

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO DEMOLITION PLAN FOR 4056 & 4070 W. DUBLIN-GRANVILLE ROAD 2023



LOCATION MAP
Not to Scale

PROJECT SUMMARY
This project is a proposal for site demolition of two (2) residential lots on approximately 1.18 acres to prepare for future development. The site is located on the west side of David Road, north side of W Dublin Granville Road, south of Banker Drive, and east of property 4080 W Dublin Granville Road.

BENCH MARKS
(NAVD 1988)

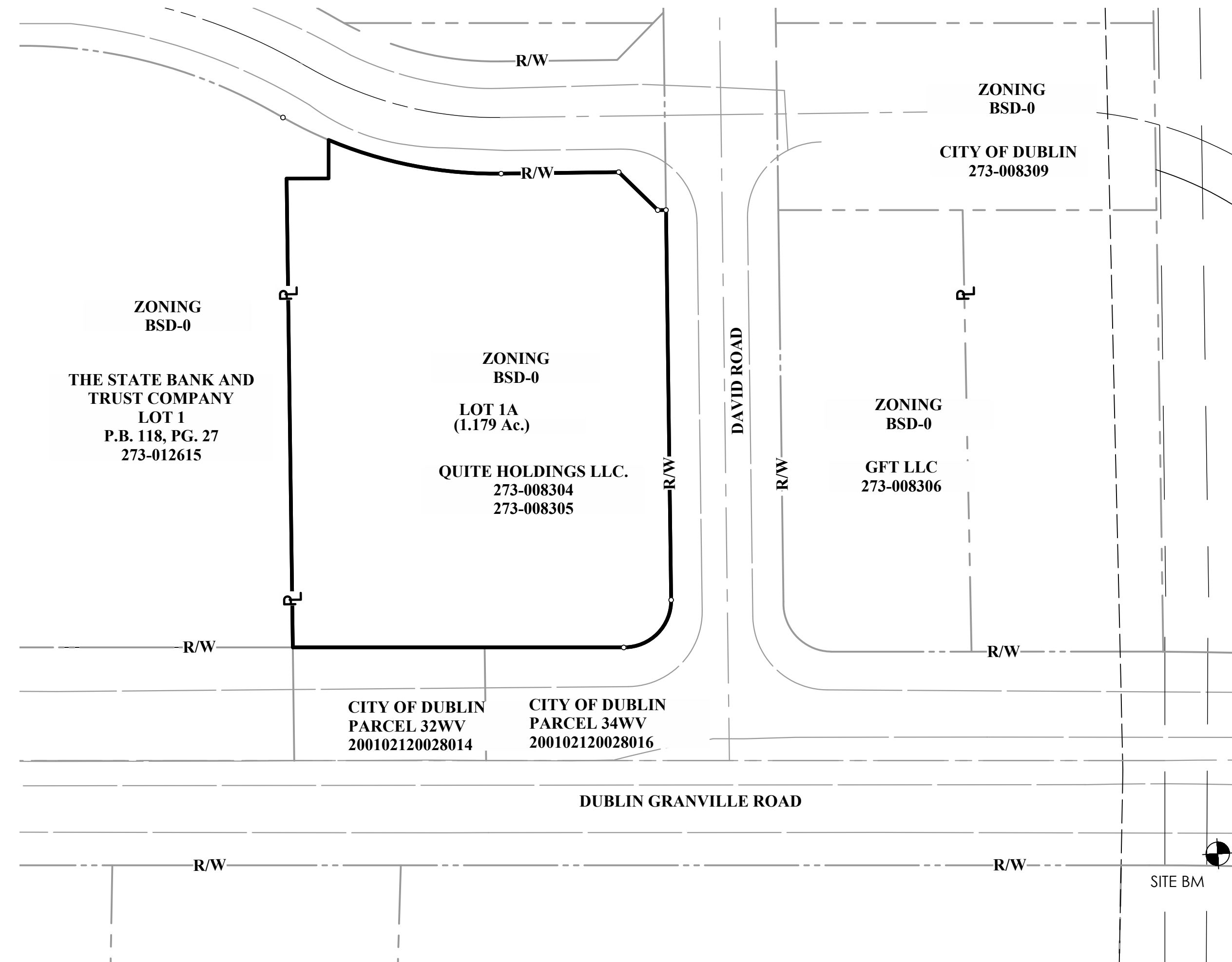
Source BM Frank 73
Stainless steel rod driven to depth of 16" in the Northwest Quadrant of the roundabout at Dublin Granville Road and Riverside Drive in the area between the brick sidewalk and curb, 49 feet Southeast of the center stone pillar, 11.8 feet North of the back of curb, 1.5 feet South of a witness post, 24 inches below ground, access through a 6 inch plastic pipe with a lid.
Elev. = 801.706

Site BM
Iron pin along the South side of Dublin Granville Road ±260 feet East of the center line of David Road, ±13 feet South of the back of the curb
Elev. = 892.98

STANDARD CONSTRUCTION DRAWINGS

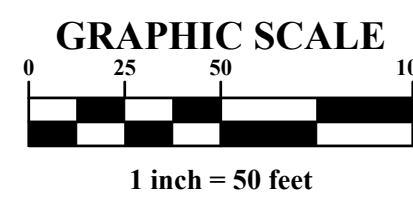
The Standard Construction Drawings listed on these plans are to be considered a part thereof.

CITY OF DUBLIN	CITY OF COLUMBUS
RD-02	1500
RD-06	1510



INDEX MAP

Scale: 1" = 50'



SHEET INDEX

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Date of Expiration: This Plan is valid for two (2) year from date of approval.

PREPARED BY:



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4300 Tel: 614.775.2648
emht.com

The Undersigned hereby certifies that the Site Zoning Compliance Plan meets all the requirements of the General Development Text standards reflected hereon.

Registered Engineer No. _____

Date _____



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
MAY 31, 2023

DEVELOPER/OWNER
QUIET HOLDINGS LLC
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Delaware, OH 43015
Quietholdingsllc@gmail.com

LEGAL COUNSEL
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New Albany, OH 43054
Aaron@UHLawfirm.com

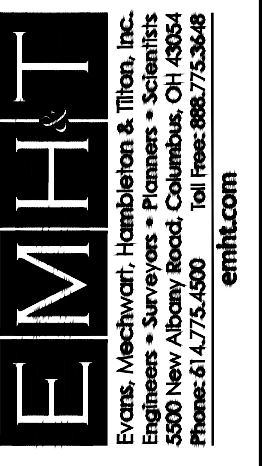
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MARK	DATE	DESCRIPTION

QUIET HOLDINGS, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEMOLITION PLAN
FOR
4056 & 4070 W. DUBLIN-GRANVILLE
ROAD
TITLE SHEET



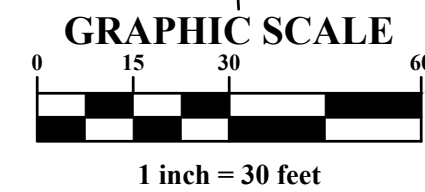
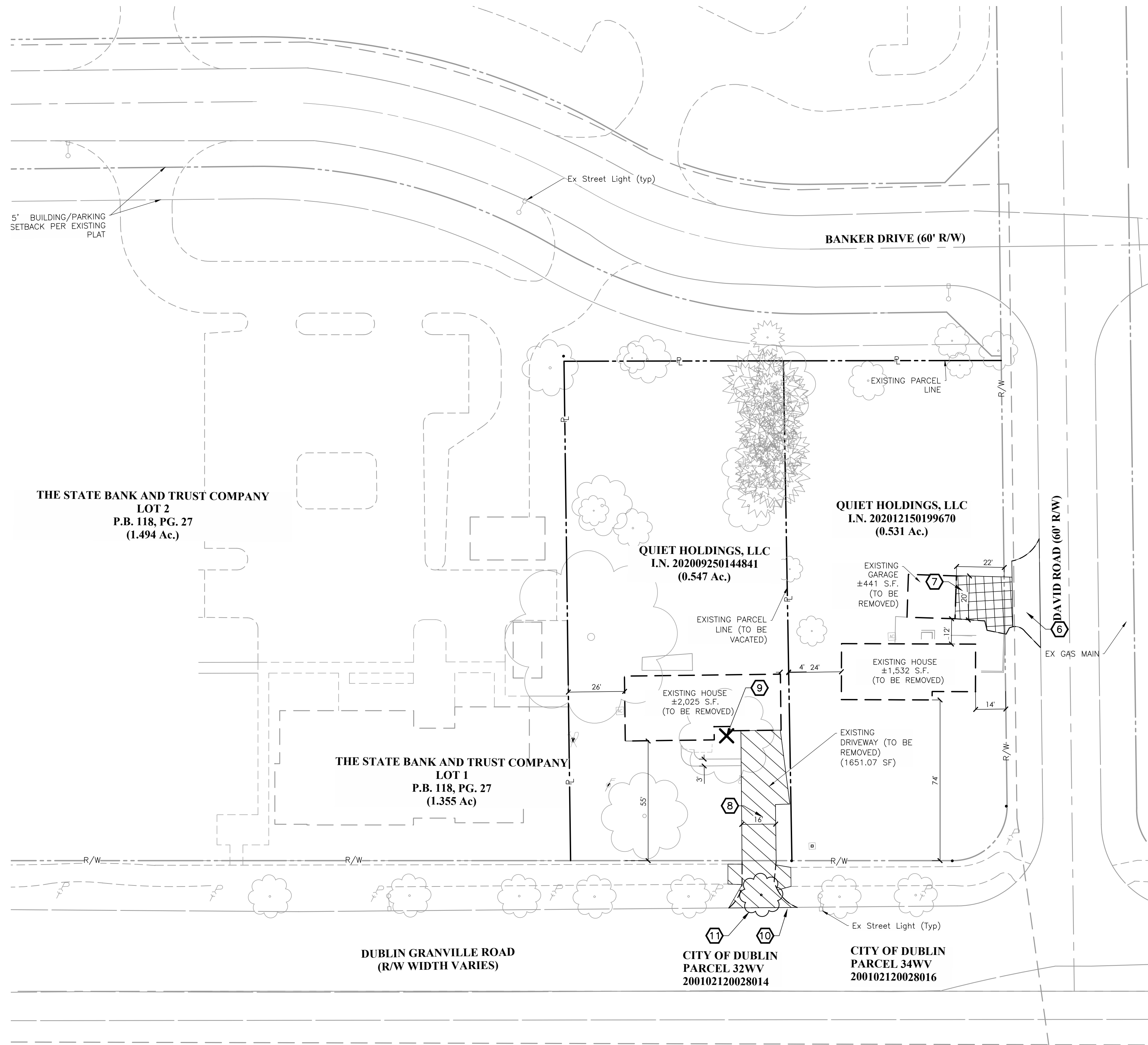
DATE
MAY 31, 2023

SCALE
AS NOTED

JOB NO.
20220556

SHEET
1 / 5

I:\2022\0556\DWG\04\Sheets\Demolition\Title_Sheet.dwg - Last Saved By: jwilliam - 5/30/2023 11:37 AM - Last Printed By: Wilson - 5/31/2023 7:26 AM - (No Xrefs)



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 5 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	N/A
②	N/A
③	N/A
④	N/A
⑤	N/A
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 (595 SF.)
⑧	EX CONCRETE DRIVEWAY, DRIVEWAY APRON AND DROPPED CURB TO BE REMOVED. DROPPED CURB TO BE REPLACED WITH FULL HEIGHT CONCRETE CURB (35 LF. PER RD-02) 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.
⑩	DUBLIN GRANVILLE ROAD WESTBOUND LANE ALONG CURB LINE TO BE TEMPORARILY CLOSED PER ODOT MUTCD FIGURE 6H-10 (LANE CLOSURE ON A TWO-LANE ROAD USING FLAGGERS (TA-10)).
⑪	PROPOSED DECIDUOUS TREE, ACER TRUNCATUM, "NORWEGIAN SUNSET", NORWEGIAN SUNSET MAPLE, 2.5" CAL. B&B

NOTE
Existing conditions on Lot 1 are shown per record plans for "State Bank - 4800 Dublin Granville Road" Project Number 13-0006-132.

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
MAY 31, 2023

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEMOLITION PLAN
**4056 & 4070 W.
DUBLIN-GRANVILLE ROAD**
SITE EXISTING CONDITIONS &
DEMOLITION PLAN

EMHT
ENGINEERS & ARCHITECTS
5800 New Albany Road, Columbus, OH 43244
Phone: 614.775.5500 Fax: 614.775.5505
www.emht.com

DATE
MAY 31, 2023

SCALE
1" = 30'

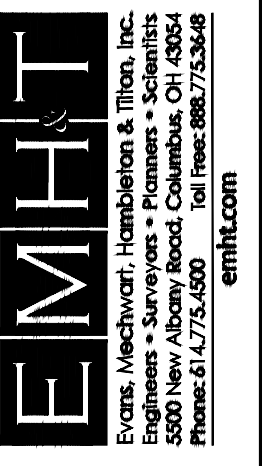
JOB NO.
20220556

SHEET
3 / 5

MARK	DATE	DESCRIPTION

QUiet Holdings, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 DEMOLITION PLAN
 FOR
4056 & 4070 W. DUBLIN-GRANVILLE ROAD
 LANDSCAPE PLAN



DATE

MAY 31, 2023

SCALE

AS NOTED

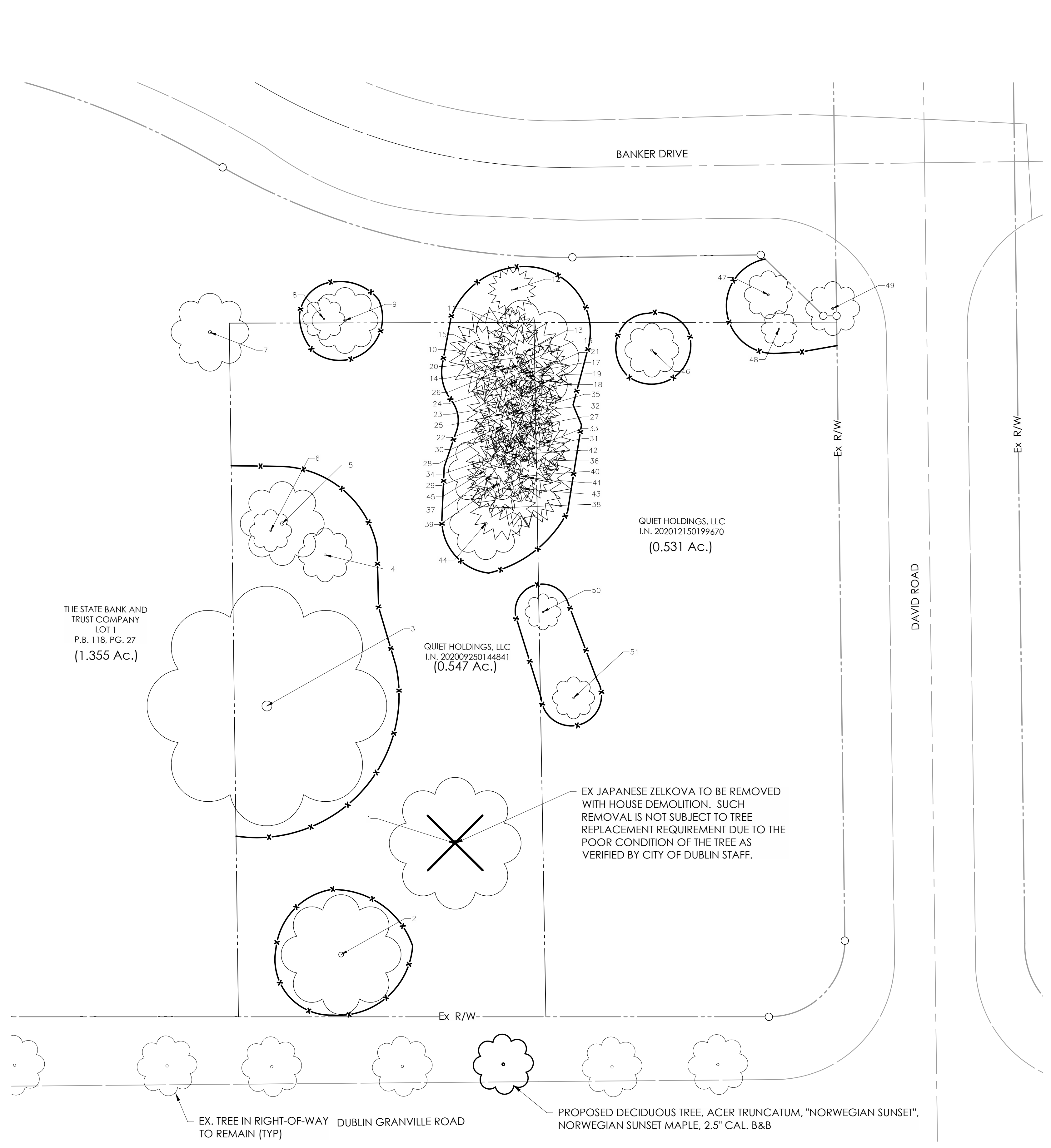
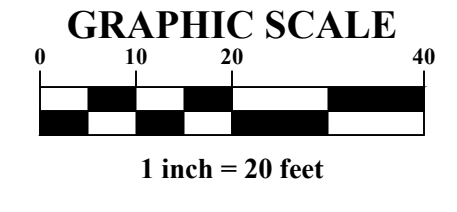
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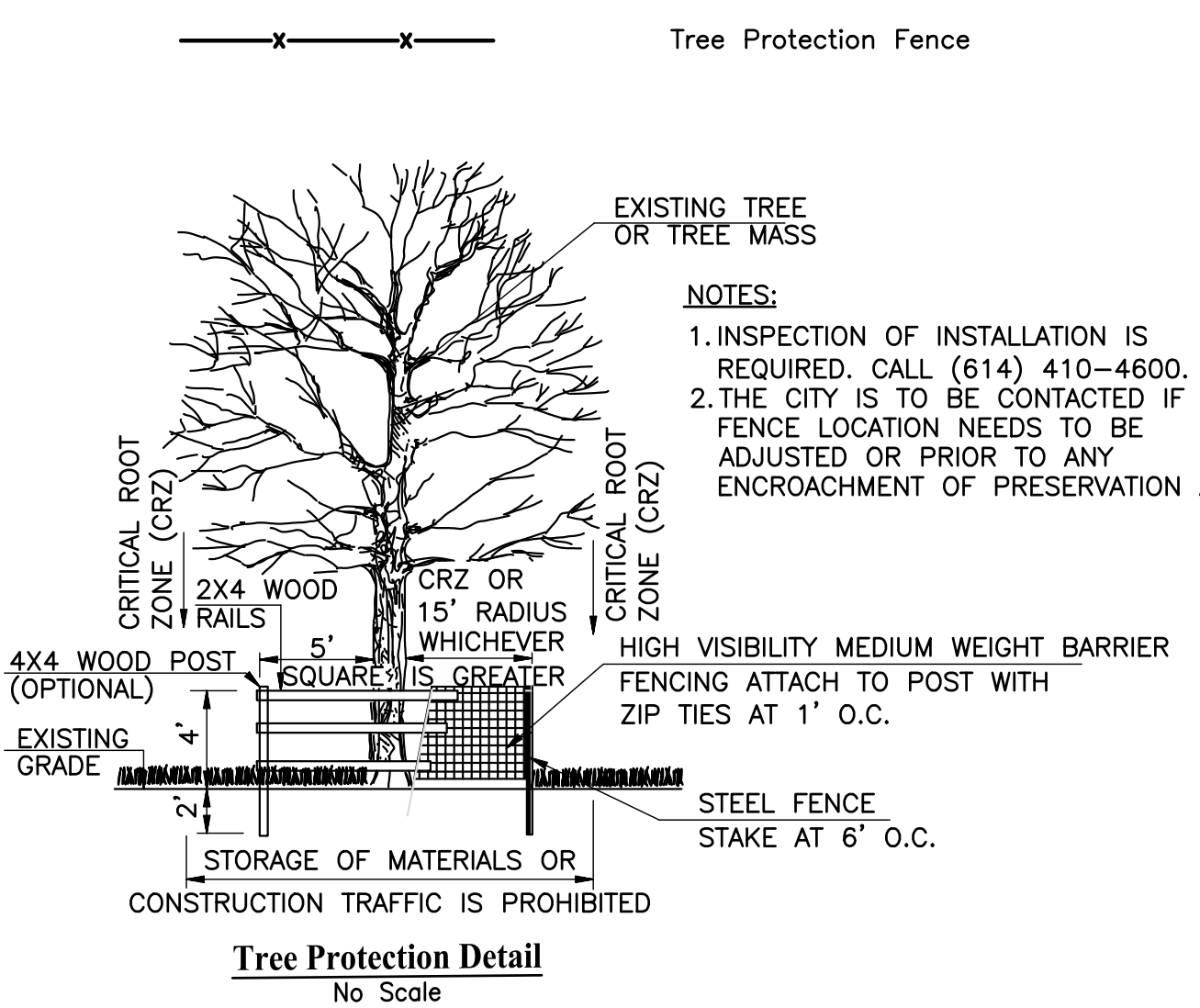
5 / 5

1	Japanese Zelkova	<i>Zelkova serrata</i>	22	1	Poor
2	Silver Maple	<i>Acer saccharinum</i>	20	1	Good
3	Silver Maple	<i>Acer saccharinum</i>	40	1	Good
4	Red Mulberry	<i>Morus rubra</i>	9	1	Good
5	Black Walnut	<i>Juglans nigra</i>	14	1	Good
6	Red Mulberry	<i>Morus rubra</i>	7	1	Good
7	Red Mulberry	<i>Morus rubra</i>	13,13,12,10	4	Good
8	Hackberry	<i>Celtis occidentalis</i>	7	1	Fair
9	Hackberry	<i>Celtis occidentalis</i>	11,10,8,8,8	5	Fair
10	White Pine	<i>Pinus strobus</i>	16	1	Good
11	White Pine	<i>Pinus strobus</i>	6	1	Good
12	White Pine	<i>Pinus strobus</i>	8	1	Good
13	White Pine	<i>Pinus strobus</i>	12	1	Good
14	White Pine	<i>Pinus strobus</i>	8	1	Good
15	White Pine	<i>Pinus strobus</i>	8	1	Good
16	White Pine	<i>Pinus strobus</i>	15	1	Good
17	White Pine	<i>Pinus strobus</i>	15	1	Good
18	White Pine	<i>Pinus strobus</i>	8	1	Dead
19	White Pine	<i>Pinus strobus</i>	6	1	Good
20	Red Mulberry	<i>Morus rubra</i>	19	1	Poor
21	White Pine	<i>Pinus strobus</i>	8	1	Good
22	White Pine	<i>Pinus strobus</i>	6	1	Good
23	White Pine	<i>Pinus strobus</i>	15	1	Good
24	White Pine	<i>Pinus strobus</i>	6	1	Good
25	White Pine	<i>Pinus strobus</i>	12	1	Good
26	White Pine	<i>Pinus strobus</i>	6	1	Good
27	Red Mulberry	<i>Morus rubra</i>	9	1	Good
28	White Pine	<i>Pinus strobus</i>	8	1	Good
29	White Pine	<i>Pinus strobus</i>	6	1	Good
30	White Pine	<i>Pinus strobus</i>	9	1	Good
31	White Pine	<i>Pinus strobus</i>	12	1	Good
32	White Pine	<i>Pinus strobus</i>	8	1	Good
33	White Pine	<i>Pinus strobus</i>	9	1	Good
34	White Pine	<i>Pinus strobus</i>	6	1	Good
35	White Pine	<i>Pinus strobus</i>	11	1	Good
36	White Pine	<i>Pinus strobus</i>	13	1	Good
37	White Pine	<i>Pinus strobus</i>	8	1	Good
38	White Pine	<i>Pinus strobus</i>	11	1	Good
39	White Pine	<i>Pinus strobus</i>	10	1	Good
40	White Pine	<i>Pinus strobus</i>	17	1	Good
41	White Pine	<i>Pinus strobus</i>	8	1	Good
42	White Pine	<i>Pinus strobus</i>	15	1	Good
43	White Pine	<i>Pinus strobus</i>	13	1	Good
44	Red Mulberry	<i>Morus rubra</i>	12	1	Good
45	Red Mulberry	<i>Morus rubra</i>	12	1	Good
46	Black Cherry	<i>Prunus serotina</i>	9	1	Poor
47	Tree-Of-Heaven	<i>Ailanthus altissima</i>	8	1	Good
48	Tree-Of-Heaven	<i>Ailanthus altissima</i>	6	1	Good
49	Slippery Elm	<i>Ulmus rubra</i>	9	1	Good
50	Tree-Of-Heaven	<i>Ailanthus altissima</i>	6	1	Good
51	Callery Pear	<i>Pyrus calleryana</i>	7	1	Good



TREE INVENTORY SUMMARY

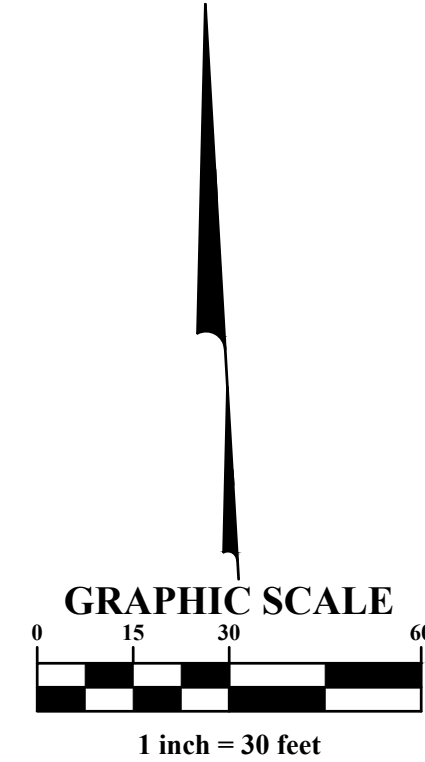
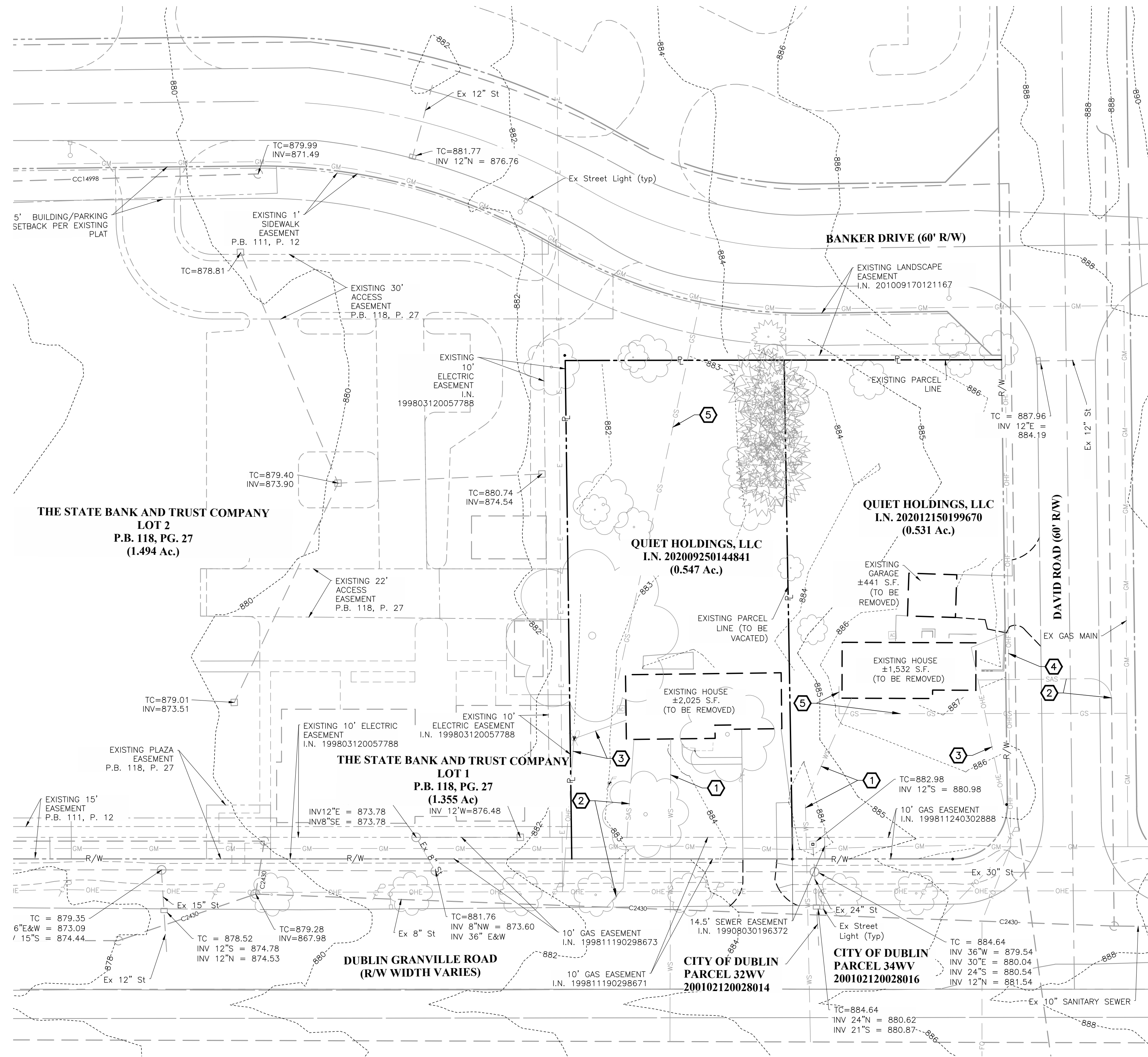
Total Number of Trees: 51 (628 Caliper Inches)



TREE PRESERVATION GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL EXISTING TREES ON THE SITE SHALL BE PRESERVED
- THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION AND MAINTENANCE OF TEMPORARY FENCING AROUND TREE PRESERVATION AREAS SO THAT ALL PROTECTED TREES SHALL BE PRESERVED. THE FENCING SHALL BE LOCATED A DISTANCE FROM THE TRUNK THAT EQUALS, AT A MINIMUM, THE DISTANCE OF THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. WHERE PHYSICAL SITE CONSTRAINTS DO NOT ALLOW FOR SUCH INSTALLATION, TREE PROTECTION LOCATIONS AND METHODS SHALL BE DETERMINED ON SITE WITH THE CONSULTATION OF THE CITY OF DUBLIN LANDSCAPE INSPECTOR. CALL 410-4600 FOR TREE FENCING INSPECTION.
- FENCING SHALL REMAIN IN PLACE AND BE SECURED IN AN UPRIGHT POSITION DURING THE ENTIRE DEMOLITION PERIOD TO PREVENT THE IMPINGEMENT OF VEHICLES, MATERIALS, SPOILS, AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
- TREE PRESERVATION SIGNS, AVAILABLE FROM THE DIVISION OF LAND USE AND LONG RANGE PLANNING, MUST BE LOCATED ALONG THE FENCING. ANY CHANGE IN PROTECTIVE FENCING MUST BE APPROVED BY THE DIRECTOR OF LAND USE AND LONG RANGE PLANNING.
- THE APPROVED TREE PRESERVATION PLAN SHALL BE AVAILABLE ON THE SITE BEFORE WORK COMMENCES AND AT ALL TIMES DURING ALL DEMOLITION ACTIVITY. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS AND UTILITIES OF TREE PRESERVATION REQUIREMENTS.
- DURING ALL DEMOLITION ACTIVITY, ALL STEPS TO PREVENT THE DESTRUCTION OR DAMAGE TO PROTECTED TREES SHALL BE TAKEN. NO DEMOLITION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, VEHICLES, MATERIALS OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ALL TREES THAT ARE TO BE PRESERVED. NO ATTACHMENTS, INCLUDING BUT NOT LIMITED TO ROPES, NAILS, ADVERTISING POSTERS, SIGNS, FENCES, OR WIRES (OTHER THAN THOSE USED FOR BRACING, GUYING OR WRAPPING) SHALL BE ATTACHED TO ANY TREE.
- NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
- NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
- ALL UTILITY SERVICE LINE REMOVAL AND ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN.

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION
 PLAN SET DATE
 MAY 31, 2023



DEMOLITION NOTES

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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" WATER SERVICE (WS) (TO BE ABANDONED)
②	EX 6" SANITARY SEWER (SAS) (TO BE ABANDONED)
③	EX OVERHEAD ELECTRIC (OHE) (TO BE ABANDONED)
④	EX OVERHEAD FIBER (OHF) (TO BE ABANDONED)
⑤	EX GAS SERVICE (GS) (TO BE ABANDONED)

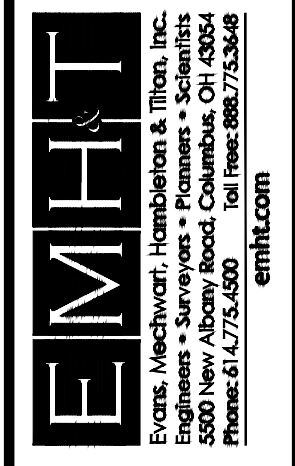
NOTE
Existing conditions on Lot 1 are shown per record plans for "State Bank - 4800 Dublin Granville Road" Project Number 13-0006-132.

PRELIMINARY
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PLAN SET DATE
MAY 31, 2023

MARK	DATE	DESCRIPTION

QUIET HOLDINGS, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FOR
DEMOLITION PLAN
4056 & 4070 W. DUBLIN-GRANVILLE
UTILITY & GRADING, EXISTING CONDITIONS & DEMOLITION PLAN



DATE
MAY 31, 2023

SCALE
1" = 30'

JOB NO.
20220556

SHEET
4 / 5

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