



May 8, 2019

Mr. Randy Loebig, President
Highland Management
720 E. Broad Street
Suite 200
Columbus, Ohio 43215

Re: Address Assignment for Medical Office Buildings 1, 2, and 3 at the Southwest corner of Innovation Drive and Emerald Parkway (ZIP 43016)

Dear Mr. Loebig,

The City of Dublin has re-address buildings 1, 2, and 3, to be able to accommodate multiple tenants at the southwest corner of Innovation Drive and Emerald Parkway as illustrated on the attached exhibit.

Building 1

5695 Innovation Drive
5699 Innovation Drive

Building 2

5673 Innovation Drive
5675 Innovation Drive
5677 Innovation Drive

Building 3

5681 Innovation Drive
5683 Innovation Drive
5687 Innovation Drive

Please see attachment.

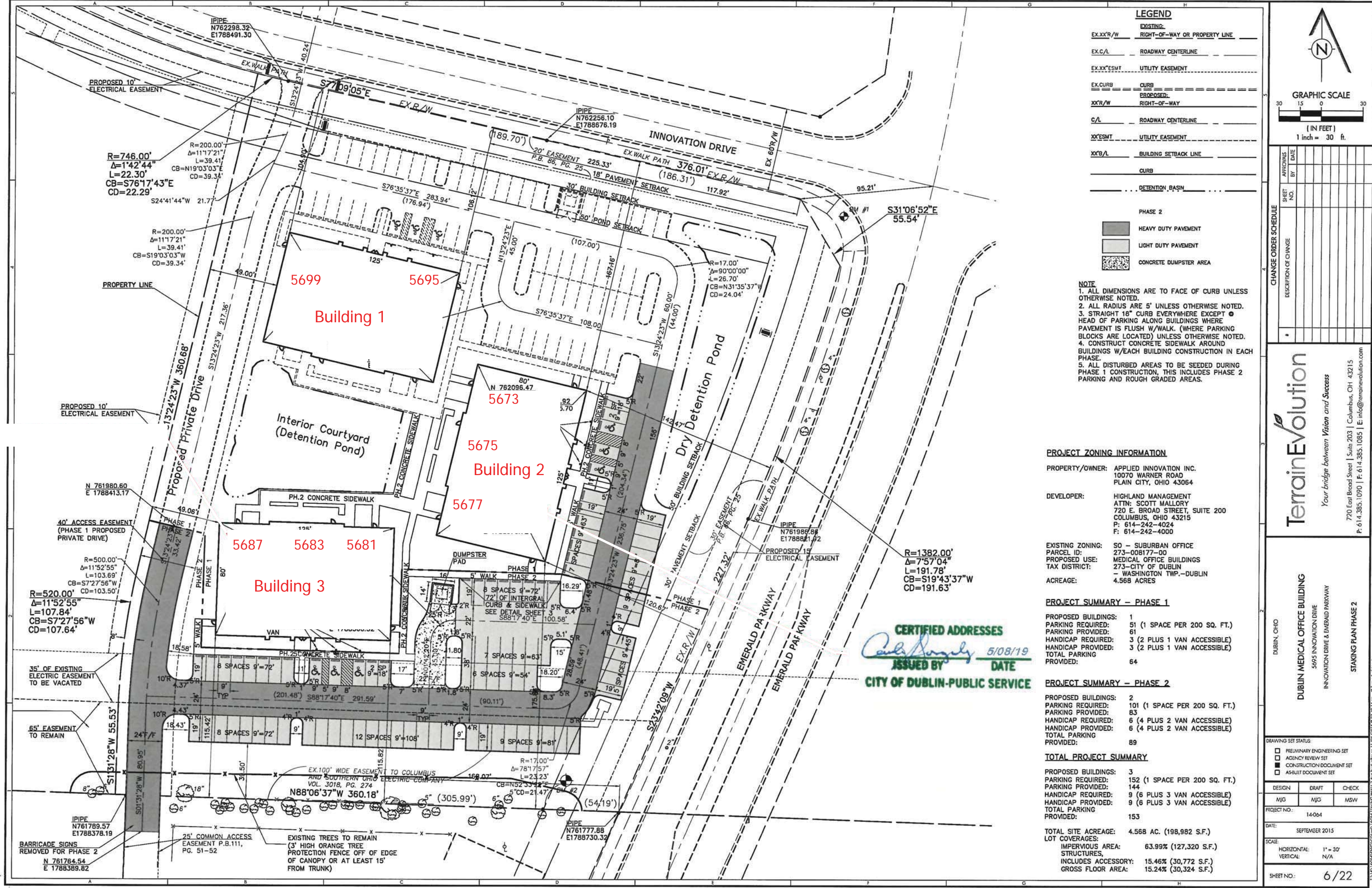
Sincerely,

Carlos Gonzalez
Engineering Technician I

Attachments

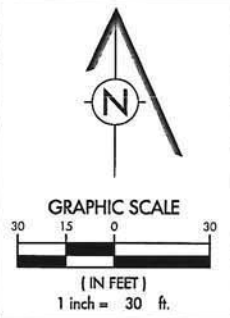
Cc: Email Distribution List

Caitlynn Seymour, Police



LEGEND

EX.XX'R/W	EXISTING: RIGHT-OF-WAY OR PROPERTY LINE
EX.C/L	EXISTING: ROADWAY CENTERLINE
EX.XX'ESMT	EXISTING: UTILITY EASEMENT
EX.CURB	EXISTING: CURB
XX'R/W	PROPOSED: RIGHT-OF-WAY
C/L	PROPOSED: ROADWAY CENTERLINE
XX'ESMT	PROPOSED: UTILITY EASEMENT
XX'B/L	PROPOSED: BUILDING SETBACK LINE
CURB	PROPOSED: CURB
...	PROPOSED: DETENTION BASIN



- PHASE 2**
- HEAVY DUTY PAVEMENT
 - LIGHT DUTY PAVEMENT
 - CONCRETE DUMPSTER AREA
- NOTE**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL RADIUS ARE 5' UNLESS OTHERWISE NOTED.
 3. STRAIGHT 18" CURB EVERYWHERE EXCEPT @ HEAD OF PARKING ALONG BUILDINGS WHERE PAVEMENT IS FLUSH W/WALK. (WHERE PARKING BLOCKS ARE LOCATED) UNLESS OTHERWISE NOTED.
 4. CONSTRUCT CONCRETE SIDEWALK AROUND BUILDINGS W/EACH BUILDING CONSTRUCTION IN EACH PHASE.
 5. ALL DISTURBED AREAS TO BE SEEDED DURING PHASE 1 CONSTRUCTION, THIS INCLUDES PHASE 2 PARKING AND ROUGH GRADED AREAS.

PROJECT ZONING INFORMATION

PROPERTY/OWNER: APPLIED INNOVATION INC.
10070 WARNER ROAD
PLAIN CITY, OHIO 43064

DEVELOPER: HIGHLAND MANAGEMENT
ATTN: SCOTT MALLORY
720 E. BROAD STREET, SUITE 200
COLUMBUS, OHIO 43215
P: 614-242-4024
F: 614-242-4000

EXISTING ZONING: SO - SUBURBAN OFFICE
PARCEL ID: 273--008177--00
PROPOSED USE: MEDICAL OFFICE BUILDINGS
TAX DISTRICT: 273--CITY OF DUBLIN
-- WASHINGTON TWP.--DUBLIN

ACREAGE: 4.568 ACRES

PROJECT SUMMARY - PHASE 1

PROPOSED BUILDINGS:	1
PARKING REQUIRED:	51 (1 SPACE PER 200 SQ. FT.)
PARKING PROVIDED:	61
HANDICAP REQUIRED:	3 (2 PLUS 1 VAN ACCESSIBLE)
HANDICAP PROVIDED:	3 (2 PLUS 1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	64

PROJECT SUMMARY - PHASE 2

PROPOSED BUILDINGS:	2
PARKING REQUIRED:	101 (1 SPACE PER 200 SQ. FT.)
PARKING PROVIDED:	83
HANDICAP REQUIRED:	6 (4 PLUS 2 VAN ACCESSIBLE)
HANDICAP PROVIDED:	6 (4 PLUS 2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	89

TOTAL PROJECT SUMMARY

PROPOSED BUILDINGS:	3
PARKING REQUIRED:	152 (1 SPACE PER 200 SQ. FT.)
PARKING PROVIDED:	144
HANDICAP REQUIRED:	9 (6 PLUS 3 VAN ACCESSIBLE)
HANDICAP PROVIDED:	9 (6 PLUS 3 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	153
TOTAL SITE ACREAGE:	4.568 AC. (198,982 S.F.)
LOT COVERAGES:	
IMPERVIOUS AREA:	63.99% (127,320 S.F.)
STRUCTURES,	
INCLUDES ACCESSORY:	15.46% (30,772 S.F.)
GROSS FLOOR AREA:	15.24% (30,324 S.F.)

CERTIFIED ADDRESSES
Carla Szegedy 5/08/19
ISSUED BY DATE
CITY OF DUBLIN-PUBLIC SERVICE

CHANGE ORDER SCHEDULE

APPROVALS	DATE
BY	
SHEET NO.	
DESCRIPTION OF CHANGE	

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770 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

DUBLIN, OHIO

DUBLIN MEDICAL OFFICE BUILDING

5695 INNOVATION DRIVE

INNOVATION DRIVE & EMERALD PARKWAY

STAGING PLAN PHASE 2

DRAWING SET STATUS

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
M/JG	M/JG	MSW
PROJECT NO.:	14-064	
DATE:	SEPTEMBER 2015	
SCALE:	HORIZONTAL: 1" = 30' VERTICAL: N/A	
SHEET NO.:	6/22	