

Crescent Springs Commons
2400 Sarah Lane
Crescent Springs, KY 41017



David L. Schank Companies
David L. Schank, CCIM 
8134 New LaGrange Rd
Suite 225
Louisville, KY 40222
Office 502-429-0059
dschank@davidlschankco.com 



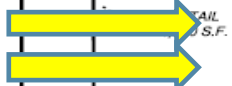
CRESENT SPRINGS COMMONS



QUEEN CITY AVENUE

0.91 Acres Future Development
Build-to-Suit Opportunity
Vacant land for sale or build to suit
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



SHERWIN WILLIAMS
BIG LEAGUE HAIRCUTS

Auto Zone

LOT 1
0.94 AC.

SARAH LANE

EMILY DRIVE

LOT 3
0.78 AC.±

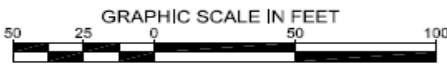
LOT 3
0.94 AC.

TACO BELL

ANDERSON ROAD

CLOCK TOWER WAY

CRESCENT SPRINGS COMMONS
SITE PLAN



PRISM ENGINEERING & DESIGN GROUP, LLC
 2309 WAITERSON TRAIL, SUITE 200
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DATE: JULY 14, 2017 SHEET 1 of 1

Strategic Northern Kentucky location offering immediate access to I-71/75, 7.4-mile convenience to CVG Airport, and adjacency to established retail, dining, and Amazon logistics operations.

Downtown Cincinnati



Cincinnati/
Northern
Kentucky
International...

Scudder Field

KENTUCKY

Ohio River

OHIO

KENTUCKY

Bromley

Villa Hills

Crescent Springs Commons
SITE

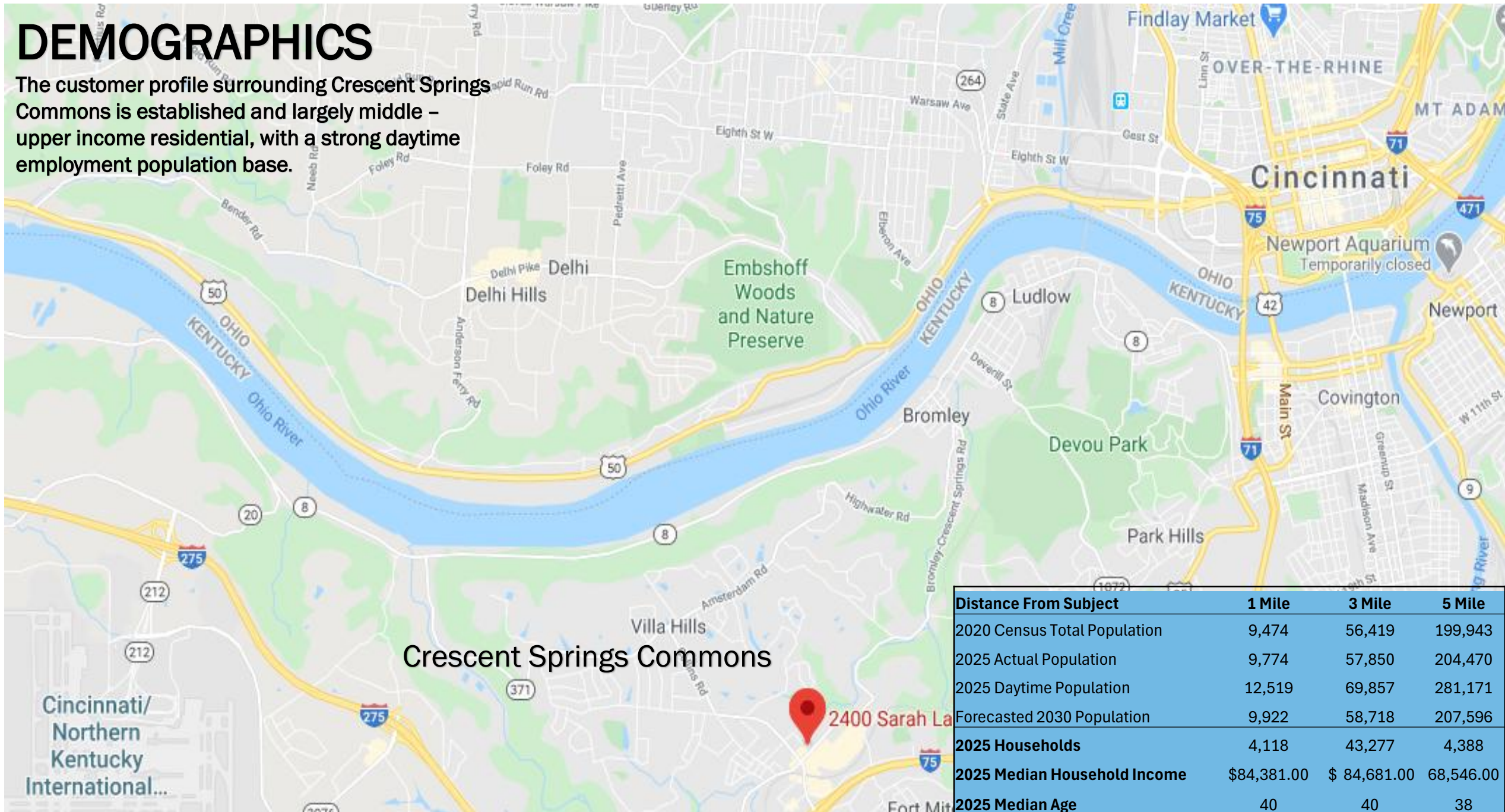
Crescent
Springs

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**
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. GUNPSHER LAYOUT - 8" HIGH MASONRY ENCLOSURE W/ GATES - SEE SHEET DETAIL SHEET C1.6.
 7. 6"-0" LONG CONCRETE WHEEL STOP, PAVED TO PAVEMENT - SEE DETAIL SHEET C1.6, LOCATE 2'-0" FROM FACE OF CURB OR SIDEWALK.
 8. NEW LANDSCAPE AREA - SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
 9. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.).
 10. 4" WIDE DIAGONAL STRIPES 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. AM 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.

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	2 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

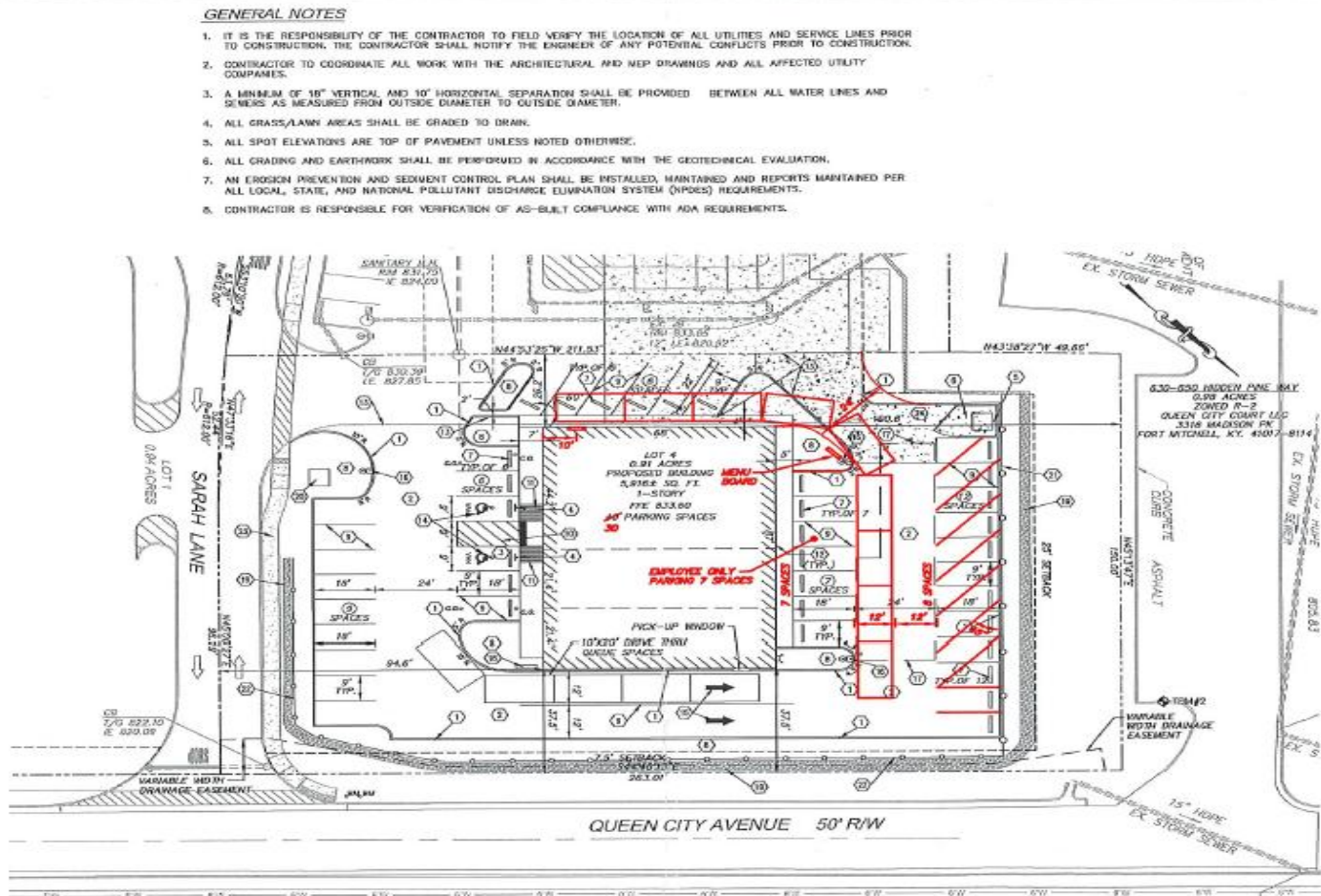
REFERENCE IS MADE TO CITY OF CRESCENT SPRINGS ZONING ORDINANCE.
NOTE: THE PROPOSED USE IS SUBJECT TO THE STAGE I DEVELOPMENT PLAN APPROVED FOR CRESCENT SPRINGS COMMONS.

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

LEGEND
SEE SHEET C01 FOR LEGEND.

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
4/16/20 ADD'D DRIVE THRU QUEUE SPACES.



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DRIVE THRU EXHIBIT
SITE PLAN

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

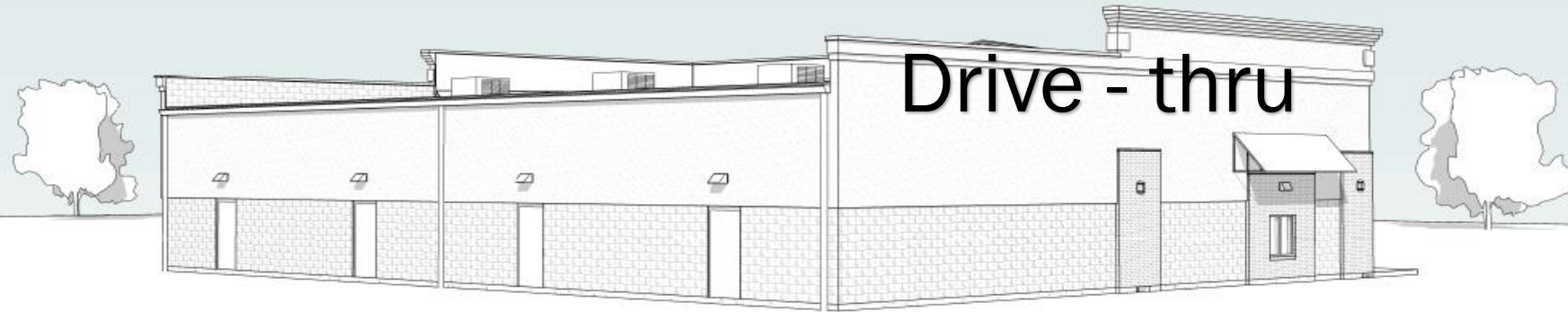
TRISTAR VENTURES, LLC
2400 EXECUTIVE DRIVE, SUITE 114
ST. CHARLES, MISSOURI 63303

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'

C1.0

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
 A-2 Assembly - Restaurant, Or
 A-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
 Ext. 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, Inc.
 Climate Zone: 4 Energy Matrix

Roofs:
 5'-Pitched, Insul. Above Deck For Total R-28.5
 Walls, Above Grade:
 0'-Ons Walls w/ 2" Rigid Ins: 6.96 + 11.4 = 18.36
 2'-Ons Walls w/ 2" Rigid Ins w/ Min. 1" Gls Bit:
 6.96 + 11.4 + 4.6 = 23.02
 6" Metal Clad w/ 2" Rigid Ins w/ Min. 1" Gls Bit:
 19 + 11.4 + 4.6 = 35

Roofs - Single Pitch:
 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

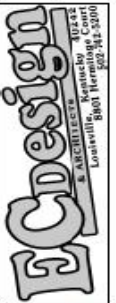
- A0.1 Cover Sheet
- A1.1 1st Floor Plan
- A1.2 Reflected Ceiling Plan
- A1.3 Roof Plan
- A2.1 Front & Rear Elevations
- A2.2 Left & Right Elevations
- A3.1 Side-Side Building Sects.
- A3.2 Up-Down Building Sects.
- A4.1 Wall Sections
- S1.1 Structural General Notes
- S1.2 Foundation Plan
- S1.3 Roof Framing Plan
- S1.4 Structural Bldg. Sections
- S1.5 Structural Wall Sections



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



New Retail Building - Lot 4
Crescent Springs Commons
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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

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 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 Onst 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-28.5 on the roof
- 2) Onst to have Perfor 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 Ets 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

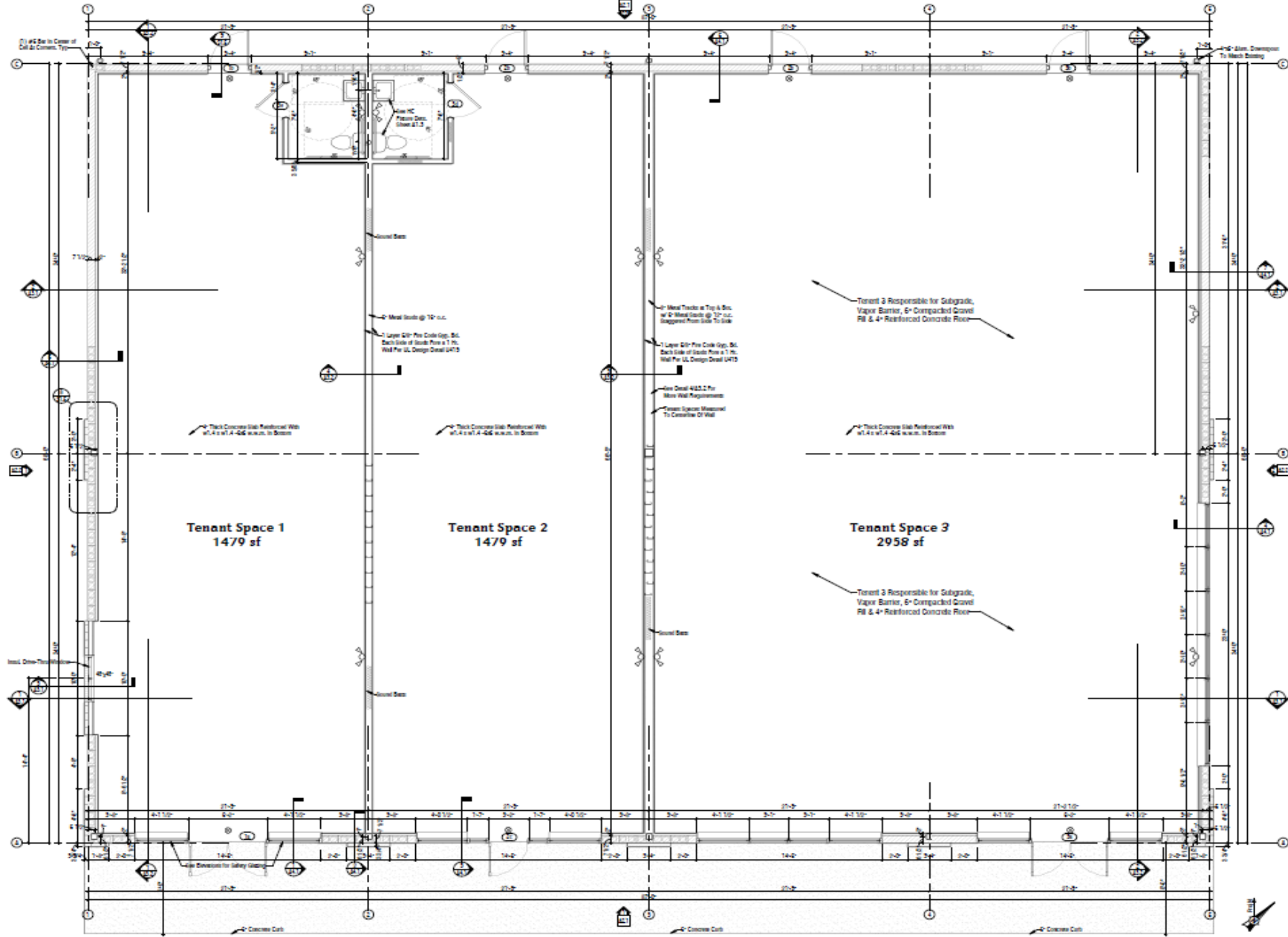
- 1) Stairwell Systems to have Thermal Breaks with a Max. U-Factor of 0.38 & SHGC (Solar Heat Gain Coefficient) of 0.40
- 2) Stairwell Entry Doors to have Max. U-Factor of 0.70 & SHGC of 0.40
- 3) Rear Metal Door to be Insulated with a Max. U-Factor of 0.45
- 4) Penetration products are to be rated in 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. 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. 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. Weatherstrip
- Set 5- Utility Rm. Door
 - 3-Ea. Hinges
 - 1-Ea. Passage Lever Lockset
 - 1-Ea. 12" Kickplate
 - 1-Ea. Weatherstrip
- 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. Weatherstrip

Item	Description	Unit	Qty	Price	Phase Material	Phase No.	Door Material	Door Profile	Pre No.	Glass Material	Frame	Comments
10	Single Heavy Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete
11	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete
12	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete
13	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete
14	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete

Item	Description	Unit	Qty	Price	Phase Material	Phase No.	Door Material	Door Profile	Pre No.	Glass Material	Frame	Comments
15	Single Heavy Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete
16	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete
17	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete
18	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete
19	Light Weight Push-Pull Door	EA	1	1,300	Aluminum Frame	1000	Aluminum	1000	1000	Tempered Glass Safety Glass	1000	Concrete

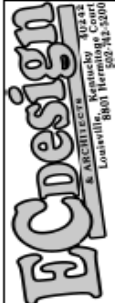


1st Floor Plan

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1st Floor Plan
 1/24/2010
 1803
 EDC
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