CITY OF FORT MITCHELL
KENTON COUNTY, KENTUCKY
ORDINANCE 2026-14

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FORT MITCHELL FOR APPROXIMATELY 0.49 ACRES LOCATED ON THE EAST SIDE OF GRANDVIEW DRIVE, BETWEEN PINNACLE PEAK WAY AND GENERAL MITCHEL LANE, FROM BUSINESS PARK (BP) ZONE TO PLANNED UNIT DEVELOPMENT (PUD) ZONE; APPROVING A REVISED CONCEPT DEVELOPMENT PLAN FOR APPROXIMATELY 0.36 ACRES OF AN EXISTING PUD ZONE; AND DIRECTING THAT THIS ORDINANCE BE PUBLISHED BY SUMMARY

WHEREAS, Fort Summit LLC, through its representative Greg Berling, requested a map amendment and revised Concept Development Plan concerning (1) approximately 0.49 acres located on the east side of Grandview Drive, between Pinnacle Peak Way to the south and General Mitchel Lane to the north, approximately 90 feet north of the intersection of Pinnacle Peak Way, and (2) approximately 0.36 acres located at the northeast corner of Grandview Drive and Pinnacle Peak Way, in Fort Mitchell; and

WHEREAS, the applicant requested that the approximately 0.49-acre area be rezoned from Business Park (BP) Zone to Planned Unit Development (PUD) Zone and that a revised Concept Development Plan be approved for approximately 0.36 acres of the existing PUD Zone; and

WHEREAS, the proposed development adds six rear-entry attached single-family dwellings to the existing PUD, resulting in a development of approximately 12.85 acres containing 54 dwelling units, approximately 48 percent open space, and a net density of approximately 4.78 dwelling units per acre; and

WHEREAS, the Kenton County Planning Commission held a public hearing on October 1, 2026, reviewed the application under file number PC-26-0009-MA, and issued a favorable recommendation on the proposed map amendment and revised Concept Development Plan; and

WHEREAS, the Fort Mitchell City Council has reviewed the application, the evidence of record, and the recommendation of the Kenton County Planning Commission and concurs with the Commission's favorable recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FORT MITCHELL, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:

SECTION I

The City Council hereby accepts, adopts, and approves the favorable recommendation of the Kenton County Planning Commission in file PC-26-0009-MA concerning the proposed map amendment and revised Concept Development Plan. The Commission's full Statement of Action

and Recommendation is attached to this Ordinance as Exhibit A and is incorporated herein by reference.

SECTION II

The Official Zoning Map of the City of Fort Mitchell and the applicable Concept Development Plan are hereby amended and approved in accordance with the recommendation incorporated in Section I and the documents referenced therein.

SECTION III

The approval granted by this Ordinance is subject to compliance with the attached recommendation, the approved plans, the Fort Mitchell Zoning Ordinance, and all other applicable laws and regulations.

SECTION IV

If any section, sentence, clause, or phrase of this Ordinance is held invalid, the remaining provisions shall remain in full force and effect.

SECTION V

This Ordinance shall take effect upon its passage, approval, and publication as required by law and is hereby ordered published by summary.

Gregory J. Pohlgeers, Mayor

ATTEST:

Amy K. Guenther
Amy Guenther, City Clerk/Treasurer

FIRST READING: 10/12/2026

SECOND READING: 11/9/2026

PUBLISHED: 11/12/2026

KENTON COUNTY PLANNING COMMISSION
STATEMENT OF ACTION AND RECOMMENDATION

FILE NUMBER: PC-26-0009-MA

WHEREAS

Greg Berling on behalf of Fort Summit LLC, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: A proposed Map Amendment and Concept Development Plan to the Fort Mitchell Zoning Ordinance for (1) An area of approximately 0.49 acres located on the east side of Grandview Drive, between Pinnacle Peak Way to the south and Fort Mitchell Lane to the north, approximately 90 feet north of the intersection of Pinnacle Peak Way and (2) an area of approximately 0.36 acres located on the northeast corner of the intersection of Grandview Drive with Pinnacle Peak Way, in Fort Mitchell; (1) changing the described area from BP (Business Park) Zone to PUD (Planned Unit Development) Zone, and (2) a revised Concept Development Plan for a portion of an existing PUD Zone; AND

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, OCTOBER 1, 2026, AT 6:15 P.M., IN THE KENTON CHAMBERS LOCATED AT 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY.

NOW, THEREFORE,

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

KCPC RECOMMENDATION – FORT MITCHELL ZONING ORDINANCE:

Favorable recommendation on the proposed Map Amendment and Concept Development Plan to the Fort Mitchell Zoning Ordinance (1) changing the described area from BP (Business Park) Zone to PUD (Planned Unit Development) Zone, and (2) a revised Concept Development Plan for a portion of an existing PUD Zone.

COMPREHENSIVE PLAN DOCUMENTATION:

- Date of Adoption by the Kenton County Planning Commission: September 5, 2024.

SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:

1. The proposed map amendment and revised concept development plan are a logical extension of the existing PUD and are generally in agreement with the adopted comprehensive plan.
   a. The proposed density is consistent with the Recommended Land Use Map on the specific area in question.
   b. The revised Concept Development Plan includes areas identified as commercial, however the PUD has already developed as single-family attached residential. The *Income-Aligned Housing Implementation Strategies and Action Plan* identifies the area as being suitable for new housing due to its location near jobs and infrastructure.

2. Based on testimony provided during the public hearing held on October 1, 2026.

ADDITIONAL INFORMATION

1. While not required on the Concept Plan, if approved, the following information is required with future Final Development Plans:
   a. Section 8.06 sets requirements for storm water management including downspouts, drains, and sump pumps and encourages low impact design strategies. Additional details will need to be submitted as well as compliance with SD1.
   b. Section 8.09 sets forth standards for the excavation, movement of soil, tree removal, and erosion and sedimentation control. Sufficient information will need to be submitted to determine compliance with these regulations.

BRIAN DUNHAM, CHAIR
KENTON COUNTY PLANNING COMMISSION

ATTACHMENT PC-26-0009-MA

SUMMARY OF THE EVIDENCE AND TESTIMONY PRESENTED BY THE PROPONENTS/OPPONENTS OF THE PROPOSED MAP AMENDMENT

(NOTE: This summary was compiled by the Commission's secretary in compliance with 100.211 (1). It is believed to be accurate but has not been reviewed or approved by the Commission. A summary will be found in the officially approved minutes, which will be available following the next meeting of the Commission.)

ISSUE

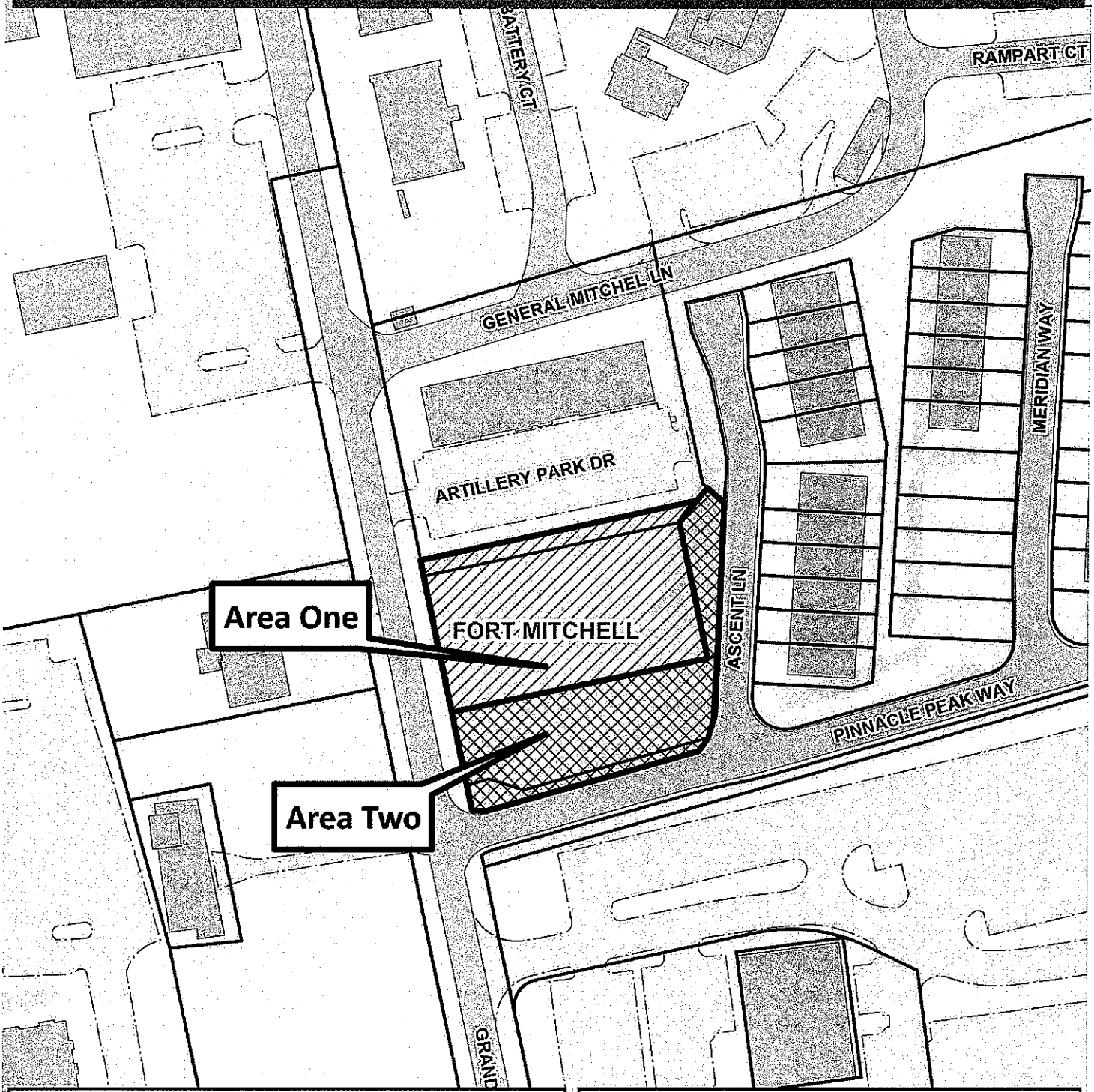
Greg Berling, on behalf of Fort Summit LLC, is asking for a Map Amendment and a revised Concept Development Plan under the Fort Mitchell Zoning Ordinance. The request covers two areas in Fort Mitchell. The first is about 0.49 acres on the east side of Grandview Drive, between Pinnacle Peak Way to the south and Fort Mitchell Lane to the north, roughly 90 feet north of the Pinnacle Peak Way intersection. The second is about 0.36 acres at the northeast corner of Grandview Drive and Pinnacle Peak Way. The applicant wants to rezone Area 1 from BP (Business Park) to PUD (Planned Unit Development) and add them to an existing PUD. Area 2 also needs a revised Concept Development Plan for part of that PUD. The new land will have six attached single-family homes with rear entries, all facing Grandview Drive. With this addition, the full PUD would cover 12.85 acres and include 54 homes. Forty-eight percent of the site will be open space, and the net density would be 4.78 homes per net acre.

PROPONENTS

A proponent explained that the property developed in 2022 was also zoned Business Park and was part of a larger tract planned for an office development that never materialized, and that the townhome development, terraced down the hill, has worked well for the city and his company. The subject property, which contained a house, was purchased separately; he had discussed incorporating it with the city at that time but lacked a suitable product, as the three-story rear townhomes did not fit well so close to Grandview Drive. He pointed out that a builder has since developed a two-story, rear-entry townhome of approximately 1,800 to 1,850 square feet at a slightly lower price point than the rear units. The units will face Grandview Drive, each with a different elevation to avoid a monotonous streetscape, and front porches will connect to the new Grandview Drive sidewalk, providing a walking connection to General Ormsby Park, a main selling point of the neighborhood. A sidewalk will also connect the rear private drive to Pinnacle Peak Way, and the area between the private drive and Ascent Lane will provide guest parking to supplement the two-car garages and deeper driveways.

Bases for Staff Recommendation: The PDS Staff Recommendation is on file at the PDS office.

PC-26-0009-MA



Building
- Building
- Pool
- Tank
- Concrete Pad

Recreation
- Ball Fields
- Playground/ General Rec
- Tee/Green

Roads
- Paved Road
- Upaved Road
- Bridges
- Paved Parking
- Unpaved Parking
- Railroad

Boundaries
- Parcel
- Zoning

Utilities
- Sewer
- Sewer Structure
- Water Pipe
- Water Hydrant

Topography
- Index Contour
- Intermediate Contour
- Creek / Stream
- River / Lake

1:1,200

0 75 150 Feet

PDS

LINK GIS

1840 Simon Kenton Way, Suite 3400
Covington, KY 41011-2999
859.331.8980
Office hours M-F 8-5
www.linkgis.org

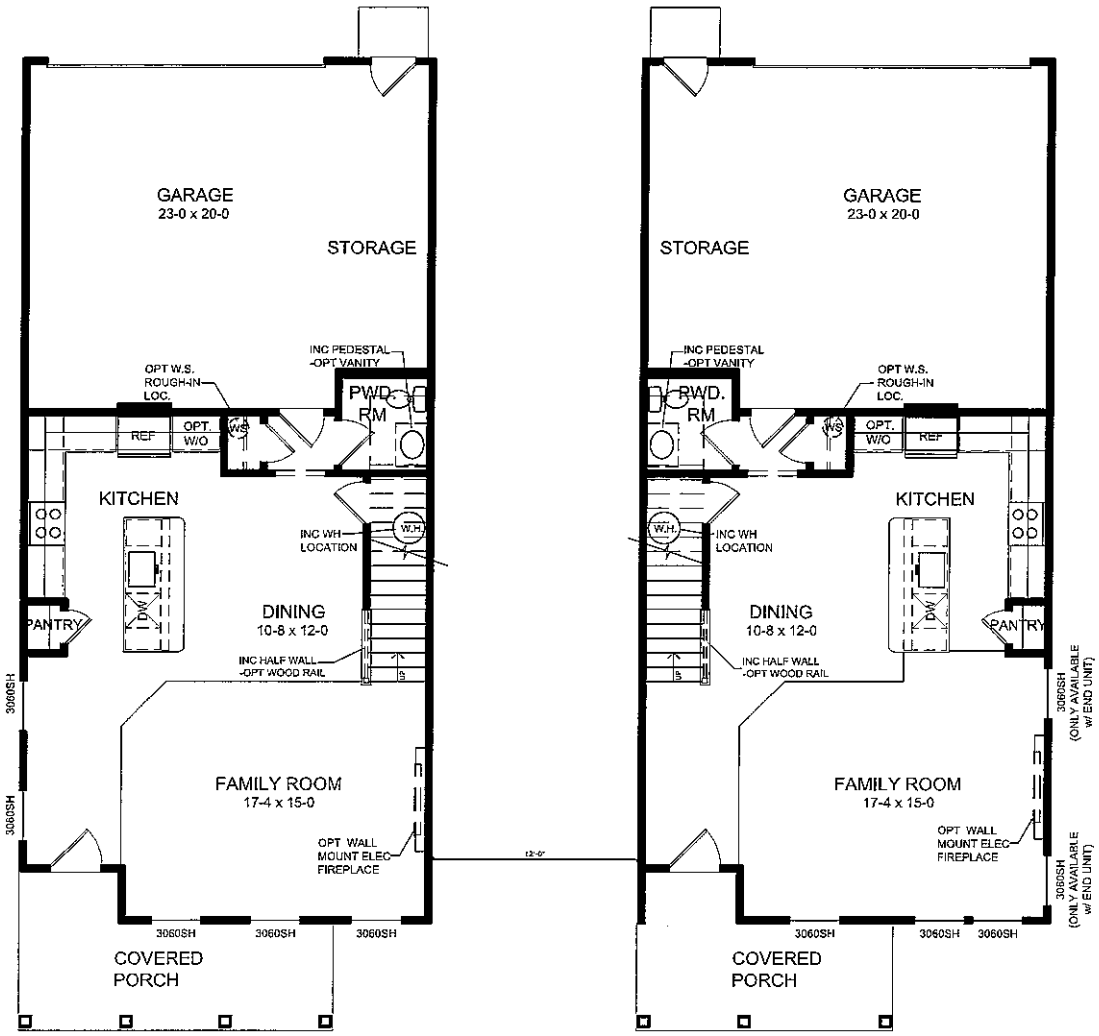
Parcel data provided by CCPVA, KCPVA and LINK-GIS.

Date: 9/14/2026

These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" without warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purpose should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.

INCLUDED FIRST FLOOR DESIGN

INC 9-FT FIRST FLOOR CEILING HEIGHT
APPROX. 696 FIRST FLR SF / 1853 TOTAL SF



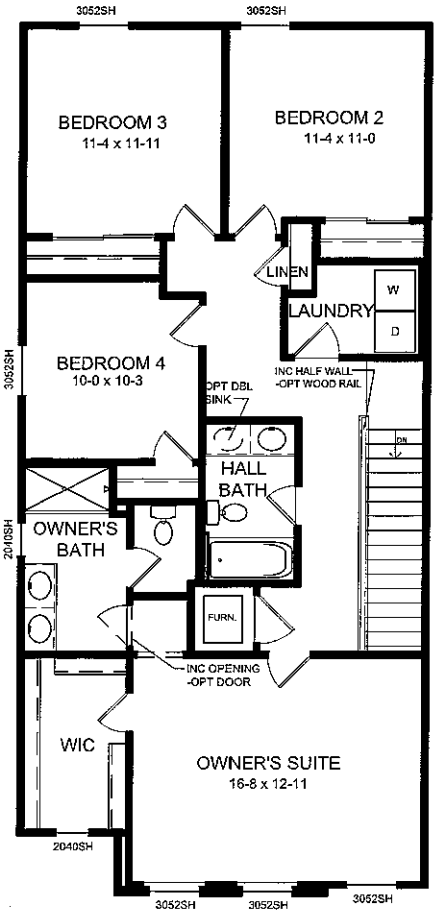
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(SHOWN w/ INC MODERN FARMHOUSE EXTERIOR DESIGN 'A1'
FRONT WINDOW LOCATIONS VARY PER EXTERIOR DESIGN)

INC RIGHT END OR INTERIOR UNIT 1ST FLOOR PLAN
(SHOWN w/ INC MODERN FARMHOUSE EXTERIOR DESIGN 'A2'
FRONT WINDOW LOCATIONS VARY PER EXTERIOR DESIGN)

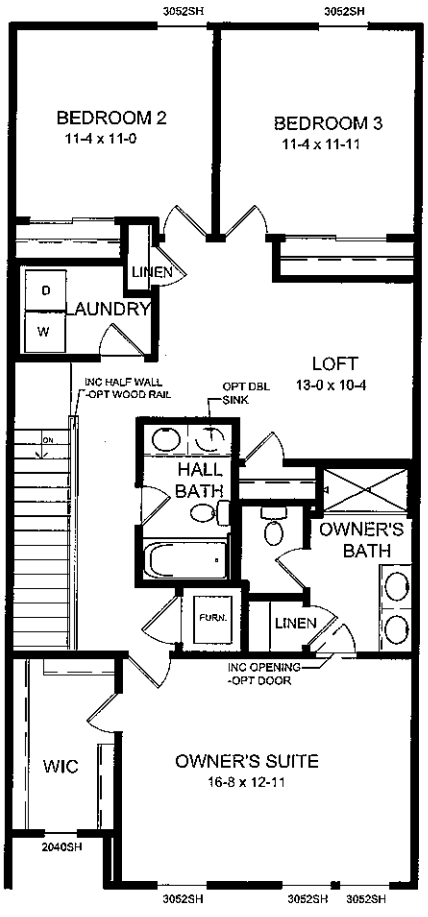
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INCLUDED SECOND FLOOR DESIGN

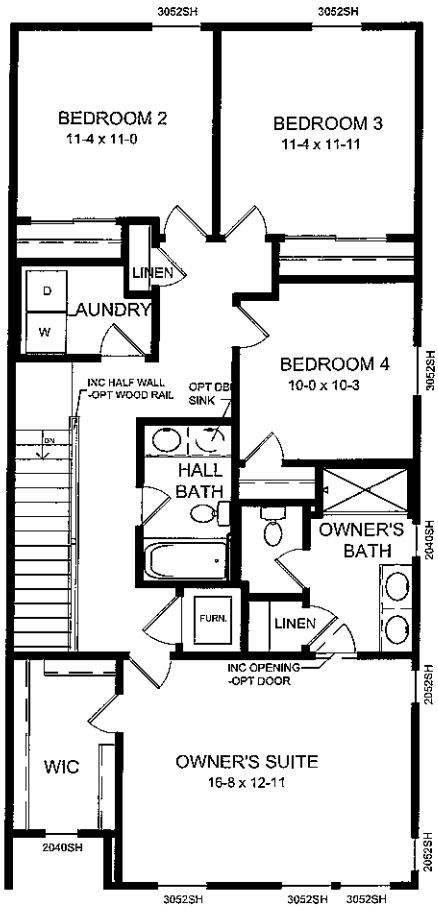
INC 8-FT FIRST FLOOR CEILING HEIGHT
APPROX. 1157 SECOND FLR SF



INC LEFT END UNIT 2ND FLOOR PLAN
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FRONT WINDOW LOCATIONS VARY PER EXTERIOR DESIGN)



INC INTERIOR UNIT 2ND FLOOR PLAN
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FRONT WINDOW LOCATIONS VARY PER EXTERIOR DESIGN)



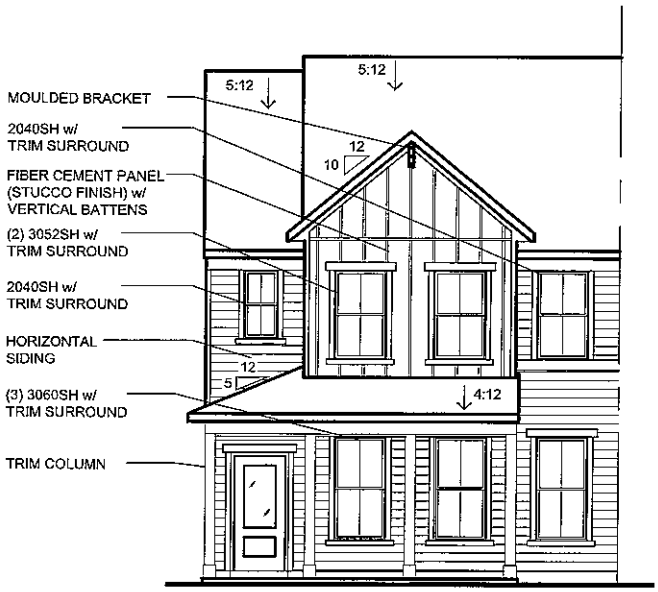
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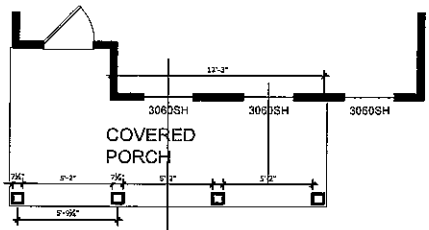
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INC MODERN FARMHOUSE | EXTERIOR DESIGN

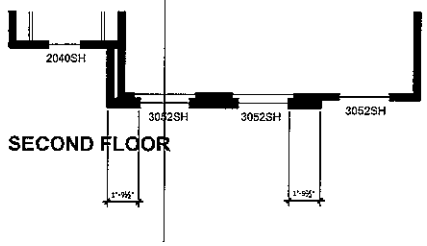
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or OPT BRICK VENEER- SEE 2.4

EXTERIOR DESIGN ' A1 '
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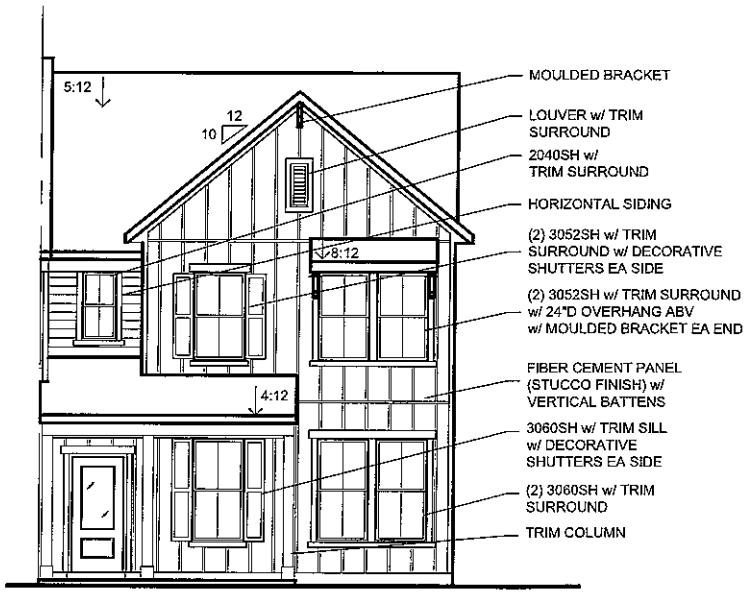


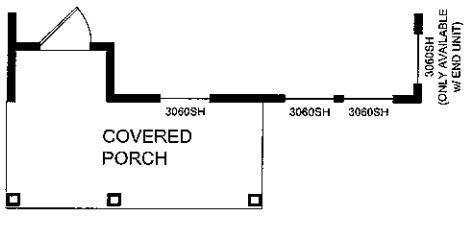
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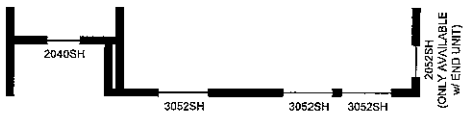
SECOND FLOOR

EXTERIOR DESIGN ' A2 '
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FIRST FLOOR



SECOND FLOOR

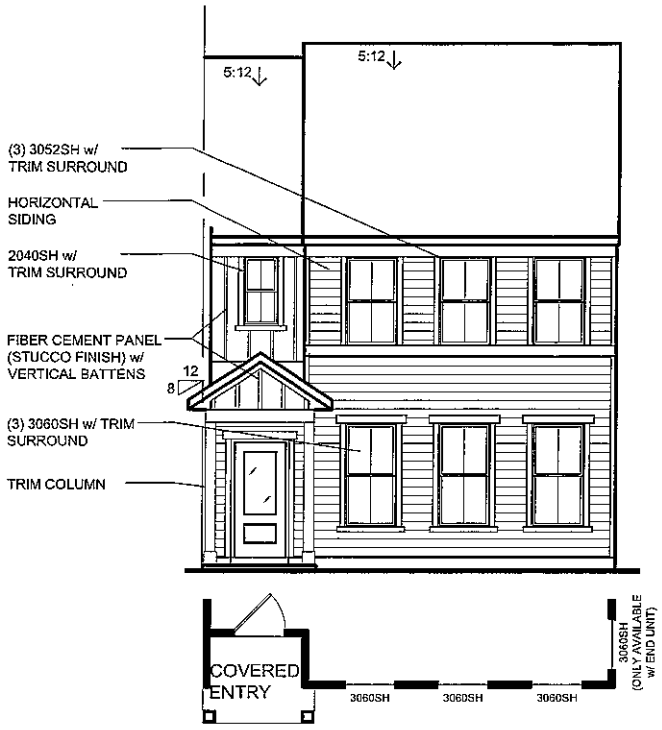
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INC MODERN FARMHOUSE | EXTERIOR DESIGN

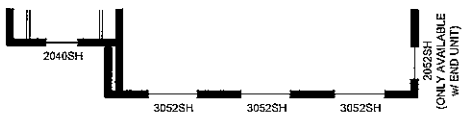
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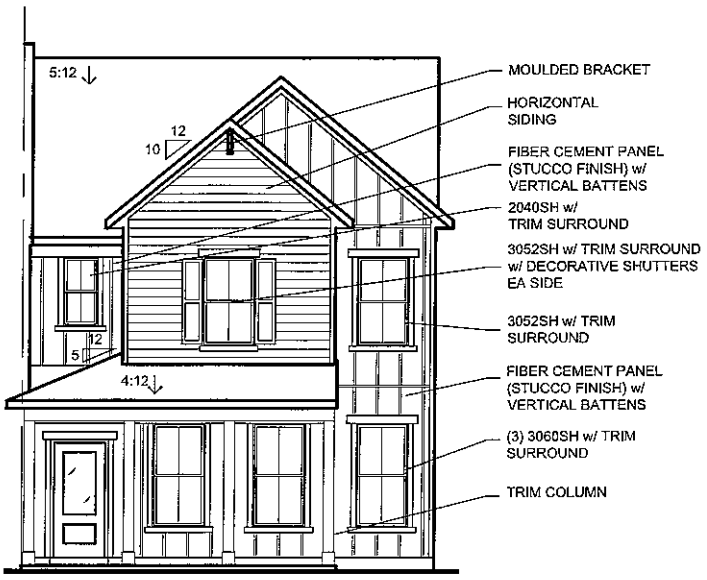
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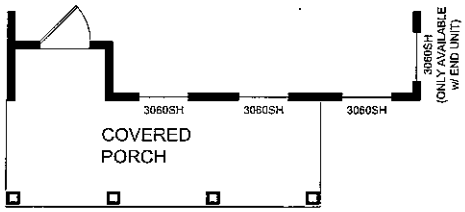


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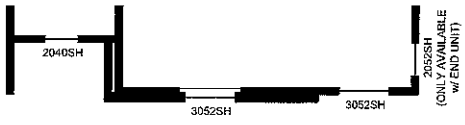
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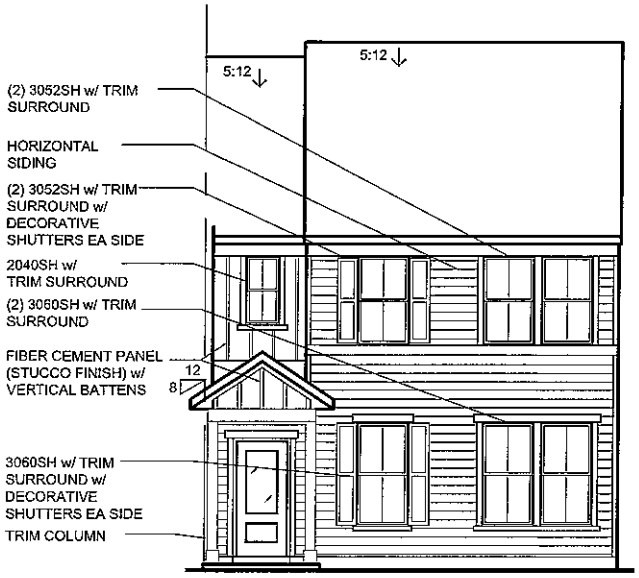
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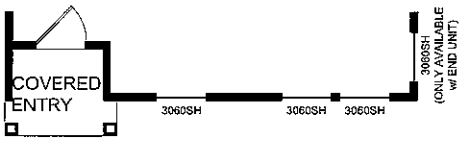
INC MODERN FARMHOUSE | EXTERIOR DESIGN

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or OPT BRICK VENEER- SEE 2.4

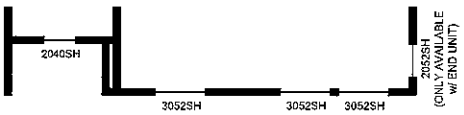
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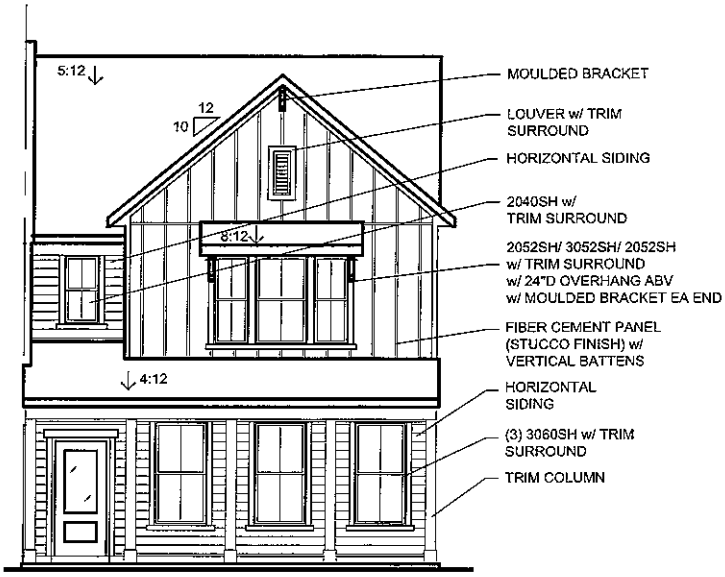
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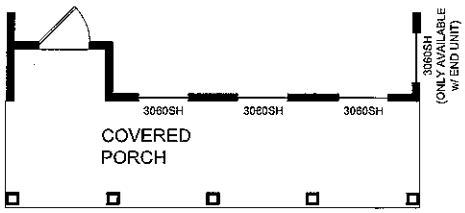


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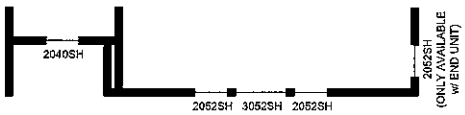
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RIGHT END UNIT ONLY





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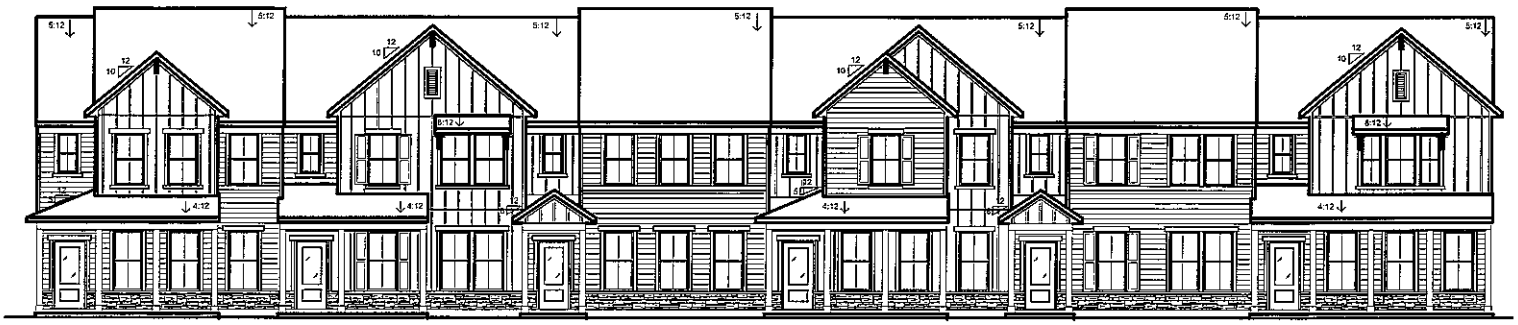


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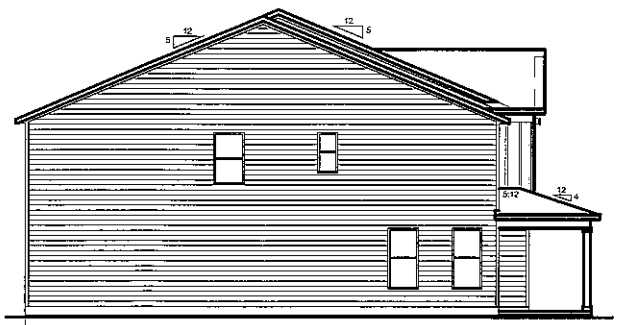
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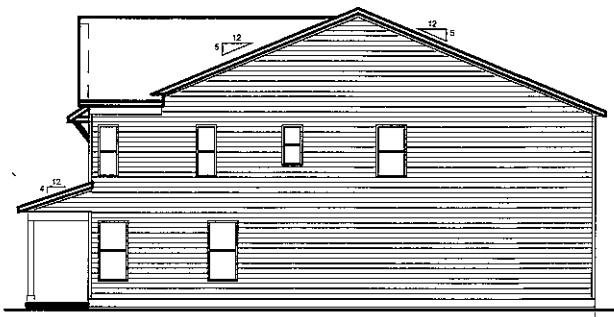
w/ OPT CULTURED STONE VENEER



w/ OPT BRICK VENEER



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

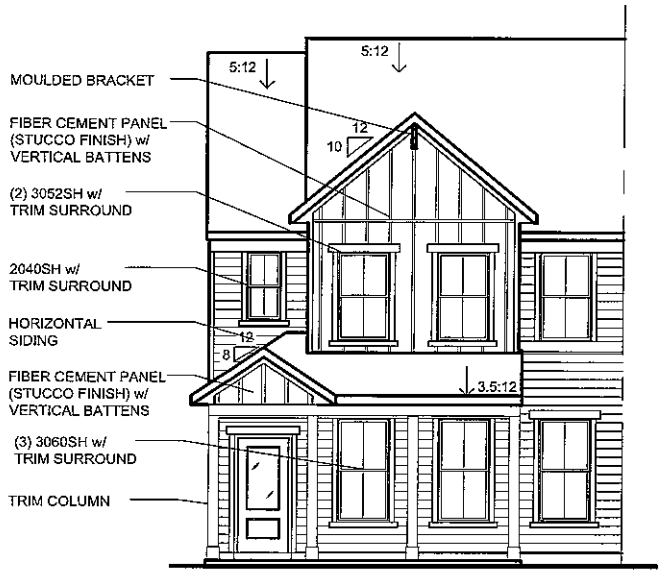
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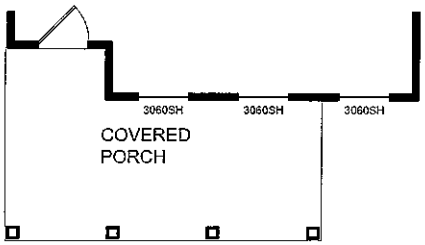
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OPT AMERICAN FARMHOUSE | EXTERIOR DESIGN

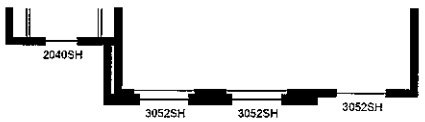
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or OPT BRICK VENEER- SEE 2.8

EXTERIOR DESIGN ' B1 '
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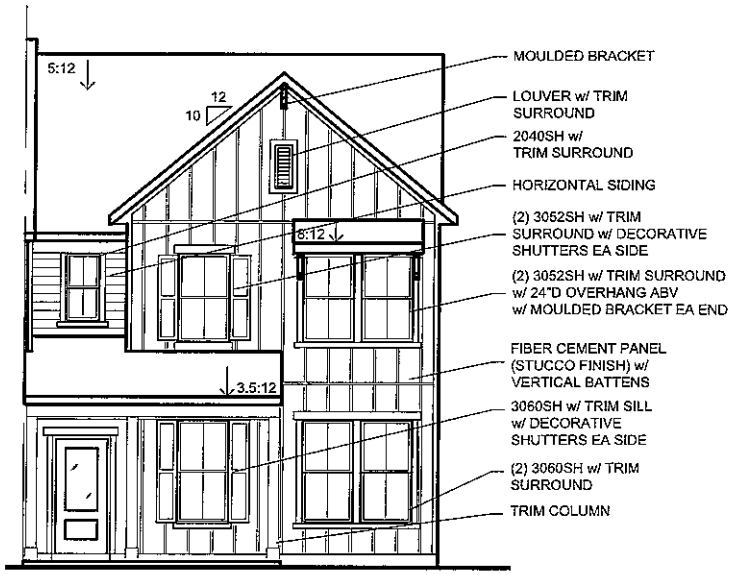


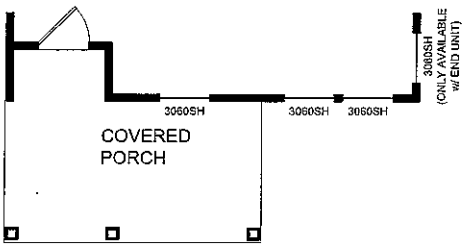
FIRST FLOOR



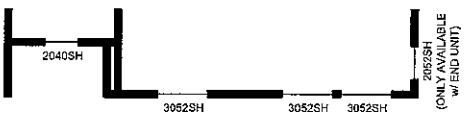
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EXTERIOR DESIGN ' B2 '
INTERIOR or RIGHT END UNIT
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FIRST FLOOR



SECOND FLOOR

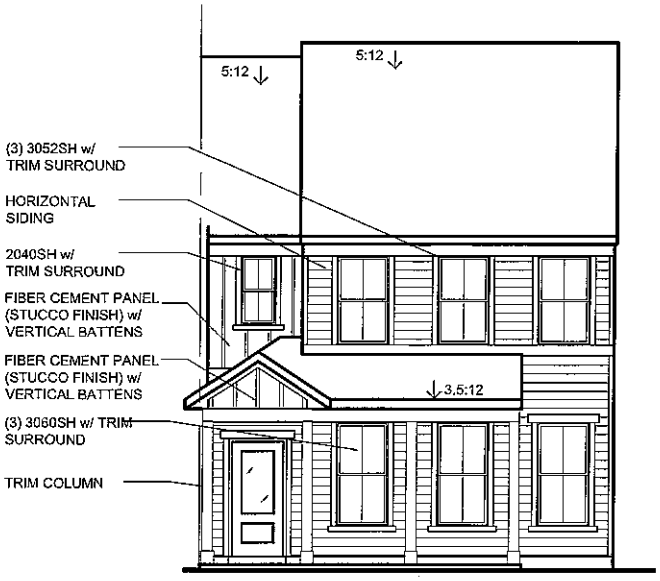
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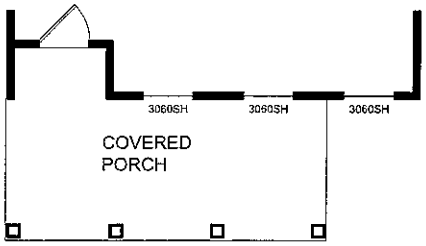
OPT AMERICAN FARMHOUSE | EXTERIOR DESIGN

SHOWN w/ INC SIDING
AVAILABLE w/ OPT CULTURED STONE VENEER
or OPT BRICK VENEER- SEE 2.8

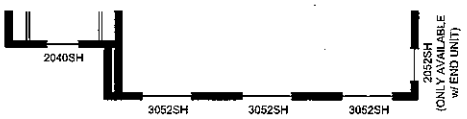
EXTERIOR DESIGN ' B3 '

INTERIOR or RIGHT END UNIT
(SHOWN AS END UNIT)





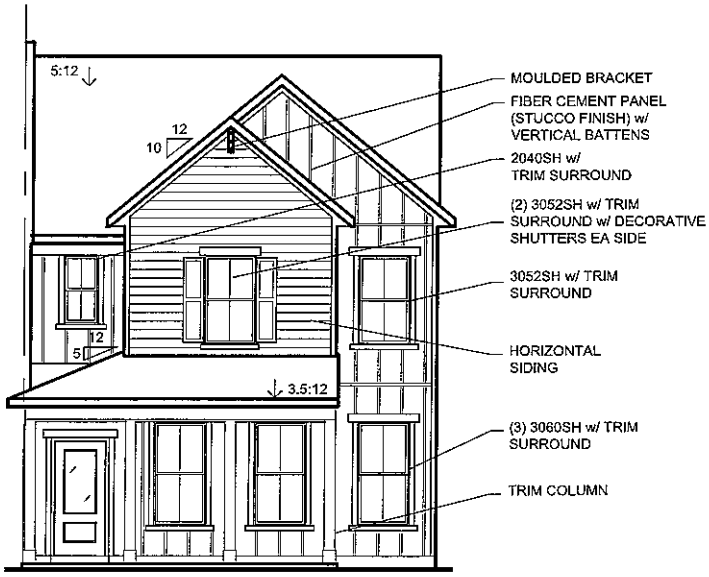
FIRST FLOOR

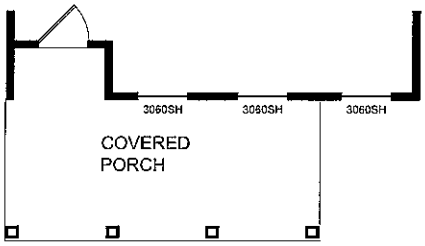


SECOND FLOOR

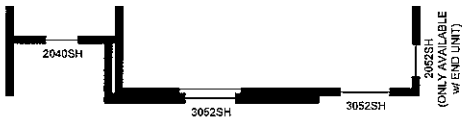
EXTERIOR DESIGN ' B4 '

INTERIOR or RIGHT END UNIT
(SHOWN AS END UNIT)





FIRST FLOOR



SECOND FLOOR

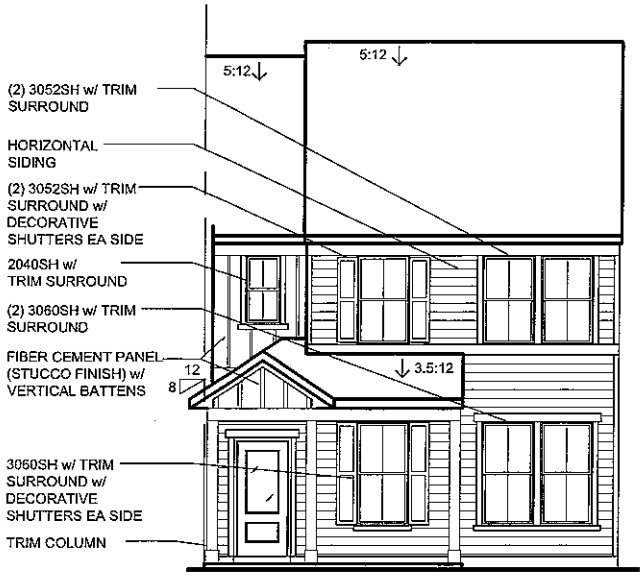
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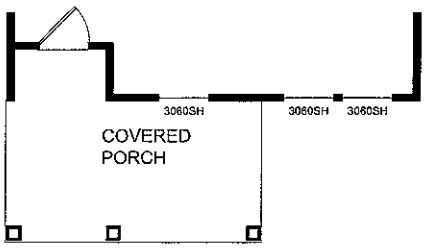
OPT AMERICAN FARMHOUSE | EXTERIOR DESIGN

SHOWN w/ INC SIDING
AVAILABLE w/ OPT CULTURED STONE VENEER
or OPT BRICK VENEER- SEE 2.8

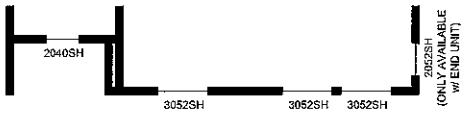
EXTERIOR DESIGN ' B5 '

INTERIOR or RIGHT END UNIT
(SHOWN AS END UNIT)





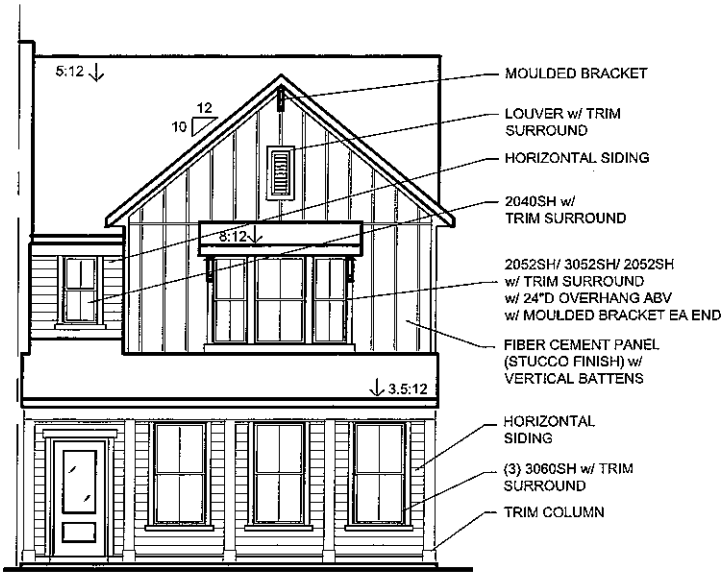
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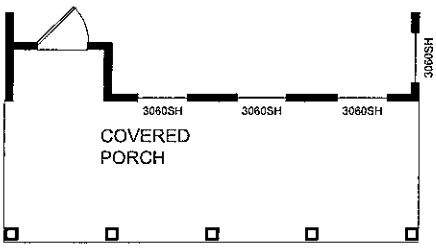


SECOND FLOOR

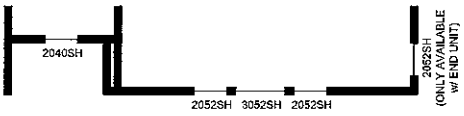
EXTERIOR DESIGN ' B6 '

RIGHT END UNIT ONLY





FIRST FLOOR



SECOND FLOOR

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INC AMERICAN FARMHOUSE | EXTERIOR VENEER OPTIONS



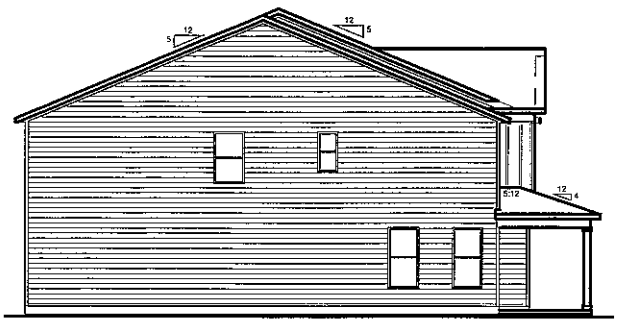
w/ INC SIDING



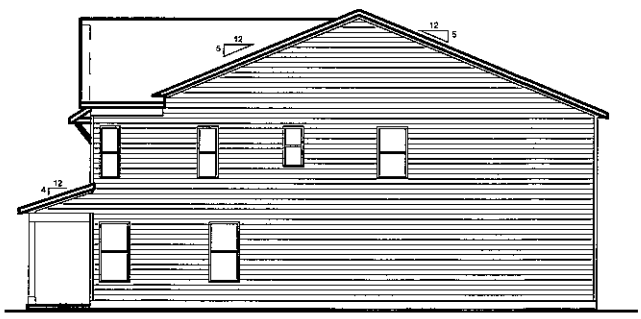
w/ OPT CULTURED STONE VENEER



w/ OPT BRICK VENEER



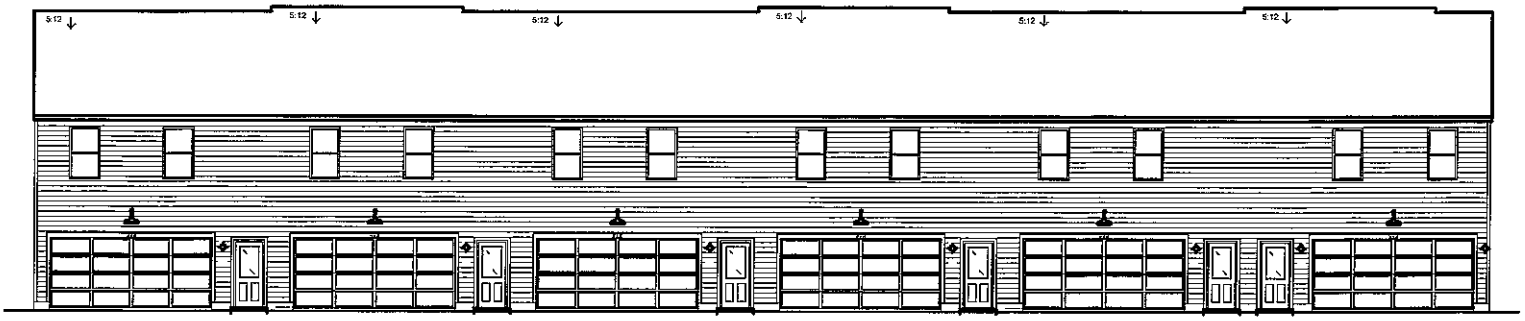
LEFT SIDE ELEVATION



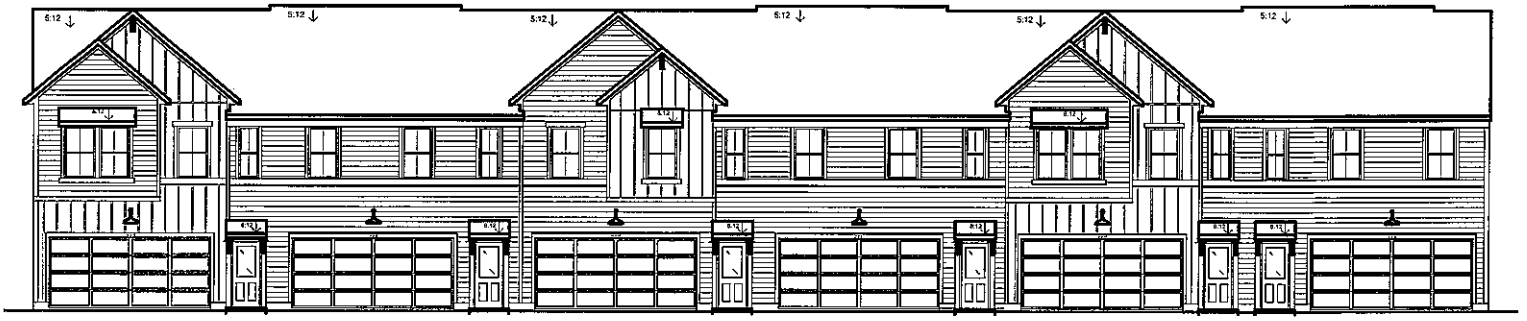
RIGHT SIDE ELEVATION

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INC REAR ELEVATION



OPT HIGH IMPACT REAR ELEVATION

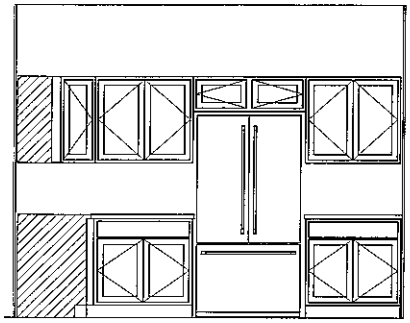


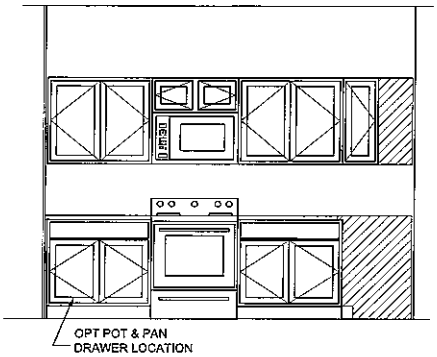
SECOND FLOOR

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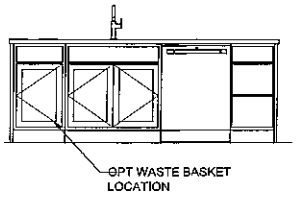
KITCHEN CABINET OPTIONS

INCLUDED LAYOUT w/ INC 30" WALL CABINETS
(INCLUDES OPENINGS FOR 30" RANGE, REF & OPT MW OVER RANGE)



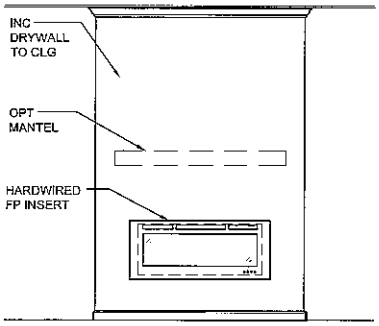


INC KITCHEN ISLAND



OPT. WALL MOUNT ELECTRIC FIREPLACE

w/ INC DRYWALL TO CEILING



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From:	Greg Berling
To:	Cody Sheets; Mike Willenbrink
Cc:	Jennifer Riede; Andy Videkovich; Patrick Denbow
Subject:	RE: PC-26-0009-MA 252 and 260 Grandview Dr Map Amendment and Revised Concept Plan
Date:	Thursday, September 10, 2026 5:34:15 PM
Attachments:	image005.png image006.png image007.png image008.png Sonder Elevations.pdf 24-050 Sonder (2).pdf

---

Cody,

Yes, I've been talking to the owner of 260 Grandview about purchasing the 13' strip. I hadn't finalized the terms with them by the time we had the preapplication meeting so kept it off of the plan. 260 Grandview is the same company I purchased the main parcel from that I'm developing now. I'll have an owners authorization signed by them once the owner gets back from vacation.

Trash collection will be with individual trash cans the same as the rest of the community. These owners will have to roll their cans to the sidewalk on Ascent Ln next to the private drive entrance.

See attached elevations. The area adjacent to the garage doors is the pad for the rear entry door.

Elevations attached.

These are set up as 3 bedrooms with a loft and an option to replace the loft with a 4th bedroom. I don't know the exact list price Fischer will put on them but expect it will be between $425k to $500k.

Thank you,

Greg Berling
Berling Investments, LLC
3333 Madison Pk Suite C
Ft. Wright, KY 41017
859-250-8285

BERLING
INVESTMENTS, LLC

From: Cody Sheets <csheets@pdskc.org>

Sent: Thursday, September 10, 2026 4:02 PM
To: Mike Willenbrink <mikewillenbrink@bayerbecker.com>; Greg Berling <gberling@cbman.com>
Cc: Jennifer Riede <jenniferriede@bayerbecker.com>; Andy Videkovich <avidekovich@pdskc.org>
Subject: RE: PC-26-0009-MA 252 and 260 Grandview Dr Map Amendment and Revised Concept Plan

Good Afternoon,

Thanks for getting those back so quickly. A few other questions arose in our staff meeting discussing this project that we were hoping to have addressed.

- In the plans submitted for the preapplication it did not include the additional 13 foot area to the north of the existing parcel. Is there a purchase agreement or has there been conversation with that property owner regarding the transfer and/or consolidation of this area?
- What is the plan for trash pick up for these new homes? Will there be a pad or dumpster where the trash will be collected and if so, where will that be located?
- What are the areas that jut out adjacent to the driveways? Are these porches or rear access points?
- Are any elevations available currently? If not that is fine.
- Do you have bedroom counts and estimated price points per unit?

Please note that I will be out of the office tomorrow (9/11) so feel free to share your answers with Patrick Denbow, our Senior Planner, as well.

Let me know if you have any questions.

From: Mike Willenbrink <mikewillenbrink@bayerbecker.com>
Sent: Thursday, September 10, 2026 10:37 AM
To: Cody Sheets <csheets@pdskc.org>; gberling@cbman.com
Cc: Jennifer Riede <jenniferriede@bayerbecker.com>
Subject: RE: PC-26-0009-MA 252 and 260 Grandview Dr Map Amendment and Revised Concept Plan

Morning Cody:

The attached revised plan corrects the typo, thanks.

Mike

Mike Willenbrink, PE LEED AP
Principal

D: 859-415-1614
E: mikewillenbrink@bayerbecker.com

From: Cody Sheets <csheets@pdskc.org>
Sent: Thursday, September 10, 2026 9:43 AM
To: gberling@cbman.com
Cc: Mike Willenbrink <mikewillenbrink@bayerbecker.com>
Subject: PC-26-0009-MA 252 and 260 Grandview Dr Map Amendment and Revised Concept Plan

Good Morning,

I am working on your Map Amendment and Revised Concept Development Plan for The Pinnacle of Fort Mitchell. Please note that there is a minor issue on the preliminary plat which I've included screenshots of. The Site Data describes Phase 2 as 6+/- Single Family – rear entry detached housing but the Phase 2 lots are described as attached housing and the site plan appears to show attached housing.

Can you please fix this on the preliminary plat?

I'll let you know if I have any additional questions.

Thanks

SITE DATA

a. TOTAL ACREAGE: 12.85± ACRES (PHASE 1 & 2)
12.36 ± (PHASE 1)
0.49 ± (PHASE 2)

b. CURRENT ZONING: PHASE 2 - BP (BUSINESS PARK) & PHASE 1- PUD (FORMERLY R1D/RCD)
PROPOSED ZONING: PHASE 2 - PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE: RESIDENTIAL

c. EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES AS REQUIRED, OR AS SHOWN:
SANITARY SEWER = 20' (SD1) & STORM SEWER = PER SD1 STANDARDS
WATERMAIN = 20' (NKWD) & UTILITY EASEMENT = 15' (DUKE ENERGY)

d. EXISTING GRADING SHOWN.

e. RESIDENTIAL
TOTAL ACREAGE: 12.85± ACRES (11.29 AC + 1.56 AC OF R/W & ESMT ACCESS)
MAXIMUM ALLOWABLE DENSITY PUD: 4.8 DU/AC (FORMERLY R1D/RCD)
5± PATIO HOME (PH) PH 1 LOTS - DETACHED HOUSING (53'± TYPICAL LOT WIDTH)
43± TOWNHOME (TH) PH1 LOTS - ATTACHED HOUSING (24'± TYPICAL LOT WIDTH)
6± SINGLE FAMILY (SF) PH2 LOTS - REAR ENTRY DETACHED HOUSING (24'± TYPICAL LOT WIDTH)
TOTAL # DWELLING UNITS: 54± HOUSING UNITS

PHASE 2 LOTS
PROPOSED HEIGHT, YARD, AND SETBACKS TO BE APPROVED WITH THE PLAN INCLUDE:
SMALLEST LOT: 3,000 SF±
MIN. LOT WIDTH AT BUILDING SETBACK LINE=24' ATTACHED
MIN. FRONT YARD DEPTH= 20' ATTACHED
MIN. SIDE YARD WIDTH= 0' ATTACHED
MIN. REAR YARD=5' ATTACHED
MAX. BUILDING HEIGHT=35' ATTACHED

Cody Sheets, AICP
Principal Planner
Planning and Development Services of Kenton County
1840 Simon Kenton Way, Suite 3400
Covington, KY 41011-3693

PDS

859-392-7056 | pdskc.org

NOTE: All content in this email may be subject to open records request and become public information. Also, this message and any files attached to it are intended for the sole use of the person to whom it's addressed. Thank You.

[THIS EMAIL IS FROM AN EXTERNAL SOURCE]

[THIS EMAIL IS FROM AN EXTERNAL SOURCE]

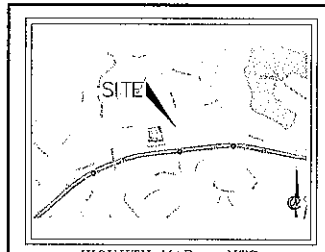
TO: Planning and Development Services & Northern Kentucky Planning Commission

Plan submission for 260 Grandview Dr Ft. Mitchell, KY

I Mike Kegley of 260 Grandview, LLC authorize Greg Berling with Fort Summit, LLC to submit a Map Amendment/zone change application for an approximately 0.06 acre portion of the property, PIDN 027-20-06-001.00

Thank you,

Mike Kegley



VICINITY MAP – NTS

GENERAL NOTES

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE KENTON COUNTY SUBDIVISION REGULATIONS AND THE FORT MITCHELL ZONING ORDINANCE.
2. PRIOR TO ANY EARTHWORK ACTIVITY, EROSION CONTROL DEVICES WILL BE INSTALLED. AN EROSION CONTROL PLAN WILL BE PROVIDED WITH THE IMPROVEMENT PLANS TO MEET THE REQUIREMENTS OF SD1.
3. ALL STORM SEWER AND STORM WATER DETENTION BASINS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE KENTON COUNTY SUBDIVISION REGULATIONS AND SANITATION DISTRICT #1.
4. DISCHARGE OF ROOF DOWNSPOUTS, FOOTING, FOUNDATION DRAINS, AND SUMP PUMPS MAY BE DISCHARGED DIRECTLY TO A PUBLIC STORM SEWER SYSTEM PROVIDED THAT THEY ARE DIRECTED TO THE PROPOSED DETENTION BASIN. IF CONNECTED TO PUBIC STORM SEWER PIPE, (12" SIZE OR GREATER) CONNECTION TO BE A TEE WITH PRIVATE STORM SEWER STUBBED FOR FUTURE EXTENSION BY HOME BUILDER.
5. ALL SANITARY SEWER SHALL BE PUBLIC AND MAINTAINED BY THE SANITATION DISTRICT #1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN CONFORMANCE WITH THE "RULES AND REGULATION OF THE SANITATION DISTRICT #1".
6. ALL WATERMAIN SHALL BE PUBLIC AND MAINTAINED BY "NORTHERN KENTUCKY WATER DISTRICT STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION".
7. ALL PROPOSED INTERNAL UTILITIES SHALL BE UNDERGROUND, JOINT TRENCH (GAS, TELEPHONE, ELECTRIC, & CABLE SERVICES) TO BE DESIGNED BY DUKE ENERGY IN CONJUNCTION WITH IMPROVEMENT PLANS.
8. GRADING AND CLEARING LIMITS AND ANY UTILITY LAYOUT SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION BASED ON COMPLETION OF STAGE II PLAN.
9. THE PROPOSED TOWNHOMES TO BE PLATTED ON INDIVIDUAL LOTS.

PROPOSED MAP AMENDMENT AREA (0.49± AC.)
0.43± PIDN: 028-10-15-010.00
0.05± PIDN: 027-20-05-010.00

REVISED CONCEPT PLAN AREA TO PREVIOUSLY APPROVED CONCEPT PLAN (6.36± AC.)
6.36± PIDN: 027-20-02-003.00

DEVELOPER:
FORT SUMMIT, LLC
1617 PARK ROAD
SUITE 13
FORT WRIGHT, KY 41011

ENGINEER & SURVEYOR:
BAYER BECKER
226 GRANDVIEW DRIVE
FT. MITCHELL, KY 41017
859-261-1113

CURRENT OWNERS:
FORT SUMMIT, LLC
1617 PARK ROAD
SUITE 13
FORT WRIGHT, KY 41011
PIDN: 028-10-15-010.00 (PHASE 1)
PIDN: 027-20-05-010.00 (PHASE 2)

250 GRANDVIEW, LLC
PO BOX 1855
ONEIDA, KY 40972-1855
PIDN: 027-20-04-010.00 (PART OF PH 2)

SITE DATA

a. TOTAL ACREAGE: 12.85± ACRES (PHASE 1 & 2)
12.39 ± (PHASE 1)
0.49 ± (PHASE 2)

b. CURRENT ZONING: PHASE 2 - OP (BUSINESS PARK) & PHASE 1 - PUD (FORMERLY R1D/RCD)
PROPOSED ZONING: PHASE 2 - PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE: RESIDENTIAL

c. EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES AS REQUIRED, OR AS SHOWN:
SANITARY SEWER = 20' (SD1) & STORM SEWER = PER SD1 STANDARDS
WATERMAIN = 20' (NKWD) & UTILITY EASEMENT = 15' (DUKE ENERGY)

d. EXISTING GRADING SHOWN.

e. RESIDENTIAL
TOTAL ACREAGE: 12.85± ACRES (11.29 AC + 1.56 AC OF R/W & ESMT ACCESS)
MAXIMUM ALLOWABLE DENSITY PUD: 4.8 DU/AC (FORMERLY R1D/RCD)
51 PATIO HOME (PH) PH1 LOTS - DETACHED HOUSING (63% TYPICAL LOT WIDTH)
43± TOWNHOME (TH) PH1 LOTS - ATTACHED HOUSING (24% TYPICAL LOT WIDTH)
5± SINGLE FAMILY (SF) PH2 LOTS - REAR ENTRY ATTACHED HOUSING (24' TYPICAL LOT WIDTH)
TOTAL # DWELLING UNITS: 54± HOUSING UNITS

PROPOSED DENSITY: 54 DU/11.29 AC. = 4.78 DU/AC

PHASE 1 LOTS
PROPOSED HEIGHT, YARD, AND SETBACKS PER SECTION 16.10G TO BE APPROVED WITH THE PLAN INCLUDE:
SMALLEST LOT: 1,765 SF±
MIN. LOT WIDTH AT BUILDING SETBACK LINE=24' ATTACHED AND 53' DETACHED
MIN. FRONT YARD DEPTH=18' ATTACHED (W/ THE EXCEPTION OF LOT 43 WHICH IS TO MAINTAIN A 18' FRONT YARD. COVERED STOOPS CAN ENCROACH 6' IN FRONT YARD) AND 25' DETACHED
MIN. SIDE YARD WIDTH=0' ATTACHED AND 5' DETACHED
MIN. REAR YARD=5' ATTACHED AND 20' DETACHED
MAX. BUILDING HEIGHT=48' ATTACHED AND 35' DETACHED

PHASE 2 LOTS
PROPOSED HEIGHT, YARD, AND SETBACKS TO BE APPROVED WITH THE PLAN INCLUDE:
SMALLEST LOT: 3,000 SF±
MIN. LOT WIDTH AT BUILDING SETBACK LINE=24' ATTACHED
MIN. FRONT YARD DEPTH= 20' ATTACHED
MIN. SIDE YARD WIDTH= 0' ATTACHED
MIN. REAR YARD=5' ATTACHED
MAX. BUILDING HEIGHT=35' ATTACHED

f. PROPOSED RESIDENTIAL USE.

OPEN SPACE SEATING AREA AND OVERLOOK, AS NOTED ON THE PLAN, TO BE READILY ACCESSIBLE FROM THE ADJACENT PUBLIC RIGHT OF WAY AND USABLE BY ALL RESIDENTS. THE LOCATION WILL BE ON TOP OF UNDERGROUND DETENTION BASIN. OVERLOOK TO BE PART OF THE OPEN SPACE WHICH WILL INCLUDE A MINIMUM OF 5.2 ACRES (WHICH WOULD BE 46% OPEN SPACE) OF THE PROJECT AREA STARTING AT THE BACKS OF THE PATIO HOME LOTS. THE PROVIDED OPEN SPACE (6.2 ACRES) IS GREATER THAN THE 30% (12.85 ACRE TOTAL PROJECT AREA X 30% = 3.86 ACRES) PUD OPEN SPACE REQUIREMENT.

g. LOCATIONS OF PROPOSED PEDESTRIAN WALKWAYS HAVE BEEN SHOWN ON THE PLAN.

h. NO PUBLIC STREETS ARE PROPOSED WITH PHASE 2.

i. THE APPROXIMATE LOCATION OF THE UTILITY NETWORKS (INDIVIDUAL UTILITY SERVICES NOT SHOWN) HAVE BEEN SHOWN FOR REFERENCE. UTILITY LOCATIONS AND SIZES TO BE CONFIRMED WITH THE STAGE II PLAN & IMPROVEMENT PLANS.

j. UTILITY AVAILABILITY: 8" SANITARY SEWER FROM PHASE 1 AND 8" EXISTING WATER MAIN ALONG GRANDVIEW DRIVE.

k. SOIL TYPES (PER USDA SOIL CONSERVATION SERVICE MAPS): FdD3 FAYWOOD SILTY CLAY, AND RaB & RaC ROSSMOYNE SILT LOAM

l. PARKING TO MEET THE FOLLOWING MINIMUMS:
TOWNHOMES: 2 PARKING SPACES (INCLUDING GARAGE SPACES)

AT IMPROVEMENT PLANS COORDINATE POSSIBLE CROSSWALK ON GRANDVIEW DRIVE WITH THE CITY

Grandview Drive (Public)

PINNACLE PEAK WAY (PUBLIC-LOCAL)

MERIDIAN WAY (PUBLIC-LOCAL)

ASCENT LANE (PUBLIC-LOCAL)

VERDE PLACE (PUBLIC-LOCAL)

Ex. 2 Story Masonry Building

Grandview Drive Office Condominium Vol. C3060, Pg 193 Phase One, Building 1 ROW 027-20-02-001.00 Plat Slide 22512

Park 764 Hammer Saloon II Lot 2 - 6.924 Ac. Plat Slide #1869

EX OPEN SPACE SEATING AREA & OVERLOOK

EX UNDERGROUND DETENTION BASIN

PROP. 20' WATER MAIN ESMT (PUBLIC) (NKWD)

PROP. 20' INGRESS/EGRESS ESMT (PUBLIC) (NKWD)

UV GRADING EASEMENT

EXIST. WATER MAIN ESMT (PUBLIC) (NKWD)

Ex. Storm Sewer Easement Plat Slide 1169

Ex. Sanitary Easement Vol. C3042, Pg 95

Ex. 50' Ingress/Egress Easement D.B. 609, Pg 307

Ex. 50' Ingress/Egress Easement Lot 15 Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 14, Pg 172

Ex. 50' Horse/Storm Easement & Waterline D.B. 34, Pg 172

Ex. 50' Homeowners Utility Easement F.B. 6, Pg 155

Ex. 50' Horse/Storm Easement & Waterline Lot 13, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 12, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 11, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 10, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 9, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 8, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 7, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 6, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 5, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 4, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 3, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 2, Pg 172

Ex. 50' Horse/Storm Easement & Waterline Lot 1, Pg 172

Ex. Sanitary Easement Vol. C3042, Pg 95

Ex. Asphalt Drive & Parking

Ex. Asphalt Drive

Ex. Concrete Drive Apron

Ex. Sanitary Manhole Rim Elev.=811.38 Inv. Elev.=773.38(S) Inv. Elev.=771.88(N)

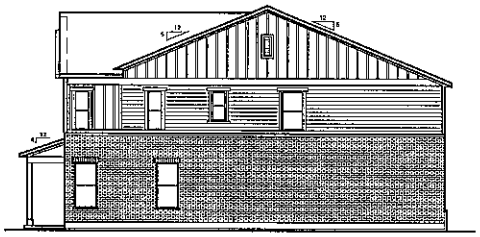
Ex. Sanitary Manhole Rim Elev.=811.38 Inv. Elev.=773.38(S) Inv. Elev.=771.88(N)

Ex. Storm C.B. T/Grate=811.38 Inv. Elev.=781.30

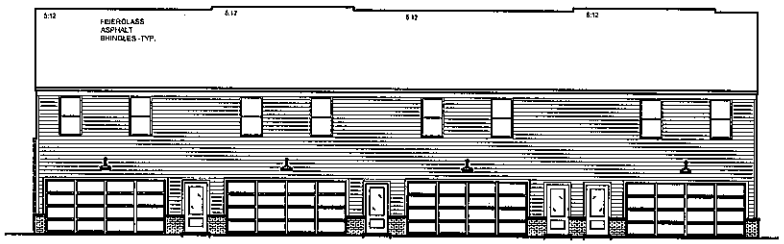
Ex. Storm C.B. T/Grate=822.65 Inv. Elev.=814.65(E)(S)

Ex. Storm C.B. T/Grate=811.27 Inv. Elev.=810.87(W)

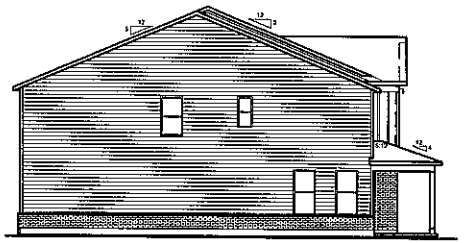
Ex. Storm C.B. T/Grate=811.24 Inv. Elev.=807.24



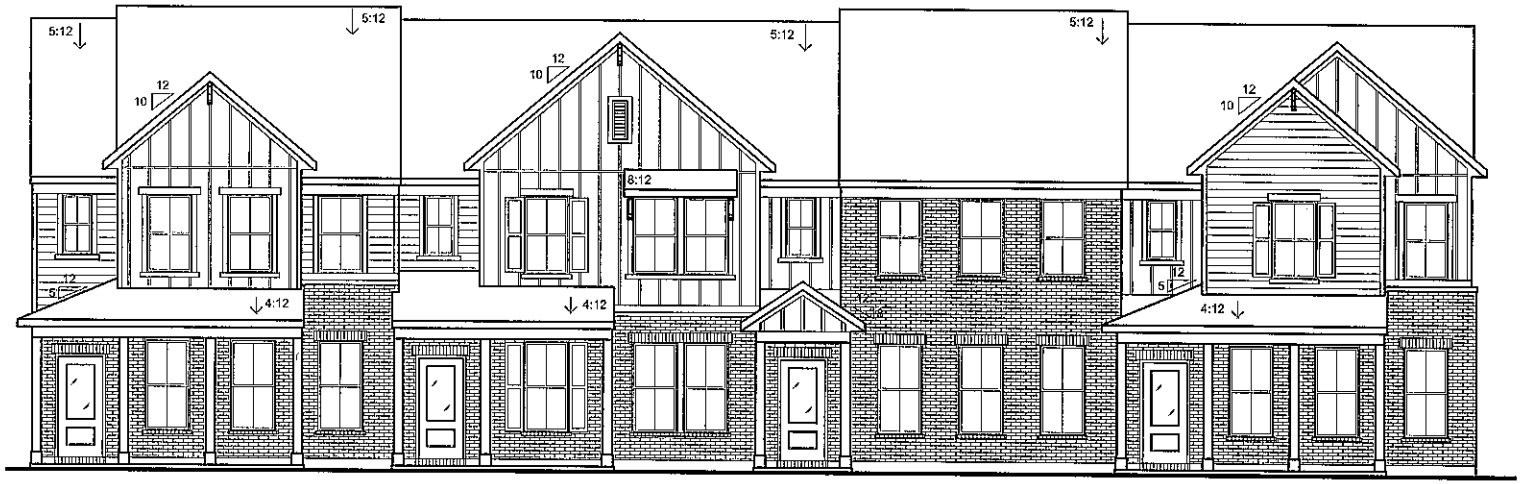
Right Side Elevation



Rear Elevation 3-Unit Building SCALE: 1/10"= 1'-0"



Left Side Elevation



Front Elevation SCALE: 1/8"= 1'-0"

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SONDER 4-UNIT BUILDING 11

NOT FOR CONSTRUCTION