

# SITE DISTURBANCE CALCULATIONS

TOTAL AREA OF SITE.....	16,647 SQ. FT.
EXISTING IMPERVIOUS SURFACE .....	10,915 SQ. FT.
PROPOSED IMPERVIOUS SURFACE .....	10,802 SQ. FT.
NET INCREASE IN IMPERVIOUS SURFACE .....	0 (113 S.F. DECREASE)
IMPERVIOUS SURFACE AS % OF SITE .....	64.9%
AREA OF SITE EXPANSION .....	0.49%

## LEGEND

---	SITE BOUNDARY
---	ADJACENT BOUNDARY LINE (BY DEED)
CP #1	CONTROL MONUMENT (SEE TABLE)
100.0'	EXISTING SPOT ELEVATION
100.00'	PROPOSED SPOT ELEVATION (FINISHED GRADE)
100	TEMPORARY BENCHMARK
100	EXISTING CONTOUR
OH	EXISTING OVERHEAD UTILITY LINE
U	EXISTING UTILITY POLE AND ANCHOR
U	EXISTING UTILITY POLE WITH LIGHT
SAN	EXISTING SANITARY SEWER
SAN MH	EXISTING SANITARY SEWER MANHOLE
STM	EXISTING STORM SEWER
STM MH	EXISTING STORM SEWER MANHOLE
---	CENTERLINE (AS CONSTRUCTED)
---	BROKEN LINES (NOT TO SCALE)
---	PAVEMENT (TYPE NOTED)
GM	EXISTING GAS METER
EM	EXISTING ELECTRIC METER
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
GAS	EXISTING GAS LINE
UGE	EXISTING UNDERGROUND ELECTRIC
FO	EXISTING UNDERGROUND FIBER OPTIC
P	PROPOSED POWER IN CONDUIT
FIRE HYD	EXISTING FIRE HYDRANT
WATER	EXISTING WATER MAIN
X	EXISTING WOVEN WIRE FENCE
---	PROPOSED 6' PRIVACY FENCE
---	EXISTING TREE LINE
---	PROPOSED HANDICAP RAMP W/ TRUNCATED DOME TACTILE WARNING
---	STORMWATER FLOW ARROW (EXISTING)
---	STORMWATER FLOW ARROW (PROPOSED)
---	PROPOSED STONE BAG INLET PROTECTION
---	PROPOSED EARTHEN SWALE
SF	PROPOSED SILT FENCE
---	SHADING DENOTES PROPOSED BITUMINOUS PAVEMENT
---	SHADING DENOTES PAVEMENT REMOVAL AREA

## ABBREVIATIONS

RCP	REINFORCED CONCRETE PIPE
OMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYURETHANE PIPE
DBI	STORM WATER DROP BOX INLET
CBI	STORM WATER CURB BOX INLET
G.V.	GAS VALVE
G.M.	GAS METER
W.V.	WATER VALVE
W.M.	WATER METER
SAN	SANITARY SEWER
M.H.	MANHOLE
HC	HANDICAPPED
CONC.	CONCRETE
C.P.	SURVEY CONTROL POINT
KYDOH	KENTUCKY DEPT. OF HIGHWAYS
MSD	LOUISVILLE METROPOLITAN SEWER DISTRICT
SWQMEC	STORM WATER QUALITY MANAGEMENT AND EROSION CONTROL
EPSC	EROSION PREVENTION AND SEDIMENT CONTROL
KY DOW	KENTUCKY DIVISION OF WATER
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
OHE	OVERHEAD ELECTRIC LINES
CATV	OVERHEAD CABLE TELECOMM LINESW
LBA	LANDSCAPE BUFFER AREA
ILA	INTERIOR LANDSCAPE AREA
B.L.	BUILDING SETBACK LINE
LBA	LANDSCAPE BUFFER AREA
PPLB	PROPERTY PERIMETER LANDSCAPE AREA
VUALLB	VEHICULAR USE AREA PERIMETER LANDSCAPE BUFFER
VUA	VEHICULAR USE AREA

CALL BEFORE YOU DIG  
NOTE: CAUTION EXISTING UTILITIES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS SUPPLIED BY THE UTILITY COMPANY. KENTUCKY 811-BEFORE YOU DIG (BUD) MUST BE NOTIFIED 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL, DIAL 811 OR 1-800-752-6007.

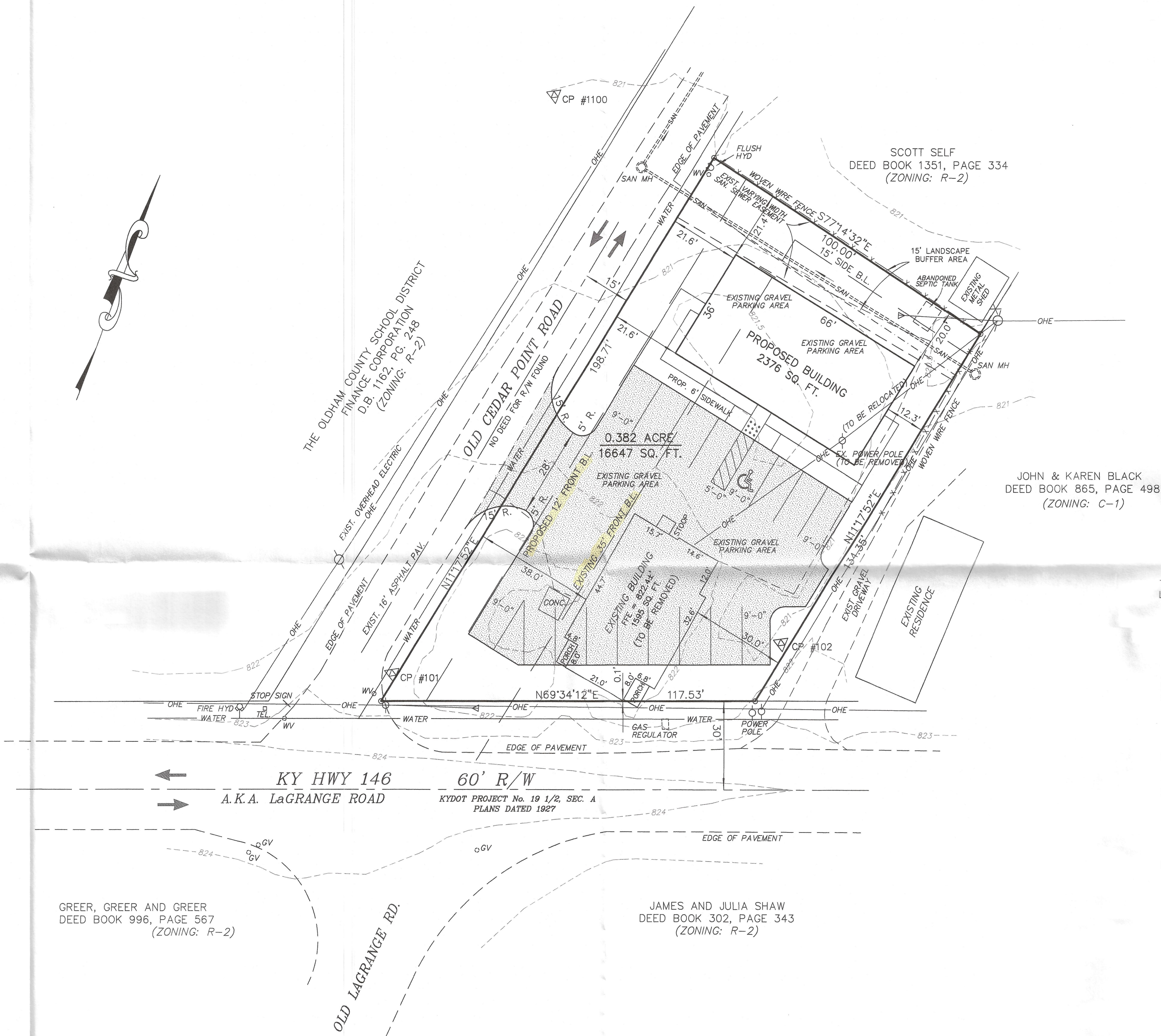


## CONTROL POINT AND BENCHMARK TABLE

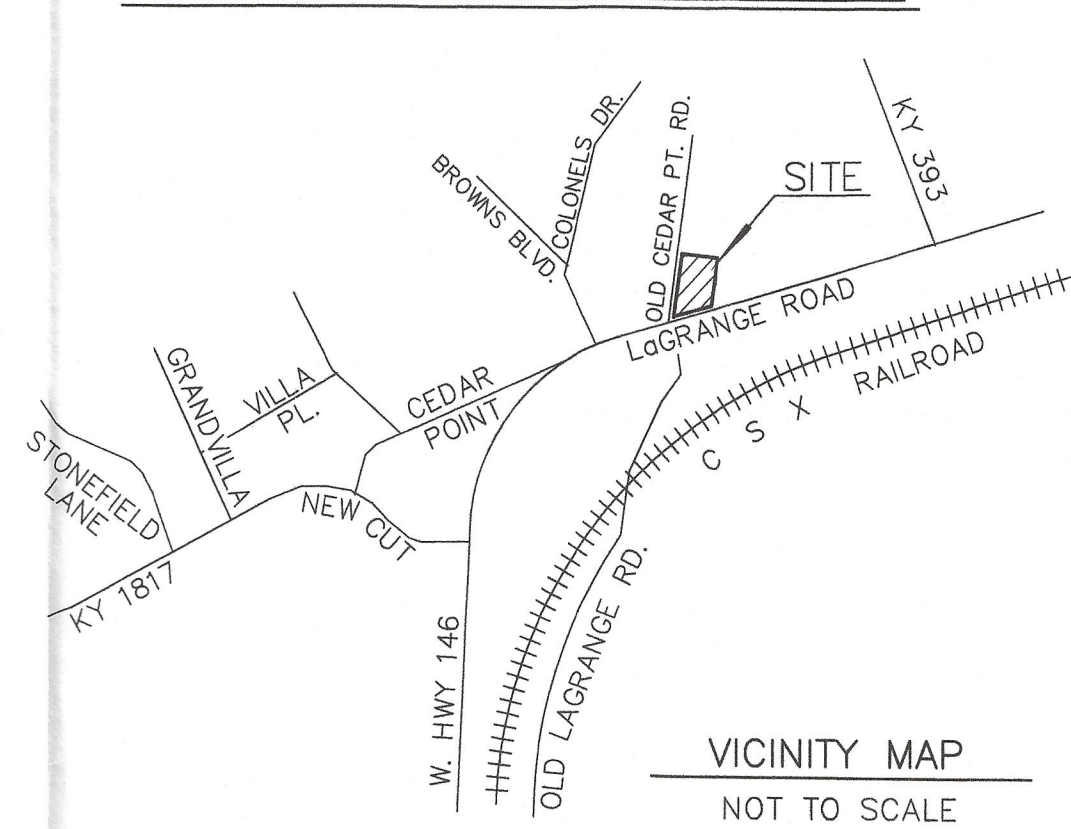
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-101	323982.59	1299309.56	822.43'	REBAR WITH CAP
CP-102	324034.13	1299420.81	821.34'	REBAR WITH CAP
CP-1100	324169.01	1299294.31	820.04'	REBAR WITH CAP

## STORMWATER QUALITY MANAGEMENT AND EROSION CONTROL PERMIT

THE AREA OF DISTURBANCE ON THIS PROJECT IS LESS THAN 1.0 ACRE. NO SWQMEC IS REQUIRED.



## BUCKNER, OLDHAM COUNTY, KY



## VARIANCE REQUEST

THE PURPOSE OF THIS REQUEST IS TO MOVE THE FRONT BUILDING LINE FROM 35 FEET TO 12 FEET.

## SITE SUMMARY

ADDRESS OF SITE .....	4217 KY HIGHWAY 146
DEED BOOK / PAGE .....	D.B. 1173, PG. 399
PVA PARCEL No. ....	30-30A-02-3A
AREA OF SITE EXPANSION .....	0.49%
AREA OF SITE .....	0.382 ACRES (16,647 S.F.)
ZONING DISTRICT .....	C-1
LOT WIDTH .....	100'
EXISTING USE .....	MARTIAL ARTS TRAINING FACILITY
PROPOSED USE .....	MARTIAL ARTS TRAINING FACILITY
GROSS PROPOSED BUILDING AREA .....	2,376 S.F.
PARKING SPACES PROVIDED .....	17
FLOOR AREA RATIO (FAR).....	0.143
VUA .....	7,202 SQ. FT.
% LOT COVERED WITH STRUCTURES .....	14.3%
IMPERVIOUS SURFACE .....	10,802 SQ. FT.
% LOT COVERED WITH IMPERVIOUS SURF. ....	64.9%
PROPOSED BUILDING HEIGHT .....	30 FEET

## OWNER / APPLICANT

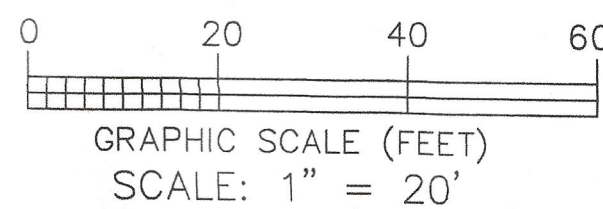
BURGIN INVESTMENTS, LLC  
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## ENGINEER

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MORRIS A. TALBOTT, KY PE #13071/ PLS #2421 DATE  
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## OLDHAM COUNTY MARTIAL ARTS ACADEMY

4217 KY HIGHWAY 146  
LAGRANGE, KY 40031

## SITE PLAN FOR VARIANCE REQUEST

ORIGINAL DATE  
12-12-2025

LATEST REVISION DATE:

PRINT DATE:

12-18-2025

PROJECT NO.

SCALE:

1 INCH = 20 FEET

SHEET

1 OF 1



319 TUCKER STATION ROAD  
LOUISVILLE, KENTUCKY 40243  
(502) 244-3876

DRAWN BY:  
MAT  
CHECKED BY:

REVISIONS  
DATE  
DESCRIPTION

BURGIN-4613 N. HWY 146 SCHOOL.DWG