

Automobile Fueling/Charging Stations: Automobile fueling/charging stations shall be subject to the following regulations in addition to the review standards in Section 1113.01:

1. **All outdoor storage.** At this time, no outdoor storage is being proposed. If, however, that were to change in the future, it would be completely screened from view from adjacent properties and the street.
2. **50 Foot Setback:** All outdoor display areas, gasoline pumps, canopies, and any buildings used for service are located at least 50 feet from any adjacent residential property or district, as there are no residential properties located in this area.
3. **Residential Fencing:** At this time, there are no residential lots directly adjacent to the subject property. The nearest residential property is located more than 20 feet from the property line and is currently buffered by an existing hedge. Should any residential property abut the site in the future, the required six-foot-high solid wood fence, masonry wall, or hedge will be installed in compliance with Section 1107.09.
4. **Driveways:** All access drives are in compliance with City Engineer requirements regarding minimum distance from intersections, as these drives have been there since the building was built in 2000.
5. **Access Drives and Streets:** The current layout and design ensures that traffic associated with the use will not create undue impact on residential streets.
6. **Circulation and Internal Traffic Flow:** The current circulation had been designed to provide smooth, continuous vehicular circulation with efficient, non-conflicting movement throughout the property. Pedestrian routes are clearly defined and separated from primary vehicular travel paths to minimize conflicts.
7. **Parking and Maneuvering:** All required parking and loading spaces provide adequate access and maneuvering area. All maneuvering areas are located on the same lot, in compliance with zoning requirements.
8. **Automobile fueling/charging stations are subject to the vehicle stacking requirements of Table 1111.07-2:** The Applicant was not involved in the original construction of the gas station and did not receive any building plans or blueprints from the prior owner at the time of purchase. Based on current site conditions and layout, the Applicant believes the gas station complies with the applicable vehicle stacking requirements.
9. **Landscaping and Curbs:** All areas not occupied by buildings or pavement are landscaped in accordance with the City's landscaping requirements. There are no proposed changes for the landscaped areas currently. Landscaped areas are separated from paved surfaces by six-inch-high curbing.

10. **Underground Storage and Regulatory Compliance:** The proposed use does comply with all federal, state and/or local underground storage facilities requirements, licensing requirements and/or business regulations.

11. **Fuel Canopy:** The fuel canopy is constructed of the same materials used on the principal building.

WILLIAM C GOOD BLVD

PARCEL #: 0830152005

MONUMENT SIGN

PROPERTY LINE

FRANKLIN LEBANON RD
LANDSCAPING

140'-0"

FUELING CANOPY ABOVE

LANDSCAPING

UNDERGROUND GAS TANKS

A ARCHITECTURAL SITE PLAN **N**
SCALE: 1" = 20'-0" 0 10 20 40

EXISTING DECIDUOUS TREE

178'-0"

EXISTING ACCESSIBLE PARKING

270'-0"

EXISTING DECIDUOUS TREE

EXISTING GREASE TRAP

EXISTING DECIDUOUS TREE

EXISTING DECIDUOUS TREE

EXISTING DUMPSTER

EXISTING RECLAMATION TANK

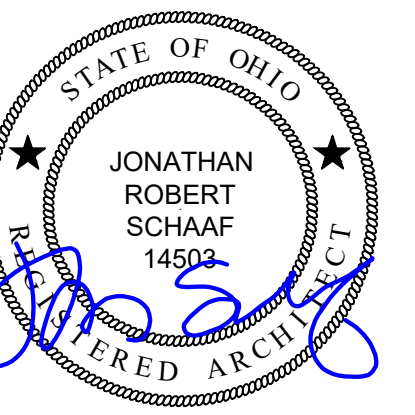
1111 WILLIAM C GOOD BLVD
FRANKLIN, OH

10'-0"

270'-0"

137'-0"

88'-0"



Jonathan Robert Schaaf #14503
Expiration Date 12/31/2027

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RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440



Conditional Use Application For:

Marathon Gas Station

1111 William C Good Blvd
Franklin, OH 45005

Project Number	
2025-174	
Date	
January 12, 2026	
Date	Issue
11.21.25	Review
11.24.25	Permit
01.12.26	Revision 1

Sheet Title
Architectural Site Plan

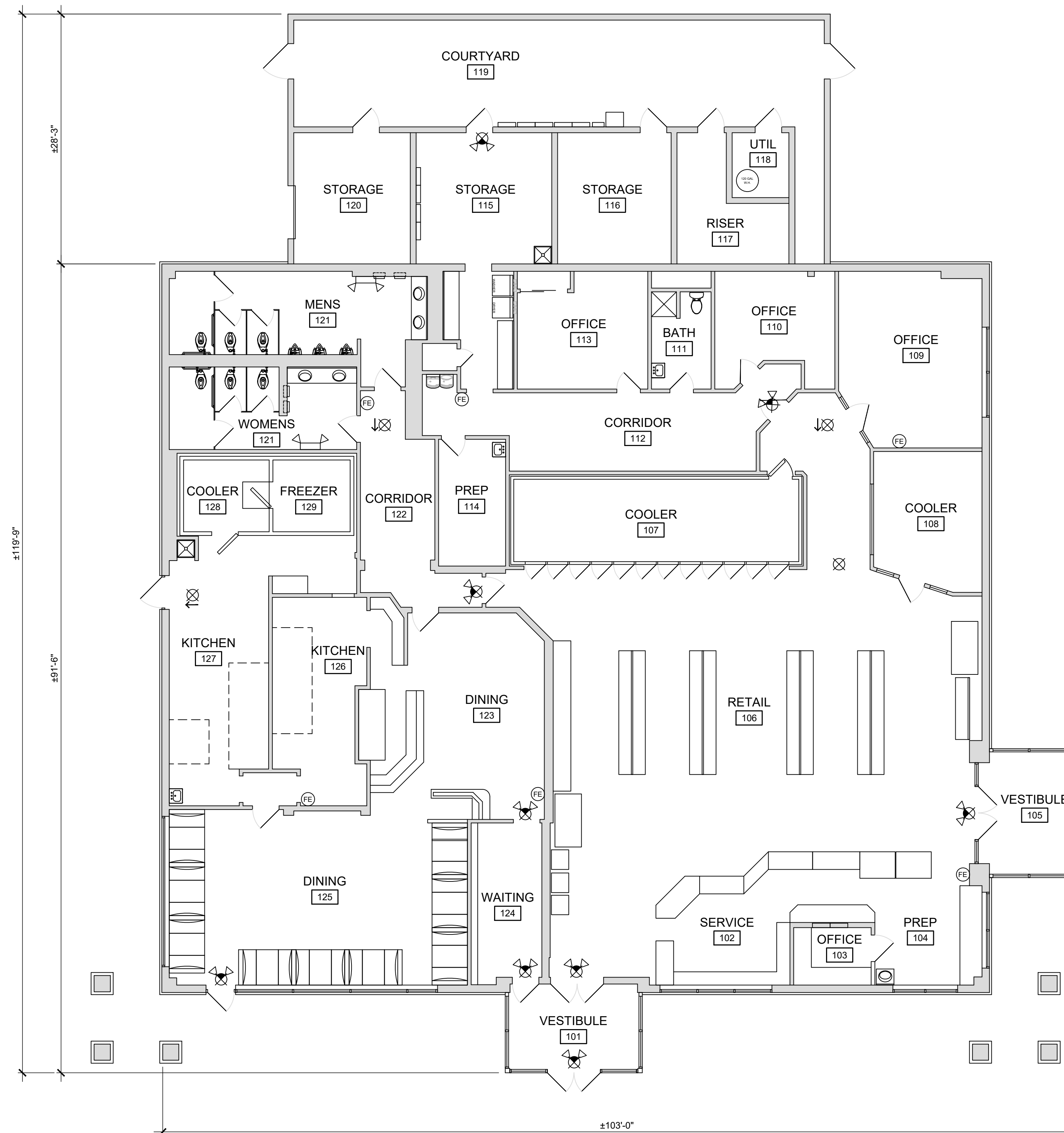
Sheet Number
C1.1

CODE PLAN SYMBOL LEGEND

(FE)	FIRE EXTINGUISHER
⊗	EXIT SIGN
⊗	EXIT SIGN / EMERGENCY LIGHT COMBO
⬇	EMERGENCY EGRESS LIGHT

Jonathan Robert SchAAF #14503
Expiration Date 12/31/2027

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A EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

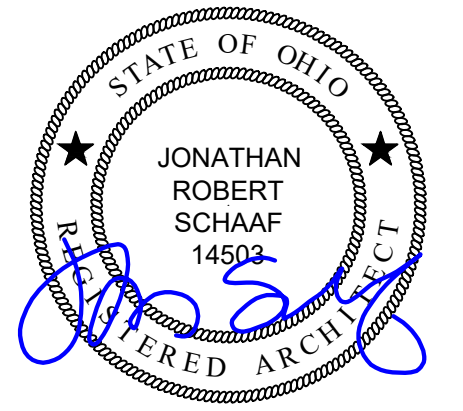
RDA GROUP ARCHITECTS
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Conditional Use Application For:
Marathon Gas Station
1111 William C Good Blvd
Franklin, OH 45005

Project Number	2025-174
Date	January 12, 2026
Date	Issue
11.21.25	Review
11.24.25	Permit
01.12.26	Revision 1

Sheet Title
Existing Floor Plan

Sheet Number
A1.1



Jonathan Robert SchAAF #14503
Expiration Date 12/31/2027

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Conditional Use Application For:

Marathon Gas Station

1111 William C Good Blvd
Franklin, OH 45005

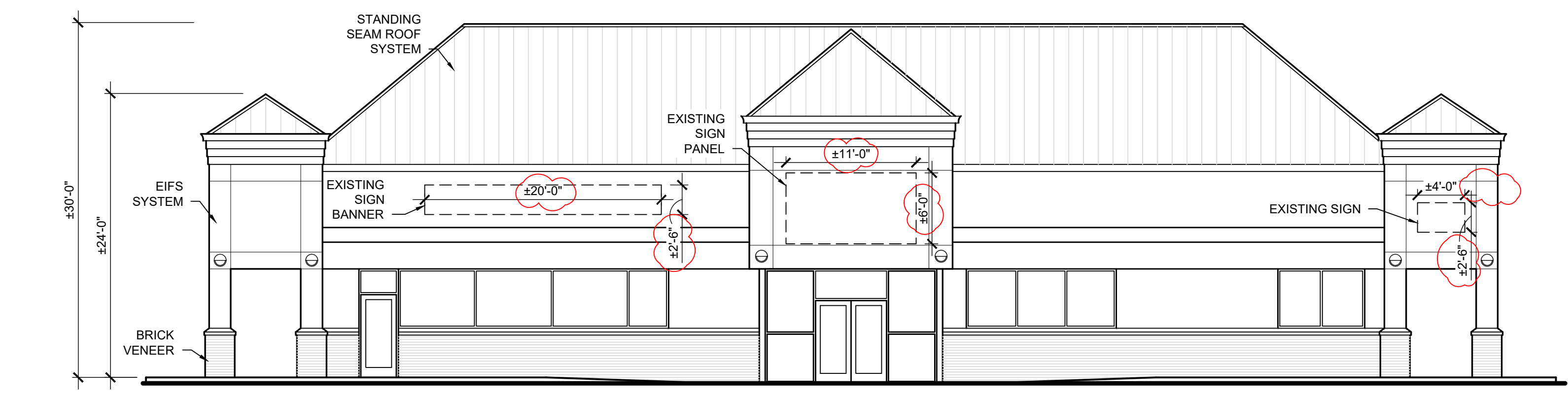
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2025-174

Date
January 12, 2026

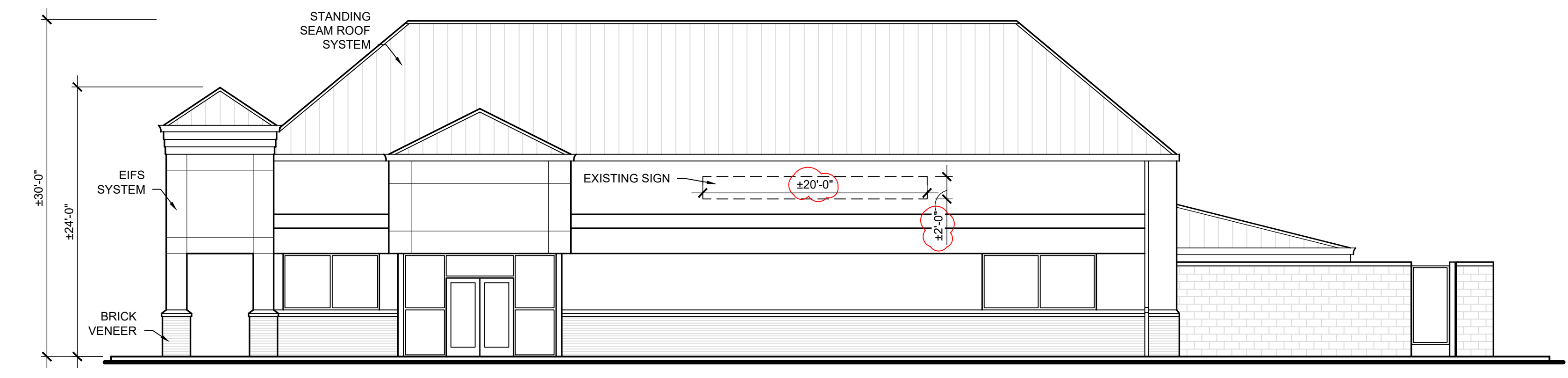
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11.21.25	Review
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Sheet Title
Exterior Elevations

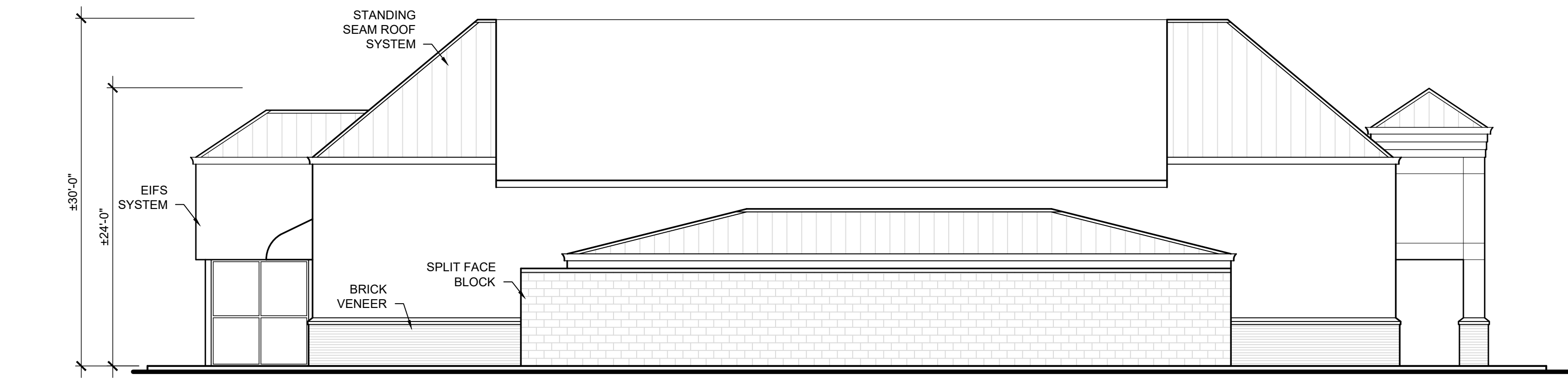
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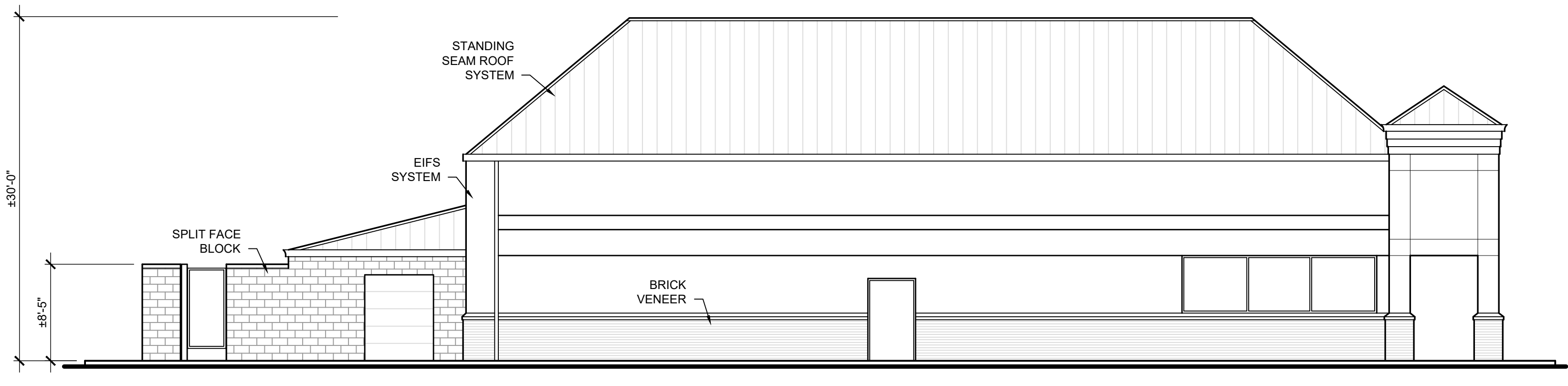
(A) WEST ELEVATION
SCALE: 1/8" = 1'-0"



(B) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



(C) EAST ELEVATION
SCALE: 1/8" = 1'-0"



(D) NORTH ELEVATION
SCALE: 1/8" = 1'-0"