

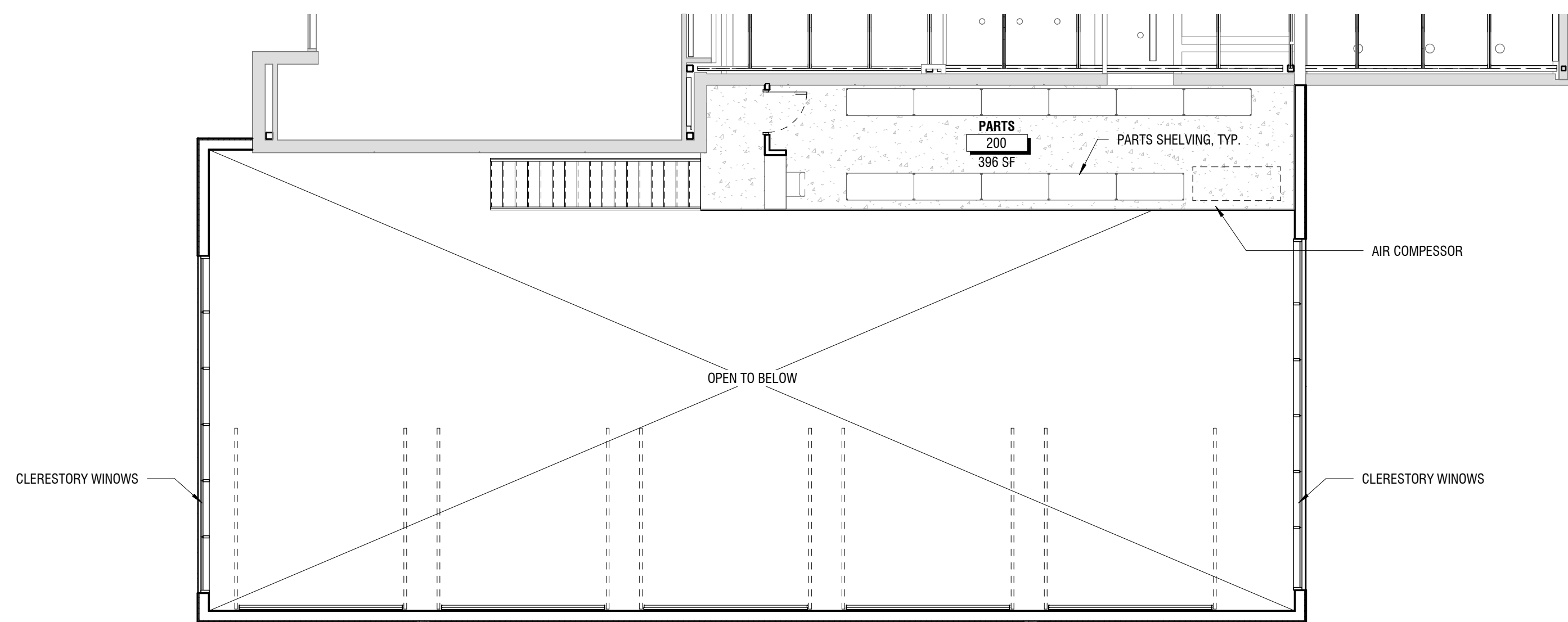
1 SITE PLAN
SCALE 1" = 40'-0"



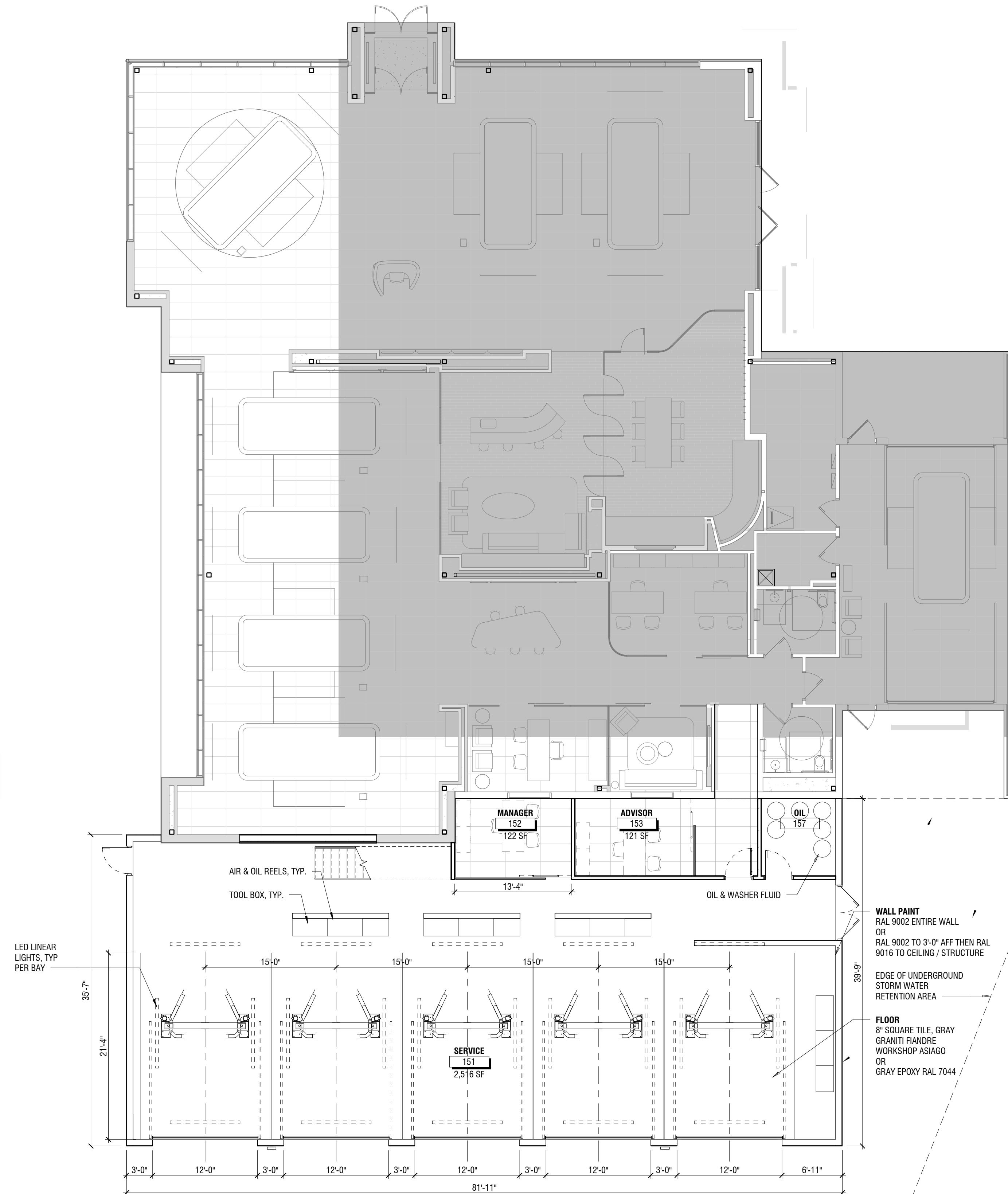
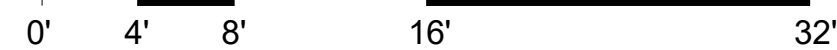
2 SITE
SCALE 1/2" = 1'-0"

MAG FERRARI SERVICE
SITE PLAN | 07/16/2024

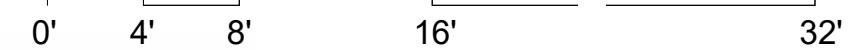


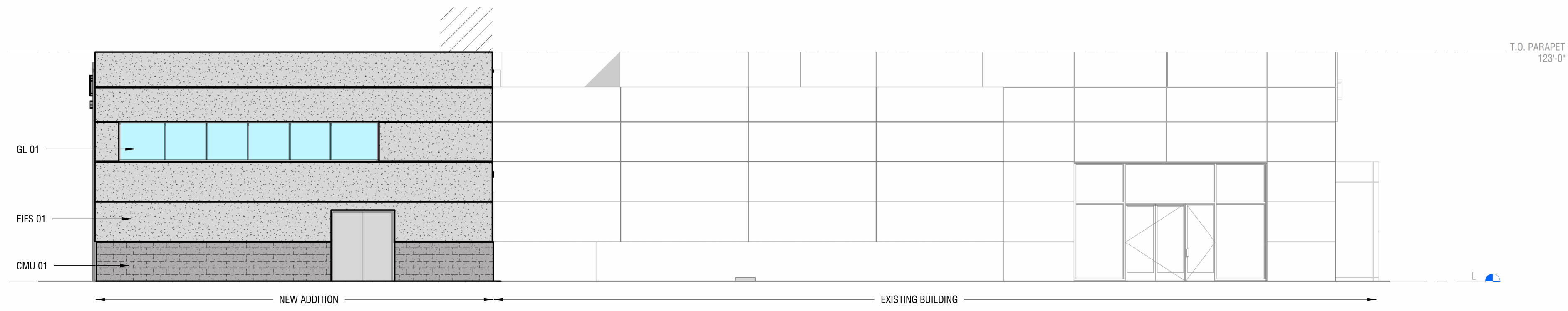


2 PARTS MEZZANINE
SCALE 1/8" = 1'-0"

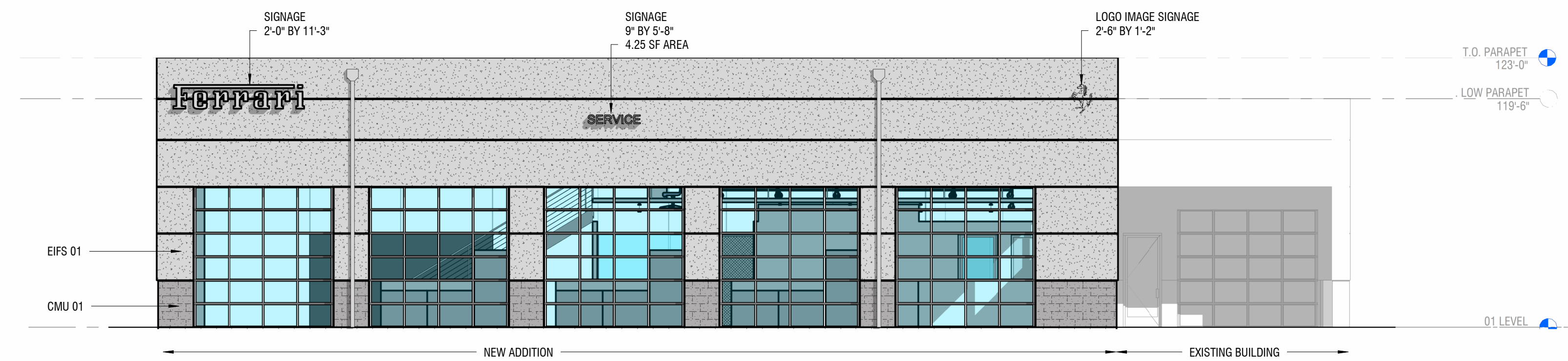


1 FIRST FLOOR
SCALE 1/8" = 1'-0"

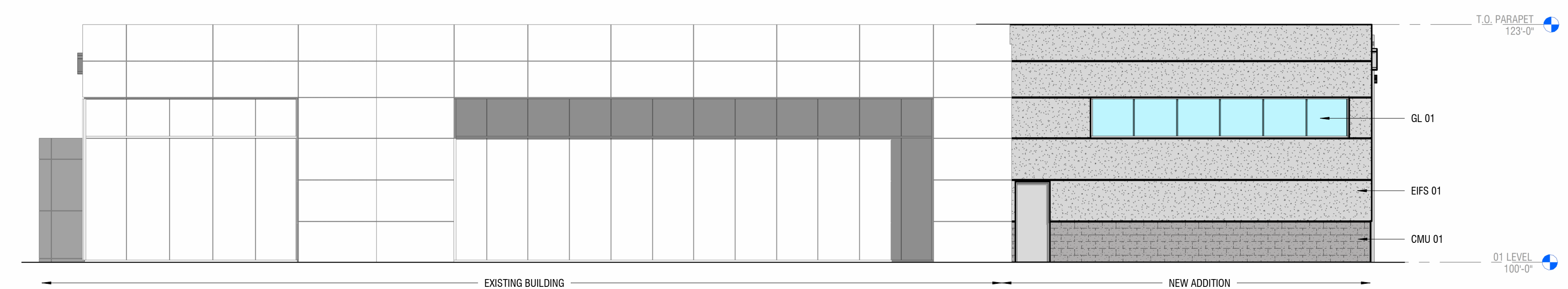




03 EAST
SCALE



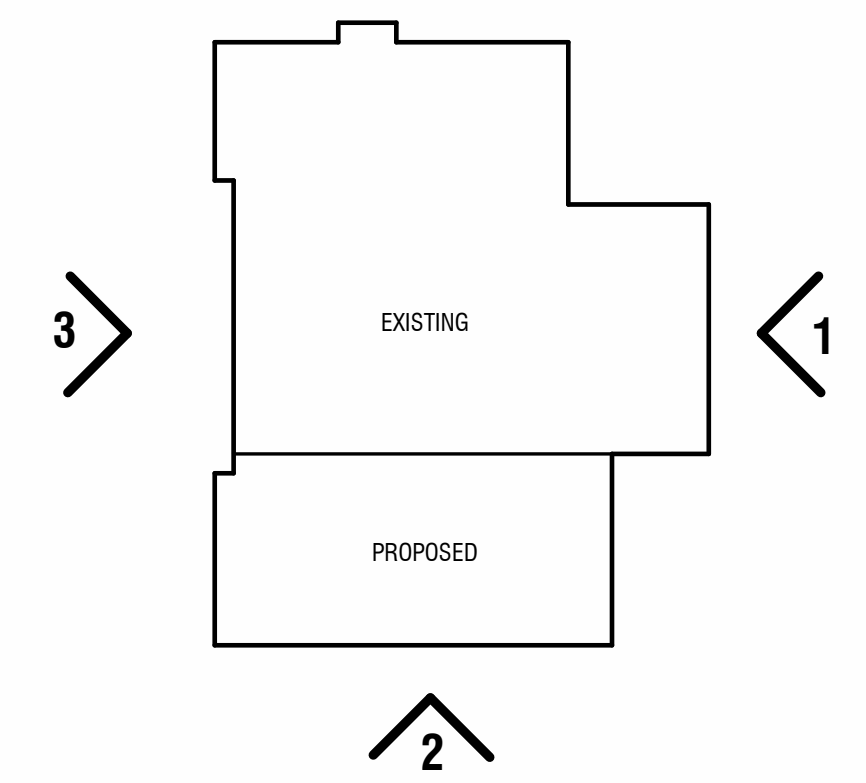
02 SOUTH
SCALE 1/8" = 1'-0"

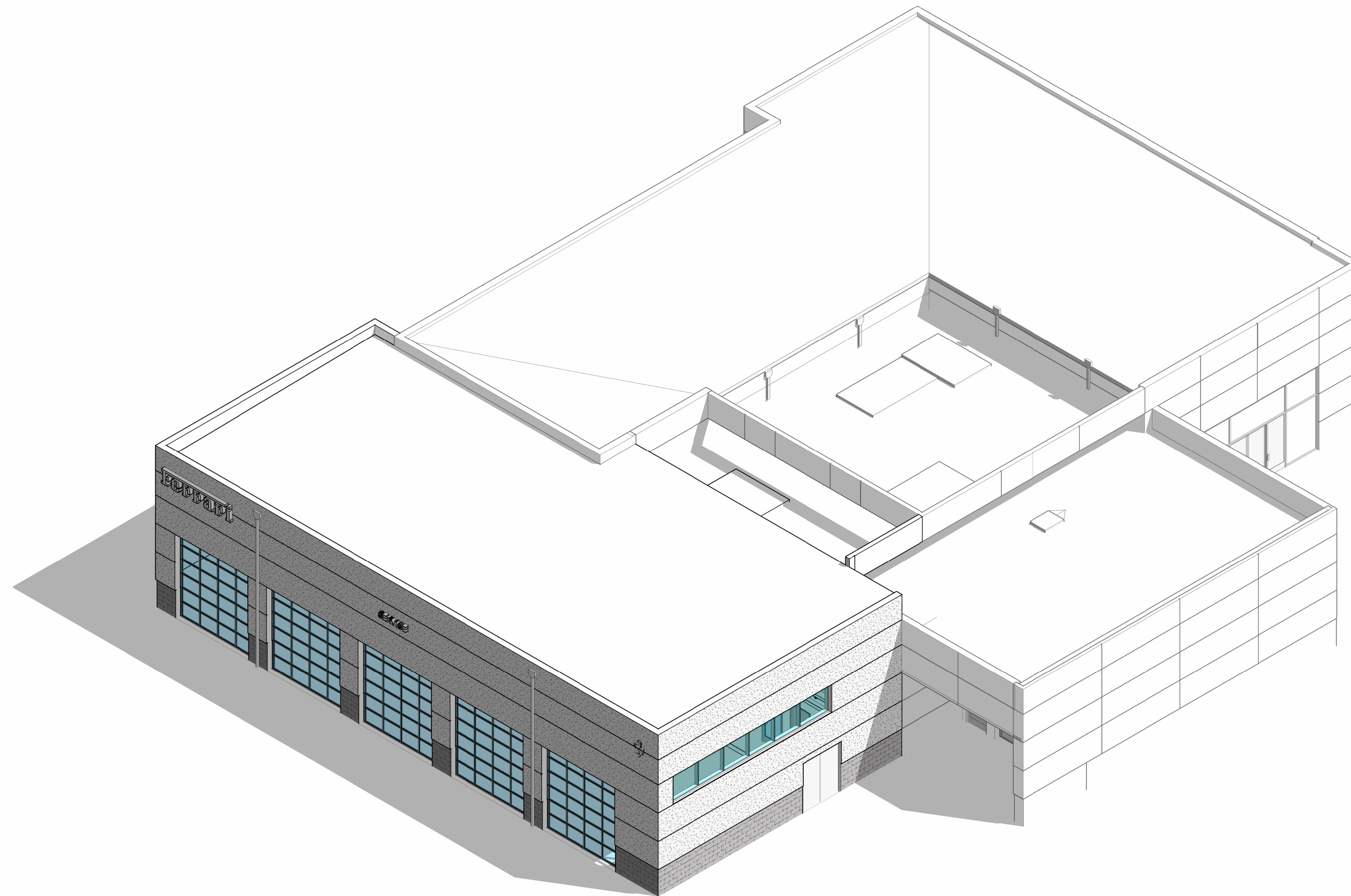


01 WEST
SCALE

MATERIAL LEGEND

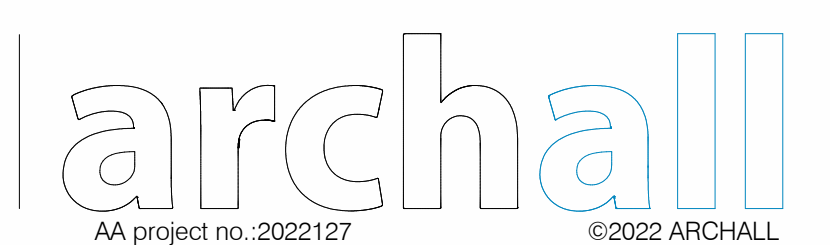
CMU-1	DESC: CONCRETE MASONRY UNIT MANUF: OBERFIELD DESIGNBLOK STYLE: SPLIT FACE, INTEGRAL SEALER FINISH: 2201 CHARCOAL
EIFS-1	DESC: EXTERIOR INSULATING FINISH SYSTEM MANUF: DRYKIT STYLE: SMOOTH FINISH AND COLOR TO MATCH EXISTING MAG CAMPUS BUILDINGS FINISH: EXISTING MAG CAMPUS BUILDINGS
GL-1	DESC: GLAZING / STOREFRONT MANUF: KAWNEER STYLE: TRIFAB 451 FINISH: CLEAR ANNOXIDIZED TO MATCH EXISTING

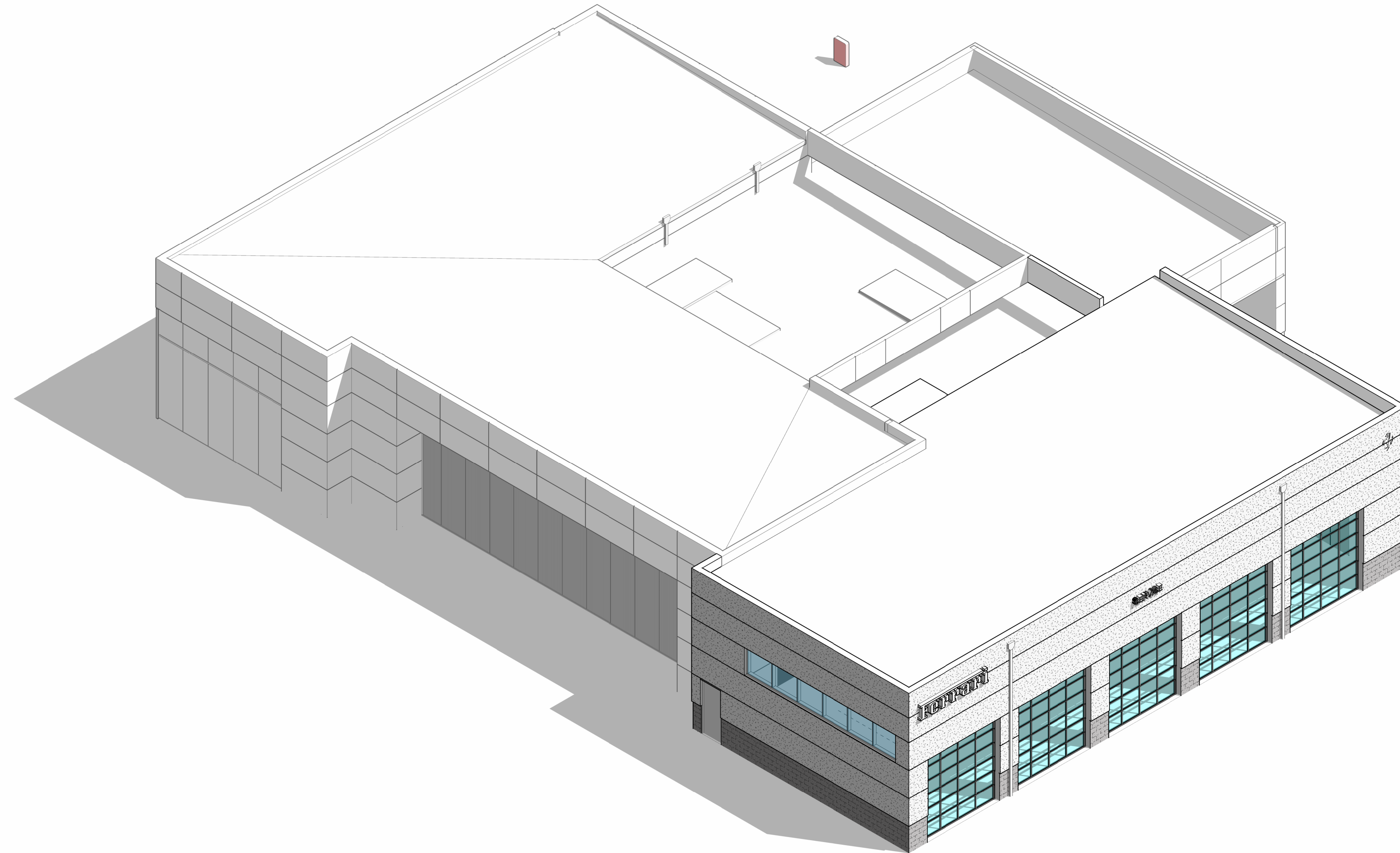




MAG FERRARI SERVICE

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





MAG FERRARI SERVICE

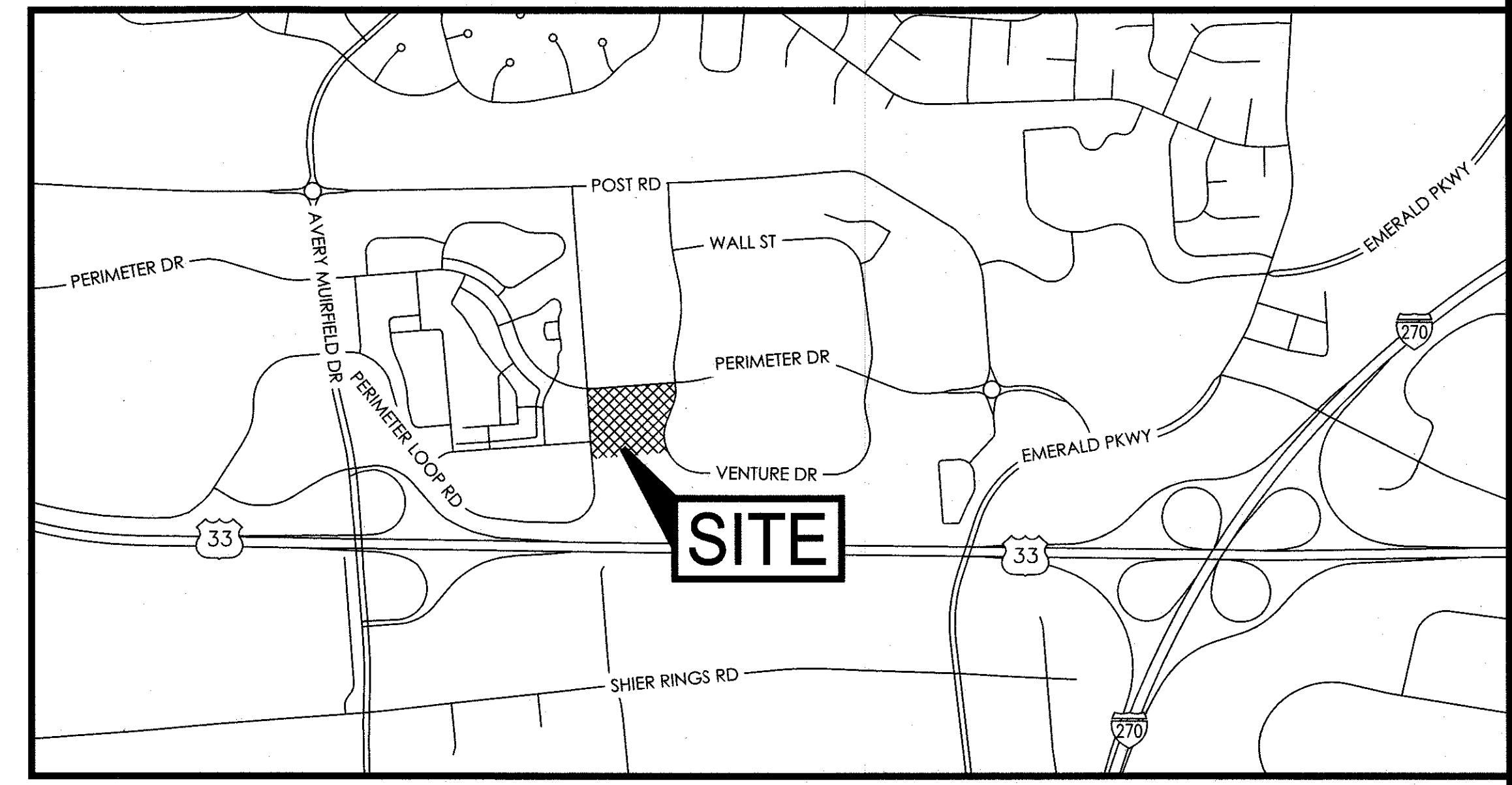
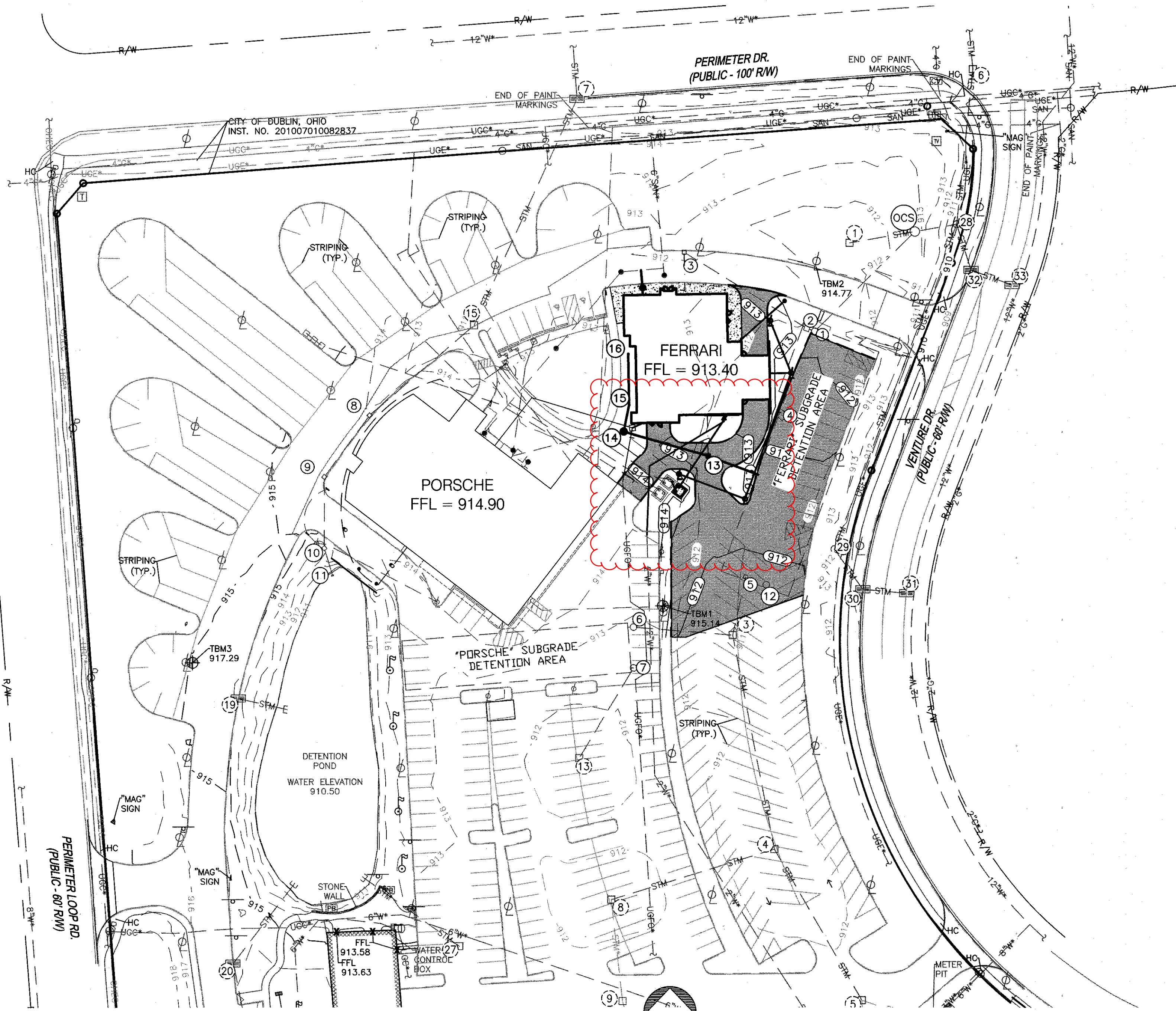
3D VIEWS - SERVICE ADDITION | 07/16/2024



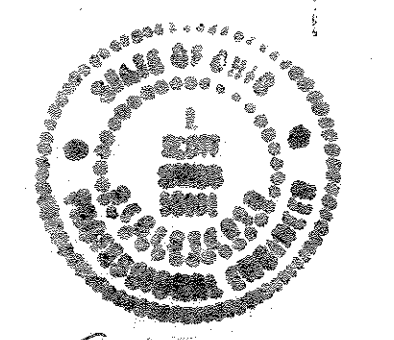
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
MIDWESTERN AUTO GROUP
MAG FERRARI
6321 PERIMETER LOOP ROAD
PRIVATE SITE IMPROVEMENTS
2020



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



LOCATION MAP
 NOT TO SCALE



J. Scott Sands 10-6-20
 Registered Engineer Date



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OWNER / DEVELOPER / APPLICANT

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

ENGINEER

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 PLAN.

Paul A. Hammersmith 10.12.2020
 DIRECTOR OF ENGINEERING/CITY ENGINEER,
 CITY OF DUBLIN, OHIO
 PAUL A. HAMMERSMITH P.E.

Jennifer M. Rauch 10.08.20
 DIRECTOR OF PLANNING,
 CITY OF DUBLIN, OHIO
 JENNIFER M. RAUCH, AICP

INDEX MAP

STANDARD DRAWINGS
 1"=50'

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
L-6306	CONCRETE VALVE SUPPORTS
L-6309	TYPICAL TRENCH
L-6310	BACKING FOR VERTICAL BENDS
L-6312	BACKING FOR TEES
L-6617	DUAL METER SETTING
L-6640	ALLOWABLE LEAKAGE TABLE
L-7002	DRAIN TILE REPLACEMENT
L-9002	BACKFLOW PREVENTER

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 NAVD83 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.

SITE DATA

BUILDING AREA

FERRARI MOTOR VEHICLE SHOWROOM	6,669 SF
PORSCHE SERVICE AREA	8,909 SF
PORSCHE BUSINESS INTERIOR	6,648 SF
PORSCHE BUSINESS EXTERIOR	1,955 SF
PORSCHE MEZZANINE STORAGE	2,402 SF
TOTAL	
FERRARI	6,669 SF
PORSCHE	19,914 SF
TOTAL	26,583 SF

SHEET INDEX

TITLE SHEET	C0.00
EXISTING CONDITIONS & DEMOLITION PLAN	C1.00
SITE LAYOUT PLAN	C2.00
SITE UTILITY PLAN	C3.00
SITE GRADING PLAN	C4.00
SITE DETAILS	C5.00
GENERAL NOTES	C6.00
NOT USED	C7.00
EROSION CONTROL NOTES & DETAILS	C8.00
SITE EROSION CONTROL PLAN	C9.00
FIRE TRUCK TURN EXHIBIT & SIGHT TRIANGLES	C10.00
SITE PARKING EXHIBIT	C11.00
WSP	1/2
WSP	2/2

REQUIRED PARKING CALCULATIONS
 (THESE CALCULATIONS PERTAIN TO BOTH THE PORSCHE AND FERRARI BUILDINGS)

VEHICLE SALES
 1 SPACE / 300 SF BUILDING
 --AND--
 1 SPACE / 1,000 SF OUTDOOR DISPLAY AREA
 17,674 SF / 300 SF = 60 SPACES
 33,397 SF / 1000 SF = 34 SPACES
 ± 94 SPACES

VEHICLE REPAIR
 1 SPACE / 100 SF SERVICE AREA
 --OR--
 3 SPACES / 1 SERVICE BAY
 8,909 SF / 100 SF = 90 SPACES
 6 BAYS * 3 SPACES/BAY = 18 SPACES
 THEREFORE USE 90 SPACES

TOTAL REQUIRED PARKING = 184 SPACES
 PROVIDED PARKING = 341 SPACES

#HANDICAPPED SPACES ON SITE: 11

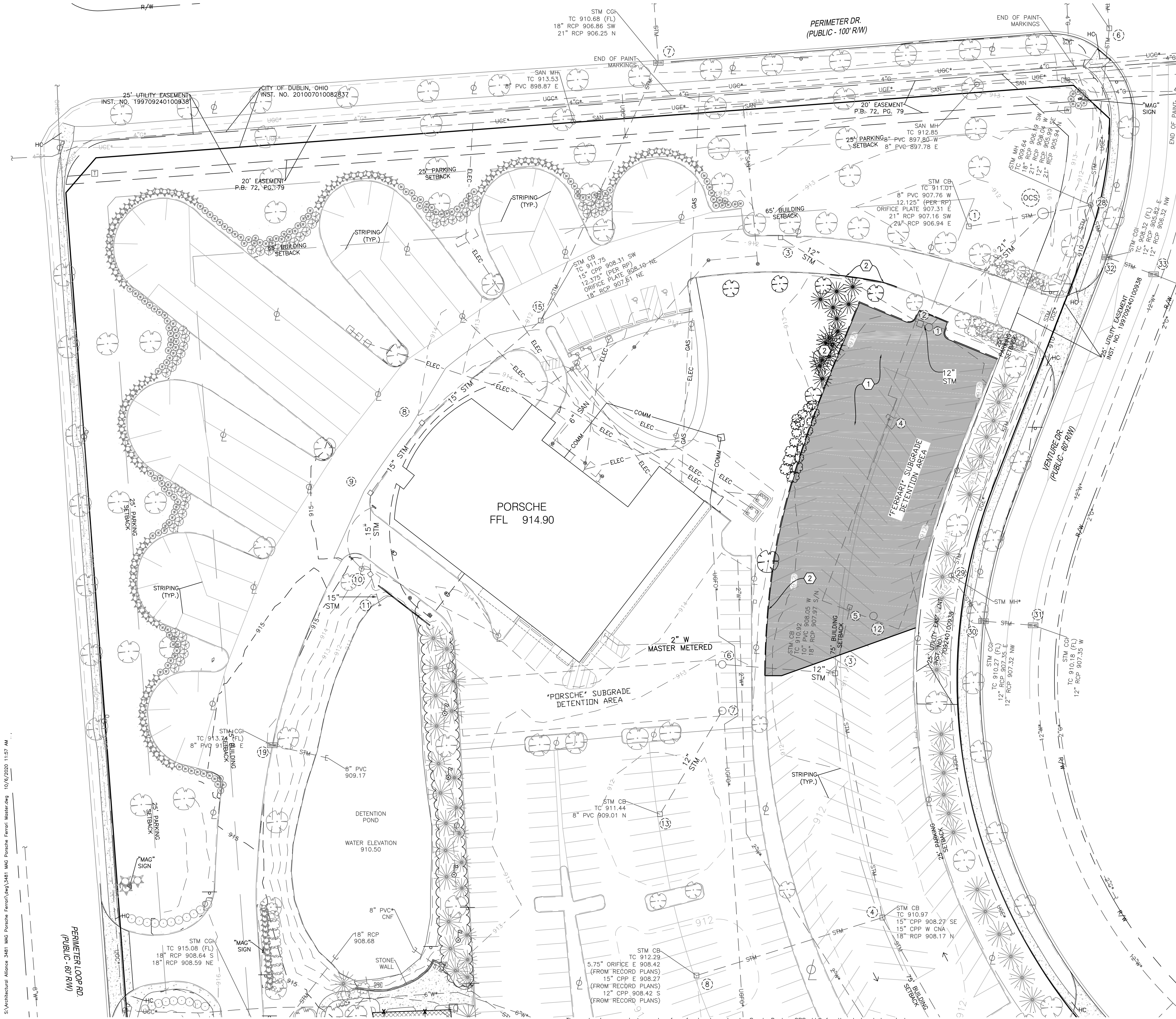
LOT COVERAGE:
 TOTAL SITE GREEN SPACE: 238,997 SF
 (35.5% OF TOTAL SITE)
 OUTDOOR DISPLAY: 73,127 SF

SWP3 SITE DATA

SITE DESCRIPTION (COMBINED INFORMATION FOR PROJECTS 19-011-COM AND 20-003-COM)
 A. CONSTRUCTION OF NEW BUILDING (CAR DEALERSHIP) WITH ASSOCIATED PARKING AND UTILITIES.
 B. TOTAL AREA OF SITE - 11.398 ACRES
 TOTAL AREA DISTURBED - 2.045 ACRES
 C. PRE-CONSTRUCTION RUNOFF COEFFICIENT - 92
 D. POST-CONSTRUCTION RUNOFF COEFFICIENT - 94
 E. IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY - 0.037 AC.
 PERCENT OF IMPERVIOUSNESS - 77.0%
 F. K_o-KOKOMO SILTY CLAY LOAM, LeB
 LEWISBURG-CROSBY COMPLEX
 G. PRE-DEVELOPED CAR DEALERSHIP.
 H. UTILITY AND GRADING ACTIVITY TO COMMENCE AUGUST 2018 WITH TYPICAL CONSTRUCTION METHODS RECEIVING STREAM - SOUTH FORK INDIAN RUN
 NOI APPLICATION ID 46C07157

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

TITLE SHEET
C0.00
 SD PROJECT NO. 3481



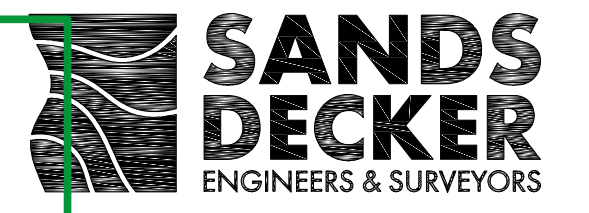
KEYNOTES

1. REMOVE EX. ASPHALT.
2. REMOVE EX. CURB.

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.

PAVEMENT LEGEND



OFFICES

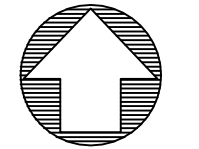
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614-459-6992

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740-450-1640

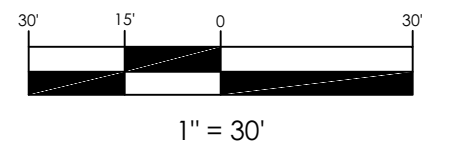


Know what's below.
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NORTH

GRAPHIC SCALE



1" = 30'

MAG FERRARI

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

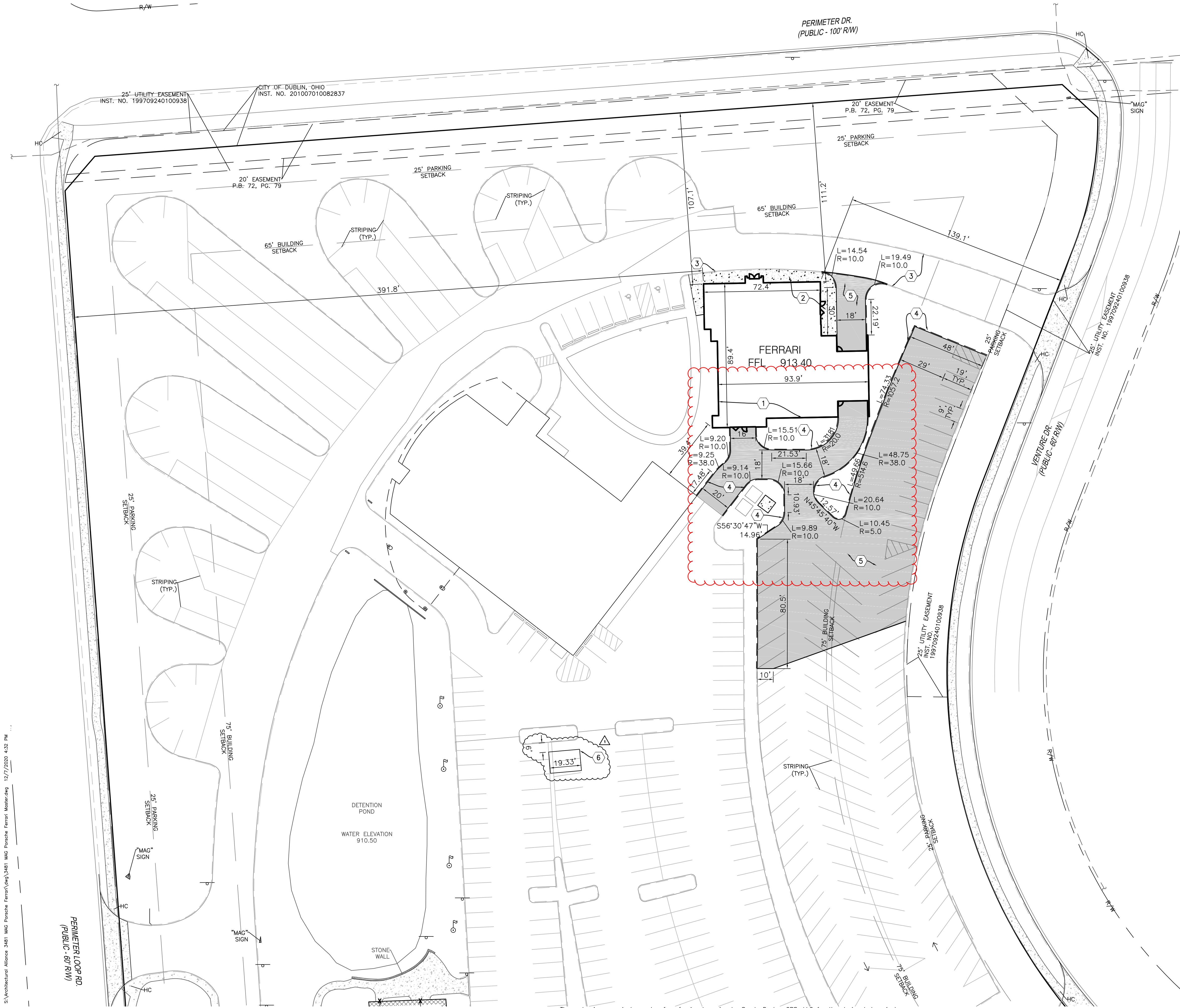
EXISTING CONDITIONS
& DEMOLITION PLAN

C1.00

SD PROJECT NO. 3481

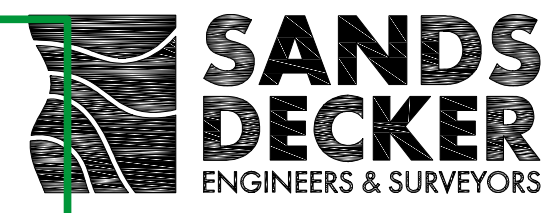
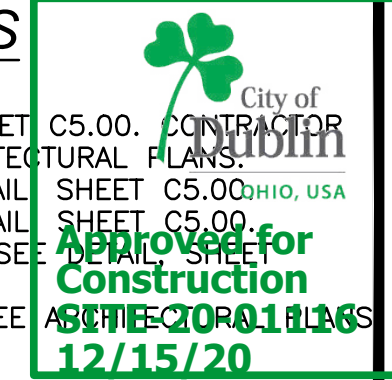
S:\Architectural Alliance_3481_MAG Porsche Ferrari\Drawings\481_MAG Porsche Ferrari Master.dwg 10/6/2020 11:57 AM

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. PROP. BUILDING.
2. CONCRETE SIDEWALK SEE DETAIL, SHEET C5.00. CONTRACTOR TO COORDINATE SURFACE WITH ARCHITECTURAL PLANS.
3. STANDARD CONCRETE CURB, SEE DETAIL SHEET C5.00.
4. EXTRUDED CONCRETE CURB, SEE DETAIL SHEET C5.00.
5. STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C5.00.
6. PROP. BATTERY STORAGE BUILDING. SEE SHEET 20-01-1265 FOR DETAILS.



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 740-450-1640

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

- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT

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
 PARKING SETBACK: 45 FT (SR-161/U.S. 33)
 0 FT (EASTERN BOUNDARY)
 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 ADJASCENT TO VENTURE DRIVE)

BUILDING AREA

FERRARI	
MOTOR VEHICLE SHOWROOM	6,669 SF
PORSCHE	
SERVICE AREA	8,909 SF
BUSINESS INTERIOR	6,648 SF
BUSINESS EXTERIOR	1,955 SF
MEZZANINE STORAGE	2,402 SF
TOTAL	
FERRARI	6,669 SF
PORSCHE	19,914 SF
TOTAL	26,583 SF

REQUIRED PARKING CALCULATIONS
 (THESE CALCULATIONS PERTAIN TO BOTH THE PORSCHE AND FERRARI BUILDINGS)

VEHICLE SALES

1 SPACE / 300 SF BUILDING	
--AND--	
1 SPACE / 1,000 SF OUTDOOR DISPLAY AREA	
17,674 SF / 300 SF = 60 SPACES	
33,397 SF / 1000 SF = 34 SPACES	
Σ 94 SPACES	

VEHICLE REPAIR

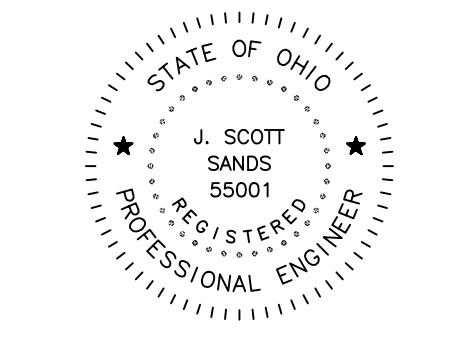
1 SPACE / 100 SF SERVICE AREA	
--OR--	
3 SPACES / 1 SERVICE BAY	
8,909 SF / 100 SF = 90 SPACES	
6 BAYS * 3 SPACES/BAY = 18 SPACES	
THEREFORE USE 90 SPACES	

TOTAL REQUIRED PARKING = 184 SPACES
 PROVIDED PARKING = 341 SPACES

#HANDICAPPED SPACES ON SITE: 11

LOT COVERAGE:

TOTAL SITE GREEN SPACE:	238,997 SF
(35.5% OF TOTAL SITE)	
TOTAL SITE OUTDOOR DISPLAY:	73,127 SF



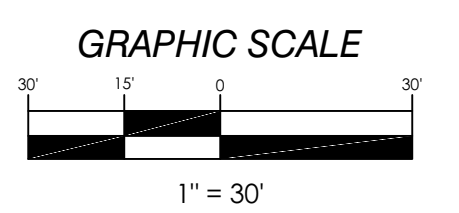
J. Scott Sands
 Registered Engineer
 10/06/2020 Date



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NORTH



MAG FERRARI

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

12-07-2020 REVISION Δ - MOVED BATTERY QUARANTINE BUILDING TO COORDINATE WITH ARCHITECT PLANS

SITE LAYOUT PLAN

C2.00

SD PROJECT NO. 3481

S:\Architectural Alliance 3481 MAG Porsche Ferrari\mag\3481 MAG Porsche Ferrari Master.dwg 12/7/2020 4:32 PM

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- 6" SANITARY SERVICE, SLOPE 2.08% MIN.
- STANDARD CLEANOUT SET ON EX. SANITARY SERVICE. SEE DETAIL, SHEET C5.00.
- CONNECT PROP. 6" SANITARY SERVICE TO EX. SANITARY SERVICE.
- CONNECT TO EXISTING 2" WATER SERVICE WITH X 2" ELBOW. EX. WATER SERVICE WITH A MASTER METER BEFORE COMING TO THIS POST.
- 8" ROOF DRAINS COLLECTOR. SEE BUILDING PLUMBING PLANS FOR ADDITIONAL DETAILS.
- NYLOPLAST DRAIN BASIN TO BE RECONSTRUCTED TO GRADE AS NEEDED.
- LIGHT POST, TYP. SEE MECHANICAL PLANS FOR DETAILS.
- LIGHTING CONDUIT, TYP. SEE MECHANICAL PLANS FOR DETAILS.
- 2"x1" REDUCER FOR WATER LINE.

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.

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128 East Main Street
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614-459-6992

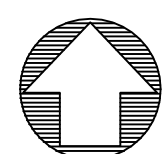
507 Main Street
Zanesville, Ohio 43701
740-450-1640

STRUCTURE	STORM STRUCTURE LOCATION		AS-BUILT	
	NORTHING	EASTING	NORTHING	EASTING
13	766238.43	1786486.39	766238.32	1786486.22
14	766255.37	1786427.15	766254.65	1786426.97
15	766274.11	1786430.99	766274.00	1786431.14
16	766309.69	1786430.37	766309.55	1786430.38

GAS SERVICE LAYOUT AND METER LOCATIONS SHALL BE APPROVED BY THE GAS COMPANY.

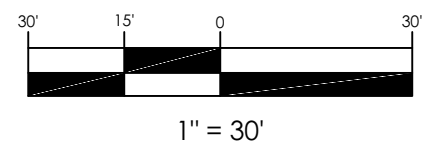


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NORTH

GRAPHIC SCALE



MAG FERRARI

6321 PERIMETER LOOP ROAD

DUBLIN, OHIO

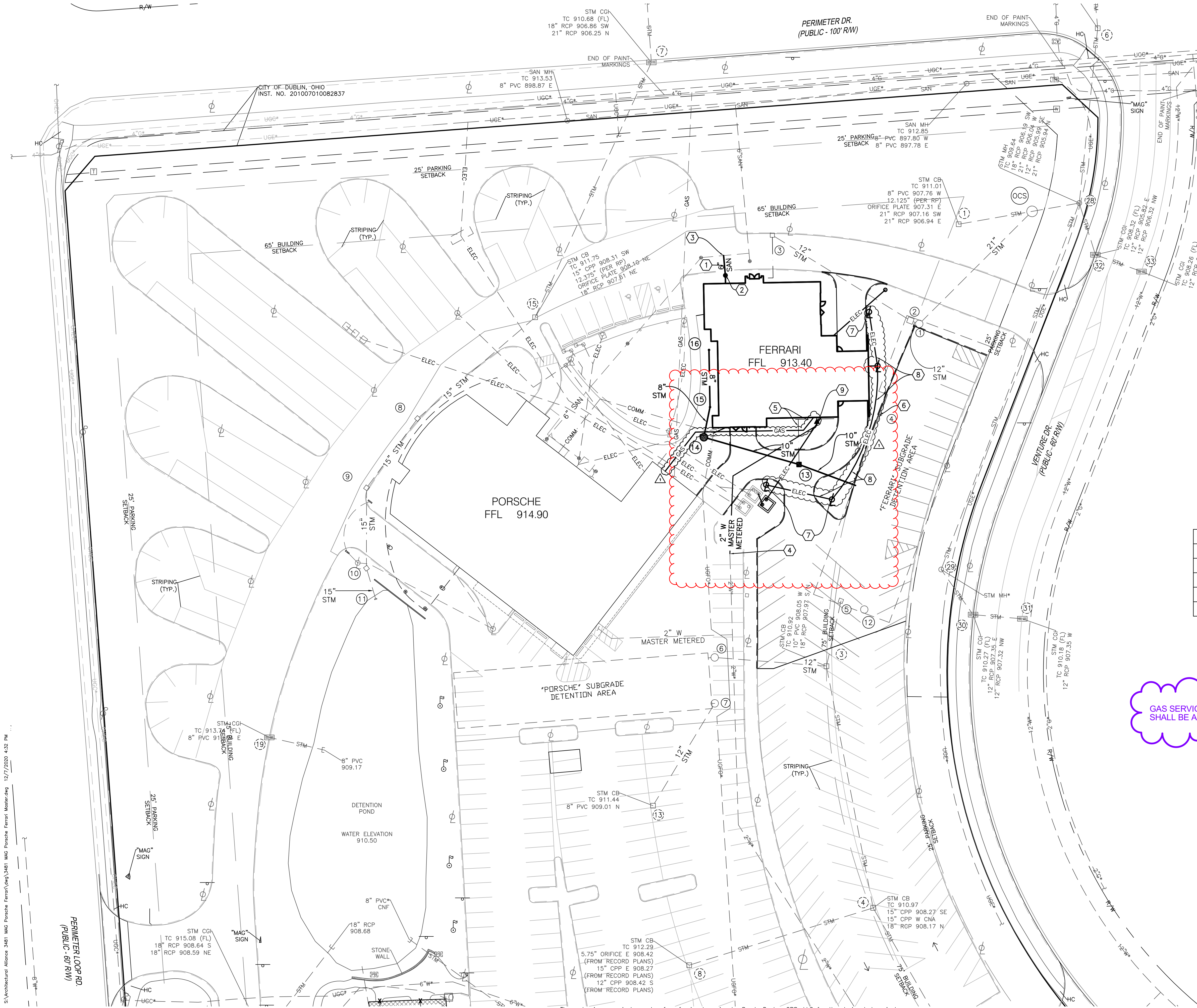
20-003-COM

10-12-2020 AS-BUILT
12-07-2020 REVISION - RELOCATED LIGHT POLES TO AVOID STORM UTILITY CONFLICTS, ADDED GAS LOCATION PER MEP PLAN.

SITE UTILITY PLAN

C3.00

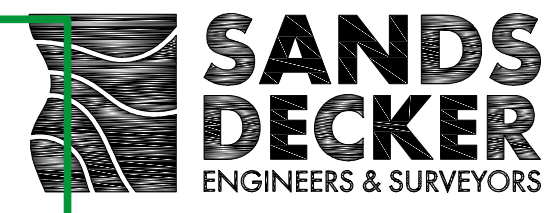
SD PROJECT NO. 3481



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S:\Architectural Alliance 3481 MAG Porsche Ferrari\Drawings\3481 MAG Porsche Ferrari Master.dwg 12/7/2020 4:32 PM

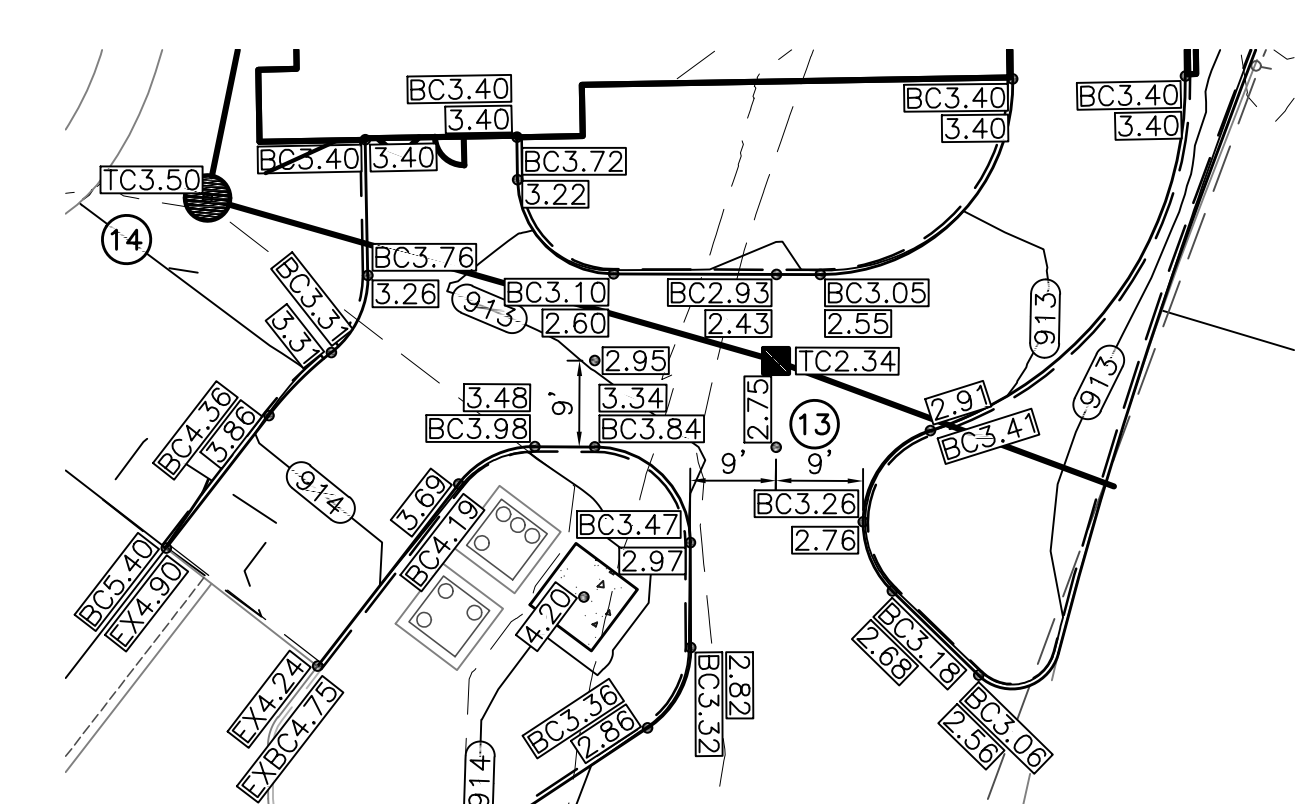
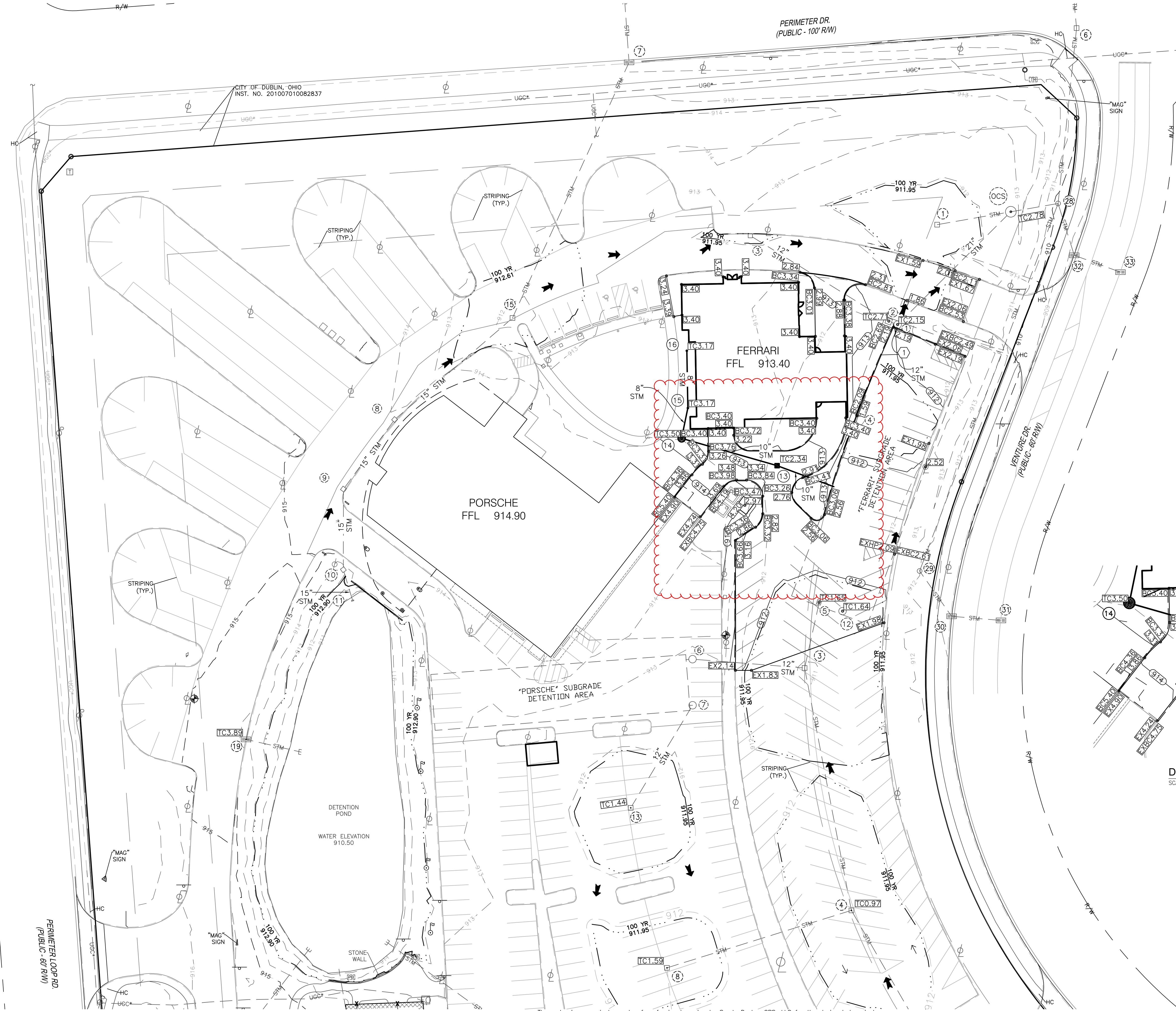
KEYNOTES
 City of Dublin
 Approved for Construction
 SITE-20-01116
 10/14/20



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 614-459-6992
 507 Main Street
 Zanesville, Ohio 43701
 740-450-1640

- NOTES**
- 2' WIDE CURB CUT. TRANSITION FROM 1" HEIGHT CURB TO FLUSH WITH PAVEMENT OVER 1" ON EITHER SIDE OF CUT STARTING AT CORNER OF CURB.
 - ALL GRADES SHOWN ARE PAVEMENT GRADES 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.

- LEGEND**
- ➔ MAJOR STORM ROUTING
 - STORM STRUCTURE (CB, MH)
 - ① STORM STRUCTURE NUMBER
 - 1.93 PROPOSED ELEVATION BOX
 - 914 PROPOSED CONTOUR
 - - 914 - - EXISTING CONTOUR



811
 Know what's below.
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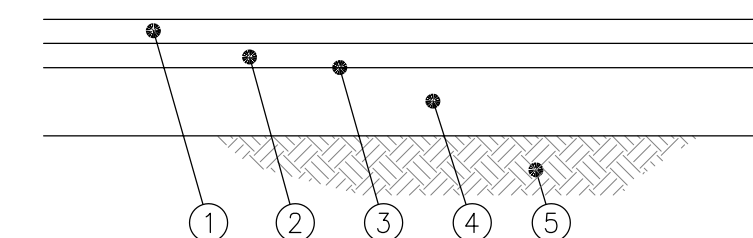
NORTH
 GRAPHIC SCALE
 1" = 30'

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

SITE GRADING PLAN
C4.00
 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.

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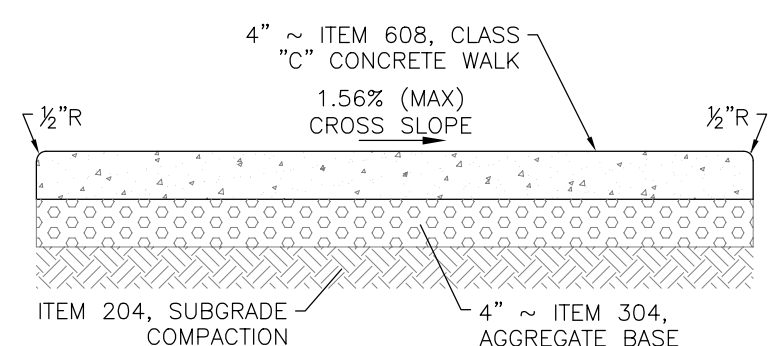


- 1-1/4" ~ ITEM 441, ASPHALT CONCRETE, SURFACE COURSE TYPE 1 (44B), PG-64-22
- 1-3/4" ~ ITEM 441, ASPHALT CONCRETE, INTERMEDIATE COURSE TYPE 2 (44B), PG-64-22
- ITEM 408, PRIME COAT (0.35 GAL/SY)
- 6" ~ ITEM 304, AGGREGATE BASE
- ITEM 204, SUBGRADE COMPACTION

STANDARD DUTY PAVEMENT

NOT TO SCALE

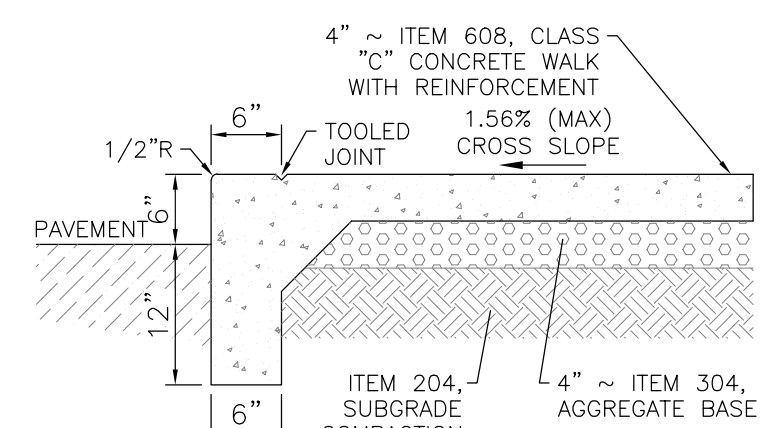
1



CONCRETE SIDEWALK

NOT TO SCALE

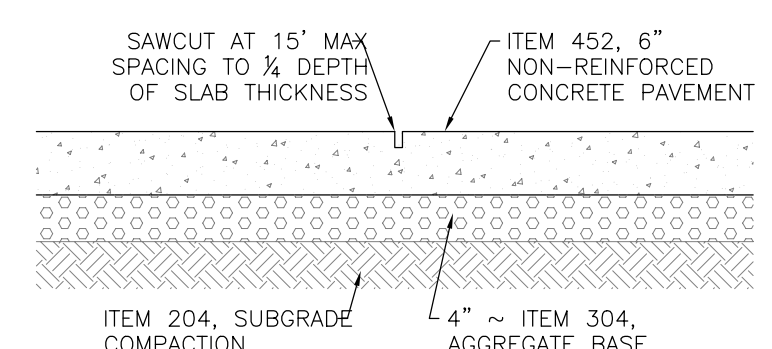
2



INTEGRAL CURB & SIDEWALK

NOT TO SCALE

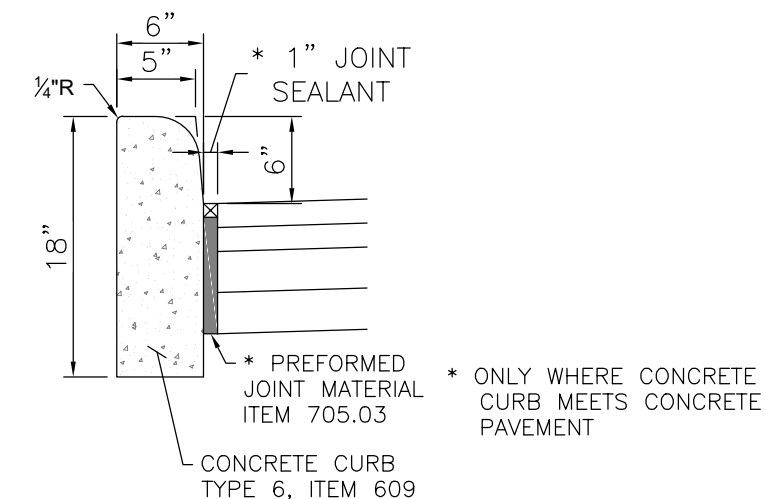
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CONCRETE PAVEMENT

NOT TO SCALE

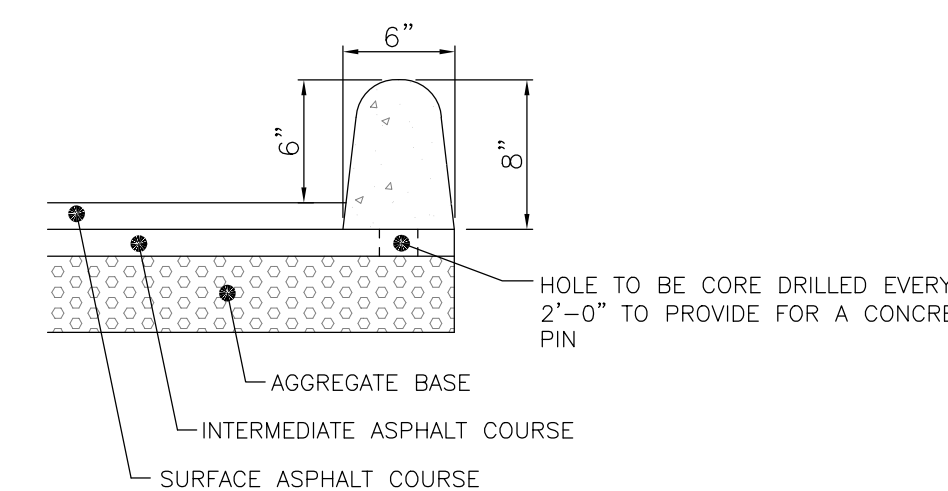
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STANDARD CONCRETE CURB

NOT TO SCALE

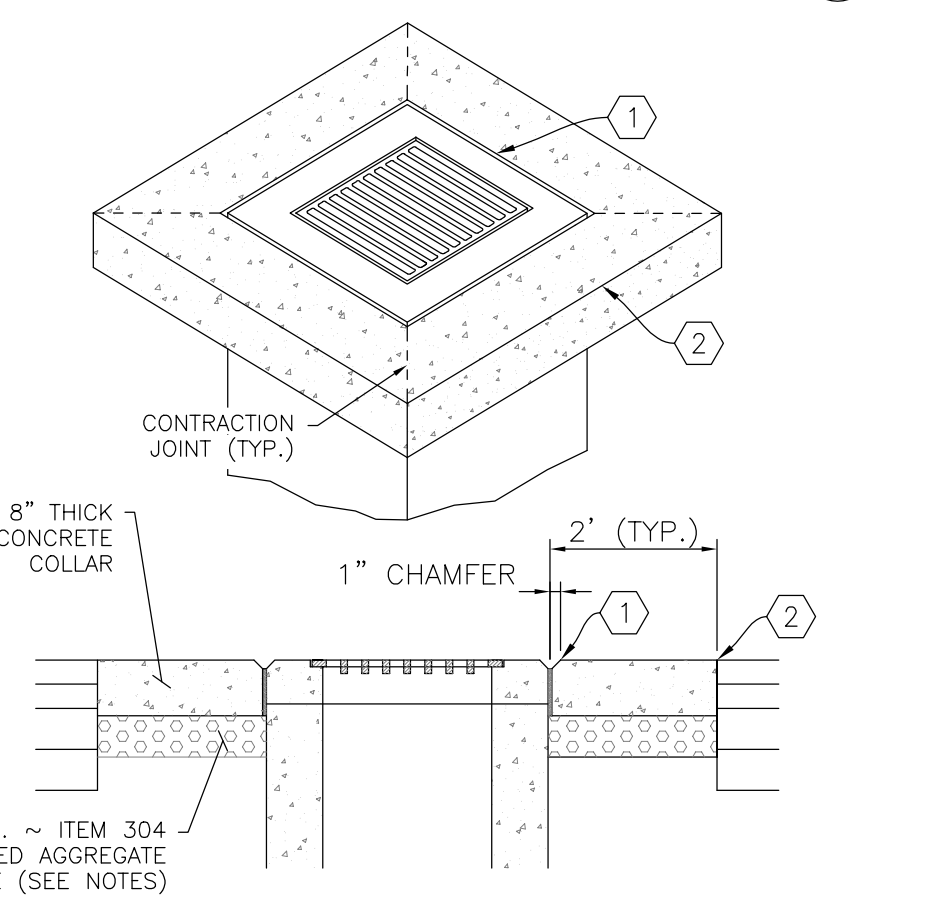
6



EXTRUDED CONCRETE CURB

NOT TO SCALE

7

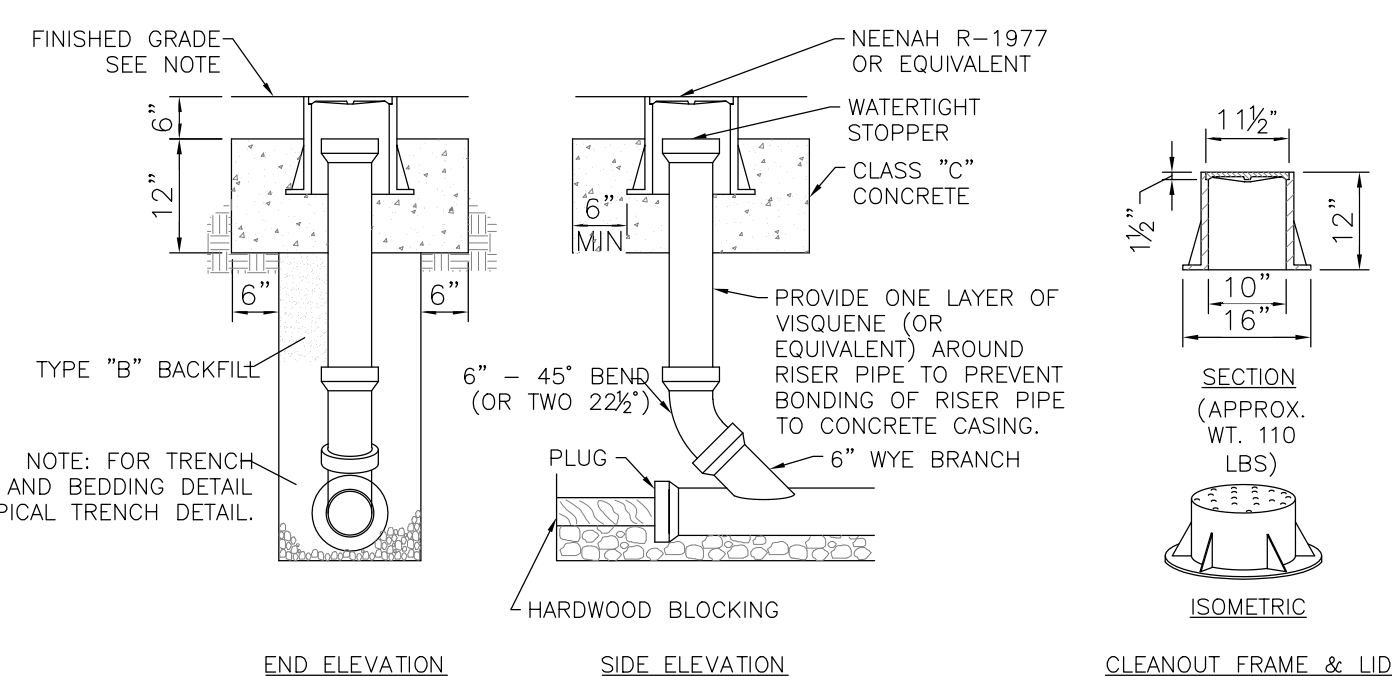


- NOTES:
- HOT APPLIED JOINT SEALER ITEM 705.04 & EXPANSION JOINT
 - HOT APPLIED JOINT SEALER ITEM 705.04, PROVIDE EXPANSION JOINT IF SURROUNDING PAVEMENT IS CONCRETE
 - COLLAR TO BE USED ON ALL CATCH BASINS & MANHOLES IN PAVEMENT AREAS.
 - CONCRETE SHALL BE MINIMUM 4000 PSI, AIR-ENTRAINED & INCLUDE 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

8

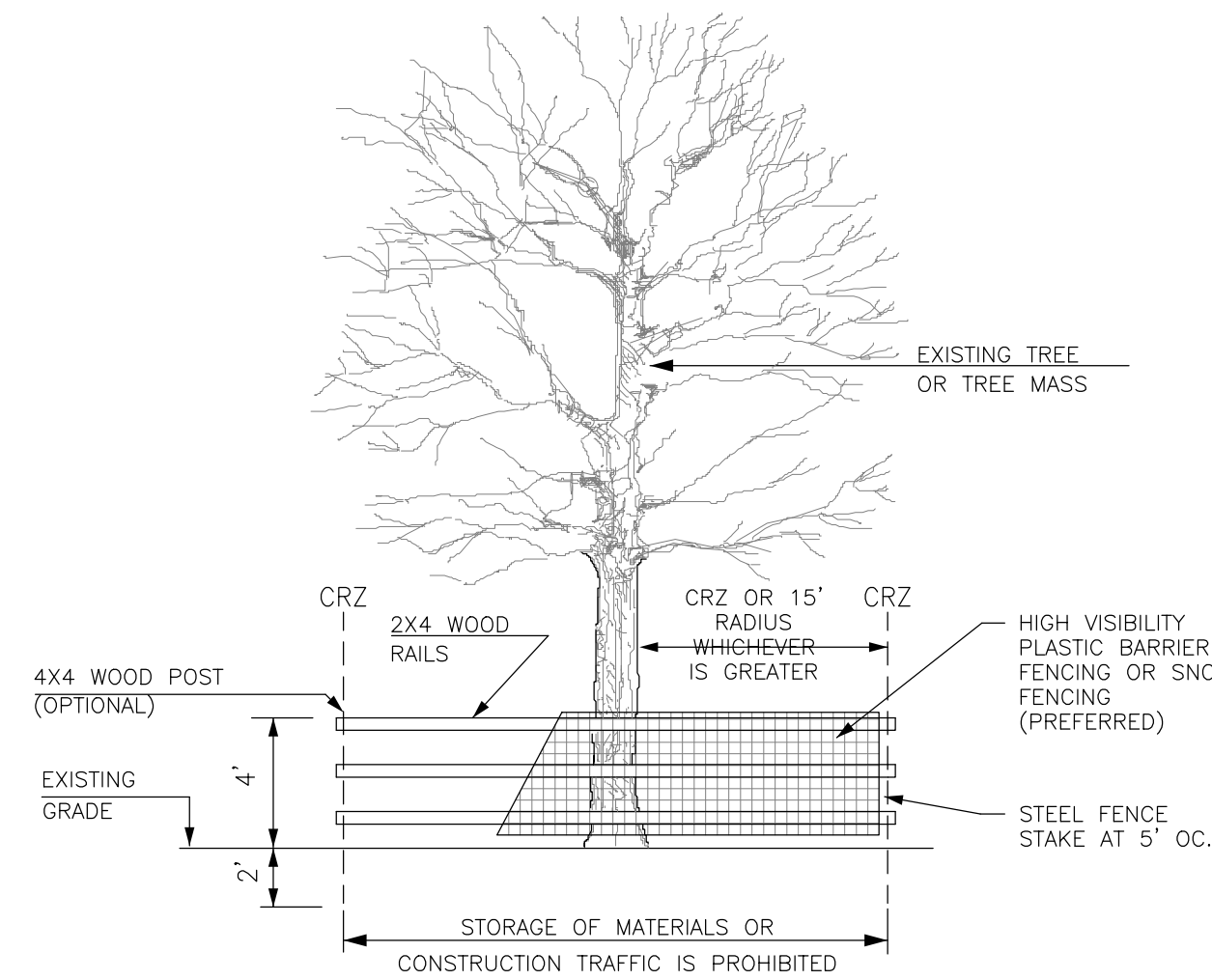


NOTE: CLEANOUT TOP OF CASTING SHALL BE SET FLUSH WITH FINISHED GRADE IN PAVEMENT AREAS AND 2" MIN. TO 4" MAX. ABOVE FINISHED GRADE IN NON-PAVED AREAS.

SANITARY CLEANOUT

NOT TO SCALE

9



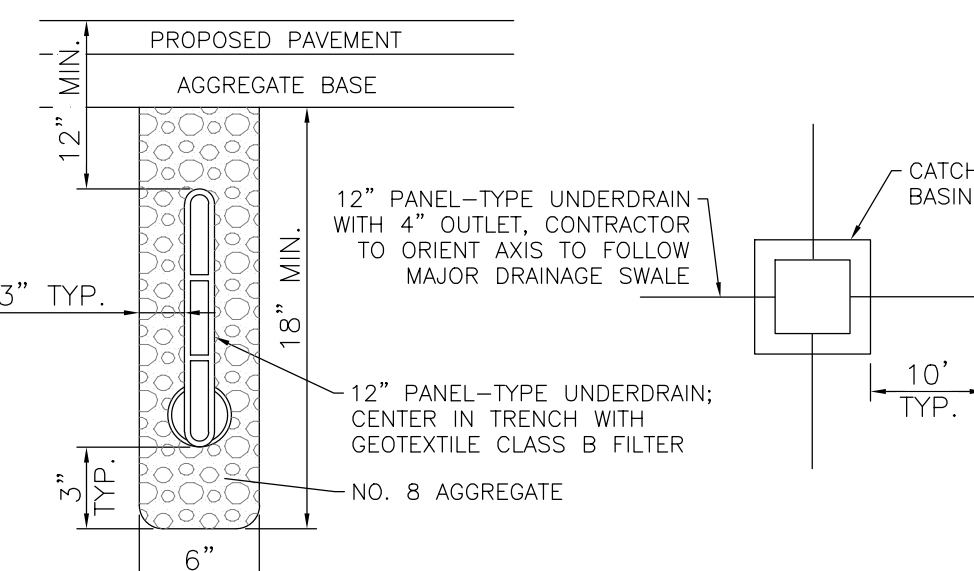
CRZ = CRITICAL ROOT ZONE
1-FOOT FOR EVERY INCH OF DIAMETER BREAST HEIGHT OVER 6-INCH CALIPER TREE.

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

TREE PROTECTION FENCING

NOT TO SCALE

10

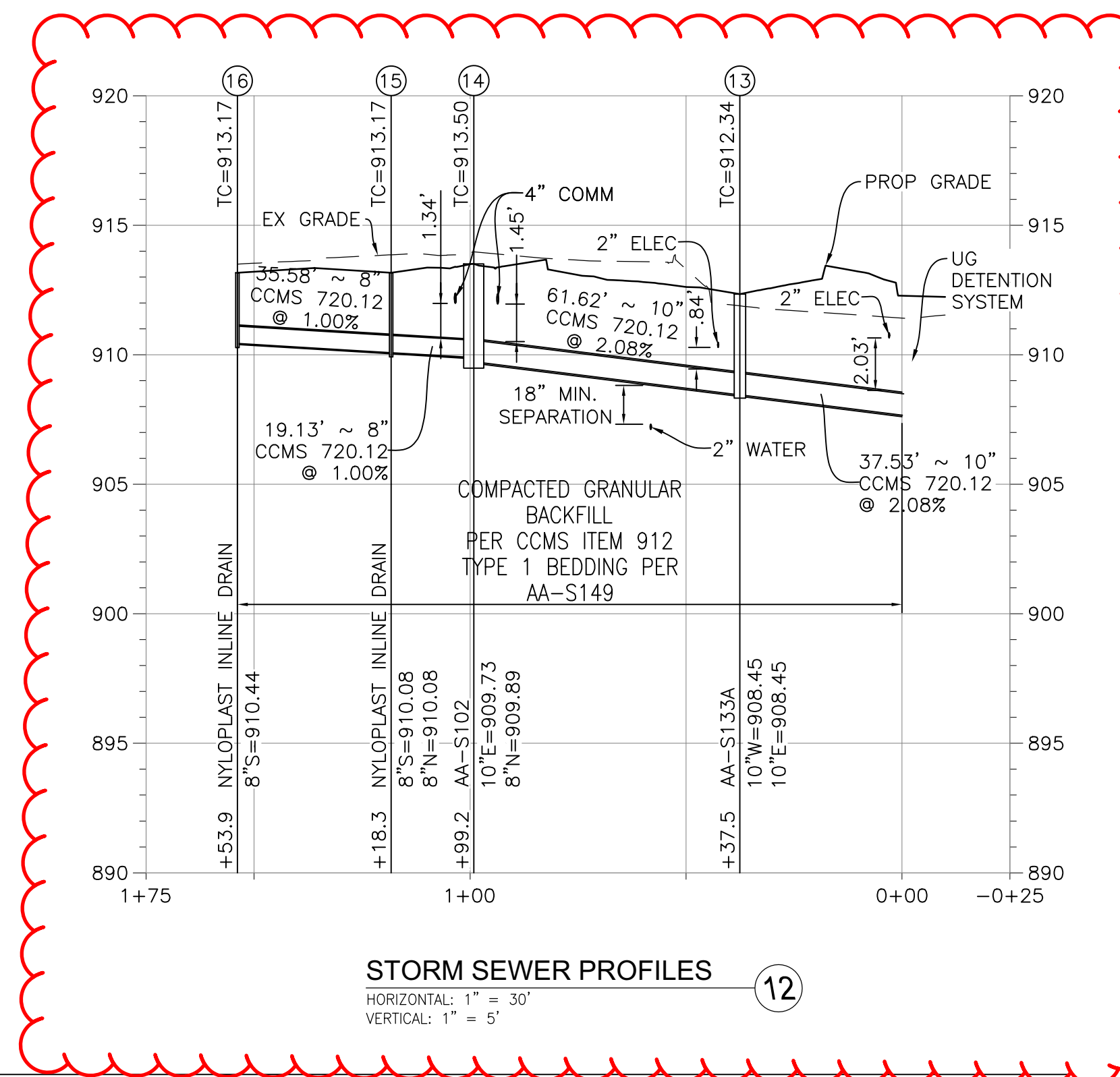


FINGER DRAIN

NOT TO SCALE

11

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.



STORM SEWER PROFILES

HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

12

STORMWATER MANAGEMENT SUMMARY TABLE

STORM EVENT	WEST RETENTION BASIN ELEVATION	WEST RETENTION BASIN VOLUME (CF)	EX15 PONDING ELEVATION	EX15 PONDING VOLUME (CF)	PROPOSED WEST TRIB RELEASE (CFS)	ALLOWED WEST TRIB RELEASE (MASTER PLAN+EXISTING UNDISTURBED, CFS)	EAST DETENTION SYSTEM ELEVATION	EAST DETENTION SYSTEM VOLUME (CF)	PROPOSED EAST TRIB RELEASE (CFS)	ALLOWED EAST TRIB RELEASE (MASTER PLAN+EXISTING UNDISTURBED, CFS)
1	911.30	12,475	911.22	214	4.22	4.91	909.17	19,438	1.49	5.79
2	911.50	15,778	911.84	223	4.68	4.91	909.49	22,776	2.79	5.79
5	911.79	20,721	911.88	227	4.71	4.91	910.12	28,051	4.13	5.79
10	912.03	24,921	911.86	225	4.69	4.91	911.16	32,455	5.34	5.79
CRIT	25	912.36	31,095	912.15	326	4.89	911.64	39,087	5.78	5.79
50	912.63	36,345	912.39	596	5.05	7.04	911.83	44,682	6.15	8.63
100	912.90	41,850	912.61	1,138	5.33	7.41	911.96	50,256	6.61	9.44



Know what's below.
Call before you dig.

MAG FERRARI

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

SITE DETAILS

C5.00

SD PROJECT NO. 3481

GENERAL NOTES

- 1. City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of Columbus Item Numbers unless otherwise noted.
 - 2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
 - 3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.
 - 4. The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.
 - 5. The Contractor 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 precaution 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 29 CFR 1910.146.
 - 6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the Division of Engineering that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
 - 7. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
 - 8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.
 - 9. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
 - 10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
 - 11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited according to Section 97.38 of the Dublin Code of Ordinances. 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.
 - 12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.
 - 13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
 - 14. All field tile broken or encountered 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.
 - 15. 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.
 - 16. Backfill within a 1:1 influence line of existing structures (houses, garages, etc.) or public infrastructure (pavement, curbs, sidewalks, bike paths, etc.) shall be compacted granular backfill according to Item 912 of the Standard Specifications or Flowable CDF, Type II according to Item 613. Item 911 of the Standard Specifications shall be used elsewhere.
 - 17. The Contractor shall submit a copy of the approved construction drawings and a list of proposed precast concrete product manufacturers to the City of Columbus Construction Inspection Division before commencing construction.
- Send the information to the following address:
- Construction Inspection Division
City of Columbus
1800 East 17th Avenue
Columbus, Ohio 43219
- Send a copy of the transmittal letter to the following address:
- Division of Engineering
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016
- 18. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
 - 19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 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. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
 - 20. Conduit must be directionally bored across streets instead of open cut, unless specifically approved by the City Engineer. Use of pneumatic air ram devices is not permitted. Permits to construct in the right-of-way of existing streets must be obtained from the City of Dublin Division of Engineering before commencing construction. Should open cutting of existing pavement be permitted, Controlled Density Backfill (Type II) shall be used in place of compacted granular backfill, according to Item 613 of the Standard Specifications.
 - 21. 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.
 - 22. Pavements 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 Dr A and applicable City of Dublin standard drawings. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and City of Dublin standard construction drawings.
 - 23. Tree trimming within the construction zone is to be completed by a certified Arborist. At the completion of the project, the Arborist is to return and trim any broken branches as needed.
 - 24. Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.
 - 25. All inlets shall be channelized.
 - 26. 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 Ryegrass: 60% of weight (2 varieties in equal parts)
Germination Rate: 85%
Application Rate: 7 lbs per 1000 sq ft or as directed by the Division of Parks and Recreation, City of Dublin, Ohio.

- 27. 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.
- 28. Street signs shall meet all City of Dublin specifications with lettering colored in white displayed over a brown background. Sign tubing shall be brown in color and conform with the Type S, square post anchor base installation requirements of ODOT TC-41.20.

UTILITIES

- 1. The following utilities are known to be located within the limits of this project:

COLUMBIA GAS OF OHIO	800-344-4077
AEP/COLUMBUS SOUTHERN POWER	800-277-2177
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
AT&T	800-248-3632
ODOT DISTRICT 6	740-833-8000
COLUMBUS DEPARTMENT OF PUBLIC UTILITIES	614-645-8276
FRONTIER COMMUNICATIONS	877-462-8188
- 2. The Contractor shall give notice of intent to construct to Ohio Utilities Protection Service (telephone number 800-362-2764), Producer's Underground Protection Service (telephone number 614-587-0486), and to owners of underground utilities that are not members of a registered underground protection service. Notice shall be given at least 2 working days before start of construction.
- 3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of Dublin and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
- 4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
- 5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.
- 6. Public street lighting may be in the vicinity of this project. Contact the City of Dublin, Division of Engineering at 410-4637, two days prior to beginning work.

TRAFFIC CONTROL

- 1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Ohio Manual of Uniform Traffic Control Devices (OMUTCD), current edition.
- 2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one_lane two_way traffic. 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.
- 3. If the City Engineer determines that the Contractor is not providing proper provisions for traffic control, the City Engineer shall assign uniformed, off-duty police officers to the project at no cost to the City.
- 4. Steady_burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
- 5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

EROSION AND SEDIMENT CONTROL

- 1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Ohio EPA. The NOI must be submitted to OEPA 45 days prior to the start of construction and may entitle coverage under the Ohio EPA General Permit for Stormwater Discharges associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times. The design of erosion control systems shall follow the requirements of Ohio EPA, Item 207 of Ohio Department of Transportation Standard Specifications, and the City Engineer. An individual NPDES Stormwater Discharge Permit may be required. The Contractor shall be considered the permittee.
- 2. The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overlaid sheet flow, and storm sewers.
- 3. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw boles are not permitted.
- 4. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
- 5. Disturbed areas that will remain unworked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

BLASTING (If Permitted)

- 1. The Contractor must obtain a blasting permit from Washington Township Fire Department prior to blasting for rock excavation. The Contractor shall submit blasting reports upon completion of blasting to the City Engineer, the Owner, and the Owner's engineer. Top of rock elevations shall be shown on "as-built" construction drawings.

SANITARY SEWERS

- 1. Connections to the sanitary sewer will be permitted upon receiving an OEPA Permit to Install (PTI), and upon receiving a satisfactory letter from the design engineer stating that the project has been constructed as per the plans, and all of the conditions of the PTI have been met. The developer is responsible for obtaining all required Ohio EPA approvals and paying review fees.
- 2. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Dublin, Ohio EPA Department of Health and the current edition of the Great Lakes–Upper Mississippi River Board (Ten States) – Recommended Standards for Wastewater Facilities.
- 3. The minimum requirements for sanitary sewer pipe with diameters 8-inches to 10-inches shall be PVC sewer pipe ASTM D3034, SDR 35. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28-feet. Pipe materials and related structures shall be shop tested in accordance with City of Columbus Construction Inspection Division quality control requirements.
- 4. The minimum requirements for sanitary sewer pipes with diameters 12-inches to 30-inches shall be PVC sewer pipe, ASTM D3034, SDR 35 or SaniTite HP pipe, ASTM F2736. sanitary sewer pipes with diameters 30-inches to 60-inches shall be PVC sewer pipe, ASTM D3034, SDR 35 or SaniTite HP pipe, ASTM F2784.
- 5. All in_line wye and tee connections in concrete sewers, 18-inch diameter and larger, shall be either Kor_N_Tee or Kor_N_Seal connections conforming to the manufacturer's recommendations.
- 6. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 613, Type II of the Standard Specifications as directed by the City Engineer.

- 7. All manhole lids shall be provided with continuous self_sealing gaskets. The approved construction drawings shall show where bolt_down lids are required. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Dublin sanitary manhole standard drawing. Manhole lids shall include City of Dublin logo.
- 8. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations. All other requirements shall be according to Item 901.21 of the Standard Specifications.
- 9. Temporary bulkheads shall be placed in pipes at locations shown on the approved construction drawings and shall remain in place until the Permit to Install (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 included in the contract unit bid price for the various sanitary sewer items.
- 10. All sanitary sewers including sanitary sewer service lines shall be subjected to and pass infiltration or exfiltration tests according to Item 901 of the Standard Specifications and must be approved for use by the City Engineer before any service connections are tapped into sewers.
- 11. For sanitary sewer infiltration, leakage through joints shall not exceed 100 gallons per inch of tributary sewer diameter per 24 hours per mile of length or the computed equivalent. All sanitary sewers shall be tested.
- 12. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
- 13. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
- 14. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to Section 51.23 of the Dublin Code of Ordinances.
- 15. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable. Where sanitary sewers cross water mains or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to Item 912 of the Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
- 16. Service risers shall be installed where the depth from wyes to proposed ground elevation exceeds 10 feet. Tops of risers shall be no less than 9 feet below proposed ground elevation if basement service is intended.
- 17. Where service risers are not installed, a minimum 5-foot length of sanitary sewer service pipe of the same size as the wye opening shall be installed.
- 18. The Contractor shall furnish and place, as directed, approved wye poles made of 2 inches x 2 inches lumber at all wye locations, ends of extended services, or at the end of each riser where risers are required. Wye poles shall be visible before acceptance by the City. The cost of these poles shall be included in the contract unit price for the various sewer items.
- 19. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
- 20. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and 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_Linch 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.
 - 1) Kor_N_Seal as manufactured by National Pollution Control Systems, Inc.
 - 2) Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation.
 - 3) Or equal as approved by the City Engineer.
 - B. Rubber gasket compression.
 - 1) Press Wedge II as manufactured by Press_Seal Gasket Corporation.
 - 2) Duro Seal III as manufactured by Duro Tech, Inc.
 - 3) Link_Seal as manufactured by Thunderline Corporation.
 - 4) Or equal as approved by the City Engineer.

The cost for this work along with a new channelized base for the manhole shall be included in the unit bid price for the related items of work.

WATER LINE

- 1. All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water.
- 2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54. Public water pipe 20 inches in diameter or larger may be prestressed concrete pipe. Private water pipe shall meet the approval of the City of Columbus Division of Water prior to approval of the construction drawings.
- 3. Only fire hydrants conforming to City of Columbus standards will be approved for use.
- 4. Public water lines shall be 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 for by the Contractor.
- 5. All water lines shall be disinfected according to Item 801.13 of the Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7). Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications. When water lines are ready for disinfection, the City of Dublin shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of Columbus, Division of Water. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications.
- 6. The Contractor shall paint all fire hydrants according to City of Dublin standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
- 7. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of Columbus Division of Water and have been accepted by the City Engineer. A tap permit for each water service must be obtained from the City of Dublin and the City of Columbus Division of Water before making any taps into public water lines.
- 8. The Contractor shall notify the City of Columbus Division of Water at 645-7788 and the City of Dublin Division of Engineering at least 24 hours before tapping into existing water lines.
- 9. All water main stationing shall be based on street centerline stationing.
- 10. All bends, joint deflections and fittings shall be backed with concrete per City of Columbus standards.
- 11. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
- 12. Water meters shall be installed inside proposed structures unless a meter pit installation is approved by the City of Columbus Division of Water. Meter pits must conform to standard drawings L-7103, A&B for 5/8" through 1" meters or L-6317, A, B, C&D for 1-1/2" or larger meters.

- 13. Water lines to be installed in embankment areas shall be placed after the embankment has been placed and compacted according to the Standard Specifications.
- 14. Curb stop boxes shall be located at least 1 foot inside the right-of-way and set at finished grade.
- 15. If the top of the operating nut of any valve is greater than 36 inches below finished grade, an extension stem shall be furnished to bring the top of the operating nut to within 24 inches of finished grade elevation.
- 16. All water lines shall be placed at a minimum depth of 4 feet measured from finished grade to top of water line. Water lines shall be set deeper than 4 feet where necessary to clear existing or proposed utility lines or other underground structures by a minimum of 18 inches.
- 17. Two ¾ inch taps shall be installed within 2 feet of the end of the line on all dead-end water lines.

STORM SEWER

- 1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro_seeded and hydro_mulched according to Items 203 and 659 of the Standard Specifications.
- 2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings. Inspection is required by the City of Dublin's Division of Engineering.
- 3. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 613, Type II of the Standard Specifications as directed by the City Engineer.
- 4. All storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
- 5. Headwalls shall be required at all storm sewer inlets or outlets to and from stormwater management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls surfaces.
- 6. Storm inlets or catch basins shall be channelized and have bicycle safe gates. Manhole lids shall include City of Dublin logo and all curb inlet and catch basin grates shall include engraved lettering: "DUMP NO WASTE; DRAINS TO RIVER."
- 7. Storm sewer outlets greater than 18 inches in diameter accessible from stormwater management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

MAIL DELIVERY

- 1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
- 2. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

- 1. The Contractor shall make proper arrangements with the Dublin Service Department and the Columbus Division of Water for the use of fire hydrants when used for work performed under this contract and provide the city of Dublin a copy of the Hydrant Usage Permit obtained from the City of Columbus. The Contractor shall also send a copies of permits obtained from Dublin and Columbus to the Washington and/or Perry Township Fire Department. Permits shall be kept at the construction site at all times.
- 2. Before the final estimate is paid, the Contractor shall submit a letter from the City of Columbus Division of Water to the City Engineer stating that the Contractor has returned the Siamese Valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants.



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GENERAL NOTES
C6.00
SD PROJECT NO. 3481

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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 PLANS 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. SITE DEMOLITION OF EX. BUILDING (CAR DEALERSHIP) AND CONSTRUCTION OF NEW BUILDING (CAR DEALERSHIP) WITH ASSOCIATED PARKING AND UTILITIES.
B. TOTAL AREA OF SITE - 11.398 ACRES
C. PRE-CONSTRUCTION RUNOFF COEFFICIENT - 0.27
D. POST-CONSTRUCTION RUNOFF COEFFICIENT - 0.037
E. IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY - 0.037 AC.
F. PERCENT OF IMPERVIOUSNESS - 77.0%
G. CO-KOKOMO SILTY CLAY LOAM, Le8 LEWISBURG-CROSBY COMPLEX
H. PRE-DEVELOPED CAR DEALERSHIP
I. UTILITY AND GRADING ACTIVITY TO COMMENCE AUGUST 2018 WITH TYPICAL CONSTRUCTION METHODS
RECEIVING STREAM - SOUTH FORK INDIAN RUN

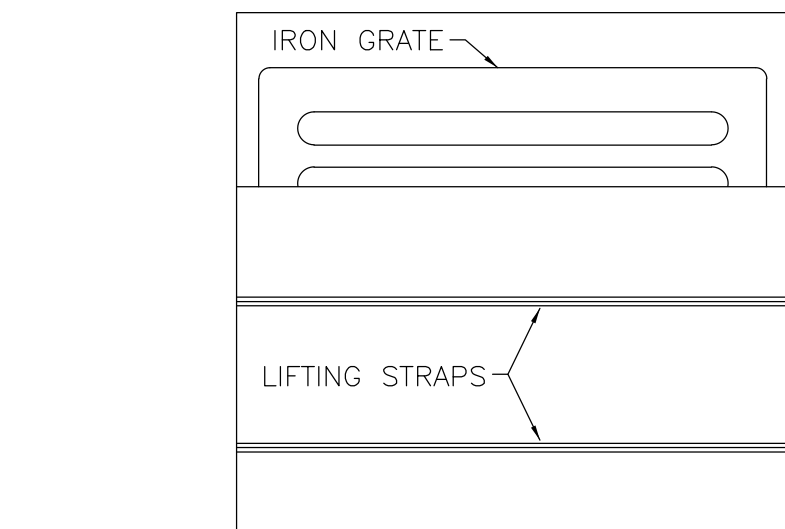
- CONTRACTOR/CONSTRUCTION MANAGER RESPONSIBILITY
A. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
B. THE SWP3 PLAN, INCLUDING COPIES OF THE NOI, THE LETTER GRANTING PERMIT COVERAGE AND THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT SHALL BE MAINTAINED ON-SITE 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 V.G).

CONSTRUCTION SEQUENCE

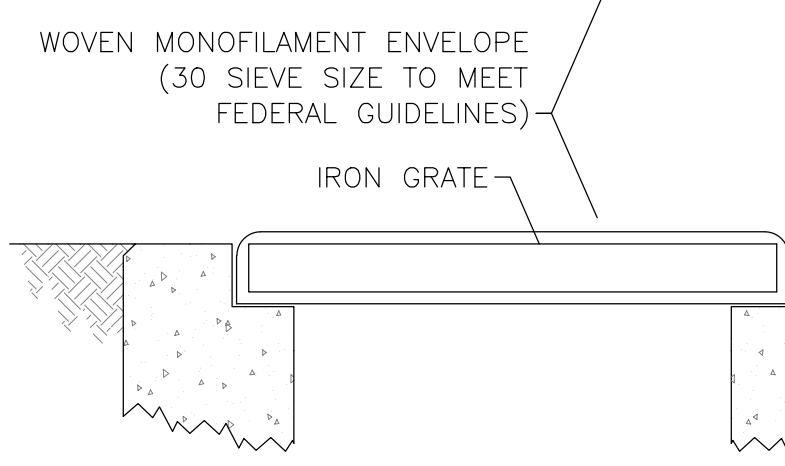
- PRE-CONSTRUCTION MEETING TO REVIEW THE PLAN AND CONSTRUCTION SEQUENCING BEFORE EARTHWORK IS PERMITTED.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE(S) FOR CONSTRUCTION TRAFFIC. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXISTING TRAFFIC, TEMPORARY WATER STORAGE TANKS WITH HOSES SHALL BE PROVIDED AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLES 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 FENCE.
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 STOCKPIILING AS REQUIRED, CONSTRUCT ALL SCHEDULED 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 MULCHING OR BY OTHER SUITABLE 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 FILL.
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

- 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 SHALL 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 THE 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 ENOUGH 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 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 THE 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 SLOPE STABILITY.
K. SOIL SHALL BE REMOVED FROM PAVED SURFACES AND/OR PUBLIC ROADS AT THE END OF EACH DAY IN SUCH A MANNER THAT DOES 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 GRASSSED SWALES, INFILTRATION STRUCTURES OR WATER DIVERSIONS.
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. A 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 WERE TAKEN.
N. TRENCHES FOR UNDERGROUND UTILITY LINES AND PIPES SHALL BE TEMPORARILY 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 RUNOFF.
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 RECYCLING.

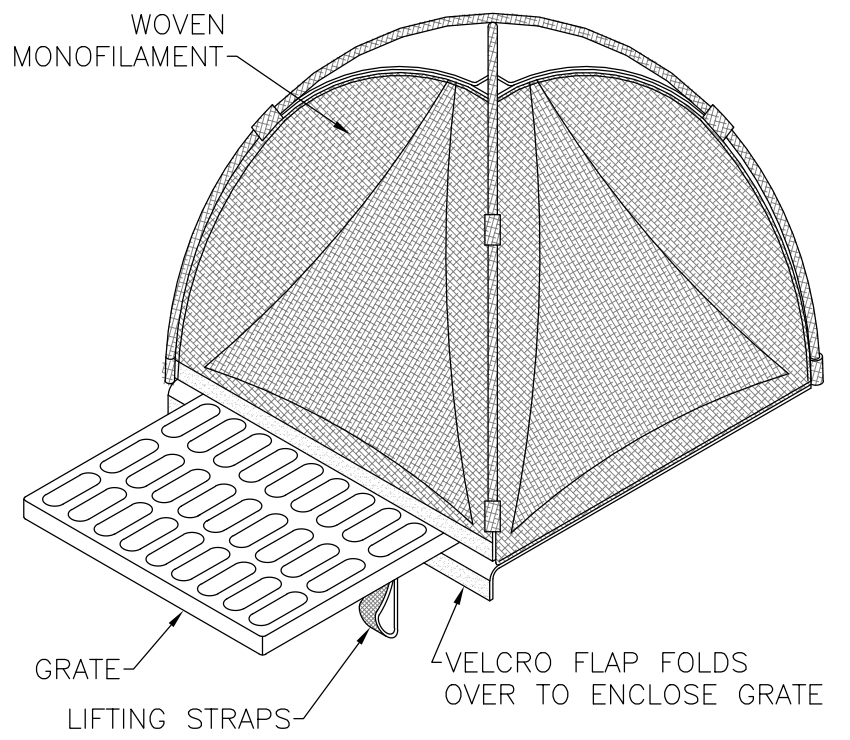


TO INSPECT CATCH BASIN: REMOVE UNIT WITH GRATE INSIDE, INSPECT BASIN AND REPLACE UNIT.

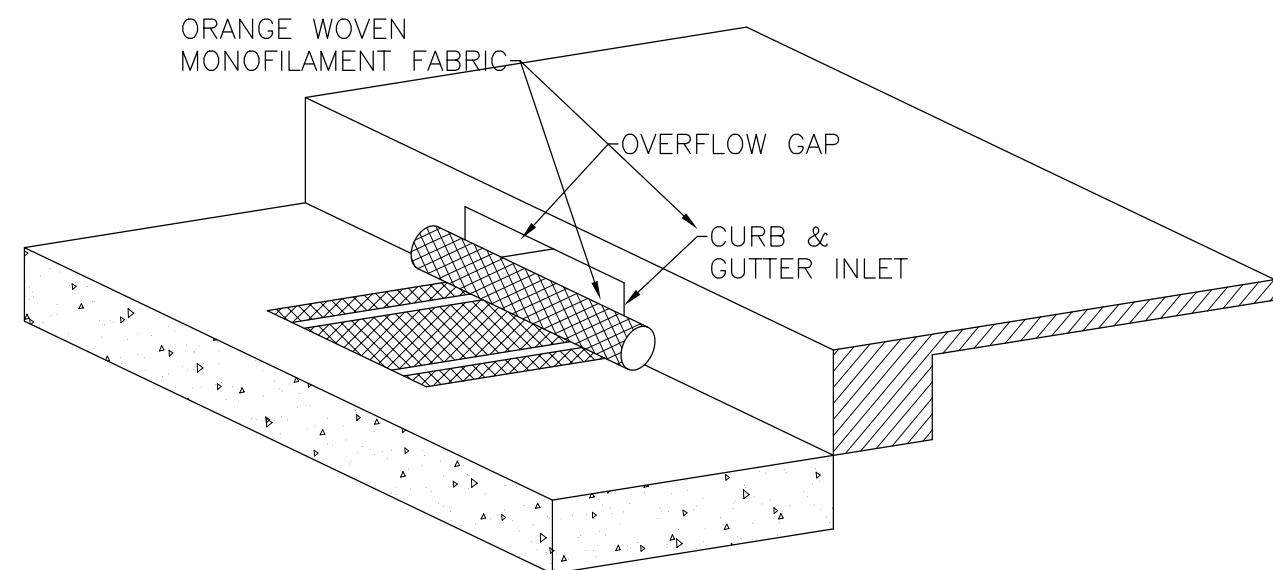


MAINTENANCE: REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AS NEEDED WITH STIFF BROOM OR SQUARE SHOVEL. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

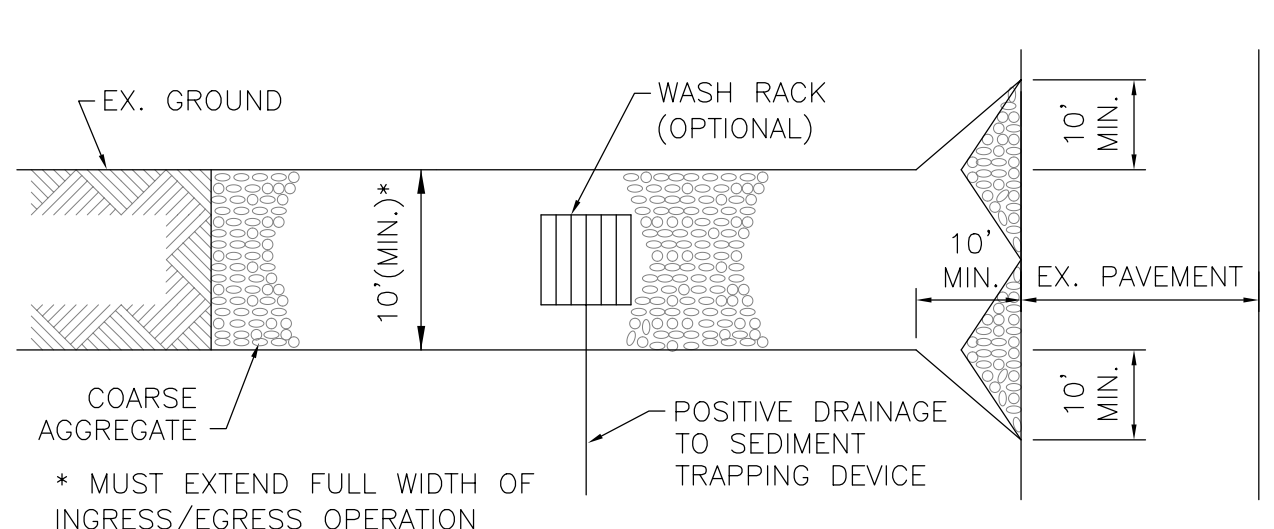
INLET PROTECTION (PAVEMENT AREAS)



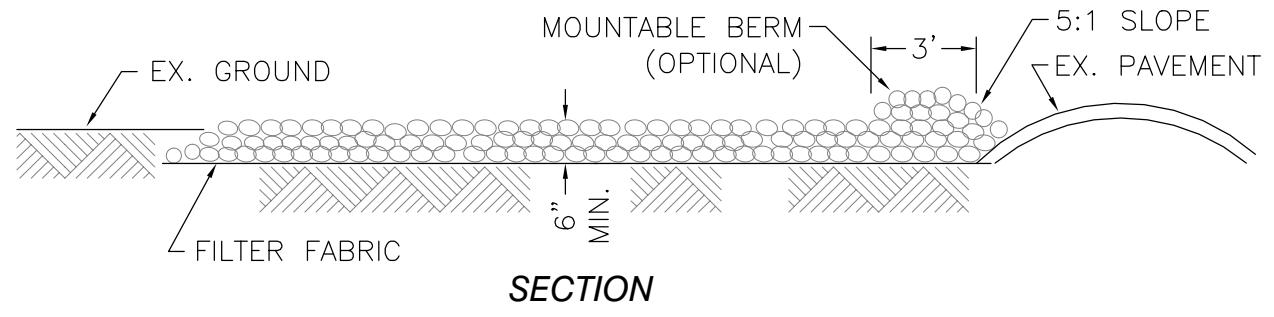
INLET PROTECTION (LAWN AREAS)



INLET PROTECTION (CURB & GUTTER)



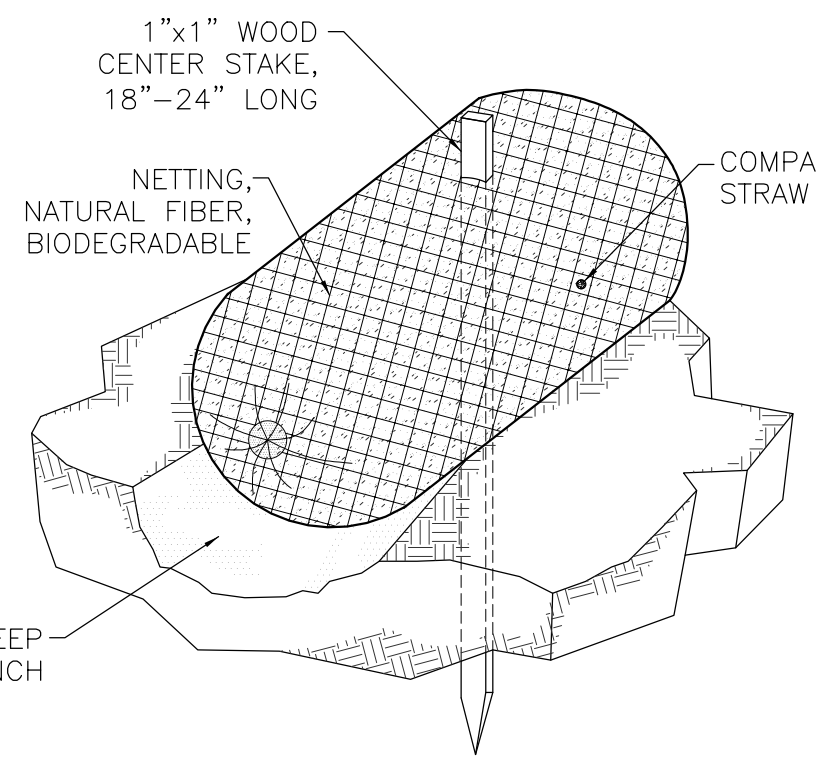
PLAN



SECTION

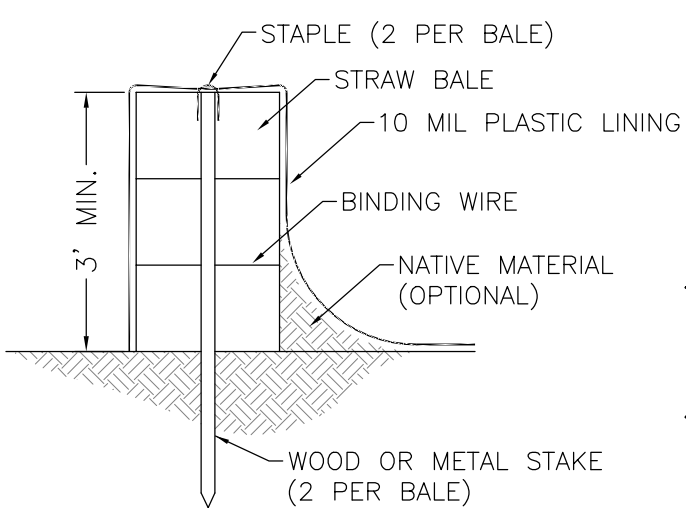
TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

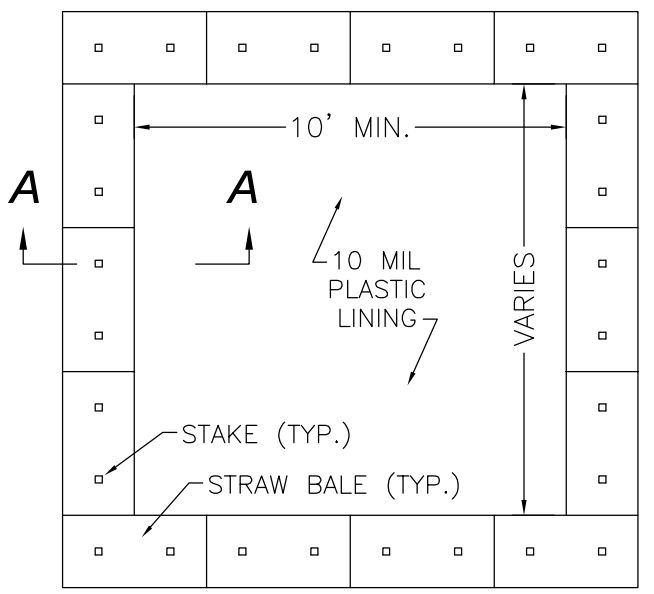


STRAW WATTLE

NOT TO SCALE



SECTION A

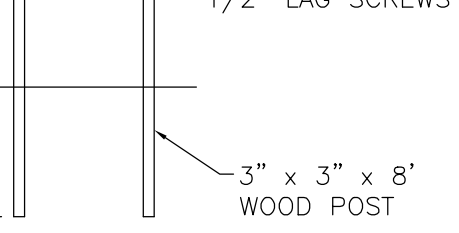


PLAN

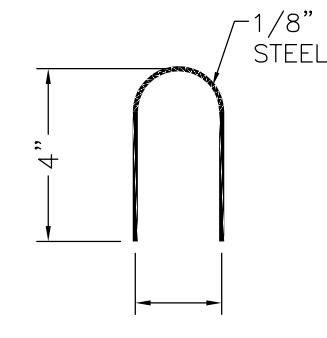
INSTALLATION:

- EXCAVATE 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
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.

CONCRETE WASHOUT



SIGN



STAPLE

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

CONCRETE WASHOUT AREA

NOT TO SCALE



Approved for Construction SITE-20-01116 10/14/20



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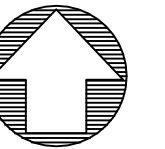
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1495 Old Henderson Road Columbus, Ohio 43220 614-459-6992

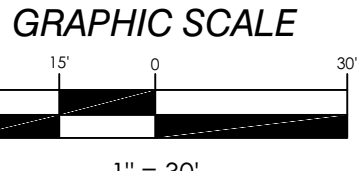
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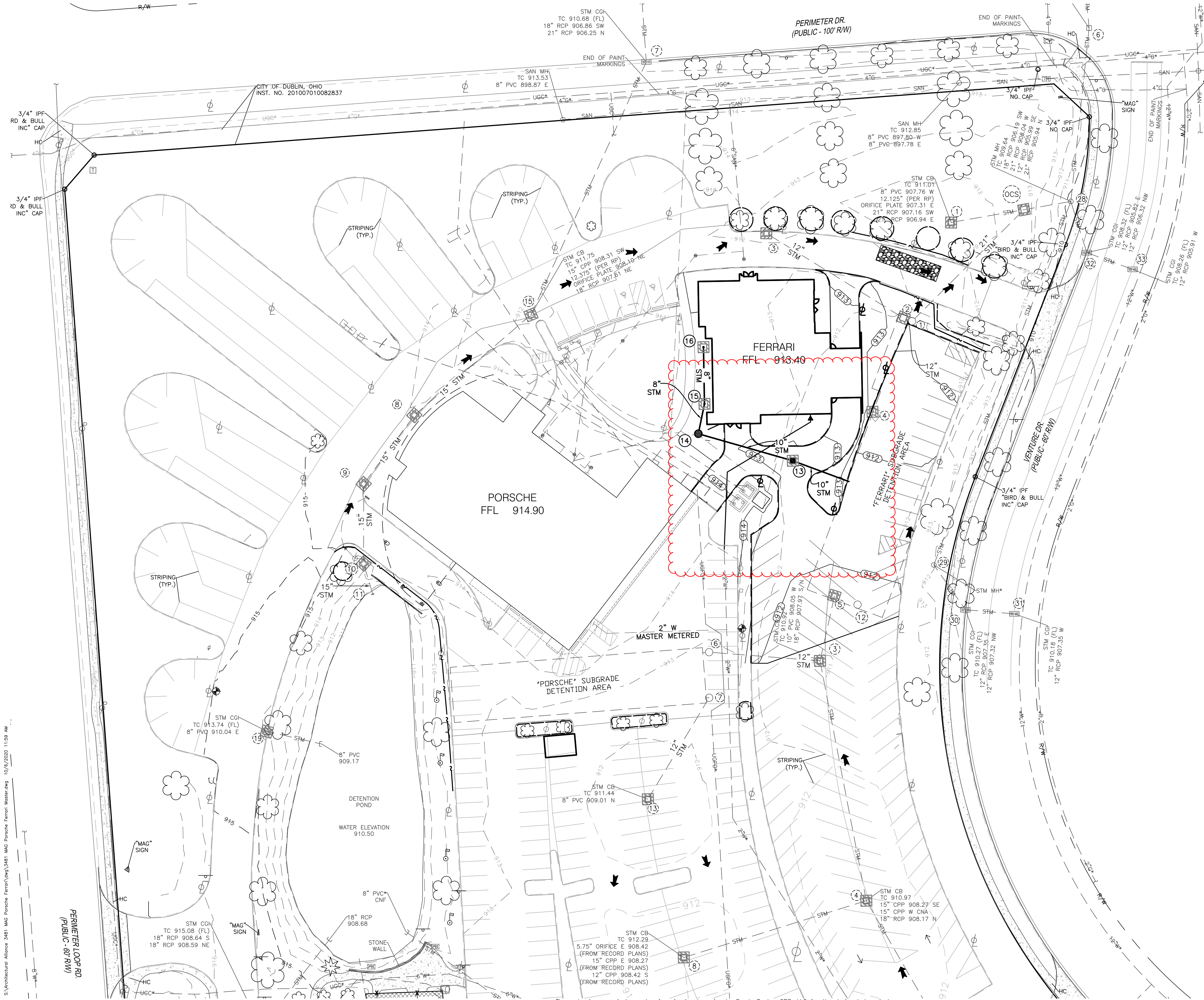
MAG FERRARI

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

EROSION CONTROL NOTES & DETAILS

C8.00

SD PROJECT NO. 3481



KEYNOTES

1. CONSTRUCTION ENTRY, SEE DETAIL, SHEET C8.00

NOTES

- CONTRACTOR SHALL PROVIDE A WASHOUT AREA PER DETAIL, SHEET C8.00. LOCATION SHALL BE DETERMINED BY THE FIELD.
- INLET PROTECTION SHALL BE ADDED TO ALL EXISTING DOWNSTREAM STRUCTURES IN THE VICINITY OF BUILDING DEMOLITION WORK WHETHER SHOWN OR NOT SHOWN ON THIS SHEET.
- STRAW WATTLE/SILT FENCE SHALL BE PLACED DOWNSTREAM OF CONSTRUCTION WORK TO THE SATISFACTION OF THE CITY ENGINEER.



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LEGEND

- MAJOR STORM ROUTING
- INLET PROTECTION. SEE DETAIL, SHEET C8.00
- STRAW WATTLE. SEE DETAIL, SHEET C8.00
- TREE PROTECTION FENCE. SEE DETAIL, SHEET C5.00

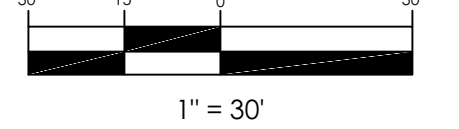


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NORTH

GRAPHIC SCALE



1" = 30'

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

SITE EROSION CONTROL PLAN

C9.00

SD PROJECT NO. 3481

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

NOTES
• ANY AND ALL LANDSCAPING LOCATED WITHIN THE INTERSECTION SIGHT DISTANCE (ISD) SHALL COMPLY WITH CITY OF DUBLIN POLICY 08-013

ISD = 40 MPH * 1.47 * 8 SEC
ISD = 470.4 FT
ALONG C OF NEAREST THROUGH LANE

ISD = 40 MPH * 1.47 * 8 SEC
ISD = 470.4 FT
ALONG C OF NEAREST THROUGH LANE

ISD = 30 MPH * 1.47 * 8 SEC
ISD = 352.8 FT
ALONG C OF NEAREST THROUGH LANE
ISD IS LIMITED TO CONTROLLED INTERSECTION ±202 FT AWAY

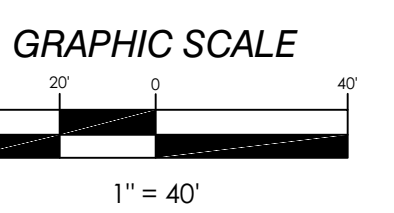
ISD = 30 MPH * 1.47 * 8 SEC
ISD = 352.8 FT
ALONG C OF NEAREST THROUGH LANE FROM DRIVER'S SIDE



Know what's below.
Call before you dig.



NORTH



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

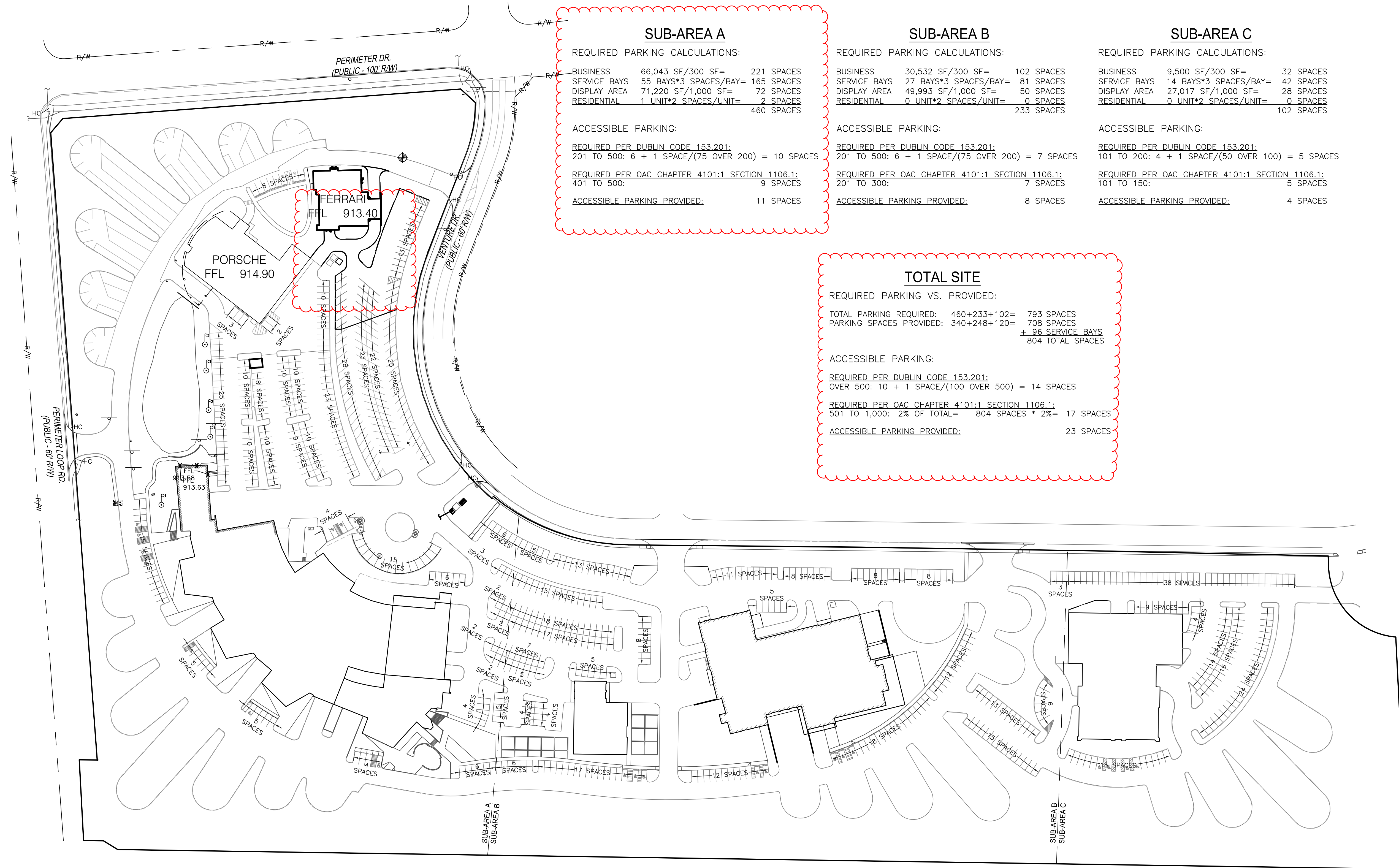
FIRE TRUCK TURN EXHIBIT
& SIGHT TRIANGLES

C10.00

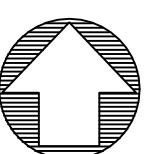
SD PROJECT NO. 3481

S:\Architectural Alliance 3481 MAG Porsche Ferrari\Draw\3481 MAG Porsche Ferrari Master.dwg 10/16/2020 12:04 PM

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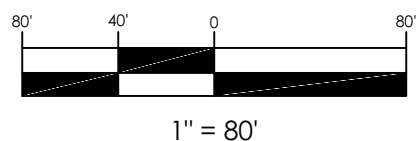


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NORTH

GRAPHIC SCALE



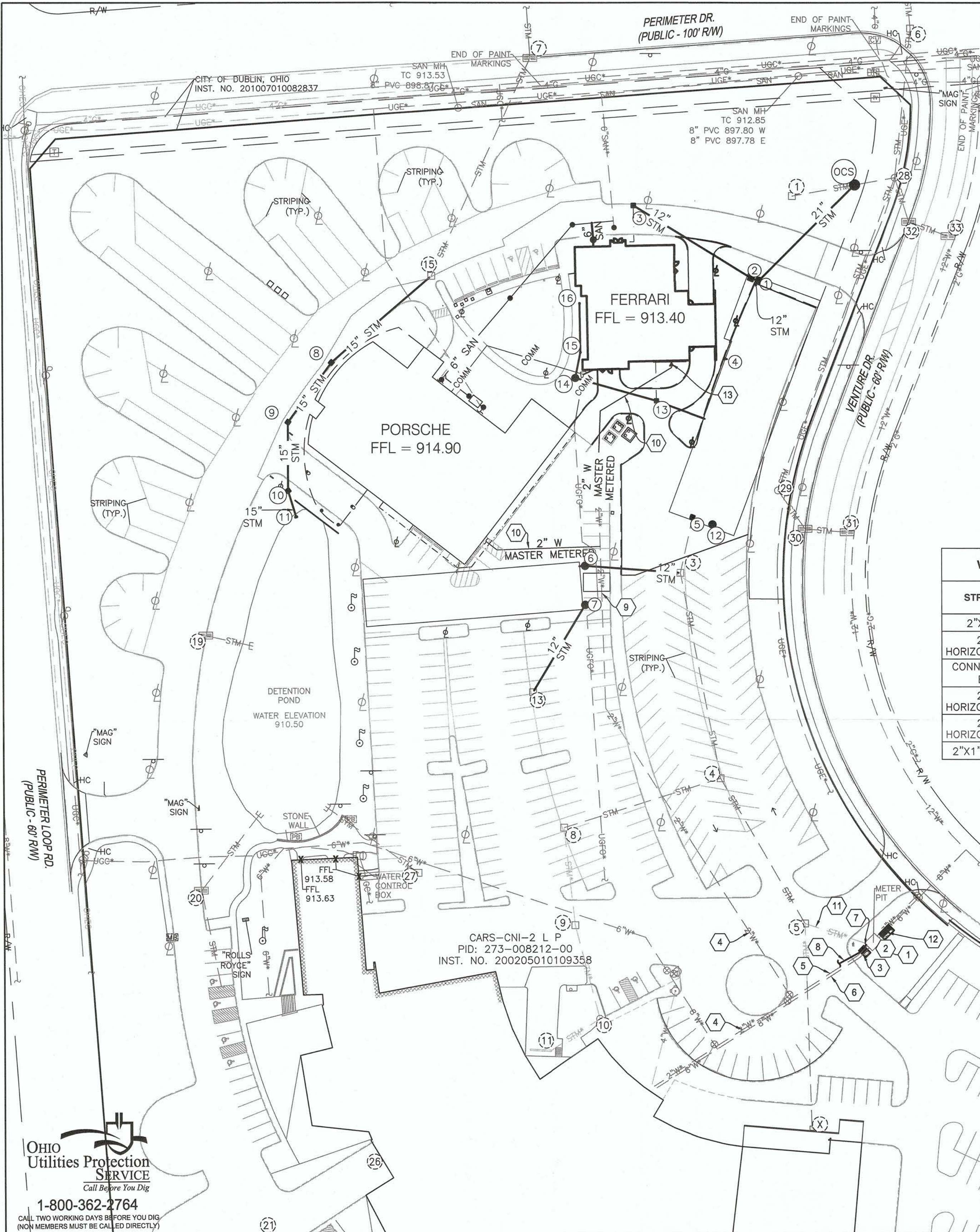
MAG FERRARI

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

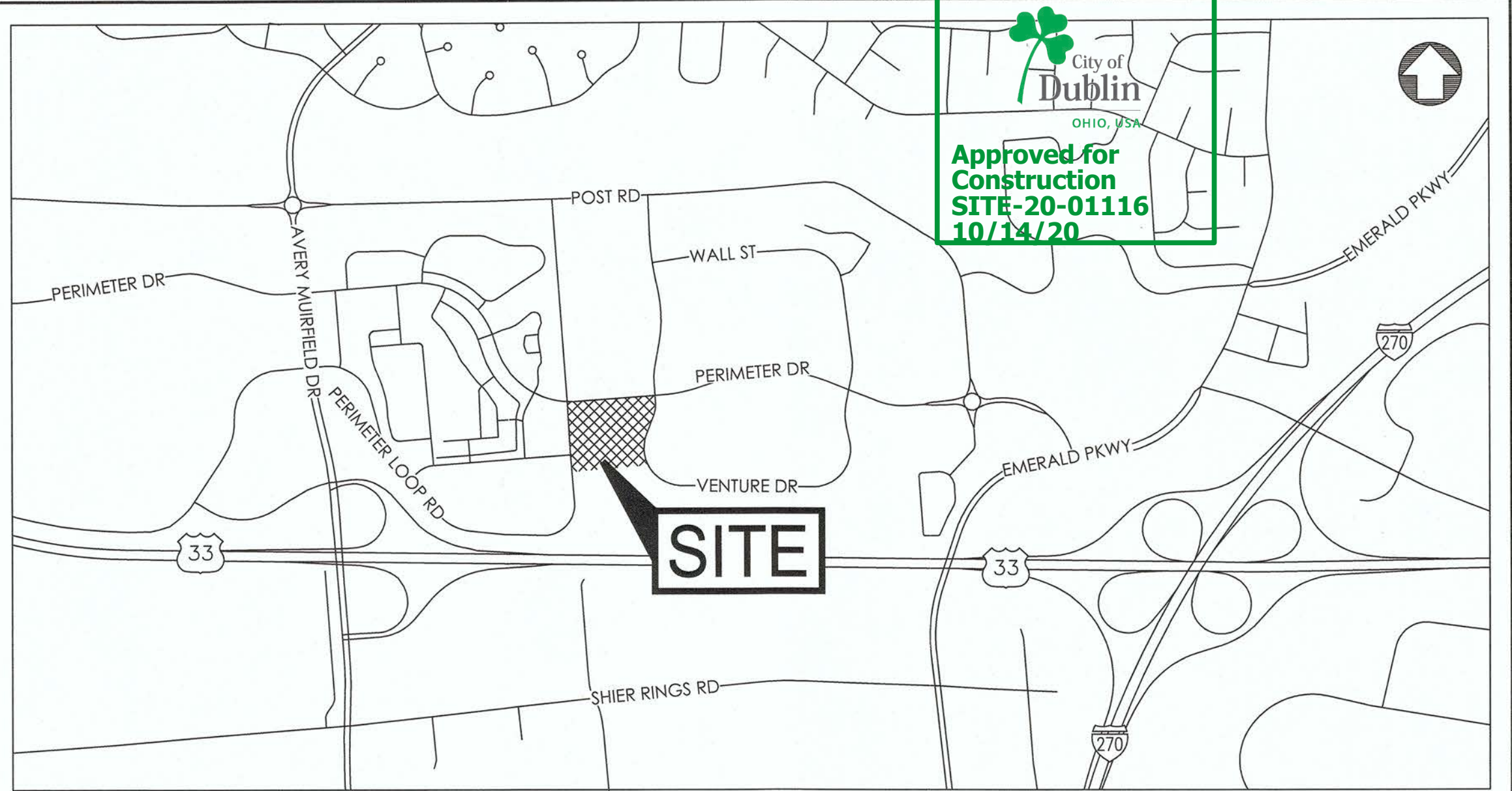
SITE PARKING EXHIBIT

C11.00

SD PROJECT NO. 3481



- ### WATER SERVICE KEYNOTES
1. REPLACE EXISTING WATER METER VAULT MANHOLE OPENINGS SHALL BE REPLACED WITH HATCH STYLE OPENINGS PER COC STD DWG L-6317 A&B.
 2. EXISTING DUAL METER VAULT. EXISTING 6" FIRE BACKFLOW PREVENTER TO BE REMOVED AND REPLACED WITH A LENGTH OF 6" DUCTILE IRON PIPE AND ITS TWO CONNECTION PIECES. NO OTHER FITTINGS ARE TO BE INSTALLED.
 3. 3" DOMESTIC ASSE #1013 BACKFLOW PREVENTER PER CITY OF COLUMBUS STD. DRAWING L-9002G, LOCATED INSIDE AN ASSE 1060 CLASS I APPROVED HEATED AND INSULATED ENCLOSURE. ENCLOSURE TO BE PLACED ON 4" MIN THICK CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS, SLAB SHALL BE WIDENED BY 2' ON OPENING SIDE OF ENCLOSURE FOR THE FULL LENGTH OF THE ENCLOSURE SLAB. ENCLOSURE TO INCLUDE LOW-POWER / NO-POWER ALARM. CONTRACTOR TO SUBMIT ENCLOSURE COLOR/MATERIAL OPTIONS AVAILABLE FOR SELECTION BY OWNER.
 4. EXISTING 2" DOMESTIC SERVICE.
 5. EXISTING 3" DOMESTIC SERVICE.
 6. EXISTING 6" FIRE WATER SERVICE.
 7. SITE UTILITY CONTRACTOR SHALL PROVIDE 1" I/D METER READING ANTENNA CONDUIT FROM BOTH METERS IN METER VAULT TO 18" ABOVE CONCRETE SLAB OF DOMESTIC BACKFLOW PREVENTER HEATED ENCLOSURE ALONG BACK WALL OF ENCLOSURE. ENCLOSURE ACCESS DOOR TO FACE DRIVEWAY.
 8. PROVIDE CONDUIT FOR ELECTRIC HEATER INSIDE BACKFLOW PREVENTER ENCLOSURE.
 9. CONTRACTOR TO FIELD-LOCATE EXISTING 2" DOMESTIC WATER LINE.
 10. EXISTING 2" DOMESTIC WATER LINE TO BE EXTENDED TO CONNECT TO PROPOSED BUILDINGS.
 11. EXISTING METER VAULT DRAIN.
 12. 6" ASSE #1047 APPROVED WITH (OS&Y VALVES) BACKFLOW PREVENTER ASSEMBLY PER CITY OF COLUMBUS STD DWG L-9002 A-G, LOCATED INSIDE AN ASSE 1060 CLASS I APPROVED HEATED AND INSULATED ENCLOSURE. ENCLOSURE TO BE PLACED ON 4" MIN THICK CONCRETE SLAB PER MANUFACTURER'S REQUIREMENTS, SLAB SHALL BE WIDENED BY 2' ON OPENING SIDE OF ENCLOSURE FOR THE FULL LENGTH OF THE ENCLOSURE SLAB. ENCLOSURE TO INCLUDE LOW-POWER / NO-POWER ALARM. CONTRACTOR TO SUBMIT ENCLOSURE COLOR/MATERIAL OPTIONS AVAILABLE FOR SELECTION BY OWNER.
 13. 2"x1" REDUCER



LOCATION MAP
NOT TO SCALE

WATER STRUCTURE LOCATION			AS-BUILT	
STRUCTURE	EASTING	NORTHING	EASTING	NORTHING
2"x2" TEE	1,786,444.95	766,132.54		
2" 45" HORIZONTAL BEND	1,786,369.59	766,130.18		
CONNECTION TO EX 2"	1,786,443.38	766,182.87		
2" 30" HORIZONTAL BEND	1,786,445.30	766,231.34		
2" 30" HORIZONTAL BEND	1,786,497.54	766,262.73		
2"x1" REDUCER	1,786,497.49	766,265.22		

CITY OF COLUMBUS WATER SERVICE PLAN NOTES

NO WATER SERVICE CONSTRUCTION, BEFORE OR AFTER THE WATER METER(S), SHALL BEGIN PRIOR TO FEE PAYMENT TO THE CITY OF COLUMBUS DIVISION OF WATER.

THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), 2018 EDITION AND ALL REVISIONS, INCLUDING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN THIS IMPROVEMENT, UNLESS OTHERWISE NOTED.

ALL WATER LINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED MATERIALS LIST AND RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER, UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE CITY OF COLUMBUS DIVISION OF WATER. ONLY PRODUCTS LISTED ON THE CURRENT APPROVED MATERIALS LIST WILL BE PERMITTED TO BE INSTALLED.

IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON THE PUBLIC WATER DISTRIBUTION SYSTEM WITHOUT FIRST SECURING LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTION 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICES AND TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO HOLDS A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE, IN PARTICULAR SECTION 4114.119 AND 4114.529.

FOR ANY EMERGENCIES THAT OCCUR AFTER NORMAL WORKING HOURS INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788.

SITE UTILITY CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO STARTING ANY SITE WATER SERVICE AND/OR WATER SERVICE TAP INSTALLATION OR PLACEMENT OF ANY WATER SERVICE MATERIALS INTO THE PUBLIC RIGHT OF WAY.

THERE SHALL BE A MINIMUM 10 FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN WATER SERVICE TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS AND ANY SANITARY AND/OR STORM SEWER SYSTEMS.

EXISTING RIGHT OF WAY LINE(S), PROPOSED RIGHT OF WAY LINE(S) AND/OR WATER MAIN EASEMENT LINES SHALL BE STAKED AT 10 FOOT INCREMENTS BY A STATE OF OHIO LICENSED SURVEYOR WHEN THE WATER SERVICE TAP(S) AND/OR WATER SERVICE(S) ARE INSTALLED AND INSPECTED BY THE COLUMBUS DIVISION OF WATER.

ALL INSPECTIONS REQUIRE A 24-HOUR ADVANCE NOTICE.

SITE UTILITY CONTRACTOR SHALL FLUSH ALL WATER SERVICES PRIOR TO ANY WATER METER INSTALLATION. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR ANY CITY WATER METER DAMAGE CAUSED BY NON-FLUSHING.

SITE UTILITY CONTRACTOR SHALL FLUSH ALL WATER SERVICES PRIOR TO ANY BACKFLOW PREVENTER INSTALLATION. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR ANY BACKFLOW PREVENTER DAMAGE CAUSED BY NON-FLUSHING.

ALL 2" AND SMALLER WATER SERVICE PIPE SHALL BE TYPE K SOFT TEMPER COPPER ONLY FROM THE CITY WATER MAIN THRU THE CURB STOP PER STANDARD DETAIL DRAWING L-9901 AND SHALL BE TYPE K SOFT TEMPER COPPER OR A DIVISION OF WATER APPROVED POLY TUBING FROM THE CURB STOP THRU THE WATER METER SETTING.

SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION AND HYDROSTATIC TEST OF 3" AND LARGER WATER SERVICE TAPS FROM THE WATER MAIN THRU THE CONTROL VALVE AND WATER SERVICES FROM THE CONTROL VALVE THRU THE WATER METER SETTING. HYDROSTATIC TEST SHALL BE PERFORMED FROM THE WATER MAIN THRU THE WATER METER SETTING.

ALL 3" THRU 12" WATER SERVICE PIPE SHALL BE DUCTILE IRON FROM WATER MAIN THRU WATER METER SETTING(S) INCLUDING THE METER BYPASS.

ALL EXPOSED WATER MAIN AND ALL WATER SERVICE PIPE 3" AND LARGER SHALL BE POLYWRAPPED PER CMSC ITEM 801.03 TO A POINT 10 FEET BEYOND THE RIGHT OF WAY VALVE(S).

1.5" AND LARGER METER SETTING(S) SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-6317 A-E (DATED 2/20/18).

BACKFLOW PREVENTION ASSEMBLY(S) SHALL BE INSTALLED, WHERE REQUIRED, PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-9002 A-G (DATED 1/26/18). CONTRACTOR SHALL CALL 614-645-6674 WITH BACKFLOW PREVENTION INSTALLATION QUESTIONS. CONTRACTOR SHALL CALL 614-645-5781 WITH INSPECTION REQUESTS.

THE 3" DOMESTIC WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE 1013 APPROVAL/STANDARD.

THE 6" FIRE WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE APPROPRIATE ASSE APPROVAL/STANDARD AND SHALL BE EQUIPPED WITH A DETECTOR METER THAT IS ITRON 100W (TOWER) OR 100R (REMOTE) COMPATIBLE, MEASURES IN CUBIC FEET AND MEETS THE AWWA C-700 STANDARD.

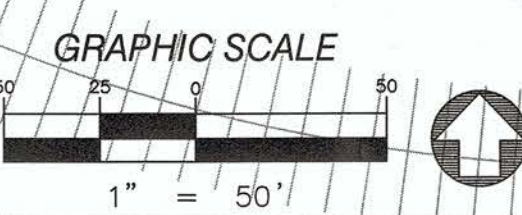
THE 3" DOMESTIC BACKFLOW PREVENTER SHALL BE LOCATED IN AN ABOVEGROUND HEATED ENCLOSURE THAT IS ASSE 1060 CLASS I APPROVED. THE ENCLOSURE SHALL HAVE A THERMOSTATICALLY OPERATED ELECTRIC HEATER, SIZED PER MANUFACTURER SPECS TO MAINTAIN A 40 DEGREE FAHRENHEIT INSIDE TEMPERATURE AT AN OUTSIDE TEMPERATURE OF -30 DEGREE FAHRENHEIT. HEAT TAPE IS NOT PERMITTED.

4" AND LARGER PIPE MATERIAL FOR THE PRIVATE WATER SYSTEM AFTER THE CITY WATER METER SHALL BE DUCTILE IRON, C-900 OR C-909 PIPE ONLY TO A POINT 2' ABOVE THE BUILDING FINISHED FLOOR(S).

3" PIPE MATERIAL FOR THE PRIVATE WATER SYSTEM AFTER THE CITY WATER METER SHALL BE DUCTILE IRON OR SDR-21 PIPE ONLY TO A POINT 2' ABOVE THE BUILDING FINISHED FLOOR(S).

2" AND SMALLER PIPE MATERIAL FOR THE PRIVATE WATER SYSTEM AFTER THE CITY WATER METER SHALL BE TYPE K SOFT TEMPER COPPER OR A DIVISION OF WATER APPROVED POLYTUBING ONLY TO A POINT 2' ABOVE THE BUILDING FINISHED FLOOR(S).

FIRE PROTECTION SYSTEM USES WATER ONLY, THE SITE DOES NOT HAVE ACCESS TO AN AUXILIARY WATER SYSTEM, AND THE SYSTEM IS NOT SUBJECT TO CHEMICAL ADDITIVES.



OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG.
(NON MEMBERS MUST BE CALLED DIRECTLY)

EASEMENT REFERENCE			REVISIONS		
CITY NO.	COUNTY RECORDER	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE
	VOL.	PAGE			

PLAN PREPARED BY:		
SANDS DECKER ENGINEERS & SURVEYORS		
1495 OLD HENDERSON RD COLUMBUS, OH 43220 614-459-6992 FAX: 614-459-6987 TOLL FREE: 866-277-0600		

APPROVED FOR
GENERAL ARRANGEMENTS ONLY
DIVISION OF WATER
CITY OF COLUMBUS

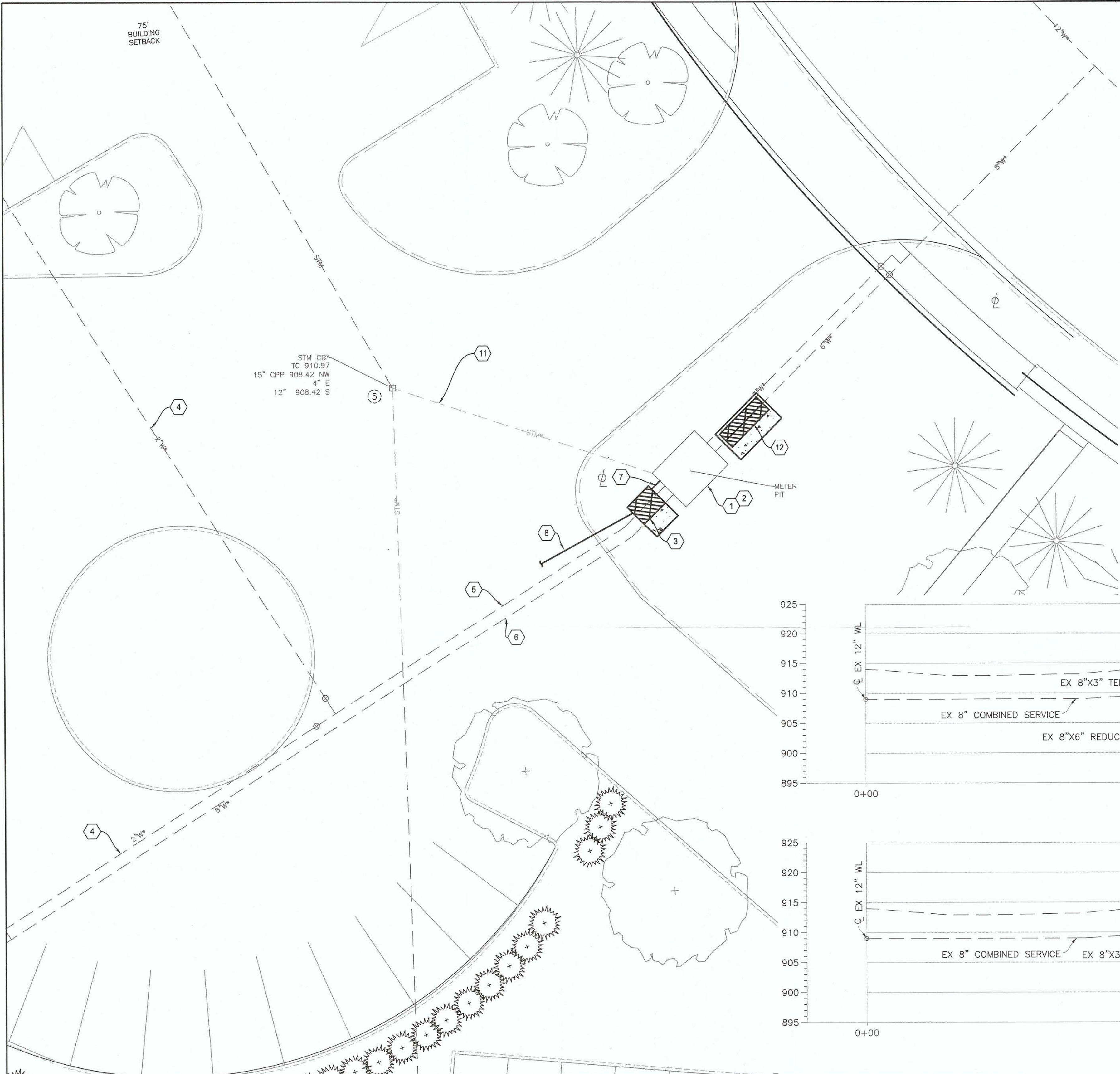
J. Scott Sands
REGISTERED ENGINEER
55001 NUMBER 07/02/2020 DATE

Doug Wilson 10/7/20

WATER SERVICE PLAN FOR
MIDWESTERN AUTO GROUP
MAG PORSCHE
6335 PERIMETER LOOP ROAD, DUBLIN, OHIO 43017

WSP2877

1/2



WATER SERVICE KEYNOTES

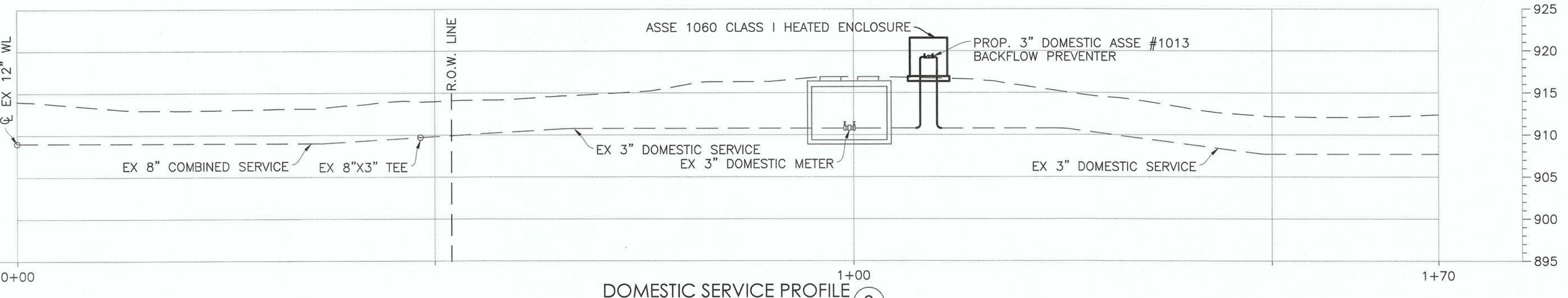
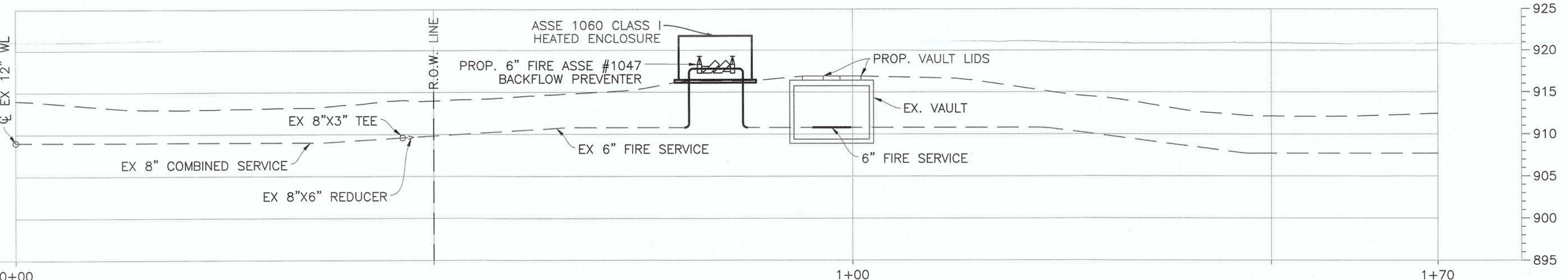
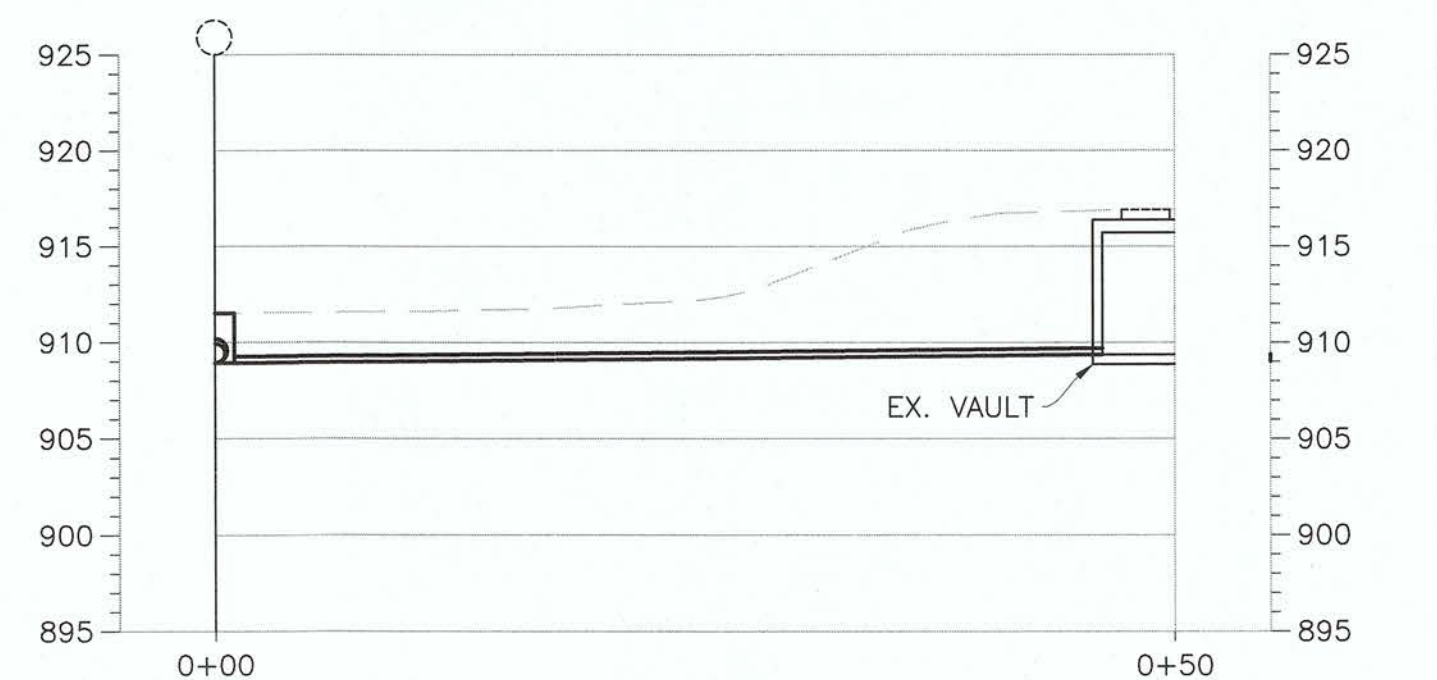
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13. 2"x1" REDUCER

NOTE:
EXISTING WELL SUPPLEMENTS POND FOR IRRIGATION.

CAPACITY FEE TABLE	
EX DOMESTIC WATER SERVICE SIZE	3"
EX FIRE PROTECTION SERVICE SIZE	6"
EX SANITARY SERVICE SIZE	

NOTE:
APPLICABLE SANITARY CAPACITY FEES ARE BASED ON THE SIZE OF THE DOMESTIC WATER SERVICE. BECAUSE THE DOMESTIC WATER AND SANITARY SERVICE LINE ARE BOTH EXISTING, NO CAPACITY FEES ARE REQUIRED FOR THIS PROJECT.

Item	Description
L-6300	CONCRETE VALVE SUPPORTS
L-6317	DUAL METER SETTING
L-6640	ALLOWABLE LEAKAGE TABLE
L-7002	DRAIN TILE REPLACEMENT
L-9002	BACKFLOW PREVENTER



EASEMENT REFERENCE			REVISIONS		
CITY NO.	COUNTY RECORDER	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE
	VOL. PAGE				

PLAN PREPARED BY:

SANDS DECKER
ENGINEERS & SURVEYORS

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
TOLL FREE: 866-277-0600

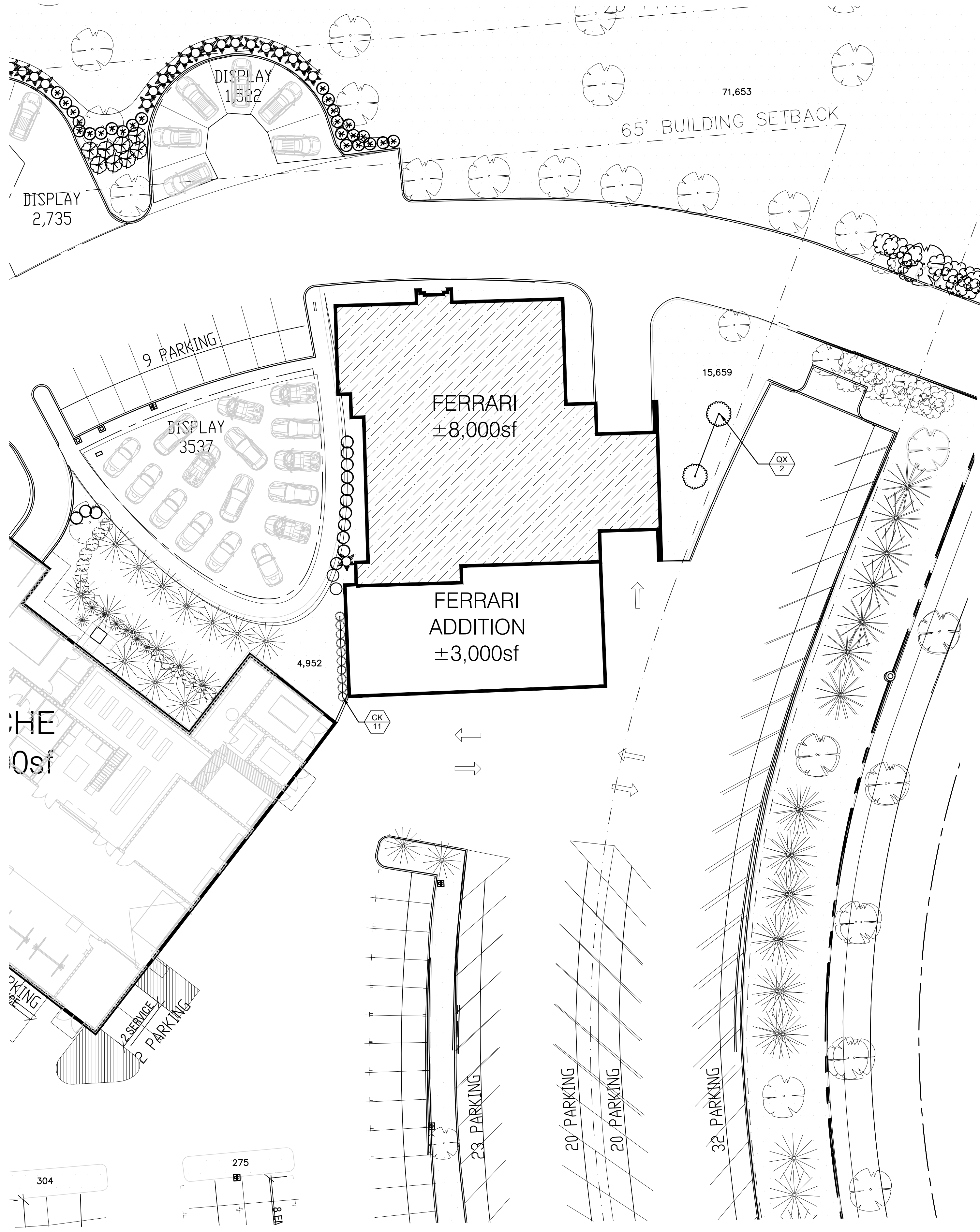
J. Scott Sands
REGISTERED ENGINEER

STATE OF OHIO
J. SCOTT SANDS
55001
REGISTERED PROFESSIONAL ENGINEER

55001 06/02/2020
NUMBER DATE

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG (NON MEMBERS MUST BE CALLED DIRECTLY)

WATER SERVICE PLAN FOR
MIDWESTERN AUTO GROUP
MAG PORSCHE
6335 PERIMETER LOOP ROAD, DUBLIN, OHIO 43017



PLANT SCHEDULE

SYMBOL	CODE	QTY	REMARKS	COMMON / BOTANICAL NAME	CONT	CAL
TREES						
	QX	2	Relocated	Streetwise® Red Oak / Quercus x 'QRSW18'	B & B	4"Cal
SHRUBS						
	CK	10		Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster' #1 Cont.		

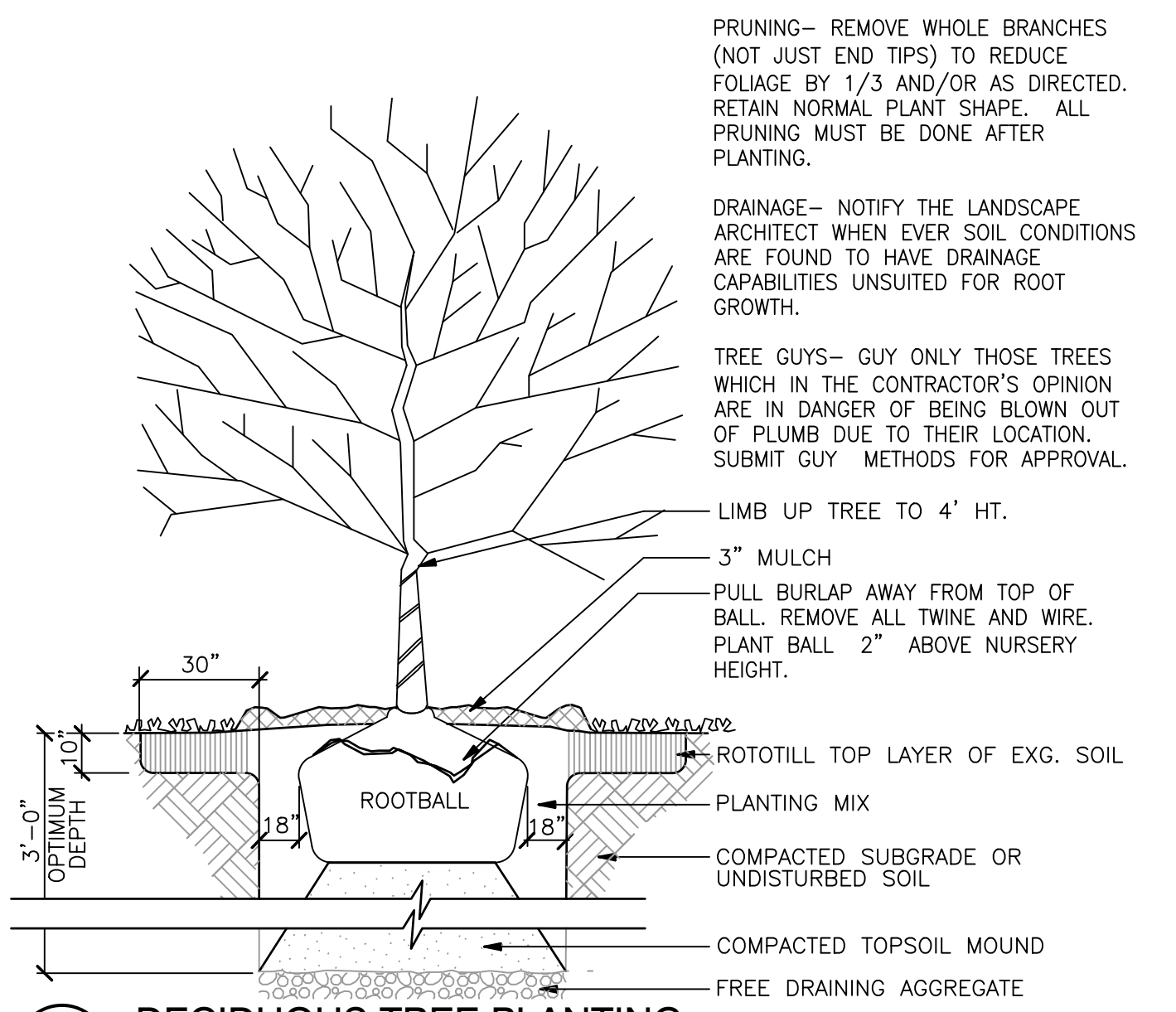
ZONING NOTES

153.133A(3)S 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.

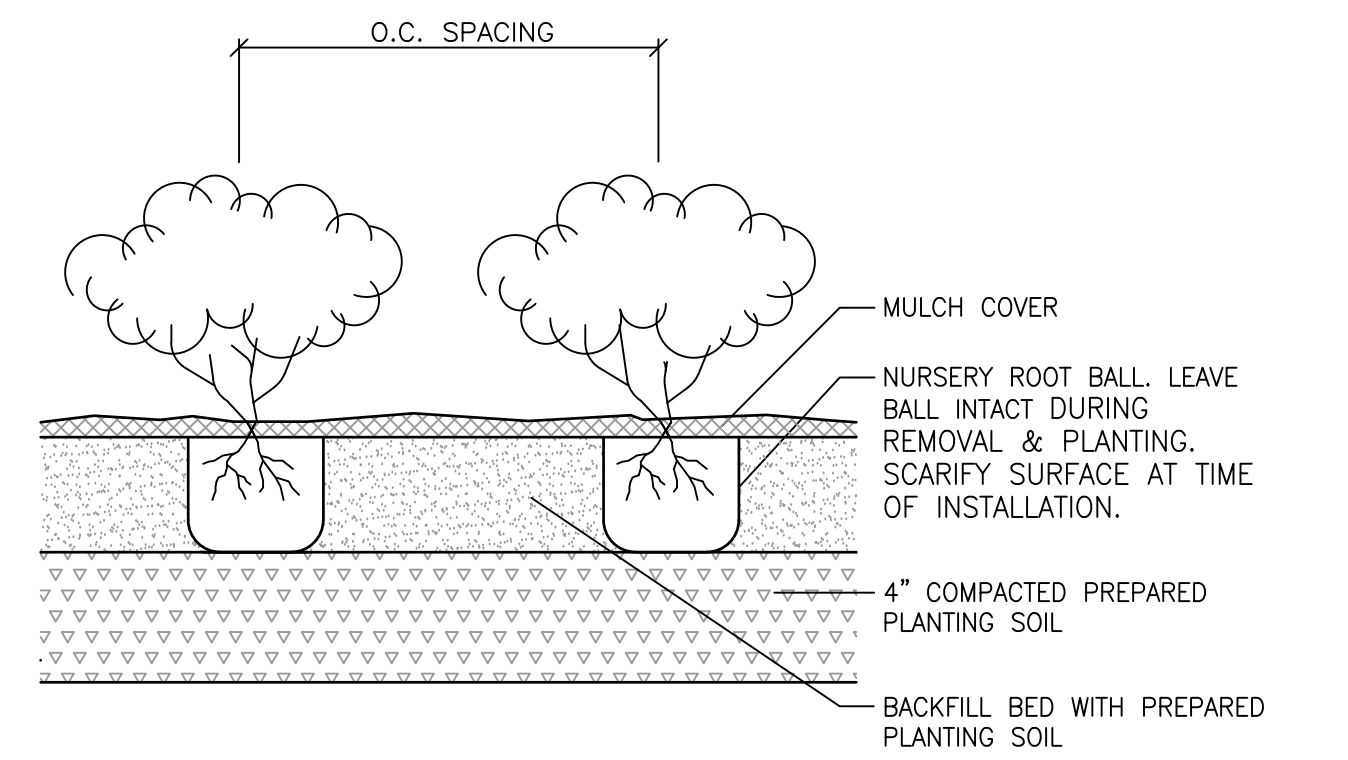
153.133B(3)(a) TREE PLANTING REQUIREMENT: A MINIMUM OF ONE TREE PER 5000 SF OF COVERAGE
3,000 SF OF NEW BUILDING COVERAGE + 2327 SF OF NEW VUA = 5327 SF = 2 TREES REQUIRED. 2 TREES PROVIDED ON PLAN.

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 THAN 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.



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