



December 18, 2023

Re: Address Confirmation
Community: The City of Dublin, Union County, Ohio 43016
Project: Faithful Friends Vet Clinic
Address: 6780 Liggett Road

All,

The City of Dublin is assigning 6780 Liggett Road as the address to Parcel 3900010120000, located at the southeast corner of Liggett Road and Perimeter Drive, in Union County. Part of the building will be located at a different parcel (Parcel 273-001899-00) and in Franklin County. If you would have any questions please contact our office at 614-410-4600.

See attachment.

Sincerely,



Carlos Gonzalez
Engineering Technician I

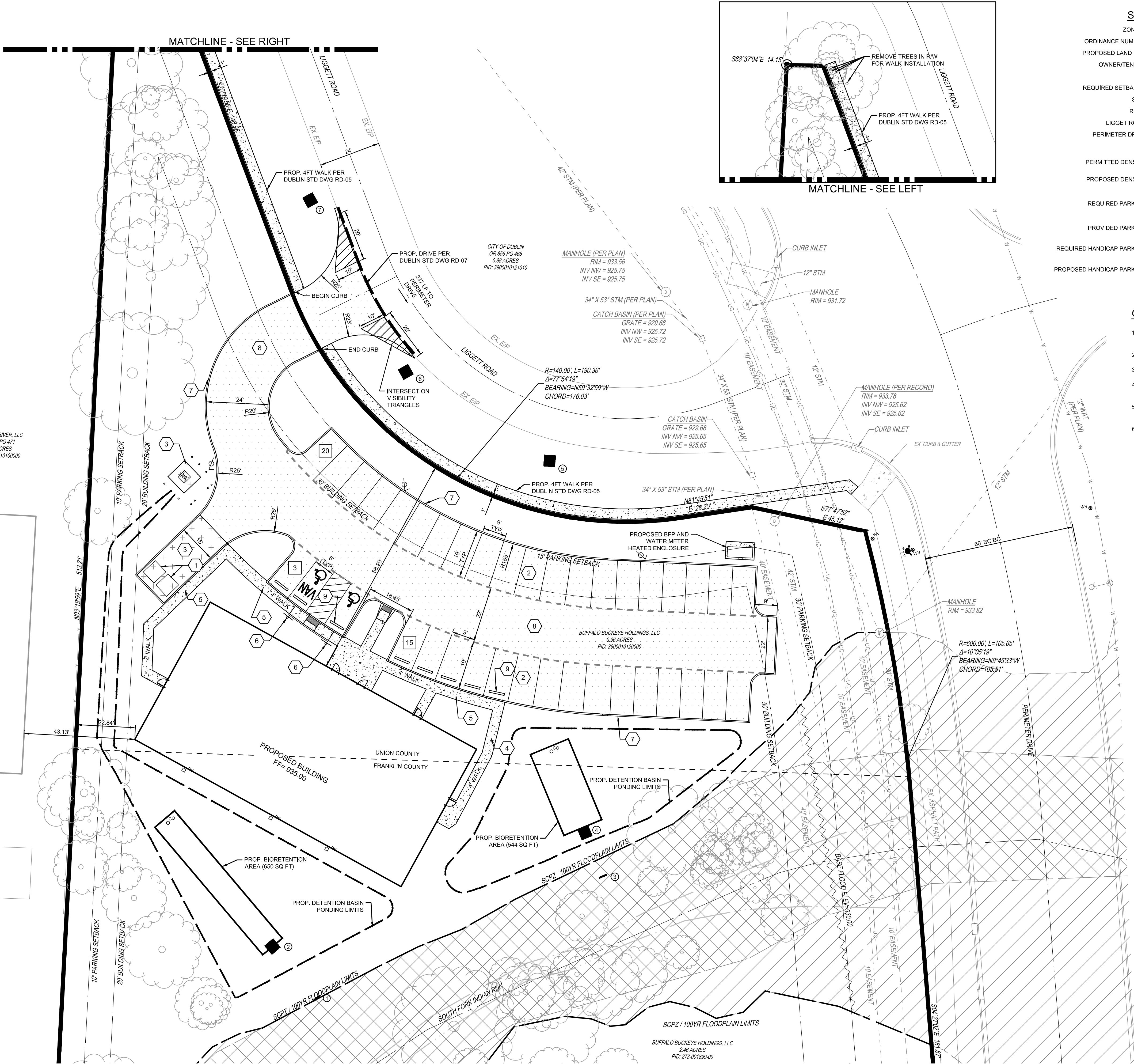
Attachments

Cc: Email Distribution List
Caitlynn Seymour, Police

6780 LIGGETT ROAD, DUBLIN, OHIO 43016



YANKEE RIVER, LLC
BK 031 PG 471
3.51 ACRES
PID: 3900010100000



SITE ZONING DATA

ZONING: TF- TECHNOLOGY FLEX DISTRICT
ORDINANCE NUMBER: ORD 86-21
PROPOSED LAND USE: OFFICE, MEDICAL
OWNERTENANT: FAITHFUL FRIENDS

REQUIRED SETBACKS:
SIDE: 10' PARKING, 20' BUILDING SETBACKS
REAR: 10' PARKING, 20' BUILDING SETBACKS
LIGGETT ROAD: 15' PARKING, 30' BUILDING SETBACKS
PERIMETER DRIVE: 30' PARKING, 50' BUILDING SETBACKS

PERMITTED DENSITY: 12,000 SF PER ACRE
PROPOSED DENSITY: 7,227 SF

REQUIRED PARKING:
5 SPACES PER 1,000 SQ FT
= 7227/1000 = 7.23 = 7 x 5 = 35
= 35 SPACES

PROVIDED PARKING: 38

REQUIRED HANDICAP PARKING:
1 HANDICAP SPACE PER 25 SPACES UP TO 100
= 36/25 = 1.44
= 2 SPACES

PROPOSED HANDICAP PARKING: 2

GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, WHEN CURB IS NOT PRESENT.
2. ALL STANDARD PARKING SPACES ARE 9' x 19'.
3. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED.
5. ALL WALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED
6. SEE TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF TREES

CODED NOTES

1. PROPOSED DUMPSTER ENCLOSURE TO BE 6' WOOD PICKET FENCE W/ 100% OPACITY
2. STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL 1, SHEET C102
3. HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL 3, SHEET C102
4. EXTERIOR CONCRETE SLAB WALK, SEE DETAIL 4, SHEET C102
5. EXTERIOR CONCRETE SLAB WALK W/ INTEGRAL CURB, SEE DETAIL 5, SHEET C102
6. ACCESSIBLE PARKING SIGN, SEE DETAIL 8 SHEET C102
7. EXTRUDED CURB, SEE DETAIL 7, SHEET C102
8. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL 2, SHEET C102
9. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 10, SHEET C102

EXISTING LEGEND

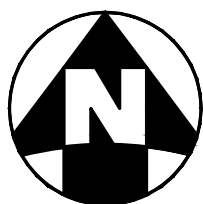
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- MANHOLE
- CLEAN OUT
- CATCH BASIN
- INLET
- EASEMENT
- EXISTING TREELINE
- FEMA FLOODWAY
- FEMA 100-YEAR FLOODZONE

DEMOLITION LEGEND

- SAWCUT LINE

PROPOSED LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE WALK
- PARKING COUNT
- CATCH BASIN
- HEADWALL
- STORM SEWER CLEANOUT
- DOWNSPOUT
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- TRANSFORMER
- LIGHT POLE



THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

SEAL:

STATE OF OHIO
MICHAEL J. COUVREUR
E-70851
REGISTERED PROFESSIONAL ENGINEER

NO. DATE DESCRIPTION

FAITHFUL FRIENDS VETERINARIAN CLINIC

7000 LIGGETT ROAD
CITY OF DUBLIN
DUBLIN, OH 43016

PROJECT NO: 231231.000
DATE: 12/12/2023
SCALE:



SHEET NAME:

SITE PLAN

SHEET NO.

C103