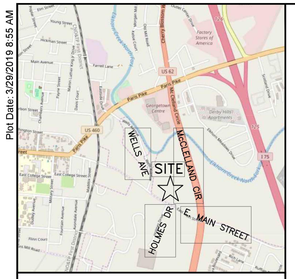
Plot Date: 3/29/2019 8:55 AM



VICINITY MAP

SITE STATISTICS

ZONES: B-2, B-5, C-1

AREA

EXISTING B-2:	13.43 ACRES (TO REMAIN)
EXISTING A-1 TO B-5:	12.88 ACRES (*18.37 ACRES)
EXISTING A-1 TO C-1:	9.53 ACRES (*4.04 ACRES)
TOTAL:	35.84 ACRES

*THESE ACREAGES REFLECT THE NEW ZONE ONCE THE NEW FLOOD PLAIN BOUNDARY HAS BEEN APPROVED BY FEMA.
SEE ZONE CHANGE NOTE BELOW.

NUMBER OF LOTS: 12
SMALLEST LOT SIZE: 1.28 ACRES

1. THOROUGHBRED ENGINEERING HAS CONDUCTED A HYDROLOGIC STUDY TO ANALYZE THE FLOOD PLAIN ON THIS PROPERTY. PENDING FEMA APPROVAL, THE AREA SHOWN IN GREEN HATCHING WILL BE REMOVED FROM THE FLOODPLAIN.
THE STUDY ALSO SHOWED THAT FILLING THE 1.63 ACRE LOT HAD AN INSIGNIFICANT AFFECT ON THE FLOODPLAIN ELEVATION.

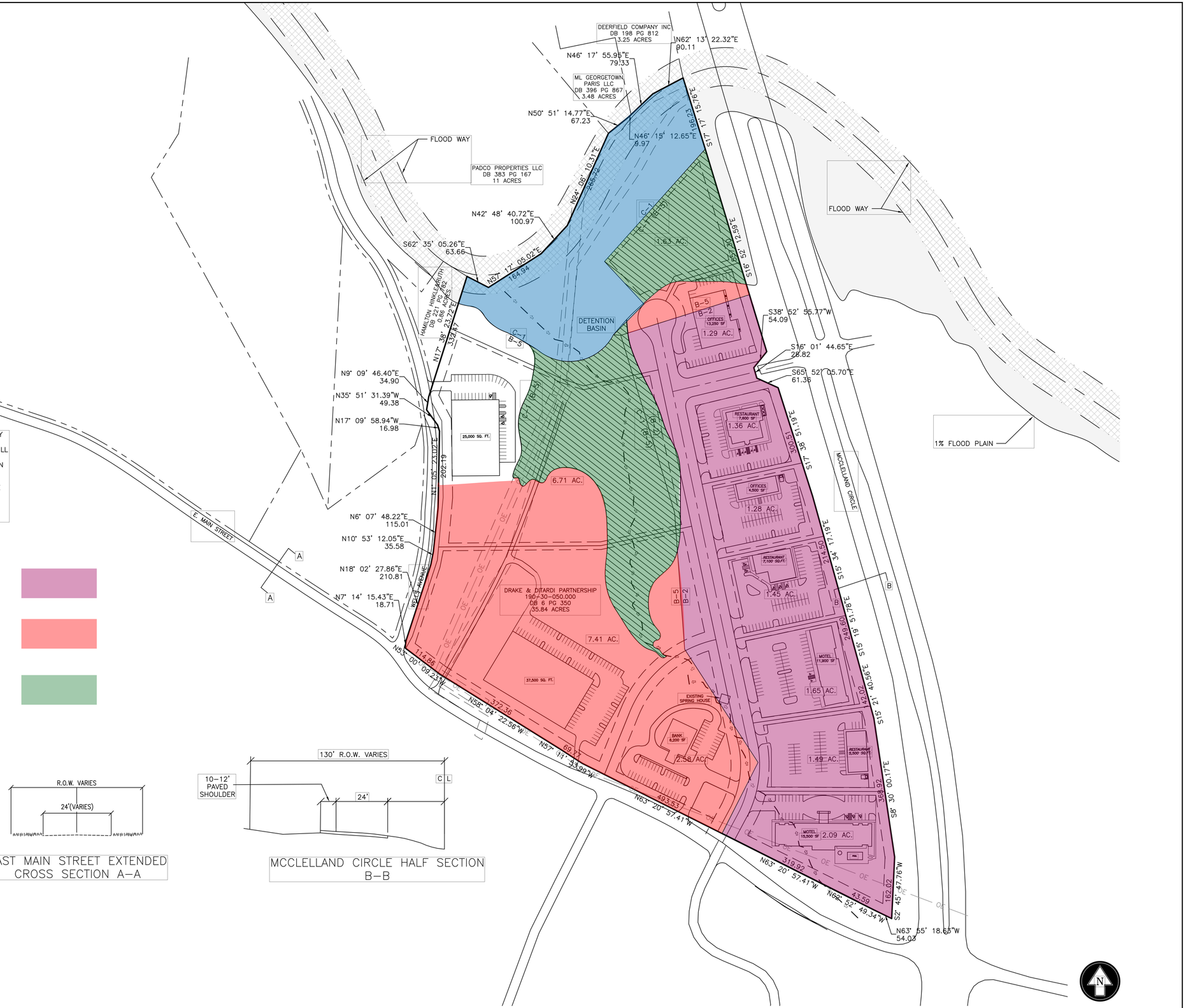
ONCE THE NEW FLOODPLAIN BOUNDARY HAS BEEN APPROVED THESE HATCHED AREAS WILL BE REZONED AS SHOWN IN PARENTHESIS ON THE PLANS.

2. HISTORIC BUILDING IS TO BE RELOCATED.

B-2 - 13.43 Acres

B-5 - 10.68 Acres

C-1 - 9.53 Acres



EAST MAIN STREET EXTENDED
CROSS SECTION A-A

McCLELLAND CIRCLE HALF SECTION
B-B

GRAPHIC SCALE
120 60 0 120 240
(IN FEET)
1 INCH = 120 FEET

THOROUGHBRED ENGINEERING
P.O. BOX 481 LEXINGTON, KY 40588
(502) 863-1756
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CMI-CEI-CONSTRUCTION SERVICES

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THOROUGHBRED ENGINEERING
FOUNDATION FOR EXCELLENCE

ZONING CHANGE CONCEPT PLAN
DRAKE FAMILY TRUST
944 E. MAIN STREET, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.:	DRAWN BY:
---	LLS
DATE:	REVIEWED BY:
03/29/2019	DJR

ISSUED FOR REVIEW

REVISION:	DATE:

DRAWING NAME: DRAKE_CONCEPT(AD)_3.22.19

C-1

D:\DROPBOX (RTC380)\THOROUGHBRED ENGINEERING\PROJECTS\DRAKE FAMILY TRUST\944 E. MAIN ST. PROPERTY\CIVIL\CAD\DRAKE_CONCEPT(AD)_3.22.19.DWG