

AURA DUBLIN

ARCHITECTURAL PACKAGE

OCTOBER 20, 2026

PROJECT DESCRIPTION

AURA DUBLIN RETAIL BUILDING

The Aura Dublin is a new standalone 7,818 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 3.598 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.

ARCHITECTURE WAIVERS:

Item #1 - Code Section 153.062(O)(7)(b) Building Ht (Maximum height of 18'-0")

- The southeast corner of this design has a higher roof element that exceeds the 18'-0" requirement. This element was added to create a corner element responding to the site. In design meetings with staff, it was discussed that the building needs a taller element to respond to the corner. Our maximum building height at the tower location is 25'-6".

Item #2 - Code Section 153.062(O)(7)(a)(2) – Maximum Lot Coverage (75%)

- The existing site exceeds the maximum lot coverage for the proposed 0.45-acre parcel as well as the overall 3.598 -acre parcel that will be split by this project. For the proposed 0.45-acre parcel, the existing lot coverage is 19,487 SF, and the proposed will be 20,582 SF, increasing the lot coverage from 78% to 82%. For the entire existing parcel (3.598 acre) the percentage in the existing condition and proposed condition is 79% as the minor increase will not impact the percentage. The increase in lot coverage is due to additional impervious area adjacent to the right of way in order to facilitate the building being placed in the RBZ as well as the required sidewalk/patio within the RBZ.

VICINITY MAP



PROJECT TEAM

DEVELOPER:

SK SAWMILL DUBLIN OUTPARCEL
6587 Dicesare Loop
Dublin, OH 43016

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BUILDER:

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Orange frog Design Group, LLC

CIVIL ENGINEER:

EMHT
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Columbus, Ohio 43054

Engineers, Surveyors, Planners, Scientists

Contact: *Matthew J. Stypula, PE*

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

INDEX

COVER SHEET

GENERAL:

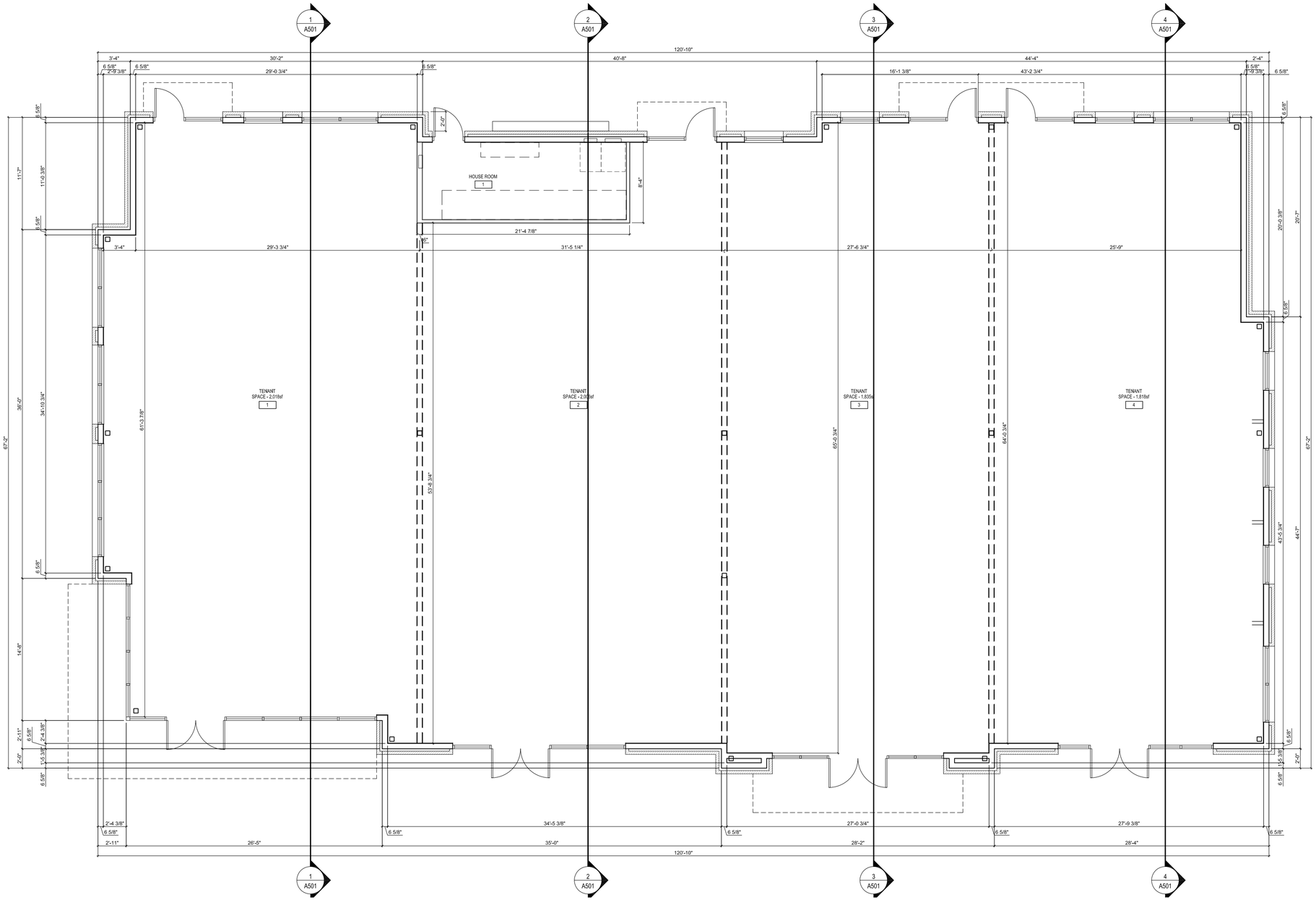
G-2 PROJECT INDEX

ARCHITECTURE:

A-03 PROPOSED FLOOR PLAN
A-04 PROPOSED ROOF PLAN
A-05 PROPOSED ELEVATION - BW
A-06 PROPOSED ELEVATION - BW
A-07 PROPOSED BUILDING SECTIONS
A-08 PROPOSED ELEVATION - COLOR
A-09 PROPOSED ELEVATION - COLOR
A-10 PROPOSED PERSPECTIVE: VIEW FROM INTERSECTION OF SAWMILL + MARTIN, LOOKING NORTHWEST
A-11 PROPOSED PERSPECTIVE: VIEW FROM DIAMOND CELLAR, LOOKING WEST
A-12 PROPOSED PERSPECTIVE: VIEW FROM GABE'S PARKING LOT, LOOKING SOUTHEAST
A-13 PROPOSED PERSPECTIVE: VIEW FROM MARTIN DRIVE, LOOKING NORTHEAST
A-14 PROPOSED PERSPECTIVE: VIEW OF TRASH ENCLOSURE ON NORTHSIDE OF GABE'S
A-15 MATERIAL BOARD

CIVIL:

C-16 TITLE SHEET
C-17 VICINITY MAP
C-18 EXISTING CONDITIONS
C-19 LOT SITE PLAN
C-20 REQUIRED BUILDING ZONE PLAN
C-21 SITE PLAN
C-22 ENGINEERING PLAN
C-23 PARKING PLAN
C-24 PRELIMINARY TREE PLAN
C-25 LANDSCAPING PLAN
C-26 OPEN SPACE PLAN
C-27 PHOTOMETRIC SITE PLAN



0 5 10 15 25

AURA DUBLIN

DUBLIN, OHIO

RENIER CONSTRUCTION

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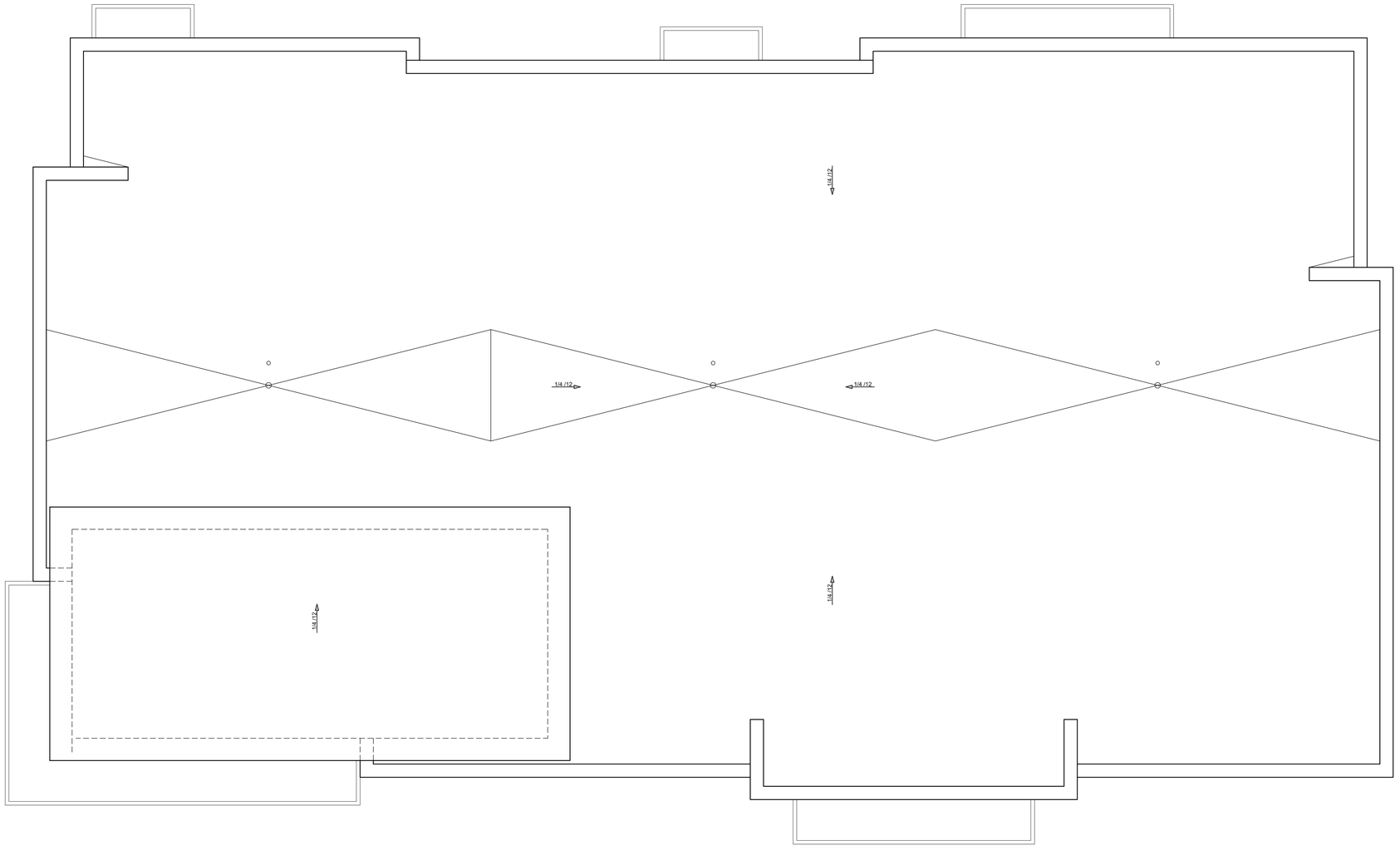
PROPOSED ARCHITECTURAL PACKAGE

OCTOBER 20, 2026

PROPOSED FLOOR PLAN

SCALE 3/16" = 1'-0"

A | 3



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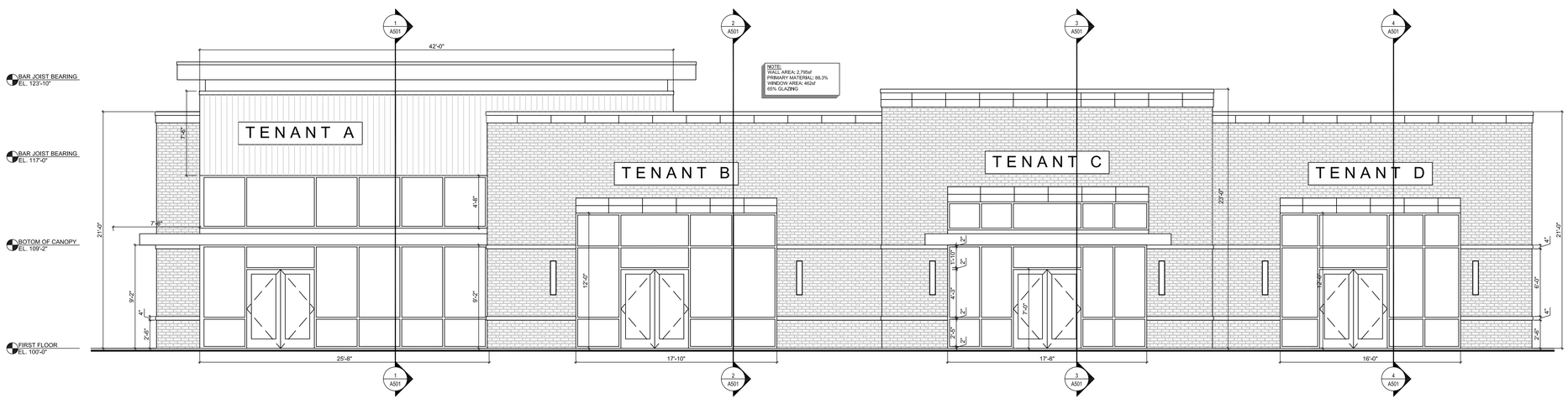
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OCTOBER 20, 2026

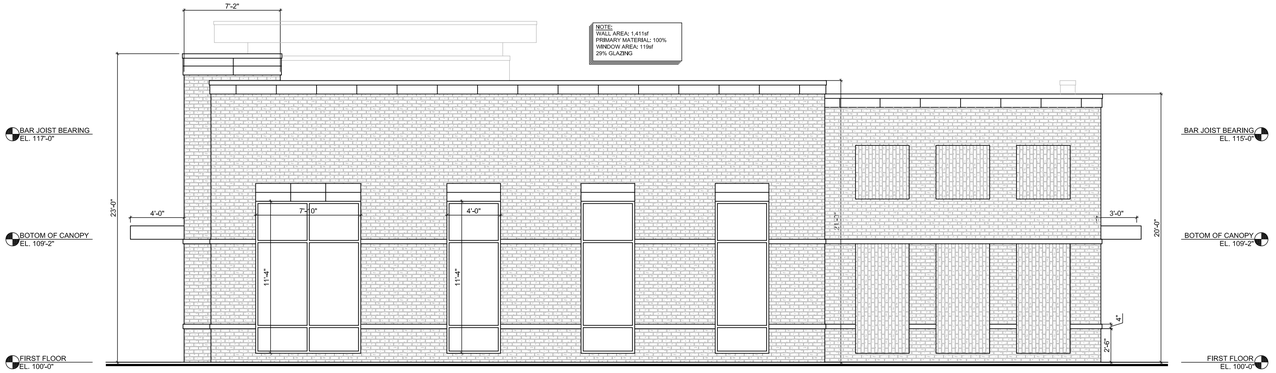
PROPOSED ROOF PLAN

SCALE 3/16" = 1'-0"

A 4



EAST ELEVATION



NORTH ELEVATION

0 5 10 15 25

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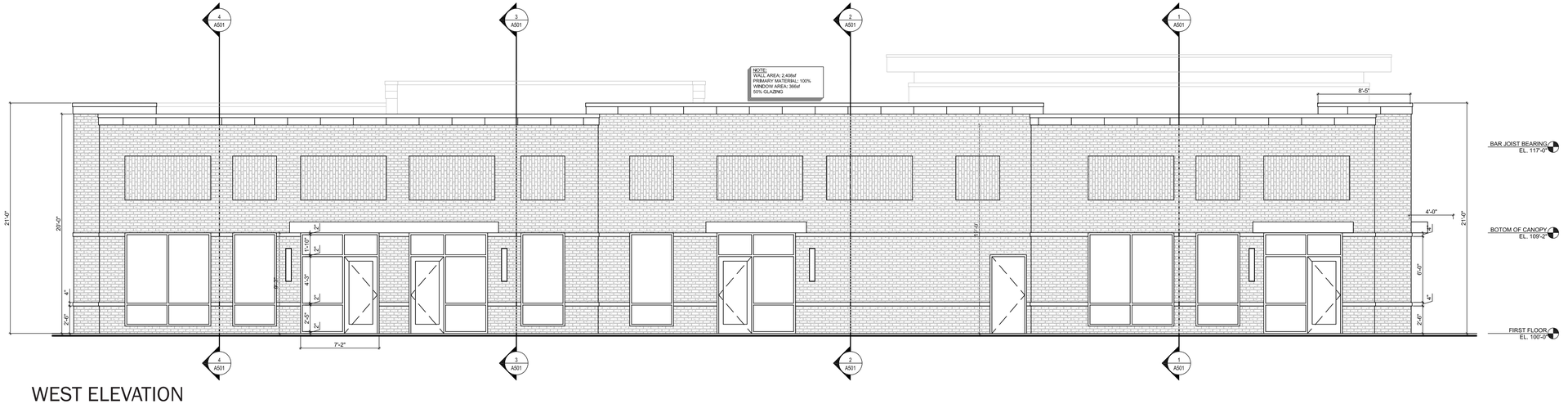
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OCTOBER 20, 2026

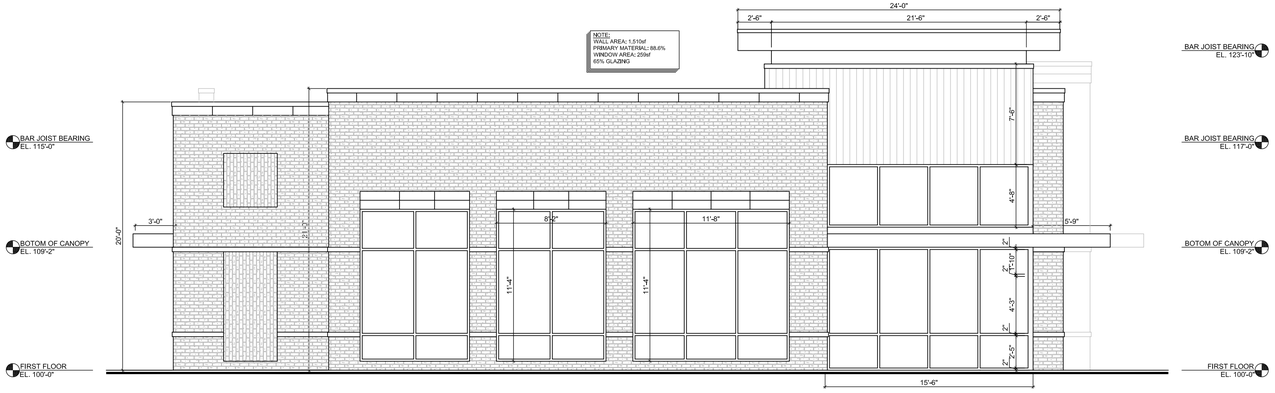
PROPOSED ELEVATION - BW

SCALE 3/16" = 1'-0"

A 5



WEST ELEVATION



SOUTH ELEVATION

0 5 10 15 25

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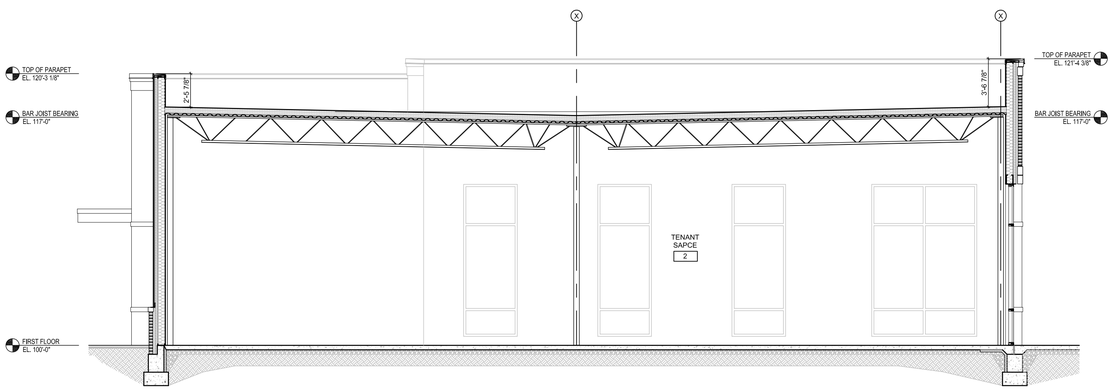
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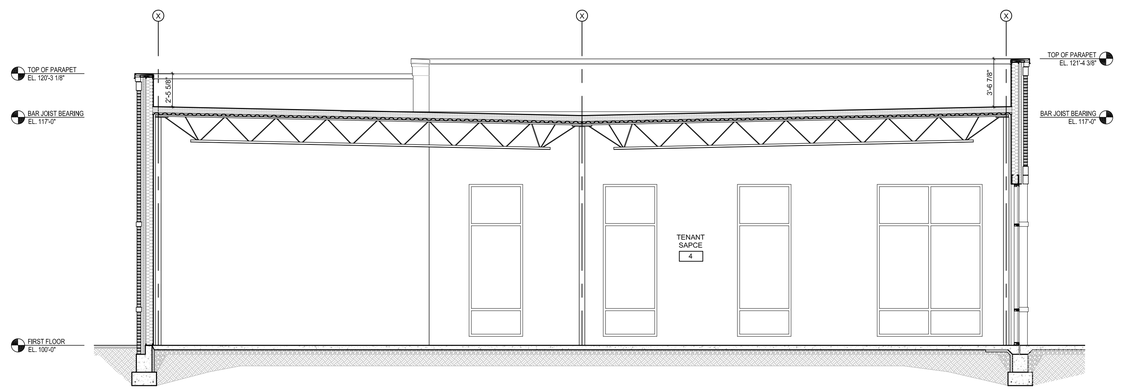
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SCALE 3/16" = 1'-0"

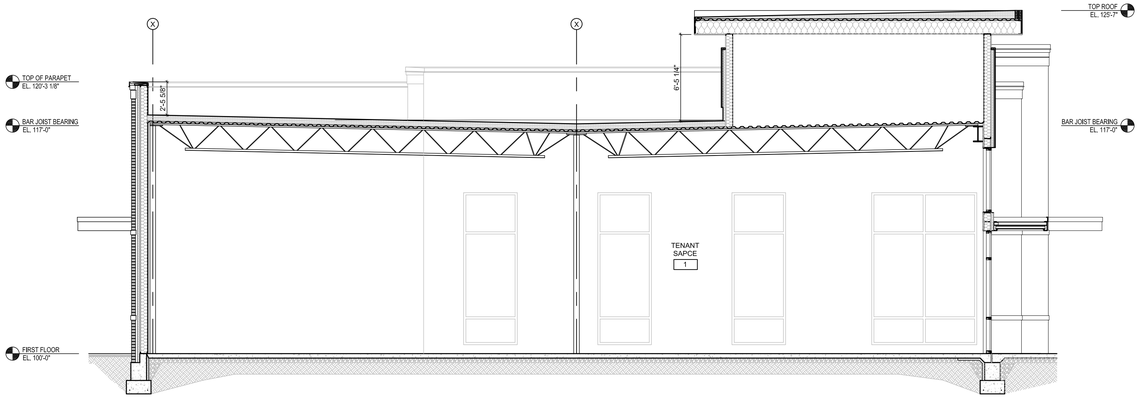
A 6



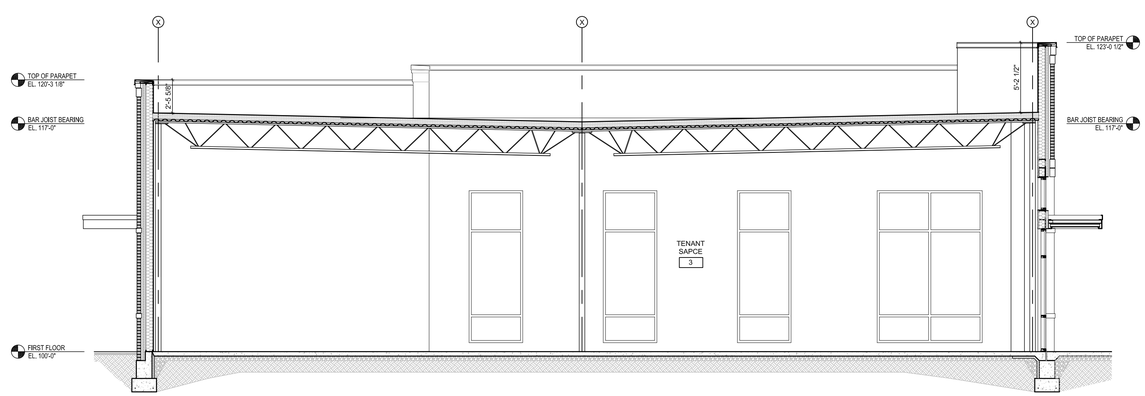
BUILDING SECTION 02



BUILDING SECTION 04



BUILDING SECTION 01



BUILDING SECTION 03

0 5 10 15 25

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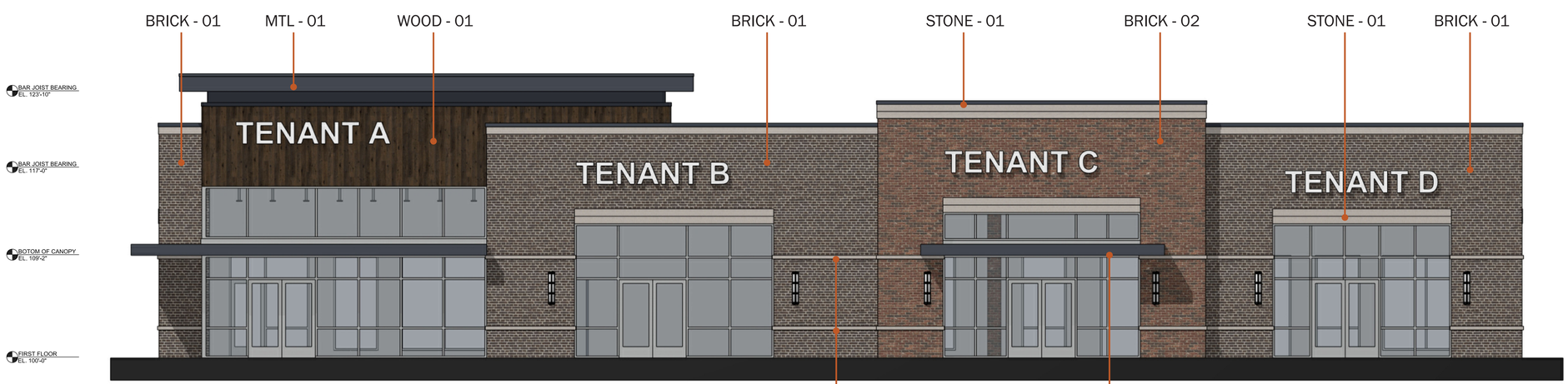
PROPOSED ARCHITECTURAL PACKAGE

OCTOBER 20, 2026

PROPOSED BUILDING SECTIONS

SCALE 3/16" = 1'-0"

A 7



EAST ELEVATION



NORTH ELEVATION

0 5 10 15 25

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PROPOSED ARCHITECTURAL PACKAGE

OCTOBER 20, 2026

PROPOSED ELEVATION - COLOR

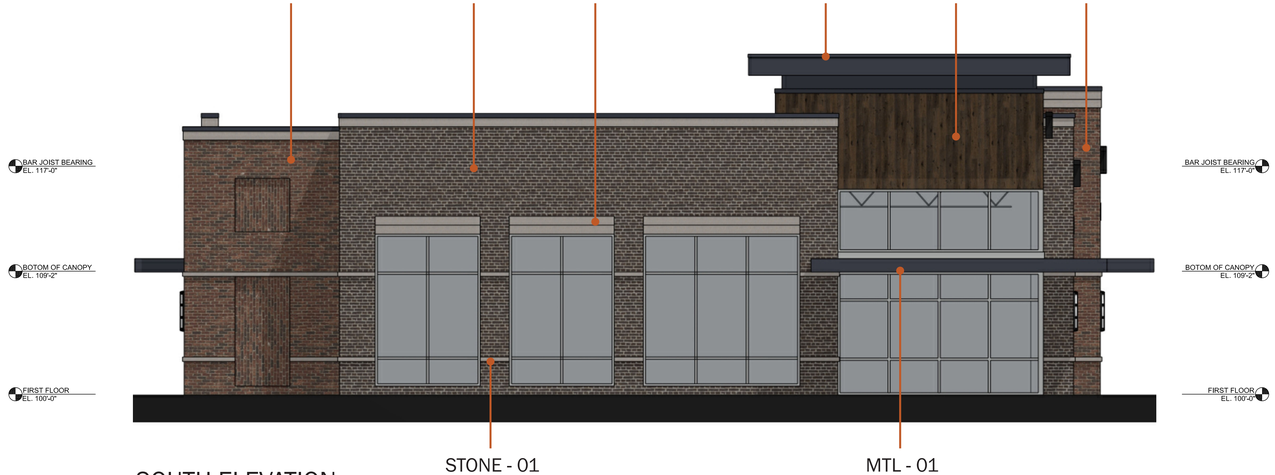
SCALE 3/16" = 1'-0"

A 8



WEST ELEVATION

BRICK - 02 BRICK - 01 STONE - 01 MTL - 01 WOOD - 01 BRICK - 02



SOUTH ELEVATION

0 5 10 15 25

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DUBLIN, OHIO

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PROPOSED ARCHITECTURAL PACKAGE

OCTOBER 20, 2026

PROPOSED ELEVATION - COLOR

SCALE 3/16" = 1'-0"

GABE'S

DUBLIN SAWMILL
SHOPPING CENTER



SAWMILL PARKWAY

AURA DUBLIN

DUBLIN, OHIO

RENIER CONSTRUCTION

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PROPOSED ARCHITECTURAL PACKAGE

OCTOBER 20, 2026

PROPOSED PERSPECTIVE

VIEW FROM INTERSECTION OF SAWMILL + MARTIN, LOOKING NORTHWEST.



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DUBLIN, OHIO

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PROPOSED ARCHITECTURAL PACKAGE
OCTOBER 20, 2026

PROPOSED PERSPECTIVE
VIEW FROM DIAMOND CELLAR, LOOKING WEST



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PROPOSED ARCHITECTURAL PACKAGE

OCTOBER 20, 2026

PROPOSED PERSPECTIVE

VIEW FROM GABE'S PARKING LOT, LOOKING SOUTHEAST



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PROPOSED ARCHITECTURAL PACKAGE

OCTOBER 20, 2026

PROPOSED PERSPECTIVE

VIEW FROM MARTIN DRIVE, LOOKING NORTHEAST

NORTH FACADE OF GABE'S



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PROPOSED ARCHITECTURAL PACKAGE

OCTOBER 20, 2026

PROPOSED PERSPECTIVE

VIEW OF PROPOSED TRASH ENCLOSURE ON NORTHSIDE OF GABE'S



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

- **1” IGU: Guardian SunGuard SNX 62/27, coated on surface #2, clear interior lite.**

Code section 153.062(H)(1)(b) requires glass to have an exterior visible reflectance percentage greater than 20%. Please make sure this is included in the window specs.

Per Code section 153.062(N)(4)(a)(1), facade transparency percentages required for a building type shall be met with highly transparent, low reflective (minimum 60% visible light transmittance) glass windows.



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 (OVERALL SITE)

TOTAL SITE AREA (EXCLUDING R/W)	3.27 ACRES
TOTAL SITE AREA DISTURBED	0.50 ACRES
PRE-DEVELOPED IMPERVIOUS AREA	2.58 ACRES
POST-DEVELOPED IMPERVIOUS AREA	2.59 ACRES
DISTURBED AREA WITHIN R/W	0.01 ACRES
EXISTING LOT COVERAGE	79%
PROPOSED LOT COVERAGE	79%
EXISTING BUILDING LOT COVERAGE	29%
PROPOSED BUILDING LOT COVERAGE	35%
EXISTING/PROPOSED BUILDING HEIGHT	25'-5"
FLOOD INSURANCE RATE MAP NUMBER	39049C0152K
ZONE	X
EFFECTIVE DATE	06/17/2008
BASE FLOOD ELEVATION	775

SITE DATA TABLE (PROPOSED OUT LOT)

TOTAL SITE AREA	0.45 ACRES
TOTAL SITE AREA DISTURBED	0.50 ACRES
PRE-DEVELOPED IMPERVIOUS AREA	0.35 ACRES
POST-DEVELOPED IMPERVIOUS AREA	0.38 ACRES
DISTURBED AREA WITHIN R/W	0.01 ACRES
EXISTING LOT COVERAGE	78%
PROPOSED LOT COVERAGE	84%
EXISTING BUILDING LOT COVERAGE	0%
PROPOSED BUILDING LOT COVERAGE	40%
EXISTING/PROPOSED BUILDING HEIGHT	25'-5"
FLOOD INSURANCE RATE MAP NUMBER	39049C0152K
ZONE	X
EFFECTIVE DATE	06/17/2008
BASE FLOOD ELEVATION	775

SURVEY INFORMATION

Vertical Datum:

The said monuments being source bench marks with elevations that are based on the North American Vertical Datum of 1988.

Horizontal Datum:

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986).

BM#1: West Bolt of Fire Hydrant along Martin Road

Elevation: 909.20

BM#2: Top of Sanitary Manhole at the NE Corner of the site.

Elevation: 907.20

UTILITY CONTACTS

CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES
Note: Any inspections requests require a minimum 24-hr notice, preferably 48-hr.

City of Columbus, Division of Water
910 Dublin Rd, Columbus, OH 43215
Contact: Customer Service
614-645-8276

Columbus Water & Power
111 N. Front St, Columbus, OH 43215
Contact: Customer Service
614-645-8276

OTHER UTILITIES

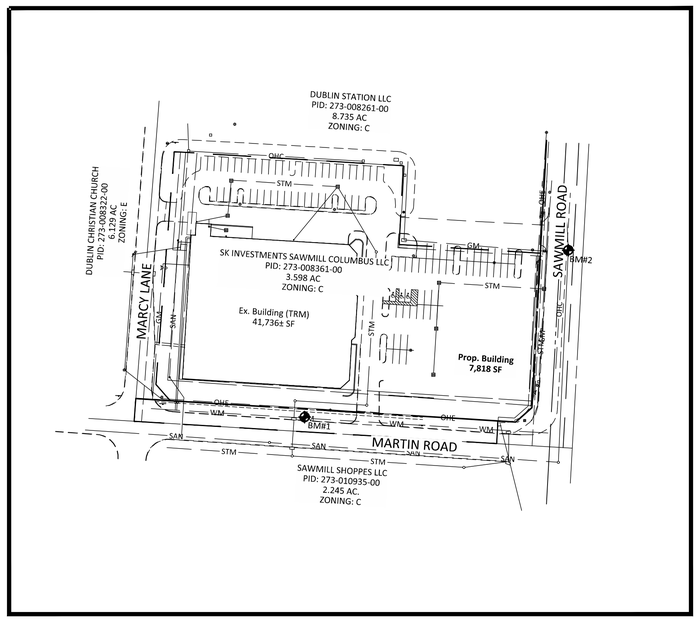
ALTA Fiber
6685 Dublin Center Dr, Dublin, OH 43017
Contact: Tim Seestedt
513-817-9131

American Electric Power Company - AEP
850 Tech Center Drive
Gahanna, OH 43230-6605
Contact: Deborah Harris
614-883-7852

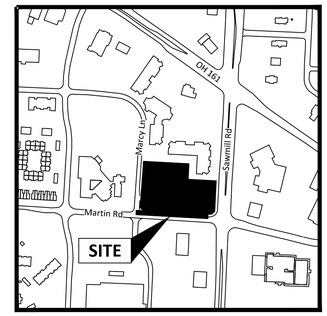
Columbia Gas of Ohio
A NiSource Company
3550 Johnny Appleseed Court,
Columbus, OH 43231
Contact: Benjamin Day
614-8725-7177

Spectrum
PO Box 2553
3760 Interchange Road
Columbus, Ohio 43216
Contact: Kevin Rich
614-481-5263
Contact: David Holstein
614-481-5262

OHIO811.org Before You Dig



INDEX MAP
SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

SHEET INDEX		
SHEET NUMBER		SHEET NAME
1	C1.0	TITLE SHEET
2	C1.1	VICINITY MAP
3	C2.0	EXISTING CONDITIONS
4	C2.1	LOT SPLIT PLAN
5	C2.2	REQUIRED BUILDING ZONE PLAN
6	C3.0	SITE PLAN
6A	C3.0A	SITE TURNING MOVEMENT PLAN
7	C4.0	ENGINEERING PLAN
8	C5.0	PARKING PLAN
9	C6.0	PRELIMINARY TREE PLAN
10	C6.1	LANDSCAPING PLAN
11	C7.0	OPEN SPACE PLAN

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

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COLUMBUS, OH 43054
(614)775-4369
mstypula@emht.com

ARCHITECT
MATTHEW D. LONES, AIA, NCARB
ORANGE FROG DESIGN GROUP, LLC
411 MEDITATION LANE
COLUMBUS, OH 43235
(614)578-1707
mlones@orangefrogdg.com

PROJECT DESCRIPTION

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

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

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

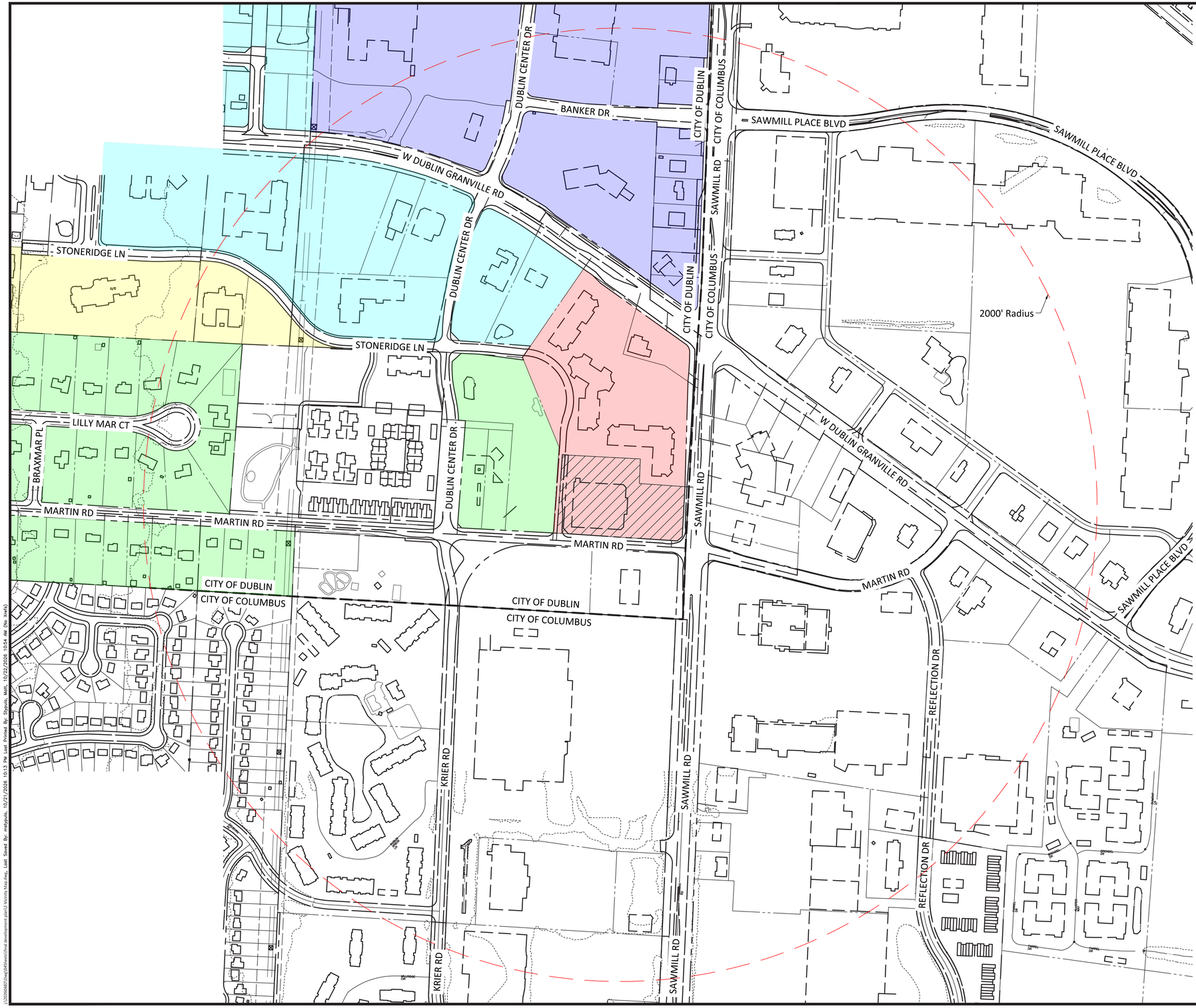
TITLE SHEET
October 22, 2026

CITY OF DUBLIN PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C1.0

SHEET NUMBER
1 / 11

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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 (Limited Suburban Residential District)
- Zone BSD-C (Bridge Street Development Commercial District)
- Zone BSD-O (Bridge Street Development Office District)
- Zone BSD-R (Bridge Street Development Residential District)
- Zone BSD-SCN (Bridge Street Development Sawmill Center Neighborhood District)
- Site

GRAPHIC SCALE
0 100 200 400

NO.	DATE	REVISION RECORD / 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

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

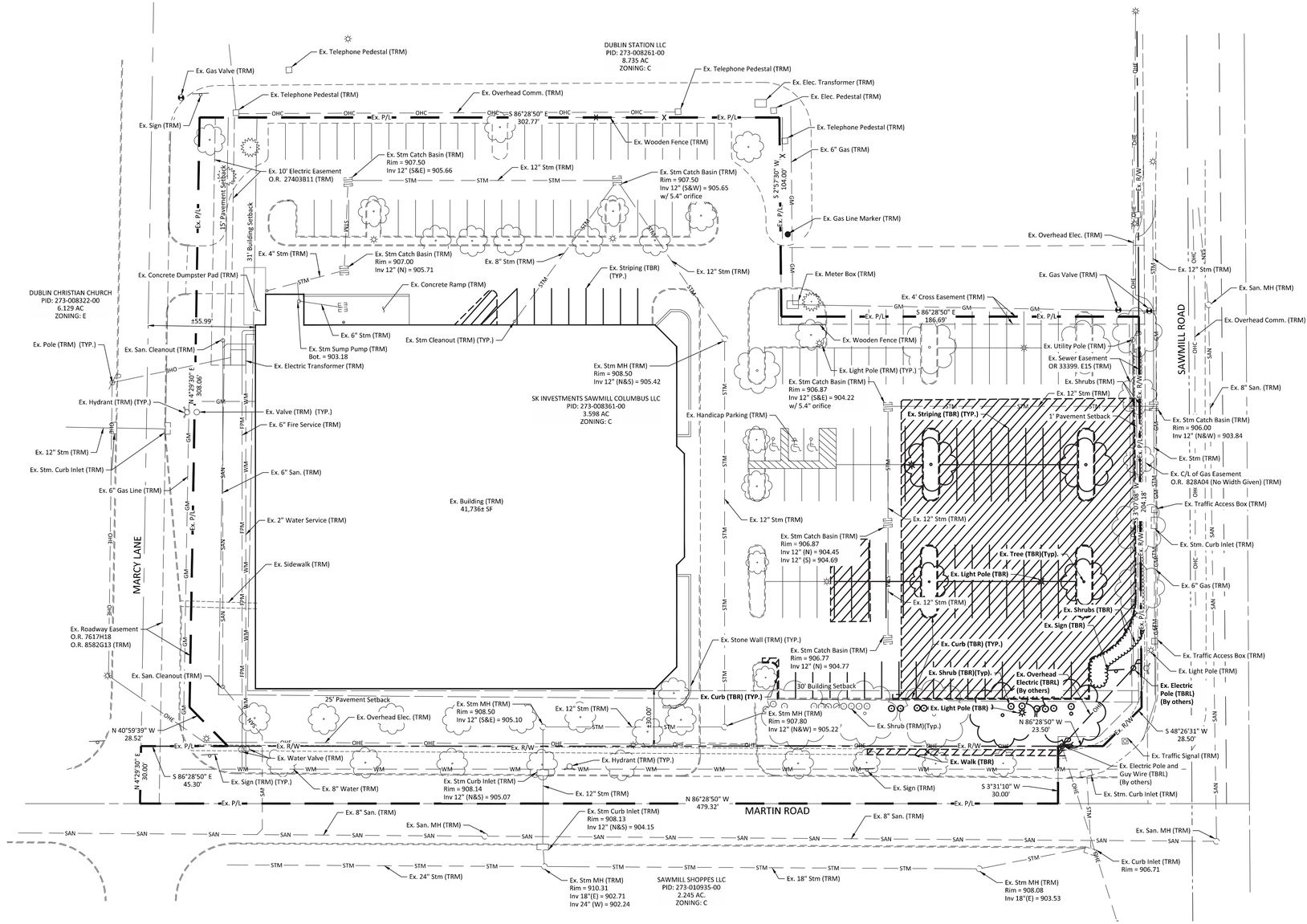
VICINITY MAP
October 22, 2026

CITY OF DUBLIN PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C1.1

SHEET NUMBER
2 / 11

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Legend

- Ex. Concrete Curb
- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- 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
- 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

NO.	DATE	REVISION RECORD	ENG	DUB

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Engineers • Surveyors • Planners • Scientists
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PRELIMINARY DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

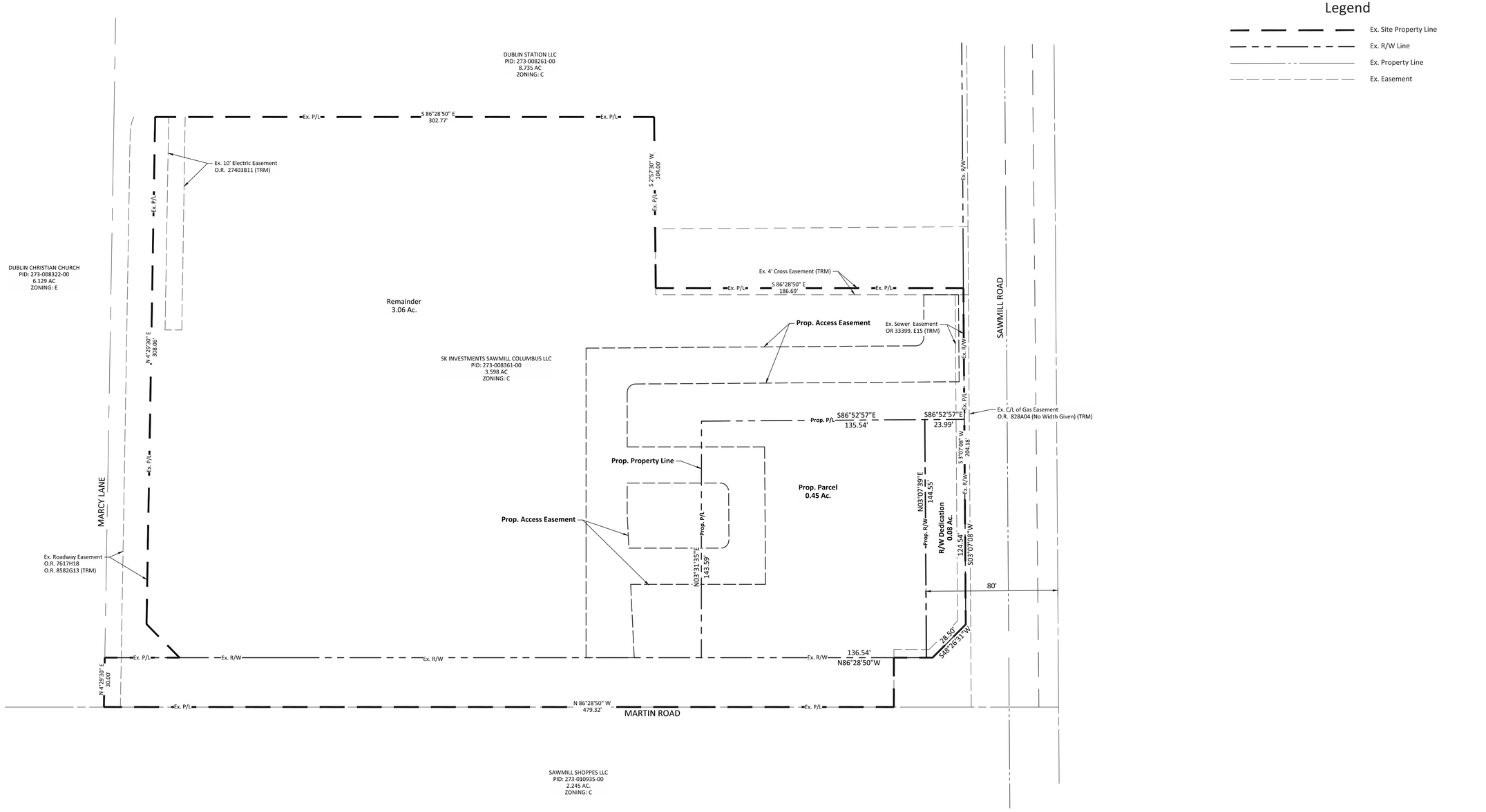
EXISTING CONDITIONS
October 22, 2026

CITY OF DUBLIN PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C2.0

SHEET NUMBER
3 / 11

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emht.com

PRELIMINARY DEVELOPMENT PLAN

SAWMILL OUTPARCEL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

LOT SPLIT PLAN

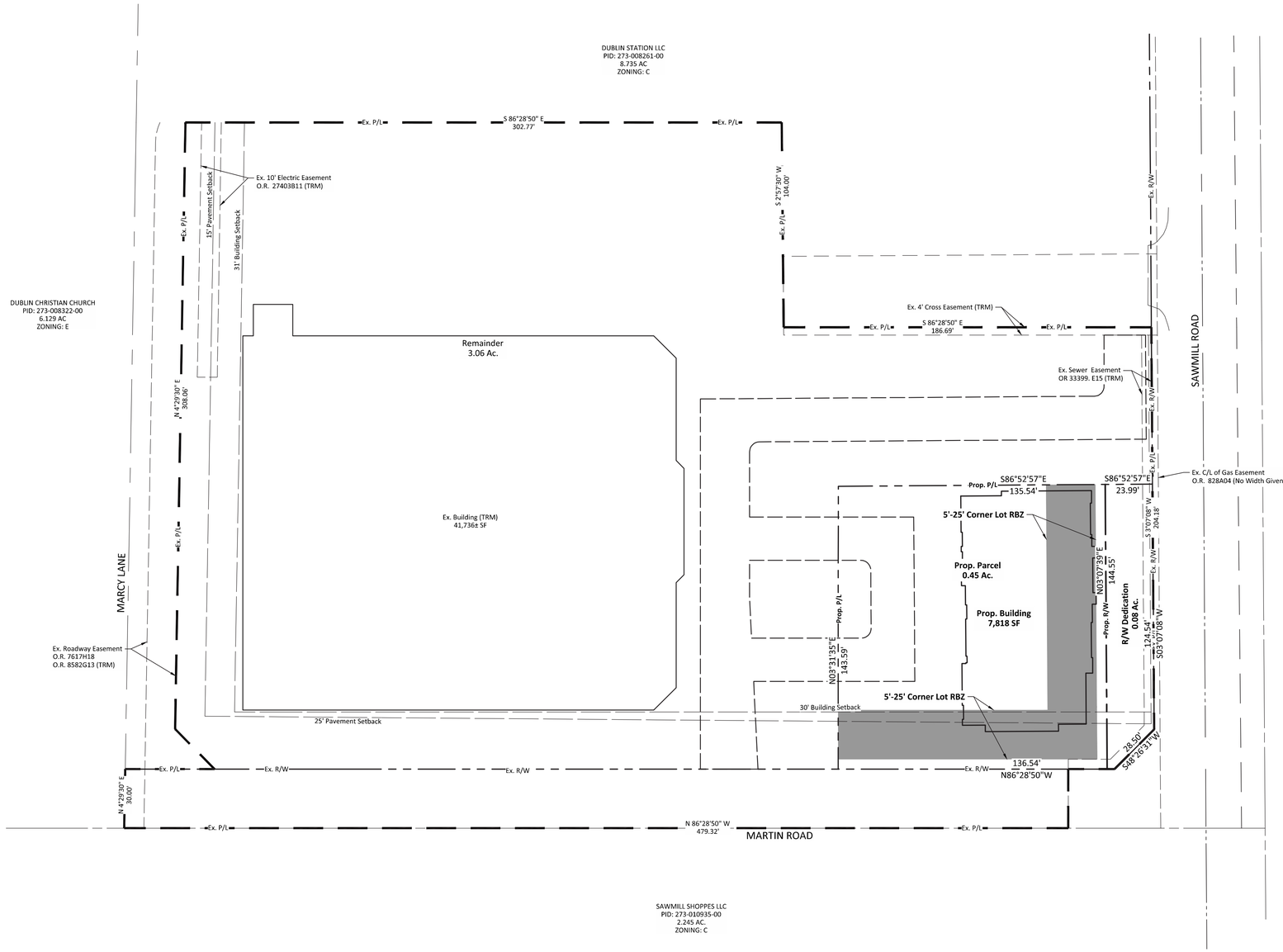
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CITY OF DUBLIN PROJECT NUMBER
26-018-COM

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C2.1

SHEET NUMBER
4 / 11

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5500 New Albany Road Columbus, OH 43054
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PRELIMINARY DEVELOPMENT PLAN

SAWMILL OUTPARCEL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

REQUIRED BUILDING ZONE PLAN

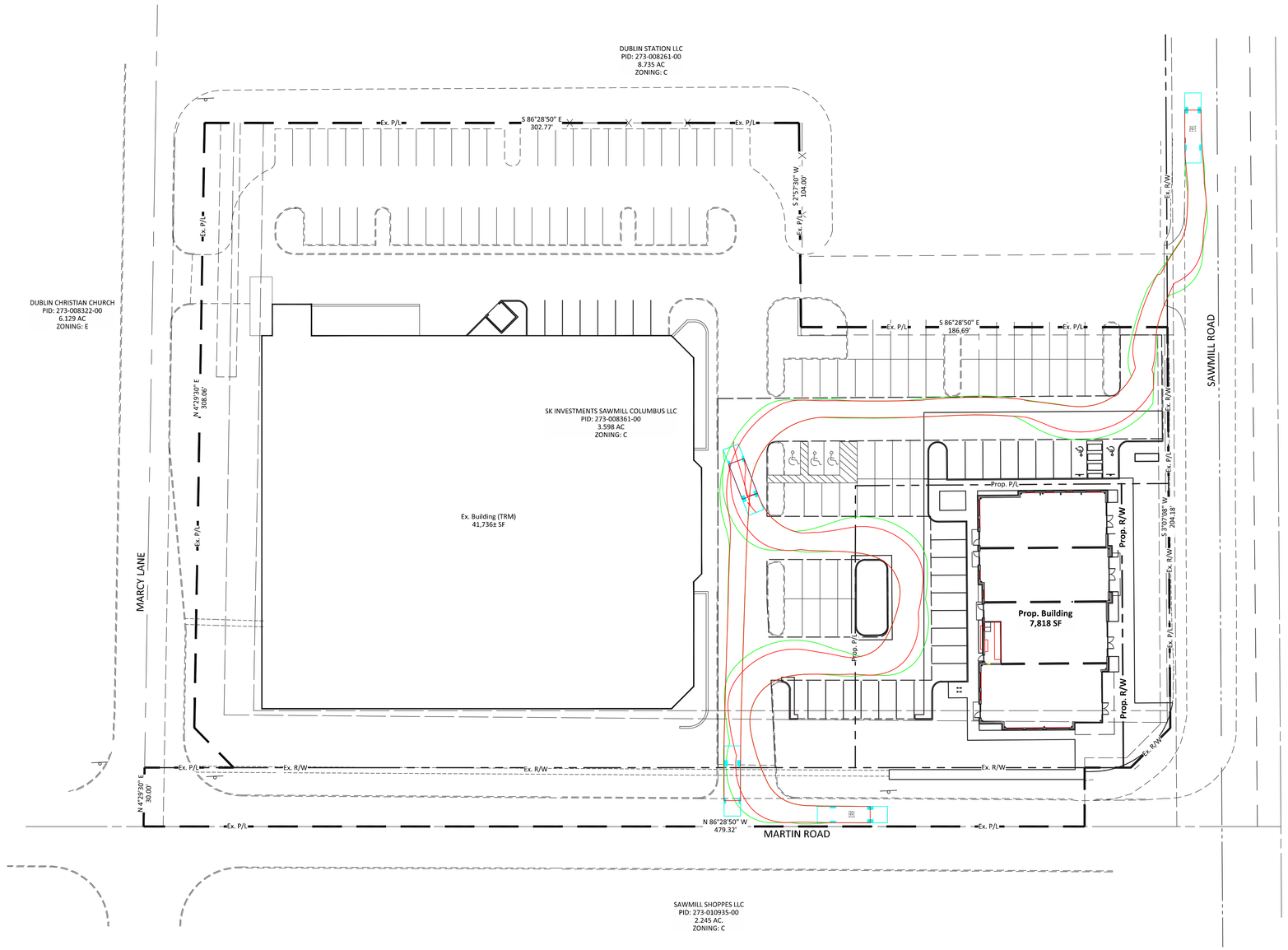
October 22, 2026

CITY OF DUBLIN PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C2.2

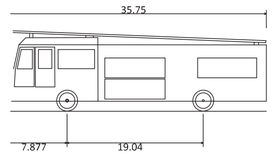
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5 / 11

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Legend

- Ex. Concrete Curb
- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Building
- Ex. Underground Electric Line
- Ex. Overhead Electric Line
- Ex. Gas Main
- Ex. Water Main
- Ex. Fire Protection Main
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Sign



ER91

Overall Length	35.750ft
Overall Width	8.333ft
Overall Body Height	11.250ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	32.667ft

GRAPHIC SCALE
0 15 30 60

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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PRELIMINARY DEVELOPMENT PLAN

SAWMILL OUTPARCEL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TURNING MOVEMENT PLAN

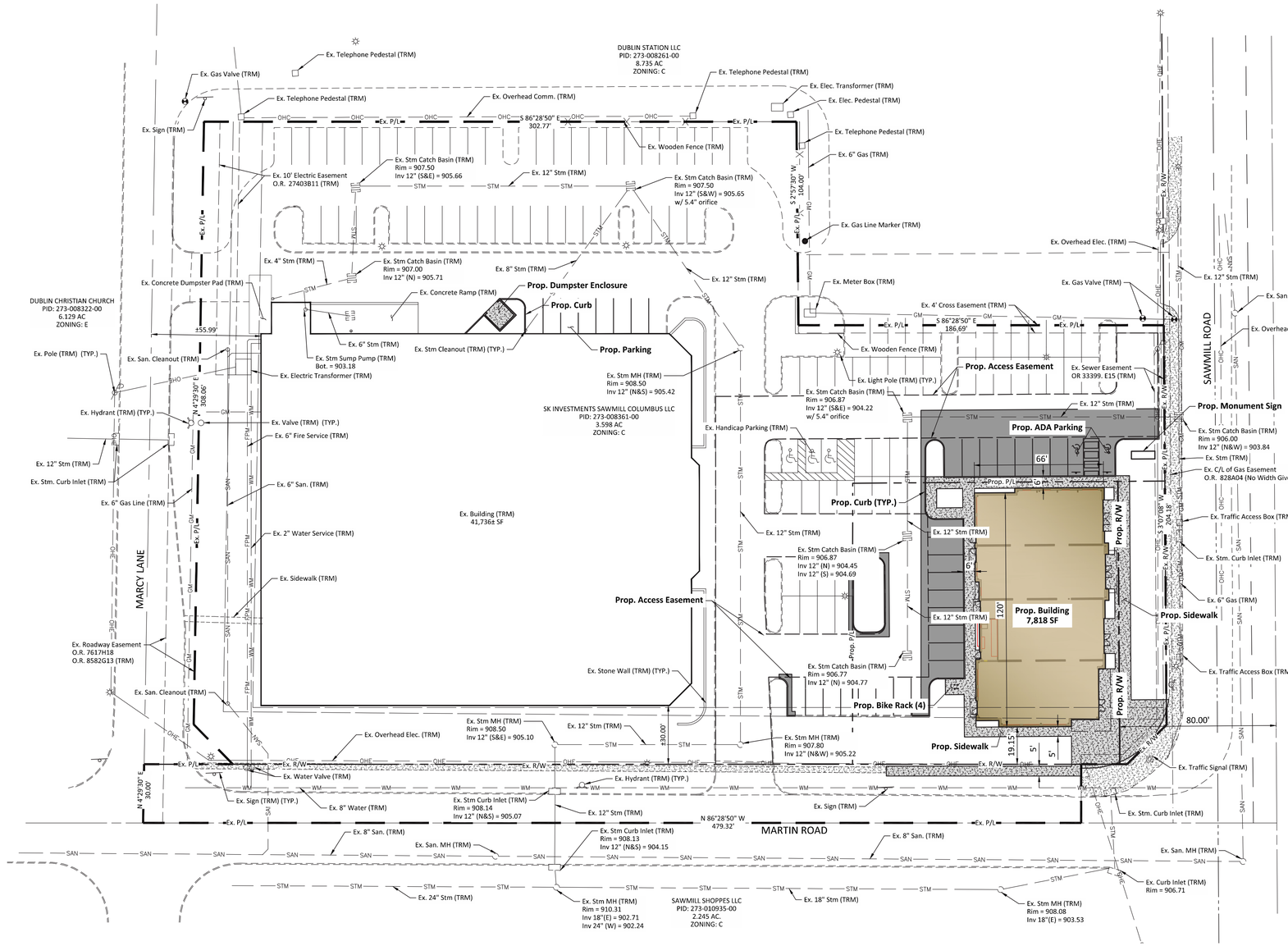
October 22, 2026

CITY OF DUBLIN PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C3.0A

SHEET NUMBER
6A / 11

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- Ex. Easement
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- Ex. C/L Ditch
- Ex. Fence
- Ex. Building
- Ex. Underground Electric Line
- Ex. Overhead Electric Line
- Ex. Gas Main
- Ex. Water Main
- Ex. Fire Protection Main
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Sign
- Ex. Concrete Sidewalk
- 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
- (TRM) To Remain

TOTAL SITE AREA	0.45 ACRES
PROPOSED LOT COVERAGE	84%
PROPOSED BUILDING LOT COVERAGE	40%
EXISTING/PROPOSED BUILDING HEIGHT	25'-5"
USE	
PROPOSED GENERAL RETAIL - 7,818 SF	

GRAPHIC SCALE
0 15 30 60

NO.	DATE	REVISION RECORD	ENG	DUB

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

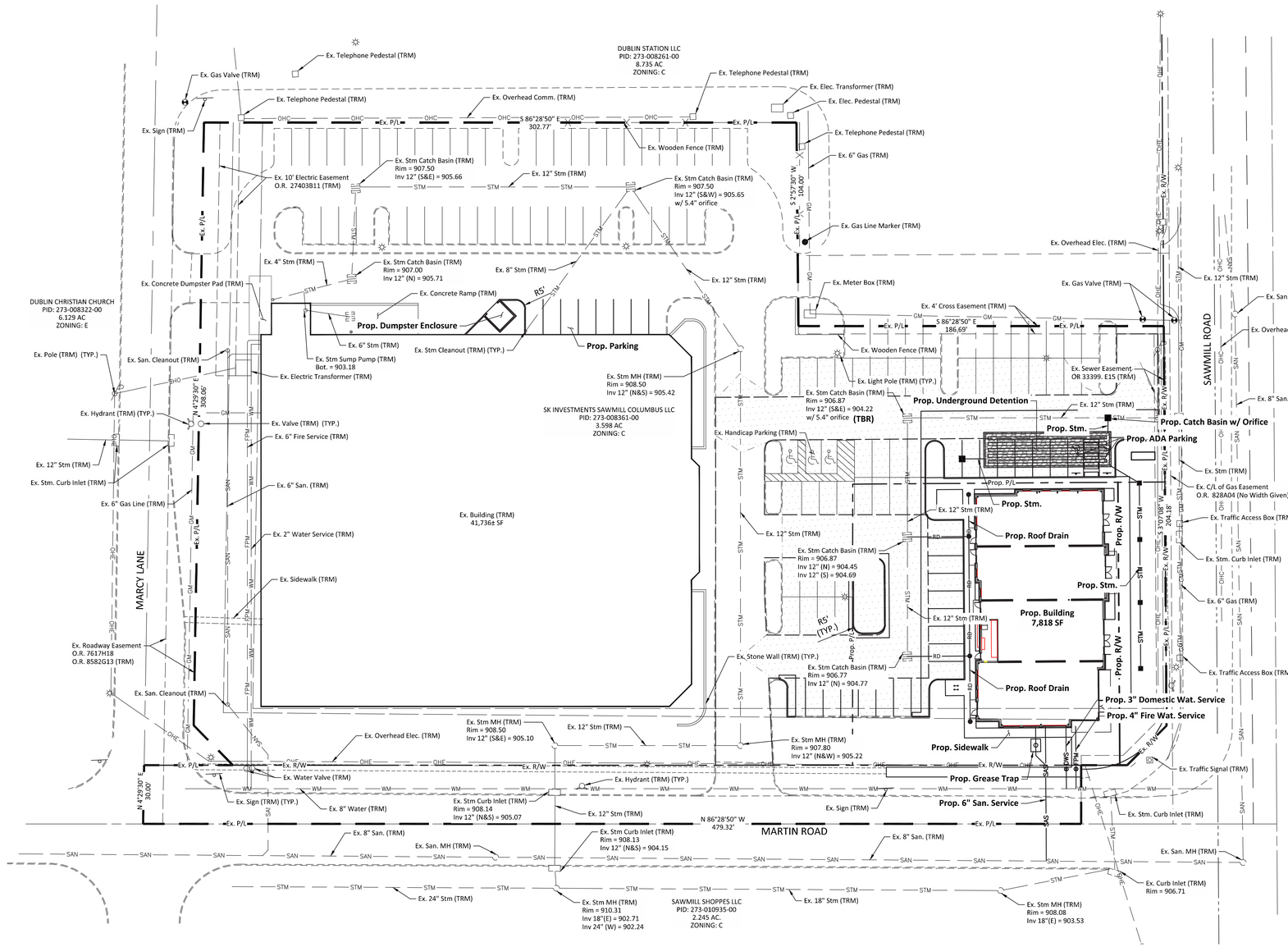
SITE PLAN — October 22, 2026

CITY OF DUBLIN PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C3.0

SHEET NUMBER
6 / 11

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Legend

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- Ex. Fence
- Ex. Building
- Ex. Underground Electric Line
- Ex. Overhead Electric Line
- Ex. Gas Main
- Ex. Water Main
- Ex. Fire Protection Main
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Sign
- Prop. Front and Back of Curb
- Prop. Sign
- Prop. Sanitary Sewer Service
- Prop. Domestic Water Service
- Prop. Fire Protection Water Service
- Prop. Storm Sewer
- Prop. Parking Lot Ponding
- (TRM) To Remain

Notes

1. All radii are 5' unless otherwise noted

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. The proposed site will utilize parking lot ponding and an underground pipe storage system.

GRAPHIC SCALE
0 15 30 60

NO.	DATE	REVISION RECORD / REVISION DESCRIPTION	ENG	DUB

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PRELIMINARY DEVELOPMENT PLAN

SAWMILL OUTPARCEL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

ENGINEERING PLAN

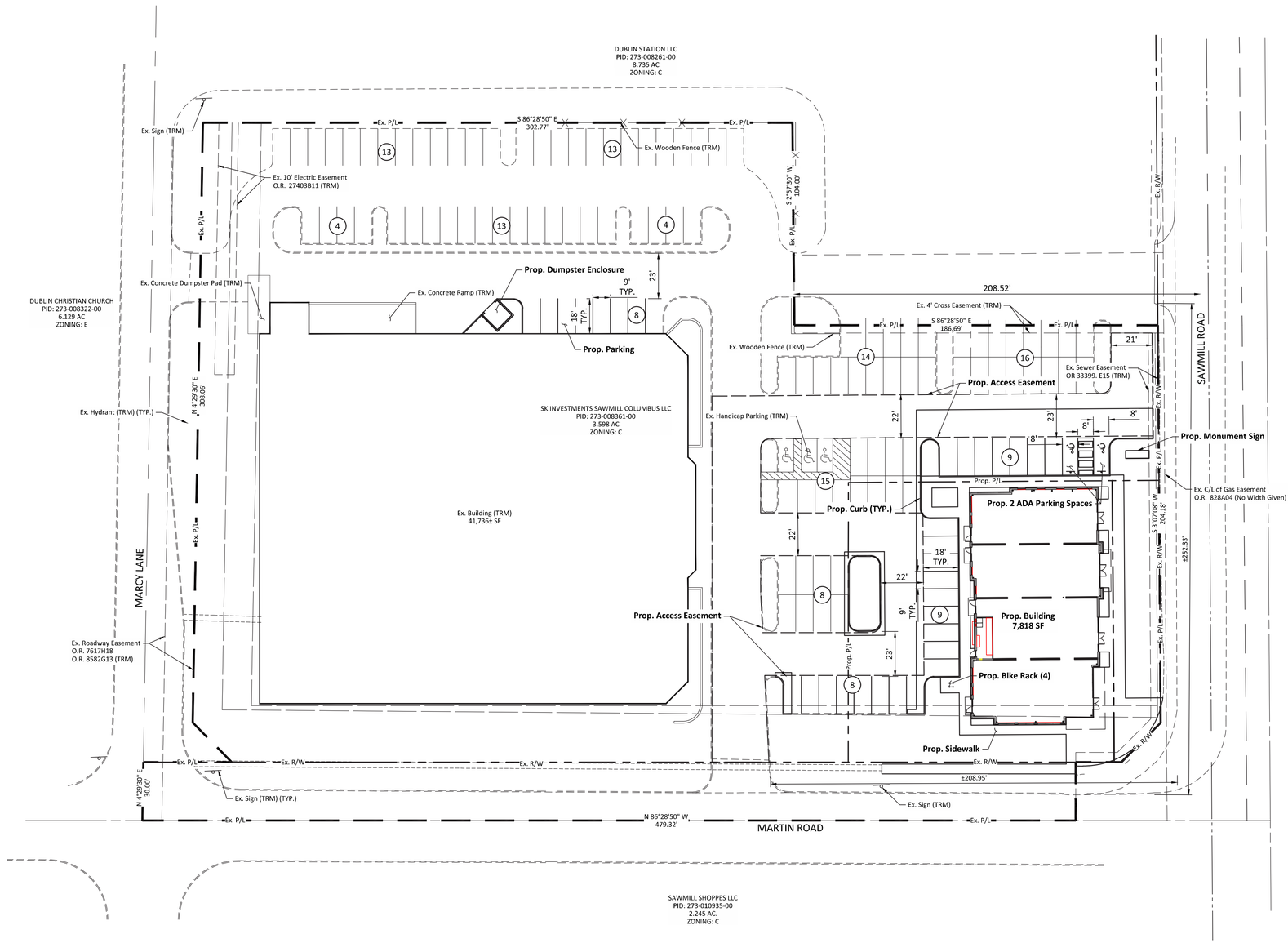
October 22, 2026

CITY OF DUBLIN
PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C4.0

SHEET NUMBER
7 / 11

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Legend

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- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Building
- Ex. Sign
- Prop. Front and Back of Curb
- Prop. Sign
- (X) Prop. Parking Count
- (TRM) To Remain

Overall Site (Gabes & Out Lot)		
Use	Square Footage	Minimum
General Retail (Gabes)	41,736	3 per 1000 SF
General Retail (New Development)	7,818	3 per 1000 SF
General Retail (Total)	49,554	3 per 1000 SF
Required Parking		149
Reduction (10%) (§153.065(B)(2)(b)(3)		15
Required Parking (with Reduction)		134
Provided Parking		134
Required ADA Parking		5 (1 Van)
Provided Parking		5 (2 Van)
Proposed Out Lot		
Use	Square Footage	Minimum
General Retail (New Development)	7,818	3 per 1000 SF
Required Parking		24
Reduction (10%) (§153.065(B)(2)(b)(3)		2
Required Parking (with Reduction)		22
Provided Parking		26
Required ADA Parking		1 (1 Van)
Provided Parking		2 (1 Van)

GRAPHIC SCALE
0 15 30 60

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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

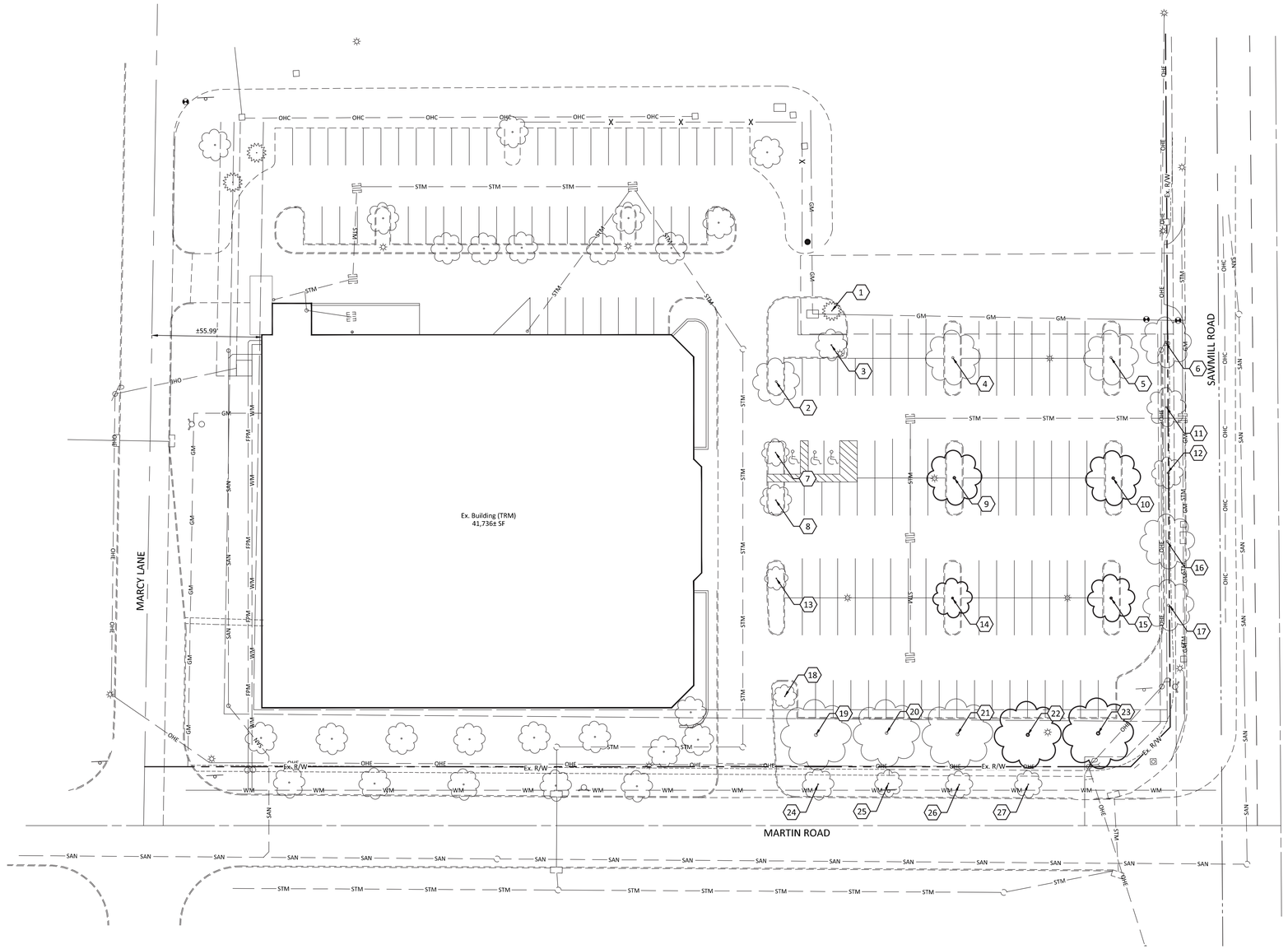
PARKING PLAN
October 22, 2026

CITY OF DUBLIN
PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C5.0

SHEET NUMBER
8 / 11

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Legend

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- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- 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
- 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	24"
* Excludes exempt trees	

GRAPHIC SCALE
0 15 30 60

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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

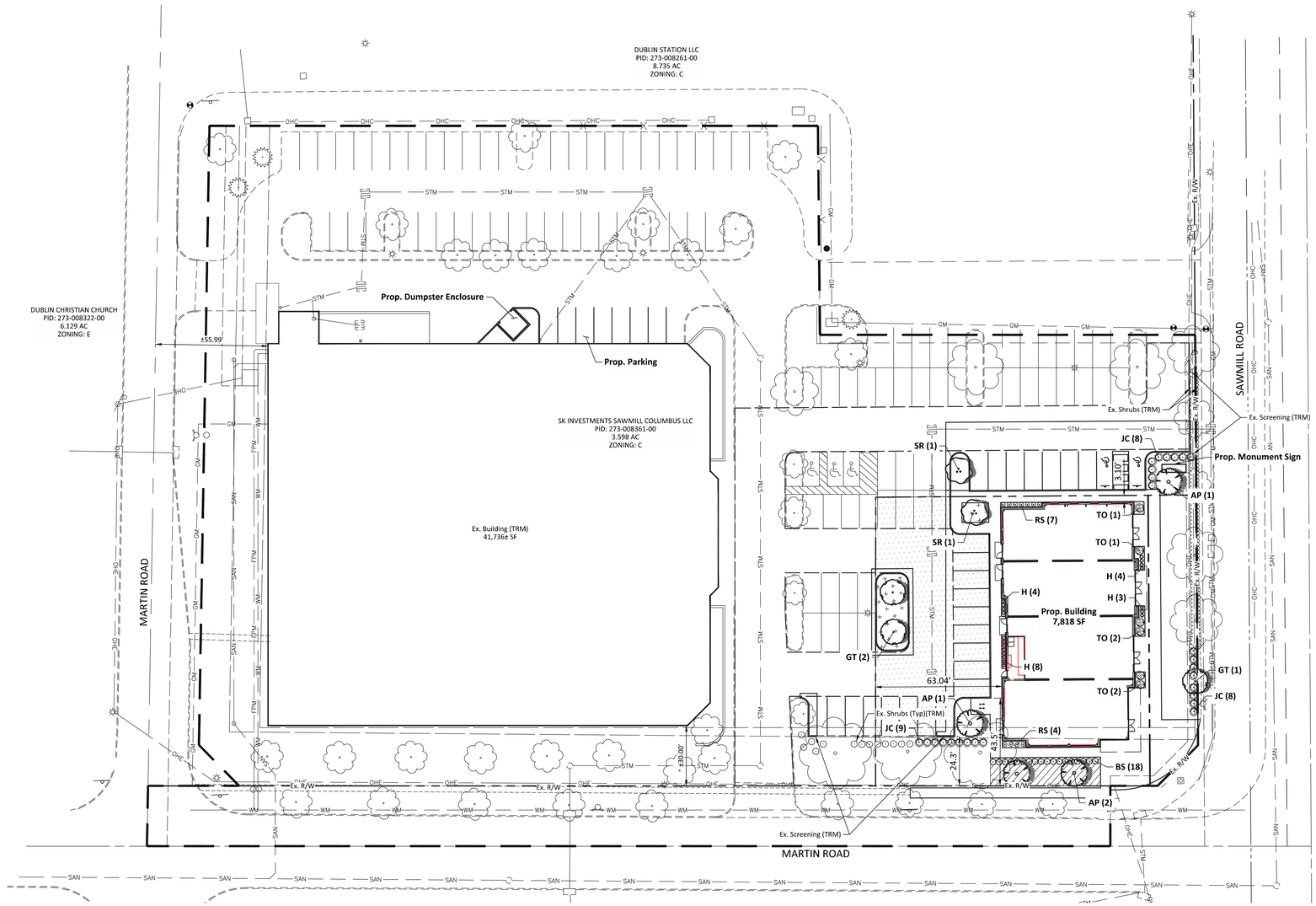
PRELIMINARY TREE PLAN
October 22, 2026

CITY OF DUBLIN PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C6.0

SHEET NUMBER
9 / 11

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Landscape Calculations (Out Lot Only)

153.065.D.5.a
1171.04 - Street Frontage Screening
Sawmill Road:
Parking 20'-40' From R/W
1 Tree/40' 5 Shrubs/25'
Required: 0'=0 Shrubs & 0 Tree
Provided: =0 Shrubs & 0 Tree

Martin Road:
Parking 20'-40' From R/W
1 Tree/40' 5 Shrubs/25'
Required: 57'=12 Shrubs & 2 Tree
Provided: 14 Shrubs & 2 Tree (1 Existing & 1 Proposed)

153.065.D.5.c.2 - Interior Landscaping
1 Tree/12 Parking Spaces
Required: 134 Parking Spaces/12 = 12 Trees
Provided: 19 (16 Existing)

153.065.D.7.a - Foundation Planting
Shrubs & Perennials Provided at locations where sidewalk is not present

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

153.133.B.2 - Landscape Area
Required: 5,401 SF/100 x 5 = 270 SF
Provided: 706 SF

153.133.B.3.a - Tree Planting Requirement
Required: 13,219 SF (Vehicular Use & Structure)/5000 = 3 Trees
Provided: 8 (1 Existing)

153.133.D.2.b - Site Planting Requirements
Required: 7,818 SF (Structure) x 2% = 156 SF
Provided: 722 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	24"	8	24"

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	AP	4	Acer platanoides	Norway Maple	3.0" Cal.	B&B
	GT	5	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.0" Cal.	B&B
	SR	2	Syringa reticulata	Japanese Tree Lilac	3.0" Cal.	B&B
SHRUBS						
	BS	18	Buxus sempervirens	Common Boxwood	24" Ht.	B&B or Cont.
	JC	26	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht.	B&B or Cont.
	TO	6	Thuja occidentalis 'Emerald'	Emerald Aborvitae	36" Ht.	B&B or Cont.
PERRENIALS						
	19	H	Hererocallis	Daylily	#2	Cont.
	11	RS	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-Eyed Susan	#2	Cont.

GRAPHIC SCALE
0 15 30 60

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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

LANDSCAPING PLAN
October 22, 2026

CITY OF DUBLIN
PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C6.1

SHEET NUMBER
10 / 11

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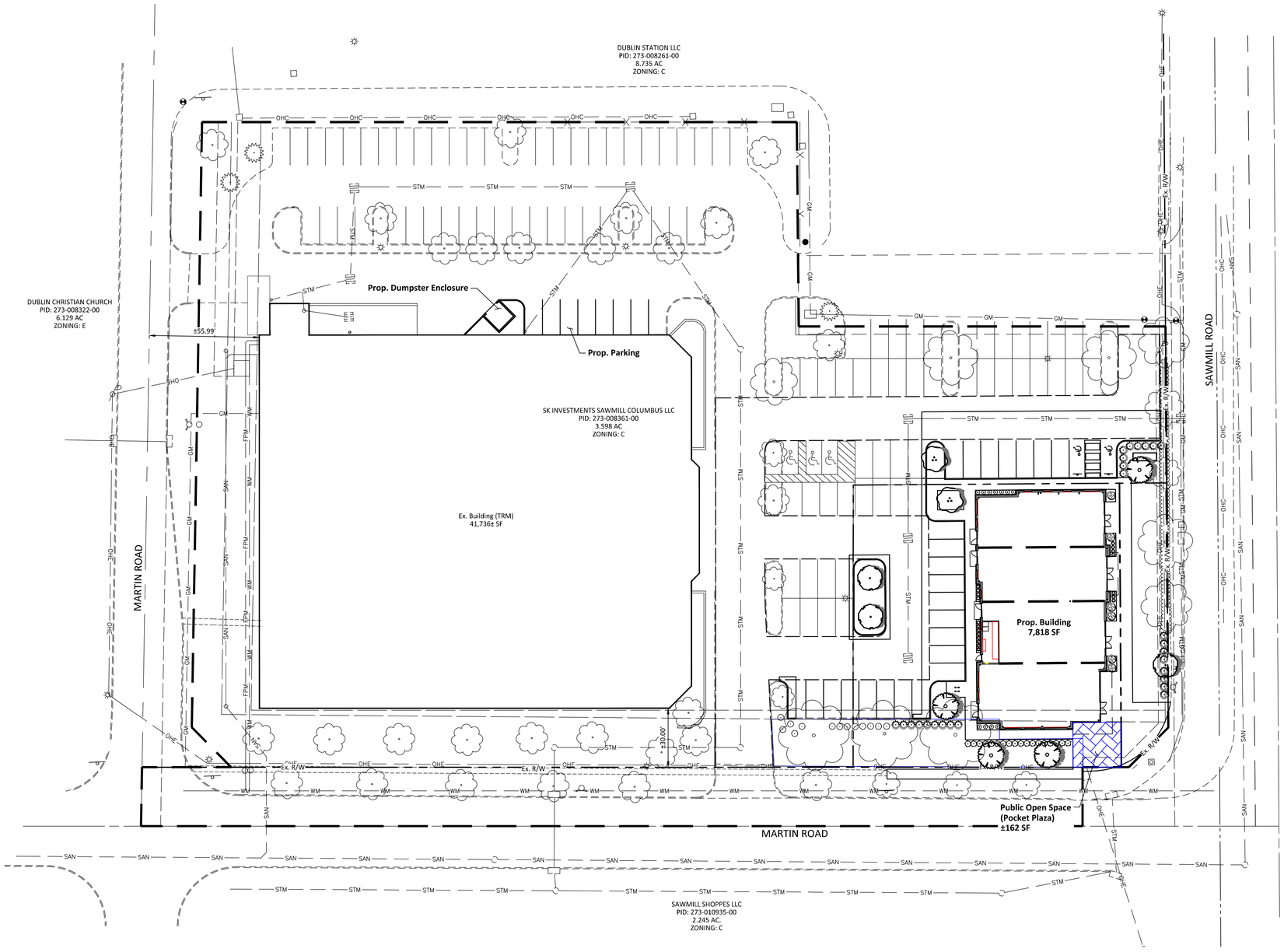
AURA DUBLIN
DUBLIN, OHIO

EMH&T Engineers, Surveyors, Planners, Scientists

Orange frog Design Group, LLC

PROPOSED ARCHITECTURAL PACKAGE
OCTOBER 20, 2026

OPEN SPACE PLAN



Open Space Calculations

	Required
Commercial	7,818 SF/50 SF
	156 SF
	Provided
Public Open Space	162 SF Pocket Plaza
Open Space	

Note: Final configuration to be determined through coordination with the city through the final development plan. If required, fee-in-lieu option will be coordinated with the City.

GRAPHIC SCALE

0 15 30 60

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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PRELIMINARY DEVELOPMENT PLAN

SAWMILL OUTPARCEL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

C7.0-OPEN SPACE

October 22, 2026

CITY OF DUBLIN PROJECT NUMBER
26-018-COM

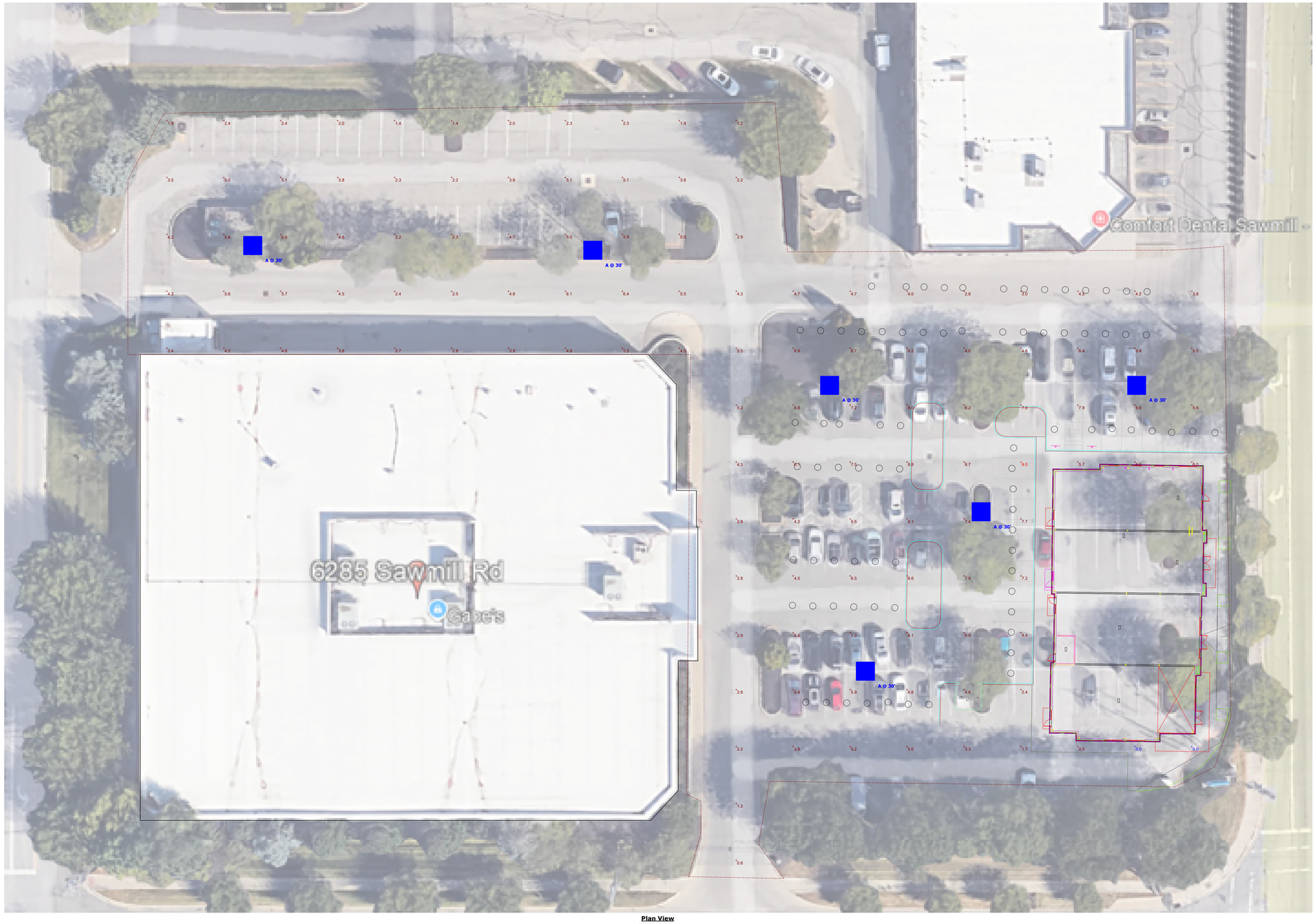
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Schedule												
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.6 fc	9.0 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 20ft

6285 SAWMILL RD

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

1 of 1