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MCL HOUSING SOLUTIONS, LLC

ASSISTED LIVING FACILITY

FORT MITCHELL, KENTON COUNTY, KENTUCKY

AUGUST 2024

SITE DATA:

OWNER/DEVELOPER
PJ PRICE PROPERTIES II LLC
DEVELOPER
MCL HOUSING SOLUTIONS, LLC
PIDN: 028.10-16-006.00
SITE ADDRESS: 221 GRANDVIEW DRIVE, FORT MITCHELL, KENTON COUNTY, KY
PROJECT COORDINATES: 39.05241,84.56338

EXISTING ZONE: BP
EXISTING USE: EMPTY LOT

TOTAL AREA = 1.41 AC.
EXISTING SOIL TYPES = RsB, RsC
THIS SITE DOES NOT LIE WITH THE FEMA 100 YR. FLOOD PLAIN.

PROPOSED ZONE: COMMUNITY COMMERCIAL (CC)

BUILDING SETBACKS:
FRONT - 15'
REAR - 10'
SIDE - 10'
BUILDING HEIGHT REQUIREMENTS: MAX 40'

BUILDING SF:

PROPOSED BUILDING = 16,200 SF
PROPOSED COVERED PORCH = 530 SF
COVERED ENTRANCE = 874 SF

PARKING SUMMARY:

PROPOSED USE - ASSISTED LIVING FACILITY
CAR PARKING

REGULAR SPACES (9'X18')	15
HANDICAP SPACES (9'X18')	2
TOTAL SPACES	17

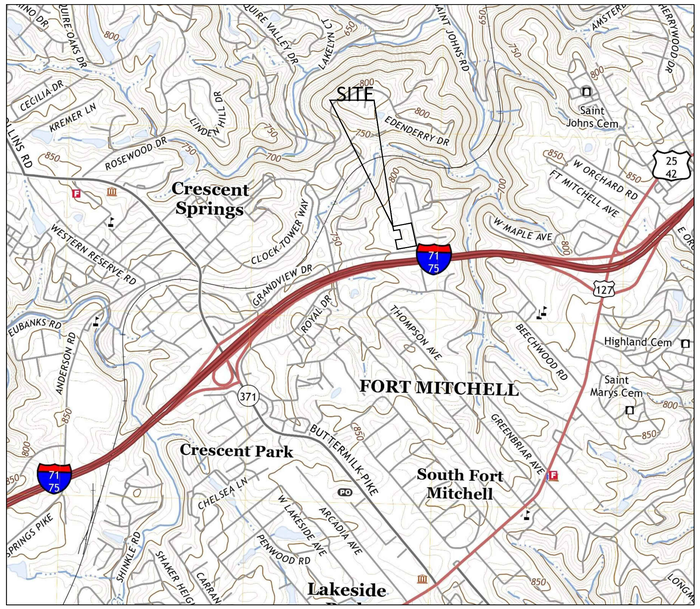
REQUIRED (1 PER 2 BEDS + 1 PER EMPLOYEE)
= 16 SPACES+8 SPACES = 24 SPACES

HANDICAP SPACES REQUIRED 2

THIS SITE WILL HAVE SHARED PARKING (DREES COMPANY).

SITE UTILITIES:

1. SANITARY SEWER: SD1
2. STORM SEWER: SD1/PRIVATE
3. WATER: NKWD
4. COMMUNICATIONS: ALTA FIBER/SPECTRUM
5. GAS: DUKE
6. ELECTRIC: DUKE



VICINITY MAP
SCALE: NTS

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Item	Revision	Date	By	Chk.

VIOX&VIOX
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MCL HOUSING SOLUTIONS, LLC
ASSISTED LIVING FACILITY
FORT MITCHELL, KENTON COUNTY, KENTUCKY

CONCEPT PLAN

Project No:	Checked:
Date:	Ref:

Sheet:
CNCPT

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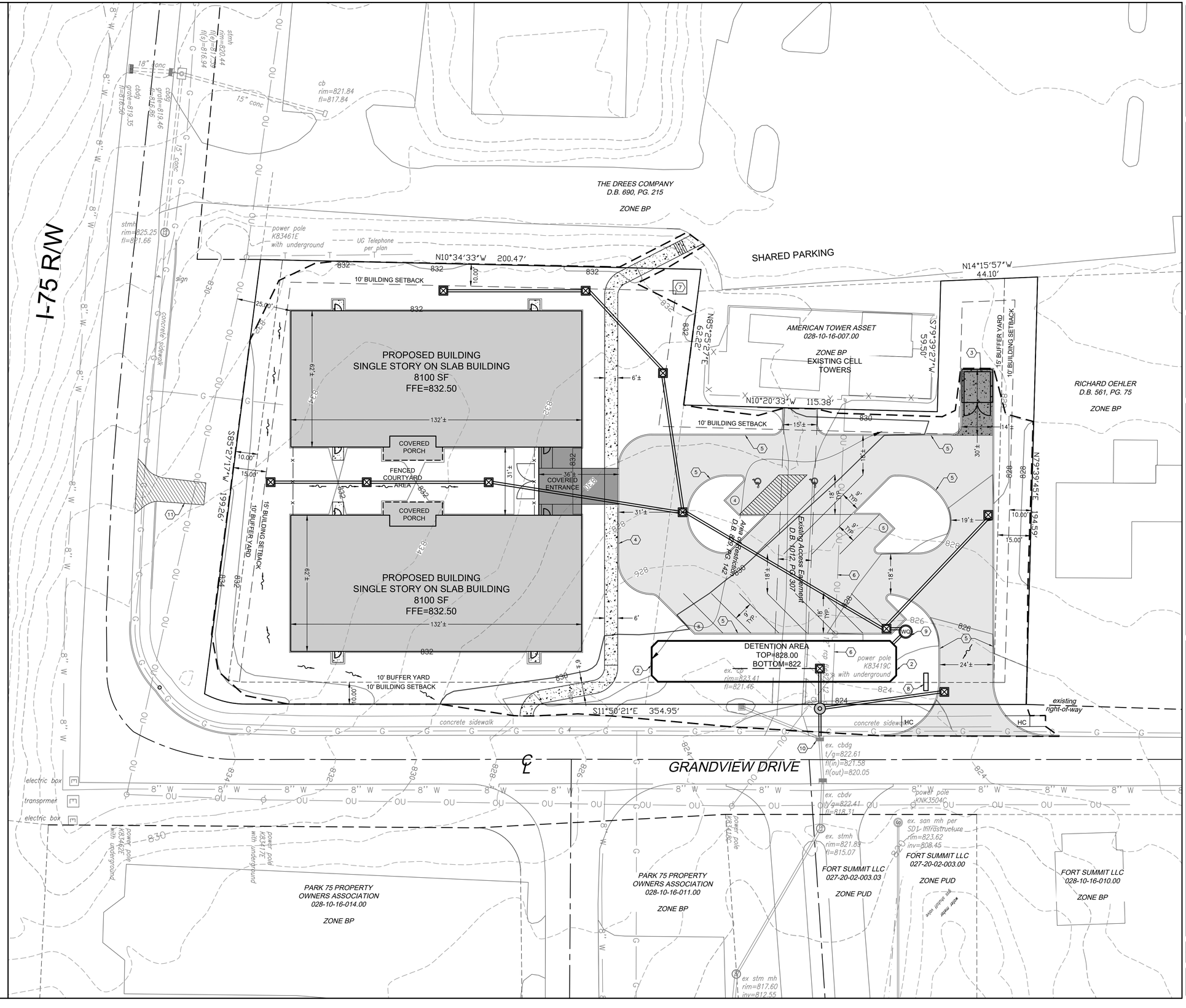

KEY NOTES:

1. NOT USED
2. RETAINING WALL & RAILING
3. DUMPSTER & ENCLOSURE
4. 6" INTEGRAL BOX CURB & SIDEWALK
5. 6" HEADER CURB
6. OVERHEAD LINES TO BE PLACED UNDERGROUND OR RAISED/ADJUSTED
7. GENERATOR
8. MONUMENT SIGN
9. WATER QUALITY MANHOLE
10. RECONSTRUCT EXISTING STORM SEWER INFRASTRUCTURE
11. EXISTING DRIVEWAY APRON TO BE REMOVED

LEGEND:

- PROPOSED BUILDING
- PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- GRADING LIMITS
- FENCE
- (#) PARKING COUNT

0 20 30
SCALE: 1" = 20'

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CONCEPT PLAN

Project No:	Checked:
	MLB
Date:	Ref:
8/08/2024	DOU

Sheet: CNCPT

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