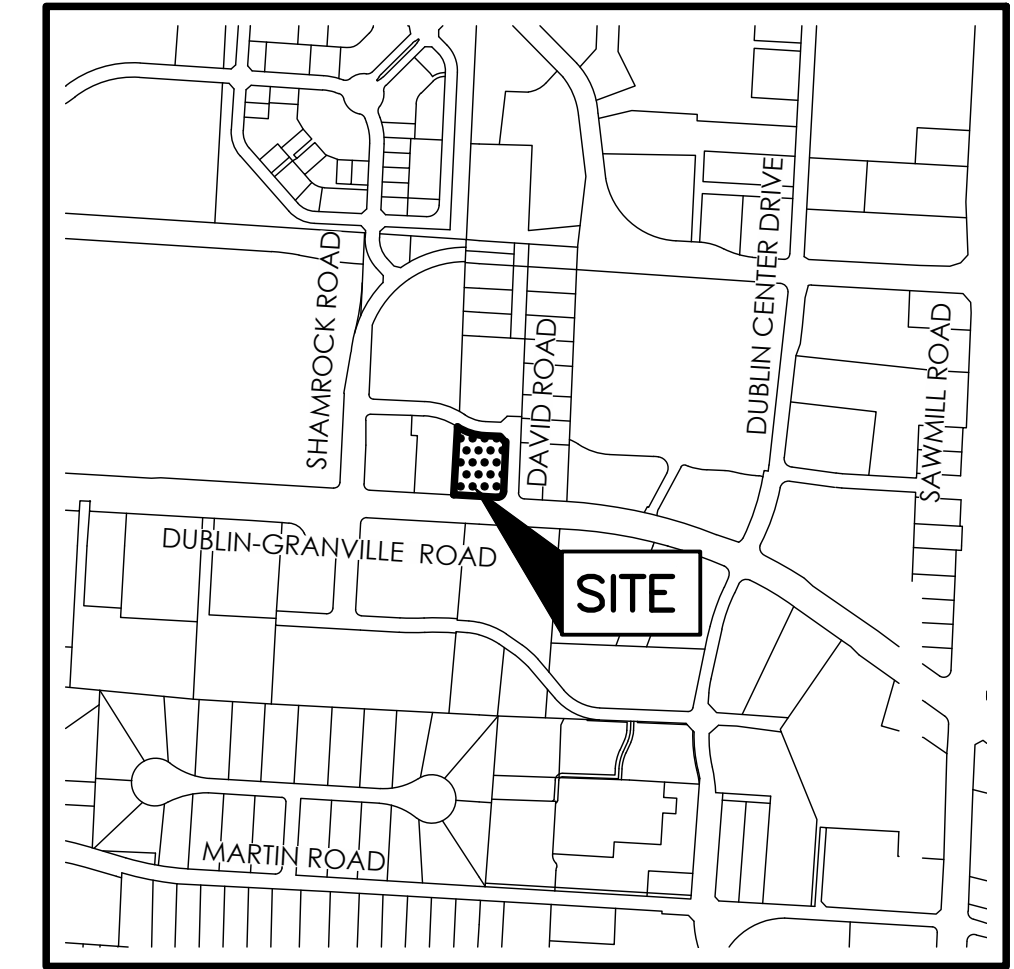


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO DEMOLITION PLAN FOR RESUBDIVISION OF STATE BANK 2023



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)

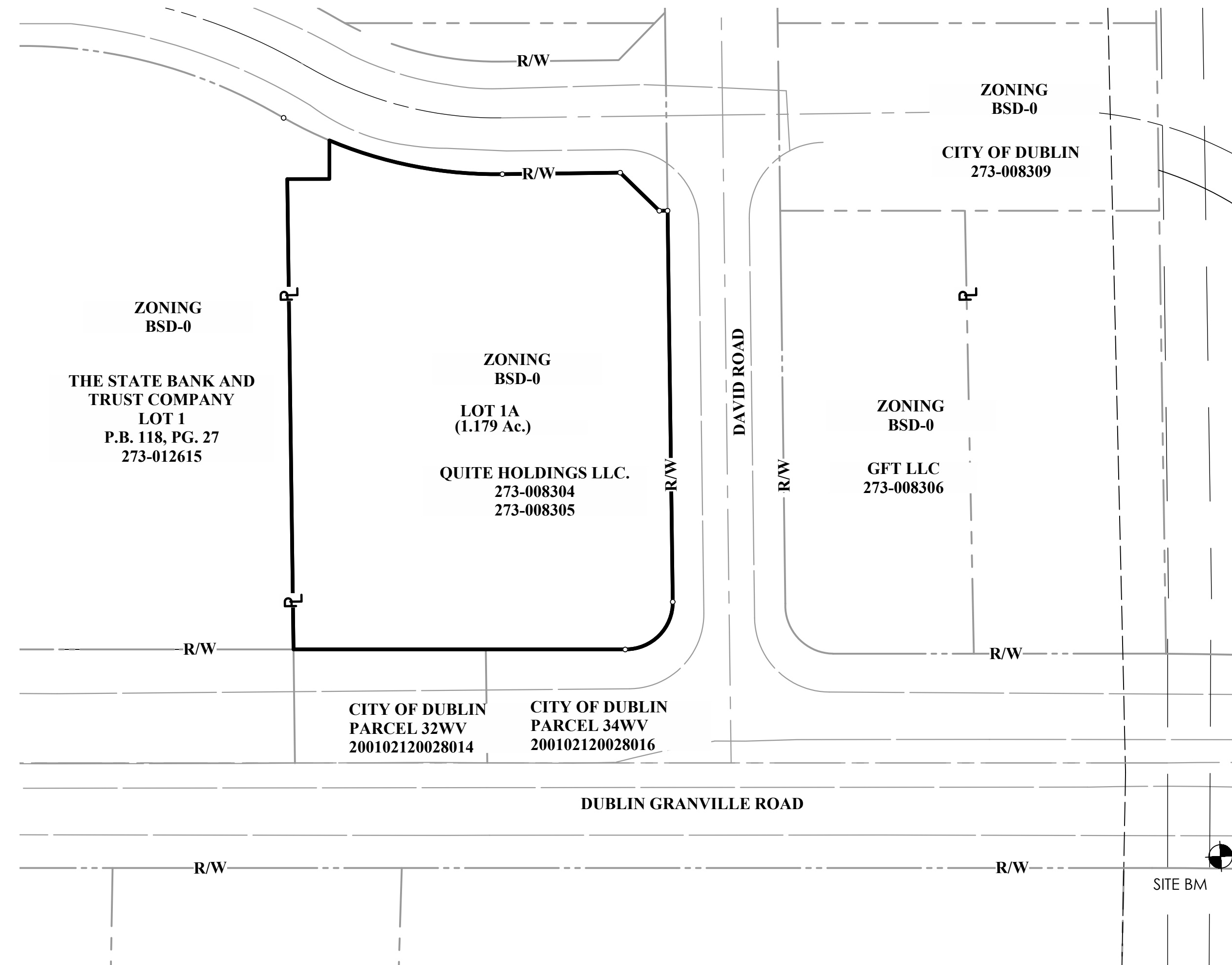
Source BM Frank 73
Stainless steel rod driven to depth of 16' in the Northwest Quadrant of the roundabout at Dublin Granville Road and Riverside Drive in the area between the brick sidewalk and curb, 49 feet Southeast of the center stone pillar, 11.8 feet North of the back of curb, 1.5 feet South of 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.

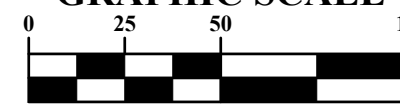
CITY OF DUBLIN	CITY OF COLUMBUS
RD-02	1500
RD-06	1510



INDEX MAP

Scale: 1" = 50'

GRAPHIC SCALE



1 inch = 50 feet

SHEET INDEX

TITLE SHEET	1
GENERAL NOTES	2
SITE EXISTING CONDITIONS & DEMOLITION PLAN	3
UTILITY & GRADING, EXISTING CONDITIONS & DEMOLITION PLAN	4
LANDSCAPE PLAN	5

Date of Expiration: This Plan is valid for one (1) 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 12, 2023

DEVELOPER/OWNER
QUIET HOLDINGS LLC
Troy Kernelgor
7495 Bridlespur Lane
Delaware, OH 43015
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Sarah Wilson
5500 New Albany Road
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Tel: (614) 775-4392
swilson@emht.com

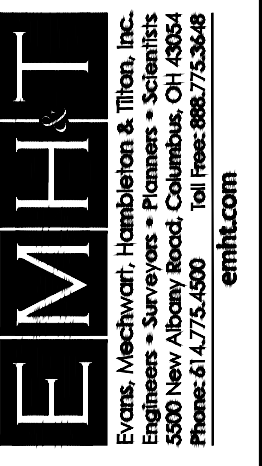
SURVEY
EMHT Inc.
Matthew A. Kirk
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4313
mkirk@emht.com

REVISIONS

MARK	DATE	DESCRIPTION

QUIET HOLDINGS, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEMOLITION PLAN
FOR
RESUBDIVISION OF STATE BANK
TITLE SHEET



DATE
MAY 12, 2023

SCALE
AS NOTED

JOB NO.
20220556

SHEET
1 / 5

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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 construction 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 bench marks, 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 water courses 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 97.35 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 solid 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 III according to Item 636. Item 911 of the Standard Specifications may 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 III) shall be used in place of compacted granular backfill, according to Item 636 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 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 Rye, 60% of weight (2 varieties in equal parts)
Germination Rate: 85%
Application Rate: 7 lbs per 1000 sq ft as directed by the Division of Parks & 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
Attn: R. Caldwell
3550 Johnny Applesseed Ct
Columbus, Ohio 43231
(614) 370-1906
American Electric Power
Paul Paxson
Engineering Liaison Coordinator
777 Hopewell Drive
Heath, Ohio 43056
(740) 348-5322
ptpaxson@aep.com
Lumen Communications
Haley Wood
250 Old Wilson Bridge Suite 130
Worthington, Ohio 43085
Haley.Wood@lumen.com
Verizon Business
Maurice Jones
757 Commerce Court
Lewis Center, Ohio 43035
(614) 593-6685
(614) 816-0361 Bob Dillow
AT&T (fka SBC)
Donald G. Marshall Jr.
111 N. 4th Street
Columbus, Ohio 43215
(614) 216-2396
Go1553@aatt.com
AT&T Transmission
James Schneider
155 Commerce Park Dr. Suite 1
Westerville, Ohio 43082
(440) 525-4322

- 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 proper provisions for traffic control are not being provided by the Contractor, 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 CEPA 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, overland 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 bales 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 21 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.

STORM SEWERS

- 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 636, Type III 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 and endwalls 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 and/or endwalls surfaces. Surfaces to be acid washed before approval of stone facing.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates.
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 U.S. 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 Power and 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 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 Power and Water (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.

MISCELLANEOUS

- 1. High Density Polyethylene (HDPE) corrugated pipe with integrally formed smooth interior wall, ADS N-12 or approved equal, is an approved alternate to reinforced concrete pipe in paved and non-paved areas.
2. HDPE pipe joints shall be made using watertight couplers with "O"-ring gasket, ADS WT of approved equal, where rubber "O"-ring gasket (ASTM C-361) pipe is required on approved constructions plans or within contract documents. All other pipe shall have a bell and spigot joint with rubber gasket meeting ASTM F477.
3. All bedding material shall be in accordance with City of Columbus Standard Construction Drawing AA-S149.

- 4. Backfill material shall be placed in accordance with Item 911 of the City of Columbus Construction Material Specifications (CMS).
5. Backfill material in areas located outside the public right-of-way shall be placed in accordance with City of Columbus Standard Construction Drawing AA-S155.
6. Height of cover shall be in accordance with the Ohio Department of Transportation (ODOT) Location and Design (L&D) Manual, Volume Two, Section 1008.3.1.
7. All HDPE pipe shall be mandrel tested in accordance with City of Columbus Item 901.21, with the exception that the waiting period prior to testing shall be 30 days.
8. For any and all installations requiring the minimization of trench water migration, anti-seep collars shall be installed in accordance with the ODOT L&D Manual, Volume Two Section 1118.4.1.2 and ODOT Standard Hydraulic Construction Drawing WQ-1.2.

ROCK EXCAVATION

- 1. Rock elevations reflected by the Plan were estimated by interpolation for design and estimating purposes only. Logs, test data, and interpolations are not warranted to reflect actual subsurface conditions. The Contractor shall examine the available information and obtain additional information if necessary for estimating, bidding, and construction purposes.
2. NO BLASTING IS PERMITTED ON PROJECT.

DUST CONTROL

Dust control shall be maintained by applying water or dust palliative for the alleviation or prevention of dust nuisance originating from construction operations from within the project construction limits. The contractor shall perform dust control operation per Item 616.

REVISIONS

Table with columns: MARK, DATE, DESCRIPTION

QUIET HOLDINGS, LLC

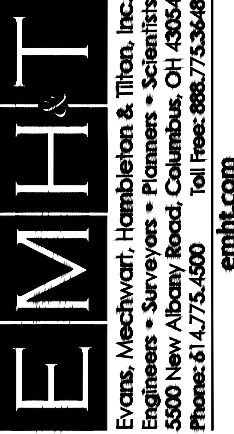
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

DEMOLITION PLAN

FOR

RESUBDIVISION OF STATE BANK

GENERAL NOTES



DATE

MAY 12, 2023

SCALE

NONE

JOB NO.

20220556

SHEET

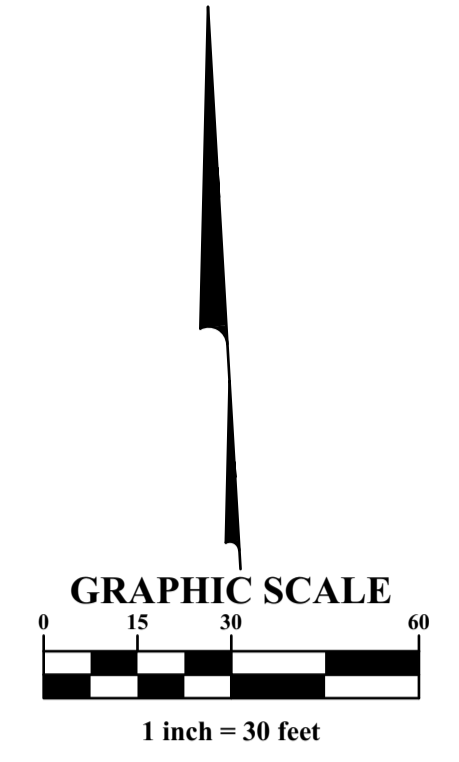
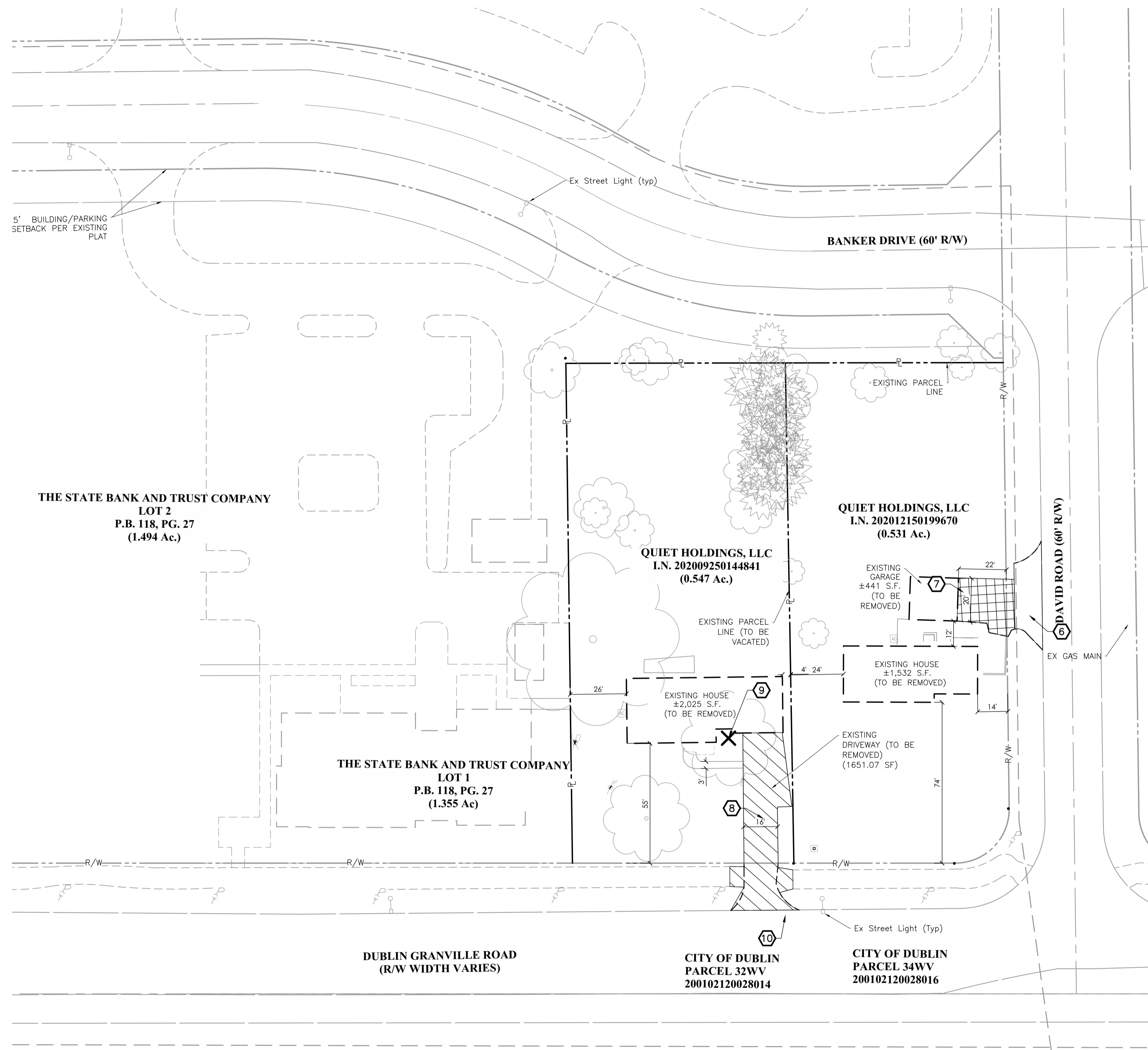
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PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 12, 2023

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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 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 CITY OF COLUMBUS STANDARD DRAWINGS 1500, 1510 |

NOTE

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

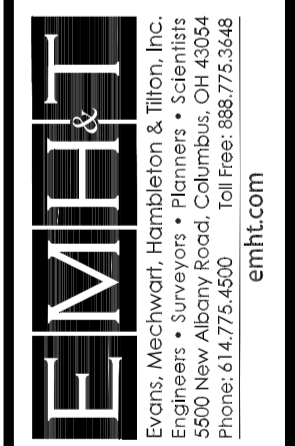
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 12, 2023

MARK	DATE	DESCRIPTION

QUIET HOLDINGS, LLC

RESUBDIVISION OF STATE BANK
FOR
DEMOLITION PLAN
SITE EXISTING CONDITIONS & DEMOLITION PLAN



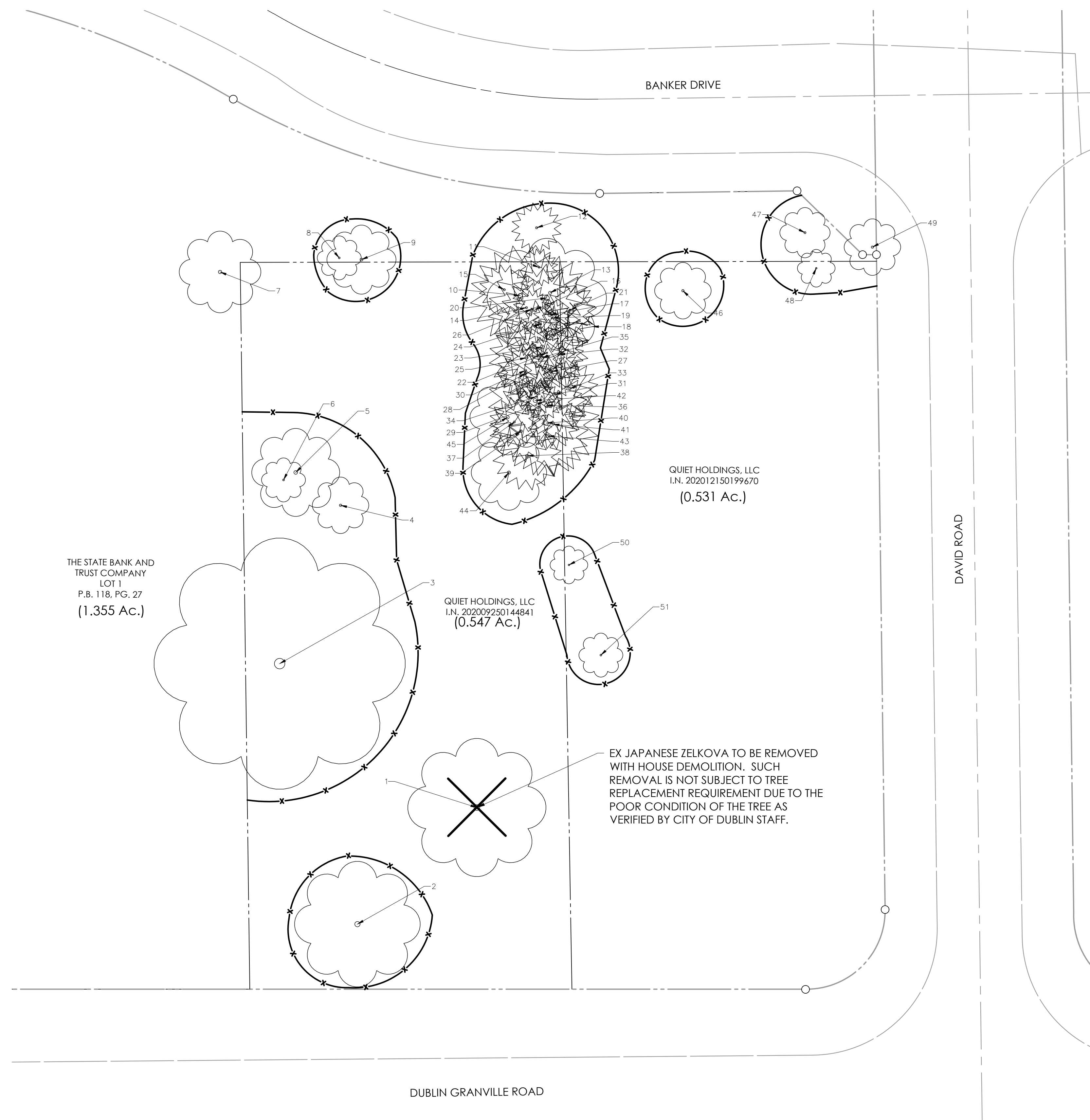
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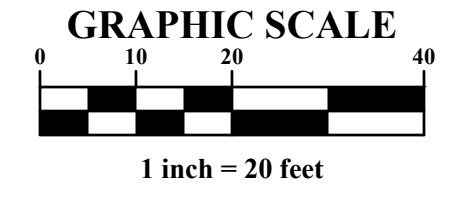
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SHEET
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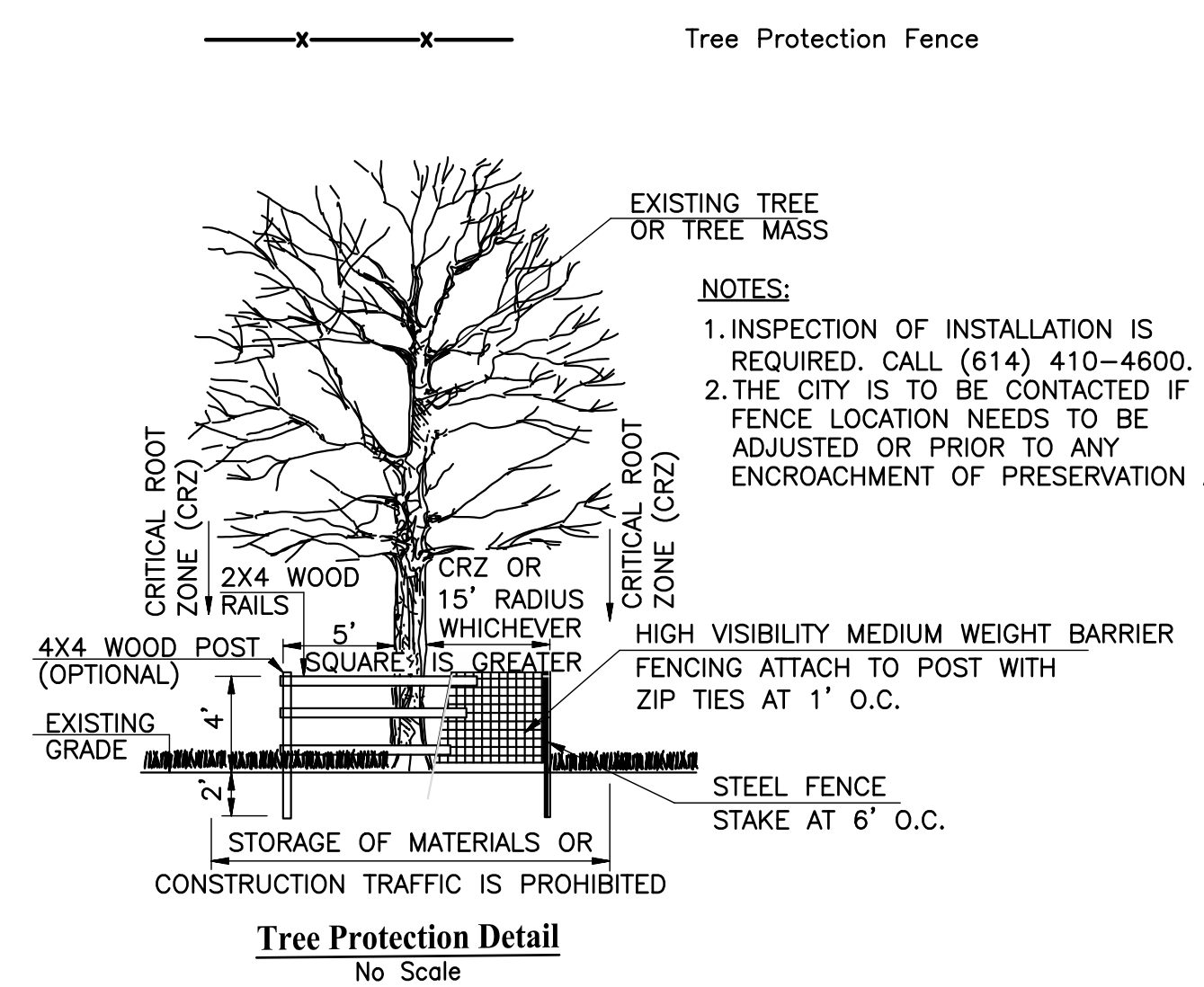


ID	Tree Name	Scientific Name	Count	Caliper (inches)	Health
1	Japanese Zelkova	<i>Zelkova serrata</i>	22	1	Poor
2	Silver Maple	<i>Acer saccharinum</i>	20	1	Good
3	Silver Maple	<i>Acer saccharinum</i>	40	1	Good
4	Red Mulberry	<i>Morus rubra</i>	9	1	Good
5	Black Walnut	<i>Juglans nigra</i>	14	1	Good
6	Red 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 12, 2023

MARK	DATE	DESCRIPTION

QUIET HOLDINGS, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FOR
 DEMOLITION PLAN
 RESUBDIVISION OF STATE BANK
 LANDSCAPE PLAN

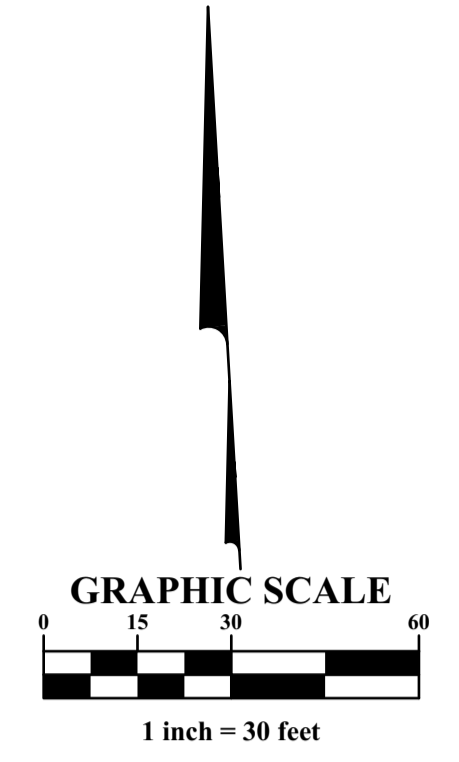
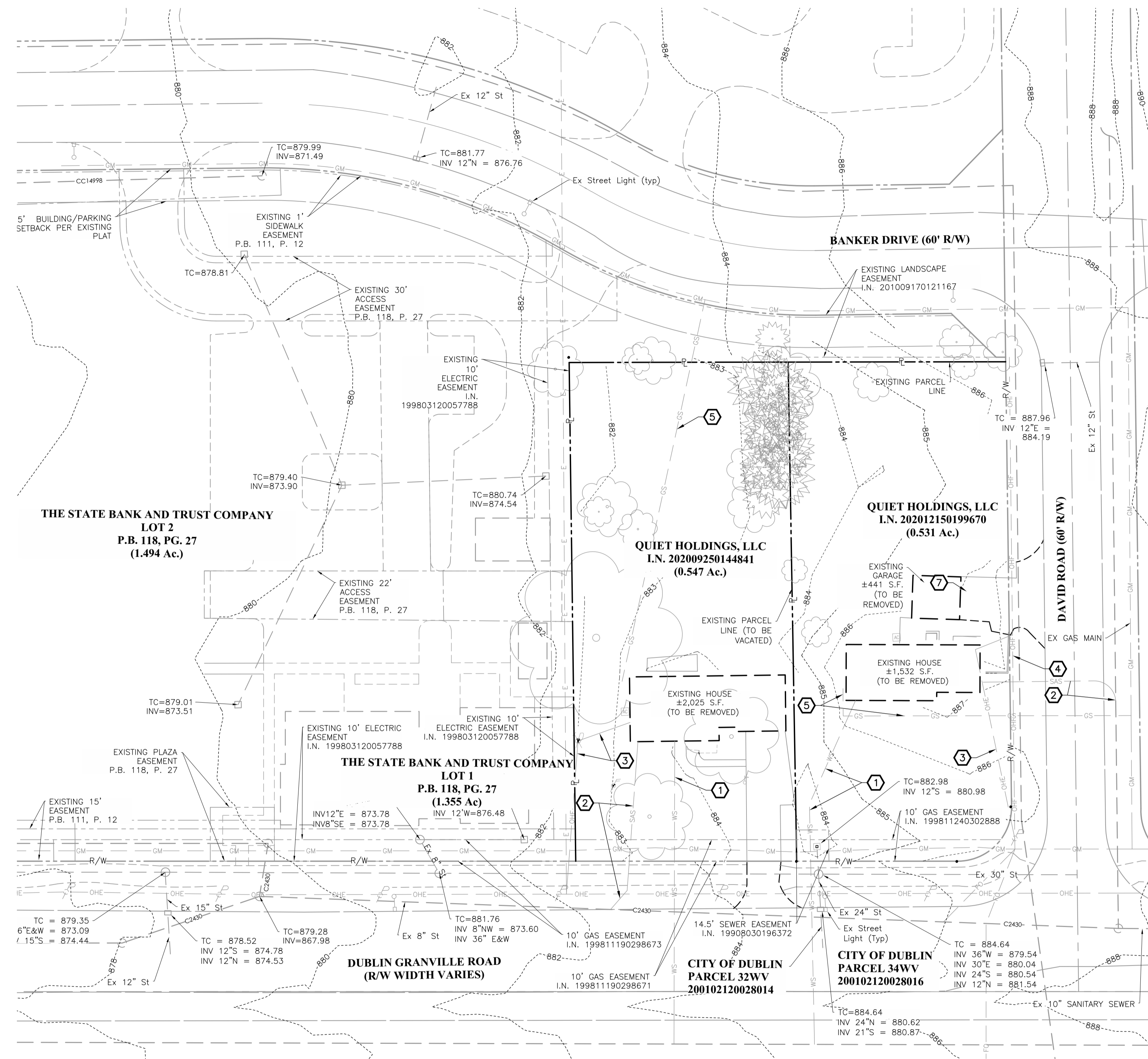
DATE
 MAY 12, 2023

SCALE
 AS NOTED

JOB NO.
 20220556

SHEET
 5 / 5

U:\20220556(Dwg)\04Sheets\Demolition\Utility & Grading_Existing Conditions & Demolition Plan.dwg, Last Saved By: jgilham, 5/9/2023 11:47 AM, Last Printed By: Wilson, Sarah, 5/12/2023 11:15 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 DENUEED 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 DENUEED 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 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

NOTE

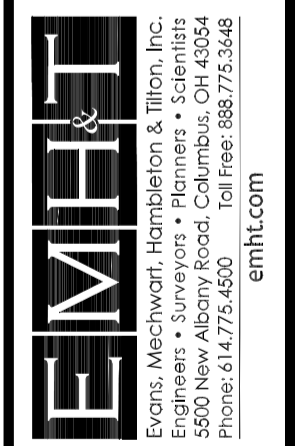
Existing conditions on Lot 1 are shown per record plans for "State Bank - 4800 Dublin Granville Road" Project Number 13-0006-132.

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 MAY 12, 2023

MARK	DATE	DESCRIPTION

QUIET HOLDINGS, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FOR
DEMOLITION PLAN
RESUBDIVISION OF STATE BANK
UTILITY & GRADING, EXISTING CONDITIONS &
DEMOLITION PLAN



DATE
MAY 12, 2023

SCALE
1" = 30'

JOB NO.
20220556

SHEET
4 / 5