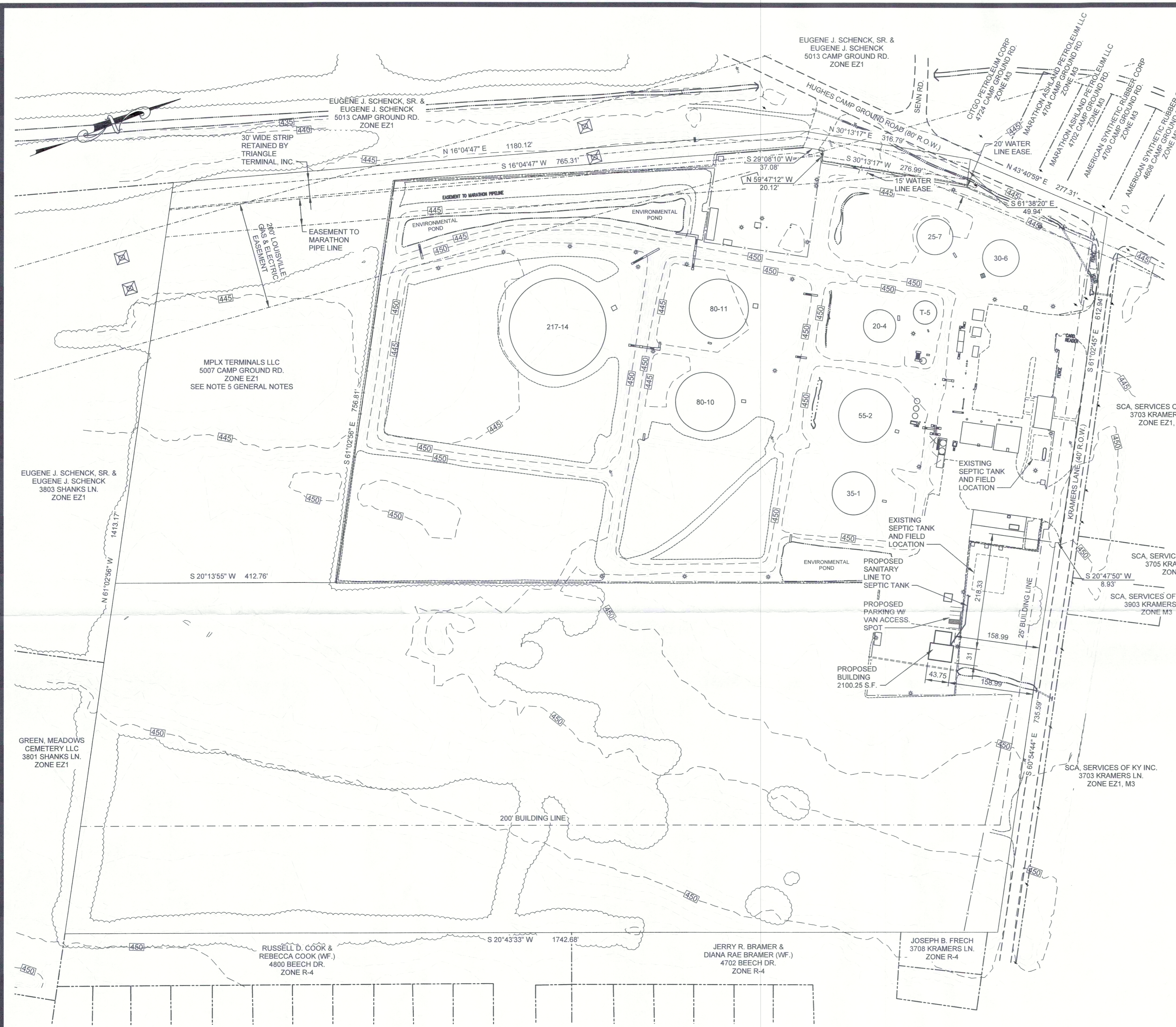


U:\MORTON BUILDINGS\475-Marathon Petroleum\Drawings\Development Plan.dwg, 12/7/2018 9:03:06 AM, AutoCAD PDF (General Documentation).pc3



SITE STATISTICS

TOTAL AREA	2,521,150.52 S.F./57.87 ACRES
TOTAL BUILDING SQUARE FOOTAGE	86,170.84 S.F.
PROPOSED BUILDING	2,100.25 S.F.
OFFICE SPACE	774.00 S.F.
SHOP/WAREHOUSE SPACE	1,326.25 S.F.
EXISTING BUILDINGS/STRUCTURES	81,370.64 S.F.
BUILDING HEIGHT	22'-0"
EXISTING PAVEMENT AREA	87,312.38 S.F.
EXISTING GRAVEL AREA	556,460.43 S.F.
EXISTING SIDEWALK AREA	1,328.09 S.F.
TOTAL GREEN SPACE	2,133,912.78 S.F.
TOTAL EXISTING PARKING	21 PARKING SPACES
NEW PARKING SPACES	4 PARKING SPACES
AREA OF DISTURBANCE	APPROX. 11,600.00 S.F.
ZONE	EZ1
USE:	OFFICE/MANUFACTURING/WAREHOUSE
FRONT SET BACK	25'
REAR SET BACK	NONE
SIDE SET BACK	NONE
SET BACK NEXT TO RESIDENTIAL	NONE
BUILDING HEIGHT	50' MAX.
LANDSCAPING	N/A
APPROX. INCREASE OF IMPERVIOUS AREA	NO CHANGE

LEGEND

BOUNDARY	---
ADJOINING LOTS	---
BUILDING LINE	---
UTILITY EASEMENT	---
ELECTRIC EASEMENT	---
DRAIN/STREAM	---
CONTOUR	---
INTERMEDIATE CONTOUR	---
PROPOSED CONTOUR	---
EXISTING FENCE LINE	X X
PROPOSED FENCE LINE	X X
EXISTING FOREMAIN	FW FW
EXISTING WATER LINE	W W
PROPOSED WATER LINE	W W
EXISTING GAS LINE	G G
EXISTING ELECTRIC LINE	E E
EXISTING GRAVITY SEWER	SSS SSS
PROPOSED GRAVITY SEWER	SSS SSS
PROPOSED MANHOLE	SSS SSS
EXISTING VEGETATION	---
EXISTING ROAD/GUTTER	---
PROPOSED ROAD/GUTTER	---
EXISTING DRIVEWAY	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED SILT FENCE	---
TRAFFIC FLOW ARROW	---



EROSION PREVENTION & SEDIMENT CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- RETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
- WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

TREE CANOPY & LANDSCAPING

NO ADDITIONAL TREE CANOPY AND/OR LANDSCAPING IS REQUIRED FOR THE TREE CANOPY PER 10.1.2 APPLICABILITY AND BASIS OF CALCULATION ITEM B, SUB SECTION 3, AND PER 10.2.2 APPLICABILITY SUB SECTION 3. THE TOTAL BUILDING FOOTPRINT IS 8.33% OF THE SITE.

SEWAGE

PROPERTY HAS A SEPTIC SYSTEM. PROPOSED SEWER SHALL BE PIPED TO SEPTIC TANK AND LEECH FIELD.

SIGNAGE

NO PROPOSED SIGNAGE WILL BE WITH THIS DEVELOPMENT.

FLOOD PLAIN

NO FLOOD ZONES ARE IN THE AREA. PLEASE SEE PANEL #21111C0054E, FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY AND INCORPORATED AREAS.

SURVEY

NO SURVEY WAS PROVIDED FOR THIS JOB. BEARINGS AND DISTANCES WERE BASED ON DRAWINGS PROVIDED BY THE OWNER. DRAWING NO. 061-00425-01-S

GENERAL NOTES

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
- MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
- THE APPROXIMATE AREA OF DISTURBANCE IS 11,600.00 S.F. THIS ALLOWS FOR 30 FEET AROUND THE BUILDING FOR EQUIPMENT AND FOR PLACEMENT OF MATERIALS. THE BUILDING AREA IS A GRAVEL PAD.
- THE OWNER DOES NOT WANT TO CONSOLIDATE THE LOTS AT THIS TIME.

DEVELOPER INFORMATION

DEVELOPER: MPLX TERMINALS LLC
BY CRAIG R. JOHNSON
ADDRESS: P.O. BOX 5108
LOUISVILLE, KENTUCKY 40205
PARCEL ID #: 10070194000

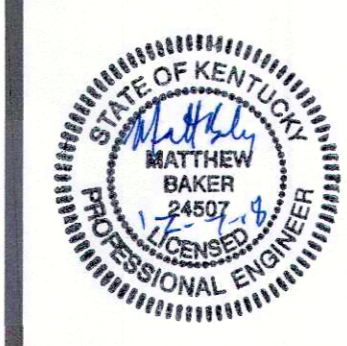
ENGINEER INFORMATION

COMPANY: CANN-TECH, LLC
ENGINEER: MATT BAKER
ADDRESS: 1100 GLENSBORO ROAD
PARKVIEW BUSINESS CENTER, SUITE 6
LAWRENCEBURG, KY 40342

SITE DEVELOPMENT PLAN
SCALE: 1" = 100'
PARCEL ID: 1007019400000
PARCEL LRSN: 8103875
D.B. 10722, PG 777
D.B. 4915, PG 404

PROJECT:	475
SCALE:	AS NOTED
DATE:	12/7/2018
DESIGNED BY:	MAB
DRAWN BY:	JH
CHECKED BY:	MAB
RECORD DRAWINGS	

CANN-TECH, LLC
Engineers · Planners · Managers
1100 Glensboro Road
Lawrenceburg, KY 40342
Phone (502) 859-0907
Fax (502) 859-0668



MARATHON OIL COMPANY
3920 KRAMERS LANE
LOUISVILLE, KENTUCKY
DEVELOPMENT PLAN

RECEIVED
DEC 07 2018
DESIGN SERVICES

Matthew Baker, P.E. KY Reg. No. 24507

NO.	DATE	REVISIONS	DATE	APPR'D	DATE

SHEET D-1 OF 1