

USE VARIANCE
Application to Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 5-14-25
Case # Z-2025-0050
Fee: **\$150.00**

Marathon Fueling Station Diesel Expansion

The Zoning Inspector of the City of Groveport, Ohio has refused to issue a Certificate of Zoning Compliance at the following address as it is in violation of Zoning Code number: 1153.03.

Address of property 2560 London Groveport Rd.

Parcel # 185-001559. The property is currently zoned CS -Community Services.

The property is currently being used for Retail Sales - Fueling Station for Automobiles.

The proposed use of the property is Retail Sales - Fueling Station for Automobiles, trucks, and semis.

I appeal to City Council for a Use Variance that will allow me to do the following: _____

Expand the site to include fuel service for commercial diesel trucks and semis.

Refusal constitutes a hardship because business will be lost by neighboring fueling stations that service commercial trucks.

Applicant Name: Mark Saler Phone: (937) 895-4491

Address: 28 N. Cherry St., Germantown, OH 45327

Property Owner Name: R&R Takhar Group Phone: (937) 665-0881

Address: 7030 Poe Ave, Building A, Dayton, OH 45414

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet. Also, submit an electronic version on a thumb drive or send by PDF to buildingclerk@groveport.org.

(Items listed are shown on the plans provided)

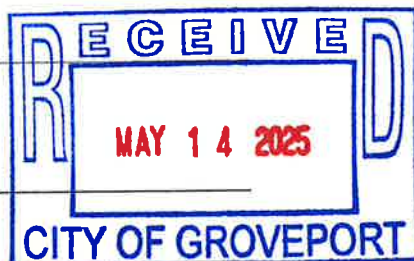
- ☒ Dimensions and size of existing and proposed lots and easements.
- ☒ Size and location of existing and proposed development such as buildings, structures, signs, water supply, waste water treatment, driveways, and parking, etc.
- ☒ Existing and proposed use of all parts of land and buildings.
- ☒ Any additional information concerning the subject tract and neighboring tracts as may be required by the Zoning Enforcement Officer or City Council in order to determine compliance with and provide enforcement of the Zoning Resolution.

APPLICANT'S AFFIDAVIT:

To the best of my (our) knowledge, the above statements and attached site plan are, in all respects true and accurate descriptions of the existing status and proposed plans for the property identified in this application.


Applicant's Signature

Mark Saler
Applicant's Printed Name



(937) 895-4491
Contact phone number

MSaler@burkhardtinc.com
Email address

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-001556

Owner's Name: NAS 8
Address: PO BOX 340143
City & State: Columbus, OH Zip Code 43234

Site Address: 2600 London Groveport Rd

Mail Address: Name: NAS 8
Address: PO BOX 340143
City & State: Columbus, OH Zip Code 43234

Parcel Number: 185-001461

Owner's Name: ALUM CREEK DRIVE OWNER
Address: C/O Related Fund Managment 30 Hudson Yards
City & State: New York, NY Zip Code 10001

Site Address: 6600 Alum Creek Rd

Mail Address: Name: ALUM CREEK DRIVE OWNER
Address: C/O Related Fund Managment 30 Hudson Yards
City & State: New York, NY Zip Code 10001

Parcel Number: 180 - 000244

Owner's Name: Wilhemina Lipfert
Address: 10311 Slough Rd
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 0 Alum Creek Dr

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

If additional space is needed, make copies of this page.

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Parcel Number: 180-005417

Owner's Name: RaceTrac
Address: 200 Galleria Parkway SE, Suite 900
City & State: Atlanta, GA Zip Code 30339

Site Address: 2555 London Groveport Rd

Mail Address: Name: RaceTrac
Address: 200 Galleria Parkway SE, Suite 900
City & State: Atlanta, GA Zip Code 30339

Parcel Number: 185-002936

Owner's Name: Columbus Regional Airport Authority
Address: 4600 International GTWY
City & State: Columbus, OH Zip Code 43219

Site Address: 0 London Groveport Rd

Mail Address: Name: Columbus Regional Airport Authority
Address: 4600 International GTWY
City & State: Columbus, OH Zip Code 43219

Parcel Number: 185-002937

Owner's Name: Columbus Regional Airport Authority
Address: 4600 International GTWY
City & State: Columbus, OH Zip Code 43219

Site Address: 0 London Groveport Rd

Mail Address: Name: Columbus Regional Airport Authority
Address: 4600 International GTWY
City & State: Columbus, OH Zip Code 43219

If additional space is needed, make copies of this page.



CITY OF GROVEPORT
BUILDING & ZONING DEPARTMENT
655 BLACKLICK STREET, GROVEPORT, OH 43125
(614) 830-2045

Mark Saler

Application #Z-2024-0176

(2) DISAPPROVAL (2)

ZONING REVIEW FUELING STATION/CANOPY AND SITE MODIFICATIONS

LOCATION: 2560 London Groveport Rd. (PARCEL #185-001559)

As a part of the zoning compliance review, a complete review of the proposed BUILDING AND SITE was done on April 18, 2025. The item(s) listed below are not in compliance with the City of Groveport zoning code.

Engineering sheets C-0.1, C-3.1, C-4.1, C-4.2, C-5.0, C-6.0, C-6.1, and C-7.0 were shown on the cover sheet but were not included in the submittal. These sheets are not applicable to the zoning review; therefore, they were not required to be included in the drawing set.

1. The proposed use, "Retail Sales - Fueling stations for automobiles, trucks, and semis", is not an approved/conditional use as listed in the Land Use Matrix (Section 1153.03) for CS(Community Service) zoning.

Section 1132.04 (a) states that Pursuant to Chapter 1176 (Landscaping Plan), any person seeking a Certificate of Zoning Compliance, Conditional Use approval, Site Plan approval, Development Plan approval, Subdivision Plat approval, Zoning Map Amendment, or Variance approval shall file with his application a Landscaping Plan drawn to scale and prepared in a professional manner which, by Plot Plan and description shall include:

2. The landscape submittal shall be reviewed under separate application.

3. City of Groveport Engineering approval is required for this project and will be handled under separate application.

The item(s) above need to be brought into compliance and shown as such on the revised application, or a use variance must be obtained from the City of Groveport Board of Zoning Appeals for each item listed.

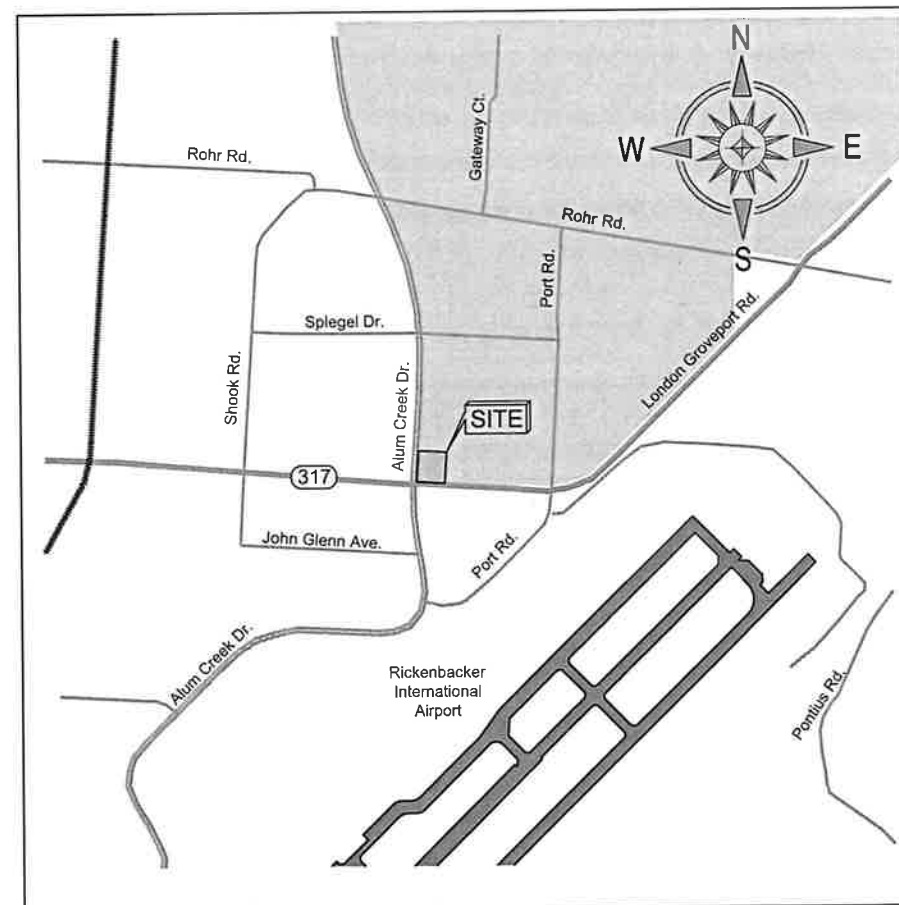
Application for a variance shall be filed with the Municipal Administrator or designee **not more than twenty (20) days from the date such denial** of the Certificate of Zoning Compliance is issued.

THE REFERENCE DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF	
CITY OF GROVEPORT ENGINEERING DEPARTMENT	
DRAWING NO.	DESCRIPTION
GP-STM-01	DITCH AND SURFACE INLET
GP-STM-05	INVERTED CROWN INLET
GP-STM-06	24" MANHOLE FRAME & COVER CASTINGS FOR STORM SEWERS
GP-STM-07	36" MANHOLE FRAME & COVER CASTINGS FOR STORM SEWERS
GP-STM-10	FRAME AND GRATES FOR INVERTED CROWN INLET
GP-STM-14	FRAME AND GRATE COVER FOR DITCH AND SURFACE INLET
GP-STM-15	PIPE ENDWALL
GP-SAN/STM-01	TYPE A MANHOLE DOG-HOUSE W/ CAST IN PLACE BASE
GP-SAN/STM-03	PRECAST CONCRETE PIPE MANHOLE
GP-SAN/STM-05	TYPICAL TRENCH SECTIONS WITH TYPE 1 BEDDING
GP-ST-02	STANDARD COMMERCIAL DRIVE / ACCESS ROAD APPROACH
GP-ST-05	TYPICAL ARTERIAL STREET WHEELCHAIR RAMP
GP-ST-08	TYPICAL SIDEWALK DETAIL
GP-ST-30	12" TILT-OUT CURB FOR ISLAND & MEDIAN APPLICATIONS
GP-ESC-01	FILTER FABRIC INLET PROTECTION
GP-ESC-02	THE DANDY CURB BAG - OR - EQUIVALENT
GP-ESC-05	AGGREGATE CHECK DAM
GP-ESC-06	LINEAR SEDIMENT BARRIERS DETAIL
GP-ESC-07	STABILIZED CONSTRUCTION ENTRANCE

MARATHON FUELING STATION DIESEL EXPANSION 2560 LONDON GROVEPORT RD CITY OF GROVEPORT, MADISON TOWNSHIP, FRANKLIN COUNTY, OHIO

GENERAL CONSTRUCTION NOTES

- All work shall strictly comply with all Local, State, and Federal regulations and requirements.
- Prior to the start of construction, the Contractor shall be responsible for ensuring that all required permits and approvals have been obtained. No construction or fabrication shall begin until the Contractor has received and reviewed all plans and other documents approved by all the permitting authorities. The Contractor shall post all bonds, pay all fees, and provide proof of insurance as required to obtain permits.
- All sediment and erosion control measures, as shown on Sheet C-6.0, shall be in place prior to the start of any demolition, clearing and grubbing, or construction operations. Erosion control measures shall conform to all Local, State, and Federal regulations and requirements.
- North arrow, existing topography, and bearings based on field survey of the subject property prepared by Burkhardt Engineering, dated August, 2024.
- Information on existing utilities has been compiled from available information including utility company and municipal records and field survey and is not guaranteed correct and complete. Utilities are shown to alert the Contractor to their presence and the Contractor is solely responsible for determining actual locations and elevations of all utilities. Prior to demolition or construction, the Contractor shall contact "811", 72 hours before commencement of work and verify all utility locations.
- The Contractor shall provide and maintain traffic control devices for protection of vehicles and pedestrians consisting of drums, barriers, signs, lights, fences and uniformed traffic officers as required by Local and State Authorities.
- The Contractor shall protect all iron pins, monuments and property corners during construction. Any Contractor disturbed pins, monuments, etc. shall be reset by a Professional Land Surveyor (Registered with the State) at the expense of the Contractor.
- Any disturbance incurred to any adjacent properties or public right-of-way during demolition and construction shall be restored to its original condition or better, in accordance with and to the satisfaction of Local and State Authorities.
- The Contractor shall abide by all OSHA, Federal, State, and Local regulations when operating cranes, booms, hoists, etc. in close proximity to overhead electric lines. If Contractor must operate equipment close to electrical lines, contact the local Utility Provider to make arrangements for proper safeguards.
- All material schedules shown on the plans are for general information only. The Contractor shall prepare their material schedules based upon their plan review. All schedules shall be verified in the field by the Contractor prior to ordering materials or performing work.
- All work within public rights-of-way shall be in accordance with Local, State, and/or Federal requirements and specifications.



VICINITY MAP

NOT TO SCALE

LATITUDE: N39°49'50" LONGITUDE: W82°55'59"

VICINITY MAP LEGEND

GROVEPORT CORPORATION LIMITS

PERMITTING CONTACT INFORMATION:

PLANNING AND ZONING
City of Groveport Planning & Zoning Commission
655 Blacklick St.
Groveport, OH 43125
(614) 830-2045

BUILDING
City of Groveport Building & Zoning
655 Blacklick St.
Groveport, OH 43125
(614) 830-2045

ROADS, ACCESS, & RIGHT-OF-WAY (Alum Creek Drive)
Franklin County Engineer Office
970 Dublin Road
Columbus, OH 43215
(614) 525-3030

ROADS, ACCESS, & RIGHT-OF-WAY (London Groveport Rd / OH 317)
Ohio Dept. of Transportation
400 E. William Street
Delaware, OH 43015
(740) 833-8000

UTILITY CONTACT INFORMATION:

STORM WATER / SANITARY SEWER
City of Groveport Service Dept.
Contact: Brian Strayer
(614) 836-3910

WATER (2 Agencies)
City of Groveport Service Dept.
Contact: Brian Strayer
(614) 836-3910

City of Columbus Division of Water
Contact: John Newsome
(614) 645-8276

GAS
Columbia Gas of Ohio - Columbus
920 W. Goodale Blvd
Columbus, Ohio 43212
(513) 287-1194

ELECTRIC
American Electric Power
850 Tech Center Drive
Gahanna, Ohio 43230-6605
(800) 277-2177

TELECOM
Ameritech
150 Gay Street, Rm 7B
Columbus, Ohio 43215
(614) 223-4564

SHEET INDEX

- C-0.0 : Title Sheet
- C-0.1 : City of Groveport General Notes
- C-1.0 : Existing Conditions & Demolition Plan
- C-2.0 : Site Plan
- C-3.0 : Grading Plan
- C-3.1 : Grading Details
- C-4.0 : Utility Plan
- C-4.1 : Utility Profiles
- C-4.2 : Utility Profiles
- C-5.0 : Construction Details
- C-6.0 : Erosion Control Plan
- C-6.1 : City of Groveport Erosion Control Notes
- C-7.0 : Storm Water Management Plan

DEVELOPMENT / DESIGN TEAM

OWNER / DEVELOPER
R&R Takhar Group
Contact: Randy Takhar
Phone: 937.665.0881
Email: rsingh@takharoil.com

ARCHITECT / STRUCTURAL / MEP
Contact: Larry N. Keith
Phone: 513.724.3313
Email: larrynkeith@gmail.com

CIVIL ENGINEER / CONSULTANT
Burkhardt Engineering
Contact: Ryan Morrissey
Phone: 937.388.0060
Email: rmorrissey@burkhardtinc.com

LANDSCAPE ARCHITECTURE
Yellow Springs Design
Contact: Roger Beal
Phone: 937.767.8199
Email: ydesign830@outlook.com

PROJECT SUMMARY

Project will include the demolition and removal of existing vegetation, pavement, etc. as necessary to expand an existing Fueling Station with Convenience Store and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

PROPERTY INFORMATION

Address: 2560 London Groveport Rd, Groveport, Ohio 43125
Legal Description: Being in the Southwest Quarter of Section 21, Township 11, Range 21
PID: 185-001559
Area: 4.421 acres
Zoning: CS-Community Services
Flood Zone Designation: FIRM # 39049C0433K, effective date: June 17, 2008
Zone "X" : Areas determined to be outside the 0.2% annual chance floodplain.

CITY OF GROVEPORT APPROVALS

The signatures below signify only concurrence with the purpose and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

City Administrator, Groveport, Ohio _____ Date _____

City Engineer, Groveport, Ohio _____ Date _____

Madison Township Fire Department (Site Dev. Plans) _____ Date _____

FRANKLIN COUNTY APPROVALS

Signatures below signify only concurrence with the general purposes and general location of the project. All technical details remain the responsibility of the engineer preparing the plans. Approval on the part of the Franklin County Engineer's Office is given for work within the Franklin County R/W only.

Franklin County Engineer _____ Date _____

Franklin County Chief Deputy Engineer _____ Date _____



The Contractor shall obtain a copy of the Geotechnical Engineering Report and shall refer to the report for site preparation, compaction, utility trench backfill, pavement, foundations and slabs, construction and design criteria.

SITE DEVELOPMENT PLANS FOR
MARATHON FUELING STATION

BURKHARDT

Design: MK
Draw: MKS
Check: RJL
Scale: N
Date: 02

Sheet:

TI

Sheet No.:

C

- Within the subject property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to allow for the construction of the new project.
- All items noted to be removed shall be done as part of the contract for general construction.
- Remove and dispose of any materials requiring removal from the work area in an approved off-site landfill.
- The Contractor shall secure all permits for demolition and disposal of demolition material to be removed from the site. The Contractor shall post all bonds and pay all permit fees as required.
- The Contractor shall cut and plug, or arrange for the appropriate utility company to cut and plug service piping at the property line or at the main (as required). All services may not be shown on this plan.
- For all items noted to be removed, remove not only above ground elements, but all underground elements as well, including, but not necessarily limited to: foundations, slabs, gravel fills, tree roots, pipes, wires, unsuitable materials, etc.
- The Contractor shall sawcut existing pavement to provide a clean edge between existing pavement to remain and existing pavement to be removed.
- Limits of removal and sawcut lines shown on demolition plan are approximate only. Actual quantities may vary due to construction activities. Contractor is responsible for all demolition, removal and restoration work necessary to allow for the construction of the new project.
- Backfill excavations resulting from demolition work to meet the requirements for fill outlined in the Geotechnical / Soils Report.

EXISTING STORM STRUCTURES	
Structure	Details
E01	EX. MANHOLE GRATE=738.72 12" INV=731.82(N) 12" INV=731.82(W) 12" INV=731.82(E) 12" INV=731.82(S)
E02	EX. CURB INLET GRATE=738.72 12" INV=731.82(N) 12" INV=731.82(W) 12" INV=731.82(E)
E03	EX. CURB INLET GRATE=739.17 12" INV=734.77(E)
E04 (To Be Removed)	EX. DRIP INLET GRATE=735.9 12" INV=732.66(N) 12" INV=732.66(W) 12" INV=732.66(E)
E05 (To Be Removed)	EX. DRIP INLET GRATE=735.9 12" INV=731.25(N) 12" INV=731.25(W) 12" INV=731.25(E)
E06 (To Be Removed)	EX. DRIP INLET GRATE=740.97 15" INV=734.53(N) 15" INV=734.53(W) 15" INV=734.53(E)
E07 (To Be Removed)	EX. DRIP INLET GRATE=739.94 15" INV=735.18(N) 15" INV=735.18(W) 15" INV=735.18(E)
E08 (To Be Removed)	EX. DRIP INLET GRATE=739.7 12" INV=735.48(N) 12" INV=735.48(W) 12" INV=735.48(E)
E09	EX. DRIP INLET GRATE=739.97 12" INV=736.01(N) 12" INV=736.01(W) 12" INV=736.01(E)
E10	EX. DRIP INLET GRATE=739.51 12" INV=736.51(E)
E11 (To Be Removed)	EX. DRIP INLET GRATE=739.33 12" INV=737.44(N) 12" INV=737.44(W) 12" INV=737.44(E)
E12	EX. DRIP INLET GRATE=739.34 12" INV=736.72(N) 12" INV=736.72(W) 12" INV=736.72(E)
E13	EX. DRIP INLET GRATE=739.60 12" INV=737.32(N) 12" INV=737.32(W) 12" INV=737.32(E)
E14 (To Be Removed)	EX. DRIP INLET GRATE=739.34 12" INV=736.05(N) 12" INV=736.05(W) 12" INV=736.05(E)
E15	EX. DRIP INLET GRATE=732.59(S) 12" INV=732.59(N) 12" INV=732.59(W)
E16 (To Be Removed)	EX. DRIP INLET GRATE=738.26 12" INV=736.57(N) 12" INV=736.57(W) 12" INV=736.57(E)
E17	EX. DRIP INLET GRATE=740.08 12" INV=737.40(N,S)
E18	EX. STM MANHOLE GRATE=740.99 12" INV=737.55(N) 12" INV=737.55(W) 12" INV=737.55(E)
E19	EX. DRIP INLET GRATE=740.07 12" INV=737.40(N,S)
E20	EX. CURB INLET GRATE=740.07 12" INV=737.99(E)

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by Burkhardt Engineering, LLC., dated August 2024.
BASIS OF BEARING - NAD83 (2011)
Bearings shown hereon are based on the on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing of N86°17'27"W as shown along the north right-of-way line of London Groveport Road.
VERTICAL DATUM - NAVD88 (GPS)
All Elevations are on the North American Vertical Datum of 1988 (NAVD88) as established from a GPS survey originating on ODOT CORS station "COLB" using Geoid18 Conus with reference to the following control monument(s): COLB 722.40
BM#1: Description: 1/2" IPIN FND, "FELDBUSCH 7761"
Elevation: 739.49, Lat:N39°49'53.89" Long:W82°56'00.69"
BM#2: Description: 1/2" IPIN FND, "BIRD AND BULL"
Elevation: 737.74, Lat:N39°49'53.45" Long:W82°55'58.30"

EXISTING EASEMENT KEYNOTES

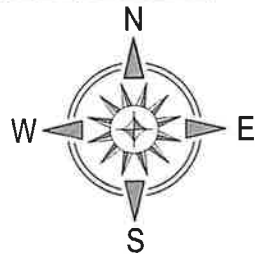
- A** EXISTING 10' UTILITY EASEMENT
INST. # 201306140098940
- B** EXISTING 25' UTILITY EASEMENT
INST. # 200307110213109
- C** EXISTING 50' UTILITY EASEMENT
INST. # 201004260050029
- D** EXISTING 50' UTILITY EASEMENT
INST. # 200307110213110
- E** EXISTING 15' UTILITY EASEMENT
INST. # 200512010252596

PROPERTY LINE TABLE		
Line #	Direction	Length
L1	S 03° 51' 44" W	489.89'
L2	S 86° 17' 27" E	5.00'
L3	S 03° 51' 44" W	25.00'
L4	S 86° 17' 27" E	336.07'
L5	N 03° 51' 44" E	20.00'

PROPERTY LINE TABLE		
Line #	Direction	Length
L6	S 86° 17' 27" E	45.00'
L7	S 03° 51' 44" W	472.19'
L8	S 85° 28' 48" E	199.08'
L9	S 86° 19' 31" E	187.00'

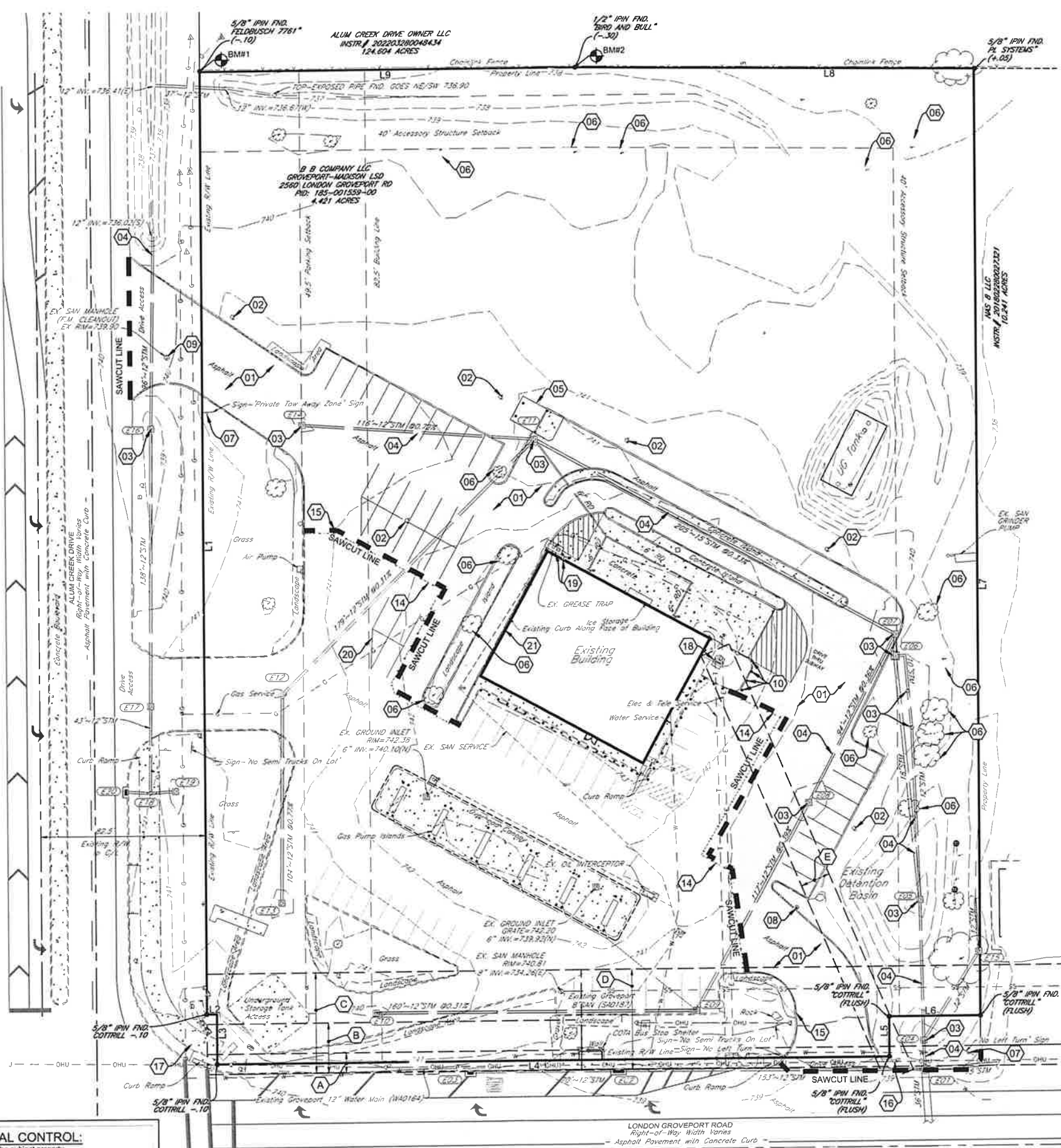
EXISTING CONDITIONS LEGEND

- SITE BENCHMARK
- PROPERTY MONUMENT
- EX. STREET SIGN
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. TRAFFIC SIGNAL POLE
- EX. TRAFFIC CONTROL BOX
- EX. ELECTRIC TRANSFORMER
- EX. ELECTRIC METER
- EX. ELECTRIC CABINET
- EX. ELECTRIC MANHOLE
- EX. FIRE HYDRANT
- EX. GAS VALVE
- EX. GAS MARKER
- EX. GAS VENT PIPE
- EX. SANITARY MANHOLE
- EX. SANITARY CLEANOUT
- EX. CURB INLET
- EX. STORM INLET
- EX. STORM MANHOLE
- EX. FIBER OPTIC MARKER
- EX. TREE
- EX. CONCRETE PAVEMENT
- EX. ASPHALT PAVEMENT
- EX. CONTOUR
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. STORM SEWER
- EX. GAS MAIN
- EX. OVERHEAD UTILITY LINES
- EX. UNDERGROUND ELECTRIC
- EX. TELEPHONE LINE



SITE DEMOLITION KEYNOTES

- 01** REMOVE EXISTING ASPHALT, CONCRETE, CURB, TOPSOIL, BUSHES AND ANY OTHER UNSUITABLE MATERIALS IN PROJECT AREA AND PREPARE SITE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- SAWCUT FOR CLEAN EDGE
- SEE SHEET C-2.0 FOR NEW PAVEMENT INSTALLATION DETAILS.
- 02** REMOVE EXISTING LIGHT POLE.
- COORDINATE WITH OWNER FOR POSSIBLE RELOCATING AND RE-USE.
- 03** REMOVE EXISTING STORM SEWER STRUCTURE.
- SEE SHEET C-4.0 FOR MODIFICATION / REPLACEMENT DETAILS.
- 04** REMOVE EXISTING STORM SEWER PIPE.
- 05** REMOVE EXISTING TRASH ENCLOSURE AD BOLLARDS.
- SEE SHEET C-2.0 FOR NEW TRASH ENCLOSURE INSTALLATION DETAILS.
- 06** REMOVE EXISTING TREE.
- 07** RELOCATE EXISTING SIGN.
- SEE SHEET C-2.0 FOR NEW SIGN LOCATION.
- 08** RELOCATE EXISTING MAILBOX
- OWNER TO SPECIFY NEW MAILBOX LOCATION.
- 09** ADJUST EXISTING SANITARY MANHOLE TO NEW GRADE.
- SEE SHEET C-3.0 FOR RIM ELEVATION.
- 10** REMOVE EXISTING BOLLARDS
- 11** RELOCATE EXISTING UTILITY POLE.
- COORDINATE WITH LOCAL UTILITY PROVIDERS FOR UTILITY POLE RELOCATION REQUIRED FOR NEW ACCESS LOCATION.
- 12** RELOCATE EXISTING UNDERGROUND GAS MARKER.
- COORDINATE WITH LOCAL UTILITY PROVIDERS FOR GAS MARKER RELOCATION REQUIRED FOR NEW SIDEWALK.
- 13** RELOCATE EXISTING ELECTRICAL FUTURE.
- COORDINATE WITH LOCAL UTILITY PROVIDERS FOR ELECTRICAL FUTURE RELOCATION REQUIRED FOR NEW SIDEWALK.
- 14** INSTALL CONSTRUCTION FENCING ALONG SAWCUT LINE.
- PER DETAIL / SHEET C-5.0.
- 15** REMOVE AND REPLACE EXISTING CONCRETE CURB.
- SEE SHEET C-2.0 FOR NEW CONCRETE CURB TYPE AND LOCATION.
- 16** RELOCATE EXISTING UTILITY POLE.
- COORDINATE WITH LOCAL UTILITY PROVIDERS FOR ELECTRICAL FUTURE RELOCATION REQUIRED FOR ACCESS DRIVE.
- 17** RETAIN AND PROTECT EXISTING RAMPS, TRAFFIC CONTROL BOXES, TRAFFIC SIGNAL POLES, FIRE HYDRANT, ETC. AT INTERSECTION.
- 18** RETAIN AND PROTECT EXISTING ELECTRIC METER AND TRANSFORMER.
- 19** RETAIN AND PROTECT EXISTING GREASE TRAP AND GAS METER.
- 20** REMOVE EXISTING PARKING STRIPING.
- SEE SHEET C-2.0 FOR NEW PARKING STRIPING.
- 21** REMOVE EXISTING CONCRETE CURB ALONG FACE OF BUILDING.



Know what's below.
Call before you dig.

1. Building dimensions shown on the Civil Engineering Plans are for reference purposes only. The Contractor shall use the Architectural and Structural Plans for exact building dimensions.
2. All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
3. All dimensions to the building are referenced to the outside face of the foundation wall.
4. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
5. All proposed handicap ramps, parking areas, and accessible routes **OUTSIDE** of public right-of-way shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).

All proposed handicap ramps, parking areas, and accessible routes **INSIDE** of public right-of-way shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the Public Right-of-Way Accessibility Guidelines (PROWAG).

6. All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
7. Contractor shall sawcut existing pavement to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
8. All concrete pavement shall have joints in accordance with ACI 330R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be tool finished and spaced as follows:

Curbing: 10'-0" (max) spacing.

Sidewalks: 5'-0" (max) spacing.

Vehicular Traffic Areas: 24 x Concrete Pavement
Thickness (feet), 15'-0" (max) spacing.

PLANNING AND ZONING REQUIREMENTS

Reference: Codified Ordinance of the City of Groveport
Zone: CS-Community Services
Proposed Use: Retail Sales - Fueling Station

PARKING SUMMARY

MARATHON FUELING STATION

Use = Retail Sales - Fueling Center

Building Area = 6,500 sq-ft

Standard Parking Provided: 55 Spaces (20'x9')

ADA Parking Provided: 3 Spaces (20'x8')

REQUIRED STANDARD PARKING = 26 Stalls

Three (3) parking spaces for the first one thousand (1,000) square feet of gross floor area per structure plus one (1) space per additional two hundred and fifty (250) square feet of gross floor area.

per Groveport City Zoning Code Table 1177.04: Minimum Number Required; Schedule of Parking Spaces

REQUIRED ADA PARKING = 3 Spaces

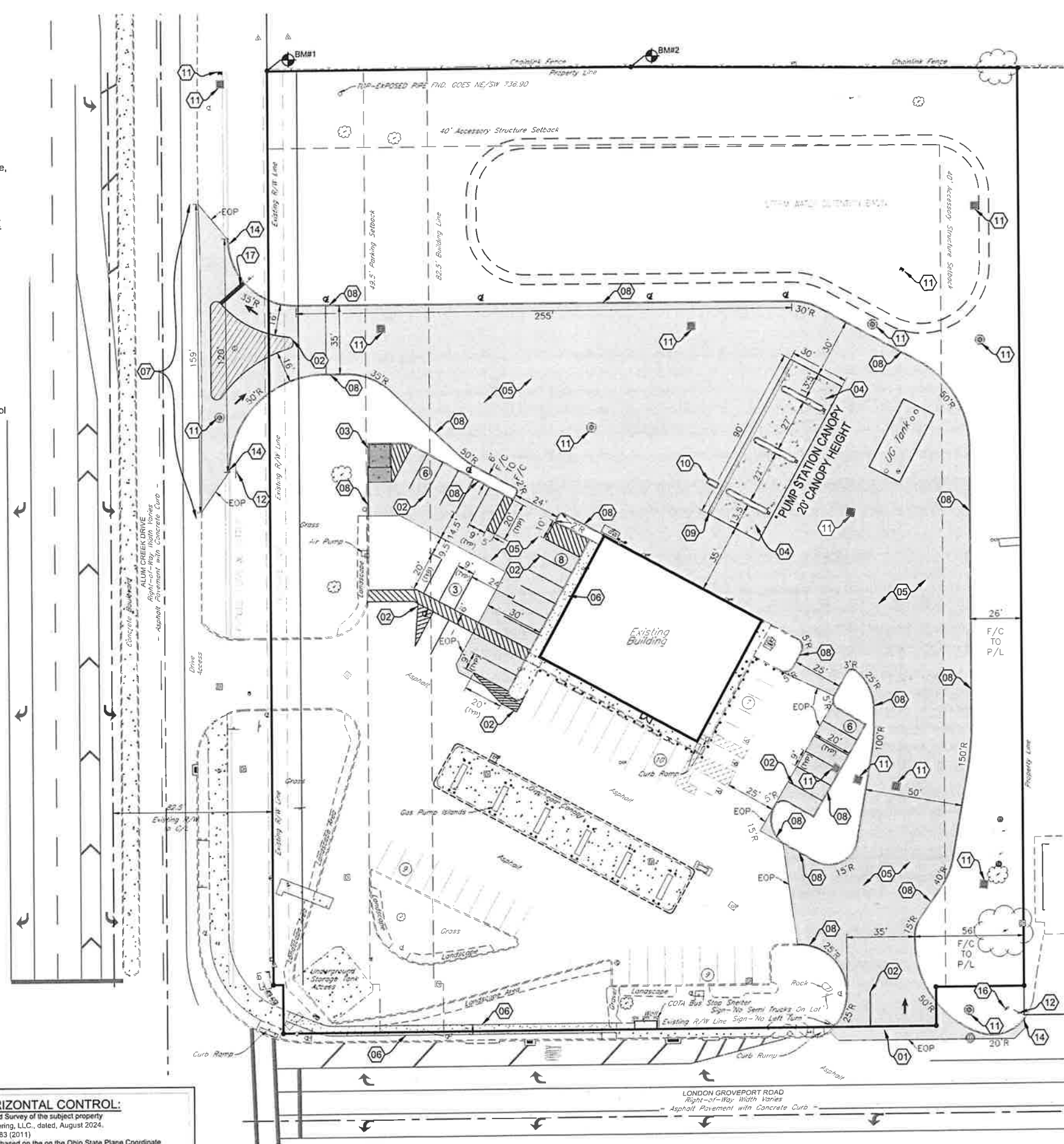
per ADA Standards for Accessible Design

VERTICAL & HORIZONTAL CONTROL:

Reference - ALTA / NSPS Land Survey of the subject property prepared by Burkhardt Engineering, LLC., dated, August 2024.
BASIS OF BEARING - NAD83 (2011)
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BM#1: Description: 1/4" IPIN FND. "FELDBUSCH 7761".
Elevation: 739.49, Lat:N39°49'53.56" Long:W82°55'00.69"
BM#2: Description: 1/2" IPIN FND. "BIRD AND BULL".
Elevation: 737.74, Lat:N39°49'53.45" Long:W82°55'58.30"



Know what's below.
Call before you dig.



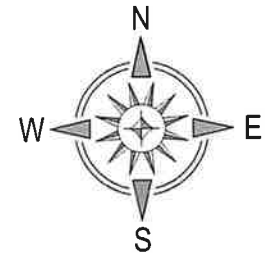
SITE KEYNOTES

- 01 COMMERCIAL DRIVE / ACCESS ROAD APPROACH WITH CONCRETE CURB & GUTTER
- PAVEMENT PER DETAIL "LONDON GROVEPORT DRIVE ACCESS" / SHEET C-5.0
- 02 PARKING STRIPE / HATCH
- 4" WIDE PAINTED STRIPES
- HATCHING TO BE AT 45 DEGREE AND 2'-0" O.C.
- STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW.
- STRIPING ON ASPHALT PAVEMENT TO BE PAINTED WHITE.
- 03 CONCRETE DUMPSTER PAD & APRON
- 12'x20' PAD TO BE CONSTRUCTED OF MIN. 8 IN. THICK 3500 PSI CONCRETE REINFORCED WITH MIN. #4 REBARS @ 12 IN. O.C. IN EACH DIRECTION LOCATED IN THE UPPER THIRD OF SLAB.
- PROVIDE PIPE BOLLARDS PER DETAIL / SHEET C-5.0
- PROVIDE ONE (1) DUMPSTER.
- SEE ARCHITECTURAL PLANS & CITY DETAILS FOR TRASH ENCLOSURE DETAILS AND PIPE BOLLARD LAYOUT.
- 04 CONCRETE PAVEMENT
- PER PAVEMENT SECTION / SHEET C-5.0
- 05 ASPHALT PAVEMENT
- PER PAVEMENT SECTION / SHEET C-5.0
- 06 CONCRETE SIDEWALK
- PER CITY OF GROVEPORT STD. CONSTRUCTION DRAWING GP-ST-08
- 07 COMMERCIAL DRIVE / ACCESS ROAD APPROACH WITH CONCRETE CURB & GUTTER
- PER FRANKLIN COUNTY ENGINEER STD. DRAWING RD-07
- PAVEMENT PER DETAIL ALUM-CREEK DRIVE ACCESS" / SHEET C-5.0
- 08 CONCRETE BARRIER CURB
- PER DETAIL / SHEET C-5.0
- 09 TRENCH DRAIN
- PER DETAIL / SHEET C-5.0
- 10 OIL INTERCEPTOR
- SEE UTILITY PLAN / SHEET C-4.0 FOR INSTALLATION DETAILS.
- 11 DRAINAGE STRUCTURE
- SEE UTILITY PLAN / SHEET C-4.0 FOR INSTALLATION DETAILS.
- 12 RELOCATED TRAFFIC SIGN
- SEE EXISTING CONDITIONS & DEMO PLAN / SHEET C-1.0 FOR ORIGINAL LOCATION.
- 13 CONCRETE ISLAND PAVEMENT
- PER PAVEMENT SECTION / SHEET C-5.0
- 14 CURB END TAPER
- PER DETAIL / SHEET C-5.0
- 16 RELOCATED UTILITY POLE
- LOCATION SHOWN IN APPROXIMATE
- COORDINATE WITH LOCAL UTILITY PROVIDERS.
- 17 24" STOP BAR PAVEMENT MARKING
- PER CITY OF COLUMBUS STANDARD DWG. 1640

SITE AND PAVEMENT LEGEND

- | | |
|-----------|-------------------------------|
| F/C | FACE-OF-CURB |
| B/C | BACK-OF-CURB |
| P/L | PROPERTY LINE |
| EOP | EDGE OF PAVEMENT |
| (TYP) | TYPICAL PARKING STALL WIDTH |
| R | FACE-OF-CURB RADIUS |
| ⊗ | EXISTING PARKING SPACE COUNT |
| # | PROPOSED PARKING SPACE COUNT |
| → | RELOCATED TRAFFIC SIGN |
| ⊥ | PROPOSED LIGHT POLE |
| → | DIRECTIONAL PARKING LOT ARROW |
| [Pattern] | EX. CONCRETE PAVEMENT |
| [Pattern] | EX. ASPHALT PAVEMENT |
| [Pattern] | CONCRETE SIDEWALK |
| [Pattern] | CONCRETE PAVEMENT |
| [Pattern] | ASPHALT PAVEMENT |

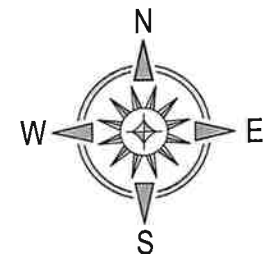
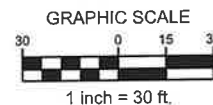
GRAPHIC SCALE
1 inch = 30 ft.



PRELIMINARY
NOT FOR CONSTRUCTION

Date	04.15.2025
Description	Rev 1 - Revised per City of Groveport Comments.
Item	1
Site Development Plans for	MARATHON FUELING STATION
Design: MK	
Draw: MK	
Check: RJ	
Scale: 1"	
Sheet:	5
Sheet No.:	C

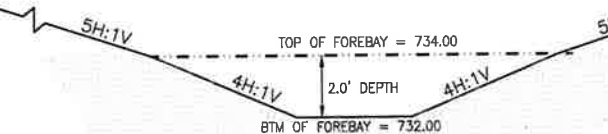
TAKE CAUTION DURING CONSTRUCTION
THERE ARE UNDERGROUND UTILITY LINES IN THE CONSTRUCTION AREA WHICH
MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

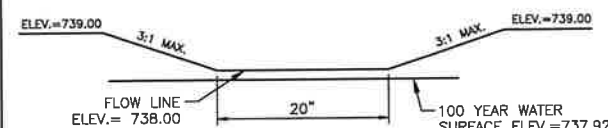
- All spot elevations indicated in pavement areas are at bottom face of curb and/or finished pavement grade unless noted otherwise. All spot elevations indicated in grass or landscape areas are finished grade unless noted otherwise.
- The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.
- The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.
- The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
- The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The location and testing of suitable material shall be the Contractor's responsibility. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
- The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
- The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local Codes.
- In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the pavement.
- The Contractor shall provide positive drainage in all areas and away from all buildings.
- All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
- ADA accessible areas shall not exceed the following slopes:
 - Ramps - 1:13 (7.69%) max.
 - Routes - 1:20 (5.0%) max.
 - Parking - 1:50 (2.0%) max.
 - Cross Slopes - 1:64 (1.56%) max.
- The Contractor shall adjust topsoil/grates of all cleanouts, manholes, inlets, valves, etc. to match final grade.
- Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
- The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork operations.
- Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
- The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.

FORBAY CROSS SECTION NOT TO SCALE



NOTES:
1. GRADE OR EXCAVATE CROSS SECTION TO LINES AND GRADES SHOWN ON THE PLANS ACCORDING TO REQUIREMENTS IN THE GEOTECHNICAL REPORT.

EMERGENCY SPILLWAY NOT TO SCALE



VERTICAL & HORIZONTAL CONTROL:
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BM#2: Description: 1/2" IPIN FND, "BIRD AND BULL".
Elevation: 737.74, Lat: N39°49'53.45" Long: W82°55'58.30"



All sanitary sewer pipe shall be P.V.C. SDR 35, ASTM D-3034 with joints conforming to AS/N 3212. All pipe shall be installed in accordance with the manufacturer's recommended procedures and shall maintain a minimum slope of 1.00%.

Sanitary sewer clean-outs shall be installed at all sewer pipe bends, angles, and junctions, unless a manhole is indicated. All cleanouts in pavement areas shall be installed with traffic bearing lids and concrete collars. Cleanout spacing should not exceed 100'. Per detail / Sheet C-5.0.

Contractor shall verify connection location and invert of services prior to the start of construction and notify engineers of any conflicts.

Sanitary sewer service connection, permit and construction to be coordinated with Local Utility Provider.

STORM SEWER NOTES:

All storm sewer shall be reinforced concrete pipe (ASTM C76 - Class IV, minimum) or high-density polyethylene pipe (ADS N-12 or equivalent), unless otherwise noted on plans. All pipe shall be installed according to Local, State, and manufacturer's specifications.

Contractor to provide downspout collection system to connect building downspouts / roof drains to on-site storm sewer system. Storm sewer pipe is to be a minimum of 36" from the building facade. See architectural plans for downspout locations.

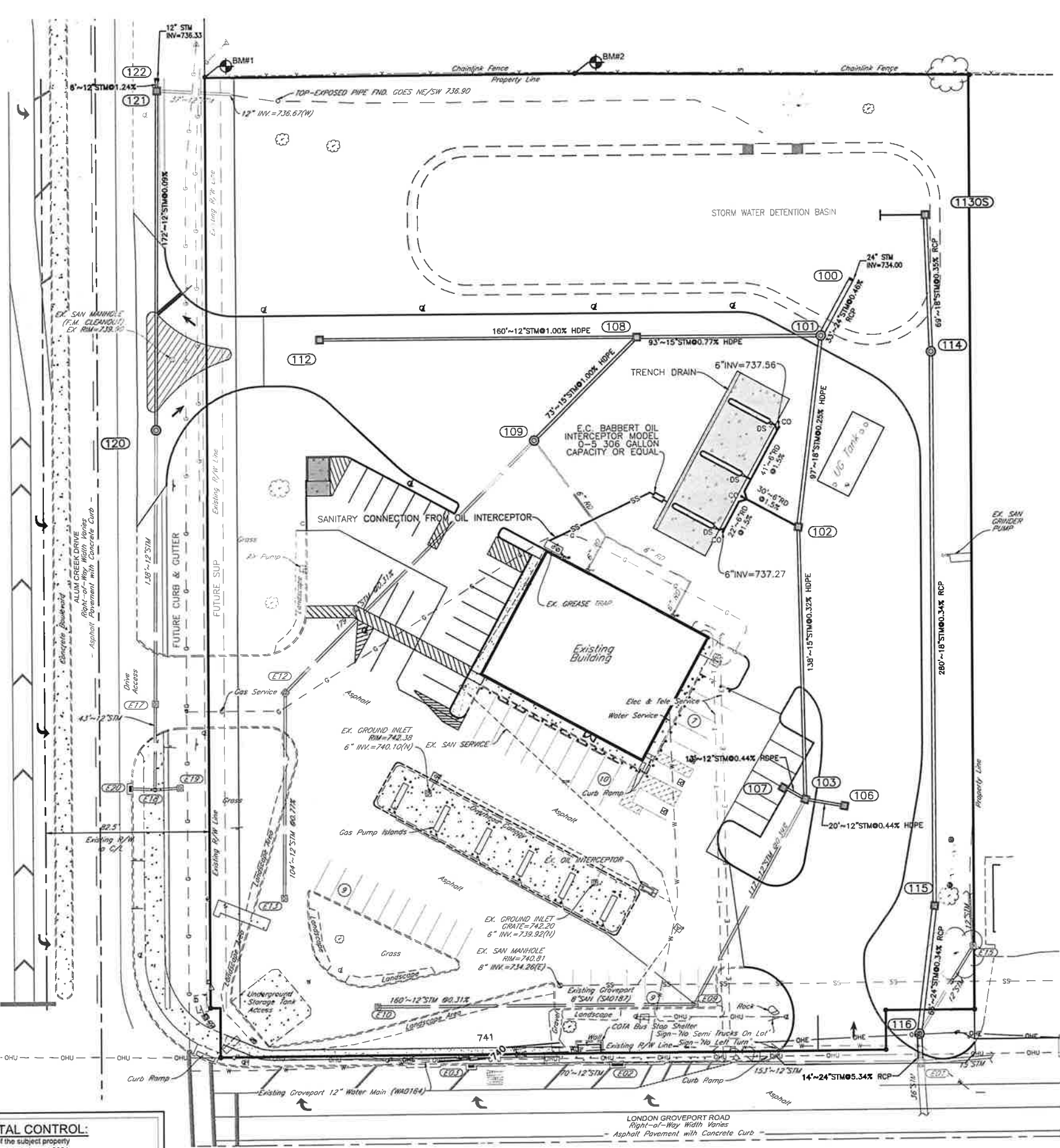
Downspout collection pipe may be HDPE (ADS N-12 or equivalent) or Schedule 40 PVC pipe. All pipe shall be installed according to Local, State, and manufacturer's specifications. Provide cleanouts at all bends, angles, and junctions. All cleanouts in pavement areas shall be installed with traffic bearing lids and concrete collars, per detail / Sheet C-5.0.

Downspout collection pipe may not be installed within or under footings. If conflict exists contact Civil and Architect for direction.

Storm sewer connection, permit and construction to be coordinated with Local Utility Provider.

EXISTING STORM STRUCTURES		PROPOSED STORM STRUCTURES	
Structure	Details	Structure	Details
E01	EX. MANHOLE GRATE=738.72 12" INV=738.89(N) 12" INV=738.51(W) 15" INV=731.77(E) 36" INV=731.52(S)	100	EW GP-STM-15 GRATE=738.16 24" INV=734.00(SW)
E02	EX. CURB INLET GRATE=738.46 12" INV=731.73(W) 12" INV=733.62(E)	101	MH GP-SAN/STM-03 18" INV=734.28(S) 15" INV=734.25(W) 24" INV=734.15(NE)
E03	EX. CURB INLET GRATE=738.71 12" INV=734.77(E)	102	CB GP-STM-01 GRATE=740.28 15" INV=734.77(S) 18" INV=734.52(N) 6" INV=738.51(NW)
E04 (To Be Removed)	EX. DRIP INLET GRATE=735.91 12" INV=732.65(NE) 12" INV=732.61(W) 12" INV=732.59(S)	103	CB GP-STM-01 GRATE=739.83 12" INV=735.48(E) 12" INV=735.48(W) 12" INV=735.48(NW) 15" INV=735.21(N)
E05 (To Be Removed)	EX. DRIP INLET GRATE=735.57 12" INV=731.95(NW) 12" INV=732.13(S) 12" INV=732.90(N)	106	CB GP-STM-01 GRATE=738.33 12" INV=735.55(W)
E06 (To Be Removed)	EX. DRIP INLET GRATE=740.90 15" INV=734.53(NW) 10" INV=734.27(E) 18" INV=734.27(SE)	107	CB GP-STM-01 GRATE=740.54 12" INV=735.52(SE)
E07 (To Be Removed)	EX. DRIP INLET GRATE=739.94 15" INV=735.18(W) 12" INV=735.18(N) 15" INV=735.15(SE)	108	CB GP-STM-01 GRATE=739.81 12" INV=735.90(W) 15" INV=735.07(SW) 15" INV=734.97(E)
E08 (To Be Removed)	EX. DRIP INLET GRATE=739.71 12" INV=735.46(N) 12" INV=735.46(SW)	109	MH GP-SAN/STM-03 GRATE=741.47 12" INV=738.10(SW) 15" INV=735.80(NE) 6" INV=737.44(SE)
E09	EX. DRIP INLET GRATE=739.97 12" INV=736.01(W) 12" INV=735.92(NE)	112	CB GP-STM-01 GRATE=739.89 12" INV=737.50(E)
E10	EX. DRIP INLET GRATE=739.91 12" INV=736.51(E)	113OS	CB GP-STM-01 GRATE=738.50 18" INV=734.00(S)
E11 (To Be Removed)	EX. DRIP INLET GRATE=739.83 6" INV=731.44(S) 12" INV=736.05(S) 12" INV=736.05(W) 15" INV=735.86(E)	114	MH GP-SAN/STM-03 GRATE=740.30 18" INV=733.78(N) 18" INV=733.78(S)
E12	EX. DRIP INLET GRATE=739.95 12" INV=736.42(S) 12" INV=736.80(NE)	115	CB GP-STM-01 GRATE=737.55 18" INV=732.81(N) 24" INV=732.81(S)
E13	EX. DRIP INLET GRATE=739.80 12" INV=737.52(N)	116	MH GP-SAN/STM-03 GRATE=738.80 24" INV=732.59(N) 12" INV=732.59(NE) 24" INV=732.59(S)
E14 (To Be Removed)	EX. DRIP INLET GRATE=739.94 12" INV=736.89(E)	120	MH GP-SAN/STM-03 GRATE=740.35 12" INV=738.55(S) 12" INV=738.57(N)
E15	EX. DRIP INLET GRATE=737.13 12" INV=712.59(S) 12" INV=732.53(N)	121	CB GP-STM-01 GRATE=737.52 12" INV=738.41(S) 12" INV=738.41(E) 12" INV=738.41(N)
E16 (To Be Removed)	EX. DRIP INLET GRATE=739.26 12" INV=716.57(N) 12" INV=736.55(S)	122	EW GP-STM-15 GRATE=738.51 12" INV=736.33(S)
E17	EX. DRIP INLET GRATE=740.08 12" INV=737.40(N,S)		
E18	EX. STM MANHOLE RIM=740.59 12" INV=737.69(W) 12" INV=737.62(N) 10" INV=737.42(E)		
E19	EX. DRIP INLET GRATE=740.08 12" INV=737.40(N,S)		
E20	EX. CURB INLET GRATE=740.07 12" INV=737.99(E)		

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Elevation: 737.74, Lat:N39°49'53.45" Long:W82°55'58.30"



TAKE CAUTION
THERE ARE UNDERGROUND UTILITY LINES IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

GRAPHIC SCALE
30 0 15 30
1 inch = 30 ft.

North Arrow
N
W E
S

GENERAL UTILITY NOTES:

- All utilities shown are approximate locations only and have been compiled from the latest available mapping. The exact location of all underground utilities shall be verified by the Contractor prior to the start of construction.
- Contractor to coordinate with the local utility companies for all locations and connections. A preconstruction meeting with the various utility companies may be required prior to the start of any construction activity.
- The Contractor shall visit the site and verify the location, elevation, and condition of all existing utilities by various means prior to beginning any excavation. Test pits shall be dug at all locations where existing and proposed utility lines cross, and the horizontal and vertical locations of the utilities shall be determined. The Contractor shall contact the Engineer in the event of any unforeseen conflicts between existing and proposed utilities so that an appropriate modification may be made.
- The Contractor shall ensure that all utility companies and local standards for materials and construction methods are met. The Contractor shall perform proper coordination with the respective utility company. The Contractor shall coordinate work to be performed by the various utility companies and shall pay all fees for connections, disconnection, relocations, inspections, and demolition.
- This plan details pipes up to 5' from the building face. Refer to the building drawings for building connections. Supply and install pipe adapters as necessary.
- All valve boxes and curb boxes shall be adjusted to the final grades and located in grassed areas unless indicated otherwise on the plans.
- The Contractor shall provide traffic bearing concrete collars and lids for all cleanouts, manholes, inlets, valves, etc. which are located in paved areas.
- All existing pavement within the rights-of-way where utility piping is to be installed shall be saw cut and replaced or directionally bored in accordance with Local and/or State requirements. Existing pavement shall be repaired as necessary.
- All utility lines and trenches shall be installed, bedded and backfilled according to manufacturer's specifications and to the satisfaction of Local and State Authorities.
- Sanitary sewer laterals shall maintain (10' min. horizontal, 1.5' min. vertical) separation distance from water lines unless otherwise shown, or additional protection measures will be required. Where water line crosses above sanitary lateral by less than 2' vertical, a concrete encasement shall be installed. Contractor shall center one joint of pipe at crossing.
- Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.
- The Contractor shall prepare and submit shop drawings of all site utility structures and materials to engineer-of-record for review, prior to ordering materials or construction.

UTILITY LEGEND

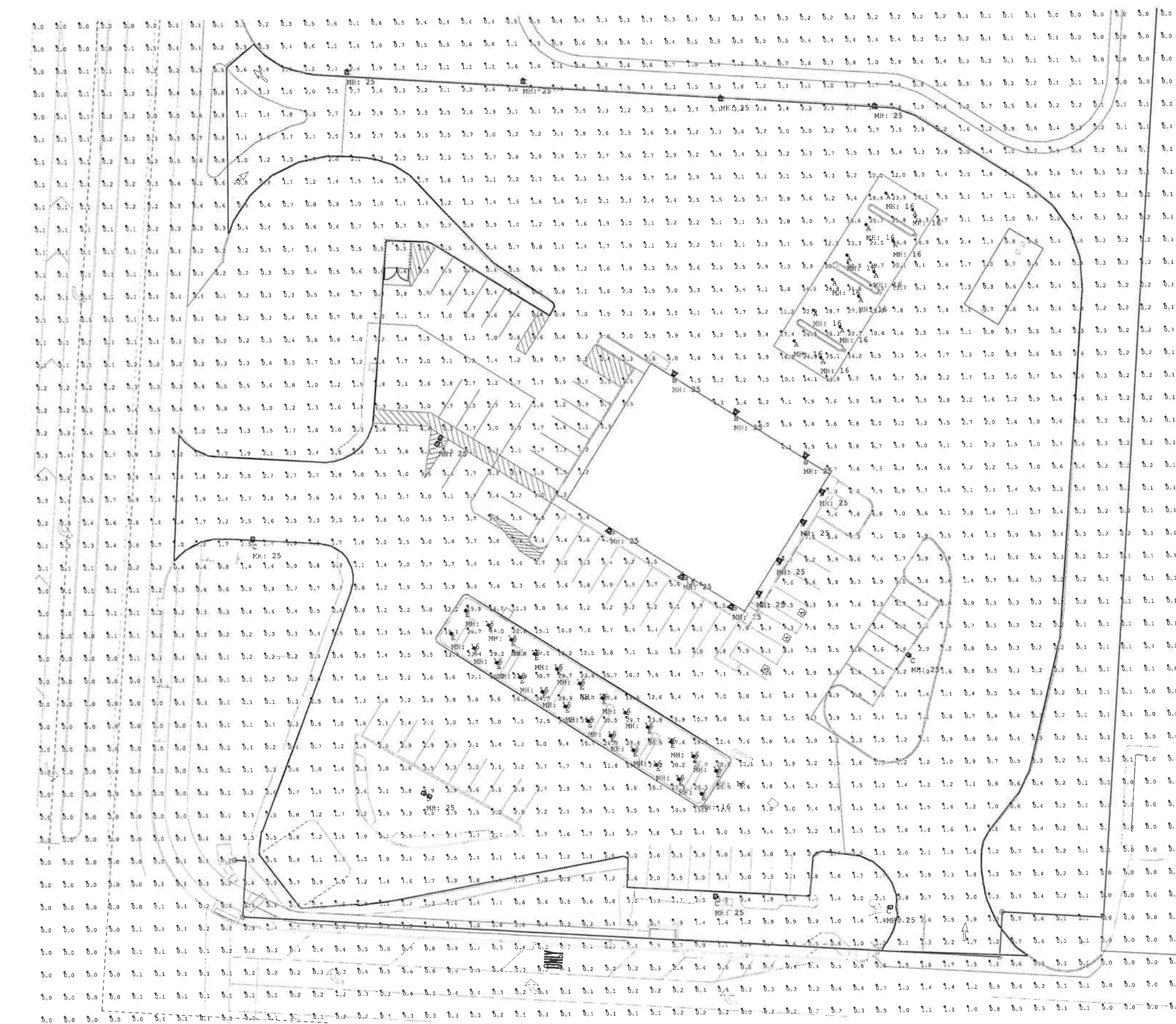
	PROP. GRATE INLET
	PROP. MANHOLE
	PROP. CLEANOUT
	PROP. TRENCH DRAIN
	PROP. DOWNSPOUT
	PROP. LIGHT POLE
	PROP. SANITARY SEWER SERVICE
	PROP. STORM SEWER PIPE

811
Know what's below.
Call before you dig.

SITE DEVELOPMENT PLANS FOR MARATHON FUELING STATION

Design: MK
Draw: MKS
Check: RJM
Scale: 1" = 30'
Date: 02
Sheet: 02
UT
Sheet No.: C

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.44	31.6	0.0	N.A.	N.A.
Lot	Illuminance	Fc	4.62	31.6	0.2	23.10	158.00



Lighting Calculation
Rickenbaker Marathon Groveport Site