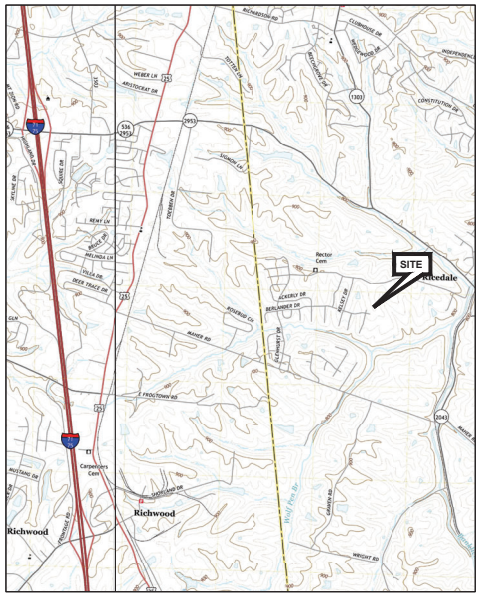
CONCEPT PLAN
EAST ADDITION TO GLENHURST SUBDIVISION
KENTON COUNTY, KENTUCKY
JUNE 5, 2024

This drawing and the design concepts represented as instruments of service are the sole property of VIOX & VIOX, Inc. and may not be used, reproduced, or copied for any purpose without the prior written authorization of VIOX & VIOX, Inc.

GENERAL NOTES:

1. Owner:
Albert Jr. & Velma Jump
783 Hogrefe Road
Developer:
Glenhurst Development, LLC
3333 Madison Pike, Suite C
Fort Wright, KY 41015
(859) 578-4200
4. Total Site Area: 26.985 Acres
Approximate Right of Way Area = 3.0± Acres
Total Storm Water Quality & Detention Lot A Area = 2.6± Acres
5. Number of Proposed Building Lots (65'): = 65 Lots (Single Family)
Proposed Density = 62 Lots (Phase A) + 5 Future Lots = 67 Lots; Total Area =26.985 Ac. - 3.35 (Right-of-Way) = 23.635 Ac.; 67 Units/23.635 Ac. = 2.83 Units/Ac.
Maximum Density for R-1E = 5.8 Units/Ac.
6. Current Zone: A-1
Proposed zone: R-1E
7. Proposed Housing (R-1E):
a. Single Family Detached:
i. Minimum Front Setback = 30'
ii. Minimum Rear Setback = 25'
iii. Minimum Side Setback = 5' With a Total of 15'
iv. Minimum Side Street Setback = 15' (1/2 the Front Setback)
v. Minimum Lot Width at Setback = 60'
vi. Minimum Lot Area = 7,500 S.F.
vii. Maximum Building Height = 35'
8. Street Specifications:
a. Berlander, existing end to Intersection of Street A:
i. Subcollector street
ii. 50' Right-of-way
iii. 28' Pavement
iv. 4' Sidewalks (both sides)
v. Parking on one side only (opposite water main)
b. Remaining Berlander and Other Streets:
i. Local/cul-de-sac street
ii. 50' Right-of-way
iii. 25' Pavement
iv. 4' Sidewalks (both sides)
v. Parking on one side only (opposite water main)
9. Smallest lot size = 8,133 SF
10. Existing Soil Types = NIB, FcC, FcD, FdD3
11. Water - Northern Kentucky Water District.
12. Sanitary Sewer - Sanitation District No. 1.
13. Storm Sewer - Sanitation District No. 1/Kenton County
14. Gas - Duke Energy.
15. Electric - Duke Energy.
16. Communications - Altafiber/Spectrum.
17. All proposed utilities are to be underground.
18. 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.
19. Flood zone as shown on plan. No lots are affected by flood area.



VICINITY MAP
SCALE: N.T.S.
INDEPENDENCE QUAD

PROJECT CONTROL

Vertical Control was established by real time kinematic GPS using KYTC Virtual Refrence Station via cell phone.
HORIZONTAL CONTROL = NAD 83 (NSRS 2007) KY. S.P.C.S. NORTH ZONE
U.S. FEET VERTICAL CONTROL = NAVD 88 - U.S. FEET

KENTUCKY UNDERGROUND PROTECTION, INC.
1-800-752-6007
811 2 WORKING DAYS BEFORE YOU DIG

Location of utilities and structures, both surface and sub-surface, are shown on the plans from data available at time of bidding, and are not necessarily complete or correct. During construction the contractor shall use diligence in protecting from damaging all existing utilities and structures whether shown on the plan or not. If damage is caused, the contractor shall be responsible for the repair or restoration of same to the satisfaction of the engineer or appropriate authority.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR MUST EXPOSE AND VERIFY LOCATIONS BOTH HORIZONTAL AND VERTICALLY OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

SHEET INDEX

SHEET NO.	DRAWING TITLE
1	TITLE SHEET
2	OVERALL PLAN
3	50 SCALE PLAN
4	50 SCALE PLAN

© 2024 VIOX & VIOX, INC.

Item	Revision	Date	By	Ck.

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects
406 Erlanger Road ◆ Erlanger, Kentucky 41018
602 Lila Avenue ◆ Milford, Ohio 45150
Ph Erlanger (859)727-3293 ◆ Ph Milford (513)576-1000
www.viokinc.com

CONCEPT PLAN
EAST ADDITION TO GLENHURST SUBDIVISION
KENTON COUNTY, KENTUCKY
TITLE SHEET

Project No:	Checked:
129923001	VK, MLB
Date:	Ref:
6/5/24	AED

Sheet:
1

K:\VIOX_INC - DOCS\GLENHURST RENOVINS 2023\Engineering\DWG\ACAD\01-Glenhurst Reno-ing-Phase A.dwg

0 100 150
SCALE: 1" = 100

© 2024 VIOX & VIOX, INC.

Item	Revision	Date	By	Chk.

VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky 41018
602 Lila Avenue • Milford, Ohio 45150
Ph Erlanger (859)727-3293 • Ph Milford (513)576-1000
www.vioxinc.com

CONCEPT PLAN
EAST ADDITION TO GLENHURST SUBDIVISION
KENTON COUNTY, KENTUCKY

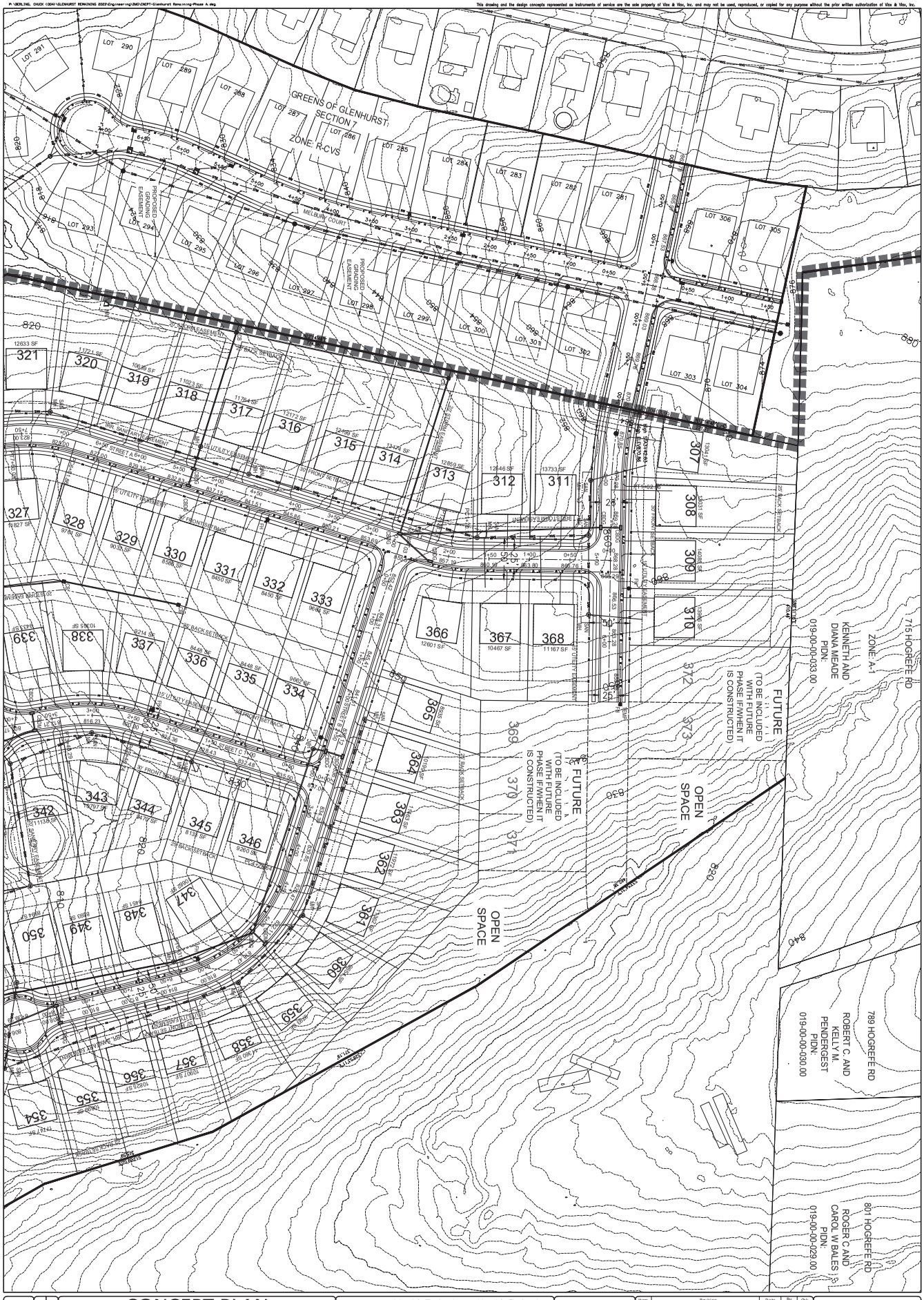
OVERALL PLAN

Project No: 129923001	Checked: VK, MLB
Date: 6/5/24	Ref: AED

Sheet: 2

P:\BERLING, CHUCK (ODH)\GLENHURST REMAINING 2020\Engineering\2ND\CNCPT-Glenhurst Remaining-Phase A.dwg

This drawing and the design concepts represented as instruments of service are the sole property of Viox & Viox, Inc. and may not be used, reproduced, or copied for any purpose without the prior written authorization of Viox & Viox, Inc.



CONCEPT PLAN
EAST ADDITION TO GLENHURST SUBDIVISION
KENTON COUNTY, KENTUCKY

CONCEPT PLAN

3

Project No. 23052301
Drawn by: VA, MAB
Checked by: AEB
Date: 6/25/24

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road ♦ Erlanger, Kentucky 41018
602 Lila Avenue ♦ Milford, Ohio 45150
Ph Erlanger (859)727-3293 ♦ Ph Milford (513)576-1000
www.vioxinc.com

Item	Revision	Date	By	Chk.

© 2024 VIOX & VIOX, INC.

P:\BERLING, CHUCK (ODH)\GLENHURST REMAINING 2023\Engineering\DWG\CNCPT-Glenhurst Remaining-Phase A.dwg

This drawing and the design concepts represented as instruments of service are the sole property of Viox & Viox, Inc. and may not be used, reproduced, or copied for any purpose without the prior written authorization of Viox & Viox, Inc.

CONCEPT PLAN
EAST ADDITION TO GLENHURST SUBDIVISION
KENTUCKY COUNTY, KENTUCKY

CONCEPT PLAN

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road ♦ Erlanger, Kentucky 41018
602 Lila Avenue ♦ Milford, Ohio 45150
Ph Erlanger (859)727-3293 ♦ Ph Milford (513)576-1000
www.vioxinc.com

Item	Revision	Date	By	Chk.

© 2024 VIOX & VIOX, INC.

4

SHEET

PROJECT NO. 2023-0250

SCALE 1" = 50'

DESIGN BWB

DRAWN TWK

CHECK BWB

APP