

LOCATION MAP
NOT TO SCALE

SITE DATA			
LOT	EXISTING ZONING	LOT AREA	PARCEL NUMBER
PROPOSED LOT 1A	BSD-0	1.179 AC	ALL OF 273-008304* ALL OF 273-008305* 0.101 AC OF 273-012615*
PROPOSED LOT 1	BSD-0	1.259 AC	1.259 AC OF 273-012615
EXISTING LOT 2	BSD-0	1.494 AC	273-012616
		3,932 AC TOTAL	

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RE-SUBDIVISION OF STATE BANK DUBLIN LOT 1 -- PRELIMINARY PLAT APPLICATION PROJECT SUMMARY

QUIET HOLDINGS LLC HAS ACQUIRED TWO PARCELS OF LAND IMMEDIATELY WEST OF DAVID ROAD, BETWEEN WEST DUBLIN-GRANVILLE ROAD AND BANKER DRIVE WITHIN THE CITY'S BRIDGE STREET DISTRICT. A SMALL SLIVER OF PROPERTY OWNED BY THE STATE BANK AND TRUST COMPANY INTERVENES BETWEEN THE QUIET HOLDINGS LLC PROPERTY AND BANKER DRIVE. THE STATE BANK AND TRUST HAS AGREED TO CONVEY THE MAJORITY OF THIS SLIVER TO QUIET HOLDINGS LLC UPON THE RECEIVING APPLICABLE CITY PLANNING COMMISSION, CITY COUNCIL AND CITY STAFF APPROVAL OF THIS PRELIMINARY PLAT AND SUBSEQUENT FINAL PLAT TITLED "RE-SUBDIVISION OF STATE BANK DUBLIN PLAT LOT 1". THE PURPOSE OF THE PRELIMINARY AND FINAL PLAT IS TO:

1. CREATE A NEW LOT (LOT 1A) WHICH MADE UP OF THE TWO PARCELS OWNED BY QUIET HOLDINGS LLC AND THE SLIVER OF PROPERTY OWNED BY THE STATE BANK AND TRUST COMPANY
2. ADJUST THE BOUNDARY OF EXISTING LOT 1 (OWNED BY THE STATE BANK AND TRUST COMPANY) TO REFLECT THE SLIVER BEING TRANSFERRED TO QUIET HOLDINGS LLC.
3. ADJUST EXISTING VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS TO FACILITATE THE MOVEMENT OF VEHICULAR AND PEDESTRIAN TRAFFIC BETWEEN THE RECONFIGURED PROPERTIES IN A MANNER CONSISTENT WITH THE CITY'S GOALS FOR THE BRIDGE STREET DISTRICT.
4. VACATE AN EXISTING LANDSCAPING EASEMENT ALONG THE NORTHERN EDGE OF LOT 1A.

THE DOCUMENT OF RECORD WHICH ESTABLISHED THE CURRENT CONFIGURATION OF LOT 1 AND THE EXISTING ACCESS EASEMENTS IS "STATE BANK DUBLIN PLAT LOTS 1 & 2 FINAL PLAT - PB 118 PG 27 & PG 28. UPON APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR "RE-SUBDIVISION OF STATE BANK DUBLIN PLAT LOT 1" AND SUBSEQUENT RECORDING OF SAID FINAL PLAT, THE PROPERTIES WILL BE CONFIGURED AS FOLLOWS:

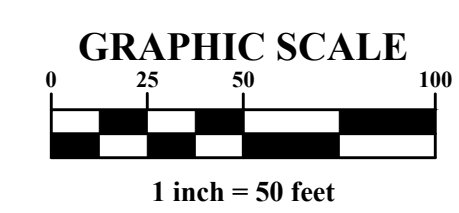
1. LOT 2 OF THE ORIGINAL STATE BANK DUBLIN PLAT LOTS 1 & 2 FINAL PLAT IS UNCHANGED.
2. LOT 1 OF THE ORIGINAL STATE BANK DUBLIN PLAT LOTS 1 & 2 FINAL PLAT WILL BE REDUCED IN AREA BY 0.106 ACRES.
3. LOT 1A WILL BE CREATED BY COMBINING THE TWO PARCELS OWNED BY QUIET HOLDINGS LLC WITH THE 0.106 SLIVER FROM LOT 1 WHICH THE STATE BANK AND TRUST COMPANY HAS AGREED TO TRANSFER TO QUIET HOLDINGS LLC. THE TRANSFER WILL BECOME EFFECTIVE WHEN THE FINAL PLAT FOR "RE-SUBDIVISION OF STATE BANK DUBLIN PLAT LOT 1" IS RECORDED.
4. VEHICULAR ACCESS EASEMENTS WILL BE RECONFIGURED TO FACILITATE THE MOVEMENT OF TRAFFIC BETWEEN THE RECONFIGURED LOT 1 AND THE NEW LOT 1A IN A MANNER CONSISTENT WITH IMPROVEMENTS CONSTRUCTED ON THE STATE BANK AND TRUST COMPANY PROPERTY AS AGREED TO BETWEEN STATE BANK AND TRUST COMPANY AND QUIET HOLDINGS LLC.
5. A PEDESTRIAN ACCESS EASEMENT IS BEING ADDED TO THE STATE BANK AND TRUST COMPANY TO FACILITATE MOVEMENT OF PEDESTRIANS BETWEEN RECONFIGURED LOT 1 AND THE NEW LOT 1A IN A MANNER CONSISTENT WITH IMPROVEMENTS CONSTRUCTED ON THE STATE BANK AND TRUST COMPANY PROPERTY AS AGREED TO BETWEEN STATE BANK AND TRUST COMPANY AND QUIET HOLDINGS LLC.
6. VACATE AN EXISTING LANDSCAPING EASEMENT (IN. 204009170121167) ALONG THE NORTHERN EDGE OF LOT 1A WHICH IS NO LONGER NEEDED DUE TO THE RECONFIGURATION OF THE PROPERTIES.

APPROVAL OF THE RE-SUBDIVISION WILL BETTER POSITION THE PROPERTY OWNED BY QUIET HOLDINGS LLC FOR DEVELOPMENT IN A MANNER CONSISTENT WITH THE CITY'S BRIDGE STREET DISTRICT REQUIREMENTS WITH PRIMARY ACCESS FROM BANKER DRIVE.

SURVEY NOTES:
BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEMS, SOUTH ZONE PER NAD83 (1984 ADJUSTMENT). CONTROL FOR THE BASIS OF BEARINGS WAS FROM COORDINATES FOR MONUMENTS FRANK 73 & FRANK 74, ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT, GIVING A BEARING OF NORTH 86°41'23" WEST FOR A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DUBLIN-GRANVILLE ROAD (AKA S.R. 161).

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN AND IN QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS, CONTAINING 2.433 ACRES OF LAND, MORE OR LESS, SAID 2.433 ACRES BEING COMPRISED OF ALL THOSE TRACTS OF LAND CONVEYED TO QUIET HOLDINGS LLC BY DEEDS OF RECORD IN INSTRUMENT NUMBERS 202009250144841 AND 202012130199670, THE TRACT OF LAND KNOWN AS LOT 1 OF THE SUBDIVISION ENTITLED "STATE BANK DUBLIN LOTS 1 & 2 FINAL PLAT" OF RECORD IN PLAT BOOK 118, PAGE 27 AND PAGE 28, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

EASEMENTS NOTED AS "EASEMENT", "ACCESS EASEMENT" OR "SIDEWALK EASEMENT" WILL RESERVED WHERE INDICATED. EACH DESIGNATED EASEMENT PERMITS THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND WERE NECESSARY, ARE FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORMWATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "ACCESS EASEMENT", A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF DUBLIN AND GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICE TO THE LOTS AND LANDS ADJACENT TO SAID ACCESS EASEMENT. WITHIN THOSE AREAS DESIGNATED "SIDEWALK EASEMENT", AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALK FOR USE BY THE PUBLIC.



SOURCE BM: FRANK 73

STAINLESS STEEL ROD DRIVEN TO A DEPTH OF 16' IN THE NORTHWEST QUADRANT OF THE ROUNDABOUT AT DUBLIN GRANVILLE ROAD AND RIVERSIDE DRIVE, IN THE AREA BETWEEN THE BRICK SIDEWALK AND THE CURB, 49.0 FEET SOUTHEAST OF THE CENTER STONE PILLAR, 11.8 FEET NORTH OF THE BACK OF CURB, 1.5 FEET SOUTH OF A WITNESS POST, 24 INCHES BELOW GROUND, ACCESS THROUGH A 6 INCH PLASTIC PIPE WITH A LID.
EL: = 801.706
DATUM = NAVD 88

SITE BM:
IRON PIN ALONG THE SOUTH SIDE OF DUBLIN GRANVILLE ROAD ±260 FEET EAST OF THE CENTER LAND OF DAVID ROAD, ±13 FEET SOUTH OF THE BACK OF THE CURB.
EL: = 892.98
DATUM = NAVD 88

VICINITY MAP
SCALE: 1" = 50'

PROJECT TEAM:

OWNER
QUIET HOLDINGS LLC.
7495 BRIDLESPUR LANE
DELAWARE, OHIO 43015

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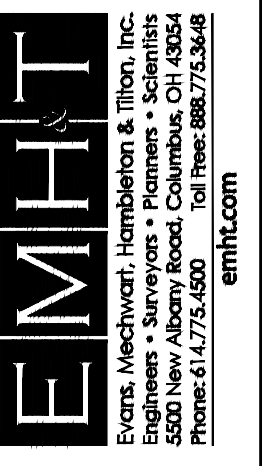
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MARK	DATE	DESCRIPTION

QUIET HOLDINGS LLC.
7495 BRIDLESPUR LANE
DELAWARE, OHIO 43015

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
RESUBDIVISION OF STATE BANK
DUBLIN PLAT LOT 1
TITLE SHEET



DATE
MARCH 24, 2023

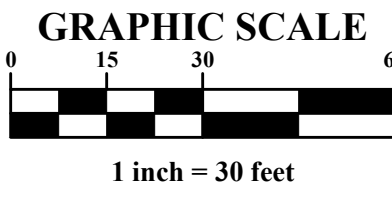
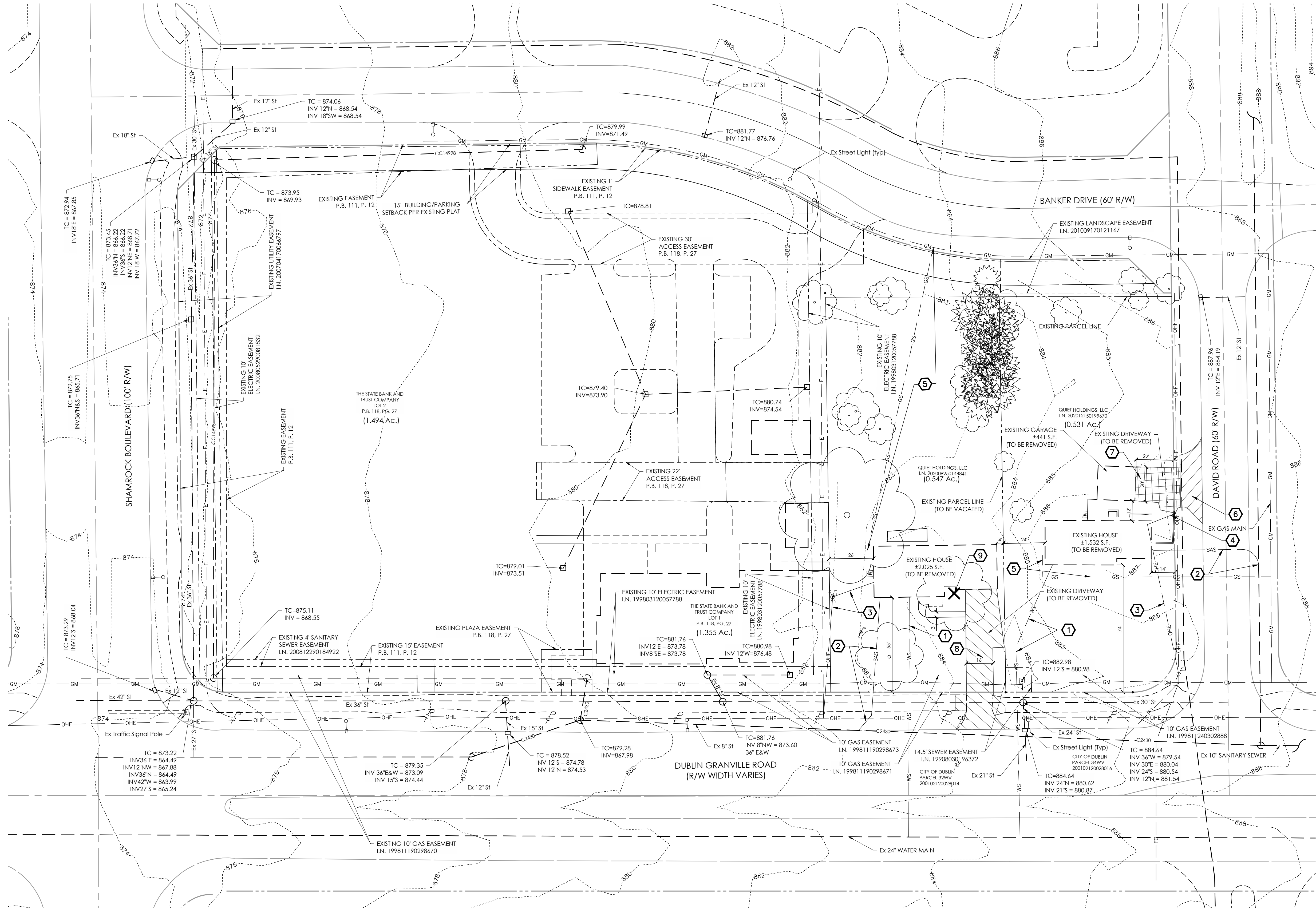
SCALE
1" = 50'

JOB NO.
20220556

SHEET
1/4

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DEMOLITION NOTES

1. A MINIMUM OF 4" OF TOPSOIL MEETING CITY OF COLUMBUS CMS ITEM 653 SHALL BE FURNISHED AND PLACED OVER ALL DENUDED AREAS.
2. VOIDS GREATER THAN 6" DEEP CREATED BY DEMOLITION ACTIVITY SHALL BE FILLED IN ACCORDANCE WITH CITY OF COLUMBUS CMS ITEM 203. A MINIMUM OF 4" OF TOPSOIL SHALL BE FURNISHED AND PLACED AS THE LAST LIFT OF FILL ON ALL VOIDED GREATER THAN 6" DEEP.
3. THE FINISHED SURFACE OF ALL DENUDED AREAS SHALL BE SMOOTHLY GRADED TO MAINTAIN POSITIVE SURFACE DRAINAGE AND FINISHED WITH PERMANENT SEEDING AND MULCHING PER CITY OF COLUMBUS ITEM 659.
4. UNLESS OTHERWISE NOTED, ALL EXISTING TREES ON THE SITE SHALL BE PRESERVED. SEE SHEET 4 FOR LOCATIONS OF ORANGE TREE PROTECTION FENCING AND TYPICAL DETAIL FOR INSTALLATION OF ORANGE TREE PROTECTION FENCING.
5. DEMOLITION ACTIVITIES AND SUBSEQUENT RECORDING ON THE FINAL PLAT SHALL BE COMPLETED NO LATER THAN ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL OF THE FINAL PLAT.

CODED NOTES

- 1 EX 3/4" WS TO BE ABANDONED
- 2 EX 6" SAS TO BE ABANDONED
- 3 EX OHE TO BE ABANDONED
- 4 EX OHF TO BE ABANDONED
- 5 EX GS TO BE ABANDONED
- 6 EX DRIVEWAY APRON TO REMAIN, CURB CUT AND APRON TO BE RE-EVALUATED WITH SITE REDEVELOPMENT PLANS.
- 7 EX CONCRETE DRIVEWAY TO BE REMOVED UP TO THE RIGHT-OF-WAY LINE
- 8 EX CONCRETE DRIVEWAY, DRIVEWAY APRON AND DROPPED CURB TO BE REMOVED. DROPPED CURB TO BE REPLACED WITH FULL HEIGHT CONCRETE CURB WHICH MATCHES PROFILE, LINE AND GRADE OF EXISTING CURB IMMEDIATELY ADJACENT TO AREA OF REMOVAL. STANDARD DUTY SHARED USE PATH PER CITY OF DUBLIN STANDARD DRAWING RD-06 TO BE INSTALLED WITHIN THE LIMITS OF DRIVEWAY REMOVAL TO MAINTAIN SHARED USE PATH CONNECTIVITY ALONG THE SITES DUBLIN GRANVILLE ROAD FRONTAGE. TREE LAWN TO BE INSTALLED PER CITY OF DUBLIN STANDARDS BETWEEN THE SOUTHERN EDGE OF THE NEW SHARED USE PATH AND THE NEW FULL HEIGHT CURB. TREE LAWN SHALL CONSIST OF A MINIMUM OF 6" OF TOPSOIL FURNISHED AND PLACED PER CITY OF COLUMBUS CMS ITEM 653 AND PERMANENT SEEDING AND MULCHING PER CITY OF COLUMBUS CMS ITEM 659.
- 9 EX JAPANESE ZELKOVA TO BE REMOVED WITH HOUSE DEMOLITION. SUCH REMOVAL IS NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS DUE TO THE POOR CONDITION OF THE TREE AS VERIFIED BY CITY OF DUBLIN STAFF.

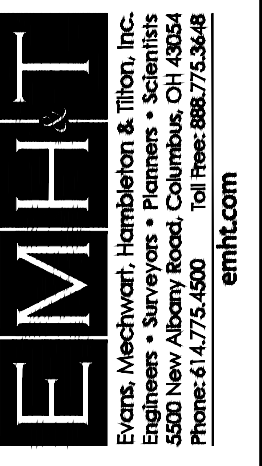
NOTE:

EXISTING CONDITIONS ON LOT 1 ARE SHOWN PER RECORD PLANS FOR "STATE BANK-4800 DUBLIN-GRANVILLE ROAD" PROJECT NUMBER 13-0006-132.

MARK	DATE	DESCRIPTION

QUIET HOLDINGS LLC.
7495 BRIDLESPUR LANE
DELAWARE, OHIO 43015

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
**RESUBDIVISION OF STATE BANK
DUBLIN PLAT LOT 1**
EXISTING CONDITIONS EXHIBIT

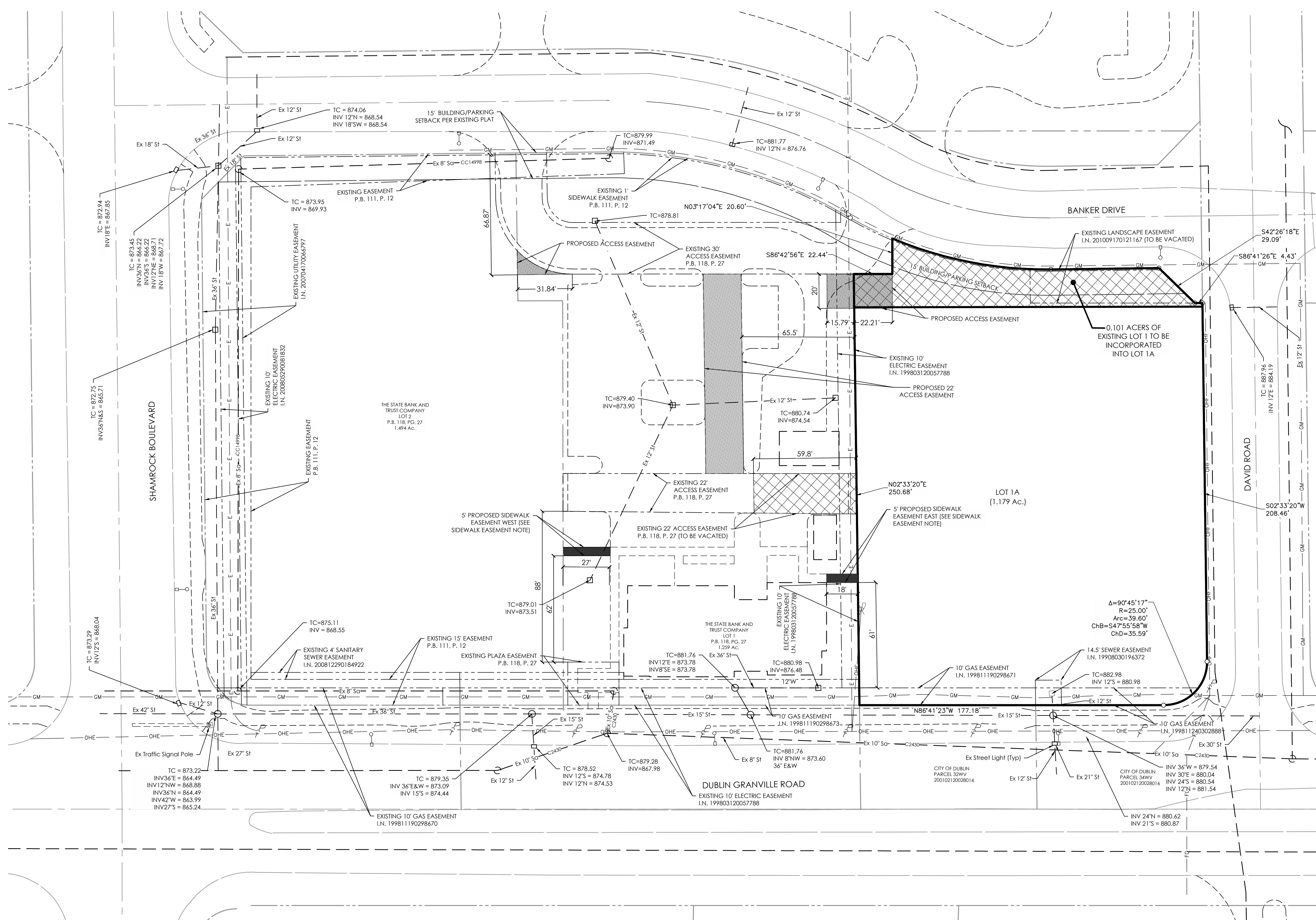
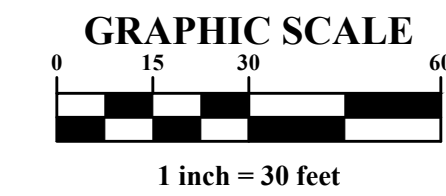


DATE
MARCH 24, 2023

SCALE
1" = 30'

JOB NO.
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SHEET
2/4



NOTES:

LOT 1A INCLUDES 0.101 ACRES OF LOT 1, ALL OF PARCEL NUMBER 27-00304 AND ALL OF PARCEL NUMBER 273-00305.

NO IMPROVEMENTS ARE CURRENTLY PLANNED FOR LOT 1A.

SIDEWALK EASEMENT NOTE:
THE WIDTH OF ANY SIDEWALK CONNECTIONS BETWEEN LOT 1A AND LOT 2 TO LOT 1 SHALL MATCH THE MINIMUM WIDTH OF ANY EXISTING SIDEWALKS THEY CONNECT TO ON LOT 1. THE DEVELOPER OF LOT 1A AND LOT 2 SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION OF SUCH SIDEWALKS.

MARK	DATE	DESCRIPTION

QUIET HOLDINGS LLC.
7495 BRIDLESPUR LANE
DELAWARE, OHIO 43015

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR
**RESUBDIVISION OF STATE BANK
DUBLIN PLAT LOT 1**
SITE PLAN



DATE
MARCH 24, 2023

SCALE
1" = 30'

JOB NO.
20220556

SHEET
3/4

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