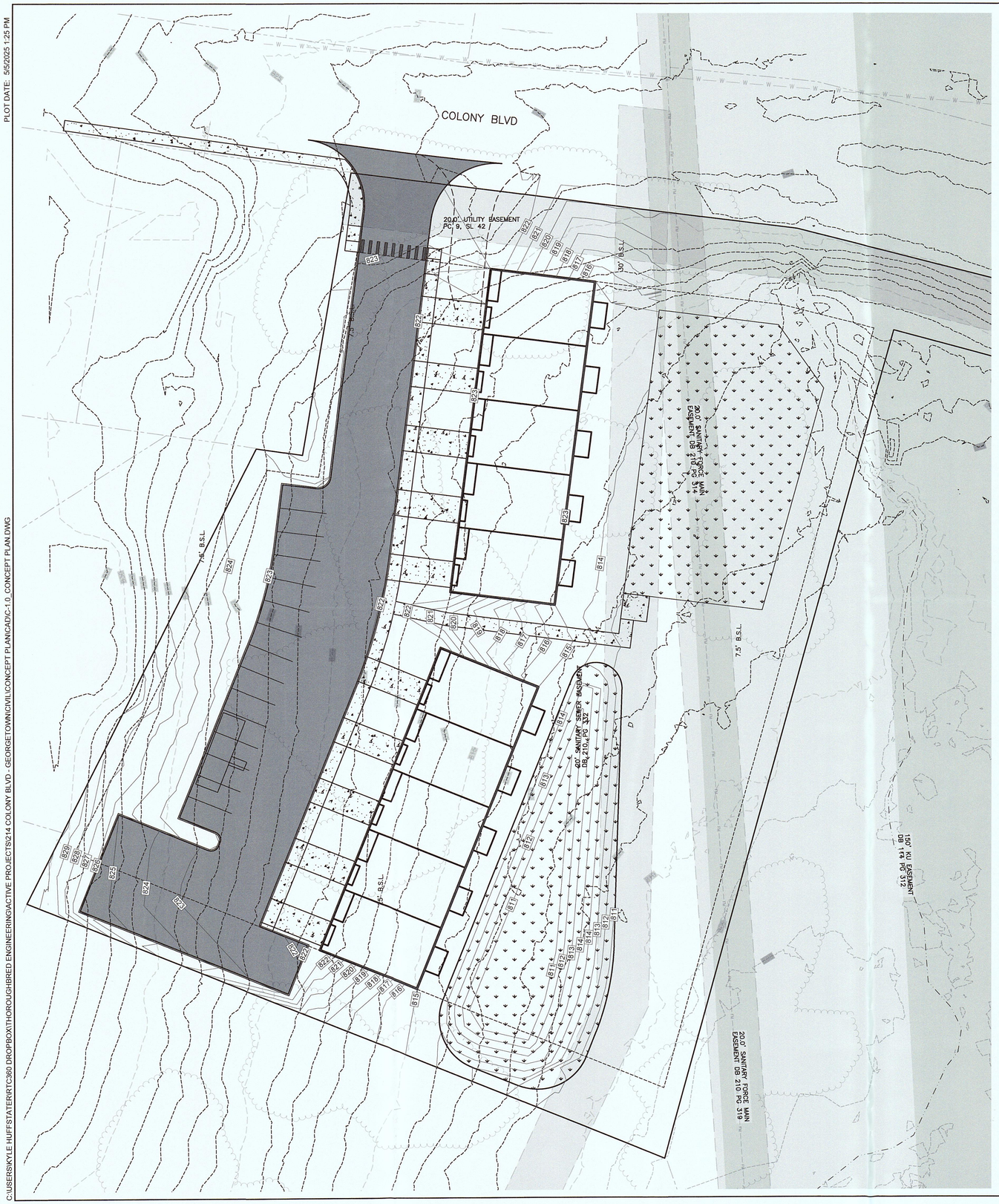
PLOT DATE: 5/5/2025 1:25 PM

C:\USERS\KYLE HUFFSTATER\RTC360 DROPBOX\THOROUGHBRED ENGINEERING\ACTIVE PROJECTS\214 COLONY BLVD - GEORGETOWN\CIVIL\CONCEPT PLAN\CADIC-1.0_CONCEPT PLAN.DWG



PURPOSE OF THE PLAN:

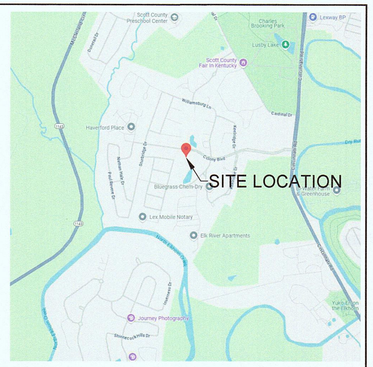
TO PROPOSE A MULTI-FAMILY DEVELOPMENT MADE UP OF 2 BUILDINGS WITH 10 TOTAL TOWNHOUSE UNITS INCLUDING AMENITIES ON 1.9 ACRES OF LAND.

FLOOD INFORMATION:

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY IS NOT LOCATED WITHIN A REGULATORY FLOODWAY ZONE.

NOTES:

1. ALL DRIVE AISLES AND DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE PRIVATE UNLESS OTHERWISE NOTED ON THE PLAN.
2. TREE LOCATIONS AND SPECIES ARE TO BE DETERMINED ON THE FINAL DEVELOPMENT PLAN.
3. DEVELOPMENT WILL USE RESIDENTIAL TRASH CONTAINERS AND WILL NOT HAVE A DUMPSTER.
4. ADDITIONAL FIRE HYDRANTS WILL BE REQUIRED AND LOCATIONS WILL BE COORDINATE WITH GMWSS AND GFD.
5. ALL STORMWATER MANAGEMENT MUST MEET CURRENT STORMWATER BMP MANUAL REQUIREMENTS. PLANS FOR DRAINAGE FOR THE PROPERTY AND PROTECTION OF WATERWAYS TO BE SUBMITTED FOR REVIEW BEFORE ANY DEVELOPMENT OCCURS.



VICINITY MAP
SCALE: NOT TO SCALE (NTS)

SITE DATA:

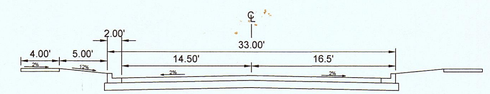
PROPERTY INFORMATION:

STREET ADDRESS:	214 COLONY BLVD GEORGETOWN, KY 40324
DEED BOOK & PAGE:	377, 506
NUMBER OF LOTS:	1
TOTAL AREA:	1.9 ACRES (82,328 S.F.)
CURRENT ZONE:	R-3: HIGH-DENSITY RESIDENTIAL
PROPOSED ZONE:	R-3: HIGH-DENSITY RESIDENTIAL
COMMUNAL OPEN SPACE:	0.39 ACRES (16,798 S.F.)
AREA OF DEVELOPMENT:	1.25 ACRES (54,537 S.F.)
REMAINING PROPERTY AREA:	0.63 ACRES (27,791 S.F.)

OWNER:
DARRYL & LISA GAUNCE
116 N LAFAYETTE DR
GEORGETOWN, KY 40324

DESIGN ENGINEER:
THOROUGHBRED ENGINEERING
CONTACT: KYLE HUFFSTATER
P.O. BOX 481
LEXINGTON, KY 40588
PHONE: (303) 501-6916

DEVELOPER:
CHRIS MULBERRY
MULBERRY BUILDERS
3264 LOCH NESS DR
LEXIGNTON, KY 40517



COLONY BLVD
TYPICAL STREET SECTION

PROJECT INFORMATION:

PROJECT AREA:	1.9 ACRES (82,328 S.F.)
PROPOSED USE:	MULTI-FAMILY TOWNHOMES
PROPOSED BUILDING HEIGHT:	24'-0"
MAXIMUM BUILDING LOT COVERAGE:	40%
PROPOSED BUILDING LOT COVERAGE:	10,220 S.F. (12.4%)
PROPOSED BUILDING SQUARE FOOTAGE:	10,220 S.F.
MAXIMUM DENSITY:	16 UNITS / NET ACRE
PROPOSED DENSITY:	10 UNITS / NET ACRE
IMPERVIOUS AREA:	0.66 ACRES (28,612 S.F.)

ZONING INFORMATION:

ZONING CLASSIFICATION:	R-3 (HIGH-DENSITY RESIDENTIAL)
BUILDING SETBACKS:	FRONT: 30' SIDE: 25' REAR: 25'

PARKING INFORMATION:

PARKING REQUIRED:	2 SPACES PER TOWNHOUSE **20 TOWNHOME SPACES**
ADA PARKING REQUIREMENT:	N/A
PARKING PROVIDED:	10 GARAGE SPACES 10 DRIVEWAY SPACES 15 STANDARD SPACES **35 TOTAL SPACES**

LANDSCAPE DATA:

VEHICULAR USE AREA (V.U.A.):	13,141 S.F.
LANDSCAPE AREA REQUIRED:	1,314 S.F.
LANDSCAPE AREA PROVIDED:	5,872 S.F.
REQUIRED INTERIOR TREES:	1 TREE / 250 S.F. = 6 TREES
PROPOSED TREES:	6 TREES

TREE CANOPY:

SITE AREA:	82,328 S.F. (1.9 ACRES)
EXISTING TREE CANOPY AREA:	25,034 S.F. (30.4%)
PRESERVED TREE CANOPY AREA:	8,658 S.F. (10.5%)
REQUIRED TREE CANOPY AREA:	6,586 S.F. (8%) (VARIETIES TO BE SELECTED ON FDP)

COMISSION'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUDN TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEHIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOUT COUNTY PLANNING COMM. _____ DATE _____

OWNER'S CERTIFICATION:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS NOTED OTHERWISE.

OWNER OR OWNERS _____ DATE _____

Kentucky 811
Dial 811 for Buried Line & Cable Locations

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

1409 N. FORBES RD. LEXINGTON, KY 40511
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
ARCHITECTURAL, GEOTECHNICAL ENGINEERING,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
STRUCTURAL ENGINEERING

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THOROUGHBRED
DESIGN | ENGINEER | CONSTRUCT

COCNEPT DEVELOPMENT PLAN

214 COLONY BLVD CONCEPT DEVELOPMENT PLAN

GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO.:	DRAWN BY: K HUFFSTATER
DATE: 04/30/2025	REVIEW BY:

PROJECT STATUS

NO.	REVISION:	DATE:

NOT FOR CONSTRUCTION - REFERENCE ONLY

C-1.0