

Crescent Springs Commons
2400 Sarah Lane
Crescent Springs, KY 41017



David L. Schank Companies
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Downtown Cincinnati

Cincinnati

Newport Aquarium

New

Covington

Ludlow

Bromley

Devou Park

Park Hills

Villa Hills

Crescent Springs Commons

Crescent Springs

Fort Mitchell

Fort Wright

Kenton Vale

Lakeside Park

Crestview Hills

Erlanger

Cincinnati/
Northern
Kentucky
International...

KENTUCKY
Ohio River

KENTUCKY

OHIO

275

275

275

275

71

71

75

71

71

75

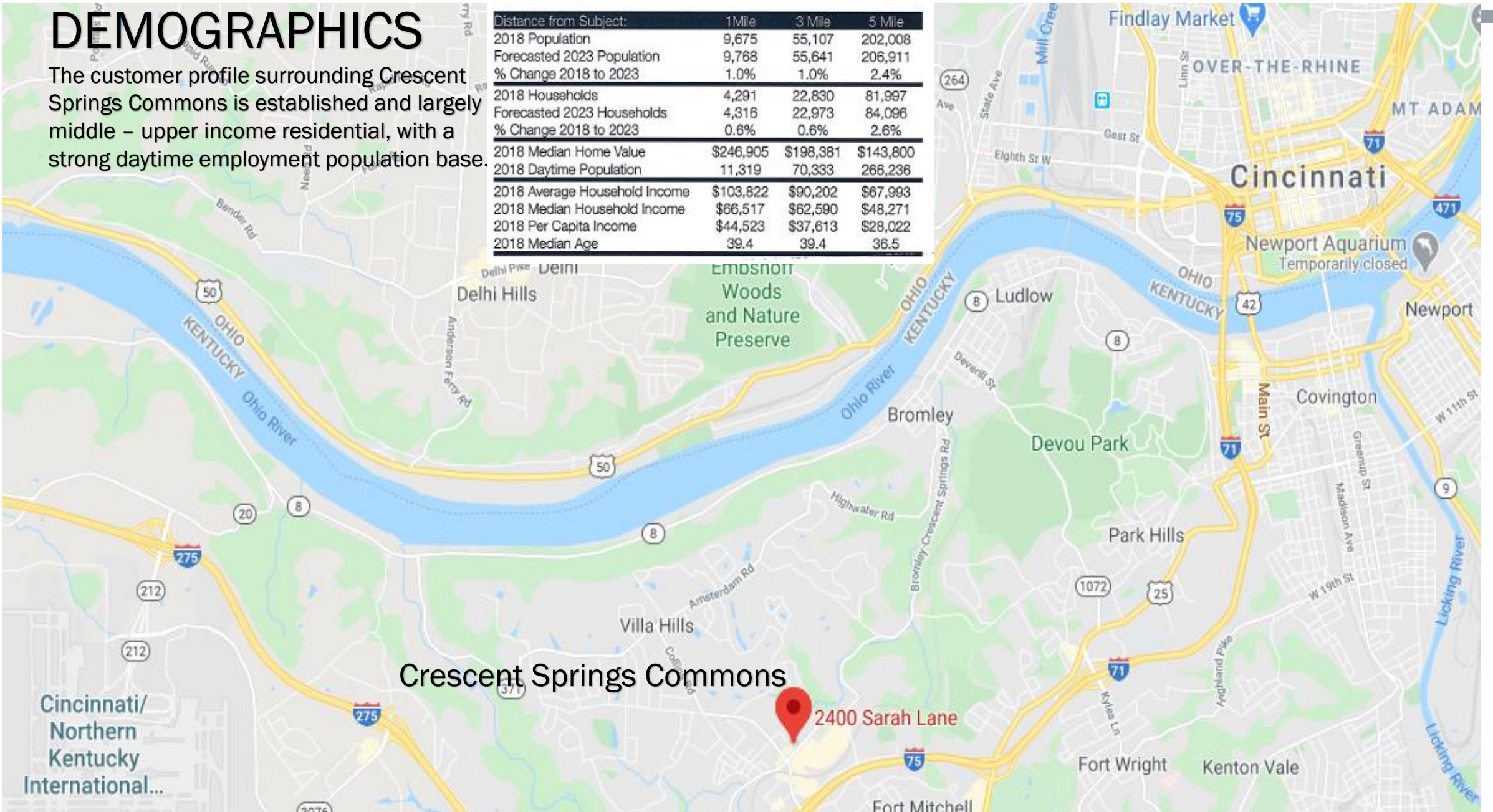
DEMOGRAPHICS

The customer profile surrounding Crescent Springs Commons is established and largely middle – upper income residential, with a strong daytime employment population base.

Distance from Subject:	1 Mile	3 Mile	5 Mile
2018 Population	9,675	55,107	202,008
Forecasted 2023 Population	9,768	55,641	206,911
% Change 2018 to 2023	1.0%	1.0%	2.4%
2018 Households	4,291	22,830	81,997
Forecasted 2023 Households	4,316	22,973	84,096
% Change 2018 to 2023	0.6%	0.6%	2.6%
2018 Median Home Value	\$246,905	\$198,381	\$143,800
2018 Daytime Population	11,319	70,333	266,236
2018 Average Household Income	\$103,822	\$90,202	\$67,993
2018 Median Household Income	\$66,517	\$62,590	\$48,271
2018 Per Capita Income	\$44,523	\$37,613	\$28,022
2018 Median Age	39.4	39.4	36.5

Crescent Springs Commons

2400 Sarah Lane



QUEEN CITY AVENUE

**LOT #4 - VACANT LAND
SALE OR BUILD TO SUIT
UP TO 5,916 SF FOR LEASE
WILL DIVIDE**

1,160 SF FOR LEASE



**BIG LEAGUE
SHERWIN WILLIAMS
HAIRCUTS**

at&t
ML
S.F.

LOT 3
0.78 AC.±

EMILY DRIVE

LOT 3
0.94 AC.

TACO BELL

**Auto
Zone**

LOT 1
0.94 AC.

SARAH LANE

ANDERSON ROAD

CLOCK
TOWER WAY

- BUTTERMILK TOWER CENTER**
- *Home Depot
 - *L.A. Fitness
 - *Sportsman's Warehouse
 - *Remke Market
 - *PNC Bank
 - *Petco
 - *Hand & Stone
 - *National City Bank
 - *FedEx
 - *Marco's Pizza

**CRESCENT SPRINGS COMMONS
SITE PLAN**

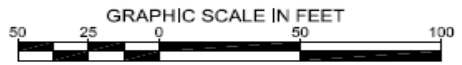


**PRISM ENGINEERING
& DESIGN GROUP, LLC**

2309 WATTERSON TRAIL, SUITE 200
OFFICE (502) 491-8891
FAX (502) 491-8898
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DATE: JULY 14, 2017

SHEET 1 of 1





YOUR NAME
1,160 SF
FOR LEASE

CRESENT SPRINGS COMMONS



KEYNOTES

- 1 CONCRETE CURB - SEE DETAIL SHEET C1.6
- 2 ASPHALT PAVING - SEE DETAIL SHEET C1.6
- 3 HANDICAP PARKING AREA - SEE DETAIL SHEET C1.6
- 4 HANDICAP PARKING SIGN - SEE DETAIL SHEET C1.6
- 5 PIPE BOLLARD - SEE DETAIL SHEET C1.6
- 6 DUMPSIER LAYOUT - 8" HIGH MASONRY ENCLOSURE W/ GATES - SEE SITE DETAIL SHEET C1.6
- 7 6'-0" LONG CONCRETE WHEEL STOP, FINISHED TO PAVEMENT - SEE DETAIL SHEET C1.6, LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
- 8 NEW LANDSCAPE AREA - SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
- 9 4" WIDE PARKING STRIPE PAINTED WHITE (TP-3).
- 10 4" WIDE DIAGONAL STRIPE PAINTED WHITE.
- 11 CONCRETE HANDICAP RAMP - SEE DETAIL SHEET C1.6
- 12 DOWNSPOUTS TO DISCHARGE TO STORM SEWER
- 13 SAWCUT AND REMOVE EXISTING PAVEMENT, SELECTIVE DEMOLITION REQUIRED, AS NECESSARY, TO ACCOMMODATE PROPOSED WORK.
- 14 ACCESSIBLE PARKING - SEE DETAIL SHEET C1.6
- 15 PAVEMENT MARKINGS
- 16 CONCRETE LIGHT POLE BASE - LOCATE 3'-0" FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. ALL LIGHT FIXTURE IN DIRECTION AS INDICATED.
- 17 APPROXIMATE LIMITS OF UNDERGROUND STORMWATER DETENTION SYSTEM.
- 18 MENU BOARD - (DESIGN BY OTHERS)
- 19 RETAINING WALL (DESIGN/PERMITTING BY OTHERS)
- 20 TRANSFORMER PAD.
- 21 6" CHAIN LINK FENCE WITH ALUMINUM SLATS.
- 22 4" CHAIN LINK FENCE.
- 23 EXISTING SIDEWALK
- 24 CONCRETE PAVEMENT - SEE DETAIL SHEET C1.6

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
3. A MINIMUM OF 18" VERTICAL AND 10" HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
4. ALL GRASS/LAWN AREAS SHALL BE GRADED TO DRAIN.
5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
6. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION.
7. AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE INSTALLED, MAINTAINED AND REPORTS MAINTAINED PER ALL LOCAL, STATE, AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF AS-BUILT COMPLIANCE WITH ADA REQUIREMENTS.



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DRIVE THRU EXHIBIT SITE PLAN

TRINSTAR VENTURES, LLC
 2400 CRESCENT SPRINGS COMMONS LOT 4
 ST. CHARLES, MISSOURI 63003

TRINSTAR VENTURES, LLC
 2400 CRESCENT SPRINGS COMMONS LOT 4
 ST. CHARLES, MISSOURI 63003

DATE: JANUARY 20, 2020
SCALE: 1" = 20'
BY: [Signature]
CHECKED BY: [Signature]

C1.0

PARKING INFORMATION

ITEM	REQUIREMENTS	PROPOSED
BUILDING SIZE	25,000 (MAXIMUM)	5,916 SF
PARKING REQUIRED	AS APPROVED ON THE STAGE 2 DEVELOPMENT PLAN FOR 50 LOTS 3 AND 4 = 70 SPACES	40 SPACES, PARK LOT 4
PARKING DIM.	9 FT. X 16 FT.	9 FT. X 16 FT.
MIN. DRIVEWAY WIDTH	22 FT.	24 FT.
ACCESSIBLE SPACES	2 SPACES	2 SPACES
BIKE SPACES	NOT REQUIRED	NONE

REFERENCE IS MADE TO CITY OF CRESCENT SPRINGS ZONING ORDINANCE.

BULK AREA REQUIREMENTS

LOCATION: 2400 SHEAR LANE - LOT 4
 CRESCENT SPRINGS, KENTUCKY 40177

ZONING: WOOD LANE USE - 2 (MLU-2)

USE	RETAIL	REQUIREMENTS	PROPOSED
MINIMUM DEVELOPMENT AREA	2 ACRES	0.81 ACRES	
MINIMUM LOT FRONTAGE	*	PER PLAN	
MINIMUM FRONT SETBACK (BUILDING)	*	PER PLAN	
MINIMUM SIDE SETBACK (BUILDING)	*	PER PLAN	
MINIMUM REAR SETBACK (BUILDING)	*	PER PLAN	
MAXIMUM BUILDING HEIGHT	3 STORIES	1 STORY	

REFERENCE IS MADE TO CITY OF CRESCENT SPRINGS ZONING ORDINANCE.

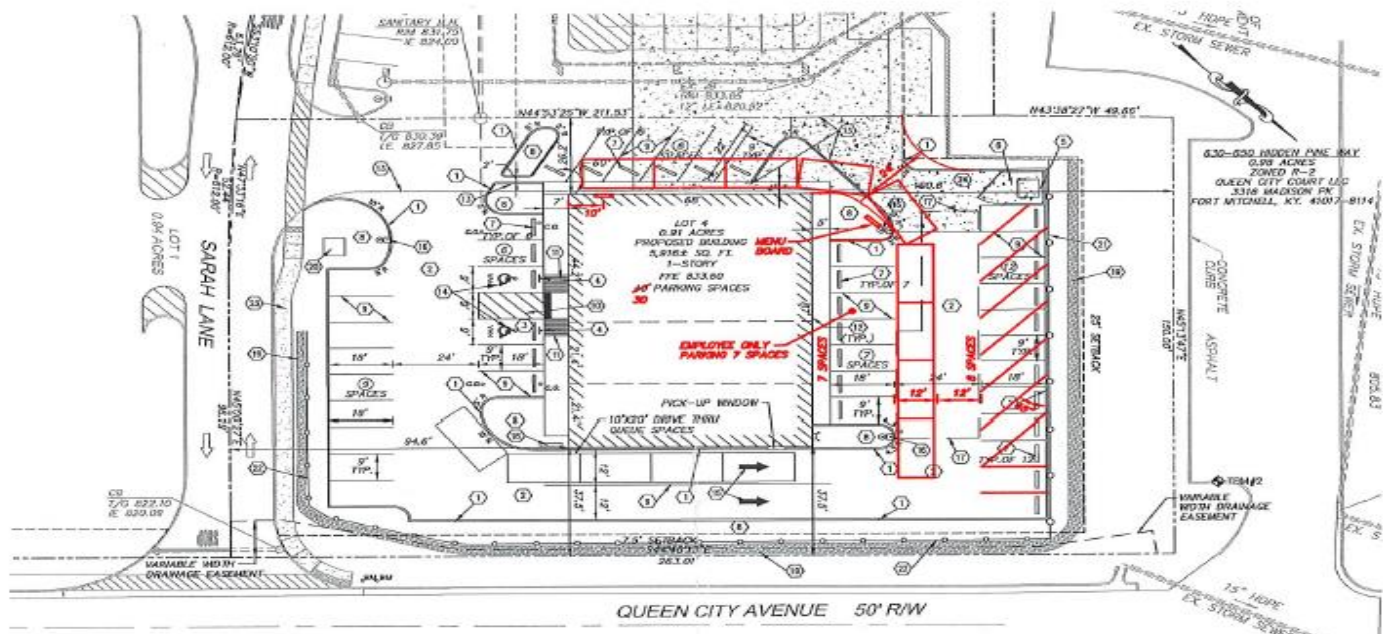
NOTE: THE PROPOSED SITE IS SUBJECT TO THE STAGE 2 DEVELOPMENT PLAN APPROVED FOR CRESCENT SPRINGS COMMONS.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE INFORMATION. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CRONTACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-762-8607), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.; CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



LOT #4

CRESCENT SPRINGS COMMONS

Building for Lease or Build to Suit up to 5,916 SF



FOOD NOTE

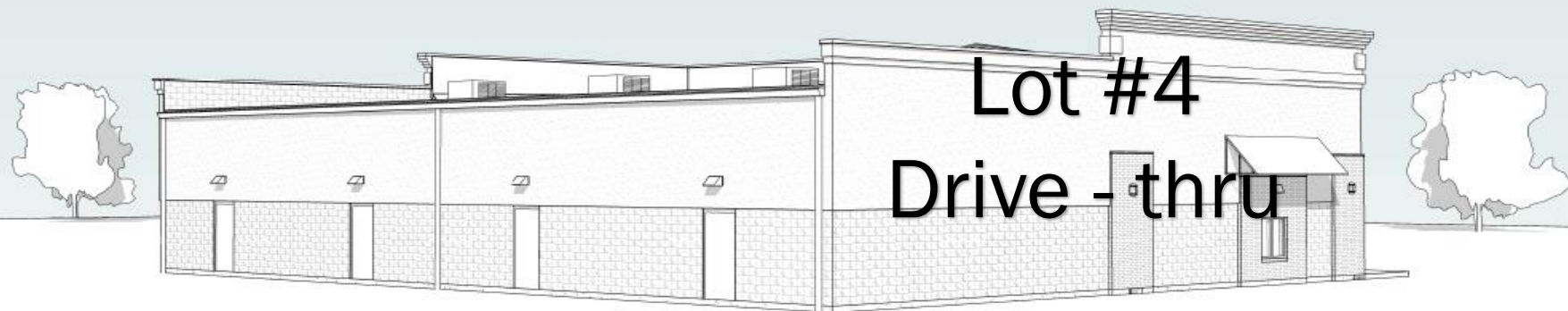
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 2113700012P, DATED 5/16/2013.

GRAPHIC SCALE IN FEET

1 INCH = 20 FEET

4/05/20 ADDED DRIVE THRU QUEUE SPACES.

View From Northwest



View From Southeast



View From Southwest



Tristar Ventures LLC
 c/o David L. Schank
 8134 New La Grange Rd. Ste. 225
 Louisville, KY 40222
 Phone 502-429-0059

Code Information For:
 Crescent Springs Commons
 Crescent Springs, KY 41117

Current Codes Adopted By Kentucky:
 2010 Kentucky Building Code (Based on the 2015 International Bldg. Code)
 2015 International Mechanical Code
 2012 NFPA 54 - National Fuel Gas Code
 2012 International Energy Conservation Code
 2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
 Kentucky State Plumbing Law, Regulations & Code (815 KAR Chapter 20)
 2017 Kentucky State Plumbing Law
 2017 NFPA 70 - National Electrical Code (effective October 1, 2014)

Ch 3 Occupancy Classification
 Building Area: 5916 sf
 Possible Occupancies:
 M Merchandise Group Or
 4-2 Assembly - Restaurant Or
 4-3 Assembly - Fitness Training

Ch 5 Allowable Height: 1 story
 Allowable Building Area: 6000 sf
 Allowable Building Height: 1 story
 Building Footprint Area: 5916 sf

Ch 6 Type of Construction: VB (SB)
 Fire-Rating Of Building Elements:
 No Rating Requirements
 Ext. Wall Requirements Based On
 Separation Dist.: 0 Hr. @ Left Exterior
 Wall w/ 10'-0" To Property Line

Ch 7 Fire Partitions Required
 All Tenant Separators: 1 Hr.

Ch 9 Automatic Sprinkler Systems: None
 Per Occupancy: M
 Building is Not Sprinklered

2012 International Energy & Conservation Req.
 For Climate Zones 3, 4, 5, 6, 7, 8, 9
 Commercial Occupancies, Etc.
 Climate Zone: 4 Binned Means:

- Roofs:
 - 5-Polyiso. Insul. Above Deck For Total R-25.5
 - Walls, Above Grade:
 - 5-Cms Walls w/ 2" Rigid Ins.; 6.96 + 11.4 = 18.36
 - 5-Cms Walls w/ 2" Rigid Ins w/ Min. 1" Ets Ext.; 6.96 + 11.4 + 4.8 = 23.26
 - 5-Metal Studs w/ 2" Rigid Ins w/ Min. 1" Ets Ext.; 19 + 11.4 + 4.8 = 35
 - Subs./Walk Floors:
 - Rft Walls: 1 1/2" Extruded Polystyrene at R-5 (Inch) = R-7.5 Total
- Partitions:
 - Partitions: 5/8" Gypsum Board in Cavity, Occupancies: Metal Framed Walls w/ Thermal Breaks; Curtain Wall/Glassfront: U=0.28 w/ SHGC: 0.40 Glass Entrance Doors: U=0.76 w/ SHGC: 0.40 Double Insulated Metal Door: U=0.45

See Insulation Values on Sheet A0.1.

New Retail Building - Lot 4
Crescent Springs Commons
 2400 Sarah Lane, Lot 4
 Crescent Springs, KY 41017

Sheet Index

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- A1.1 1st Floor Plan
- A1.2 Reflected Ceiling Plan
- A1.3 Roof Plan
- A2.1 Front & Rear Elevations
- A2.2 Left & Right Elevations
- A2.3 Side-Side Building Sects.
- A2.4 Up-Downs Building Sects.
- A4.1 Wall Sections
- S1.1 Structural General Notes
- S1.2 Foundation Plan
- S1.3 Roof Framing Plan
- S1.4 Structural Bldg. Sections
- S1.5 Structural Wall Sections



Tristar Ventures LLC
 8134 New La Grange Rd. Ste. 225
 Louisville, KY 40222
 Phone 502-429-0059



New Retail Building - Lot 4
Crescent Springs Commons
 2400 Sarah Lane, Lot 4
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Cover Sheet	1	1/8"
A1.1-2000	1	1/8"
A1.2	1	1/8"
A1.3	1	1/8"
A2.1	1	1/8"
A2.2	1	1/8"
A2.3	1	1/8"
A2.4	1	1/8"
A4.1	1	1/8"
S1.1	1	1/8"
S1.2	1	1/8"
S1.3	1	1/8"
S1.4	1	1/8"
S1.5	1	1/8"

Sheet No.
A0.1

Statement of Special Instructions:

- 1) To Inspect Forming Before Concrete is Poured For Rebar Placement and Position in Spread Footing and Pad Footings
- 2) To Inspect Rebar in Wall Foundations for Proper Placement and Locations
- 3) To Inspect Concrete Slab Before it is Poured for Proper Reinforcing and Perimeter Insulation
- 4) To Inspect Core Walls During Construction for Rebar Placement and Casting
- 5) To Inspect All Steel After Placement for Welding and Connectors and Adherence of the Approved Plans
- 6) To Inspect All Roof Deck For Proper Welding and Welding Patterns per Structural Plans
- 7) To Inspect Interior Walls After Installation For Insulation and Fire Caulking & Sealing and According To The Approved Plans

Insulation Requirements:

- 1) Roof to have 5" Polystyrene, Rigid Insulation at R-5.7 per inch for a total of R-28.5 on the roof
- 2) Core to have Perfo loose fill insulation in open cells for a total of R-5.95
- 3) Interior 2-furring to have 2" of polystyrene insulation between furring at R-5.7 per inch for a total of R-11.4
- 4) Ball insulation between 6" metal studs to have Kraft paper facing and be 6 1/4" with an R-19 rating
- 5) Rigid insulation in the foundation to be 1 1/2" Extruded Polystyrene at R-5 per inch for a total of R-7.5
- 6) Rigid Insulation in Bts Systems to be Extruded Polystyrene at R-5 /Inch or Expanded Polystyrene at R4.7 /Inch- Verify
- 7) Submit Insulation Manufacturer Data on All Insulation Types for Verification of Required R-Values

Glazing Requirements:

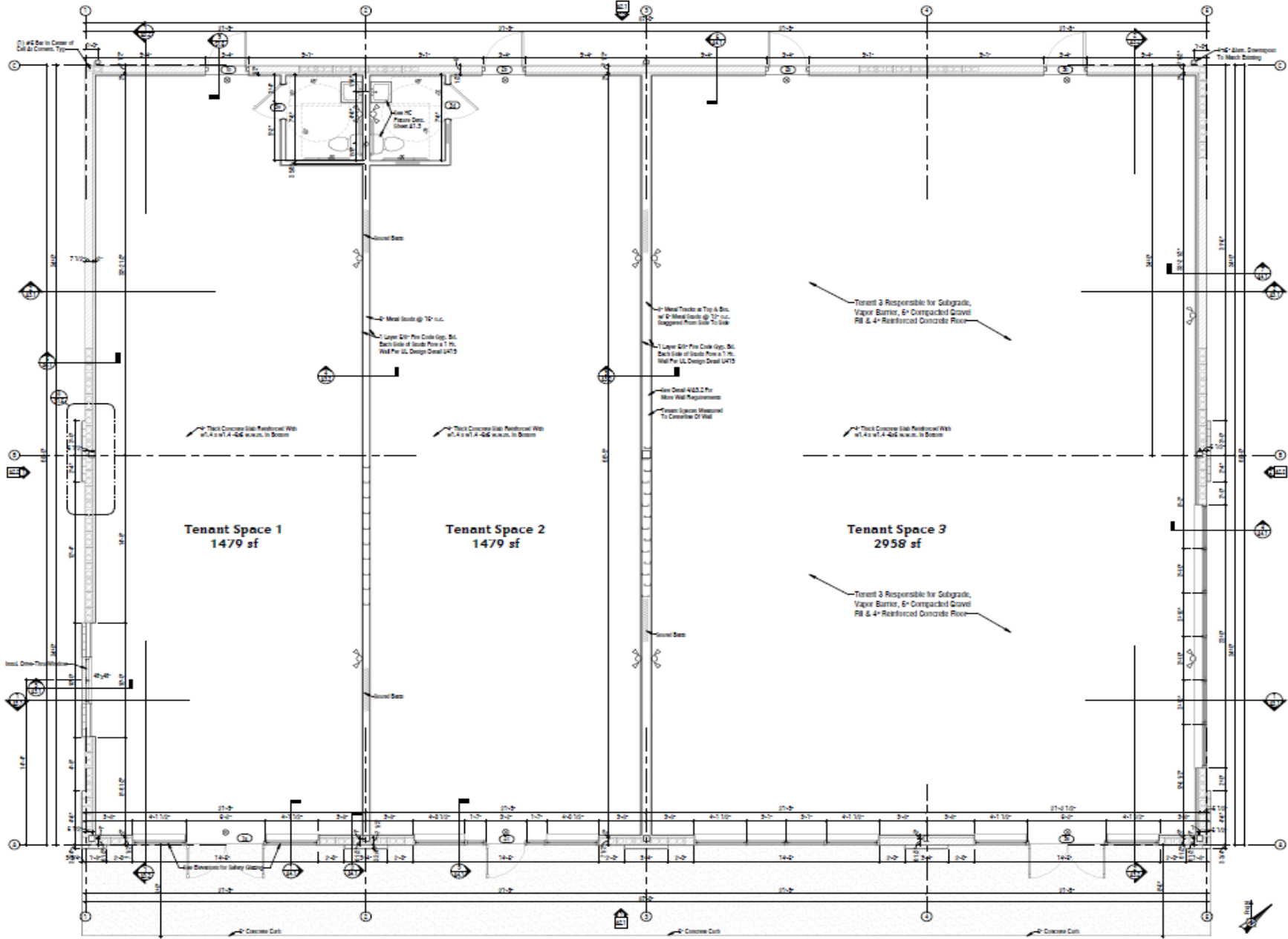
- 1) Glazing Systems to have Thermal Breaks with a Max. U-Factor of 0.25 & SHGC (Solar Heat Gain Coefficient) of 0.40
- 2) Skirtofront Entry Doors to have Max. U-Factor of 0.70 & SHGC of 0.40
- 3) Rear Metal Door to be insulated with a Max. U-Factor of 0.45
- 4) Renovation products are to be rated in accordance with WFR.
- 5) Submit Door & Window Manufacturer Data to Verify All U-Factors & SHGCs.

Door Hardware Sets

- Set 1- Front Double Doors
 - 6-Ea. Hinges
 - 1-Ea. Deadbolt Lockset w/ Thumbturn
 - 1-Ea. Push-Bull Set
 - 2-Ea. Push-Pull Set
 - 2-Ea. Hydraulic Closer
 - 2-Ea. Weatherstrip Set
 - 2-Ea. Threshold
- Set 2- Front Single Doors
 - 3-Ea. Hinges
 - 1-Ea. Deadbolt Lockset w/ Thumbturn
 - 1-Ea. Push-Pull Set
 - 1-Ea. Hydraulic Closer
 - 1-Ea. Weatherstrip Set
 - 1-Ea. Threshold
- Set 3- Rear Entry Door
 - 3-Ea. Hinges
 - 1-Ea. Keyed Entry Lever Lockset
 - 1-Ea. 12" Kickplate
 - 1-Ea. Hydraulic Closer
 - 1-Ea. Poly White. See Note 13
- Set 4- Restroom Door
 - 3-Ea. Hinges
 - 1-Ea. Privacy Lever Lockset
 - 1-Ea. 12" Kickplate
 - 1-Ea. Hydraulic Closer
 - 1-Ea. Walkstrip
- Set 5- Utility Rm. Door
 - 3-Ea. Hinges
 - 1-Ea. Passage Lever Lockset
 - 1-Ea. 12" Kickplate
 - 1-Ea. Walkstrip
- Set 6- Storeroom Doors
 - 3-Ea. Hinges
 - 1-Ea. Keyed Storeroom Lever Lockset
 - 1-Ea. Hydraulic Closer
 - 1-Ea. 12" Kickplate
 - 1-Ea. Walkstrip
- Set 7- Office Door
 - 3-Ea. Hinges
 - 1-Ea. Keyed Entry Lever Lockset
 - 1-Ea. 12" Kickplate
 - 1-Ea. Walkstrip

Item	Description	Unit	Qty	Thick	Prime Material	Prime Qty	Door Material	Door Weight	Door Finish	Per. Req.	Glass Material	Width	Comments
1	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated
2	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated
3	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated
4	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated
5	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated

Item	Description	Unit	Qty	Thick	Prime Material	Prime Qty	Door Material	Door Weight	Door Finish	Per. Req.	Glass Material	Width	Comments
6	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated
7	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated
8	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated
9	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated
10	6" Single Hinged Push-Pull Door	EA	1	1 1/2"	Aluminum Frame	1	Aluminum Door	Aluminum	Aluminum	Empire Glass Safety Glass	1	36"	Insulated



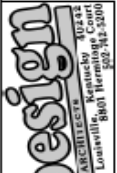
1st Floor Plan

Lot #4

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 Louisville, KY 40222
 Phone 502-429-0059



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 2400 Sarah Lane, Lot 4
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1st Floor Plan	1 of 1
2/24/2020	Date
1803	Job No.
HDC	Drawn By
© 2018 ec Design	Sheet No.