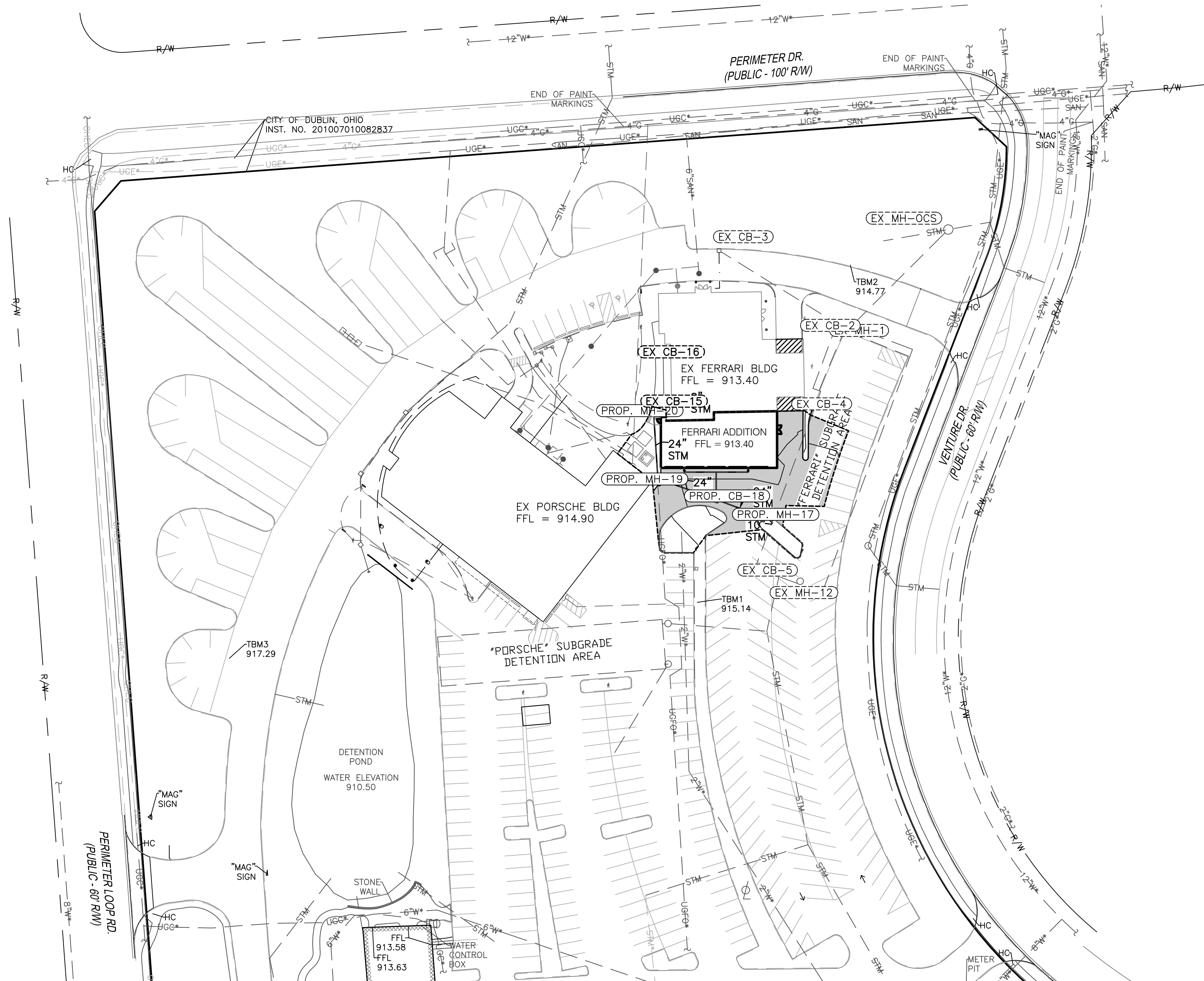
10/28/24

AMENDED  
FINAL DEVELOPMENT PLAN

TITLE SHEET

**C0.10**

SD PROJECT NO. 3481



**OWNER / DEVELOPER / APPLICANT**

MIDWESTERN AUTO GROUP  
6335 PERIMETER LOOP DRIVE  
DUBLIN, OHIO 43017  
PHONE: 614-889-2571  
CONTACT: TBD

**ENGINEER / SURVEYOR**

SANDS DECKER CPS, LLC.  
1495 OLD HENDERSON ROAD  
COLUMBUS, OHIO 43220  
PHONE: 614-459-6992  
CONTACT: SCOTT SANDS

**ARCHITECT**

ARCHITECTURAL ALLIANCE  
165 NORTH FIFTH STREET  
COLUMBUS, OHIO 43215  
PHONE: 614-469-7500  
CONTACT: BRAD PARISH

**APPROVALS**

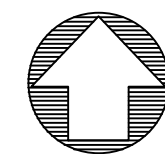
SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

\_\_\_\_\_  
DIRECTOR OF ENGINEERING/CITY ENGINEER,  
CITY OF DUBLIN, OHIO  
PAUL A. HAMMERSMITH P.E. DATE

\_\_\_\_\_  
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT,  
CITY OF DUBLIN, OHIO  
JENNIFER M. RAUCH, AICP DATE

**INDEX MAP**

1"=50'



**STANDARD DRAWINGS**

CITY OF DUBLIN 2020 EDITION  
RD-05, ST-03 WITH GROUND RIM  
PER AA-S112

CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWINGS	
AA-S102	MANHOLE
AA-S106	MANHOLE ASSEMBLY COMBINATIONS
AA-S107	MISC. ITEMS PRECAST MANHOLES
AA-S117	PRECAST MANHOLE CHANNEL
AA-S119	MANHOLE STEP
AA-S133A	STD. CATCH BASIN 21"-8" PIPE
AA-S141	HEAVY DUTY GRATE & FRAME
AA-S149	TYPE I BEDDING FOR FLEXIBLE PIPE
AA-S150	TRENCH INSTALLATION

SURVEY WAS COMPLETED BY SANDS DECKER IN APRIL 2018.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

**BENCHMARK REFERENCE**

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

**BENCHMARKS**

TBM 1  
ELEVATION = 915.14  
MAG NAIL SET ON THE NORTH SIDE OF A CONCRETE LIGHT POLE BASE BEING LOCATED +/- 98' SOUTH OF THE SOUTHEAST CORNER OF THE NORTH BUILDING.

TBM 2  
ELEVATION = 914.77  
MAG NAIL SET ON THE SOUTH SIDE OF A CONCRETE LIGHT POLE BASE BEING LOCATED +/- 113' WEST OF THE CENTERLINE OF VENTURE DR. AND +/- 141' SOUTH OF THE CENTERLINE OF PERIMETER DR.

TBM 3  
ELEVATION = 917.29  
MAG NAIL SET ON THE EAST SIDE OF A CONCRETE LIGHT POLE BASE BEING LOCATED +/- 160' NORTH OF THE CENTERLINE OF AN ENTRANCE FROM PERIMETER LOOP RD.



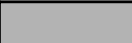

**KEYNOTES**

1. REMOVE ASPHALT.
2. REMOVE CURB.
3. RELOCATE LIGHT POLE. COORDINATE WITH UTILITY OWNER.
4. REMOVE AND DISPOSE OF STORM SEWER.
5. REMOVE AND DISPOSE OF BOLLARDS.
6. RESERVED.
7. TREES TO BE REMOVED. SEE LANDSCAPING PLAN.
8. TREES TO BE RELOCATED. SEE LANDSCAPING PLAN.
9. TRANSFORMERS TO BE RELOCATED. SEE SHEET 2.10.
10. COMMUNICATION LINE TO BE REMOVED, COORDINATE WITH UTILITY OWNER.
11. RELOCATE ELECTRICAL CONDUIT. COORDINATE WITH UTILITY OWNER.
12. WATER SERVICE TO BE RELOCATED, SEE SHEET C3.10.

**NOTES**

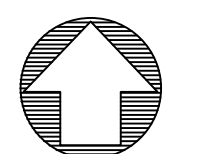
- ALL ITEMS NOTED FOR DEMOLITION SHALL BE REMOVED & DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL & LOCAL REGULATIONS, UNLESS OTHERWISE DIRECTED BY OWNER.
- CONTRACTOR SHALL COORDINATE THE DISCONNECTION & REMOVAL &/OR ABANDONMENT OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS AS NECESSARY & SHALL MEET ALL APPLICABLE FEDERAL, STATE & LOCAL CODES & REQUIREMENTS. ANY ABANDONED OR INACTIVE UTILITIES ENCOUNTERED ON-SITE, WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE REMOVED TO THE PROPERTY LINE & CAPPED.
- THE REMOVAL OF ANY ITEMS WHICH HAVE IN-GROUND FOUNDATIONS, BASES OR FOOTERS OF ANY KIND SHALL INCLUDE COMPLETE REMOVAL OF SAID FOUNDATIONS.
- 4 TOTAL PARKING SPACES REMOVED.
- GREENSPACE AREA REMOVED IS 3,069 SF
- INSPECTION OF ALL AREAS WHERE PAVEMENT IS TO BE REMOVED OVERTOP OF THE EXISTING UNDERGROUND STORAGE FACILITY WILL BE REQUIRED PRIOR TO INSTALLATION OF NEW PAVEMENT TO ENSURE THE EXISTING SYSTEM WAS NOT DAMAGED.

**PAVEMENT LEGEND**

-  PAVEMENT REMOVAL
-  CONCRETE REPLACED

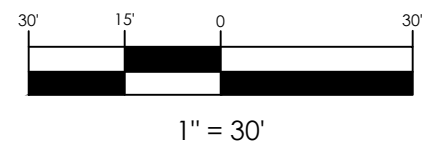


Know what's below.  
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NORTH

GRAPHIC SCALE



**MAG FERRARI**

6321 PERIMETER LOOP ROAD  
DUBLIN, OHIO  
20-003-COM

10/28/24

AMENDED  
FINAL DEVELOPMENT PLAN

EXISTING CONDITIONS  
& DEMOLITION PLAN

**C1.10**

SD PROJECT NO. 3481



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S:\Archival 4646 MAG - Ferrari Service Addition\Draw\Archival 4646 MAG Ferrari Service Master.dwg 10/28/2024 1:06 PM

**KEYNOTES**

1. PROP. BUILDING ADDITION, SEE ARCHITECTURAL PLANS.
2. STANDARD CONCRETE CURB, SEE DETAIL, SHEET C5.00.
3. STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL, SHEET C5.00.
4. RELOCATED TRANSFORMERS, SEE ELECTRICAL DRAWINGS.

**NOTES**

- ALL ITEM NUMBERS REFER TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- 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.
- SEE MECHANICAL PLANS FOR LIGHTING DETAILS.
- COORDINATE ALL SURFACE TREATMENTS AND APPLICATIONS AND CONCRETE CONTROL JOINTS WITH ARCHITECTURAL PLANS.
- ALL TREES ADJACENT TO ACTIVE CONSTRUCTION TO HAVE TREE PROTECTION PRIOR TO CONSTRUCTION. SEE DETAIL SHEET C5.00.

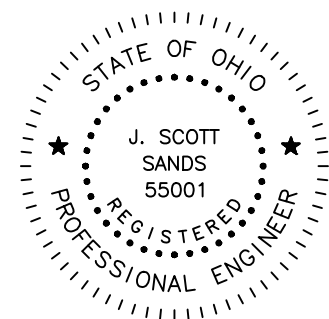
**PAVEMENT LEGEND**

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD CONCRETE COMMERCIAL DRIVEWAY APPROACH (RD-07)

**SITE DATA**

**SITE INFORMATION**

ADDRESS: 6321 PERIMETER LOOP ROAD  
DUBLIN, OH 43017  
PROPOSED USE: VEHICLE SALES  
ZONING DISTRICT: PUD  
PID: 273-008212-00  
ACREAGE: 15.52  
OWNER: CARS-CNI-2 L P  
PAVEMENT SETBACK: 45 FT (SR-161/U.S. 33)  
0 FT (EASTERN)  
25 FT (VENTURE DR, PERIMETER LOOP RD & PERIMETER DR)  
BUILDING SETBACK: 60 FT (SR-161/U.S. 33)  
65 FT (PERIMETER DR)  
75 FT (VENTURE DR & PERIMETER LOOP RD)  
0 FT (EASTERN BOUNDARY NOT ADJACENT TO VENTURE DRIVE)

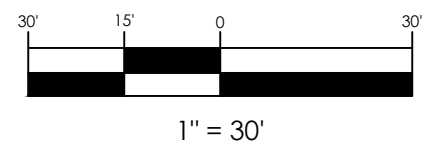


*J. Scott Sands*  
Registered Engineer 07/10/2024 Date



NORTH

GRAPHIC SCALE



**MAG FERRARI**

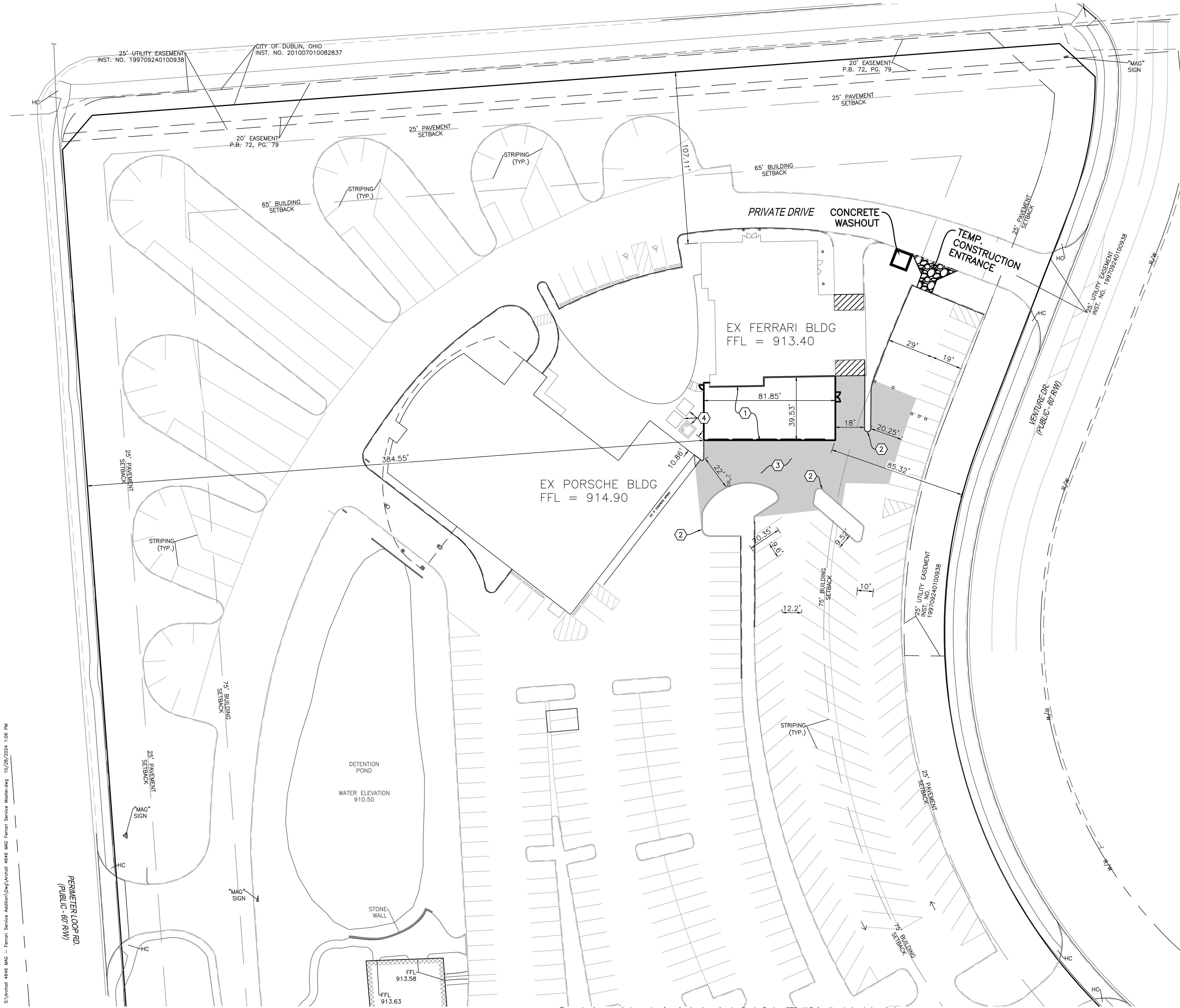
6321 PERIMETER LOOP ROAD  
DUBLIN, OHIO  
20-003-COM

10/28/24 AMENDED  
FINAL DEVELOPMENT PLAN

SITE LAYOUT PLAN

C2.10

SD PROJECT NO. 3481



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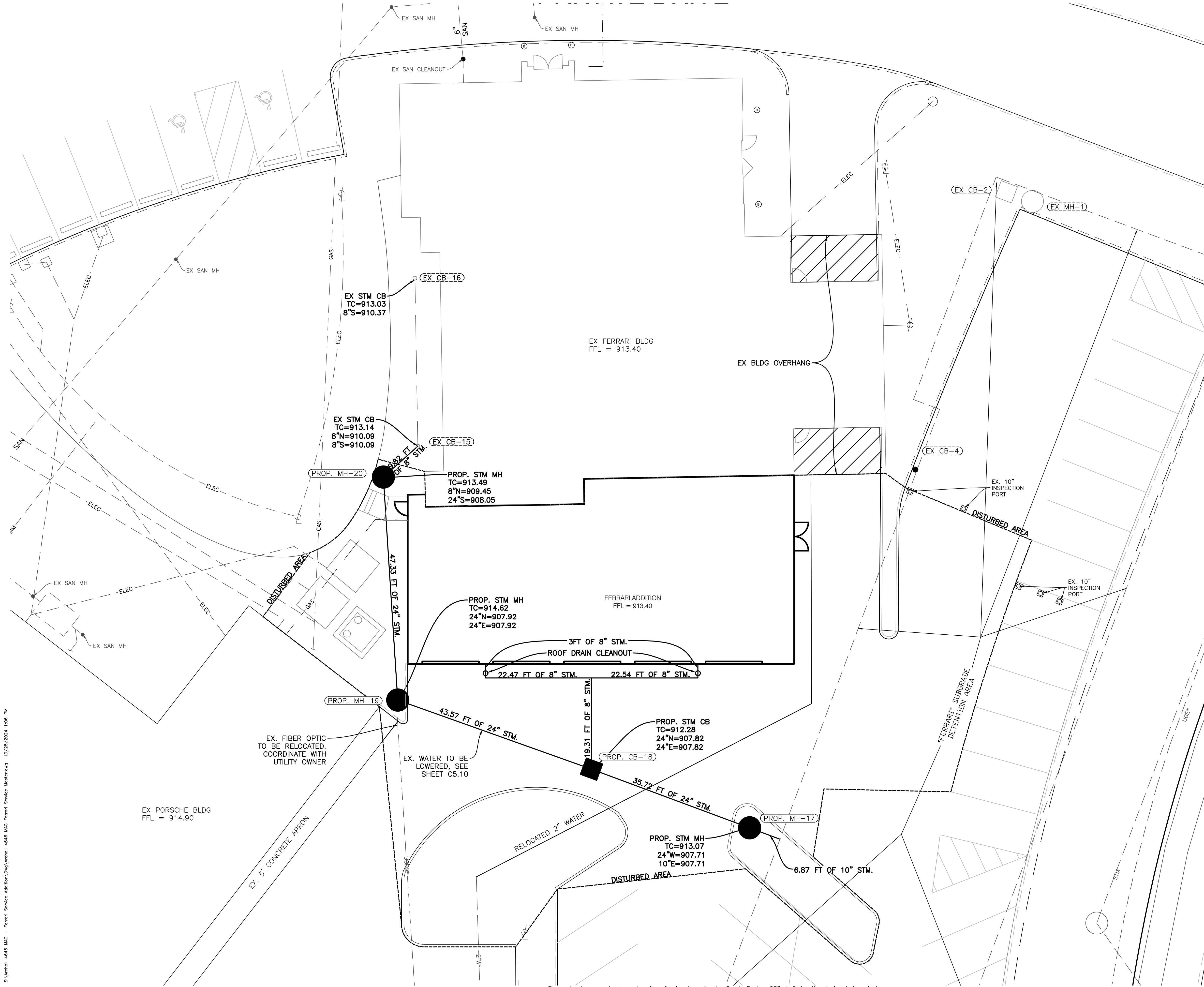
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**NOTES**

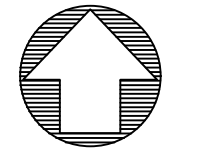
- ROOF DRAINS & FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO SANITARY SEWER.
- ALL STRUCTURES IN PAVEMENT TO HAVE HEAVY DUTY FRAME AND GRATES WITH CONCRETE COLLAR. FOR CATCH BASIN CONCRETE COLLARS, SEE DETAIL, SHEET C5.00.
- ALL CONNECTIONS TO THE SEWER SYSTEM ARE TO BE CORE DRILLED AND INSPECTED.
- PRIVATE UTILITY WORK WITHIN RIGHT-OF-WAY OR PUBLIC EASEMENTS REQUIRE SEPARATE RIGHT-OF-WAY PERMITS.
- COMBINED SANITARY SERVICES SHALL BE MODIFIED TO HAVE SEPARATE TAPS TO THE PUBLIC SANITARY MAINLINE PER BUILDING IN THE EVENT THE LOT IS SPLIT INTO SEPARATE PARCELS.
- GAS SERVICE LAYOUT AND METER LOCATIONS SHALL BE APPROVED BY THE GAS COMPANY.
- EXISTING UNDERGROUND DETENTION TO BE PROTECTED DURING CONSTRUCTION TO PREVENT DAMAGE.

**LEGEND**

- - STORM CATCH BASIN
- - STORM MANHOLE
- - NYLOPLAST STORM DRAIN
- ⊕ - LIGHT POLE
- ⊙ - BOLLARD

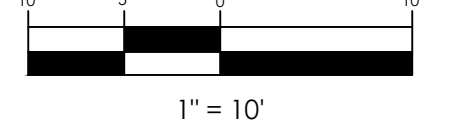


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NORTH

GRAPHIC SCALE



**MAG FERRARI**

6321 PERIMETER LOOP ROAD  
DUBLIN, OHIO  
20-003-COM

10/28/24 AMENDED  
FINAL DEVELOPMENT PLAN

SITE UTILITY PLAN

C3.10

SD PROJECT NO. 3481

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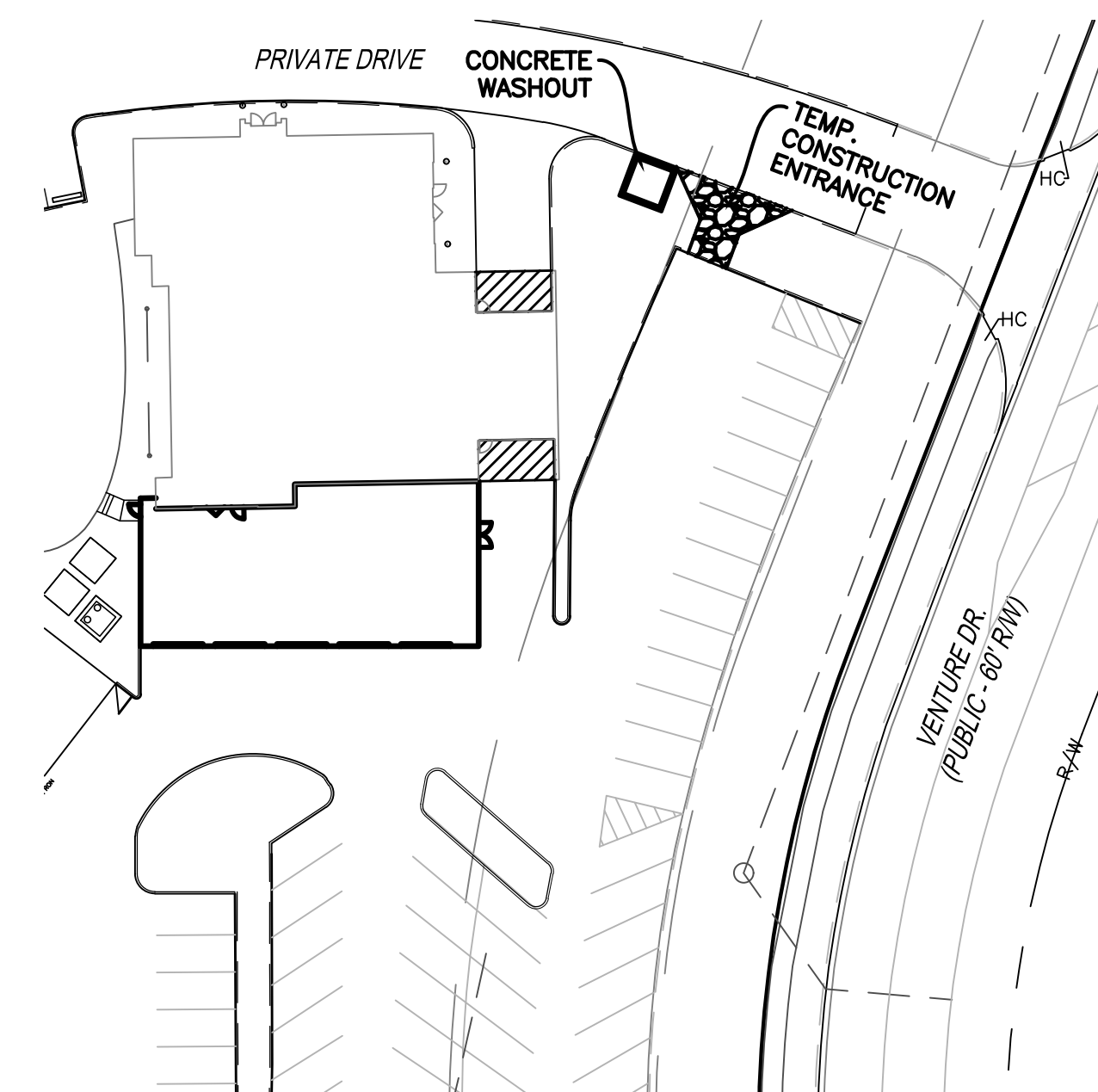
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**NOTES**

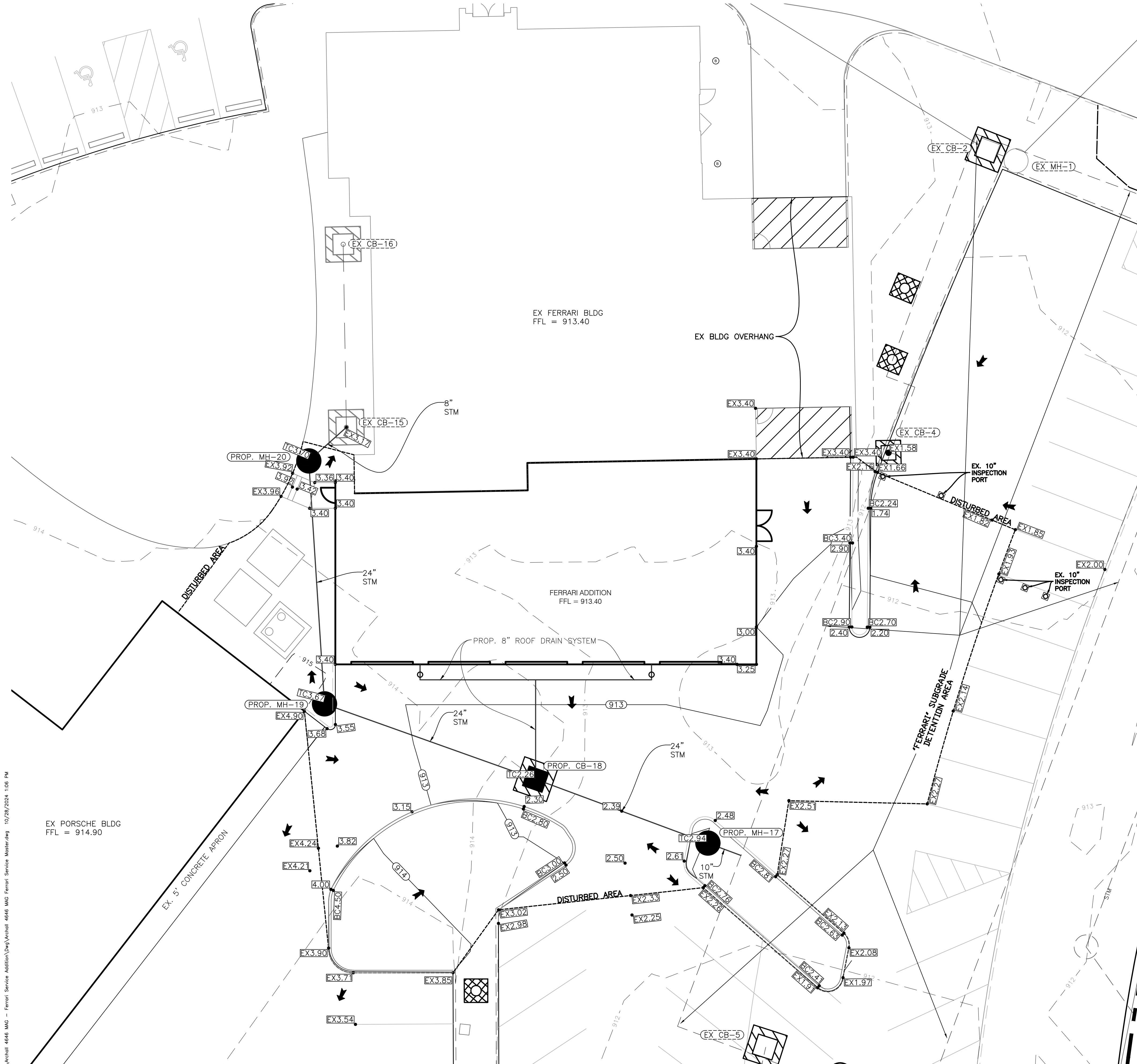
- ALL GRADES SHOWN ARE PAVEMENT ELEVATIONS AT FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED. EX = EXISTING, BC = TOP OF CURB, LP = LOW POINT, HP = HIGH POINT, TC = TOP OF CASTING.
- ADD 910 TO ALL SPOT GRADE ELEVATIONS.
- THE STORM WATER QUANTITY AND WATER QUALITY REQUIREMENTS, CONVEYANCE SYSTEM, AND IMPERVIOUS AREA FOR THIS PROJECT ARE INCLUDED IN THE STORM REPORT FOR THE MAG PORSCHE PROJECT, 19-011-COM. THE PROPOSED STORM LINES CONNECT TO THE "FERRARI" SUBGRADE DETENTION AREA, WHICH THEN WORKS IN TANDEM WITH THE EXISTING DETENTION BASIN DOWNSTREAM TO MEET THE STORM WATER MANAGEMENT REQUIREMENTS.
- INLET PROTECTION SHALL BE ADDED TO ALL EXISTING DOWNSTREAM STRUCTURES IN THE VICINITY OF WORK AREA WHETHER SHOWN OR NOT SHOWN ON THIS SHEET.
- CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT AREA PER DETAIL, SHEET C7.10. LOCATION SHALL BE DETERMINED IN THE FIELD.

**LEGEND**

- STORM STRUCTURE(CB, MH)
- ① STORM STRUCTURE NUMBER
- PROPOSED ELEVATION BOX
- 914 — PROPOSED CONTOUR
- - - 914 - - - EXISTING CONTOUR
- ▣ INLET PROTECTION
- ▣ TREE PROTECTION
- ➔ DRAINAGE FLOW ARROW



**CONSTRUCTION ENTRANCE & CONCRETE WASHOUT DETAIL**  
SCALE: 1" = 40'



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**811**  
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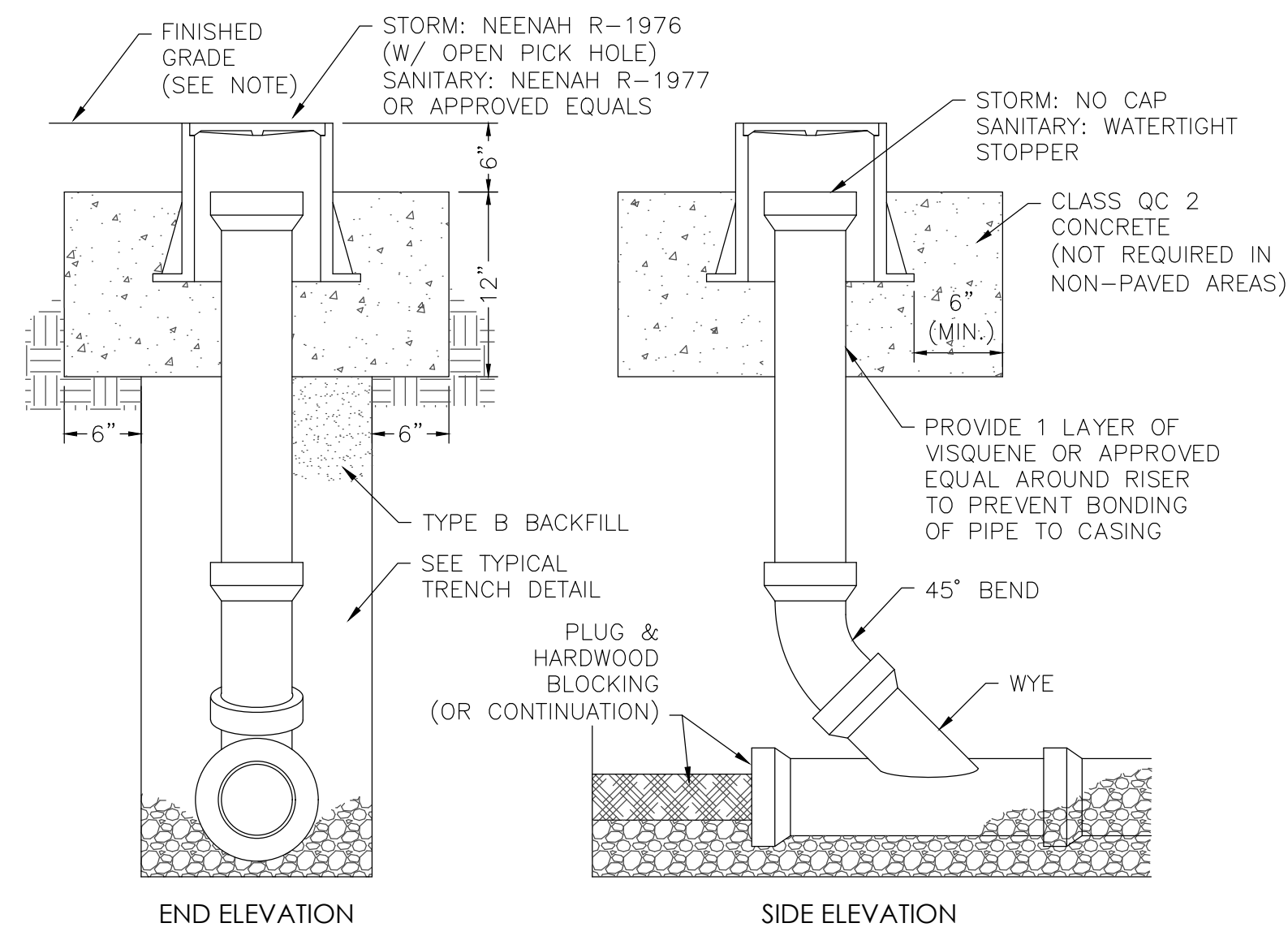
**NORTH**

GRAPHIC SCALE  
1" = 10'

**MAG FERRARI**  
6321 PERIMETER LOOP ROAD  
DUBLIN, OHIO  
20-003-COM

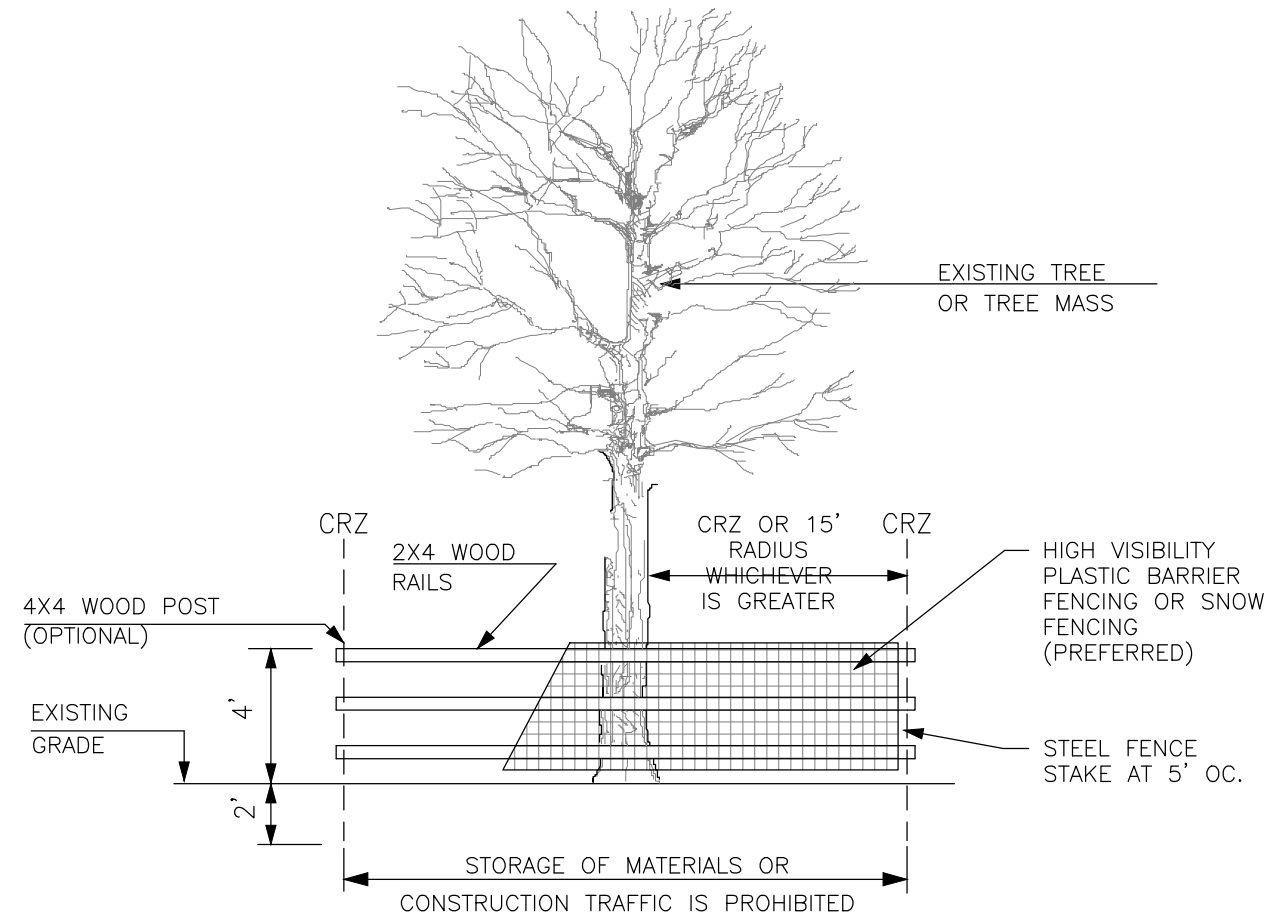
10/28/24 AMENDED  
FINAL DEVELOPMENT PLAN

SITE GRADING & SEDIMENT  
EROSION PLAN  
**C4.10**  
SD PROJECT NO. 3481



NOTE: CLEANOUT TOP OF CASTING SHALL BE SET FLUSH WITH FINISHED GRADE IN PAVEMENT AREAS OR 2" MIN. TO 4" MAX. ABOVE FINISHED GRADE IN NON-PAVED AREAS.

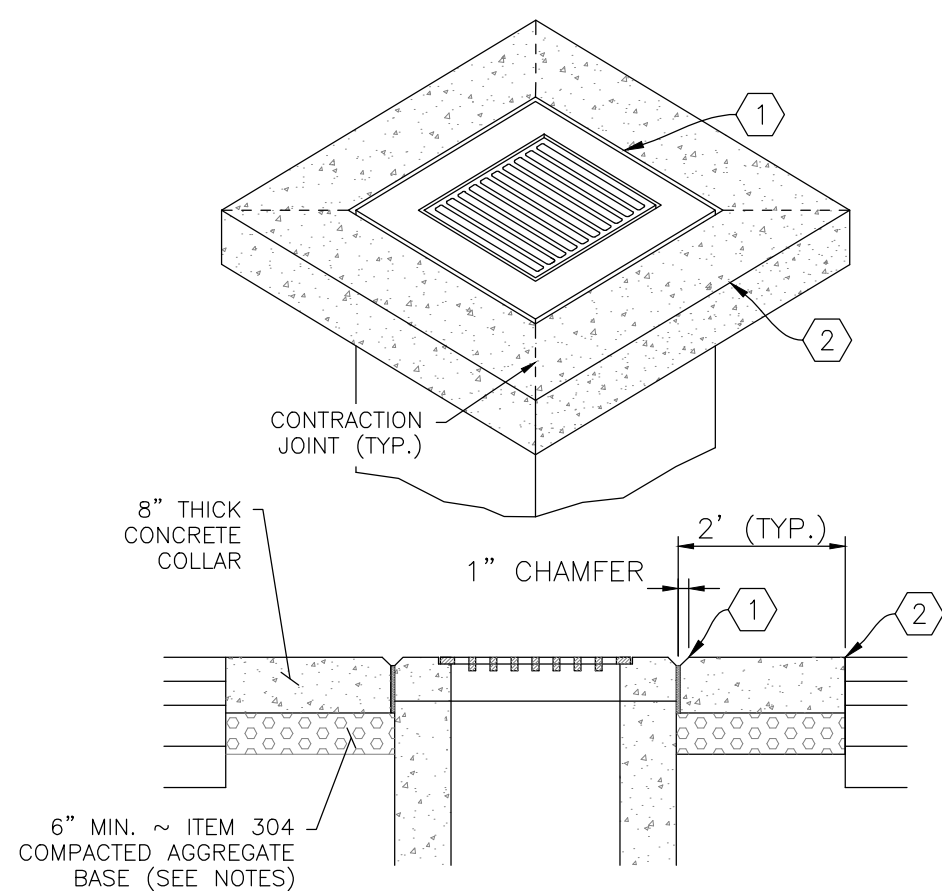
**CLEANOUT**  
NOT TO SCALE



CRZ = CRITICAL ROOT ZONE  
1-FOOT FOR EVERY INCH OF DIAMETER BREAST HEIGHT OVER 6-INCH CALIPER TREE.

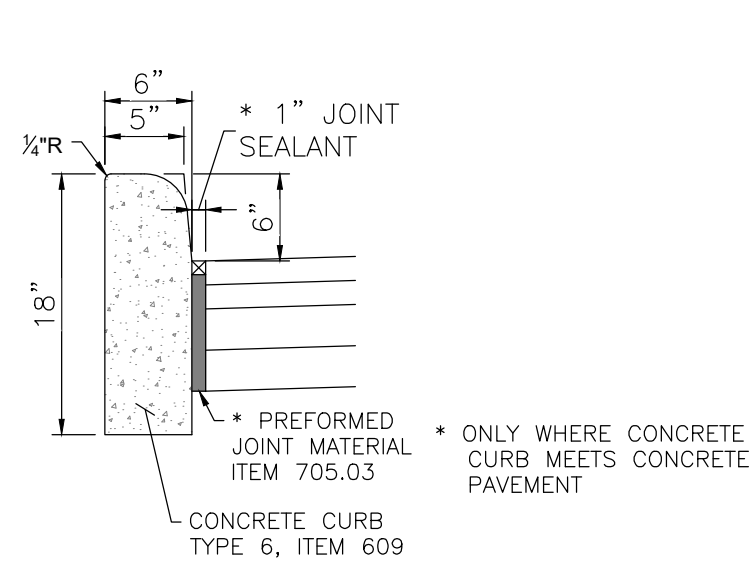
NOTE: CONTRACTOR TO COORDINATE ALL TREE FENCING INSTALLATION WITH CONSTRUCTION MANAGER.

**CONCRETE STRUCTURE COLLAR**  
NOT TO SCALE

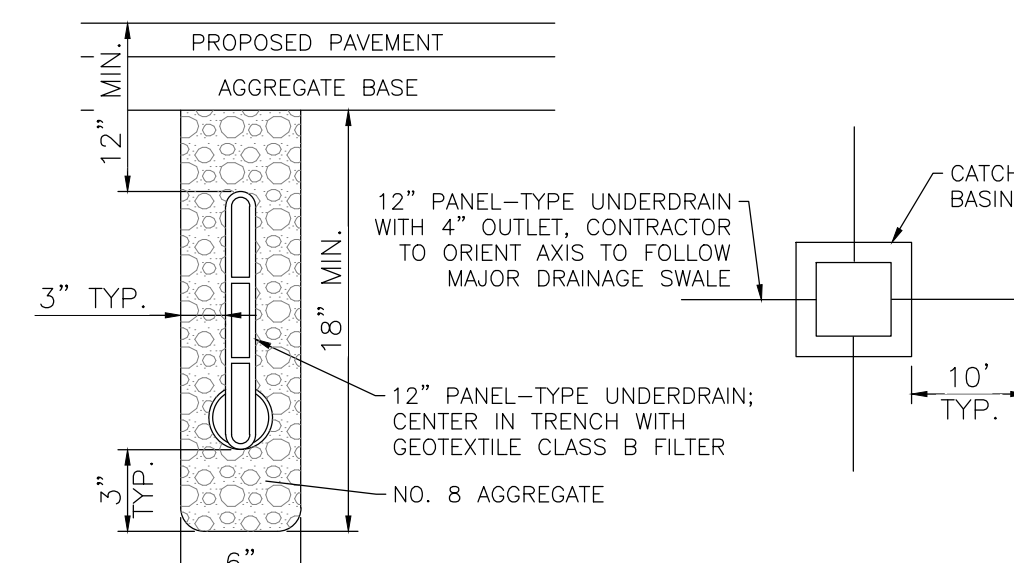


- NOTES:
- HOT APPLIED JOINT SEALER ITEM 705.04 & EXPANSION JOINT USE PRE-FABRICATED END CAP PART #: SC740EPE24B
  - HOT APPLIED JOINT SEALER ITEM 705.04, PROVIDE EXPANSION JOINT IF SURROUNDING PAVEMENT IS CONCRETE
  - COLLAR TO BE USED ON ALL CATCH BASINS & MANHOLES IN PAVEMENT AREAS.
  - CONCRETE SHALL BE MINIMUM 4000 PSI, AIR-ENTRAINED & INCLUDE SILICA FUME MEETING ITEM 701.10.
  - AGGREGATE BASE SHALL BE INCREASED AS NEEDED TO EXTEND TO THE BOTTOM OF THE BASE FOR THE SURROUNDING PAVEMENT

**CONCRETE STRUCTURE COLLAR**  
NOT TO SCALE

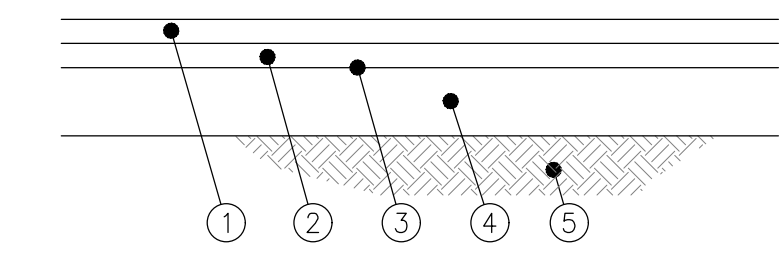


**STANDARD CONCRETE CURB**  
NOT TO SCALE



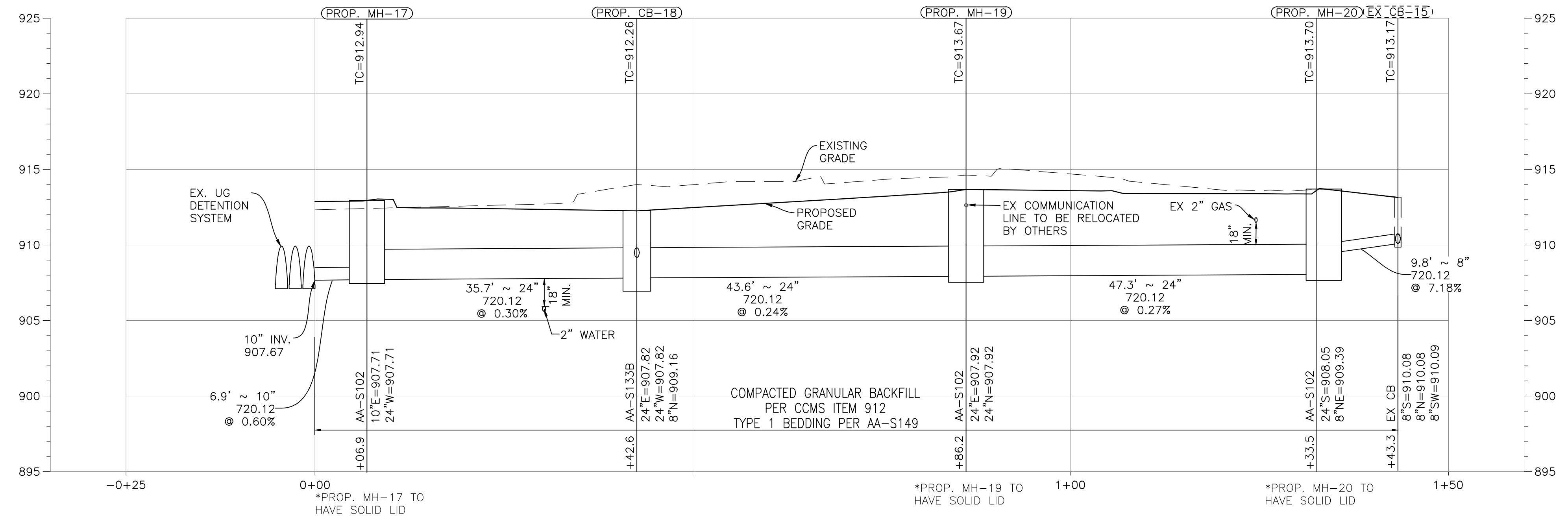
**FINGER DRAIN**  
NOT TO SCALE

NOTE  
INSTALL 10' LENGTHS OF 12" PANEL-TYPE UNDERDRAIN AT ALL STRUCTURES WITHIN PAVEMENT AS SHOWN ABOVE. UNDERDRAINS SHALL SLOPE AT 1.0% TOWARD THE STRUCTURE AND SHALL HAVE THE UPSTREAM END PLUGGED. UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER INSTALLATION.

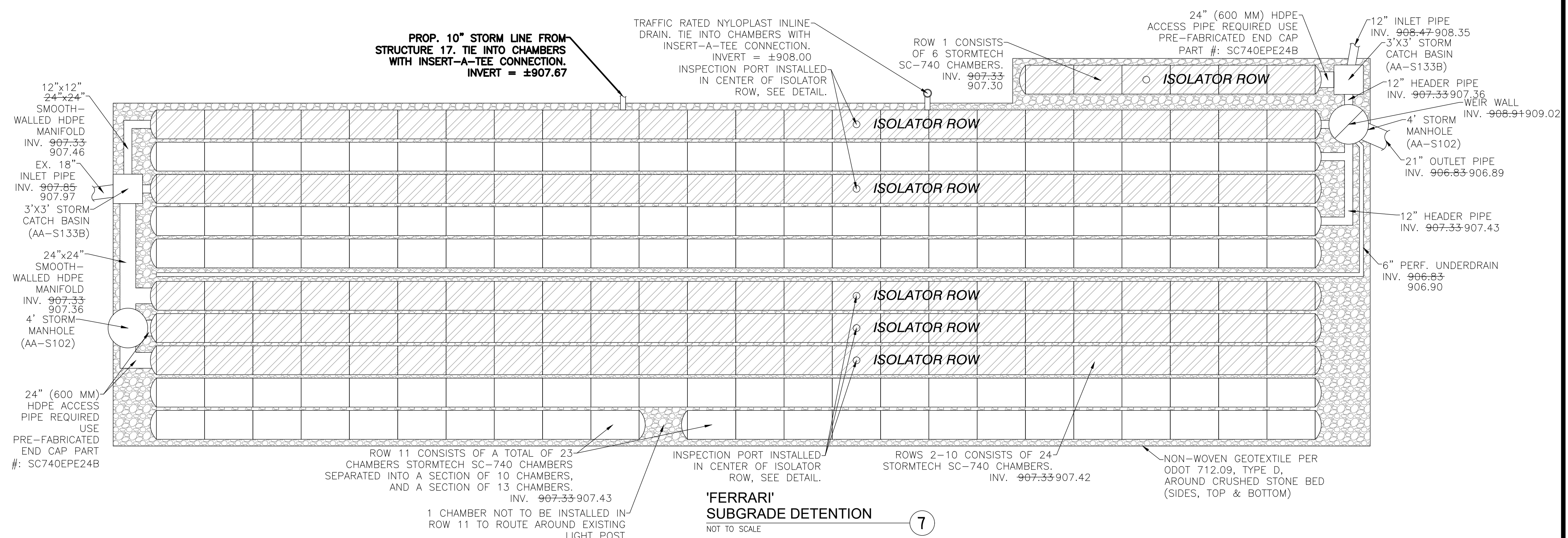


**STANDARD DUTY PAVEMENT**  
NOT TO SCALE

- 1-1/4" ~ ITEM 441, ASPHALT CONCRETE, SURFACE COURSE TYPE 1 (44B), PG-64-22
- 1-3/4" ~ ITEM 441, ASPHALT CONCRETE, INTERMEDIATE COURSE TYPE 2 (44B), PG-64-22
- ITEM 408, PRIME COAT (0.35 GAL/SY)
- 6" ~ ITEM 304, AGGREGATE BASE
- ITEM 204, SUBGRADE COMPACTION



**STORM SEWER PROFILE**  
HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 5'



**'FERRARI' SUBGRADE DETENTION**  
NOT TO SCALE



Know what's below.  
Call before you dig.

**MAG FERRARI**  
6321 PERIMETER LOOP ROAD  
DUBLIN, OHIO

20-003-COM  
10/28/24 AMENDED  
FINAL DEVELOPMENT PLAN

STORM SEWER PROFILE,  
FERRARI SUBGRADE  
DETENTION AND SITE DETAILS

C5.10  
SD PROJECT NO. 3481



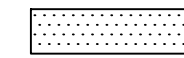


**SUB AREA A**

GREEN SPACE LOT COVERAGE:

TOTAL SITE= (15.54 ACRES) 677,598 S.F.  
REQ'D GREEN SPACE (MIN. 30% OF SITE)= 203,279 S.F.

ACTUAL GREEN SPACE

 = 235,928 S.F. (35.0% OF SITE)

DISPLAY PARKING LOT COVERAGE

TOTAL OUTDOOR DISPLAY AREA: 73,269 S.F.  
DISPLAY PARKING: 73,269/1000=73.3= 74 SPACES  
\*FINGER\* PARKING CAPACITY: 253 SPACES (NOT INC.)

REQUIRED PARKING CALCULATIONS:

PORSCHE (±15,600 S.F.)  
BUSINESS 6189/300=20.63= 21 SPACES  
SERVICE BAYS 5\*1= 5 SPACES  
DISPLAY AREA 24,692/1000=24.7= 25 SPACES  
TOTAL 51 SPACES

EXISTING FERRARI (±7,028 S.F.)  
BUSINESS 7,028/300= 24 SPACES  
DISPLAY AREA 10,167/1000= 11 SPACES  
TOTAL 35 SPACES

PROPOSED FERRARI (±3,065 S.F.)  
BUSINESS 3,065/300= 11 SPACES  
SERVICE BAYS 5\*1= 5 SPACES  
TOTAL 16 SPACES

MAIN MAG BLDG (115,419 S.F.)  
BUSINESS 50,772/300= 170 SPACES  
SERVICE BAYS 49\*1= 49 SPACES  
DISPLAY AREA 38,268/1000=38.3= 39 SPACES  
RESIDENTIAL 2 per dwelling unit (1) 2 SPACES  
TOTAL 260 SPACES

SUB-AREA "A" PARKING REQUIRED: 362 SPACES

REQUIRED PARKING VS. PROVIDED

PARKING SPACES PROVIDED: 347 SPACES  
NUMBER OF SERVICE BAYS: 59 BAYS

**TOTAL PARKING PROVIDED: 406 SPACES**

**TOTAL PARKING REQUIRED: 362 SPACES**

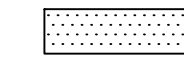
(10 HANDICAPPED SPACES IN SUB-AREA)

**SUB AREA B**

GREEN SPACE LOT COVERAGE:

TOTAL SITE= (8.70 ACRES) 379,128 S.F.  
REQ'D GREEN SPACE (MIN. 30% OF SITE)= 113,738 S.F.

ACTUAL GREEN SPACE

 = 126,865 S.F. (33.5% OF SITE)

DISPLAY PARKING LOT COVERAGE

TOTAL OUTDOOR DISPLAY AREA: 49,345 SF  
BY DISPLAY AREA: 49,345/1000=49.3= 50 SPACES  
\*FINGER\* PARKING CAPACITY: 107 SPACES (NOT INC.)

REQUIRED PARKING CALCULATIONS:

BMW & MINI (44,981 S.F.)  
BUSINESS: 19,296/300= 65 SPACES  
SERVICE: 27\*3= 81 SPACES  
DISPLAY AREA: 44,222/1000= 44 SPACES  
TOTAL 190 SPACES

AUDI (11,236 S.F.)  
BUSINESS: 11,236/300= 38 SPACES  
DISPLAY AREA: 5,771/1000= 6 SPACES  
TOTAL 44 SPACES

SUB-AREA "B" PARKING REQUIRED: 234 SPACES

REQUIRED PARKING VS. PROVIDED

PARKING SPACES PROVIDED: 235 SPACES  
NUMBER OF SERVICE BAYS: 27 BAYS

**TOTAL PARKING PROVIDED: 262 SPACES**

**TOTAL PARKING REQUIRED: 234 SPACES**

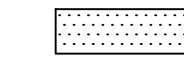
(8 HANDICAPPED SPACES IN SUB-AREA)

**SUB AREA C**

GREEN SPACE LOT COVERAGE:

TOTAL SITE= (5.40 ACRES) 235,385 S.F.  
REQ'D GREEN SPACE (MIN. 30% OF SITE)= 70,616 S.F.

ACTUAL GREEN SPACE

 = 106,753 SF (45.4% OF SITE)

DISPLAY PARKING LOT COVERAGE

TOTAL OUTDOOR DISPLAY AREA: 27,017 S.F.  
BY DISPLAY AREA: 27,017/1000 = 27 SPACES  
\*FINGER\* PARKING CAPACITY: 104 SPACES (NOT INC.)

REQUIRED PARKING CALCULATIONS:

JAGUAR/LAND ROVER (26,700 S.F.)  
BUSINESS: 9,500/300= 32 SPACES  
SERVICE: 14\*3= 42 SPACES  
DISPLAY AREA: 27,017/1000= 28 SPACES  
SUB-AREA "C" PARKING REQUIRED 102 SPACES

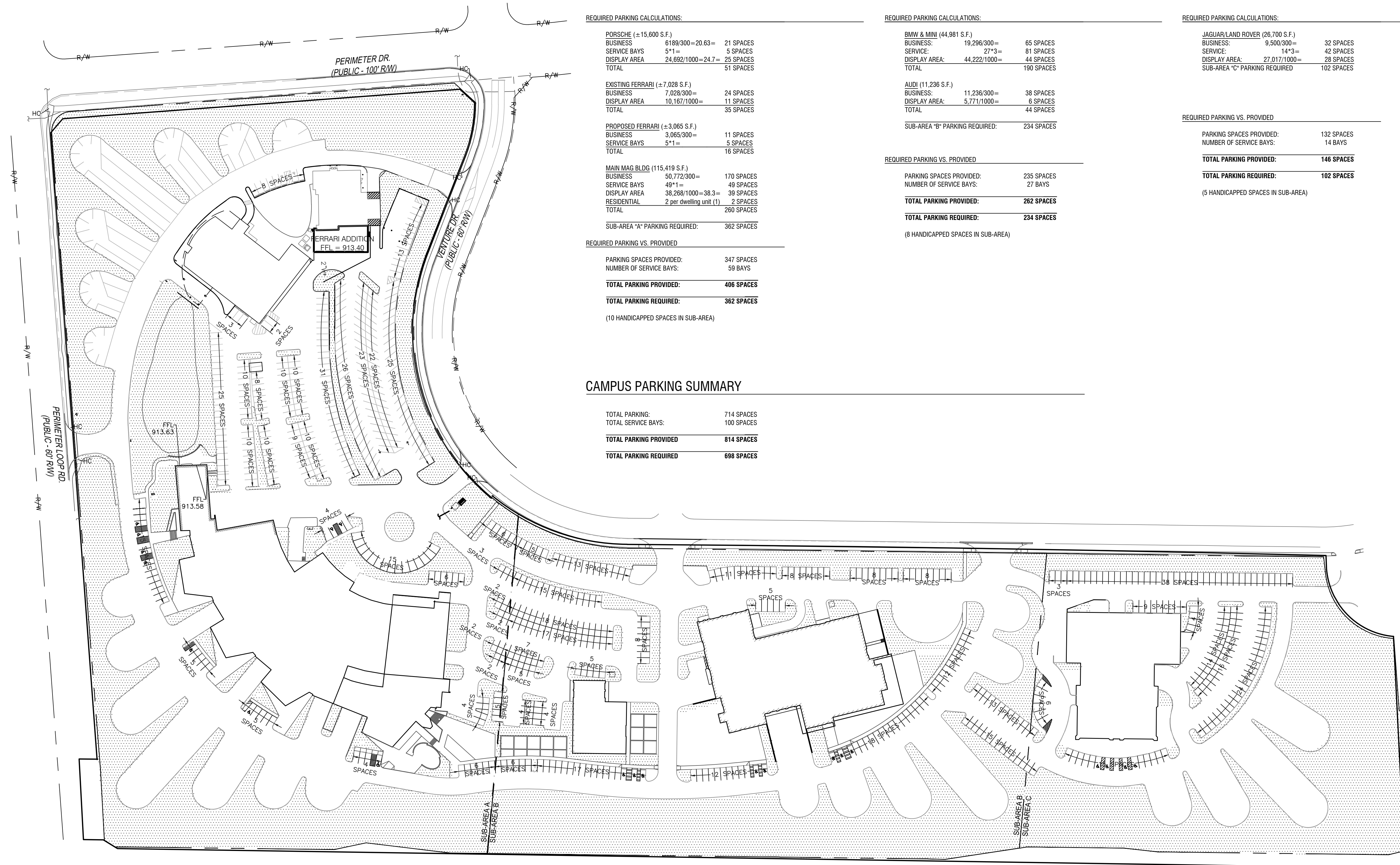
REQUIRED PARKING VS. PROVIDED

PARKING SPACES PROVIDED: 132 SPACES  
NUMBER OF SERVICE BAYS: 14 BAYS

**TOTAL PARKING PROVIDED: 146 SPACES**

**TOTAL PARKING REQUIRED: 102 SPACES**

(5 HANDICAPPED SPACES IN SUB-AREA)



**CAMPUS PARKING SUMMARY**

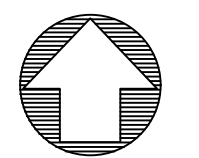
TOTAL PARKING: 714 SPACES  
TOTAL SERVICE BAYS: 100 SPACES

**TOTAL PARKING PROVIDED 814 SPACES**

**TOTAL PARKING REQUIRED 698 SPACES**

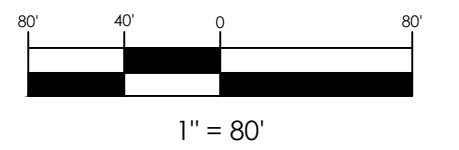


Know what's below.  
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NORTH

GRAPHIC SCALE



**MAG FERRARI**

6321 PERIMETER LOOP ROAD  
DUBLIN, OHIO

20-003-COM

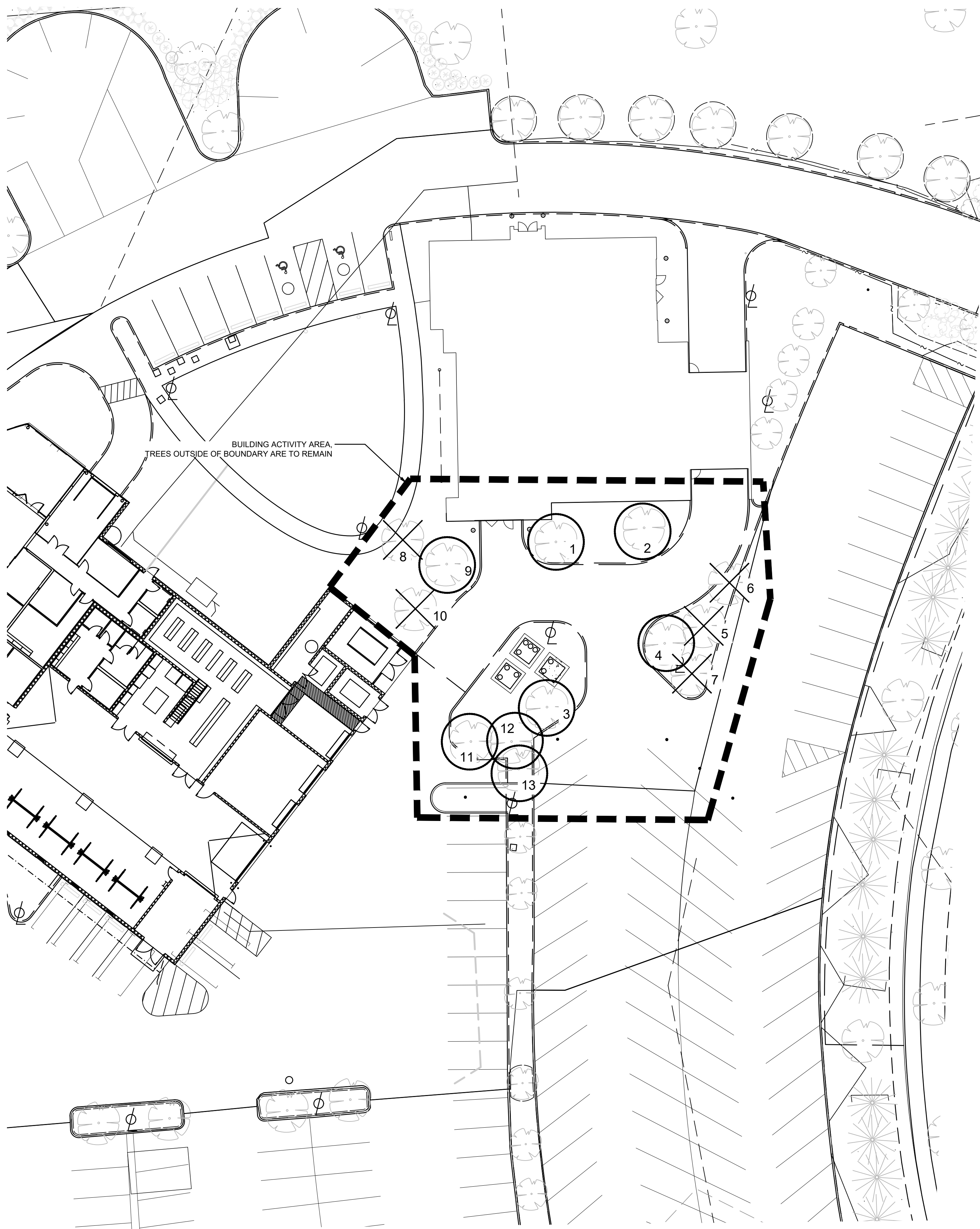
10/28/2024 AMENDED  
FINAL DEVELOPMENT PLAN

SITE PARKING EXHIBIT

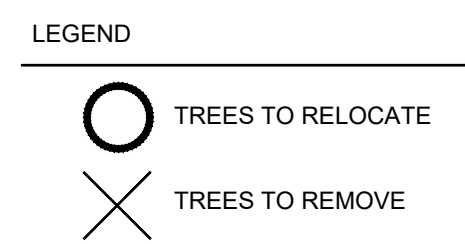
**C8.10**

SD PROJECT NO. 3481





EXISTING TREES			
NUMBER	SPECIES	CALIPER (IN. DBH)	REPLACEMENT VALUE
1	ELM	4	0
2	ELM	4	0
3	ELM	5	0
4	OAK	4	0
5	OAK	4	0
6	OAK	4	0
7	ELM	4	0
8	BEECH	4	0
9	ELM	4	0
10	ELM	4	0
11	ELM	5	0
12	ELM	5	0
13	ELM	4	0



**ZONING NOTES**

153.141 PROTECTED TREE: ANY TREE HAVING A DBH OF SIX INCHES OR LARGER.  
TREES WITHIN BUILDING ACTIVITY AREA ARE ALL LESS THAN 6" IN DIAMETER AND DO NOT REQUIRE REPLACEMENT.

**MAG - Ferrari Service Expansion**

6321 Perimeter Loop Rd, Dublin,  
OH 43017

ISSUANCES

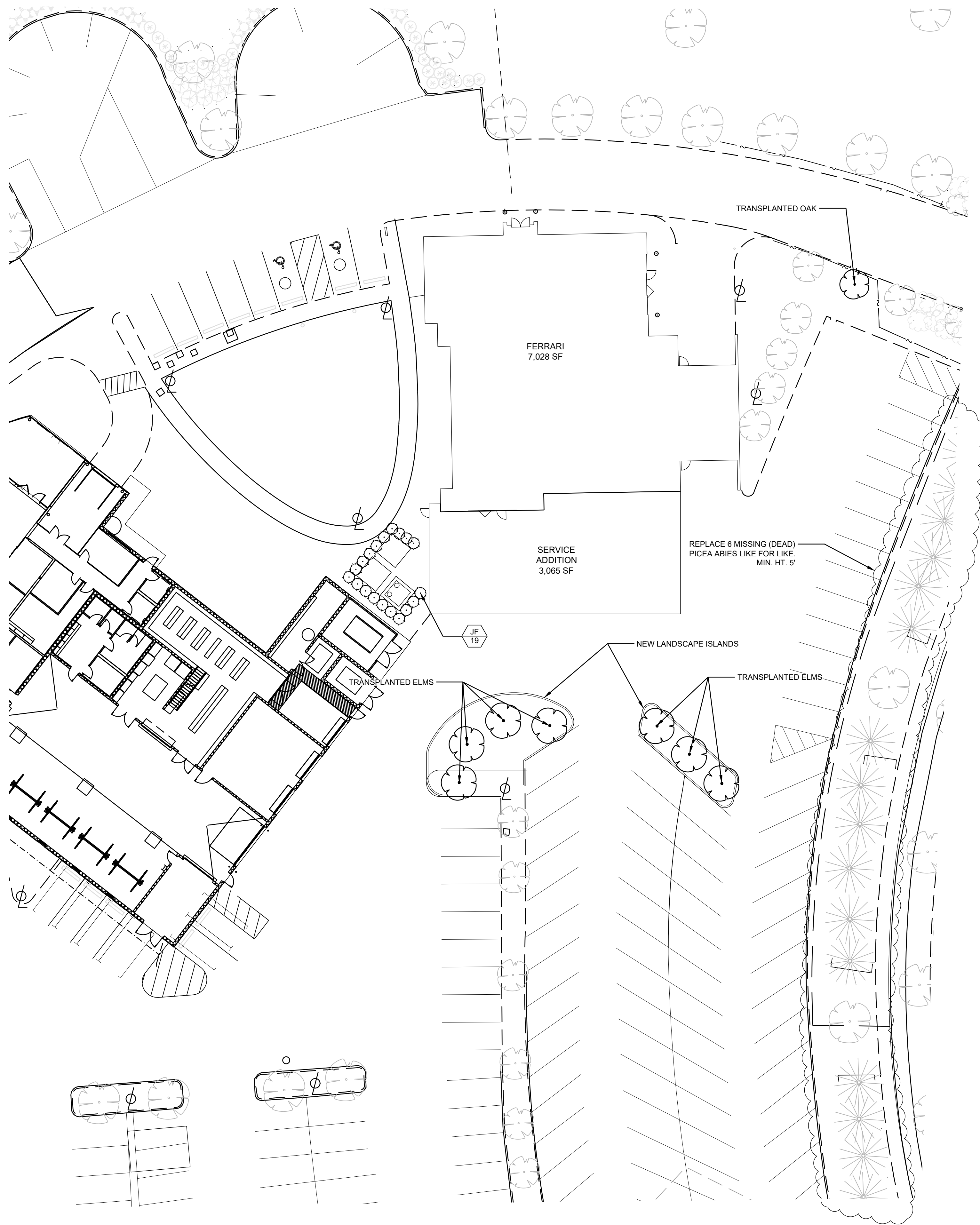
NO.	DESCRIPTION	DATE
A	ZONING	06.20.24

PROJECT NO.  
024-055

DRAWN BY  
NMM

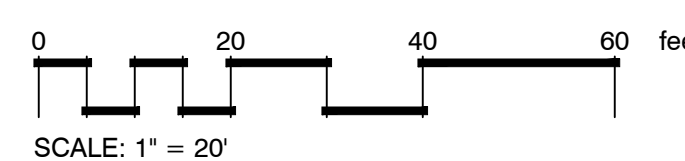
CHECKED BY  
AJE

TREE PRESERVATION  
PLAN



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
<b>SHRUBS</b>					
JF	19	5 gal	Sea Green Juniper / Juniperus chinensis 'Sea Green'		24" HT MIN



**ZONING NOTES**

**153.133A(3)5 VEHICLE USE AREA VEHICULAR USE AREA PERIMETER REQUIREMENTS PROVIDE BUFFERING OF AREAS USED BY VEHICLES SUCH AS PARKING LOTS AND DRIVEWAYS FROM ADJACENT PROPERTY OR PUBLIC RIGHTS-OF-WAY.**  
NEW VUA SCREENED BY EXISTING EVERGREEN TREE ROW ALONG VENTURE DR.

**153.133B(3)(a) TREE PLANTING REQUIREMENT: A MINIMUM OF ONE TREE PER 5000 SF OF COVERAGE**  
3,065 SF OF NEW BUILDING COVERAGE + 2,327 SF OF NEW VUA = 5,392 SF = 2 TREES REQUIRED. 2 TREES PROVIDED ON PLAN.

**GENERAL PLANTING NOTES:**

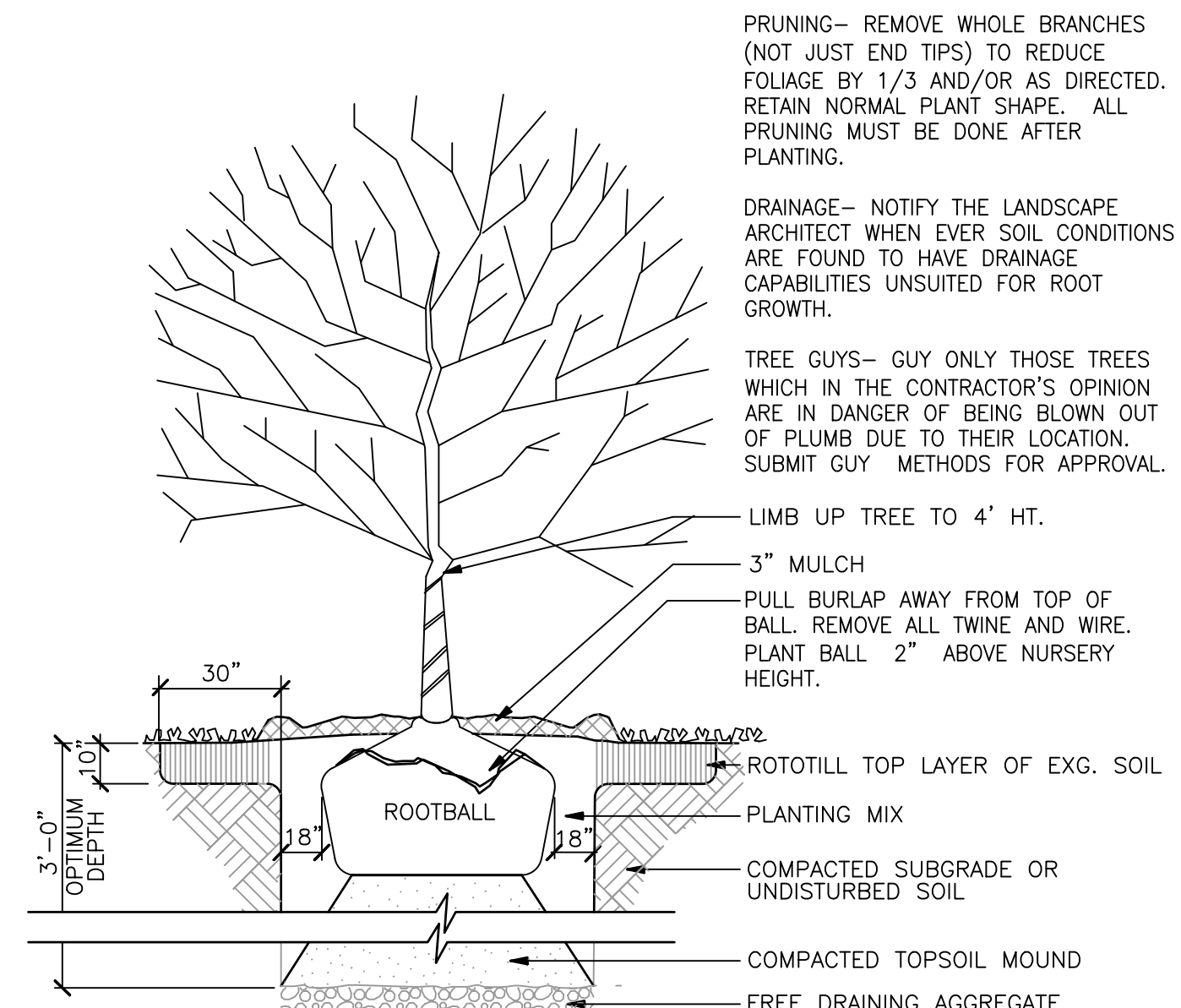
1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6", ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. 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 SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. 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.
12. 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.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

**PRUNING**— REMOVE WHOLE BRANCHES (NOT JUST END TIPS) TO REDUCE FOLIAGE BY 1/3 AND/OR AS DIRECTED. RETAIN NORMAL PLANT SHAPE. ALL PRUNING MUST BE DONE AFTER PLANTING.

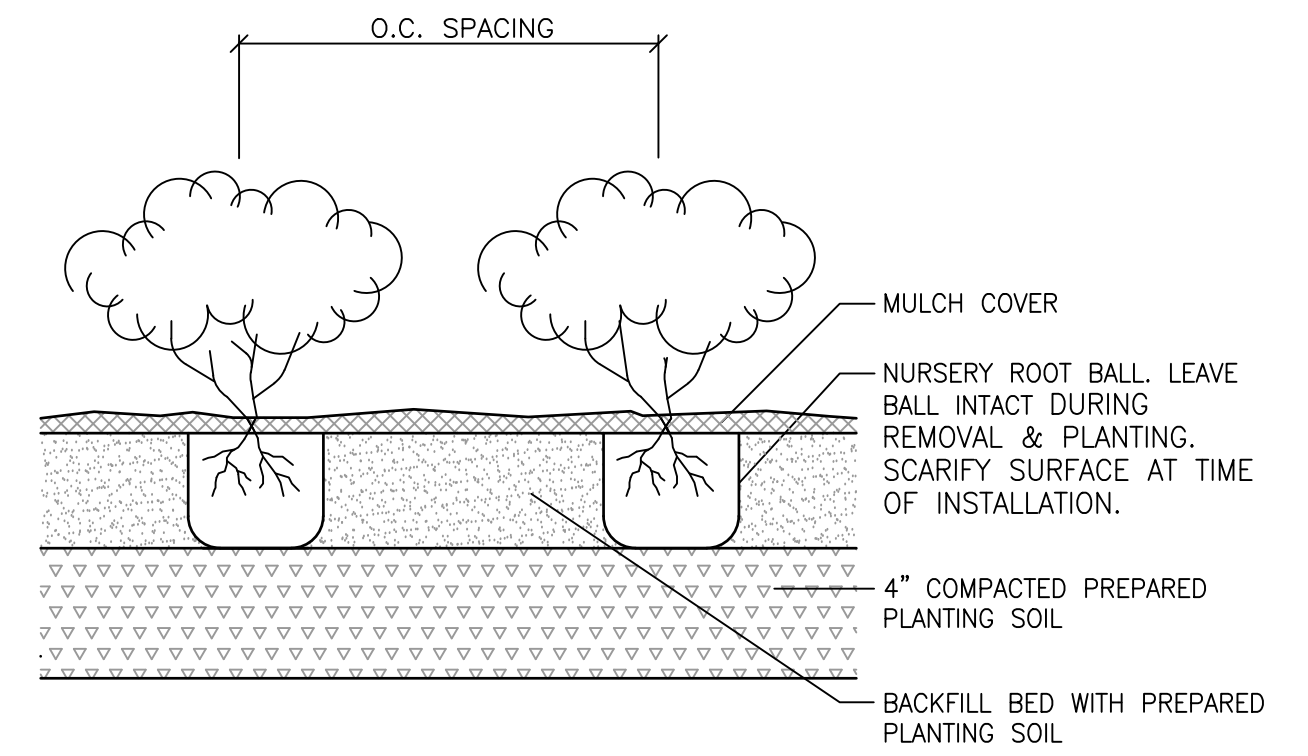
**DRAINAGE**— NOTIFY THE LANDSCAPE ARCHITECT WHEN EVER SOIL CONDITIONS ARE FOUND TO HAVE DRAINAGE CAPABILITIES UNSUITED FOR ROOT GROWTH.

**TREE GUYS**— GUY ONLY THOSE TREES WHICH IN THE CONTRACTOR'S OPINION ARE IN DANGER OF BEING BLOWN OUT OF PLUMB DUE TO THEIR LOCATION. SUBMIT GUY METHODS FOR APPROVAL.

**LIMB UP TREE** TO 4' HT.



**1 DECIDUOUS TREE PLANTING**  
NTS P-CO-ARC-MAGF-01



**2 PERENNIAL AND GROUNDCOVER INSTALLATION**  
NTS P-CO-ARC-MAGF-05

**ISSUANCES**

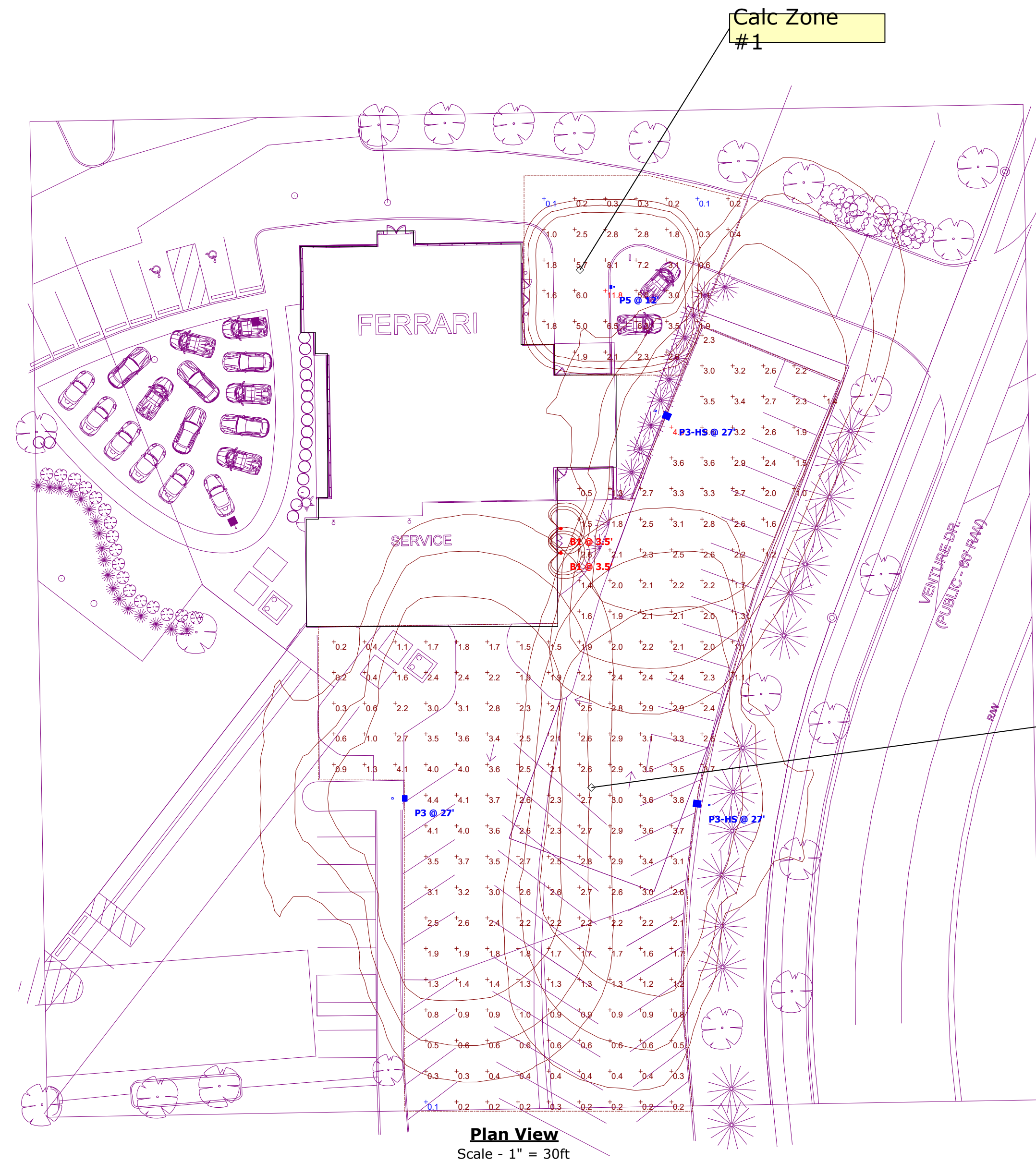
NO.	DESCRIPTION	DATE
A	ZONING	06.20.24

PROJECT NO.  
**024-055**

DRAWN BY  
**NMM**

CHECKED BY  
**AJE**

Landscape Plan



Plan View  
Scale - 1" = 30ft

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.1 fc	4.8 fc	0.1 fc	48.0:1	21.0:1
Calc Zone #1	+	2.8 fc	11.8 fc	0.1 fc	118.0:1	28.0:1

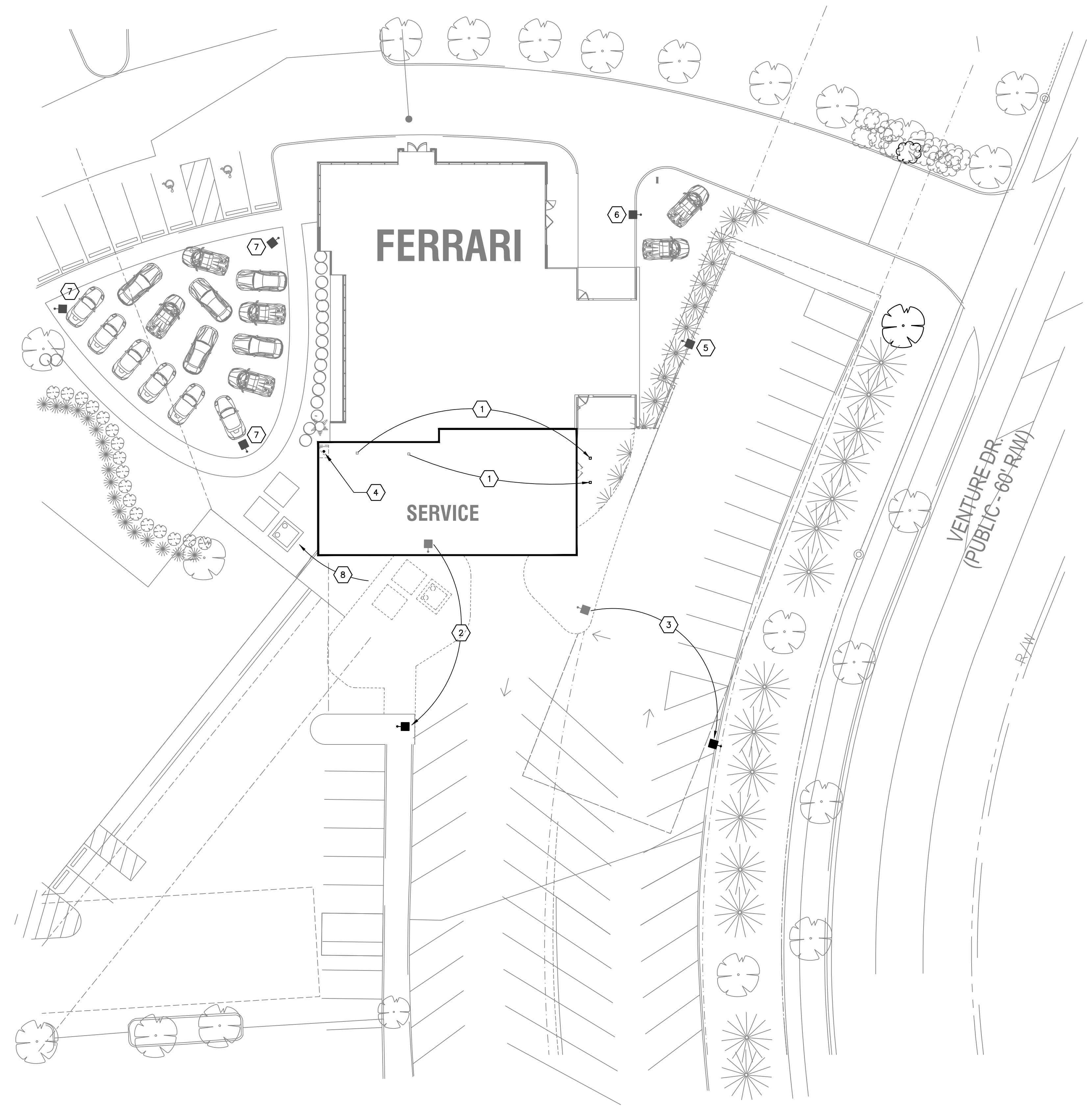
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	P3	1	Lithonia Lighting	DSX1 LED P9 40K T3S MVOLT	DSX1 LED P9 40K T3S MVOLT	LED	1	DSX1_LED_P9_40K_T3S_MVOLT.ies	27595	0.9	241
□	P3-HS	2	Lithonia Lighting	DSX1 LED P9 40K T3M MVOLT HS	DSX1 LED P9 40K T3M MVOLT with houseside shield	LED	1	DSX1_LED_P9_40K_T3M_MVOLT_HS.ies	21708	0.9	241
□	P5	1	Lithonia Lighting	DSX0 LED P4 40K T5S MVOLT	DSX0 LED P4 40K T5S MVOLT	LED	1	DSX0_LED_P4_40K_T5S_MVOLT.ies	10989	0.9	92
○	B1	2	COOPER LIGHTING SOLUTIONS - LUMIERE (FORMERLY EATON)	303-B1-LEDB2-4000-UNV-TSX-DIM10	LUMIERE EON LED LUMINAIRE BOLLARD, SINGLE HEAD, TWO LIGHTBAR, TYPE 5	4000K CCT, 80 CRI LEDES	1	303-B1-LEDB2-4000-UNV-TSX-DIM10.ies	1225	0.9	15.5



P3 & P3-HS on 25' pole



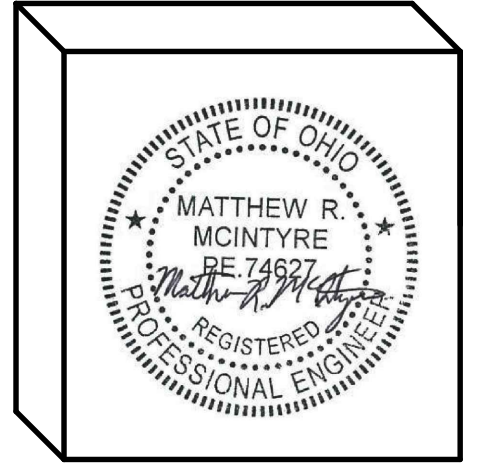
P5 on 12' pole



NORTH  
**SITE ELECTRICAL PLAN**  
 SCALE: 1" = 20'-0"

SITE SCOPE CODED NOTES	
1.	EXISTING LIGHTING BOLLARD TO BE RELOCATED.
2.	EXISTING POLE LIGHT (TYPE III DISTRIBUTION) TO BE RELOCATED.
3.	EXISTING POLE LIGHT (TYPE III DISTRIBUTION w/ HOUSE SIDE SHIELD) TO BE RELOCATED.
4.	NEW EGRESS DOOR ALCOVE TO BE PROVIDED w/ RECESSED CAN LIGHT.
5.	EXISTING POLE LIGHT (TYPE III DISTRIBUTION w/ HOUSE SIDE SHIELD) TO REMAIN.
6.	EXISTING POLE LIGHT (TYPE V DISTRIBUTION) TO REMAIN.
7.	EXISTING POLE LIGHT (TYPE III DISTRIBUTION w/ BACK-LIGHT CONTROL) TO REMAIN.
8.	EXISTING UTILITY TRANSFORMERS TO BE RELOCATED IN COORDINATION w/ UTILITY. MAINTAIN UTILITY REQUIRED CLEARANCES FROM ANY SCREENING METHODS USED (INCLUDING 10' CLEAR ON DOOR/ACCESS SIDE).

REVISIONS



**McMILLEN ENGINEERING CO., INC.**  
 MECHANICAL AND ELECTRICAL ENGINEERS  
 100 South State Street, Westerville, Ohio 43081  
 P: 614-895-9408 F: 614-895-9450  
 E: info@mcmleneng.com Web: http://www.mcmleneng.com

SITE ELECTRICAL PLAN

**MAG FERRARI SERVICE**

JOB NO.	2405-N
DRAWN BY	MECI
SCALE	AS SHOWN
DATE	09-26-2024

SHEET NO.  
**SE-1**