

**PROJECT INFORMATION**

<b>1. OWNERS/ DEVELOPER:</b> JACS PROPERTY P.O. BOX 17785 FT. WYTHELL, KY 41017	<b>PREPARED BY:</b> SABO DESIGN ASSOCIATES 550 WARD'S CORNER RD. LOVELAND, OH 45140 513-885-1236
<b>2. SITE AREA EXISTING ZONING</b>	
R-1F	= 1.39 ACRES
R-2	= 0.599 ACRES
Q.C.A.	= 0.115 ACRES
<b>TOTAL</b>	<b>= 2.194 ACRES (GROSS)</b>
<b>3. ALLOWABLE DENSITY:</b>	
R-1F (1 UNIT/8000 S.F.)	605468 F./8000 = 10.09
R-1C (16 UNITS/1 NET ACRE)	15 x 0.689ACRES = 10.34
Q.C.A. (16 UNITS/1 NET ACRE)	15 x 0.115ACRES = 1.725
<b>TOTAL</b>	<b>= 22.16 UNITS</b>
<b>4. PROPOSED ZONING:</b> R-2 CONDOMINIUM	
<b>5. PROPOSED DENSITY</b>	
R-2 (16 UNITS/1 NET ACRE)	15 x 2.186ACRES = 32.81 UNITS
<b>6. PARKING REGULATIONS</b>	
REQUIRED (2/2 BDRM UNIT)	= 84 (32 UNITS)
PROVIDED	= 80
<b>TOTAL</b>	<b>80/82 = 2 2/3 UNIT</b>

**ADJACENT PROPERTY INFORMATION**

100 JOE & CAROLYN SPILLE ZONE R-2 2421 HARRIS AVENUE (DP-13) D.B. 1075 PG. 164	101/ 102 FRANK RUPRECH ZONE R-2 659 QUEEN CITY AVE. D.B. CW PG. 26	103 TED RICHARDSON ZONE R-1F 615 IRELAND AVENUE D.B. 1130 PG. 320
104 TILFORD RICHARDSON ZONE R-1F 821 IRELAND AVENUE D.B. 1092 PG. 79	105 TULIP, LLC. ZONE R-1F 628 BUTTERMILK PIKE D.B. 448 PG. 620	106 BOB & PAT POWWORTHY ZONE R-1F 629 IRELAND AVENUE D.B. 896 PG. 53
107 WILL & CATHY OTTEN ZONE R-1F 853 IRELAND AVENUE D.B. 853 PG. 246	108 JASON & SHERRIE LIES ZONE R-1F 2428 HARRIS AVENUE C48 PG. 144	109 JEFFERY D. MORRIS ZONE R-1F 2424 HARRIS AVENUE D.B. 1165 PG. 171
110 MIKE & DAWN JACKSON ZONE R-1F 2422 HARRIS AVENUE D.B. 1198 PG. 107	111 MIKE & MARIEA JACKSON ZONE R-1F 2420 HARRIS AVENUE D.B. CW PG. 235	112 HELEN BROXTERMAN ZONE R-1F 2418 HARRIS AVENUE D.B. C274 PG. 146
113 ELIZABETH G. GIBSON & JEFFERY SMITH ZONE R-1F 2416 HARRIS AVENUE D.B. 1092 PG. 293	114 EDWARD J. SCHLACHTER & JOHN HEBB ZONE R-1F 650-A QUEEN CITY AVE. D.B. 691 PG. 250	115 ALLIANCE PROPERTIES ZONE R-1F 654 SPILLE COURT D.B. 375 PG. 319
	116 JOSE & CAROLYN SPILLE ZONE R-1F 626-623 SPILLE COURT D.B. 878PG.138 & D.B.1076PG.290	

**SITE PLAN**  
SCALE: 1 INCH = 50'-0"  
PROPOSED ZONE LINE - - - - -  
EXISTING ZONE LINES - - - - -

ZONING PLAN  
PROPERTY INFO.

PROPOSED  
JACS PROP - ZONING CHANGE  
CRESCENT SPRINGS, KENTUCKY  
KENTON COUNTY

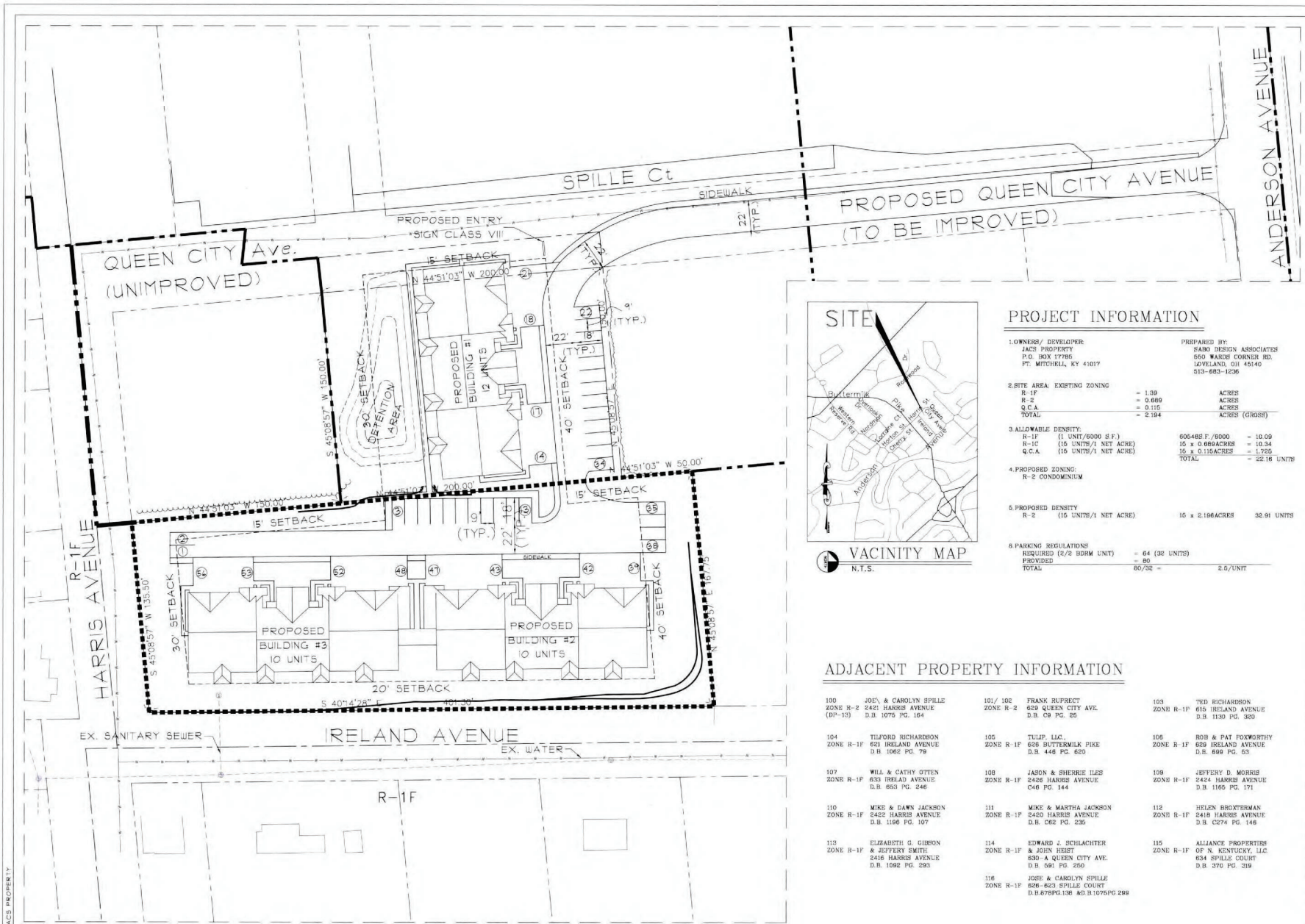


ISSUE DATES

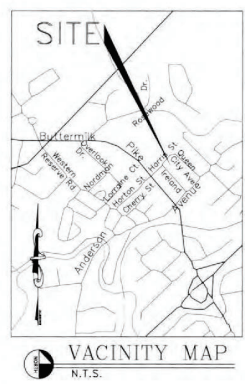
2-4-07	NCAPC

XXXXXX JACS PROPERTY

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**SITE PLAN**  
 SCALE: 1 INCH = 30'-0"  
 PROPOSED ZONE LINE - - - - -  
 EXISTING ZONE LINES - - - - -



**PROJECT INFORMATION**

<b>1. OWNERS/ DEVELOPER:</b> JACS PROPERTY P.O. BOX 17785 PT. MITCHELL, KY 41017	<b>PREPARED BY:</b> SABO DESIGN ASSOCIATES 550 WARD CORNER RD. LOVELAND, OH 45140 513-683-1236
<b>2. SITE AREA EXISTING ZONING:</b>	
R-1F = 1.39 ACRES	
R-2 = 0.669 ACRES	
Q.C.A. = 0.115 ACRES	
<b>TOTAL = 2.194 ACRES (GROSS)</b>	
<b>3. ALLOWABLE DENSITY:</b>	
R-1F (1 UNIT/6000 SF) = 605485 F./6000 = 10.09	
R-1C (12 UNITS/1 NET ACRE) = 12 x 0.086ACRES = 10.34	
Q.C.A. (15 UNITS/1 NET ACRE) = 15 x 0.116ACRES = 1.725	
<b>TOTAL = 22.16 UNITS</b>	
<b>4. PROPOSED ZONING:</b> R-2 CONDOMINIUM	
<b>5. PROPOSED DENSITY:</b> R-2 (15 UNITS/1 NET ACRE) = 15 x 2.196ACRES = 32.91 UNITS	
<b>6. PARKING REGULATIONS:</b>	
REQUIRED (2/2 BDRM UNIT) = 64 (32 UNITS)	
PROVIDED = 80	
<b>TOTAL = 60/32 = 2.0/UNIT</b>	

**ADJACENT PROPERTY INFORMATION**

100 JOE & CAROLYN SPILLE ZONE R-2 2421 HARRIS AVENUE (DP-13) D.B. 1075 PG. 164	101/ 102 FRANK RUPRECHT ZONE R-2 629 QUEEN CITY AVE. D.B. C9 PG. 26	103 TED RICHARDSON ZONE R-1F 615 IRELAND AVENUE D.B. H30 PG. 320
104 TILFORD RICHARDSON ZONE R-1F 821 IRELAND AVENUE D.B. 1062 PG. 79	105 TULIP, LLC. ZONE R-1F 626 BUTTERMILK PIKE D.B. 446 PG. 620	106 ROB & PAT FOXWORTHY ZONE R-1F 629 IRELAND AVENUE D.B. 696 PG. 53
107 WILL & CATHY OTTEN ZONE R-1F 653 IRELAND AVENUE D.B. 853 PG. 246	108 JASON & SHERRIE ILES ZONE R-1F 2426 HARRIS AVENUE C46 PG. 144	109 JEFFERY D. MORRIS ZONE R-1F 2424 HARRIS AVENUE D.B. H65 PG. 171
110 MIKE & DAWN JACKSON ZONE R-1F 2422 HARRIS AVENUE D.B. 1196 PG. 107	111 MIKE & MARTHA JACKSON ZONE R-1F 2420 HARRIS AVENUE D.B. C82 PG. 235	112 HELEN BROXTERMAN ZONE R-1F 2418 HARRIS AVENUE D.B. C274 PG. 146
113 ELIZABETH G. GIBSON ZONE R-1F 2416 HARRIS AVENUE D.B. 1092 PG. 293	114 EDWARD J. SCHLACHTER & JOIN HEIST ZONE R-1F 630-A QUEEN CITY AVE. D.B. 591 PG. 260	115 ALLIANCE PROPERTIES OF N. KENTUCKY, LLC. ZONE R-1F 634 SPILLE COURT D.B. 370 PG. 319
	116 JOSE & CAROLYN SPILLE ZONE R-1F 626-623 SPILLE COURT D.B. 678 PG. 138 & D.B. 1075 PG. 268	

PROPOSED  
SITE LAYOUT

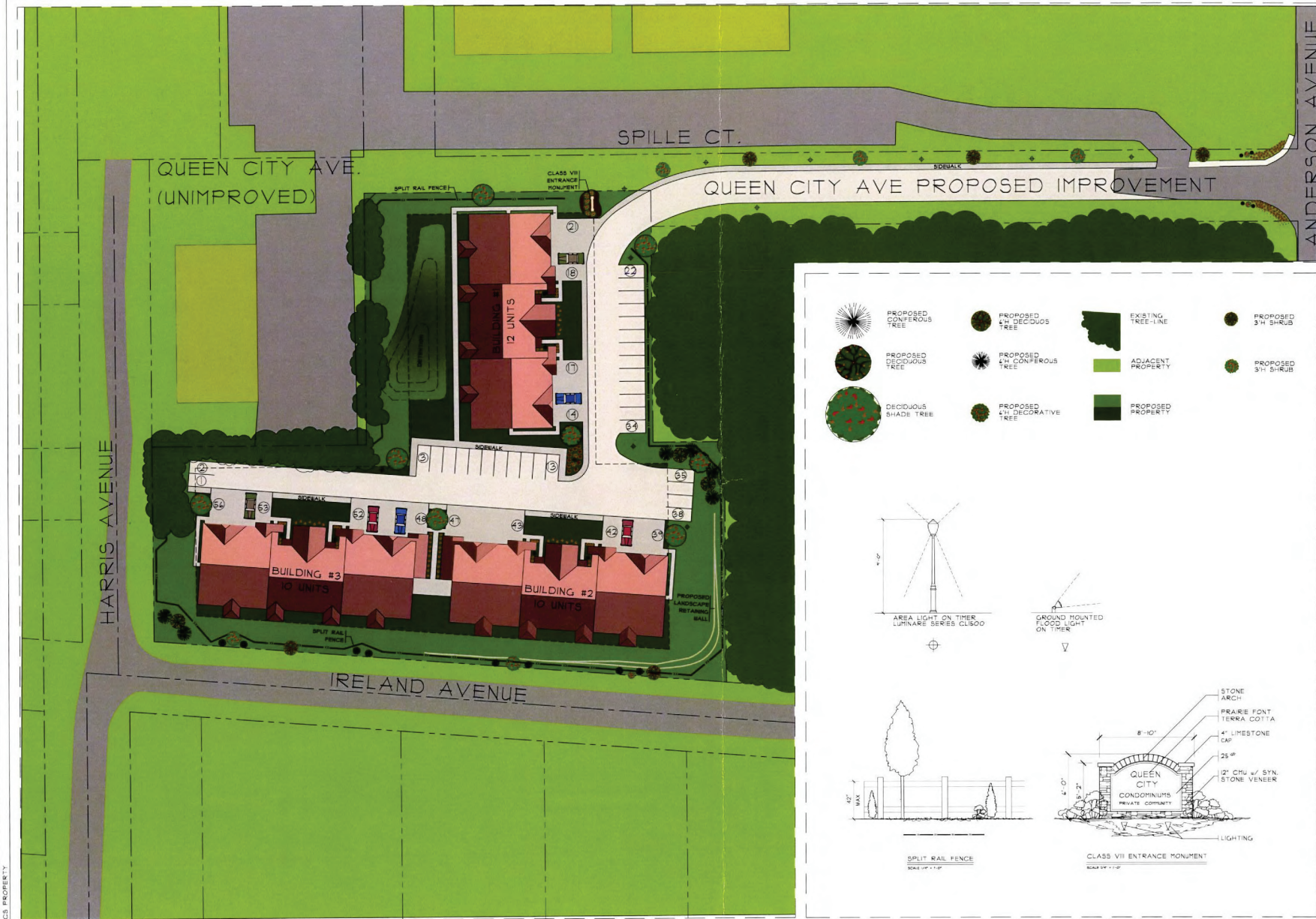
PROPOSED  
JACS PROP - ZONING CHANGE  
CRESCENT SPRINGS, KENTUCKY KENTON COUNTY



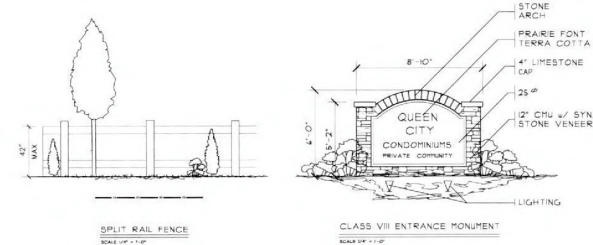
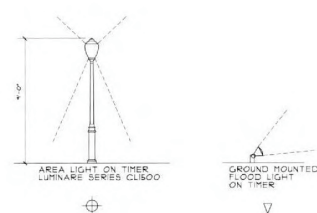
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ISSUE DATES
2-4-01 NCAPC

XXXVIII JACS PROPERTY



- PROPOSED CONFERSUS TREE
- PROPOSED 4H DECIDUOUS TREE
- PROPOSED 4H CONFERSUS TREE
- PROPOSED 4H DECORATIVE TREE
- PROPOSED 3H SHRUB
- PROPOSED 5H SHRUB
- EXISTING TREE-LINE
- ADJACENT PROPERTY
- PROPOSED PROPERTY



LANDSCAPING  
SCALE: 1" INCH = 50'-0"

LANDSCAPING  
SIGNAGE, FENCING

PROPOSED  
JACS PROP - ZONING CHANGE  
CRESCENT SPRINGS, KENTUCKY KENTON COUNTY

SDA  
SABO DESIGN ASSOCIATES  
550 Wards Corner Road  
Suite 201  
Lebanon, Ohio 45140  
(513) 483-1236  
saboesignassociates.com

ISSUE DATES
2-4-01 NKAPC

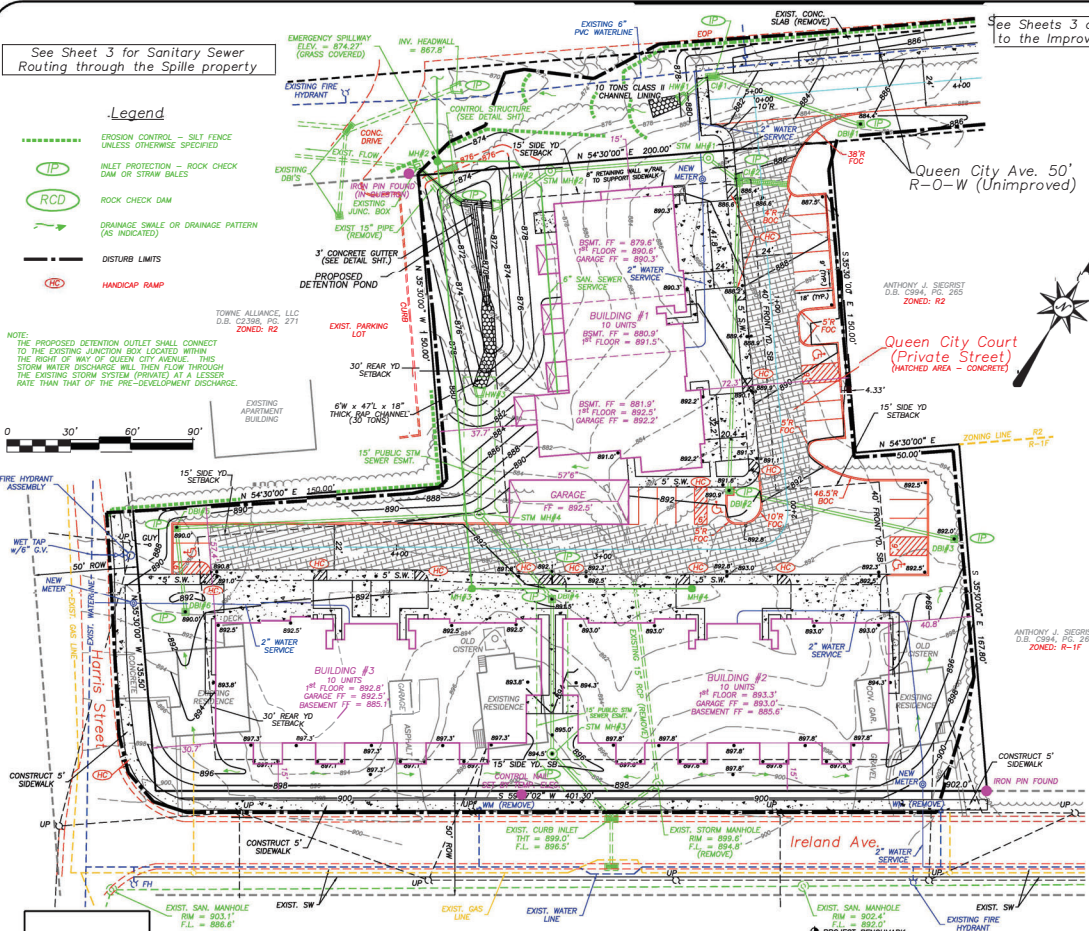
XXXXXX JACS PROPERTY



See Sheet 3 for Sanitary Sewer Routing through the Spille property

- Legend**
- EROSION CONTROL - SILT FENCE UNLESS OTHERWISE SPECIFIED
  - INLET PROTECTION - ROCK CHECK DAM OR STRAW BALES
  - ROCK CHECK DAM
  - DRAINAGE SWALE OR DRAINAGE PATTERN (AS INDICATED)
  - DISTURB LIMITS
  - HANDICAP RAMP

NOTE: THE PROPOSED DETENTION OUTLET SHALL CONNECT TO THE EXISTING JUNCTION BOX LOCATED WITHIN THE RIGHT OF WAY OF QUEEN CITY AVENUE. THIS STORM WATER DISCHARGE WILL THEN FLOW THROUGH THE EXISTING STORM SYSTEM (DOWN) AT A LESSER RATE THAN THAT OF THE PRE-DEVELOPMENT DISCHARGE.



See Sheets 3 and 4 for Details Pertaining to the Improvement of Queen City Ave.

**PROJECT SUMMARY:**  
 CLIENT: QUEEN CITY COURT, LLC  
 C/O MR. BRYAN BRIGGOTT  
 P.O. BOX 54421  
 CHICAGO, OH 45245  
 SOURCE OF TITLE: D.B. C1208, PGS. 328, 331, 333  
 PROPOSED ZONING: R2 (CRESCENT SPINGS)  
 ZONING REQUIREMENTS (R2):  
 MIN. LOT AREA: 20,000 S.F.  
 MIN. FRONT YARD SETBACK: 40'  
 MIN. LOT WIDTH @ FRONT SETBACK: 100'  
 MIN. SIDE YARD SETBACK: 15'  
 MIN. REAR YARD SETBACK: 30'  
 MAXIMUM BUILDING HEIGHT: 40'  
 TOTAL PARCEL AREA: 2.08 ACRES  
 TOTAL DISTURBED AREA: 2.7 ACRES

- GENERAL NOTES:**
- 1) ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE KENTON COUNTY SUBDIVISION REGULATIONS AND/OR THE CITY OF CRESCENT SPRINGS ZONING REGULATIONS.
  - 2) THE PROPERTY BOUNDARY INDICATED HEREON HAS BEEN TAKEN FROM A CURRENT FIELD SURVEY PREPARED BY JERRY KEITH, LS AND DATED 9/15/07.
  - 3) ELEVATION INFORMATION INDICATED HEREON IS BASED UPON ASSUMED ELEVATION DATUM.
  - 4) ALL EXISTING UTILITY LINES INDICATED HEREON (E.G. GAS AND WATER) ARE APPROXIMATE. ALL UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - 5) ALL EXISTING UTILITY LINES INDICATED HEREON (E.G. GAS, WATER & SEWER) ARE APPROXIMATE. ALL UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - 6) ALL DROP BOX INLETS (2'x2') INDICATED HEREON IN PAVEMENT AREAS SHALL BE EQUIPPED WITH TRAVIC GRATES. ALL CURB INLETS SHALL BE DOUBLE GUTTER INLETS.
  - 7) THE PARKING SUMMARY FOR THIS PROJECT IS AS FOLLOWS:  
 2 PARKING SPACES FOR EACH CONDOMINIUM UNIT  
**CALCULATION:**  
 30 CONDOMINIUM UNITS x 2 = 60 PARKING SPACES NECESSARY  
 20 PARKING SPACES PROVIDED BY PARKING LOT  
 5 PARKING SPACES PROVIDED BY DETACHED PARKING GARAGE  
 25 PARKING SPACES PROVIDED BY BUILT-IN GARAGES  
 25 PARKING SPACES PROVIDED BY DRIVEWAY PARKING (IN FRONT OF GARAGE DOORS)  
**75 TOTAL PARKING SPACES HAVE BEEN PROVIDED ON THIS SITE PLAN**  
 TYPICAL PARKING SPACE SIZE: 9'x18'
  - 8) STORM WATER FROM SHALL BE DIRECTED TO THE PROPOSED DETENTION FACILITIES INDICATED HEREON.
  - 9) PAVEMENT FOR THE PARKING AREAS AND DRIVEWAYS SHALL BE EITHER CONCRETE PAVEMENT WITH INTEGRAL CURBING OR ASPHALT PAVING WITH MOUNTABLE CURBING. ALL PAVEMENT AND CURBING SHALL BE IN ACCORDANCE WITH THE CITY OF CRESCENT SPRINGS ZONING ORDINANCE.
  - 10) UNLESS OTHERWISE NOTED, ALL CURB RADII ARE TO THE FACE OF CURB.
  - 11) EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED AND MAINTAINED AT A MINIMUM OF EVERY 7 DAYS AND/OR AFTER EACH RAIN EVENT OF 0.5" OR GREATER.
  - 12) BMP'S SHALL BE REVISED AND SUPPLEMENTED AS NECESSARY AS THIS PROJECT PROGRESSES.
  - 13) ALL CLEARING AND GRUBBING ACTIVITY SHALL BE IN ACCORDANCE WITH SANITATION DISTRICT #1. SD#1 SHALL BE CONTACTED 72 HRS. PRIOR TO ANY DISTURBANCE ACTIVITY AT 859-578-8880.
  - 14) THE DETENTION BASIN SHALL BE OWNED AND MAINTAINED BY THE BUTLERMILK CROSSINGS HOMEOWNERS ASSOC.
  - 15) STABILIZATION OF ALL DISTURBED AREAS SHALL BEGIN WITHIN 14 DAYS ON ALL AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED.
  - 16) REFER TO SHEET 5 FOR PAVEMENT THICKNESSES FOR THE PARKING LOT AND DRIVEWAY PORTION OF THIS PROJECT. THE MAIN DRIVEWAY AREA(S) (EXCLUDING PARKING SPACES) SHALL BE CONSTRUCTED OF HEAVY DUTY PAVEMENT.
  - 17) EACH BLDG. SHALL BE SERVED BY INDIVIDUAL 2" WATER METERS AS INDICATED HEREON. DOMESTIC AND SPRINKLER LINES SHALL BE CONSTRUCTED WITHIN THE PROJECT AREA AS NECESSARY TO SERVE THIS PROJECT AND SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL PLUMBING REGULATIONS.
  - 18) TRASH COLLECTION FOR THIS DEVELOPMENT WILL CONSIST OF CURB-SIDE PICKUP OF INDIVIDUAL WASTE BINS PLACED BY EACH UNIT.

SHEET NUMBER  
2 of 9

Jerry F. Keith, P.E.  
Ky. P.E. #21762

Queen City Court, LLC  
Site Development Plan

Queen City Avenue  
Crescent Springs, Kentucky

**JFK** JERRY F. KEITH AND ASSOCIATES, P.S.C.  
 1245 Violet Road  
 Chattanooga, KY 41030  
 Telephone: (859) 428-0088  
 Facsimile: (859) 428-0111

Jerry F. Keith, PE  
 KY. PE # 21762

PROJECT BENCHMARK

NO.	REVISIONS	DATE

SCALE: 1" = 30'

DESIGNED BY: J.F.K.

DRAWN BY: J.F.K.

CHECKED BY: J.F.K.

PROJECT NO.: 08-17

DATE: 7/22/08

DRAWING ID: CROSS-PLAN7