

SITE PLAN
SCALE 1" = 40'-0"

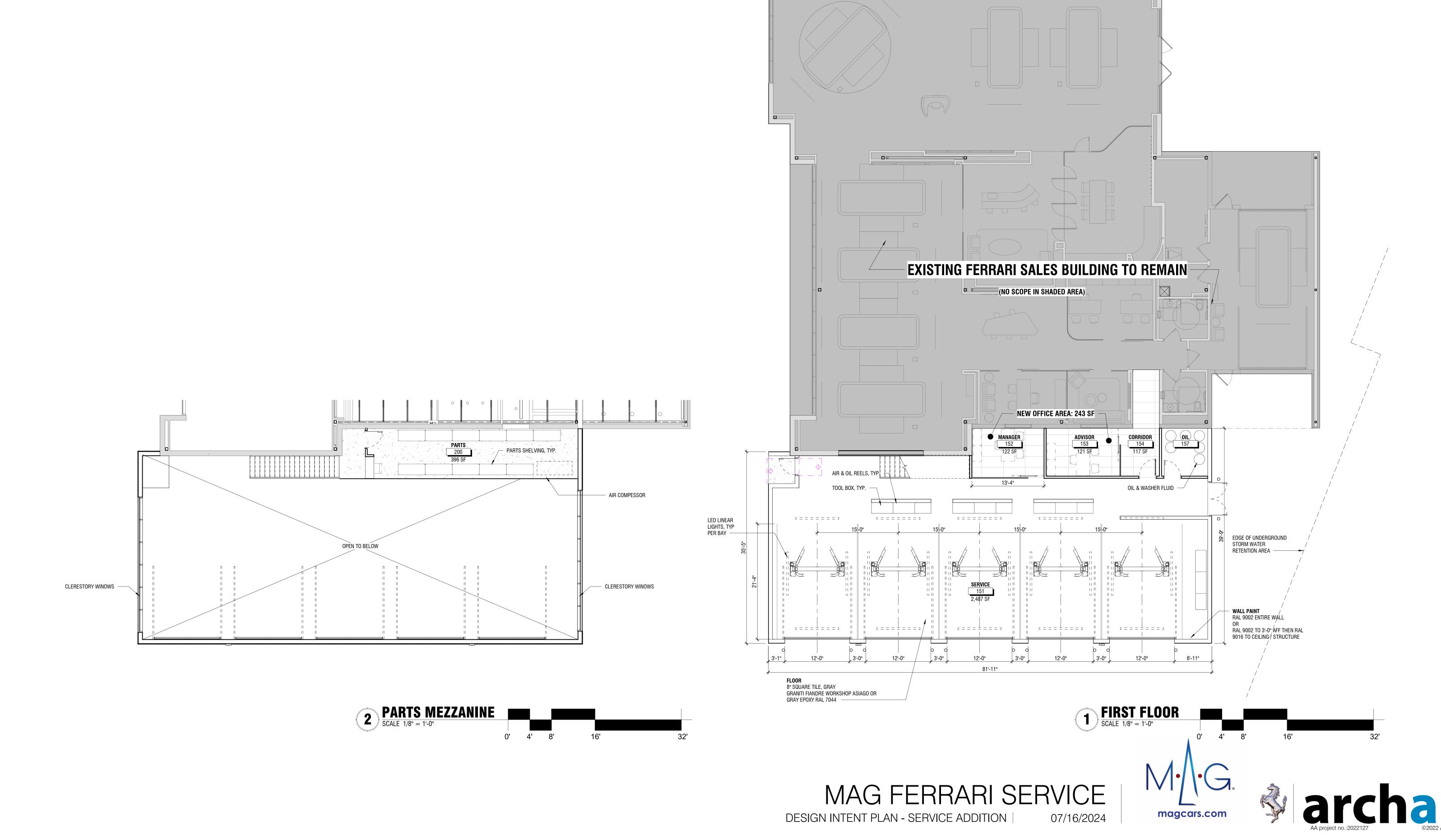


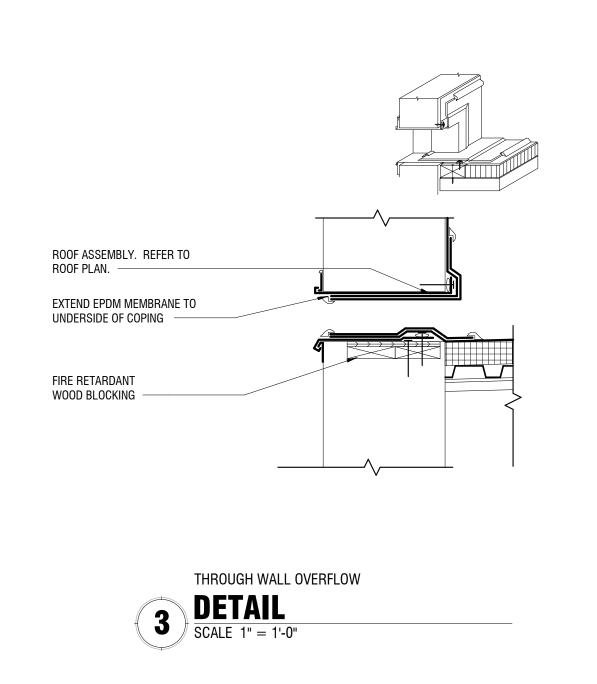
2 SITE
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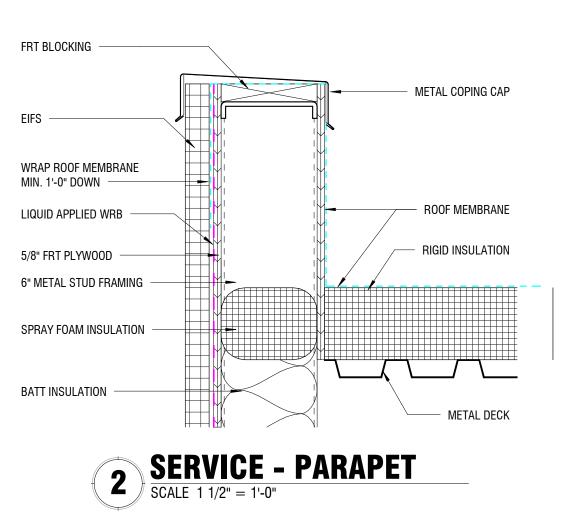


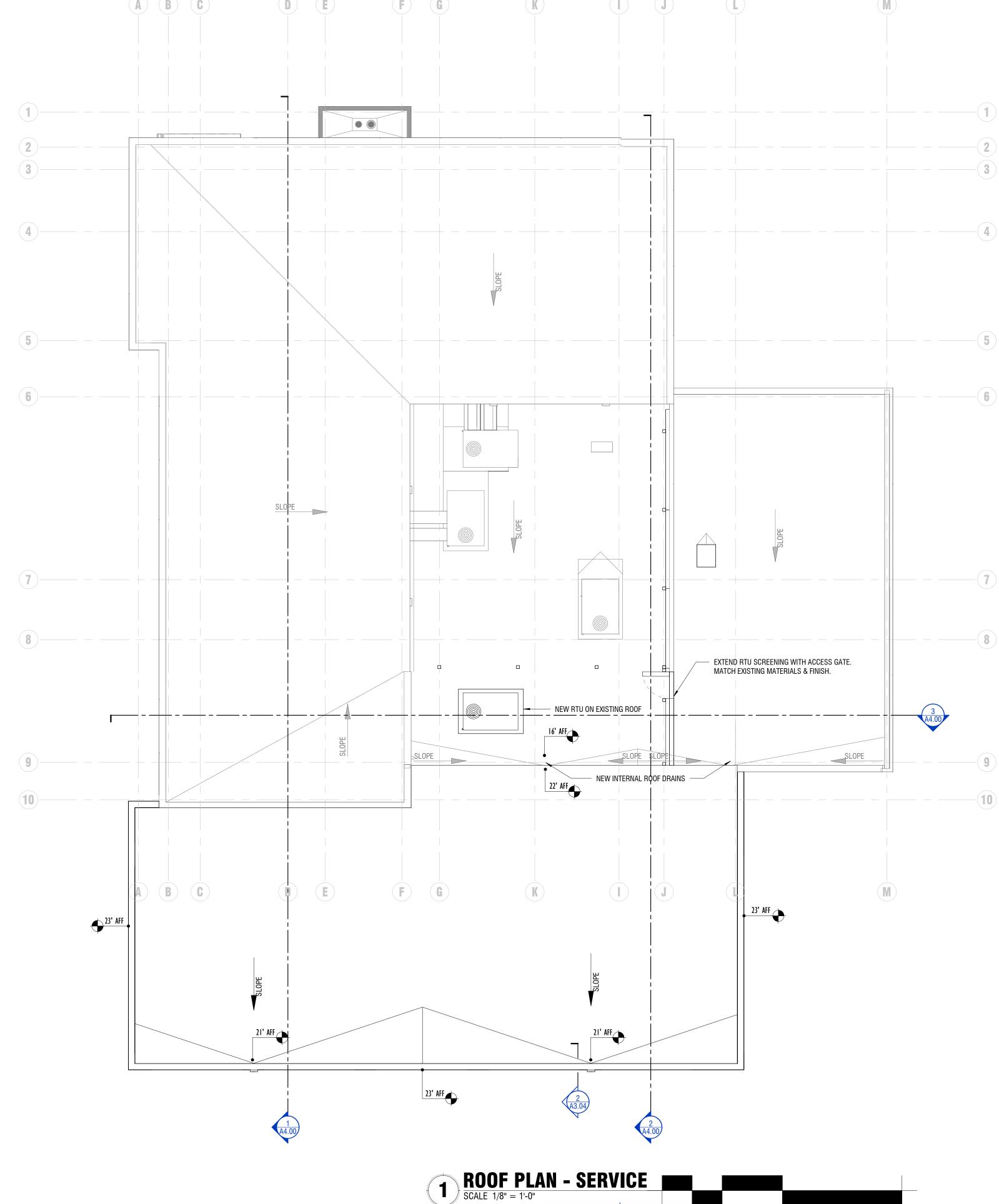








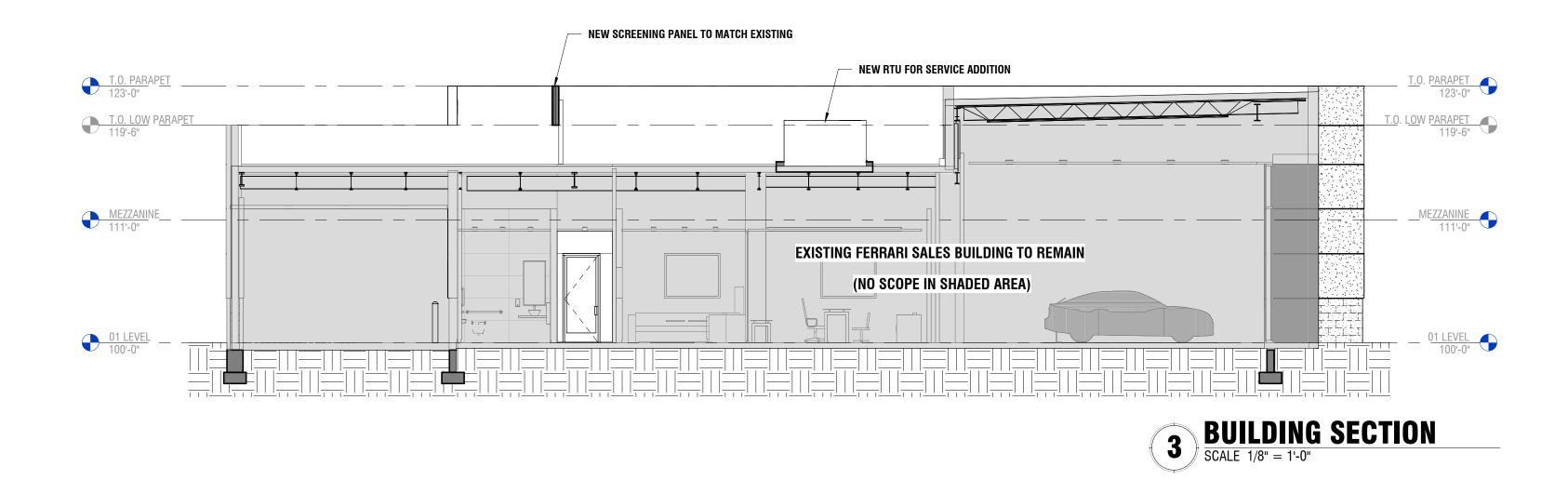


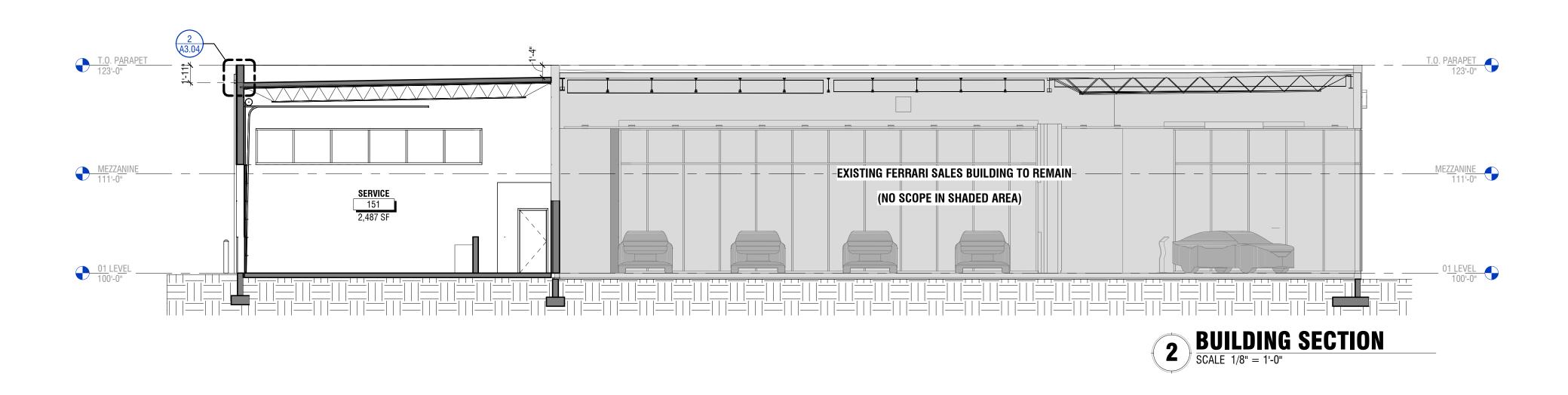


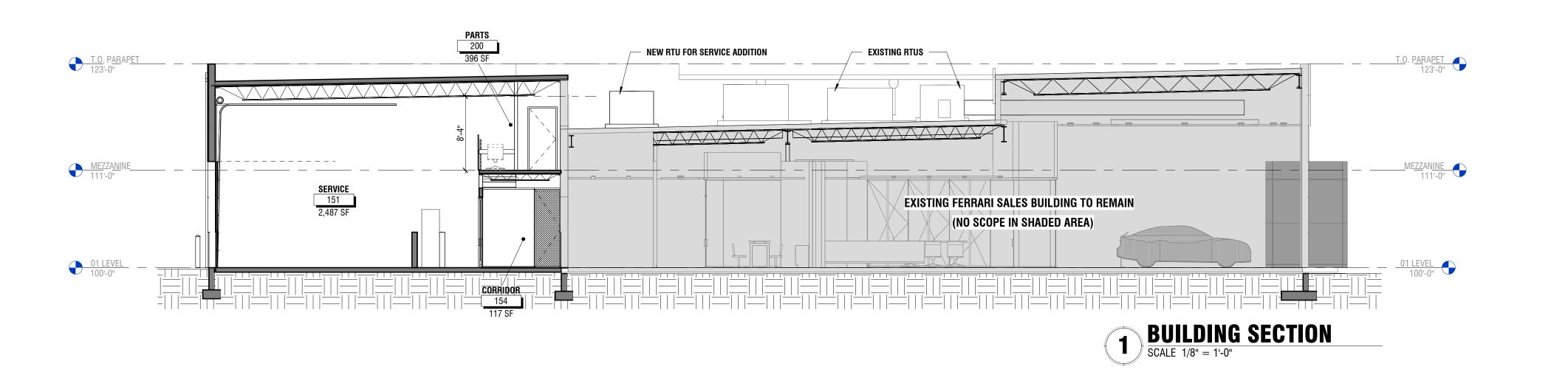














BEA1498 Contact@archall.com

archall architects

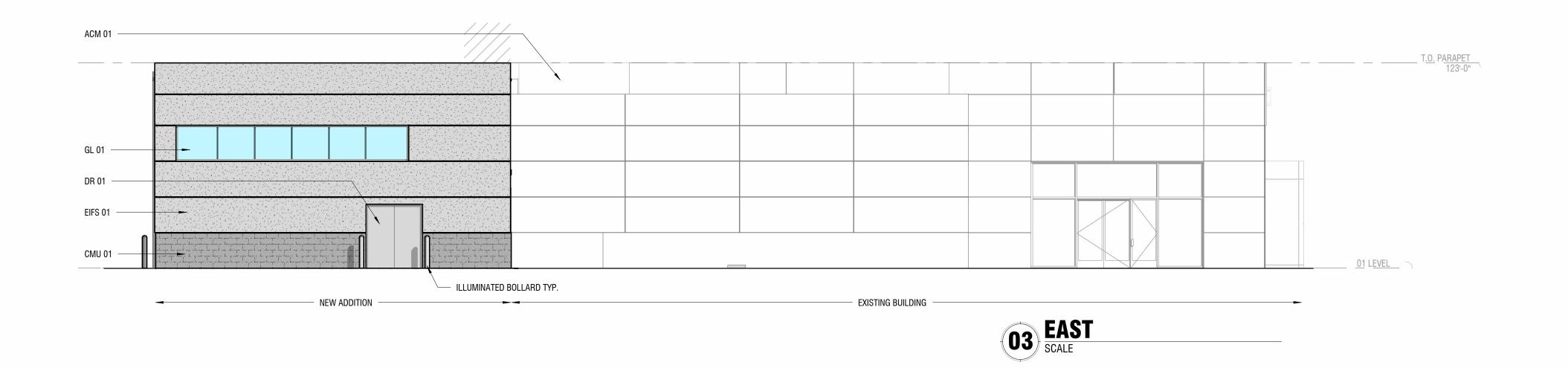
PROJECT NUMBER

SHEET NUMBER

SECTIONS - BUILDING

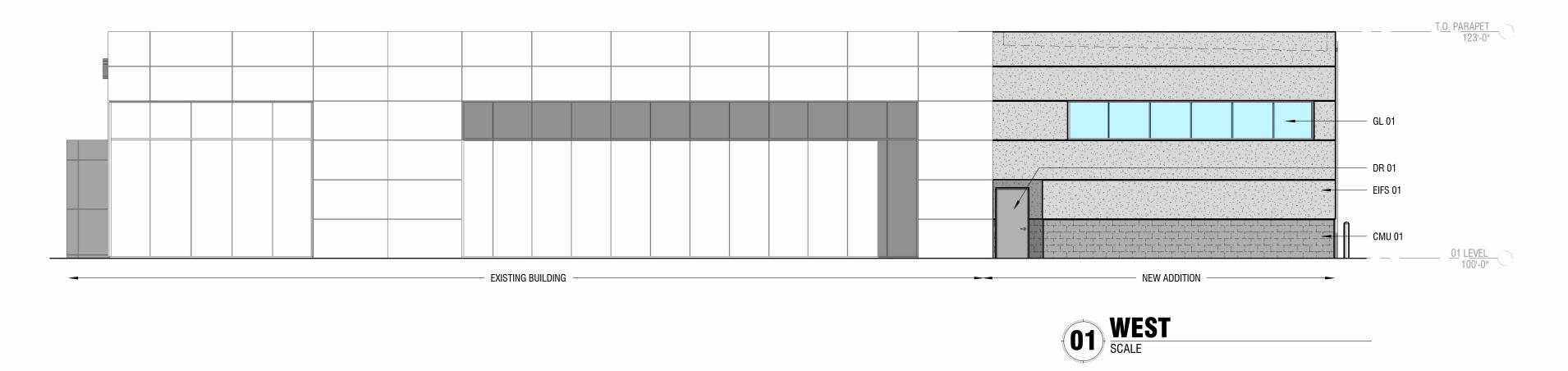
A4.00

2022127 SHEET TITLE

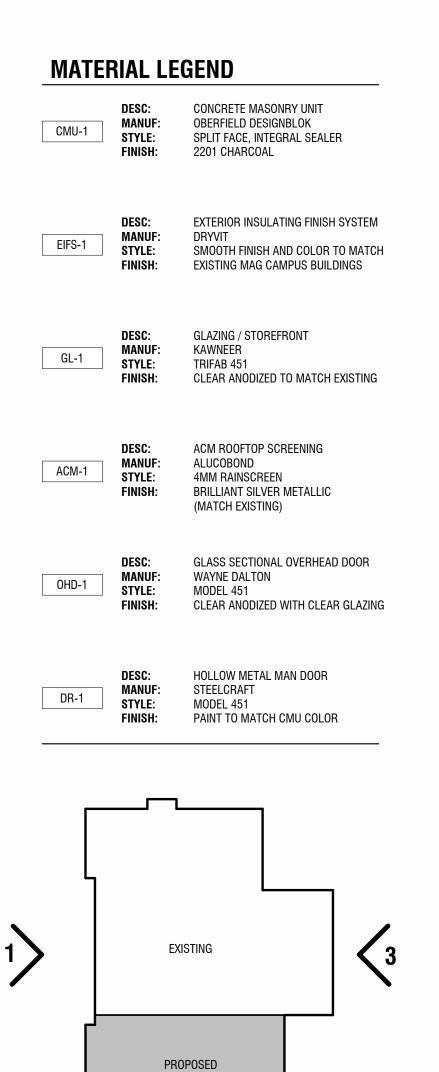




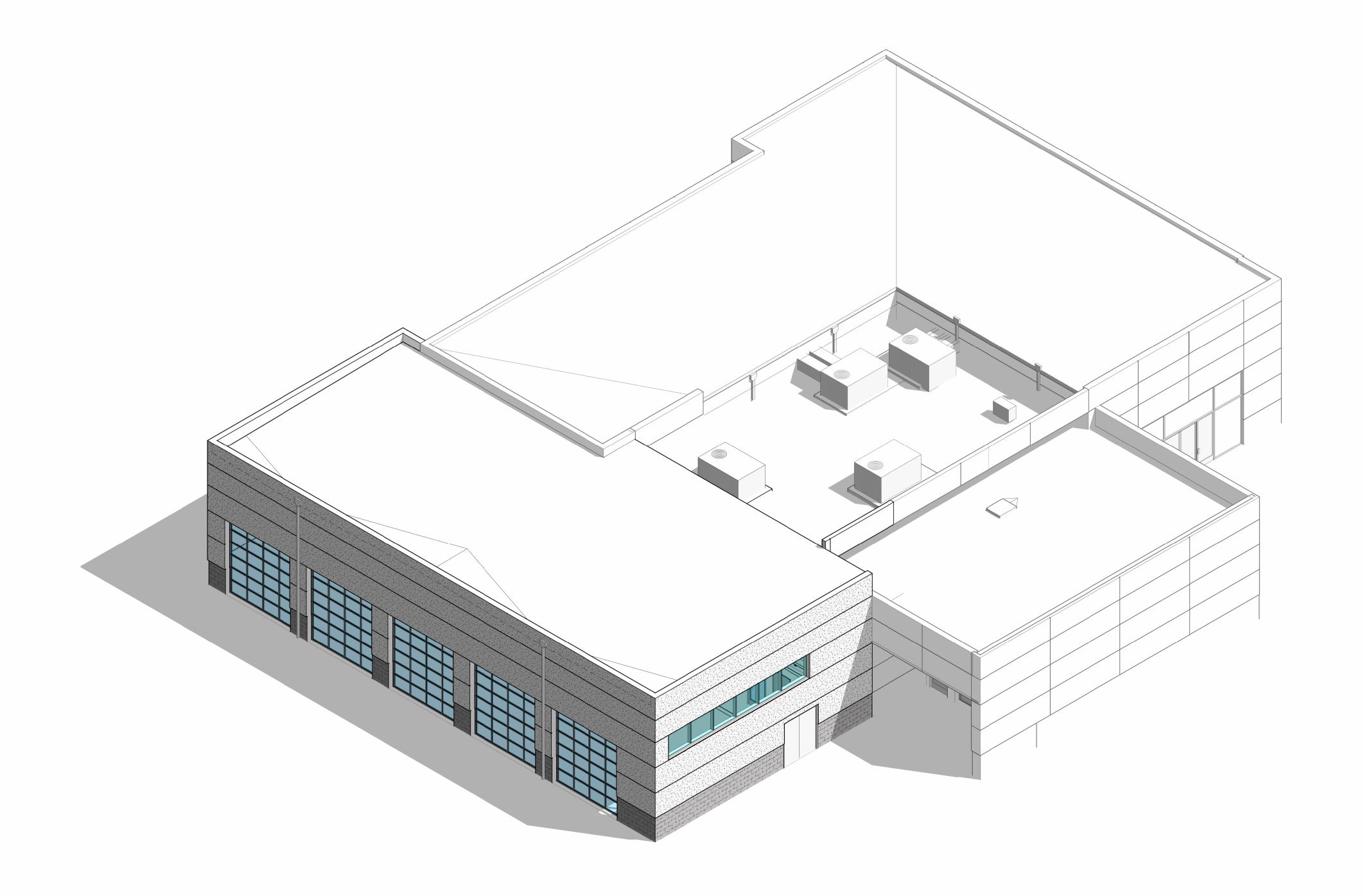
SOUTHSCALE 1/8" = 1'-0"







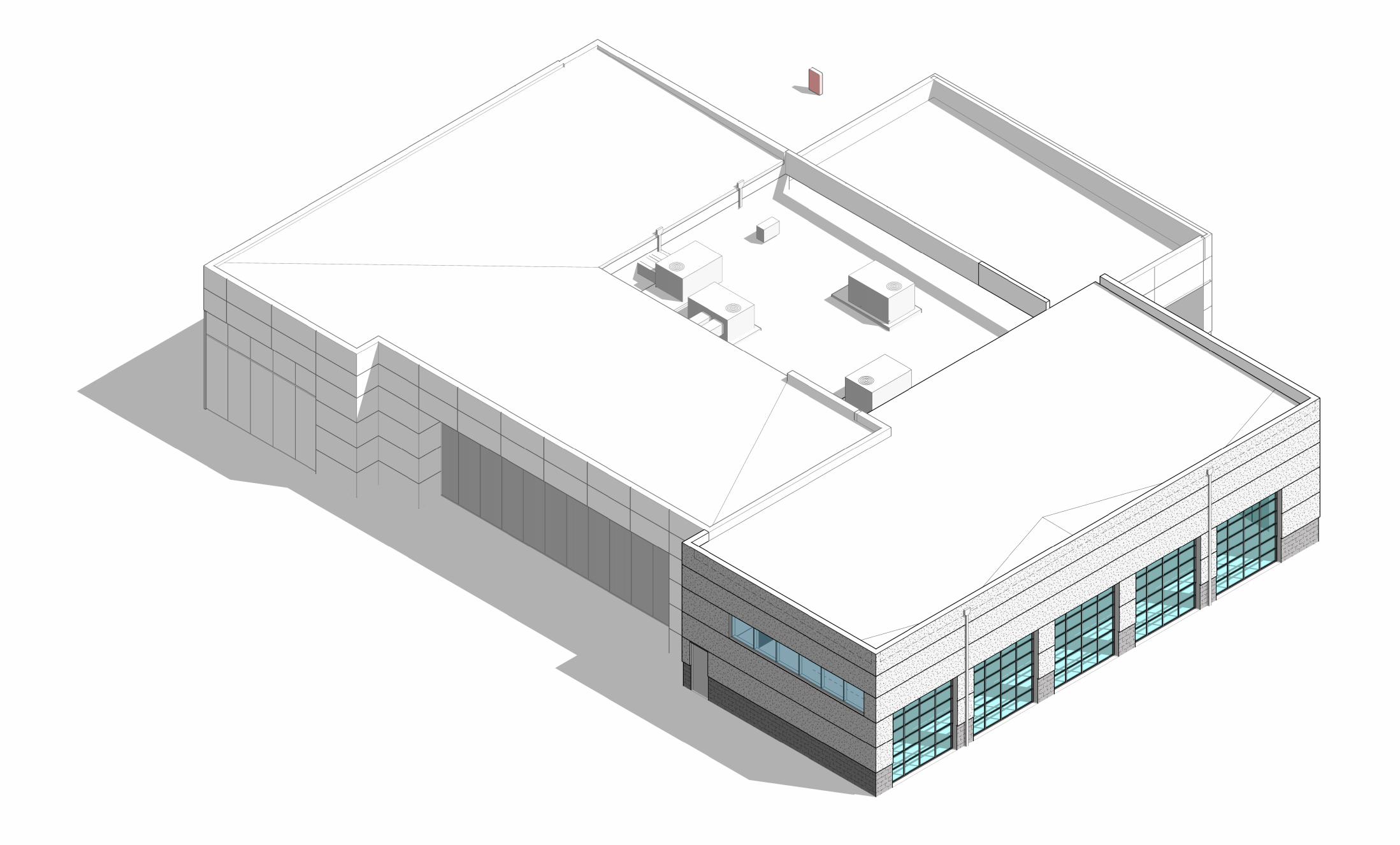








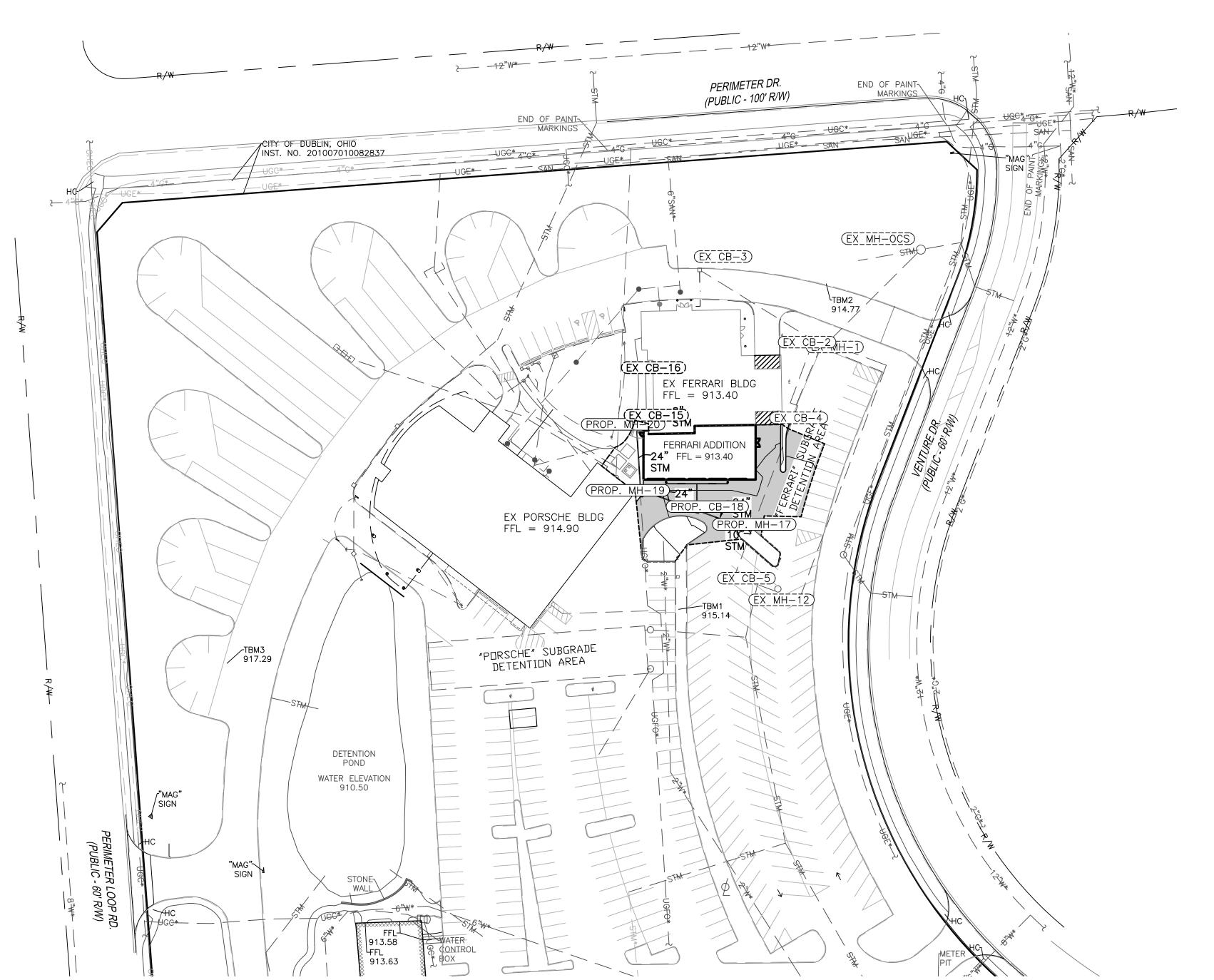








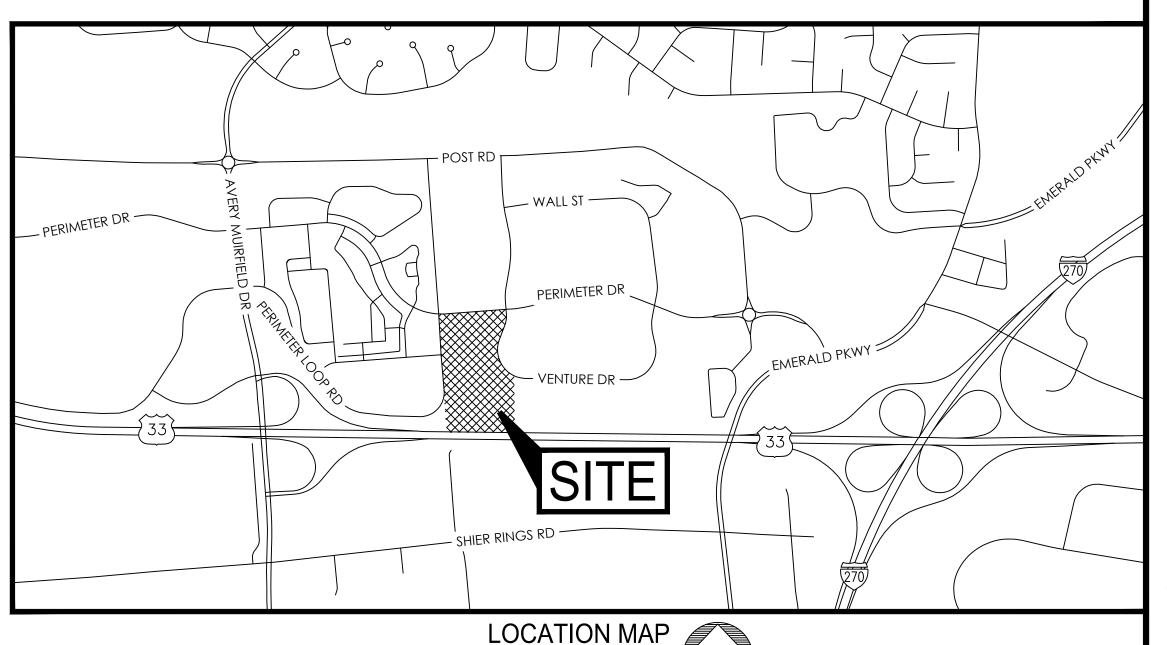




CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

MIDWESTERN AUTO GROUP MAG FERRARI

6321 PERIMETER LOOP ROAD AMENDED FINAL DEVELOPMENT PLAN 2024



SHEET INDEX

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

PROJECT SCOPE

WORK CONSISTS OF A NEW BUILDING ADDITION ONTO AN EXISTING BUILDING, SOME REGRADING OF THE PARKING AREA SURROUNDING THE BUILDING ADDITION, THE RELOCATION OF ELECTRICAL UTILITIES AROUND THE NEW ADDITION AND SOME ADDITIONAL STORM SEWER UTILITIES TO SERVE THE NEW ADDITION.

SWP3 SITE DATA

SITE DESCRIPTION (COMBINED INFORMATION FOR PROJECTS 19-011-COM AND 20-003-COM) A. CONSTRUCTION OF BUILDING ADDITION WITH

- ASSOCIATED UTILITIES. B. TOTAL AREA OF SITE - 15.507 ACRES
- TOTAL AREA DISTURBED 0.217 ACRES C. PRE-CONSTRUCTION RUNOFF COEFFICIENT - 94
- D. POST-CONSTRUCTION RUNOFF COEFFICIENT 94 E. IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY - 0.072 AC.
- F. SOILS: Ko-KOKOMO SILTY CLAY LOAM, LeB LEWISBURG-CROSBY COMPLEX
- G. PRE-DEVELOPED CAR DEALERSHIP. H. UTILITY AND GRADING ACTIVITY TO COMMENCE OCTOBER 2024 WITH TYPICAL CONSTRUCTION METHODS RECEIVING STREAM - SOUTH FORK INDIAN RUN

NOI APPLICATION ID 4GC07157



128 East Main Street Logan, Ohio 43138

1495 Old Henderson Road Columbus, Ohio 43220

740-385-2140

614-459-6992

740-450-1640

507 Main Street

Zanesville, Ohio 43701



MAG FERRARI 6321 PERIMETER LOOP ROAD DUBLIN, OHIO

20-003-COM

10/28/24

AMENDED FINAL DEVELOPMENT PLAN

TITLE SHEET

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.

JENNIFER M. RAUCH, AICP

DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT, CITY OF DUBLIN, OHIO

INDEX MAP

STANDARD DRAWINGS

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

STANDA	CITY OF COLUMBUS ARD 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

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

ELEVATION = 914.77MAG 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 = 917.29MAG 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.

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.



KEYNOTES

- 1. REMOVE ASPHALT.
- REMOVE CURB.
 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.
- TRANSFORMERS TO BE RELOCATED. SEE SHEET 2.10.
 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

SYSTEM WAS NOT DAMAGED.

 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

PAVEMENT LEGEND

PAVEMENT REMOVAL

CONCRETE REPLACED



OFFICES

128 East Main Street

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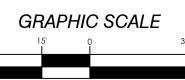
740-450-1640

507 Main Street

Zanesville, Ohio 43701







1" = 30'

MAG FERRARI 6321 PERIMETER LOOP ROAD DUBLIN, OHIO

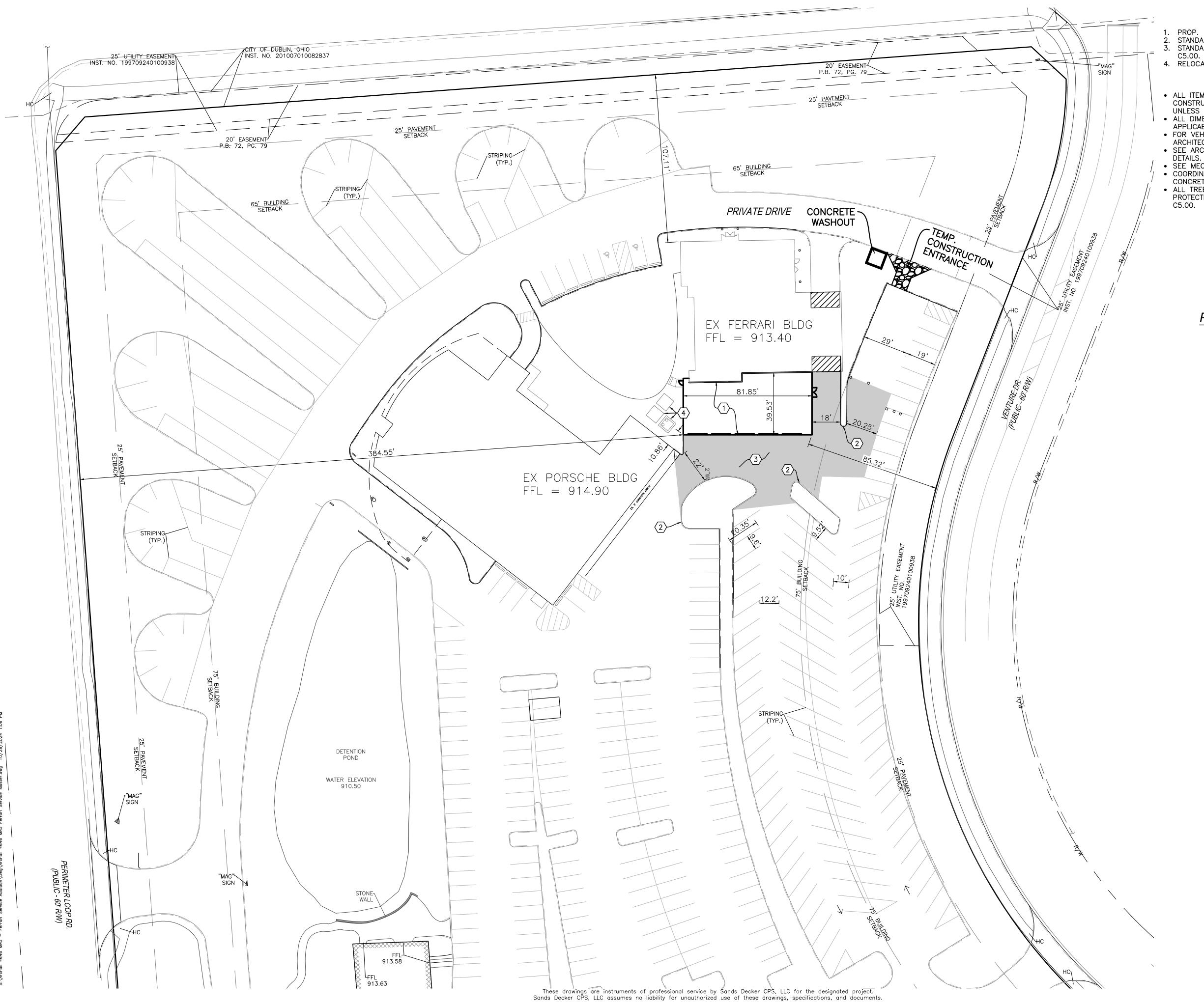
20-003-COM

10/28/24

AMENDED FINAL DEVELOPMENT PLAN

EXISTING CONDITIONS & DEMOLITION PLAN

C1.10



KEYNOTES

- PROP. BUILDING ADDITION, SEE ARCHITECTURAL PLANS.
 STANDARD CONCRETE CURB, SEE DETAIL, SHEET C5.00.
 STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL, SHEET
- 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
- 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

PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVEMENT

STANDARD CONCRETE COMMERCIAL DRIVEWAY APPROACH (RD-07)

SITE DATA

SITE INFORMATION

6321 PERIMETER LOOP ROAD DUBLIN, OH 43017 ADDRESS: PROPOSED USE: VEHICLE SALES

ZONING DISTRICT: PUD PID:

273-008212-00 ACREAGE: CARS-CNI-2 L P OWNER: PAVEMENT SETBACK: 45 FT (SR-161/U.S. 33)

O 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)

O FT (EASTERN BOUNDARY NOT ADJASCENT TO VENTURE DRIVE)



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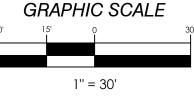
> 507 Main Street Zanesville, Ohio 43701 740-450-1640



Registered Engineer







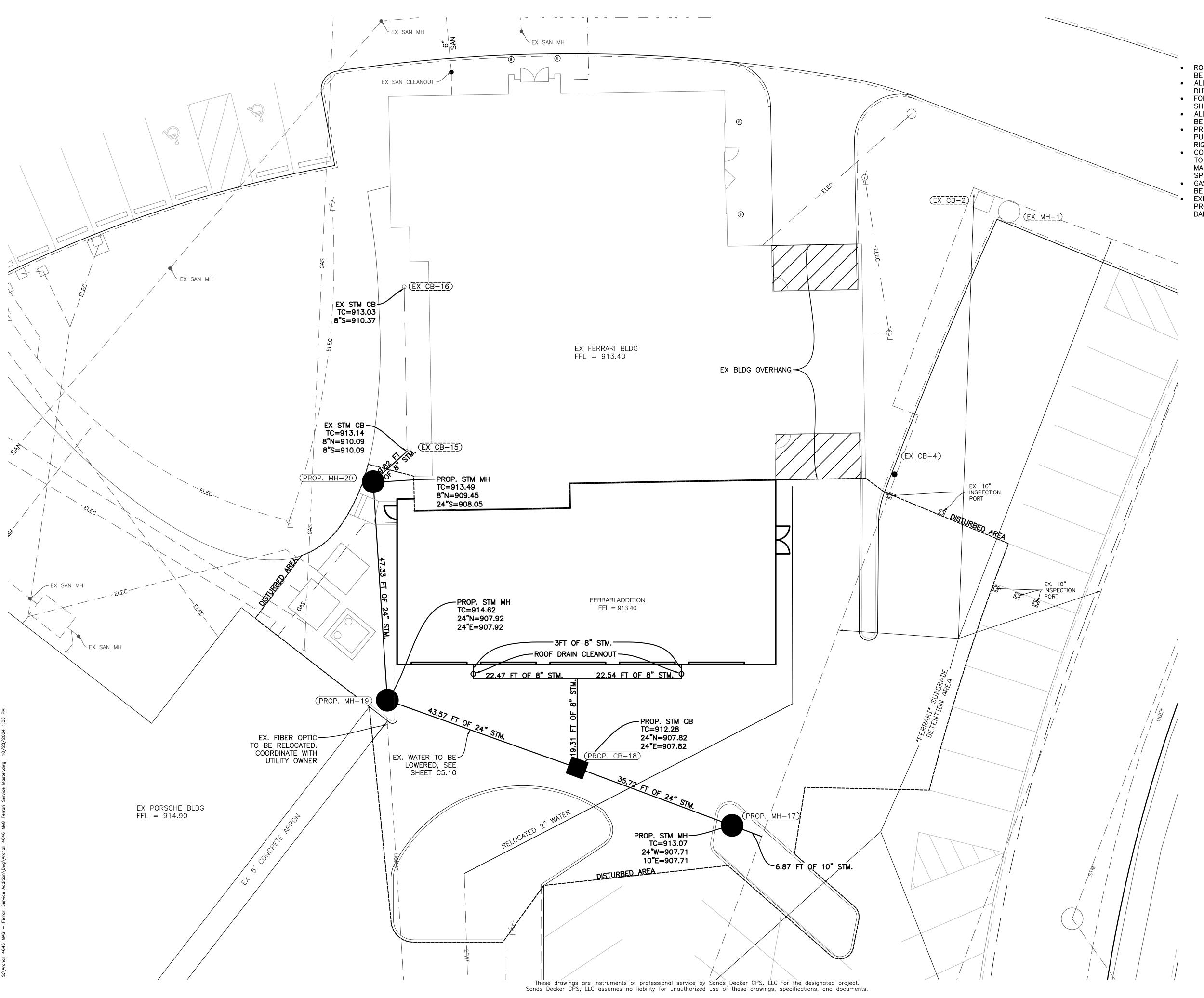
MAG FERRARI 6321 PERIMETER LOOP ROAD DUBLIN, OHIO

20-003-COM

10/28/24

AMENDED FINAL DEVELOPMENT PLAN

SITE LAYOUT PLAN C2.10



<u>NOTES</u>

- ROOF DRAINS & FOUNDATION DRAINS ARE <u>NOT</u> 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.

<u>LEGEND</u>

- STORM CATCH BASIN

- STORM MANHOLE

NYLOPLAST STORM DRAIN

♠ - LIGHT POLE

⊕ − BOLLARD



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1'' = 10'

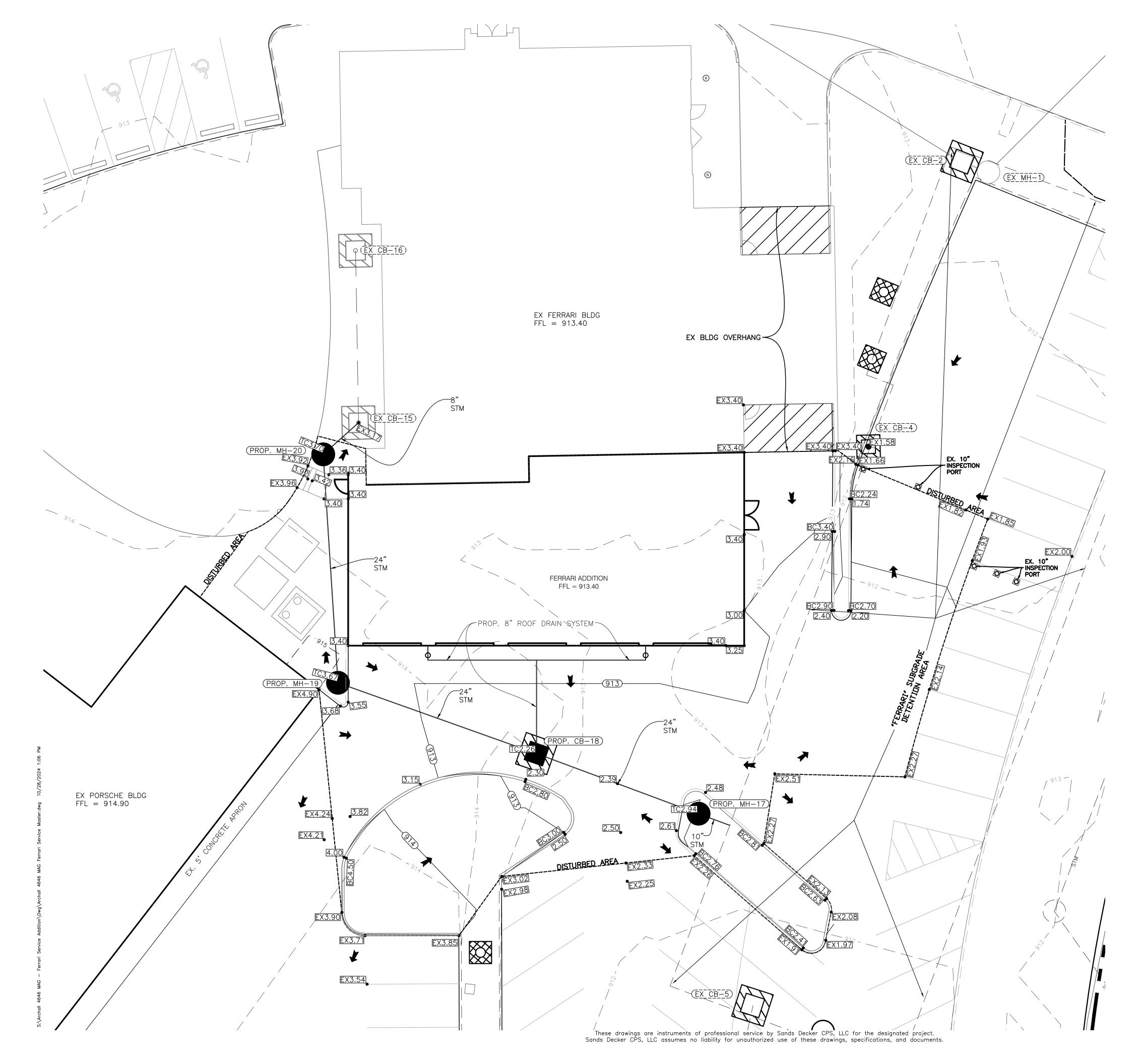
MAG FERRARI 6321 PERIMETER LOOP ROAD DUBLIN, OHIO

20-003-COM

10/28/24

AMENDED FINAL DEVELOPMENT PLAN

C3.10



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)

STORM STRUCTURE NUMBER

1.93 PROPOSED ELEVATION BOX

PROPOSED CONTOUR

PROPOSED CONTOUR

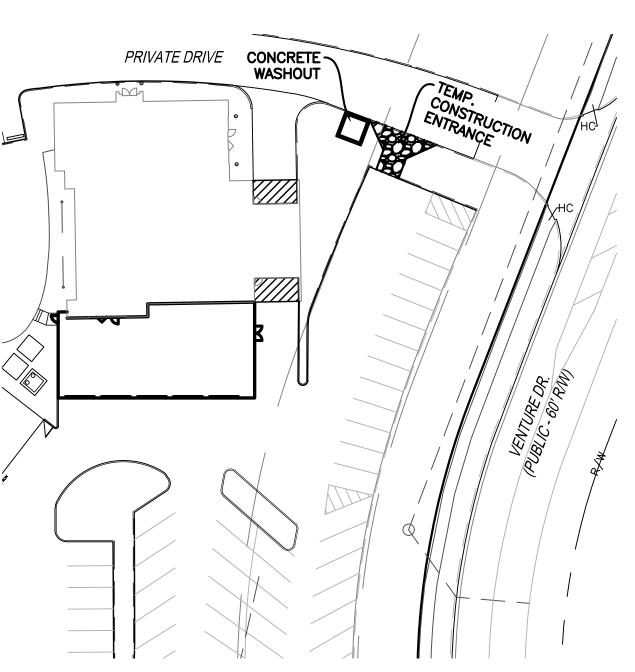
STORM STRUCTURE (CB, MH)

PROPOSED CONTOUR

INLET PROTECTION

TREE PROTECTION

DRAINAGE FLOW ARROW



CONSTRUCTION ENTRANCE & CONCRETE WASHOUT DETAIL

SCALE: 1" = 40'

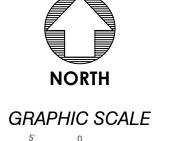


740-385-2140 1495 Old Henderson Road

Columbus, Ohio 43220 614-459-6992

> 507 Main Street Zanesville, Ohio 43701 740-450-1640





MAG FERRARI
6321 PERIMETER LOOP ROAD
DUBLIN, OHIO

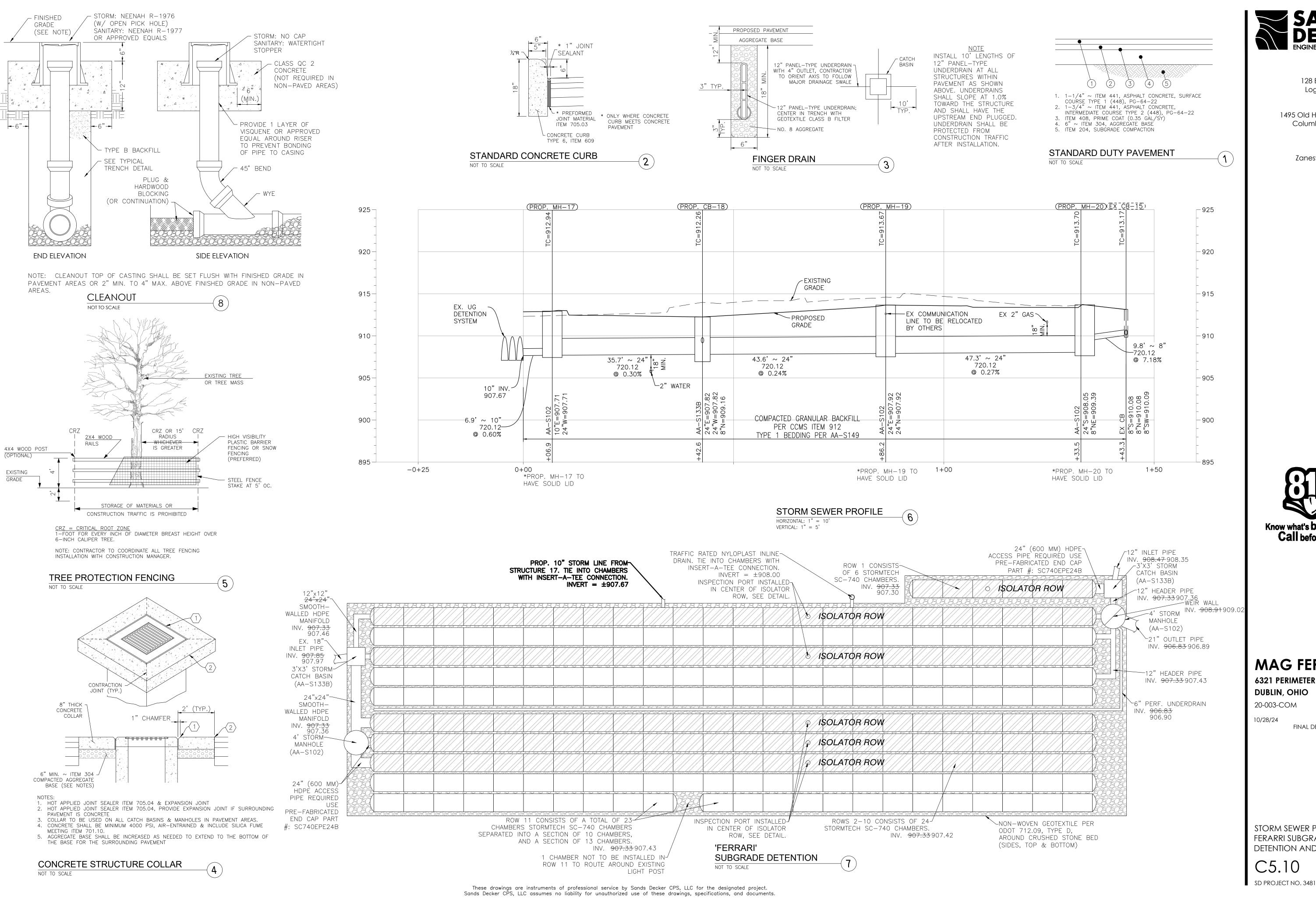
1" = 10'

20-003-COM

10/28/24 AMENDED FINAL DEVELOPMENT PLAN

SITE GRADING & SEDIMENT EROSION PLAN

C4.10SD PROJECT NO. 3481



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MAG FERRARI

6321 PERIMETER LOOP ROAD DUBLIN, OHIO

20-003-COM

10/28/24 FINAL DEVELOPMENT PLAN

AMENDED

STORM SEWER PROFILE, FERARRI SUBGRADE DETENTION AND SITE DETAILS

- 1. The regulations and construction standards of the City of Dublin, together with City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereinafter referred to as Standard Specifications), shall govern all materials and workmanship involved in the improvements of these plans unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply, as decided by the City Engineer.
- 2. Standard drawings and design standards shall first follow regulations set forth by City of Dublin, followed by City of Columbus, followed by ODOT, followed by design engineer "per plan" note. Item numbers listed in these plans shall refer to City of Columbus item numbers.
- 3. Any modifications to the approved plans must be submitted by the Engineer of Record to the City Engineer for review and approval. Modifications shall follow the plan revision process as set forth by the City Engineer.
- 4. The Contractor/Developer shall be responsible for means, methods, procedures, techniques, and sequence of construction. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor/Developer to perform work according to the approved plans
- 5. The Contractor and any subcontractors shall be solely responsible for complying with all federal, state, and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precautions always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work, including the requirements for confined spaces per OSHA 29 CFR
- 6. The Design Engineer, Developer, or Contractor shall be responsible to obtain and pay for all necessary permits, fees, licenses, and inspection required for the proper execution of the improvements shown on the approved plans, including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.
- 7. Prior to construction, and after plans and easements have been approved, the Contractor shall contact the City of Dublin Division of Engineering at 614—410—4740 to set up a preconstruction meeting. The Contractor shall provide a detailed construction schedule and contact information for all contractors and subcontractors. Once the preconstruction meeting has been held, the Contractor shall contact the Division of Engineering in writing 14 calendar days prior to the start of construction.
- 8. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of Columbus. Precast concrete products without proof of inspection shall not be approved for installation.
- 9. The Contractor shall submit a copy of the approved plans and a list of proposed precast concrete product manufacturers to the City of Columbus Construction Inspection Division before commencing construction.

Send information to the following address:
Construction Inspection Division
City of Columbus
1800 East 17th/ Avenue
Columbus, Ohio 43219

Send copy of transmittal letter to the following address:

- Division of Engineering—Utilities City of Dublin 6555 Shier Rings Road
- 6555 Shier Rings Road Dublin, Ohio 43016
- 10. Within 30 days of completion of construction, and before requesting occupancy, an as—built survey shall be provided to the Division of Building Standards under the approved site permit, that documents as—built elevations, dimensions, slopes, and alignments of all elements of the project. The as—built survey shall be prepared, signed, and submitted by the Professional Engineer who sealed the construction plans. See Division of Engineering administrative policy 08—030 for complete requirements.
- 11. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes, and other survey reference monuments or markers. The Contractor shall be responsible for restorations of survey markers disturbed during construction, at the Contractor's expense. Resetting of markers shall be performed by an Ohio Professional Surveyor and approved by the City Engineer.
- 12. It is the responsibility of the Contractor to visit the site and verify the extent of work to be performed, to identify the necessary construction means and methods to accomplish all work items as part of the approved plans, and to notify the Engineer of Record and City Engineer of any identified conflicts, errors, or omissions from the approved plans.
- 13. The Contractor shall restrict construction activity to the construction limits as shown on the approved plans, and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer. All work performed in the right—of—way or connecting to any public infrastructure shall be coordinated with and inspected by the City of Dublin Inspector.
- 14. The Contractor shall repair or replace any property, utility, structure, signs, landscaping, or other infrastructure at their expense that has been damaged during construction to an equal or better condition than existed prior to the damage. All work is to be repaired or replaced to the satisfaction of the City Engineer.
- 15. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction per Item 659. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grade and cross sections that existed before construction unless otherwise noted on the approved plans.
- 16. The Contractor shall abide by construction hours and requirements as defined in Section 150.160 of the City Code.
- 17. Non—rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- 18. Tracking or spilling mud, dirt, or debris upon streets, residential or commercial drives, sidewalks, or shared—use paths is prohibited according to Section 97.38 of the City Code. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
- 19. Disposal of excess excavation within Special Flood Hazard Areas (100—year floodplain) is not permitted.
- 20. All field tiles broken during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- 21. All trees within the project limits not specifically designated for removal shall be preserved, whether shown or not shown on the approved plans, unless approved by the City Engineer. Trees to be preserved shall be protected with high visibility fencing placed a minimum of 15 feet from the tree trunk. Trees 6 inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater. Tree trimming within the right—of—way is to be completed by a certified arborist.
- 22. Utility trench backfill within a 1:1 influence of public or private infrastructure (pavement, curbs, sidewalks, shared—use paths, etc.) or existing structures (houses, garages, etc.) shall be compacted granular backfill per Item 912 of the Standard Specifications, or low strength mortar backfill, Type II, per Item 613. Item 911 of the Standard Specifications shall be used elsewhere.
- 23. All storm sewers, sanitary sewers and water lines shall be located at least 10 feet horizontally from outside of pipe to outside of pipe. All utilities shall have a minimum of 18 inch of vertical clearance.
- 24. Storm sewers, sanitary sewers, and water lines, located in fill areas shall not be constructed until after compacted fill has been installed to proposed grade.

shall immediately follow the trenching operation.

- 25. All manhole lids in pavement shall have a concrete collar per City of Dublin standard
- 26. All trenches within public right—of—way shall be backfilled according to the approved plans or securely plated during non—working hours. Trenches outside these areas shall be backfilled or protected by approved temporary fencing or barricades during non—working hours. Clean up

- 27. Any utility must be directionally bored across street instead of open cut, unless specifically approved by the City Engineer. Use of pneumatic air ram devices is not permitted. Should open cutting of existing pavement be permitted, low strength mortar backfill, Type II per Item 613 shall be used in place of compacted granular backfill. Permits to construct in the right—of—way must be obtained from the Division of Engineering before commencing construction.
- 28. Pavement shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer. Pavement replacement shall be conducted according to City of Columbus standard drawing 1441, and applicable City of Dublin standard drawings. The replacement of driveways, ADA ramps, sidewalks, shared—use paths, parking lot pavement, etc. shall be installed according to the approved plans and City of Dublin standard drawings.
- 29. The Contractor shall be responsible for the condition of trenches within the right—of—way and public easements for a period of one year from the final acceptance of the work and shall make any necessary repairs at no cost to the City.
- 30. The Contractor is not permitted to use any reclaimed or recycled materials in Item 304, aggregate base unless approved by the City Engineer.
- 31. Park areas shall be fine—graded and seeded with the following mixture:

Improved Kentucky Bluegrass: 40% of weight (2 varieties in equal parts) Improved Perennial Rye: 60% of weight (2 varieties in equal parts)

Germination Rate: 85%
Application Rate: 7 pounds per 1000 square feet or as directed by the Division of Parks and Recreation

<u>UTILITIES</u>

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 DUBLINK DEVELOPMENT/FISHEL (IAN SMITH) 614-921-8602 OR 614-778-3820 DUBLIN DIVISION OF ENGINEERING 614-410-4600 FIBERTECH NETWORKS 866-697-5100 LEVEL 3 COMMUNICATIONS 720-888-1000 TIME WARNER COMMUNICATIONS (TW TELECOM) 800-617-4311 XO COMMUNICATIONS 614-629-3200 800-248-3632 ODOT DISTRICT 6 740-833-8000 COLUMBUS DEPARTMENT OF PUBLIC UTILITIES 614-645-8276 FRONTIER COMMUNICATIONS 877-462-8188

32. The Contractor shall give notice to construct to Ohio Utilities Protection Service (800-362-2764 or 8-1-1), 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 the start of construction.

33. The identity and locations of existing underground utilities in the construction area have been shown on the approved plans as accurately as provided by the owner of the utility. The City of Dublin and City Engineer assume no responsibility for the accuracy of underground facilities shown on the approved plans. If damage is caused to underground utilities, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

34. Location, support, protection, and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved plans shall be the responsibility of the Contractor.

35. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the Engineer of Record, owner, and the City Engineer.

36. Public street lighting may be in the vicinity of this project. Contact the Division of Engineering at 614—410—4740, 14 calendar days prior to beginning work.

TRAFFIC CONTROL

37. Traffic control for vehicular, pedestrian, and shared—use path traffic shall be furnished, erected, maintained, and removed by the Contractor according to the Ohio Manual of Uniform Traffic Control Devices (OMUTCD), current edition.

- 38. 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 approved by the City Engineer. At all other hours, the Contractor shall follow the maintenance of traffic in the approved plans. Uniformed, 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 cruisers may be required as directed by the City Engineer
- 39. 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 at the Contractor's expense.
- 40. Steady—burning, Type "C" lights per the OMUTCD shall be required on all barricades, drums, and similar traffic control devices in use at night.
- 41. Access from public roadways to all adjoining properties for existing residents and businesses shall be maintained at all times for mail, public water and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures for roadways, sidewalks, and shared—use paths. The traffic control plan must incorporate traffic control details as shown on the approved plans. The traffic control plan proposed by the Contractor must be submitted, reviewed, and approved by the City Engineer prior to the start of construction.
- 42. Traffic control and other regulatory signs shall be Type S with a square post anchor base installation and meet all requirements of ODOT TC-41.20 and applicable City of Dublin specifications.
- 43. Street signs shall meet all City of Dubin specifications with lettering colored in white displayed over a brown background. Sign tubing shall be brown in color and conform with Type S square post anchor base installation requirements of ODOT TC-41.20.

EROSION AND SEDIMENT CONTROL

- 44. The Contractor shall adhere to all requirements and conditions as set forth by the Ohio EPA General Permit for Stormwater Discharges Associated with Construction Activity. A copy of the approved Storm Water Pollution Prevention Plan (SWP3), NPDES permit, and the Ohio EPA NOI must be kept on site and clearly displayed at all times. When a SWP3 is required, this plan set shall not be approved until the SWP3 has been reviewed and approved by the City of Dublin.
- 45. All land disturbing activities shall be subject to inspection and site investigation by the City of Dublin and/or the Ohio EPA.
- 46. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers. Erosion and sediment control shall be provided per the requirements of the "Rainwater and Land Development" manual provided by the Ohio EPA.
- 47. Accepted methods of providing erosion/sediment control include but are not limited to sediment basins, sediment traps, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

48. The Contractor shall provide adequate drainage of the site area at all times consistent

- with appropriate erosion control practices.

 49. Stabilization of disturbed areas shall at a minimum be initiated in accordance with the
- time frame specified in the following tables:

Area requiring permanent stabilizationTime frame to apply erosion controlsAny areas that will be dormant for one year or moreWithin seven days of the most recent disturbanceAny areas within 50 feet of a surface water and at final gradeWithin two days of reaching final gradeOther areas at final gradeWithin seven days of reaching final grade within that area

Table 2: Temporary Stabilization

Area requiring permanent stabilizationTime frame to apply erosion controlsAny disturbed areas within 50 feet of a surface water and not at final gradeWithin two days of the most recent disturbance if the area will remain idle for more than 14 daysAny disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of a surface waterWithin seven days of the most recent disturbance within the area For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s)Disturbed areas that will be idle over

winterPrior to the onset of winter weather
Where vegetative stabilization techniques may cause structural instability or are otherwise unobtainable, alternative stabilization techniques must be employed.

SANITARY SEWERS

- 50. Extensions and/or modification to the public sanitary sewer system will require an OEPA PTI (Permit to Install) under a separate plan set. The developer is responsible for obtaining all required Ohio EPA approvals and paying review fees. Sanitary service connections or modifications to the public sanitary sewer system require inspection by the City of Dublin Division of Engineering.
- 51. Sanitary sewerage collection systems shall be constructed in accordance with the rules, regulations, standards, and specifications of the City of Columbus, City of Dublin, Ohio EPA, Ohio Department of Health, and the current edition of the Great Lakes—Upper Mississippi River Board (Ten States) Recommended Standards for Wastewater Facilities.
- 52. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to Section 51.23 of the City Code.

53. Minimum requirements for sanitary sewer pipe: 6 inch service lateral: PVC, ASTM D3034, SDR35 8 inch — 10 inch: PVC, ASTM D3034, SDR35

12 inch - 30 inch: PVC, ASTM D3034, SDR 35 or SaniTite HP, ASTM F2736 30 inch - 60 inch: PVC, ASTM D3034, SDR 35 or SaniTite HP, ASTM F2764

Pipe depths between 20 feet to 28 feet deep shall be SDR 26. PVC pipe shall not be used at depths greater than 28 feet. All pipe materials and related structures shall be shop tested in accordance with City of Columbus Construction Inspection Division quality control requirements.

Minimum pipe slope for service laterals shall be 2.08%. Main line pipes shall meet the requirements of the City of Columbus Sanitary Sewer Design Manual.

- 54. Trench dams shall be installed along sanitary sewers per Item 901.11 and shall be shown on the sanitary sewer profile.
- 55. All in-line wye and tee connections in concrete sewers, 18 inch and larger, shall be either Kor-N-Tee or Kor-N-Seal connections conforming to the manufacturer's recommendations.
- 56. Granular backfill shall be compacted granular material per Item 912 or low strength mortar backfill per Item 613, Type II.
- 57. All manhole lids shall be provided with continuous self—sealing gaskets. Bolt down lids shall be installed per City of Dublin standard drawing or as required by the City Engineer. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Dublin standard manhole drawing. Manhole lids shall include City of Dublin logo per City standard drawings.
- 58. All flexible sewer pipes shall be deflection tested no less than 30 days after completion of backfilling operations. All other requirements shall be according to Item 901.21.
- 59. All sanitary sewers including service lines shall be subject to and pass infiltration and exfiltration tests according to Item 901 and must be inspected and approved for use by the City Engineer before any service connections are tapped into sewers.
- 60. 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 computed equivalent. All sanitary sewers shall be tested and inspected by City of Dublin Division of Engineering.
- 61. Unless otherwise determined by the City Engineer, the Contractor shall perform a CCTV inspection of the sanitary sewer lateral prior to the final approval by the City. CCTV shall conform to current PACP standards. This work shall be completed at the Contractor's expense.
- Visible leaks or other defects observed or discovered during TV inspection shall be repaired by the Contractor to the satisfaction of the City Engineer.
- 62. Temporary bulkheads shall remain in place until the PTI has been issued by the OEPA and the sewers have been approved for use by the City Engineer. The cost for furnishing, installing, maintaining, and removing bulkheads shall be at the Contractor's expense.
- 63. Where sanitary sewers cross water main or other utilities, compacted granular material per Item 912 shall be placed between the crossing pipes. In the event a water line must vertically cross a sanitary sewer with less than 18 inches of separation from outside of pipe to outside of pipe, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
- 64. Service risers shall be installed where the depth from wyes to proposed ground elevation exceeds 10 feet. Risers shall conform to standard drawing SA-03.65. Backwater valves shall be installed on sanitary services with less than 2 feet of riser pipe
- within the footprint of the building as required by the City Engineer. Backwater valves shall be installed at the time the house/structure is constructed.

 66. A minimum 5-foot length of sanitary sewer service pipe shall be installed at the time of
- the installation of the wye.

 67. The Contractor shall furnish and place 4 inch x 4 inch x 10 feet long pressure treated wood wye poles 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.

 68. Sanitary wyes shall be placed a minimum of 10 feet from manholes unless approved by the City Engineer
- 69. Existing sanitary sewer flows shall be maintained at all times. Pumping and bypassing sanitary sewer flow shall be at the Contractor's expense. A plan for pumping shall be submitted and approved by the City Engineer.
- 70. 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 watertight. All holes shall be neatly cored. 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:
- a. Rubber sleeve with stainless steel banding
 . Kor—N—Seal: National Pollution Control Systems, Inc.
- ii. Lock Joint Flexible Manhole Sleeve: Interpace Corporation
- iii. Or equal as approved by the City Engineerb. Rubber gasket compression
- i. Press Wedge II: Press—Seal Gasket Corporation
- ii. Dura Seal III: Dura Tech, Inc.iii. Link—Seal: Thunderline Corporation
- iv. Or equal as approved by the City Engineer
- The cost for this work along with a new channelized base in the manhole shall be at the Contractor's expense.

STORM SEWERS

- 71. Blind taps of storm sewers or roof drains to storm sewer systems are not permitted unless authorized by the City Engineer. Roof drain systems must connect to the storm sewer system at a storm sewer catch basin or manhole unless authorized by the City Engineer.
- 72. The minimum pipe size for private or public storm sewer systems is 12 inches.
- 73. 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 C76, Wall B, Class IV (12 inch to 15 inch), Class III (18 inch to 24 inch), Class II (27 inch and larger), unless otherwise authorized by the City Engineer. Inspection of the connection to the public storm sewer system is required by the City of Dublin Division of Engineering.

- 74. Minimum requirements for private storm sewer pipe:
- a. Reinforced Concrete Pipe
- i. 12 inch 15 inch: ASTM C76, Wall B, Class IV ii. 18 inch — 24 inch: ASTM C76, Wall B, Class III iii. 27 inch and larger: ASTM C76, Wall B, Class II

659 of the Standard Specifications.

- b. HP Stormi. Pipe joints shall be watertight per ASTM D3212
- ii. Pipes shall be joined with a gasketed integral bell and spigot joint per ASTM F2881 c. HP SaniTite
- i. Pipe joints shall be watertight per ASTM D3212ii. Pipes shall be joined with a gasketed integral bell and spigot joint per ASTM F2764
- d. Pipe material as approved by the City Engineer.

 Gaskets shall be installed by the pipe manufacturer and covered with removable, protective
- Gaskets shall be installed by the pipe manufacturer and covered with removable, protectiv wrap to ensure the gasket is free from debris. A joint lubricant available from the manufacturer shall be used on the gasket and bell during joint assembly.
- 75. All flexible storm pipe shall be mandrel tested in accordance with City of Columbus Item 901.21.
- 76. Granular backfill shall be compacted granular material per Item 912 or low strength mortar backfill per Item 613, Type II.
- 77. All bedding material shall be in accordance with City of Columbus standard construction drawing AA-S149.78. All storm water detention and retention areas and flood routing swales shall be

constructed to finish grade and hydro-seeded and hydro-mulched according to Items 203 and

- 79. Storm inlets and catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include City of Dublin logo. All curb inlets and catch basin grates shall include engraved lettering per City of Dublin standard drawing ST—04: "DUMP NO WASTE! DRAINS TO
- 80. Storm sewer outlets 18 inches and greater in diameter accessible from storm water management facilities or watercourses shall include safety grates per City of Dublin standard drawing ST-02.
- 81. Headwalls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Stone veneer and wall caps treatments shall be applied to all exposed concrete surfaces per City of Dublin standard drawing ST—01.

<u>WATER LINE</u>

- 82. Any new service connections or modifications to an existing water service shall require an approved Water Service Plan per City of Columbus requirements. This plan shall be submitted and reviewed concurrently by both City of Dublin and City of Columbus.
- 83. Once plans are approved, water capacity fees shall be paid separately to City of Dublin Building Standards followed by City of Columbus Division of Water.
- 84. All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water. Public water pipe shall conform to 801.03. Private water pipe shall meet the approval of City of Columbus Division of Water prior to approval of these plans
- 85. The Contractor shall notify the City of Dublin Division of Engineering and City of Columbus Division of Water at least 72 hours prior to tapping into existing water lines.
- 86. 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.
- 87. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the 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 prior to making any taps into public water lines.
- 88. Public water lines shall be disinfected 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 by the Contractor.
- 89. All water lines shall be placed at a minimum depth of 4 feet measure 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.
- 90. Water meter locations shall be approved by the City of Columbus Division of Water.
- 91. Curb stop boxes shall be located at least 1 foot inside the right—of—way and set at finished grade.

 92. If the top of the operating nut of any valve is greater than 36 inches below finished
- inches of finished grade elevation.

 93. Two ¾ inch taps shall be installed within 2 feet of the end of the line on dead—end water

grade, an extension stem shall be furnished to bring the top of the operating nut to within 24

94. Fire hydrants shall follow City of Dublin Standard Drawing WA-01 and be installed per City of Columbus standards.

USE OF FIRE HYDRANTS

- 95. The Contractor shall make proper arrangements with the City of Dublin Service Department and the Columbus Division of Water for the use of fire hydrants when used for work performed as part of the approved plans. The Contractor shall provide the City of Dubin a copy of the Hydrant Usage Permit obtained from the City of Columbus. The Contractor shall also send 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.
- 96. Before the final estimate is paid, the Contractor shall submit a letter from the City of Columbus Division of Water to the Dublin City Engineer stating that the Contractor has returned the Siamese Valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants.

BLASTING (IF PERMITTED)

97. 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. The top of rock elevations shall be shown on "as—built" construction drawings.

MAIL DELIVERY

- 98. The Contractor shall be responsible for ensuring that US Mail delivery within the project limits is not disrupted by construction operations. The responsibility is limited to relocation of mailboxes to a temporary location that will allow for completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
- 99. Relocation of mailbox services must first be coordinated with the US Postal Service and the homeowner. Location of mailboxes shall follow the requirements of the US Postal Service.

SANDS DECKER ENGINEERS & SURVEYORS

OFF

128 East Main Street Logan, Ohio 43138 740-385-2140

1495 Old Henderson Road Columbus, Ohio 43220 614-459-6992

> 507 Main Street Zanesville, Ohio 43701 740-450-1640



MAG FERRARI

6321 PERIMETER LOOP ROAD DUBLIN, OHIO

20-003-COM

10/28/24 AMENDED FINAL DEVELOPMENT PLAN

GENERAL NOTES

C6.10

SD PROJECT NO. 3481

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.

STORM WATER POLLUTION PREVENTION PLAN (SWP3)

THE SWP3 PLAN FOR THIS PROJECT IS COMPOSED OF THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT, INCLUDING ALL REQUIREMENTS THEREIN, THE PROJECT CONSTRUCTION DRAWINGS, AND ALL SUPPLEMENTAL INFORMATION INCLUDED/ADDED BY THE CONTRACTOR(S). THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.

EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY SPECIFIED ON THESE PLAN MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH-DISTURBING ACTIVITY.

SITE DESCRIPTION (COMBINED INFORMATION FOR PROJECTS 19-011-COM AND

- 20-003-COM) A. CONSTRUCTION OF BUILDING ADDITION WITH ASSOCIATED UTILITIES.
- B. TOTAL AREA OF SITE 11.398 ACRES
- TOTAL AREA DISTURBED 0.217 ACRES PRE-CONSTRUCTION RUNOFF COEFFICIENT - 94
- POST-CONSTRUCTION RUNOFF COEFFICIENT 94 IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY - 0.000 AC.
- PERCENT OF IMPERVIOUSNESS 77.0%
- Ko-KOKOMO SILTY CLAY LOAM, LeB LEWISBURG-CROSBY COMPLEX
- PRE-DEVELOPED CAR DEALERSHIP. H. UTILITY AND GRADING ACTIVITY TO COMMENCE OCTOBER 2024 WITH
- TYPICAL CONSTRUCTION METHODS RECEIVING STREAM - SOUTH FORK INDIAN RUN

CONTRACTOR/CONSTRUCTION MANAGER RESPONSIBILITY

A. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL

B. THE SWP3 PLAN, INCLUDING COPIES OF THE NOI, THE LETTER GRANTING PERMIT COVERAGE AND THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT SHALL BE MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. THE SWP3 MUST BE SIGNED BY THE PERMITTEE OR A DULY AUTHORIZED REPRESENTATIVE, AS DEFINED IN THE GENERAL PERMIT (PART

CONSTRUCTION SEQUENCE

ORDINANCES THAT APPLY

- 1. PRE-CONSTRUCTION MEETING TO REVIEW THE PLAN AND CONSTRUCTION SEQUENCING BEFORE EARTHWORK IS PERMITTED.
- 2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE(S) FOR CONSTRUCTION TRAFFIC. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXITING TRAFFIC, TEMPORARY WATER STORAGE TANKS WITH HOSES SHALL BE PROVIDED AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLE TIRES SHALL BE WASHED BEFORE EXITING ON PUBLIC ROADS. SILT FROM THIS WASHING OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASHWATER IS ALLOWED TO BE DISCHARGED OFFSITE.
- 3. DUST ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
- 4. INSTALL PERIMETER EROSION CONTROL MEASURES & TREE PROTECTION
- INITIAL CLEARING AND GRUBBING TO GAIN ACCESS, AND INSTALLATION OF SILT FENCE, AS SHOWN ON PLANS, WITHIN SEVEN (7) DAYS OF CLEARING AND GRUBBING.
- INSTALL PERIMETER FILTER FABRIC FENCE AND BEGIN CLEARING & GRUBBING. EXERCISE CARE NOT TO DAMAGE VALUABLE TREES OR DISTURB DESIGNATED BUFFER ZONES.
- 5. PERFORM CLEARING, GRUBBING, AND TOPSOIL STOCKPILING AS REQUIRED. CONSTRUCT ALL SEDIMENT TRAPPING METHODS AND DIVERSIONS WITHIN 7 DAYS OF FIRST GRUBBING, INSTALL TREE PROTECTION FENCE IMMEDIATELY AFTER TREE CLEARING IS COMPLETE. CONTINUE LAND CLEARING AND GRADING WITH KEY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. ONCE A SCHEDULED DEVELOPMENT AREA IS CLEARED, GRADING SHOULD FOLLOW IMMEDIATELY SO THAT PROTECTIVE GROUND COVER CAN BE REESTABLISHED QUICKLY. DO NOT LEAVE ANY AREA BARE AND EXPOSED FOR EXTENDED PERIODS. LEAVE ADJOINING AREAS PLANNED FOR DEVELOPMENT, OR TO BE USED FOR BORROW OR DISPOSAL, UNDISTURBED FOR AS LONG AS POSSIBLE TO SERVE AS NATURAL BUFFER ZONES.
- 6. IMMEDIATELY AFTER LAND CLEARING, APPLY SURFACE STABILIZATION ON GRADED AND OTHER DISTURBED AREAS. STABILIZE ANY DISTURBED AREA WHERE ACTIVE CONSTRUCTION WILL NOT TAKE PLACE FOR 30 WORKING DAYS BY TEMPORARY SEEDING AND/OR MUI CHING OR BY OTHER SUITABL MEANS. INSTALL PERMANENT STABILIZATION MEASURES IMMEDIATELY AFTER FINAL GRADING. TEMPORARY SEEDING AND/OR MULCHING MAY BE NECESSARY IF WEATHER CONDITIONS DETERIORATE, WITH PERMANENT MEASURES DELAYED TEMPORARILY.
- 7. DURING EMBANKMENT OPERATIONS, TEMPORARY DIVERSIONS AND TEMPORARY DRAINS SHOULD BE INSTALLED TO MINIMIZE EROSION OF THE
- 8. BEGIN SITE GRADING OPERATIONS AND GENERAL SITE CONSTRUCTION. INSTALL INLET PROTECTION FOR STORM DRAINS AS SOON AS THE DRAIN IS FUNCTIONAL TO TRAP SEDIMENT ON-SITE IN SHALLOW POOLS AND TO ALLOW FLOOD FLOWS TO SAFELY ENTER THE STORM DRAINAGE SYSTEM.
- 9. INSTALL ALL STORM SEWER PIPES AND UNDERGROUND UTILITY LINES AS SHOWN ON THE PLANS WITH APPROPRIATE EROSION CONTROL MEASURES TO ELIMINATE SILTATION FROM ENTERING PIPE SYSTEMS.
- 10. WHEN APPLICABLE, INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
- 11. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE. IF APPLICABLE, NOTE THAT EROSION CONTROL AROUND INLETS CANNOT BE REMOVED UNTIL PAVING OPERATIONS ARE COMPLETE.
- 12. INSTALL FINAL PAVEMENT AS SHOWN ON THE PLANS.
- 13. CARRY OUT FINAL GRADING, SEEDING, AND PLANTING AS SHOWN ON LANDSCAPE PLAN. LANDSCAPING AND FINAL STABILIZATION IS THE LAST MAJOR CONSTRUCTION PHASE. ALL DISTURBED AREAS SHOULD HAVE PERMANENT MEASURES APPLIED WITHIN THIRTY (30) DAYS OF FINISHING FINAL GRADE. ALL TEMPORARY STRUCTURES SHOULD BE REMOVED AFTER PERMANENT STRUCTURES ARE IN PLACE AND STABILIZED BORROW/DISPOSAL AREAS SHOULD BE PERMANENTLY VEGETATED OR OTHERWISE STABILIZED.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
- 14. INSPECT STORM SEWERS PRIOR TO TURNOVER. REMOVE SEDIMENT AS NECESSARY.
- 15. REGULAR MAINTENANCE INSPECTION AND REPAIR OF EROSION AND SEDIMENT CONTROL DEVICES. MAINTENANCE: THE CONTRACTOR SHALL PLACE ALL SEDIMENTATION AND EROSION CONTROL FEATURES PRIOR TO STARTING CONSTRUCTION OPERATIONS IN A PARTICULAR AREA. IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF A BARRIER DURING CONSTRUCTION TO FACILITATE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE BARRIER SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED PERIODICALLY AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES, IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE STRUCTURE OR FEATURE AT NO ADDITIONAL COST TO THE OWNER.
- 16. PRE-WINTER STABILIZATION MEETING IF PROJECT IS TO BE THROUGH THE WINTER.

EROSION CONTROL NOTES

1. ALL PROPERTIES ADJACENT TO THE AREAS OF SOIL-DISTURBING ACTIVITY, INCLUDING BUT NOT LIMITED TO PRIVATE PROPERTIES, NATURAL AND ARTIFICIAL WATERWAYS, WETLANDS, STORM SEWERS AND PUBLIC LANDS, SHALL BE PROTECTED, TO THE MAXIMUM EXTENT PRACTICABLE, FROM SOIL EROSION AND SEDIMENT RUNOFF AND DRAINAGE.

2. CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PRACTICES USED TO SATISFY THIS REQUIREMENT SHALL CONFORM, AS A MINIMUM, TO STATE OF OHIO STANDARDS AS SET FORTH IN THE MOST CURRENT EDITION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL, DEFINED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES DIVISION OF SOIL AND WATER CONSERVATION AND NATURAL RESOURCE CONSERVATION SERVICE AND SHALI CONFORM TO THE MOST CURRENT OHIO ENVIRONMENTAL PROTECTION AGENCY. OHIO REVISED CODE CHAPTER 6111 REQUIREMENTS.

3. EROSION AND SEDIMENT CONTROL PLAN APPROVALS ISSUED IN ACCORDANCE WITH THESE RULES DO NOT RELIEVE THE OWNER OF RESPONSIBILITY FOR OBTAINING ALL OTHER NECESSARY PERMITS AND/OR APPROVALS FROM FEDERAL, STATE, AND/OR COUNTY AGENCIES. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY STATE AND LOCAL OFFICIALS. IF REQUIREMENTS VARY, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED

- 4. EROSION AND SEDIMENT CONTROL PRACTICES AT THE SITE AND AS IDENTIFIED IN THIS PLAN SHALL COMPLY WITH THE FOLLOWING:
- A. TEMPORARY AND PERMANENT SEEDING ACCORDING TO THE SPECIFICATIONS IN THE RAINWATER & LAND DEVELOPMENT MANUAL.
- B. LIMITS TO CLEARING AND GRADING, AS SHOWN ON THESE PLANS, SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE, FLAGGING, FENCING ETC.

C. INSTALL EROSION AND SEDIMENT PERIMETER CONTROLS AS A FIRST ACTION OF CONSTRUCTION AS SPECIFIED BY CONSTRUCTION SEQUENCE. THIS SHALL INCLUDE AND IS NOT LIMITED TO PROTECTIVE BMP'S FOR STREAM CORRIDORS AND CROSSINGS, WETLANDS, SITE ENTRANCE, SEDIMENT TRAPS AND BASINS, BARRIERS, AND DIVERSION DIKES.

D. CONCENTRATED STORM WATER RUNOFF SHALL PASS THROUGH A SEDIMENT CONTROL DEVICE BEFORE EXITING THE SITE BOUNDARIES. CONCENTRATED RUNOFF FROM BARE SOIL AREAS SHALL BE DIVERTED INTO A SETTLING POND OR SEDIMENT CONTROL STRUCTURE, OR OTHER APPROVED SEDIMENT BARRIER BEFORE LEAVING THE SITE.

E. EARTHEN STRUCTURES SUCH AS DAMS, BASINS, STREAM MODIFICATIONS AND WATER DIVERSIONS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS OF THE COMPLETION OF INSTALLATION. DAMS SHALL CONFORM TO THE OHIO DAM LAWS (ORC 1521.06).

F. CRITICAL AREAS WITHIN 50 FEET OF ANY STREAM OR WETLAND SHALL BE TEMPORARILY STABILIZED WITHIN TWO (2) DAYS OF DISTURBANCE IF AREA WILL REMAIN INACTIVE FOR SEVEN (7) DAYS OR LONGER. CONSTRUCTION VEHICLES SHALL AVOID STREAMS AND THE 50 FOOT BUFFER AREAS. IF AN ACTIVE DRAINAGE WAY MUST BE CROSSED BY CONSTRUCTION VEHICLES REPEATEDLY DURING CONSTRUCTION, A TEMPORARY STREAM CROSSING SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS IN THE RAINWATER & LAND DEVELOPMENT MANUAL. CONSTRUCTION OF BRIDGES, CULVERTS OR SEDIMENT CONTROL STRUCTURES SHALL NOT PLACE SOIL, DEBRIS AND OTHER FINE PARTICULATE MATERIAL INTO OR CLOSE TO THE WATER RESOURCE IN SUCH A MANNER THAT IT MAY SLOUGH, SLIP OR ERODE.

G. STORM SEWER INLETS SHALL BE PROTECTED SO THAT SEDIMENT-LADEN RUNOFF WILL NOT ENTER THE STORM SEWER SYSTEM WITHOUT FIRST BEING FILTERED AND/OR TREATED.

H. TEMPORARY SOIL STABILIZATION SHALL OCCUR WITHIN SEVEN (7) DAYS AFTER ROUGH GRADING IF THE AREA WILL REMAIN IDLE LONGER THAN TWENTY-ONE (21) DAYS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. PERMANENT VEGETATION IS A GROUND COVER DENSE FNOUGH TO COVER 80% OF THE SOIL SURFACE AND MATURE ENOUGH TO SURVIVE WINTER WEATHER CONDITIONS.

I. SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED TO PREVENT SOIL LOSS. STABILIZATION SHALL BE REQUIRED IF STOCKPILES ARE LOCATED WITHIN CRITICAL AREAS NEAR STREAMS OR WETLANDS, OR IF SEDIMENT FROM STOCKPILES WILL OTHERWISE LEAVE THE SITE.

J. UNSTABLE SOILS PRONE TO SLIPPING OR SLOUGHING SHALL NOT BE CLEARED, GRADED, EXCAVATED, FILLED OR HAVE LOADS IMPOSED UPON THEM UNLESS THE WORK IS PLANNED BY A QUALIFIED PROFESSIONAL ENGINEER AND INSTALLED IN ACCORDANCE WITH THIS PLAN. CUT AND FILL SLOPES SHOULD BE DESIGNED TO MINIMIZE EROSION PROBLEMS. ADEQUATE SLOPE DESIGN INCLUDES USE OF ROUGH SOIL SURFACE ALONG THE FACE OF TH SLOPE, WATER DIVERSION ALONG THE TOP OF THE SLOPE AWAY FROM THE FACE, TERRACES TO REDUCE SLOPE LENGTH, DELIVERY OF CONCENTRATED STORM WATER FLOWS TO THE BASE OF THE SLOPE VIA ADEQUATE CHANNEL OR PIPE, AND DRAINAGE FOR WATER SEEPS IN THE SLOPE THAT ENDANGER

K. SOIL SHALL BE REMOVED FROM PAVED SURFACES AND/OR PUBLIC ROADS AT THE END OF EACH DAY IN SUCH A MANNER THAT DOÉS NOT CREATE OFF-SITE SEDIMENTATION, IN ORDER TO ENSURE SAFETY AND ABATE OFF-SITE SOIL LOSS. COLLECTED SEDIMENTS SHALL BE PLACED IN A STABLE LOCATION ON SITE OR TAKEN OFF-SITE TO A STABLE LOCATION.

L. DISTURBED OR MODIFIED DRAINAGE WAYS SHALL BE STABILIZED. EROSION EFFECTS OF STORM WATER RUNOFF SHALL BE REDUCED BY USING AND/OR MAINTAINING GRASSED SWALES, INFILTRATION STRUCTURES OR WATER

M. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL EVENT. À WRITTEN LOG OF THESE INSPECTIONS AND IMPROVEMENTS TO CONTROLS SHALL BE KEPT ON SITE. THE INSPECTIONS SHALL INCLUDE THE DATE OF INSPECTION, NAME OF INSPECTOR, WEATHER CONDITIONS, ACTIONS TAKEN TO CORRECT ANY PROBLEMS AND THE DATE CORRECTIVE ACTIONS

N. TRENCHES FOR UNDERGROUND UTILITY LINES AND PIPES SHALL BE TEMPORALLY STABILIZED WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN INACTIVE FOR THIRTY (30) DAYS. TRENCH DEWATERING DEVICES SHALL DISCHARGE IN A MANNER THAT FILTERS SOIL-LADEN WATER BEFORE DISCHARGING IT TO A RECEIVING DRAINAGE DITCH OR POND. IF SEEDING MULCHING OR OTHER EROSION AND SEDIMENT CONTROL MEASURES WERE PREVIOUSLY INSTALLED, THESE PROTECTIVE MEASURES SHALL BE REINSTALLED.

O. DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF TWENTY-ONE (21) DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN SEVEN (7) DAYS.

P. EROSION CONTROL BLANKETS WITH MATTING WILL BE USED ON DITCHES GREATER THAN 1.5% AND ALL SLOPES GREATER THAN 6% GRADE. Q. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER

R. OFF-SITE VEHICLE TRACKING SEDIMENT SHALL BE MINIMIZED.

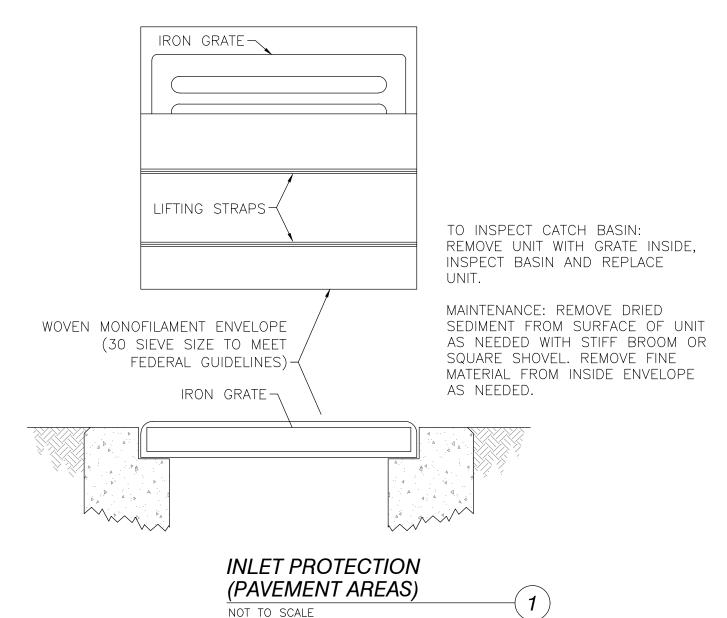
CONSTRUCTION VEHICLES ARE LIMITED TO THE CONSTRUCTION ACCESS

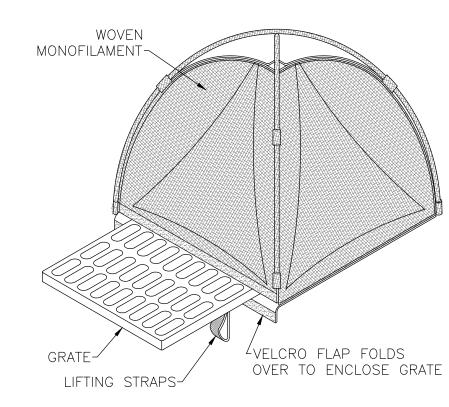
ROAD(S) NOTED ON THE PLAN. S. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE OHIO RAINWATER AND LAND

DEVELOPMENT MANUAL (CURRENT EDITION). T. OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.

U. WINTERIZATION - ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR TWENTY-ONE (21) DAYS OR MORE MUST BE SEEDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE A DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH 1.

V. CONCRETE CEMENT IS TO BE TAKEN BACK TO PLANT FOR WASHOUT AND

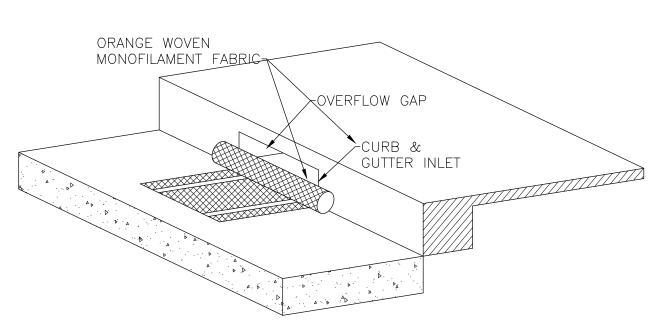




INSTALLATION: OPEN UNIT NEAR THE INLET. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW ON BOTTOM (BELOW-GRADE SIDE) OF UNIT. REMOVE GRATE FROM FRAME & PLACE INTO UNIT. PULL UP SLACK & SEAL TO ENCLOSE GRATE. HOLDING LIFTING STRAPS, INSERT GRATE INTO INLET MAKING SURE THAT GRATE SEATS COMPLETELY IN FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT & DEBRIS FROM PANELS, SURFACE & VICINITY OF UNIT AFTER EACH RAIN EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN CONTAINMENT AREA OF UNIT AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS, REMOVE & REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

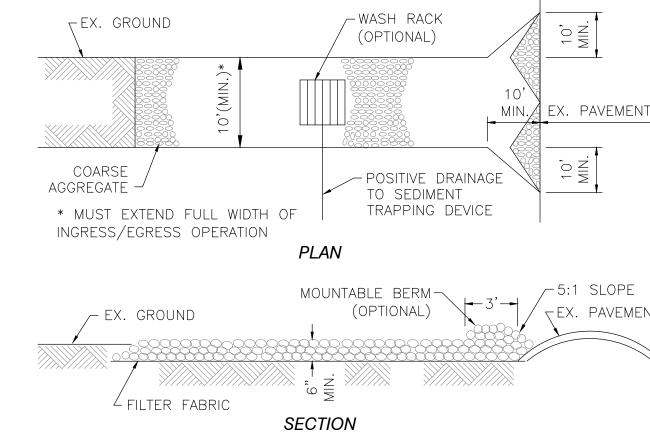




INSTALLATION: THE EMPTY INLET PROTECTION UNIT SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW ON POUCH, ON THE BOTTOM (BELOW-GRATE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME (STREET SIDE FIRST), THEN LOWER BACK EDGE WITH DAM INTO PLACE. THE UNIT SHOULD BE PARTIALLY BLOCKING THE CURB HOOD WHEN INSTALLED PROPERLY.

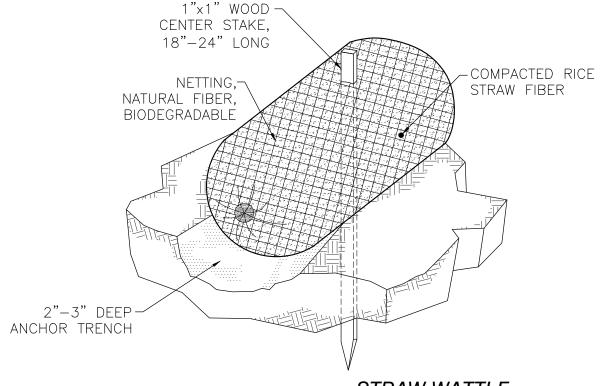
MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT & DEBRIS FROM SURFACE & VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE UNIT AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS, REMOVE & REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

> INLET PROTECTION (CURB & GUTTER) NOT TO SCALE



3. THICKNESS — NOT LESS THAN 6". 4. WIDTH - 10' MIN. BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 5. FILTER CLOTH - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR MIN. A EX. PAVEMENT DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS PERMITTED. A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND & REPAIR &/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED -EX. PAVEMENT IMMEDIATELY. 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE. 9. PERIODIC INSPECTION & NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

> *TEMPORARY* CONSTRUCTION ENTRANCE NOT TO SCALE



INSTALLATION: 1. EXCAVATE 2"-3" DEEP \times 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.

CONSTRUCTION SPECIFICATIONS:

CONCRETE EQUIVALENT.

2. LENGTH - AS REQUIRED

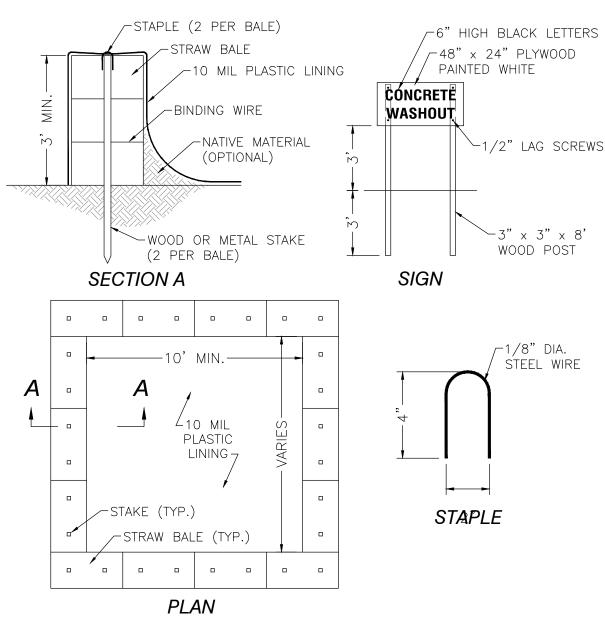
1. STONE SIZE - 2" STONE OR RECLAIMED/RECYCLED

7. MAINTENANCE — ENTRANCE SHALL BE MAINTAINED IN

2. PLACE WATTLE IN TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.

3. SECURE WATTLE WITH 18"-24" LONG WOOD STAKES EVERY 3'-4' WITH A STAKE ON EACH END. STAKES SHALL BE DRIVEN THROUGH THE MIDDLE OF WATTLE LEAVING 2"-3" OF STAKE EXPOSED ABOVE WATTLE. STAKES SHALL BE DRIVEN PERPENDICULAR TO SLOPE FACE.

STRAW WATTLE NOT TO SCALE



• ACTUAL LOCATION & LAYOUT SHALL BE DETERMINED IN THE FIELD.

• PIT CAN BE DUG INTO THE GROUND OR FORMED ABOVE GRADE. • PLASTIC LINING SHALL BE MAINTAINED FREE OF TEARS OR HOLES.

• AFTER THE PIT IS USED & WASHWATER HAS EVAPORATED OR BEEN VACUUMED OFF THE REMAINING HARDENED SOLIDS CAN BE BROKEN UP & REMOVED FROM THE PIT. • IF DAMAGE OCCURS TO THE STRAW BALES OR PLASTIC LINING DURING THE REMOVAL

A LEAK-PROOF SYSTEM. • A PRE-FABRICATED PORTABLE VINYL WASHOUT CONTAINER WITH FILTER BAG OR METAL WASHOUT CONTAINER SERVICE MAY BE USED AS SUBSTITUTES FOR THE STRAW BALE & PLASTIC LINER PIT.

OF SOLIDS, THE PIT SHALL BE REPAIRED & RELINED WITH NEW PLASTIC TO ACHIEVE

CONCRETE WASHOUT AREA NOT TO SCALE



OFFICES

128 East Main Street Logan, Ohio 43138 740-385-2140

1495 Old Henderson Road Columbus, Ohio 43220 614-459-6992

> 507 Main Street Zanesville, Ohio 43701 740-450-1640





MAG FERRARI 6321 PERIMETER LOOP ROAD

20-003-COM

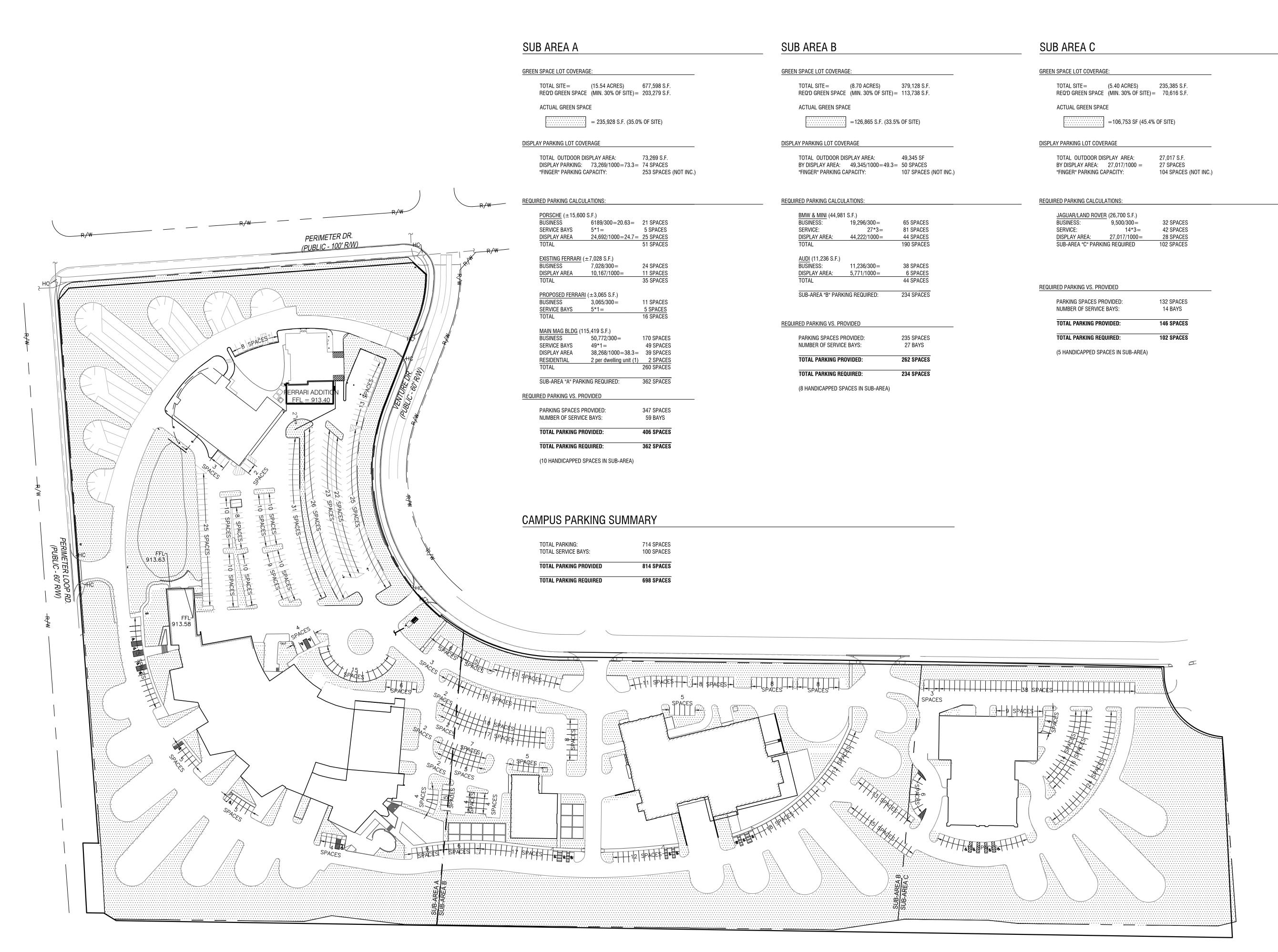
DUBLIN, OHIO

10/28/24 AMENDED FINAL DEVELOPMENT PLAN

EROSION CONTROL NOTES & DETAILS

SD PROJECT NO. 3481

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SANDS DECKER ENGINEERS & SURVEYOR

OFFICES

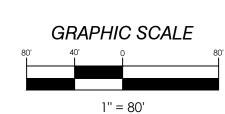
128 East Main Street Logan, Ohio 43138 740-385-2140

1495 Old Henderson Road Columbus, Ohio 43220 614-459-6992

> 507 Main Street Zanesville, Ohio 43701 740-450-1640







MAG FERRARI 6321 PERIMETER LOOP ROAD DUBLIN, OHIO

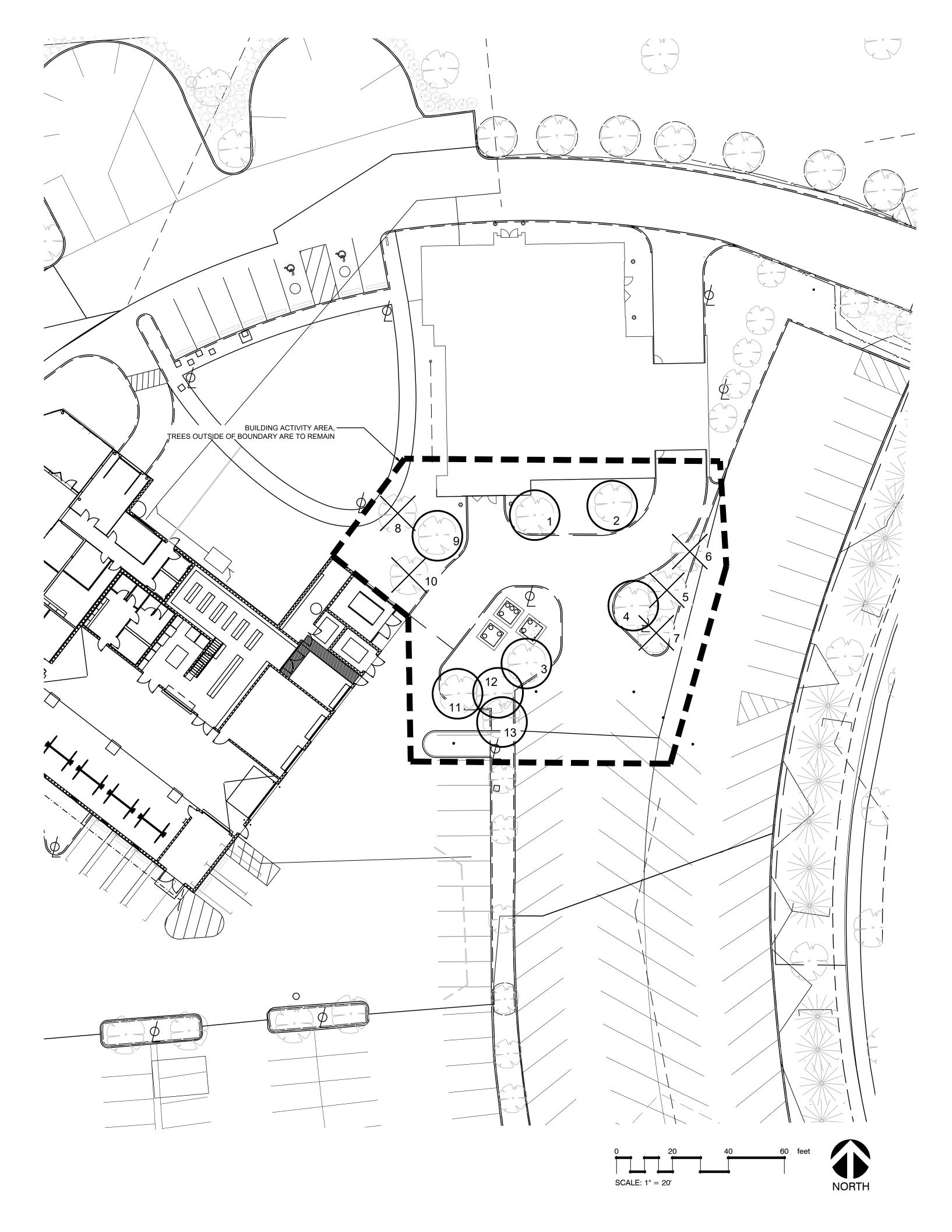
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10/28/2024

AMENDED FINAL DEVELOPMENT PLAN

SITE PARKING EXHIBIT

C8.10



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				

LEGEND	
0	TREES TO RELOCATE
\times	TREES TO REMOVE

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.

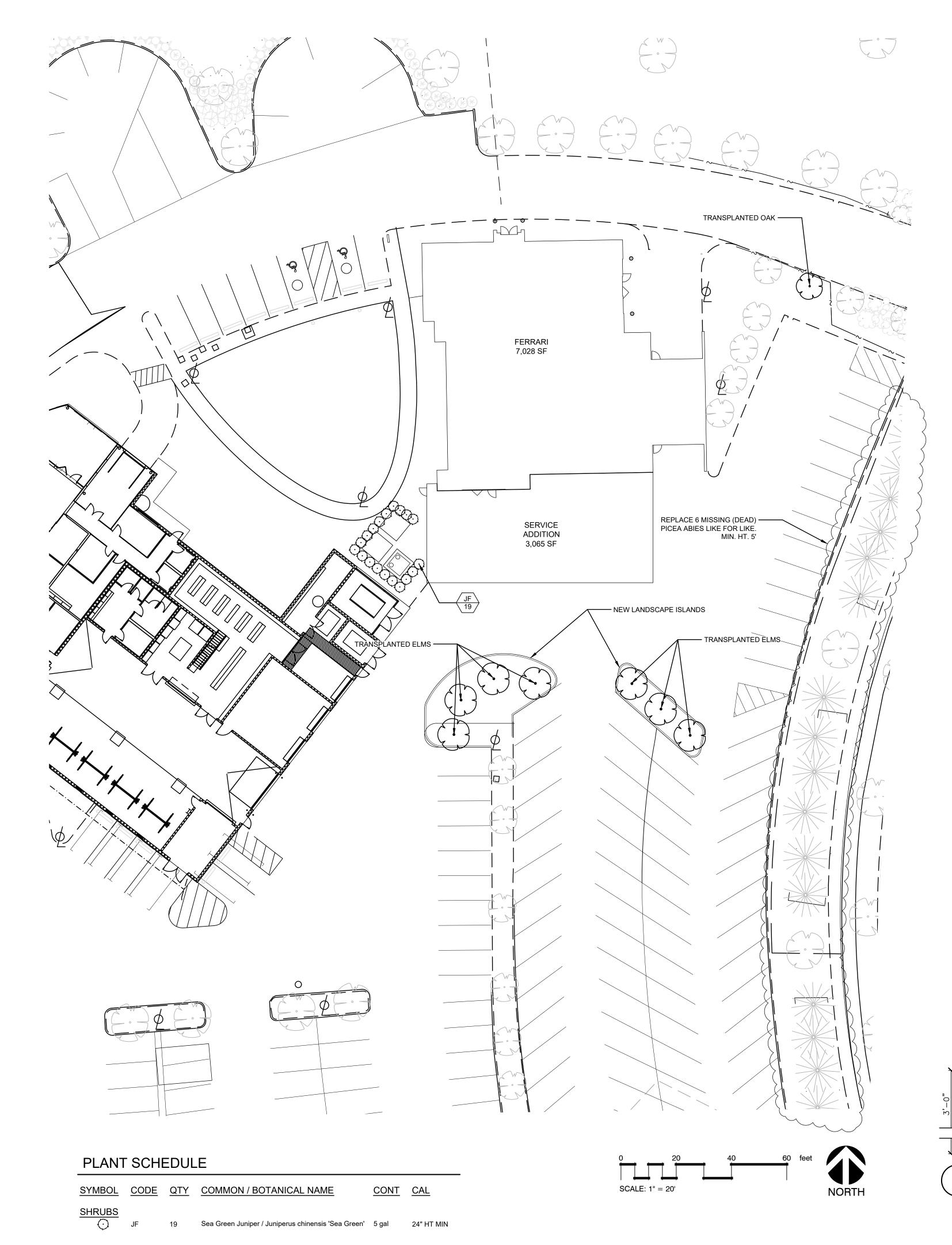


MAG - Ferrari Service Expansion

Perimeter Loop F OH 43017

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		PLAN	

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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

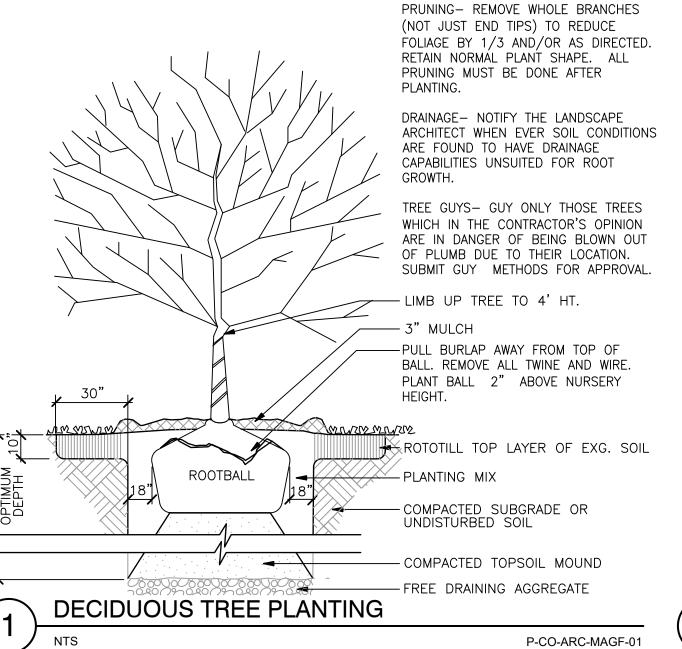
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

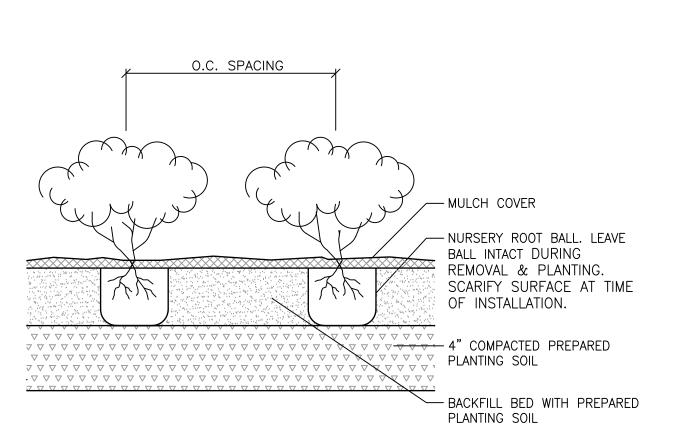
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

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.





PERENNIAL AND GROUNDCOVER INSTALLATION

P-CO-ARC-MAGF-05

PLANIT
760 Lakeview Plaza Blvd. Ste. 500
Worthington, OH 43085
planitstudios.com

MAG - Ferrari Service Expansion
6321 Perimeter Loop Rd, Dublin,
OH 43017

ISSUANCES

NO. DESCRIPTION DATE

A ZONING 06.20.24

DESCRIPTION DATE

A ZONING 06.20.24

DESCRIPTION DATE

A ZONING 06.20.24

DESCRIPTION DATE

DESCRIPTION

P3 & P3-HS on 25' pole



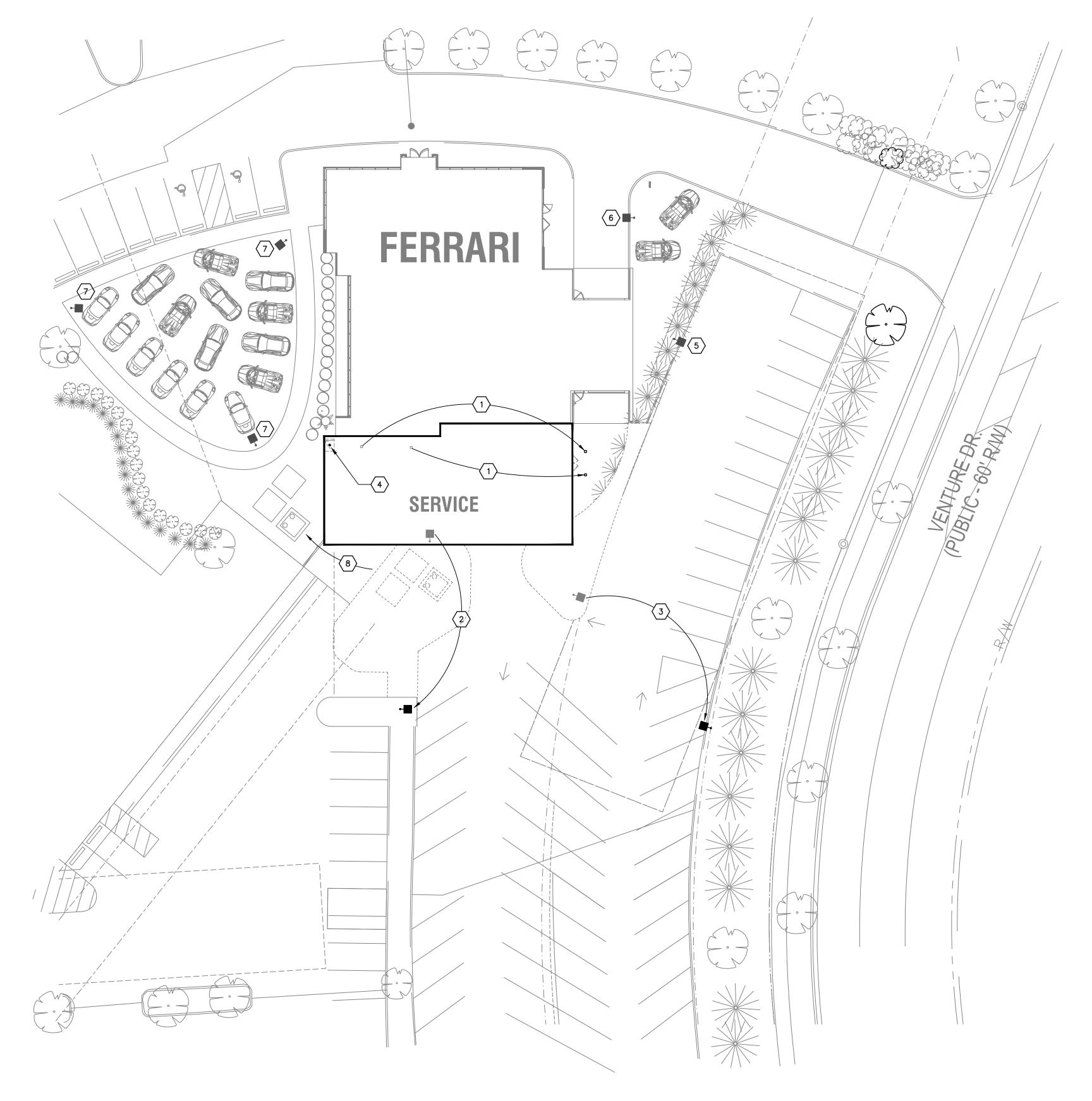
P5 on 12' pole

Calc Zone #1	
FERRARI	
SERVICE 13	
P3 P3 P3 P3 P3 P3 P3 P3	

Statistics						
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

Schedule Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	Р3	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		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		COOPER LIGHTING SOLUTIONS - LUMIERE (FORMERLY EATON)	303-B1-LEDB2-4000-UNV-T5X- DIM10	LUMIERE EON LED LUMINAIRE BOLLARD, SINGLE HEAD, TWO LIGHTBAR, TYPE 5	4000K CCT, 80 CRI LEDS		303-B1-LEDB2-4000-UNV- T5X-DIM10.ies	1225	0.9	15.5

Designer
MECI
Date
9/25/2024
Scale
As Noted
Drawing No.
Summary

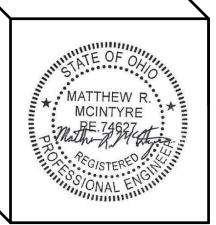




SITE SCOPE CODED NOTES

- 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



JOB NO. 2405-N

DRAWN BY MECI

SCALE AS SHOWN 09-26-2024

SHEET NO.