



April 24, 2026

Re: New Address Assignment
Community: The City of Dublin, Franklin County
Project: Nestle USA Inc
Address: 6621 Eiterman Road, Dublin, Ohio 43016

All,

This letter is to confirm an additional address added to the system for the building at 6625 Eiterman Road, parcel ID 273-004516. This address is necessary to differentiate the main entrance of the building with their loading dock Number 4, located at the rear side of the building. This address point will route delivery drivers to the exact location where they need to go. The new address is **6621 Eiterman Road, Dublin, Ohio 43016**.

If you have any questions, please contact our office at 614-410-4600.

See attachment.

Sincerely,



Carlos Gonzalez
Engineering Technician I

Attachments

Cc: Email Distribution List

Jen Cain-Sultzbaugh, Police

NGAC - Dublin
Zone 4 (D.L. Research Office District (West Innovation District))

Building/Area	Area - by Floor		Sq Ft Breakdown (by Area for Parking Calc)	
	First Floor	Second Floor	Tracked	Untracked
Existing Building	4,700	4,000	9,600	58,775
Existing Rectangular Building	4,000	4,000	8,000	7,475
Existing Contour	100	100	200	100
Proposed Addition	100	100	200	100
Total SF by Floor	73,708	10,200	33,200	72,495
Total Rectangular	4,900	4,200	9,100	86,350

Vehicle	Standard	HC
Permitted Spaces	308	302
Permitted Spaces	30	3
Permitted Spaces	36	3
Permitted Spaces	134	6
Permitted Spaces	32	0
Total	332	9

Property	Permitted	Untracked
1 per 30	15	112,000 / 15 = 7,467
Landmark		
Site Total		

CITY OF DUBLIN, OHIO
74.503 AC. (DEED)
I.N. 200710300187804 (FRANKLIN COUNTY -
57,739 AC.)
O.R. 760, P. 509 (UNION COUNTY - 16,764 AC.)

CITY OF DUBLIN, OHIO
17.681 AC.
I.N. 20120370031288

- LEGEND**
- SAN- EXISTING SANITARY SEWER
 - S1- EXISTING STORM SEWER
 - G- EXISTING GAS LINE
 - W- EXISTING WATER MAIN
 - OE- EXISTING OVERHEAD ELECTRIC
 - UE- EXISTING UNDERGROUND ELECTRIC
 - P- EXISTING CONTOUR ELEVATION

BENCHMARK LIST

Benchmark	Location	Elevation
BM #1	ELEV=932.22 (NAVD 86)	932.22
CHIEFED 10	ON THE EAST FLANGE BOLT OF A PIPE HYDRANT LOCATED AT THE NORTHWEST CORNER OF BETHLEHEM ROAD AND NESTLE ENTRANCE.	930.14
BM #13	ELEV=934.75 (NAVD 86)	934.75
BM #14	ELEV=934.75 (NAVD 86)	934.75
UTILITY POLE	LOCATED AT THE SOUTHEAST CORNER OF NESTLE PROPERTY AND ON THE WEST SIDE OF BETHLEHEM ROAD.	

ZONE 4 INNOVATION DISTRICT 1

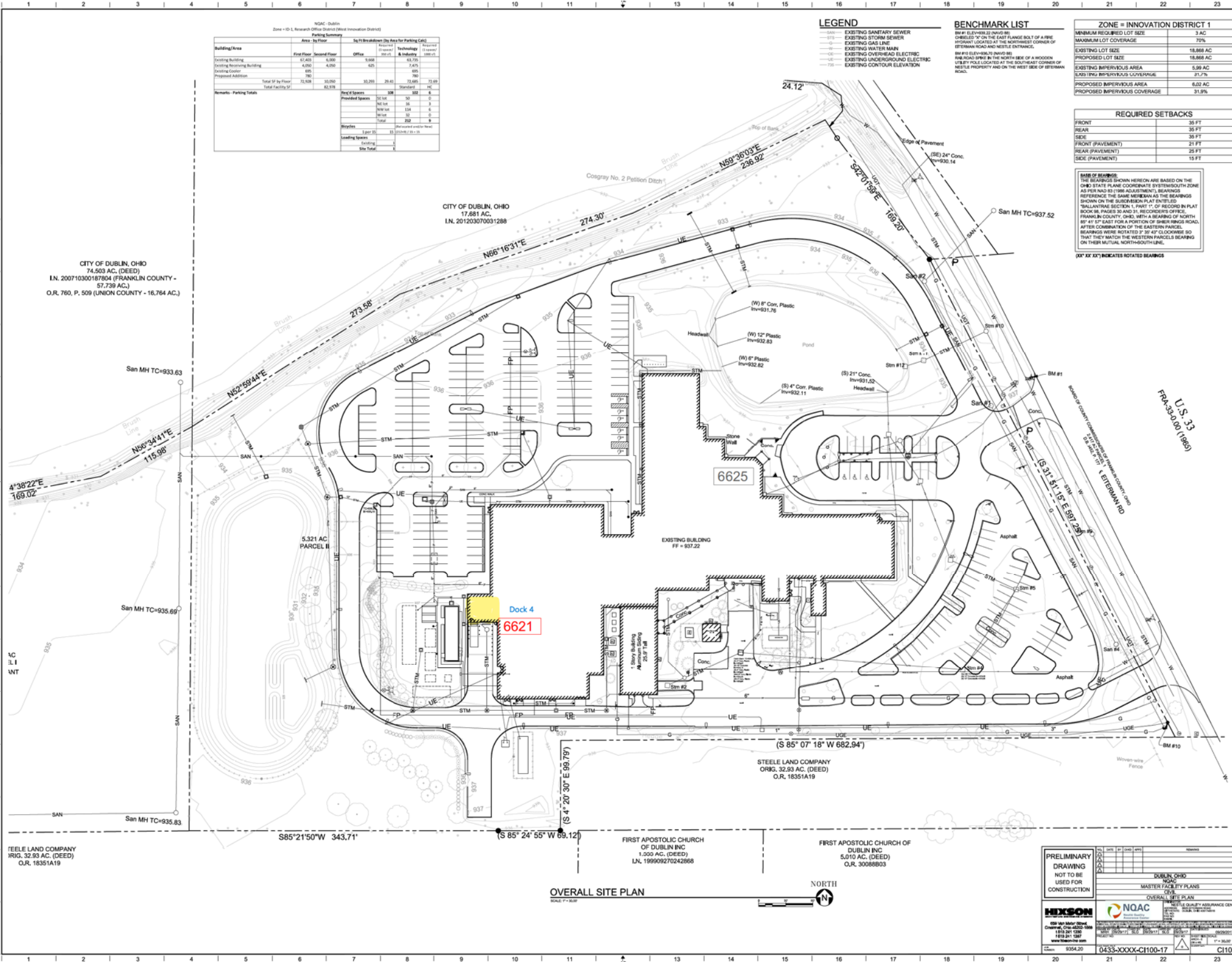
Requirement	Value
MINIMUM REQUIRED LOT SIZE	3 AC
MAXIMUM LOT COVERAGE	75%
EXISTING LOT SIZE	16,869 AC
PROPOSED LOT SIZE	16,869 AC
EXISTING IMPERVIOUS AREA	5.99 AC
EXISTING IMPERVIOUS COVERAGE	31.7%
PROPOSED IMPERVIOUS AREA	6.02 AC
PROPOSED IMPERVIOUS COVERAGE	31.9%

REQUIRED SETBACKS

Requirement	Value
FRONT	35 FT
REAR	35 FT
SIDE	35 FT
FRONT (PAVEMENT)	21 FT
REAR (PAVEMENT)	25 FT
SIDE (PAVEMENT)	15 FT

NOTE OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (NAD 83) AS PER NAD 83 (1983 ADJUSTMENT). BEARINGS REFERENCE THE SAME MERIDIAN AS THE BEARINGS SHOWN ON THE SURVEYOR'S PLAN ENTITLED "SULLIVAN'S SECTION 1, PART 11, OF RECORD IN PLAT BOOK 88, PAGES 30 AND 31, RECORDS OFFICE, FRANKLIN COUNTY, OHIO, WITH A BEARING OF NORTH 80° 41' 57" EAST FOR A PORTION OF SHER HENIGS ROAD, 80° 41' 57" EAST FOR THE EASTERN PORTION OF SHER HENIGS ROAD, 80° 41' 57" EAST FOR THE WESTERN PORTION OF SHER HENIGS ROAD. BEARINGS WERE ROTATED 3° 30' 41" CLOCKWISE SO THAT THEY MATCH THE WESTERN PARCELS BEARING ON THEIR MUTUAL, NORTHSOUTHLINE.

00° XX' XX" INDICATES ROTATED BEARINGS



OVERALL SITE PLAN
SCALE: 1" = 30.00'



PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION

DUBLIN, OHIO
MASTER FACILITY PLANS
OVERALL SITE PLAN

HIXSON
11512 2nd Street
Dublin, Ohio 43022-3888
614.231.1200
www.hixson.com

NGAC
NORTH GREEN ANCHOR CENTER
2025 N. Green Anchor Center
Dublin, Ohio 43022-3888
614.231.1200
www.ngac.com

DATE: 03/24/20
PROJECT: 0433-XXXX-C100-17
SCALE: 1" = 30.00'