



OWNERSHIP AND SITE STATISTICS

OWNER: TONY & PATRICIA YOUNG
D.B. 11621 P. 767

MAILING ADDRESS: 504 WEATHERFORD PLACE
LOUISVILLE, KY 40245

PROPERTY ADDRESS: 19515 SYCAMORE RIDGE DR.
LOUISVILLE, KY 40245

PARCEL ID: 002601490000 & 002601660000
CONSOLIDATED

CURRENT ZONE: R-4

FORM DISTRICT: NEIGHBORHOOD

PROPOSED ZONE & DISTRICT: R-4 NEIGHBORHOOD
NO CHANGE

BUILDING USE: TENNIS COURT IS PRIVATE USE FOR THE OWNER AND IS NOT A BUSINESS NOR COMMERCIAL BUILDING.

SET BACKS: FRONT YARD: 30 FT
SIDEYARD: 5 FT
REAR YARD: 24 FT
MAX BUILDING HT: 35 FT

TOTAL SITE AREA: 10.66 ACRES

F.A.R.: RESIDENCE FOOTPRINT = 5700 SF
TENNIS BUILDING FOOTPRINT = 9740 SF
15,440 / 464,350 = 0.03 < 0.5

SITE IMPERVIOUS DATA:

EXISTING SITE: 10.66 ACRES ~ 464,450 SQ FT
SITE DISTURBANCE FOR CONSTRUCTION: 22,000 SF
(INCLUDES ACCESS & MATERIAL STORAGE)

EXISTING IMPERVIOUS SURFACES: (3.4%)

GARAGE:	500 SF
HOUSE:	5,705 SF
POOL DECK:	3,550 SF
DRIVEWAY:	5,900 SF
SUBTOTAL:	15,705 SF

NEW IMPERVIOUS SURFACES: (INCREASE OF +3.4%)

TENNIS BUILDING:	9,740 SF
DECKS + SIDEWALKS:	6,000 SF
SUBTOTAL:	15,740 SF

ARCHITECT / CONTACT:
JOHN F. STEWART
ENCOMPASS DEVELOP, DESIGN & CONSTRUCT
106 E. JEFFERSON ST.
LAGRANGE, KY 40031
502.727.0465

LEGEND

CONTOUR LINE	---
PROPERTY LINE	---
WATER FLOW ARROWS	→
UTILITY EASEMENT	---
FENCE	---
TREE LINE	---
E.B. =ELECTRIC BOX	□
WM =WATER METER	□
STEEP SLOPES	□

- NOTES:**
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - DIVISION OF WATER AND COE APPROVAL REQUIRED FOR WORK WITHIN THE BLUELINE STREAM. NO WORK WILL OCCUR WITHIN THE BOUNDARIES OF THE BLUELINE STREAM.
 - A KARST SURVEY WAS PERFORMED BY GARBER-CHILTON ENGINEERS & LAND SURVEYORS ON JUNE 8TH, 2020. NO KARST WAS FOUND.
 - POST DEVELOPMENT FLOWS WILL BE DIRECTED TOWARDS THE PROPERTY OWNER'S EXISTING LAKE.

OVER ALL SITE PLAN
10.875 ACRES
SCALE: 1:80
GRAPHIC SCALE: 0' 20' 40' 80' A 160'

RECEIVED
JUL 13 2020
PLANNING & DESIGN SERVICES

Kentucky 811
Kentucky Underground
1-800-752-6007

ENCOMPASS
106 E Jefferson Street
La Grange, KY 40031
(office) 502.992.5105
(fax) 502.992.5101

ARCHITECTURAL SITE PLAN
NEW TENNIS BUILDING
YOUNG RESIDENCE
19515 SYCAMORE RIDGE DR.
LOUISVILLE, KY 40245

THIS DRAWING IS THE PROPERTY OF ENCOMPASS LLC. THE USE OF THIS DOCUMENT IS RESTRICTED TO CLIENTS AND VENDORS OF ENCOMPASS, WHICH RESERVES ALL CONTROLLING RIGHTS HEREIN. NO OTHER REPRODUCTION, WHOLE OR IN PART OF THIS DOCUMENT MAY BE MADE EXCEPT WITH THE WRITTEN CONSENT OF ENCOMPASS-LLC.

JOB NO.	11512-493
DB:	GMH/jsg
CB:	JFS
DATE:	07/1/20
STATUS:	APPROVALS

SHEET NO:
AS1
REVISION
7/9/20 MSD DATA