

**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

**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

**PROPOSED VARIANCES:**  
 PID 3800010120000 - 0' SIDE YARD SETBACK (SOUTHERN PROPERTY LINE)  
 PID 273-001899 - 0' SIDE YARD SETBACK (NORTHERN PROPERTY LINE)

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

**THE KLEINGERS GROUP**  
 CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE  
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SEAL:

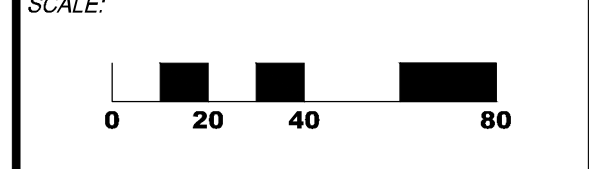
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SEAL:

NO.	DATE	DESCRIPTION

**FAITHFUL FRIENDS VETERINARIAN CLINIC**  
 6780 LIGGETT ROAD  
 CITY OF DUBLIN  
 DUBLIN, OH 43016

PROJECT NO: 231231.000  
 DATE: 12/19/2023



SHEET NAME:  
**ZONING SITE PLAN**

SHEET NO:  
**1**

