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CONCEPT PLAN

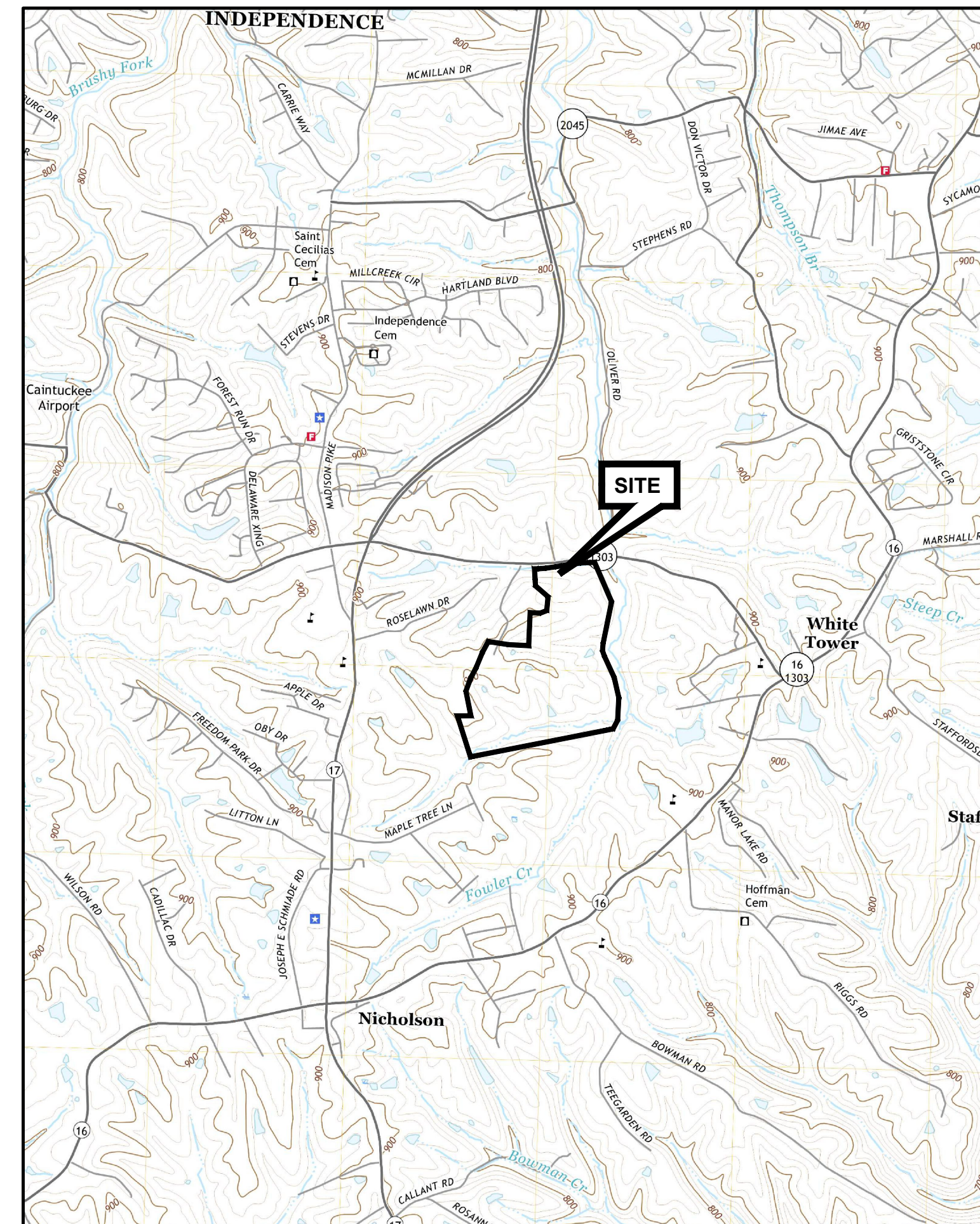
NAGELEISEN PROPERTY

KENTON COUNTY, KENTUCKY

AUGUST 7, 2024

GENERAL NOTES:

1. Developer:
 - The Drees Company
 - 211 Grandview Dr.
 - Ft. Mitchell, KY 41017
 - (859) 578-4200
2. Owner: Wehrman Farms LLC
 - PIDN: 047-00-00-033.00
 - PIDN: 048-00-00-156.00
 - Kathleen and Richard Lander
 - PIDN: 047-00-00-032.00
3. Total Site Area to be Rezoned: 120.576± Ac.
 Approximate Open Space Area = 45.230± Ac.
 Approximate Right of Way Area = 11.916± Ac.
4. Number of Proposed Building Lots = 65' Lots = 69; 52' Lots = 192; Total Lots = 261 (Single Family)
5. Present Zoning of Property=R-1C
 Existing Density: 1 Ac. = 43,560 SF = 43,560 SF/12,500 SF (min. lot size) = 3.48 Units / Acre.
6. Proposed Zoning of Property=R-1C/RCD
 - A. Proposed Housing:
 - a. Single Family Detached:
 - i. Minimum Front Setback = 25'
 - ii. Minimum Rear Setback = 25'
 - iii. Minimum Side Setback = 5' With a Total of 10'
 - iv. Minimum Side Street Setback = 12.5' (1/2 the Front Setback)
 - v. Minimum Lot Width at Setback = 52', 65'
 - vi. Minimum Lot Area = 6,760 S.F.(52'), 8,450 S.F.(65')
 - vii. Maximum Building Height = 35'
 - B. Proposed Density: 120.576 Ac. - 11.916 Ac. = 108.66 Ac.; 261 Lots/ 108.66 Ac = 2.41 Units / Acre.
7. Street Specifications:
 - A. Subcollector street (Street A)
 - i. 50' right of way
 - ii. 28' Pavement
 - iii. 4' Sidewalks (both sides)
 - iv. Parking on one side only (opposite water main)
 - B. Local/cul-de-sac street (All Other Streets)
 - i. 50' right of way
 - ii. 25' Pavement
 - iii. 4' Sidewalks (both sides)
 - iv. Parking on one side only (opposite water main)
 10. Existing Soil Types = Cyf, Fcc, Fcd, FdD3, EdE2, NIC, NIB, No
8. Water - Northern Kentucky Water District.
9. Sanitary Sewer - Sanitation District No. 1.
10. Storm Sewer - Sanitation District No. 1 & Kenton County
11. Gas - Duke Energy.
12. Electric - Duke Energy.
13. Communications - Altafiber, Spectrum.
14. All proposed utilities are to be underground.
15. A portion of this site does lie within the FEMA 100 yr. flood plain as shown.
16. All open space areas, signage, detention ponds and common landscaping associated with the residential subdivision will be owned and maintained by the home owners' association for this development unless accepted by Sanitation District No. 1 or another entity.
17. CBU mailbox locations to be determined by developer.
18. Streetlights to be located as required (Duke Energy lighting will be used).
19. Development monument/signage will be incorporated with/attached to proposed bridge at entrance.



VICINITY MAP
 SCALE: N.T.S.

SHEET INDEX	
SHEET NO.	DRAWING TITLE
1	TITLE SHEET
2	LAYOUT PLAN
3	LAYOUT PLAN

Item	Revision	Date	By	Chk.	

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 www.vioxinc.com

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Project No:
129923001

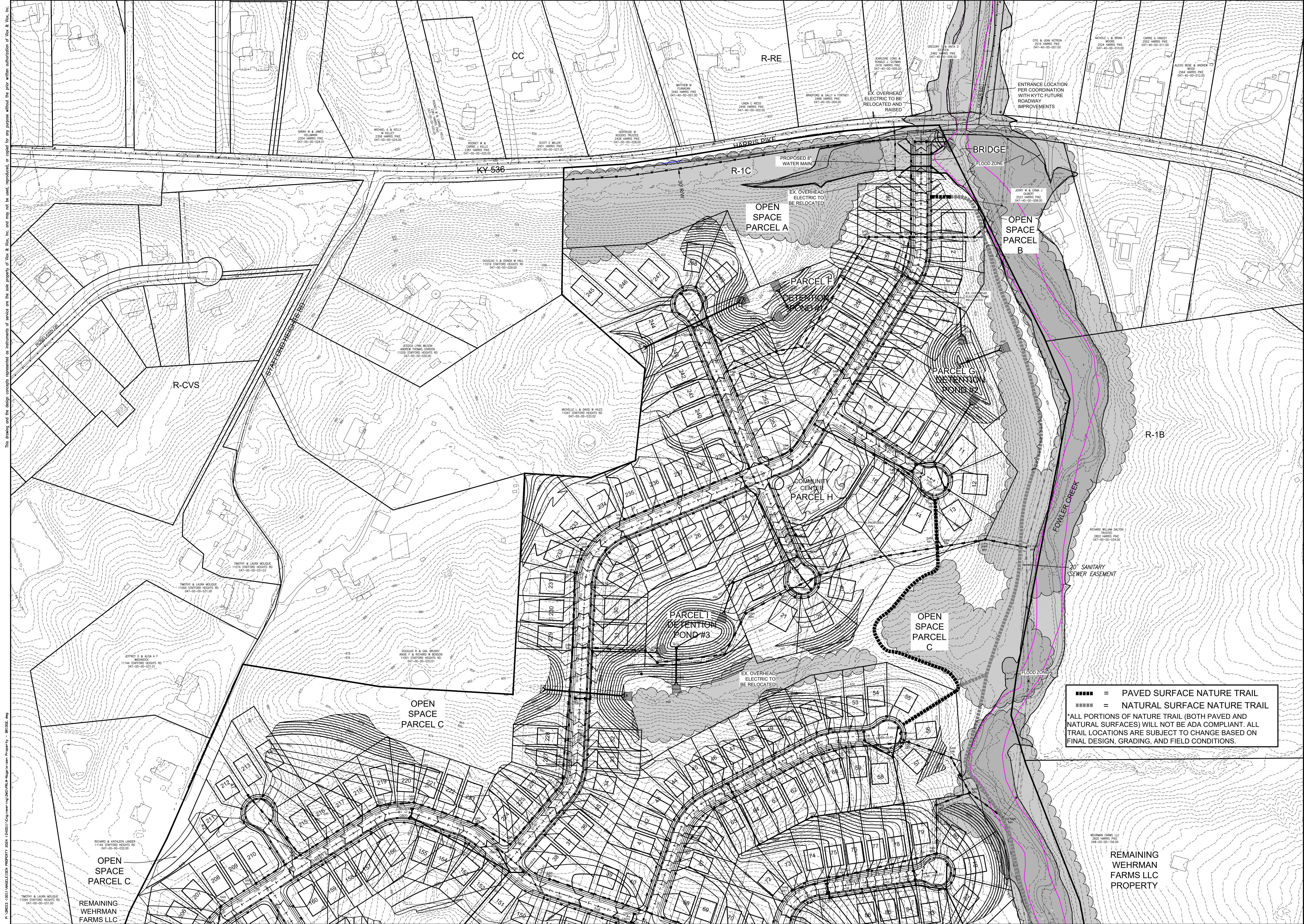
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VK, MLB

Date:
8/7/24

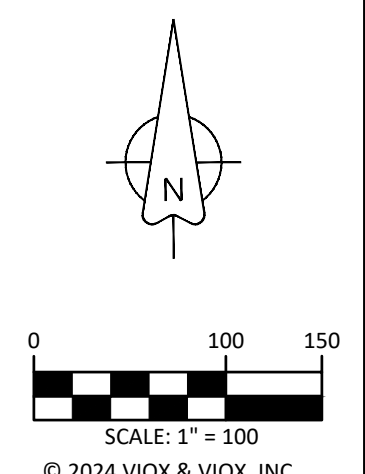
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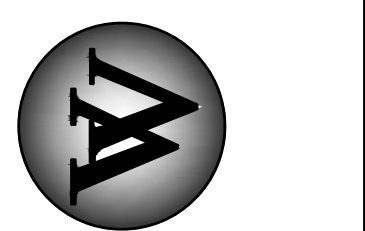


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■■■■ = PAVED SURFACE NATURE TRAIL
 ———— = NATURAL SURFACE NATURE TRAIL
 *ALL PORTIONS OF NATURE TRAIL (BOTH PAVED AND NATURAL SURFACES) WILL NOT BE ADA COMPLIANT. ALL TRAIL LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN, GRADING, AND FIELD CONDITIONS.



SCALE: 1" = 100'
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Rev.	By	Chk.	Date	Description



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