AURA DUBLIN

ARCHITECTURAL PACKAGE

JULY 23, 2026

PROJECT DESCRIPTION

AURA DUBLIN RETAIL BUILDING

The Aura Dublin is a new standalone 7,683 sf multi-tenant building. Aura is located at the corner of Sawmill Road and Martin Road in the southeast corner of Gabe's parcel. The existing 3.65-acre site contains a large commercial, Gabe's, building with surface parking along the east and north sides. The proposed outparcel occupies the southeast corner of the site where parking currently exists. The new building footprint removes a portion of the southeast parking field. The overall site currently includes 170 parking spaces, which would be reduced to 136 spaces. The site is zoned BSD-C, Bridge Street District – Commercial. The proposed uses (general retail and eating/ drinking) are principal uses under the Mixed-Use Urban FLU and are permitted in BSD-C.

VICINITY MAP

PROJECT TEAM

DEVELOPER:

SK SAWMILL DUBLIN OUTPARCEL
6587 Dicesare Loop
Dublin, OH 43016

Contact: Venkat Bodempudi

tel: 412.551.0262
email: Vrbodempudi@yahoo.com

BUILDER:

RENIER CONSTRUCTION
2164 Citygate Drive
Columbus, OH 43219

Contact: *Bill Kimpel*

tel: 614. 975.6775
web: renier.com
email: bkimpel@renier.com

ARCHITECT:

ORANGE FROG DESIGN GROUP, LLC
169 Liberty Street
Powell, OH 43065

Contact: *Matt Lones*

tel: 614.578.1707
email: mlones@orangefrogdg.com

Orange frog Design Group, LLC

CIVIL ENGINEER:

EMHT
5500 New Albany Road
Columbus, Ohio 43054

Contact: *Matthew J. Stypula, PE*

tel: 614.769.2291
web: emht.com
email: mstypula@emht.com

Engineers, Surveyors, Planners, Scientists

INDEX

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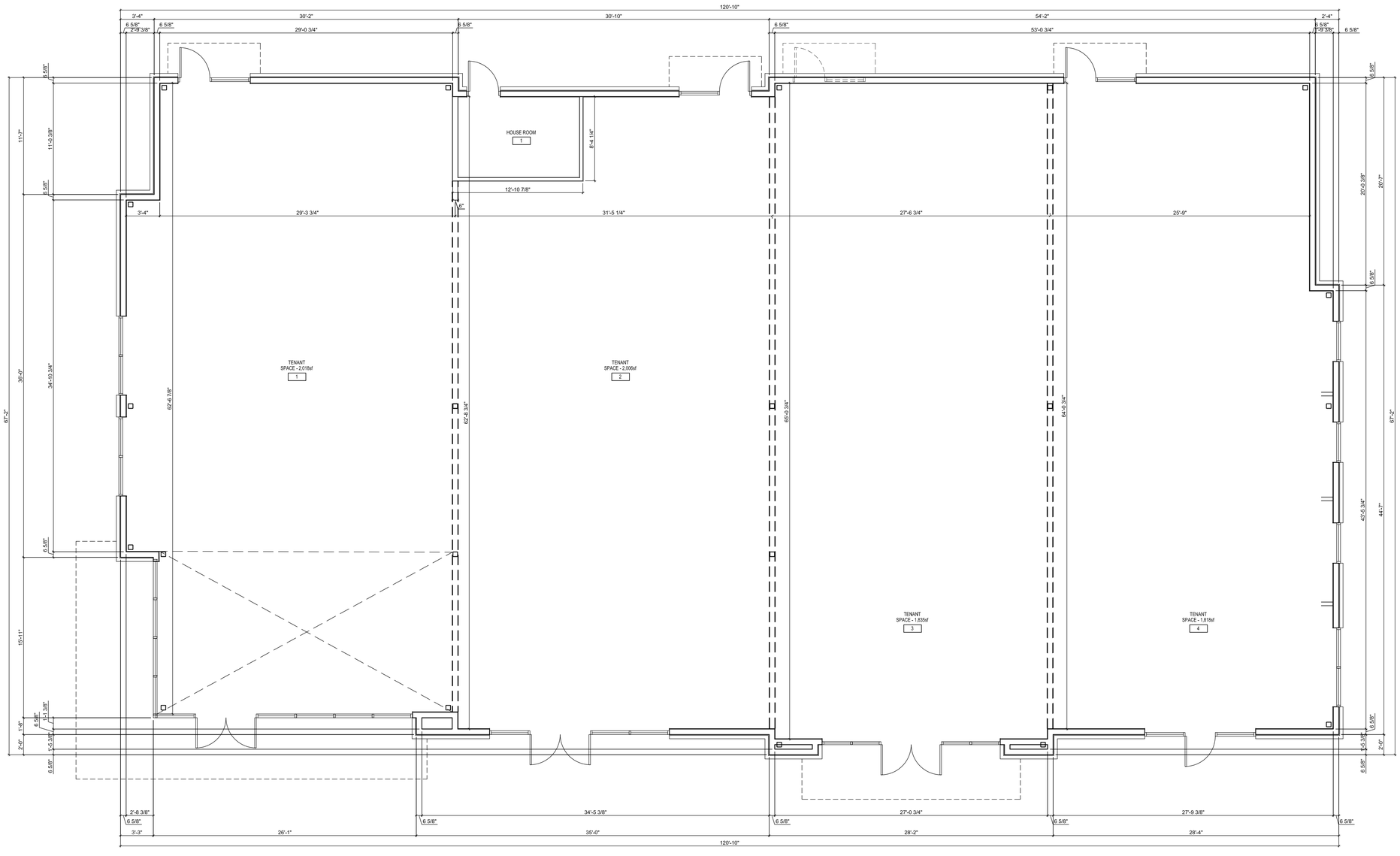


AURA DUBLIN

DUBLIN, OHIO

RENIER CONSTRUCTION

Orange frog Design Group, LLC

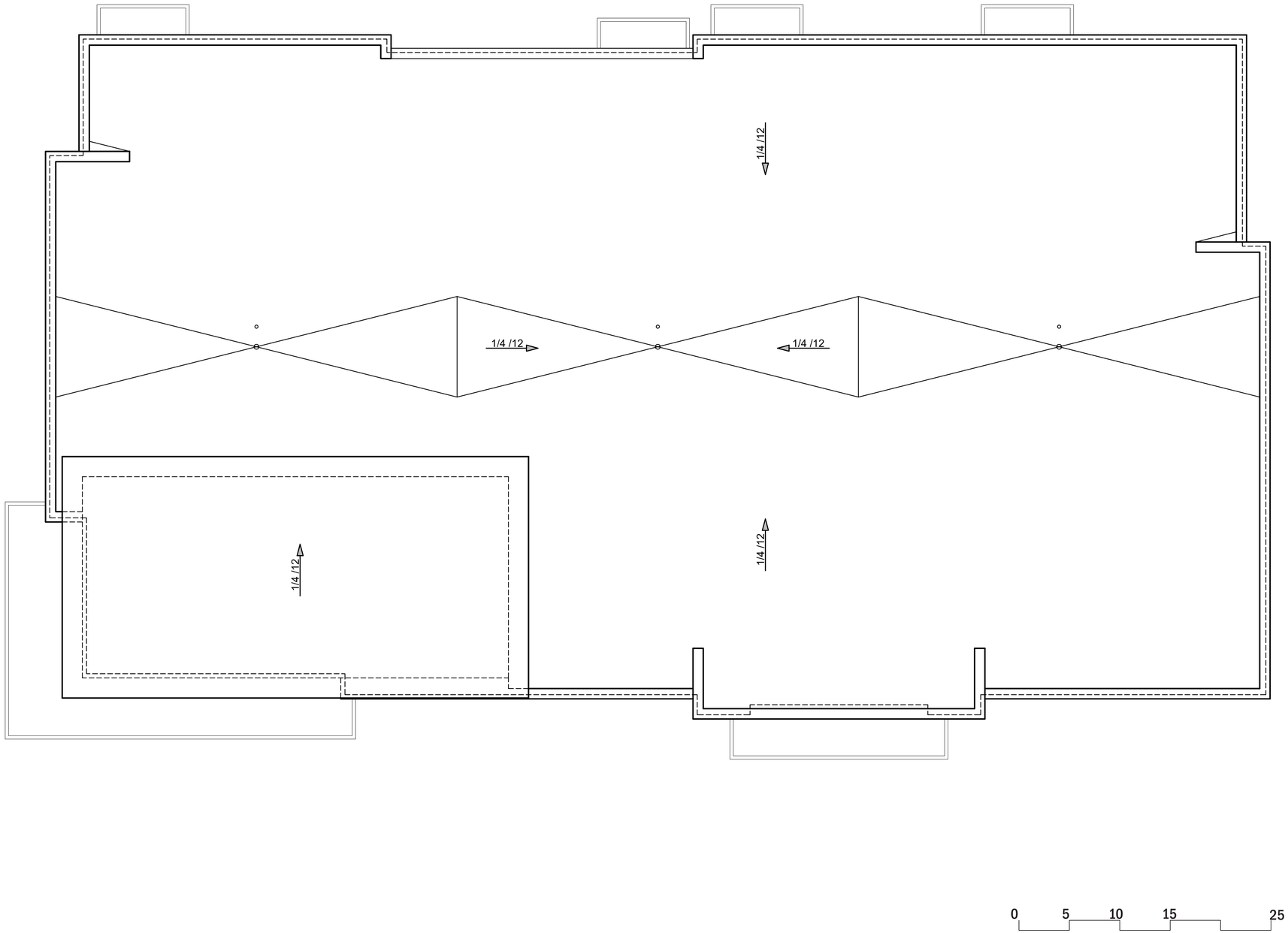
PROPOSED ARCHITECTURAL PACKAGE

JULY 23, 2026

PROPOSED FLOOR PLAN

SCALE 3/16" = 1'-0"

A | 3



AURA DUBLIN

DUBLIN, OHIO

RENIER CONSTRUCTION

Orange frog Design Group, LLC

PROPOSED ARCHITECTURAL PACKAGE

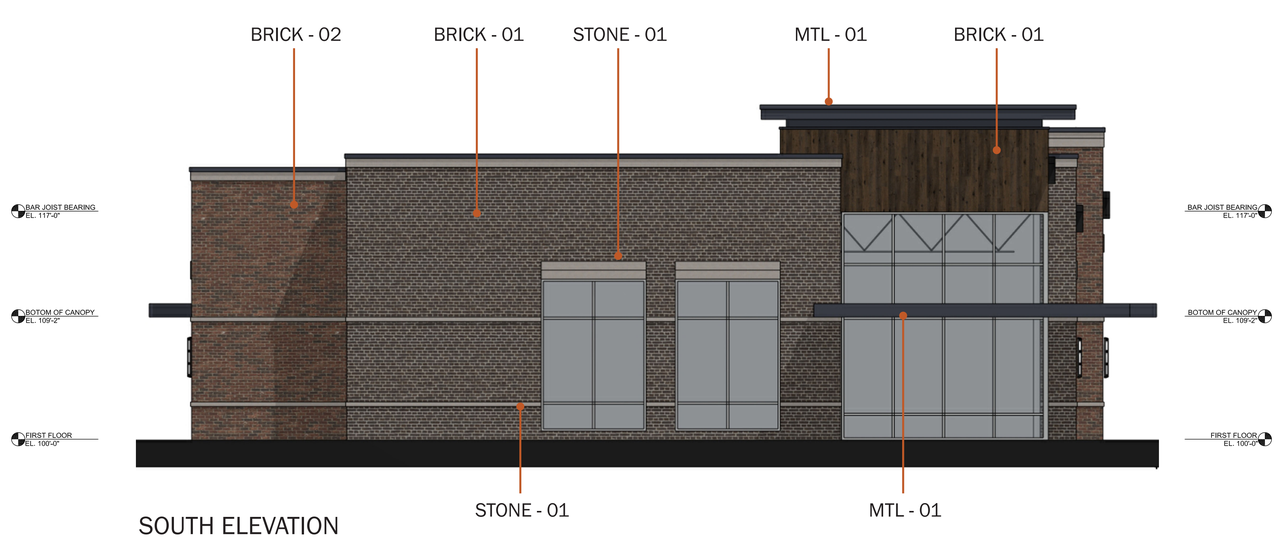
JULY 23, 2026

PROPOSED ROOF PLAN

SCALE 3/16" = 1'-0"

A 4

EAST ELEVATION



SOUTH ELEVATION

0 5 10 15 25

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RENIER CONSTRUCTION

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PROPOSED ARCHITECTURAL PACKAGE

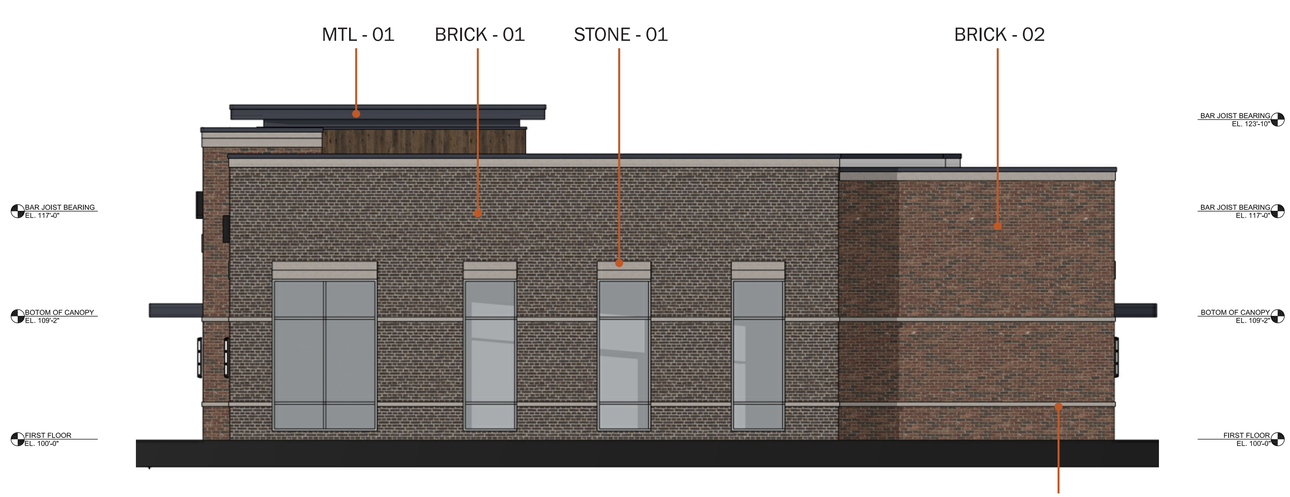
JULY 23, 2026

PROPOSED ELEVATION

SCALE 3/16" = 1'-0"

A 5

WEST ELEVATION



NORTH ELEVATION

0 5 10 15 25

AURA DUBLIN

DUBLIN, OHIO

RENIER CONSTRUCTION

Orange frog Design Group, LLC

PROPOSED ARCHITECTURAL PACKAGE

JULY 23, 2026

PROPOSED ELEVATION

SCALE 3/16" = 1'-0"

A 6

AURA DUBLIN

DUBLIN, OHIO

RENIER CONSTRUCTION

Orange frog Design Group, LLC

PROPOSED ARCHITECTURAL PACKAGE

JULY 23, 2026

PROPOSED PERSPECTIVE

VIEW FROM INTERSECTION OF SAWMILL + MARTIN, LOOKING NORTHWEST.

DUBLIN SAWMILL
SHOPPING CENTER

MARTIN DRIVE

SAWMILL PARKWAY

AURA DUBLIN

DUBLIN, OHIO

RENIER CONSTRUCTION

Orange frog Design Group, LLC

PROPOSED ARCHITECTURAL PACKAGE

JULY 23, 2026

PROPOSED PERSPECTIVE

VIEW FROM DIAMOND CELLAR, LOOKING WEST

AURA DUBLIN

DUBLIN, OHIO

RENIER CONSTRUCTION

Orange frog Design Group, LLC

PROPOSED ARCHITECTURAL PACKAGE

JULY 23, 2026

PROPOSED PERSPECTIVE

VIEW FROM GABE'S PARKING LOT, LOOKING SOUTHEAST

AURA DUBLIN

DUBLIN, OHIO

RENIER CONSTRUCTION

Orange frog Design Group, LLC

PROPOSED ARCHITECTURAL PACKAGE

JULY 23, 2026

PROPOSED PERSPECTIVE

VIEW FROM MARTIN DRIVE, LOOKING NORTHEAST

BRICK - 01

MANUFACTURE: MERIDAN BRICK
MODEL: TABACCO ROAD

MTL - 01

MANUFACTURE: DMI
MODEL: CHARCOAL
LOCATION: CANOPY
ROOF COPING

STOREFRONT WINDOWS

MANUFACTURE: KAWNEER
MODEL: ALUMINUM ANODIZED

BRICK - 02

MANUFACTURE: GLEN-GERY
MODEL: MIDDLE MARQUETTE

STONE - 01

MANUFACTURE: READING ROCK
MODEL: BUFFSTONE
FINISH: SMOOTH
LOCATION: WINDOW HEADER
ACCENT BAND

WOOD - 01

MANUFACTURE: FACIL FACADES
FINISH: OAK WALNUT

PRELIMINARY DEVELOPMENT PLAN

SAWMILL OUTPARCEL

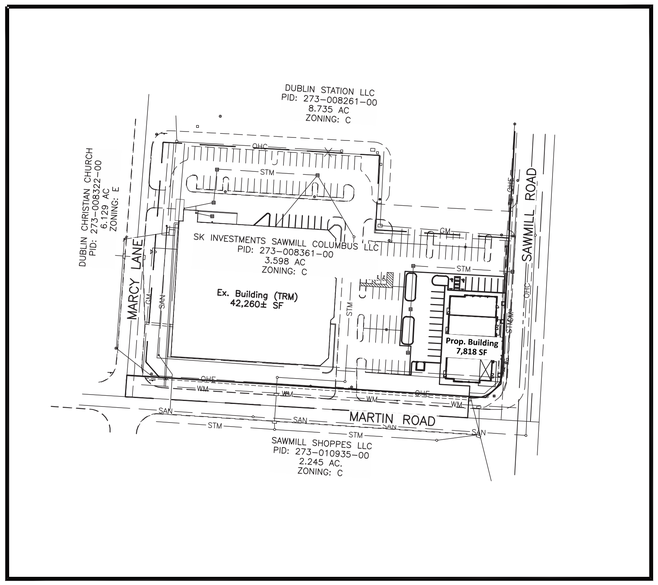
6285 SAWMILL RD

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

2026

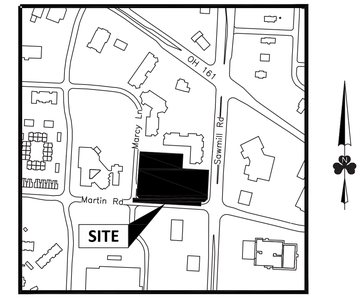
SITE DATA TABLE

TOTAL SITE AREA	3.59 ACRES
TOTAL SITE AREA DISTURBED	0.50 ACRES
PRE-DEVELOPED IMPERVIOUS AREA	2.83 ACRES
POST-DEVELOPED IMPERVIOUS AREA	2.86 ACRES
DISTURBED AREA WITHIN R/W	0.01 ACRES
EXISTING LOT COVERAGE	79%
PROPOSED LOT COVERAGE	80%
EXISTING BUILDING LOT COVERAGE	27%
PROPOSED BUILDING LOT COVERAGE	32%
EXISTING/PROPOSED BUILDING HEIGHT	25'-5"
FLOOD INSURANCE RATE MAP NUMBER	39049C0152K
ZONE	X
EFFECTIVE DATE	06/17/2008
BASE FLOOD ELEVATION	775



INDEX MAP
SCALE: 1" = 100'

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NUMBER		SHEET NAME
1	C1.0	TITLE SHEET
2	C1.1	VICINITY MAP
3	C2.0	EXISTING CONDITIONS
4	C3.0	SITE PLAN
5	C4.0	ENGINEERING PLAN
6	C5.0	PARKING PLAN
7	C6.0	PRELIMINARY TREE PLAN
8	C6.1	LANDSCAPING PLAN

PROPERTY OWNER
SK INVESTMENTS SAWMILL COLUMBUS LLC
6587 DICESARE LOOP
DUBLIN, OH 43016

ENGINEER
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EMH&T
5500 NEW ALBANY ROAD
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(614)775-4369
mstypula@emht.com

ARCHITECT
MATTHEW D. LONES, AIA, NCARB
ORANGE FROG DESIGN GROUP, LLC
411 MEDITATION LANE
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(614)578-1707
mlones@orangefrogdg.com

PROJECT DESCRIPTION

BUILDING CONSTRUCTION AND PARKING LOT ALTERATION. PARKING LOT MODIFIED ALLOWING FOR ACCESS TO THE NEW BUILDING WHILE KEEPING THE PARKING LOT TRAFFIC FLOW UNDISTRUBED.

OHIO811.org Before You Dig

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TITLE SHEET
July 22, 2026

CITY OF DUBLIN PROJECT NUMBER
##-##-XXX

DRAWING NUMBER
C1.0

SHEET NUMBER
1 / 8

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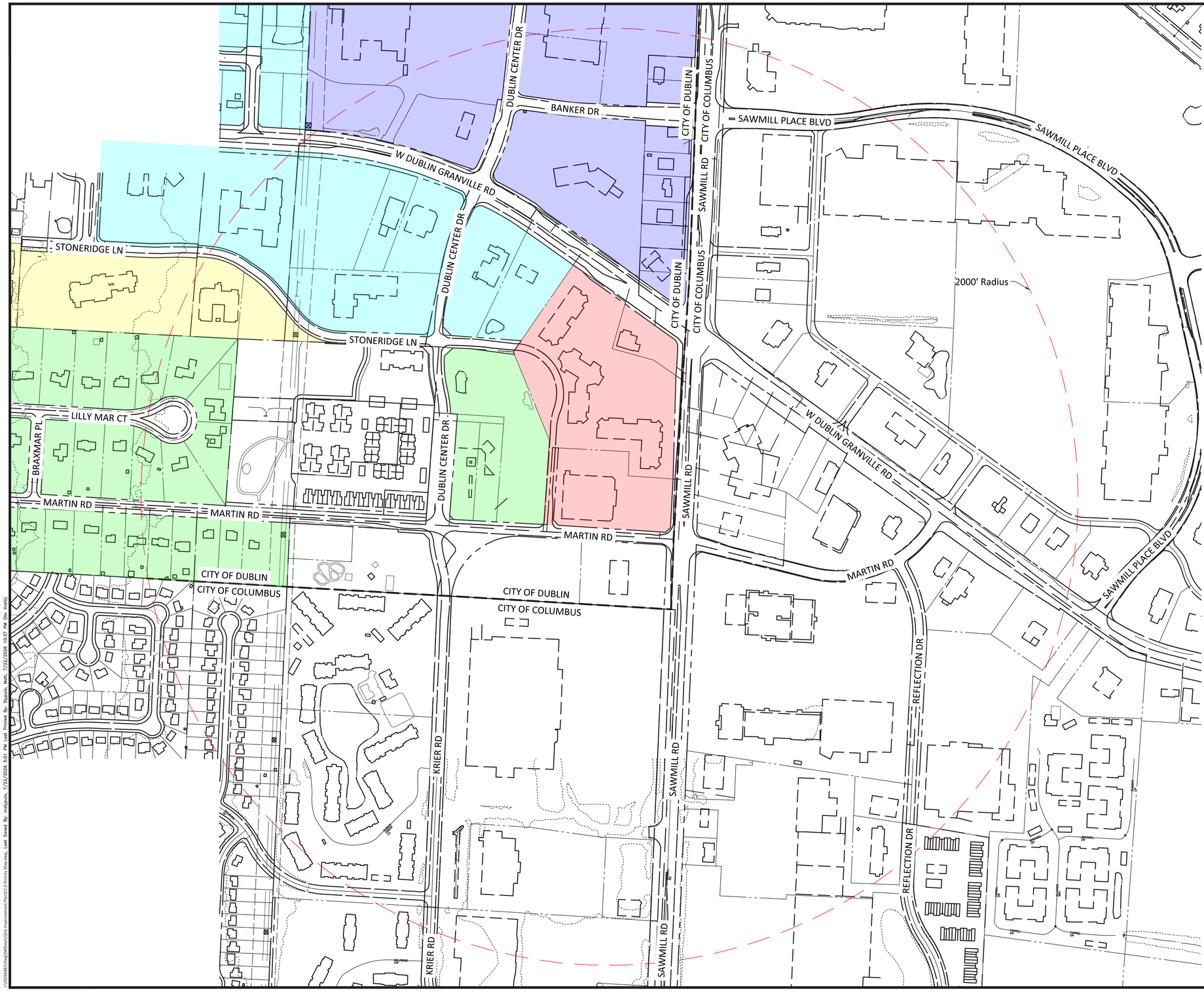

Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Building
- Ex. Pavement
- Ex. Corporation Boundaries
- Zone R-2
- Zone BSD-C
- Zone BSD-O
- Zone BSD-R
- Zone BSD-SCN

GRAPHIC SCALE

0 100 200 400

NO.	DATE	REVISION RECORD / REVISION DESCRIPTION	ENG	DUB

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emht.com

FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

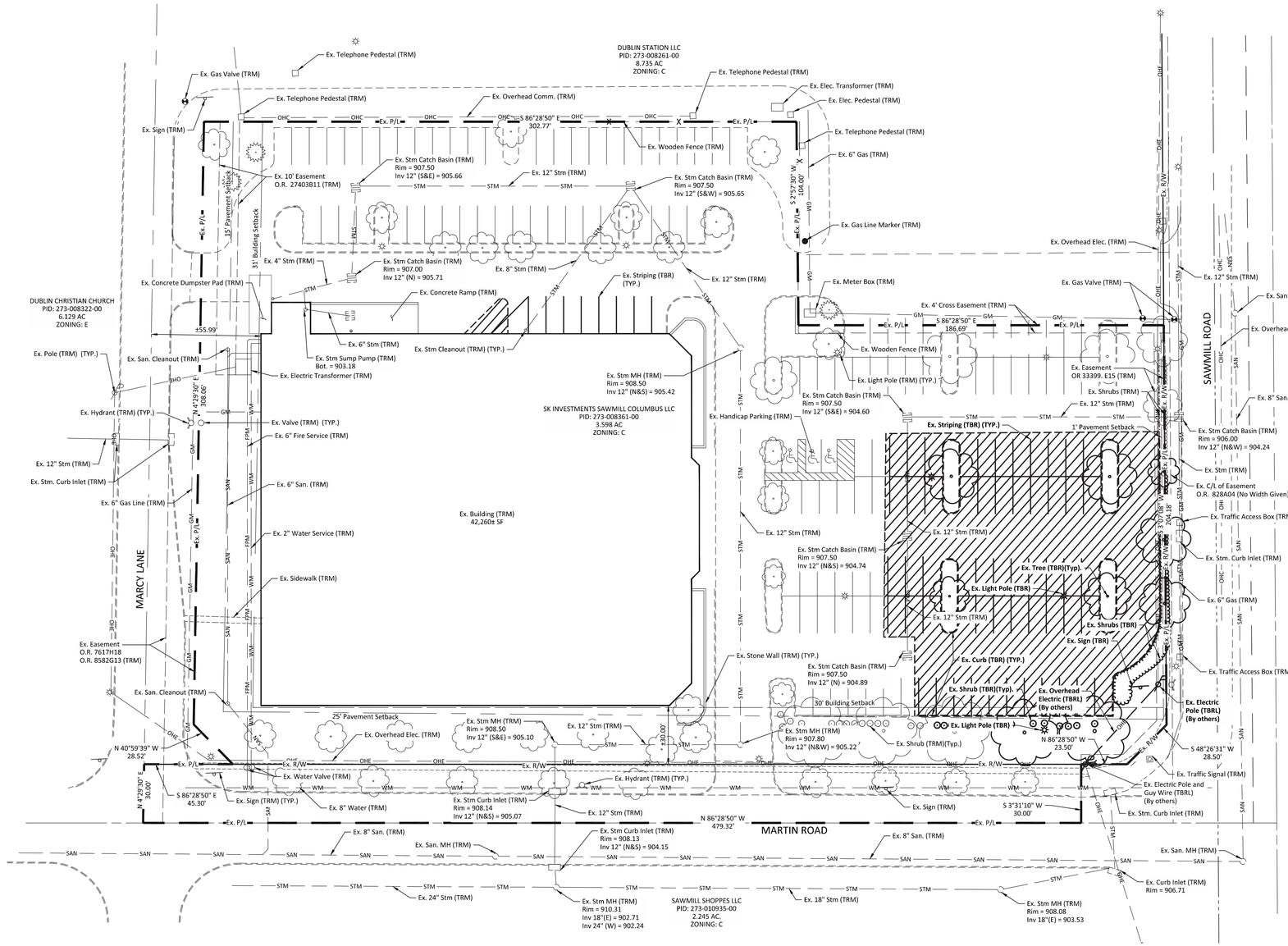
VICINITY MAP

July 22, 2026

CITY OF DUBLIN PROJECT NUMBER
##-##-XXX

DRAWING NUMBER
C1.1

SHEET NUMBER
2 / 8



Legend

- Ex. Concrete Curb
- Ex. Site Property Line
- Ex. R/W Line
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- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Building
- Pull Box / Pedestal — Ex. Underground Electric Line
- Ex. Overhead Electric Line
- Valve / Meter — Ex. Gas Main
- Valve — Ex. Water Main
- Hydrant — Ex. Fire Protection Main
- Ex. Sanitary Sewer
- Manhole / Catch Basin / Curb & Gutter Inlet — Ex. Storm Sewer
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Sign
- Ex. Power Pole (TBR)
- Ex. Guy Wire (TBR)
- Ex. Light Pole (TBR)
- Ex. Sign (TBR)
- Ex. Asphalt Pavement (TBR)

(TRM) To Remain
(TBR) To Be Removed
(TBRL) To Be Relocated

GRAPHIC SCALE
0 15 30 60

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FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

EXISTING CONDITIONS
July 22, 2026

CITY OF DUBLIN PROJECT NUMBER
##-##-XXX

DRAWING NUMBER
C2.0

SHEET NUMBER
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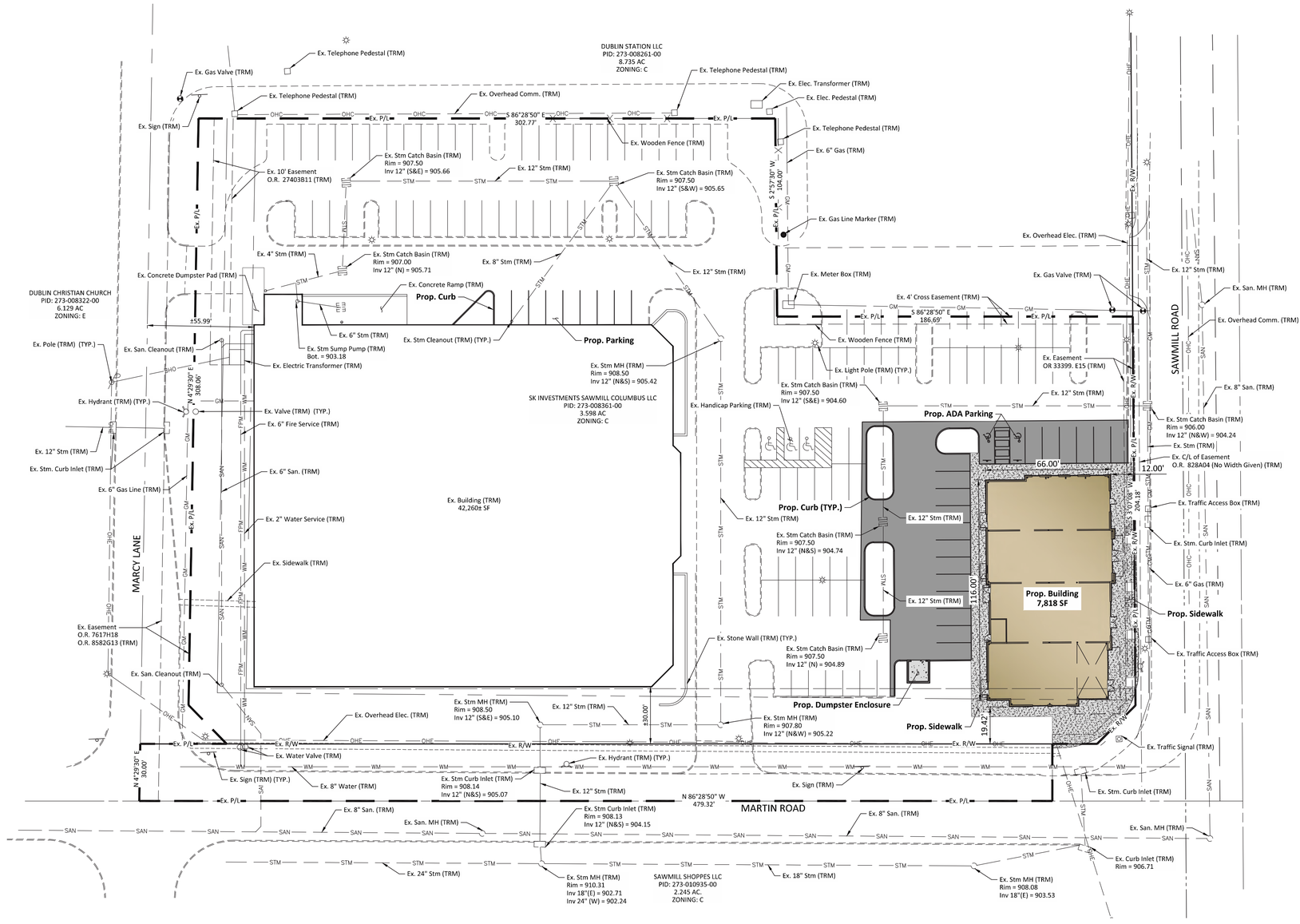

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- Ex. Building
- Ex. Underground Electric Line (Pull Box, Pedestal)
- Ex. Overhead Electric Line
- Ex. Gas Main (Valve, Meter)
- Ex. Water Main (Valve)
- Ex. Fire Protection Main (Hydrant)
- Ex. Sanitary Sewer
- Ex. Storm Sewer (Manhole, Catch Basin, Curb & Gutter Inlet)
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Sign
- Prop. Front and Back of Curb
- Prop. Sign
- Prop. Sanitary Cleanout
- Prop. Water Valve
- Prop. Asphalt Pavement
- Prop. Heavy Duty Concrete Pavement
- Prop. Concrete Sidewalk

LOT COVERAGE	80%
BUILDING LOT COVERAGE	32%
BUILDING HEIGHT	25'-5"
USE	
EXISTING GENERAL RETAIL - 42,260 SF	
PROPOSED GENERAL RETAIL - 7,818 SF	
TOTAL GENERAL RETAIL - 50,078 SF	

GRAPHIC SCALE
0 15 30 60

REVISION RECORD

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FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE PLAN
July 22, 2026

CITY OF DUBLIN PROJECT NUMBER
##-##-XXX

DRAWING NUMBER
C3.0

SHEET NUMBER
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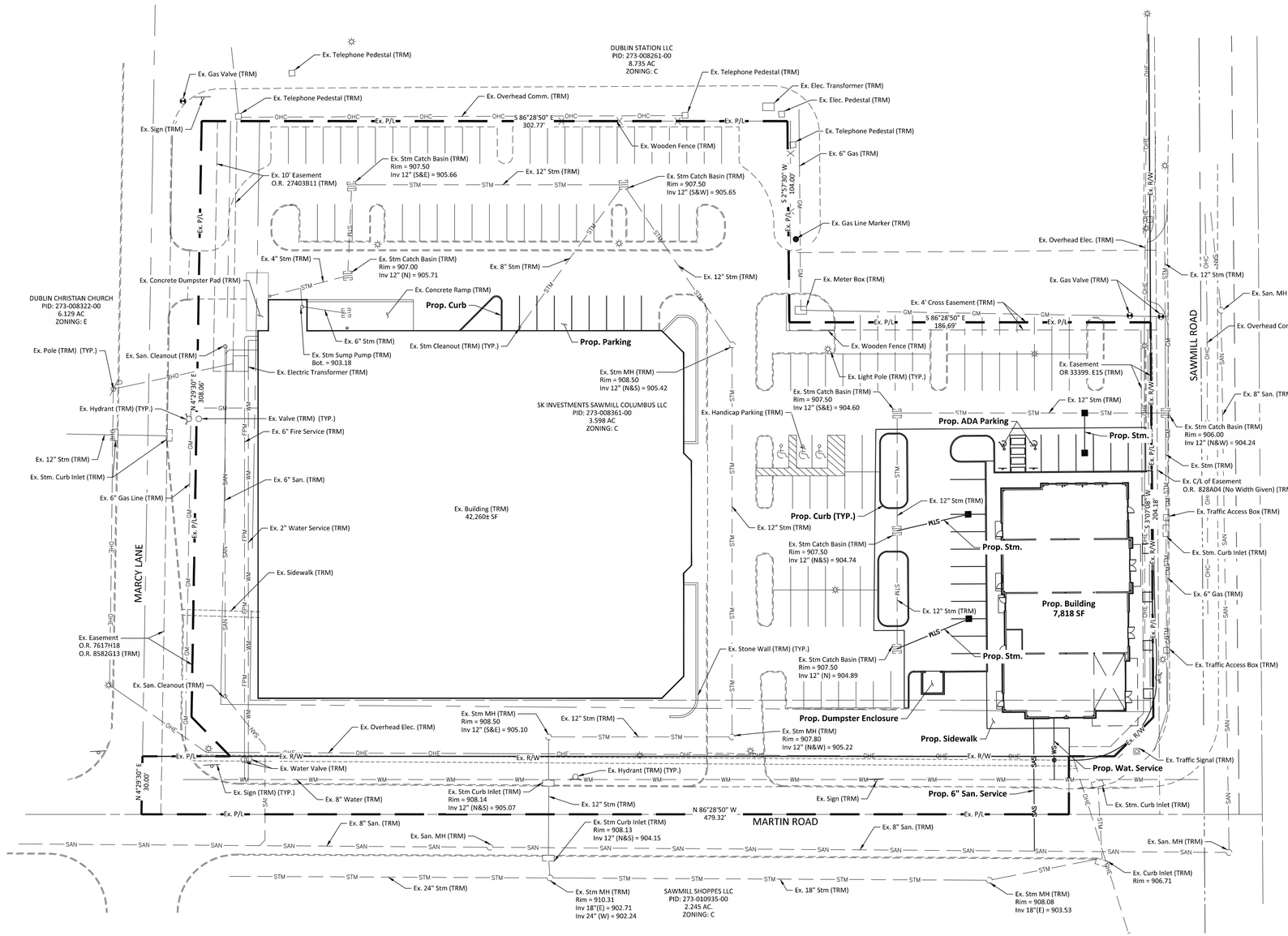

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- Valve — Ex. Water Main
- Hydrant — Ex. Fire Protection Main
- Ex. Sanitary Sewer
- Manhole / Catch Basin / Curb & Gutter Inlet — Ex. Storm Sewer
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Sign
- Prop. Front and Back of Curb
- Prop. Sign
- Cleanout — Prop. Sanitary Sewer Service
- Valve — Prop. Domestic Water Service
- Prop. Storm Sewer
- (TRM) — To Remain

Stormwater Management Notes

1. The proposed improvements will create less than 2000 SF of impervious area.
2. The proposed improvements will disturb less than 1 acres, therefore water quality will not be required.
3. The existing site utilizes parking lot ponding for detention. Portions of the existing ponding will be removed by the project. Storage volume will be included at the proposed catch basins. Any additional storage required would be handled utilizing pipe storage.

GRAPHIC SCALE
0 15 30 60

REVISION RECORD				
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FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

ENGINEERING PLAN
July 22, 2026

CITY OF DUBLIN PROJECT NUMBER
##-##-XXX

DRAWING NUMBER
C4.0

SHEET NUMBER
5 / 8

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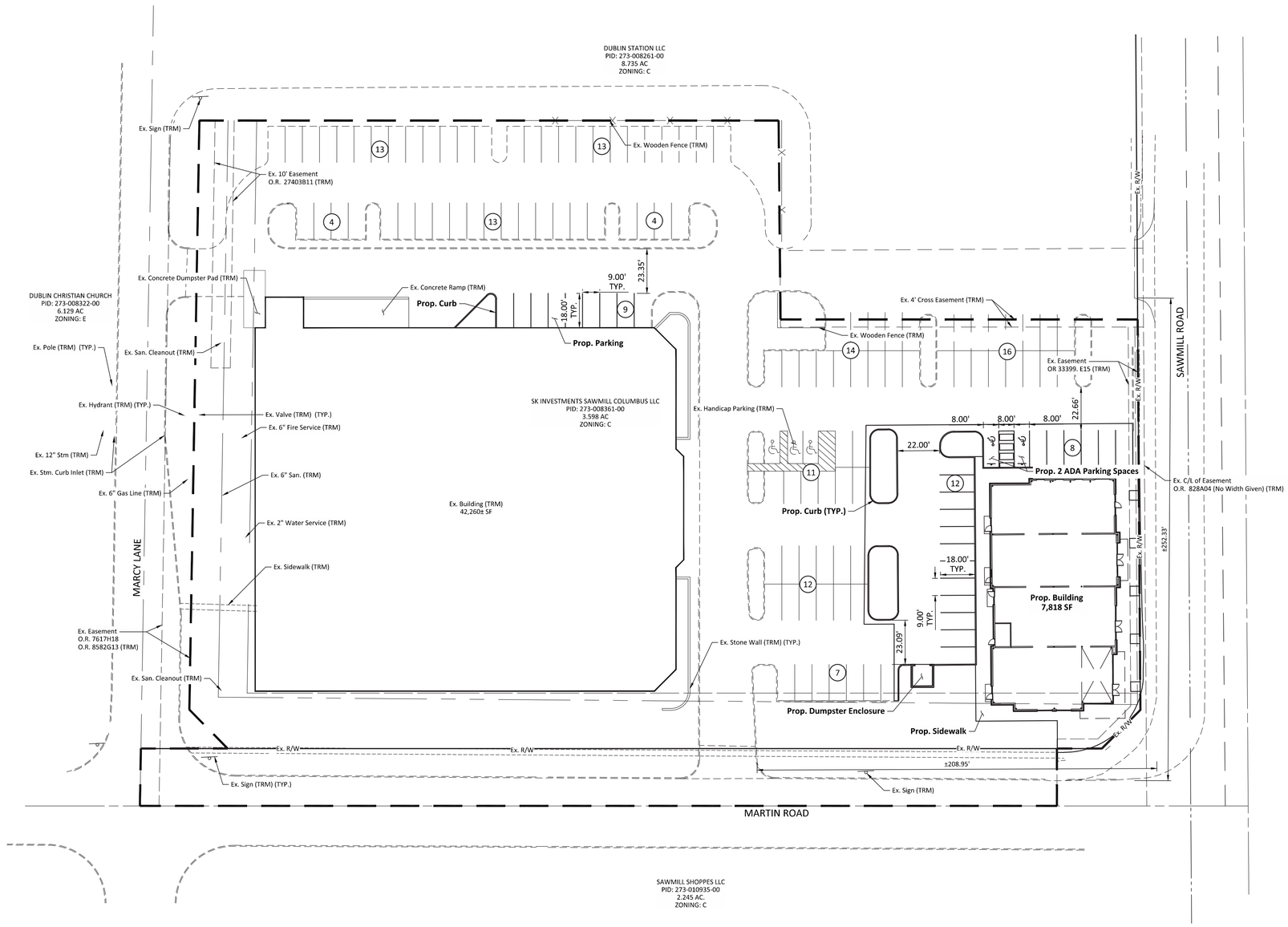

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- Ex. Fence
- Ex. Building
- Ex. Sign
- Prop. Front and Back of Curb
- Prop. Sign
- (X) Prop. Parking Count
- (TRM) To Remain

Use	Square Footage	Minimum
General Retail (Gabes)	42,260	3 per 1000 SF
General Retail (New Development)	7,818	3 per 1000 SF
General Retail (Total)	50,078	3 per 1000 SF
Required Parking		151
Reduction (10%)		15
Required Parking (with Reduction)		136
Provided Parking		136
Required ADA Parking		5 (1 Van)
Provided Parking		5 (2 Van)

GRAPHIC SCALE
0 15 30 60

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

PARKING PLAN
July 22, 2026

CITY OF DUBLIN PROJECT NUMBER
##-##-XXX

DRAWING NUMBER
C5.0

SHEET NUMBER
6 / 8

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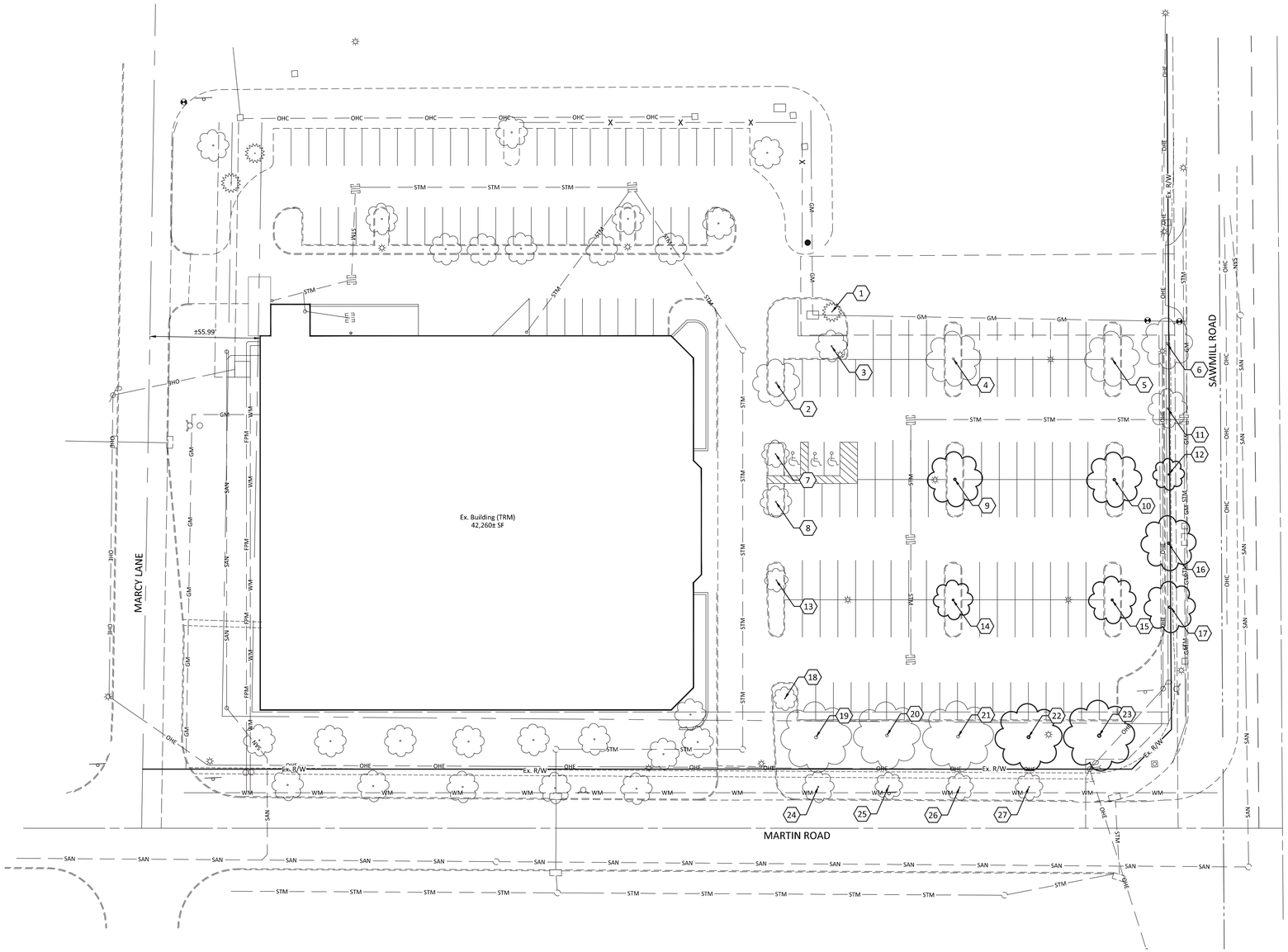

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- Ex. Storm Sewer (Manhole, Catch Basin, Curb & Gutter Inlet)
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Sign
- Ex. Power Pole (TBR)
- Ex. Guy Wire (TBR)
- Ex. Light Pole (TBR)
- Ex. Sign (TBR)

Tree Summary			
No.	Type	Size	Action
1	Arborvitae	6"	TRM
2	Honey Locust	12"	TRM
3	Honey Locust	8"	TRM
4	Honey Locust	14"	TRM
5	Honey Locust	14"	TRM
6	Honey Locust	13"	TRM
7	Crab Apple	7"	TRM
8	Crab Apple	8"	TRM
9	Honey Locust	14"	**TBR**
10	Honey Locust	14"	**TBR***
11	Honey Locust	10"	TRM
12	Honey Locust	8"	**TBR***
13	Lilac	6"	TRM
14	Honey Locust	10"	**TBR**
15	Honey Locust	10"	**TBR***
16	Honey Locust	14"	**TBR***
17	Honey Locust	13"	**TBR***
18	Lilac	6"	TRM
19	Honey Locust	18"	TRM
20	Honey Locust	17"	TRM
21	Honey Locust	18"	TRM
22	Honey Locust	17"	**TBR***
23	Honey Locust	17"	**TBR***
24	Japanese Cherry	8"	TRM
25	Japanese Cherry	7"	TRM
26	Japanese Cherry	7"	TRM
27	Japanese Cherry	7"	TRM
* Exempt from tree replacement per 153.065.D.9.b.4			

Total Trees Removed*	Total Caliper Inches Removed
2	20"
* Excludes exempt trees	

GRAPHIC SCALE
0 15 30 60

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

REVISION RECORD

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
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Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

PRELIMINARY TREE PLAN
July 22, 2026

CITY OF DUBLIN PROJECT NUMBER
##-##-XXX

DRAWING NUMBER
C6.0

SHEET NUMBER
7 / 8

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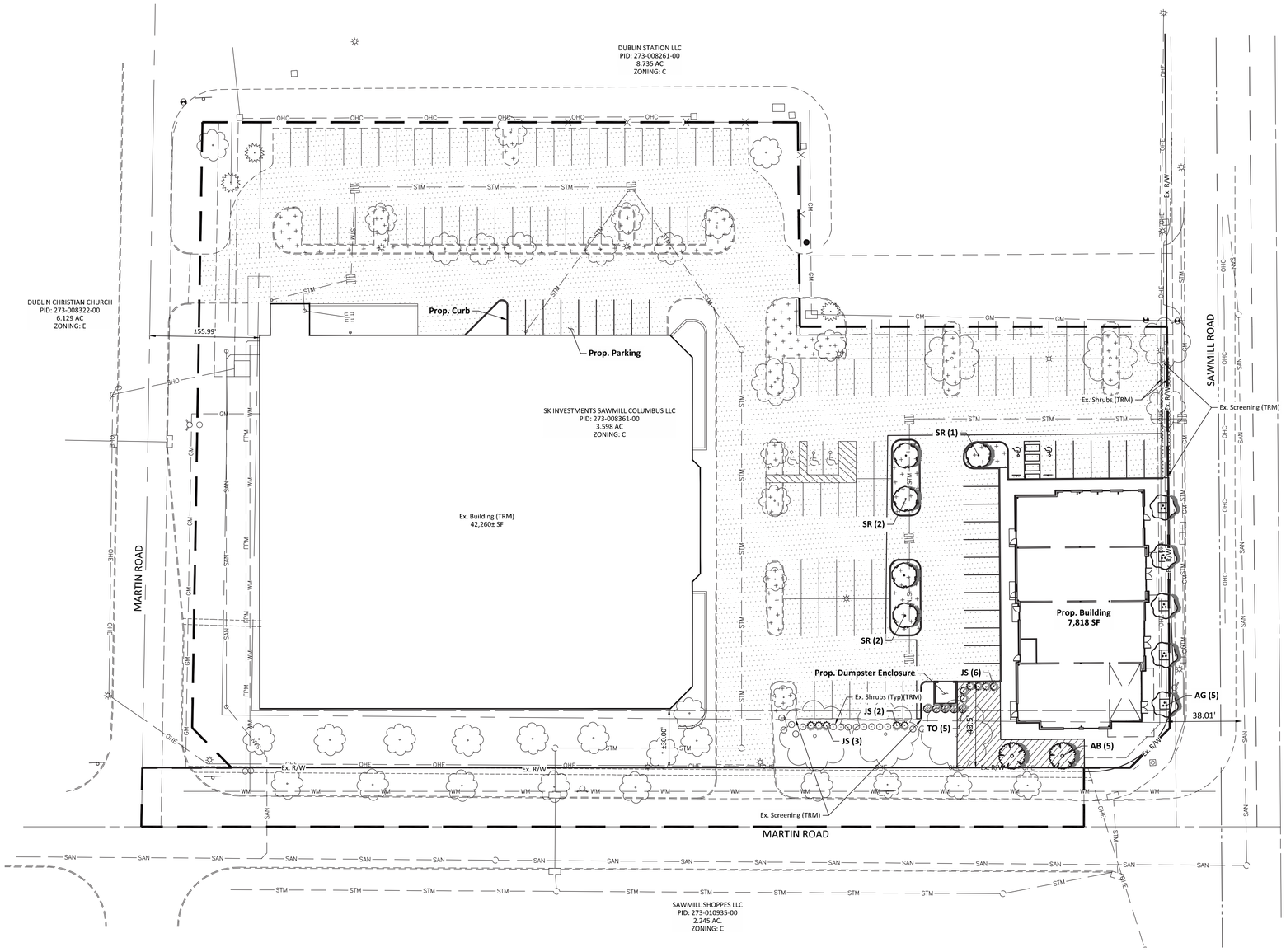

Landscape Calculations

153.065.D.5.a
1171.04 - Street Frontage Screening
Sawmill Road:
Existing screening

Martin Road:
Existing screening

153.065.D.5.c.2 - Interior Landscaping
1 Tree/12 Parking Spaces
Required: 136 Parking Spaces/12 = 12 Trees
Provided: 19 (16 Existing)

153.065.D.7.a - Foundation Planting
N/A Sidewalk

153.133.B - Interior Landscaping
One Shade Tree provided per Island.

153.133.B.2 - Landscape Area
Required: 55778 SF/100 x 5 = 2789 SF
Provided: 5290 SF

153.133.B.3.a - Tree Planting Requirement
Required: 105,856 SF (Vehicular Use & Structure)/5000 = 22 Trees
Provided: 49 (42 Existing)

153.133.D.2.b - Site Planting Requirements
Required: 50,078 SF (Structure) x 2% = 1002 SF
Provided: 1573 SF

153.134 Street Tree and Public Tree Requirement
Sawmill Road
Existing Street Trees + 1 Small Tree/25' For Impacted Frontage

Martin Road
Existing Street Trees

Tree Replacement Data			
Total Trees Removed	Total Caliper Inches Removed	Replacement Trees	Replacement Caliper Inches
2	20"	7	21"

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	AB	2	Acer buergerianum	Trident Maple	3.0" Cal.	B&B
	AG	5	Acer ginnala	Amur Maple	2.0" Cal.	B&B
	SR	5	Syringa reticulata	Japanese Tree Lilac	3.0" Cal.	B&B
SHRUBS						
	JC	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht.	B&B or Cont.
	TO	5	Thuja occidentalis 'Emerald'	Emerald Aborvitae	36" Ht.	B&B or Cont.

GRAPHIC SCALE
0 15 30 60

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EMH&T
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Engineers • Surveyors • Planners • Scientists
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Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

LANDSCAPING PLAN
July 22, 2026

CITY OF DUBLIN PROJECT NUMBER
##-##-XXX

DRAWING NUMBER
C6.1

SHEET NUMBER
8 / 8

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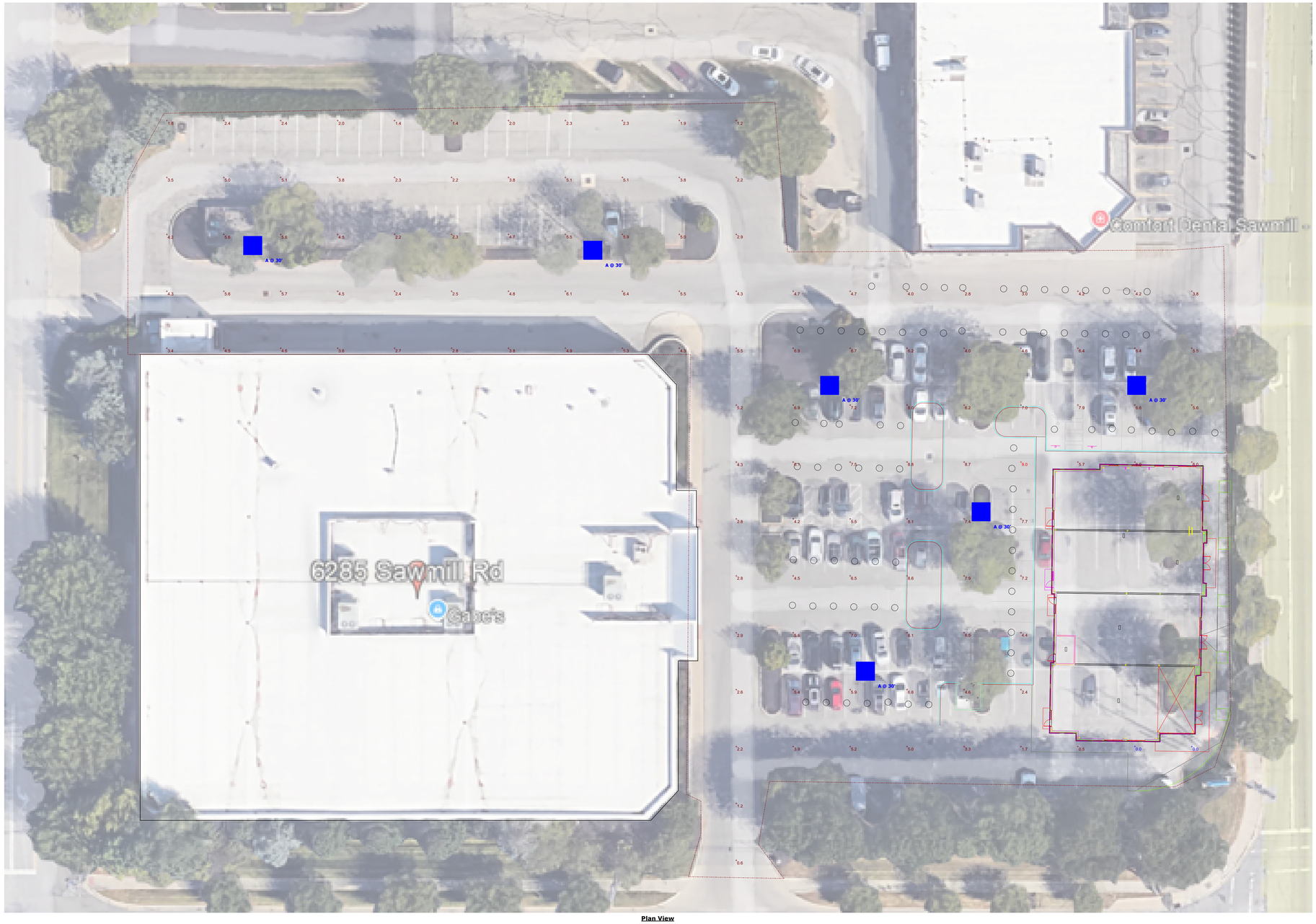
Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lamp Lumens	Input Watts	Mounting	Plot
	A		8	Acuity		CPL Type 3 Cfm Extra/Forward Lens	1	30000	1,130	LOW	Plot - Default

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.6 fc	9.0 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 20ft

VISUAL

6285 SAWMILL RD

Designer
BRIAN JONES
Date
07/22/2026
Scale
Not to Scale
Drawing No.
1
Summary

1 of 1