

Crescent Springs Commons
2400 Sarah Lane
Crescent Springs, KY 41017



David L. Schank Companies
David L. Schank, CCIM 
8134 New LaGrange Rd
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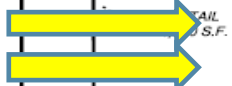
CRESENT SPRINGS COMMONS



QUEEN CITY AVENUE

0.91 Acres Future Development
Build-to-Suit Opportunity
Vacant land for sale or land lease
Up to 5,916 SF for lease
Will divide
Suitable for office, retail, and restaurant with drive-thru, Zoned MU

Existing Building
Available Now
1,160 SF for lease
2,089 SF for lease
Spaces can be combined for a larger configuration



7.5' SETBACK



LOT 1
0.94 AC.

SARAH LANE

SHERWIN WILLIAMS

BIG LEAGUE HAIRCUTS

TAIL 3 S.F.

LOT 3
0.78 AC.±

EMILY DRIVE

LOT 3
0.94 AC.



ANDERSON ROAD

CLOCK TOWER WAY

CRESCENT SPRINGS COMMONS
SITE PLAN



PRISM ENGINEERING & DESIGN GROUP, LLC

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

SHEET 1 of 1

GRAPHIC SCALE IN FEET



Downtown Cincinnati



Cincinnati/
Northern
Kentucky
International...

Scudder Field

KENTUCKY

Ohio River

OHIO

KENTUCKY

Bromley

Villa Hills

Crescent Springs Commons
SITE

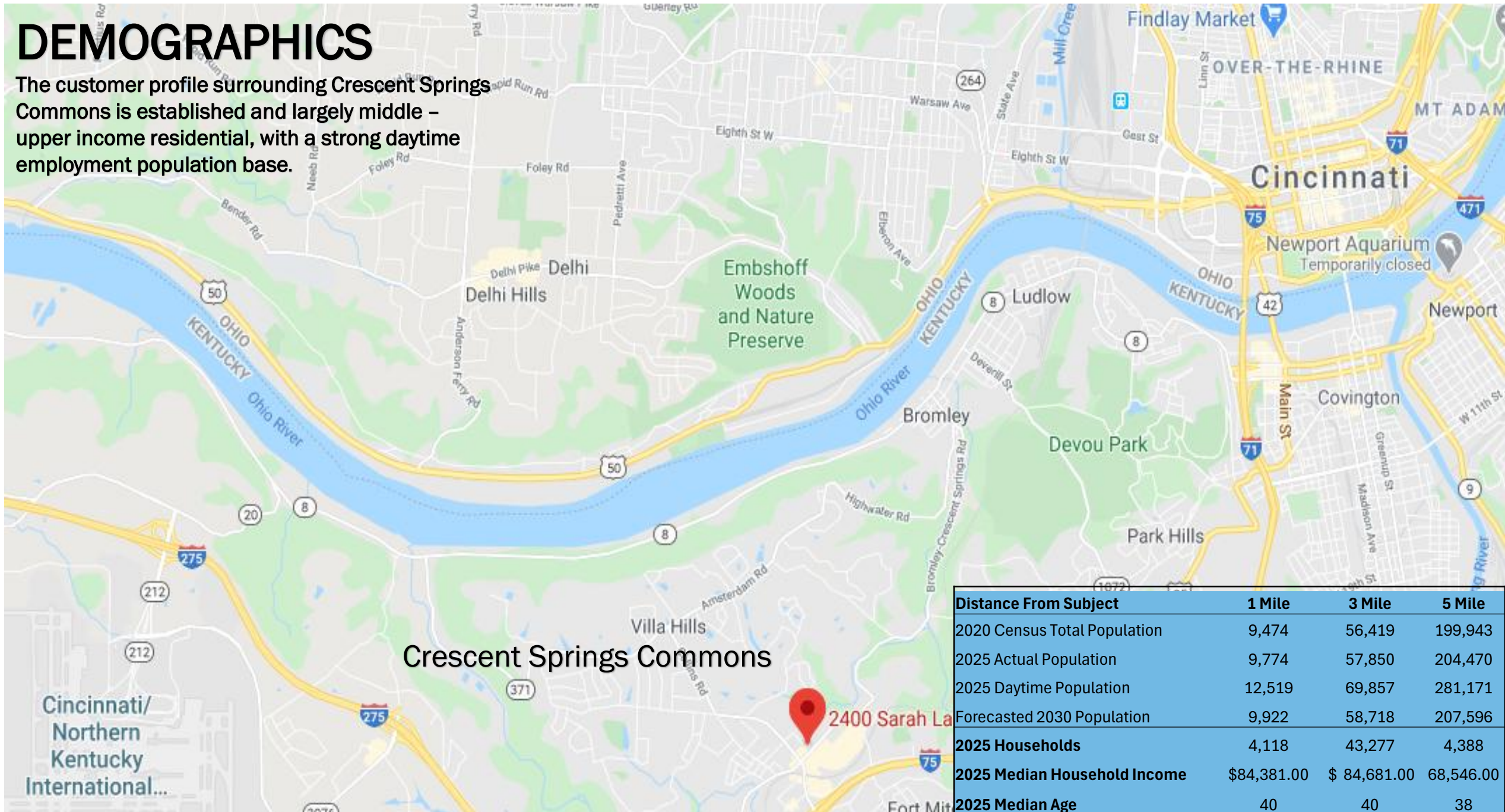
Crescent
Springs

Fort Mitchell

Lakeside Park

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
2020 Census Total Population	9,474	56,419	199,943
2025 Actual Population	9,774	57,850	204,470
2025 Daytime Population	12,519	69,857	281,171
Forecasted 2030 Population	9,922	58,718	207,596
2025 Households	4,118	43,277	4,388
2025 Median Household Income	\$84,381.00	\$ 84,681.00	68,546.00
2025 Median Age	40	40	38

- KEYNOTES**
- CONCRETE CURB - SEE DETAIL SHEET C1.6.
 - ASPHALT PAVING - SEE DETAIL SHEET C1.6.
 - HANDICAP PARKING AREA - SEE DETAIL SHEET C1.6.
 - HANDICAP PARKING SIGN - SEE DETAIL SHEET C1.6.
 - PIPE BOLLARD - SEE DETAIL SHEET C1.6.
 - GUNPSITER LAYOUT - 8" HIGH MASONRY ENCLOSURE W/ GATES - SEE SHEET DETAIL SHEET C1.6.
 - 6"-0" LONG CONCRETE WHEEL STOP, PAVED TO PAVEMENT - SEE DETAIL SHEET C1.6, LOCATE 2'-0" FROM FACE OF CURB OR SIDEWALK.
 - NEW LANDSCAPE AREA - SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
 - 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.).
 - 4" WIDE DIAGONAL STRIPES PAINTED WHITE.
 - CONCRETE HANDICAP RAMP - SEE DETAIL SHEET C1.6.
 - DOWNSPUTS TO DISCHARGE TO STORM SEWER.
 - SAWCUT AND REMOVE EXISTING PAVEMENT. SELECTIVE DEMOLITION REQUIRED, AS NECESSARY, TO ACCOMMODATE PROPOSED WORK.
 - ACCESSIBLE PARKING - SEE DETAIL SHEET C1.6.
 - PAVEMENT MARKINGS.
 - CONCRETE LIGHT POLE BASE - LOCATE 3'-0" FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. AM LIGHT FIXTURE IN DIRECTION AS INDICATED.
 - APPROXIMATE LIMITS OF UNDERGROUND STORMWATER DETENTION SYSTEM.
 - MENU BOARD - (DESIGN BY OTHERS)
 - RETAINING WALL (DESIGN/PERMITTING BY OTHERS).
 - TRANSFORMER PAD.
 - 6" CHAIN LINK FENCE WITH ALUMINUM SLATS.
 - 4" CHAIN LINK FENCE.
 - EXISTING SIDEWALK.
 - CONCRETE PAVEMENT - SEE DETAIL SHEET C1.6.

PARKING INFORMATION

ITEM	REQUIREMENTS	PROPOSED
BUILDING SIZE	33,000 (MAXIMUM)	9,918 SF
PARKING REQUIRED	AS APPROVED ON THE STAGE I DEVELOPMENT PLAN FOR LOTS 2 & 4 - 70 SPACES	40 SPACES FOR LOT 4
PARKING DIM.	9 FT. X 18 FT.	9 FT. X 18 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 SARAH LANE - LOT 4
CRESCENT SPRINGS, KENTUCKY 40317

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

USE: RETAIL

ITEM	REQUIREMENTS	PROPOSED
MINIMUM DEVELOPMENT AREA	5 ACRES	0.91 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

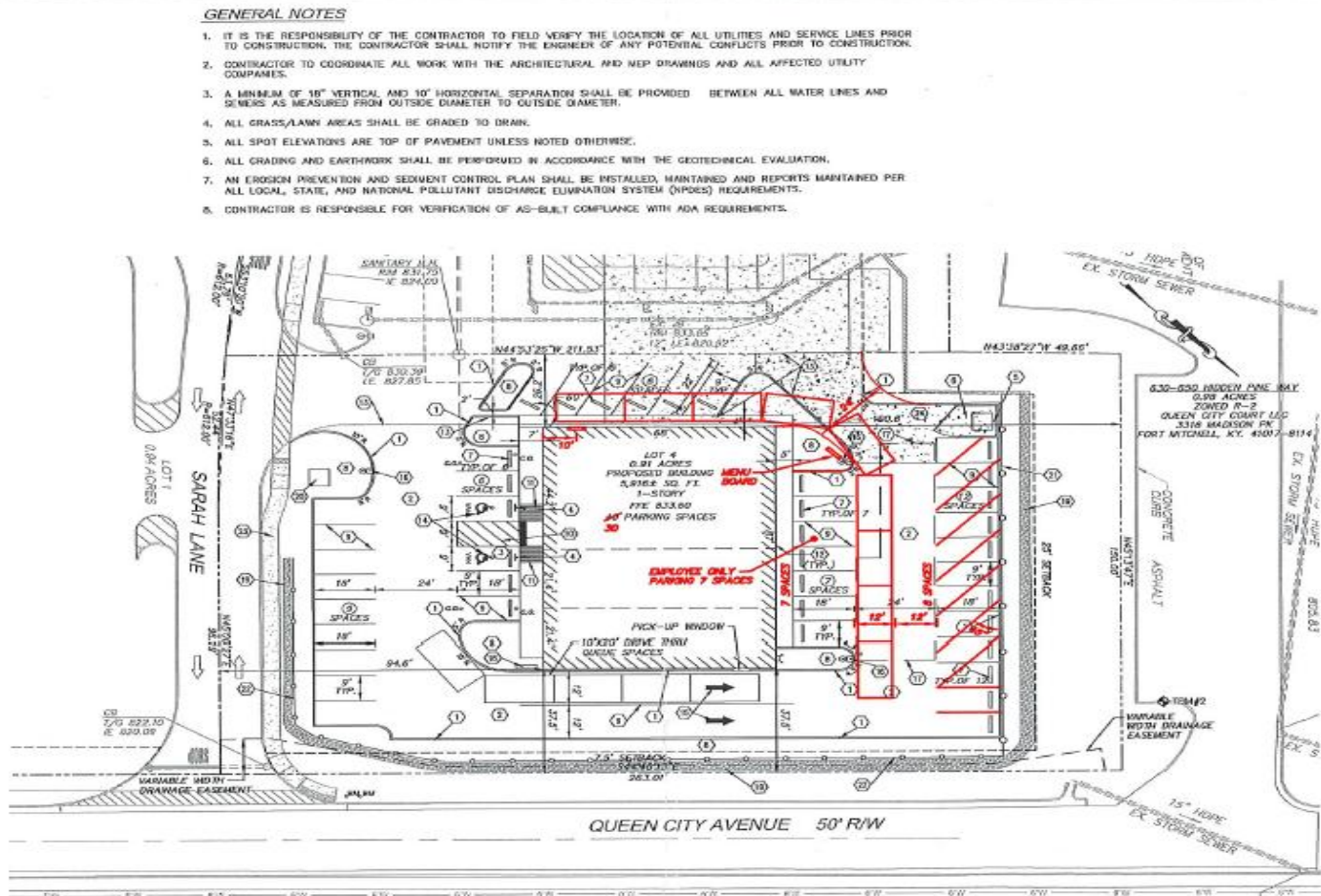
REFERENCE IS MADE TO CITY OF CRESCENT SPRINGS ZONING ORDINANCE.
NOTE: THE PROPOSED USE IS SUBJECT TO THE STAGE I DEVELOPMENT PLAN APPROVED FOR CRESCENT SPRINGS COMMONS.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-8077), 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.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-8077), 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.



0.91 ACRES

CRESCENT SPRINGS COMMONS

C1.0



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DRIVE THRU EXHIBIT
SITE PLAN

CRESCENT SPRINGS COMMONS LOT 4
2400 SARAH LANE
CRESCENT SPRINGS, KENTUCKY 40317

TRISTAR VENTURES, LLC
2400 EXECUTIVE DRIVE, SUITE 114
ST. CHARLES, MISSOURI 63303

TRISTAR VENTURES, LLC
2400 EXECUTIVE DRIVE, SUITE 114
ST. CHARLES, MISSOURI 63303

PROJECT NO. 210074-E2
DATE: JANUARY 20, 2020
DRAWN BY: RTO
CHECKED BY: JLN
SCALE: 1" = 20'

REVISIONS

DATE: 1/20/20

LEGEND

SEE SHEET C01 FOR LEGEND.

LIMITATIONS

THIS PLAN IS A PRELIMINARY DESIGN. THE CONTRACTOR SHALL 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.

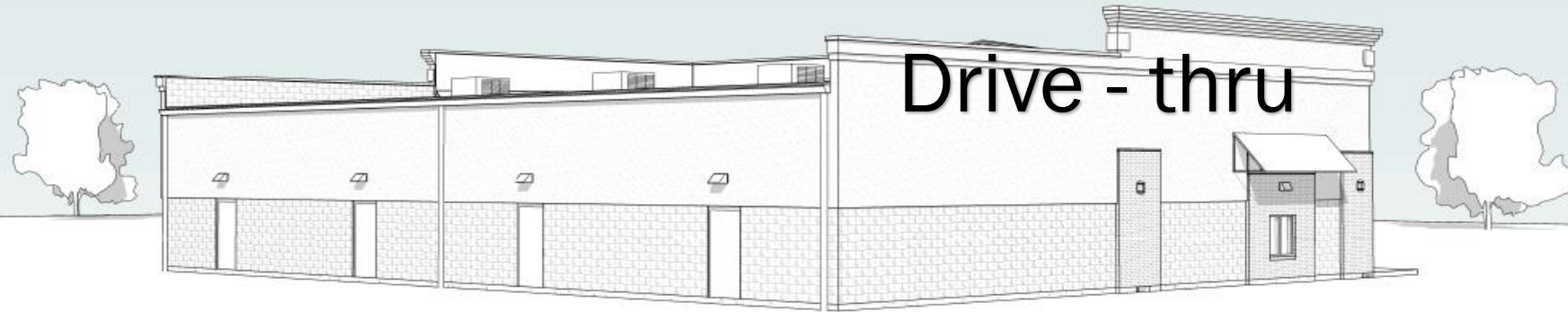
FLOOD NOTE

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21117C0012P, DATED 5/16/2013.

GRAPHIC SCALE IN FEET

1" = 20 FEET
4/10/20 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 (2015 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 Mercantile Group - Or
 4-2 Assembly - Restaurant Or
 4-3 Assembly - Fitness Training

Ch 5 Allowable Height: 1 story
 Allowable Building Area: 5000 of
 Allowable Building Height: 1 story
 Building Footprint Area: 5916 sf

Ch 6 Type of Construction: VB (SB)
 Per-Rating Of Building Elements:
 No Rating Requirements
 Bld. Wall Requirements Based On
 Separation Dist.: 0 Hr. - all 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 to Not Sprinklered

2012 International Energy & Conservation Req.
 For Occupancy: M
 Commercial Occupancies: M
 Climate Zone: 4 Except Marine
 Risks

5'-Polysty. Insul. Above Deck For Total R-20.5
 Walls, Above Grade:
 2'-Cms Walls w/ 2" Rigid Ins; 6.96 + 11.4 = 18.36
 2'-Cms Walls w/ 2" Rigid Ins w/ Min. 1" Gls. Ins;
 6.96 + 11.4 + 4.6 = 23.02
 6'-Metal Cladd w/ 2" Rigid Ins w/ Min. 1" Gls. Ins;
 19 + 11.4 + 4.6 = 35

Roofing - Single Ply:
 Rtn Walls: 1'-0" Extruded Polystyrene at R-5 Insh
 = R-7.5 Total
 Reproductive Requirements in Comm. Occupancies:
 Metal Framed Walls w/ Thermal Breaks:
 Custom Wall Standards: U-0.26 w/ SHGC: 0.40
 Glass Entrance Doors: U-0.70 w/ SHGC: 0.40
 Operable Insulated Metal Door: U-0.45

See Insulation Notes on Sheet A1.1

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

Sheet Index

- A0.1 Cover Sheet
- A1.1 1st Floor Plan
- A1.2 Reflected Ceiling Plan
- A1.3 Roof Plan
- A2.1 Front & Rear Elevations
- A2.2 Left & Right Elevations
- A3.1 Side-Side Building Sects.
- A3.2 Up-Down 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
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New Retail Building - Lot 4
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Cover Sheet	File
A1.1	File
A1.2	File
A1.3	File
A2.1	File
A2.2	File
A3.1	File
A3.2	File
A4.1	File
S1.1	File
S1.2	File
S1.3	File
S1.4	File
S1.5	File

Sheet No.
A0.1

Statement of Special Inspections

- 1) To inspect Formings Before Concrete is Poured For Rebar Placement and Position in Spread Footing and Wall Footings
- 2) To inspect Rebar in Wall Foundations for Proper Foundations and Locations
- 3) To inspect Concrete Slab Before it is Poured for Proper Reinforcing and Perimeter Insulation
- 4) To inspect Onsite Walls During Construction for Rebar Placement and Grouting
- 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" Polysty. Rigid Insulation at R-5.7 per inch for a total of R-29.5 on the roof
- 2) Once to have Perimeter Insulation in open cells for a total of R-5.95
- 3) Interior 2-furring to have 2" of polysty. 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 5 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 Eits Systems to be Extruded Polystyrene at R-5/Inch or Expanded Polystyrene at R-4.7/Inch- Verify
- 7) Submit Insulation Manufacturer Data on All Insulation Types for Verification of Required R-Values

Penetration Requirements

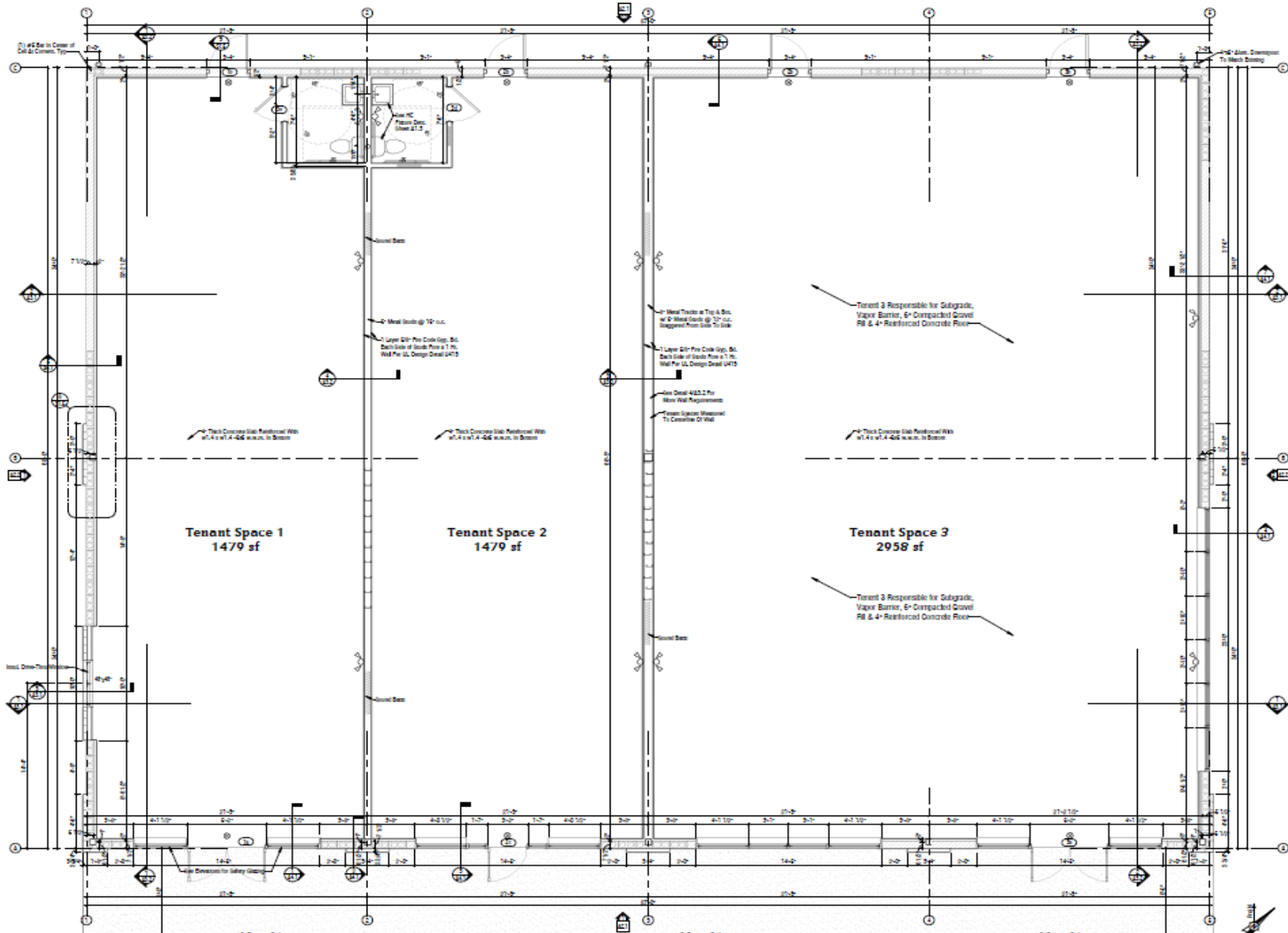
- 1) Stairwell Systems to have Thermal Breaks with a Max. U-Factor of 0.38 & SHGC (Solar Heat Gain Coefficient) of 0.40
- 2) Stairwell Entry Doors to have Max. U-Factor of 0.70 & SHGC of 0.40
- 3) Rear Metal Door to be Insulated with a Max. U-Factor of 0.45
- 4) Penetration products are to be rated in accordance with NFRC.
- 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 Locked 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 Locked w/ Thumbturn
 - 1-Ea. Push-Pull Set
 - 1-Ea. Hydraulic Closer
 - 1-Ea. Weatherstriap 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. Peep Hole. 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. Weatherstriap
- Set 5- Utility Rm. Door
 - 3-Ea. Hinges
 - 1-Ea. Passage Lever Lockset
 - 1-Ea. 12" Kickplate
 - 1-Ea. Weatherstriap
- Set 6- Stairroom Doors
 - 3-Ea. Hinges
 - 1-Ea. Keyed Stairroom Lever Lockset
 - 1-Ea. Hydraulic Closer
 - 1-Ea. 12" Kickplate
- Set 7- Office Door
 - 3-Ea. Hinges
 - 1-Ea. Keyed Entry Lever Lockset
 - 1-Ea. 12" Kickplate
 - 1-Ea. Weatherstriap

Item	Description	Unit	Qty	Price	Phase Material	Notes	Door Material	Door Finish	Pre-Finish	Glass Material	Frame	Comments
10	Single Heavy Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
11	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
12	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
13	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
14	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
15	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
16	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
17	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
18	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
19	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
20	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1

Item	Description	Unit	Qty	Price	Phase Material	Notes	Door Material	Door Finish	Pre-Finish	Glass Material	Frame	Comments
21	Single Heavy Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
22	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
23	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
24	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
25	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
26	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
27	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
28	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
29	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1
30	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	Aluminum	Aluminum	Aluminum	Aluminum	None	None	1

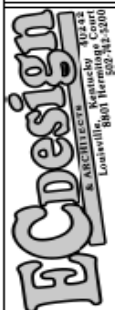


1st Floor Plan

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1st Floor Plan
 1/24/2010
 1803
 EOC
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