
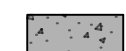
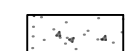

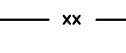
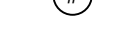


P:\BBL CONSTRUCTION SERVICES LLC (659)\ORTHOCINCY-400 CENTRE VIEW BLVD (26001)\Engineering\DWG\SP-ORTHOCINCY-BASE PROPOSED.dwg
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LEGEND:

-  ASPHALT PARKING LOT WITH CONCRETE BOX CURB
-  DUMPSTER PAD
-  CONCRETE SIDEWALK
-  GUARD RAIL
-  FENCE
-  PARKING COUNT

ZONING REQUIREMENTS
CITY OF CRESTVIEW HILLS, KENTUCKY

EXISTING BUSINESS PARK: BP-1
BUSINESS PARK-ONE

- 1. MINIMUM LOT AREA (AC) = 1
- 2. MINIMUM LOT WIDTH (FT) = 200 FT
- 3. MAXIMUM RESIDENTIAL DENSITY (UNITS/AC) = N/A
- 4. MAXIMUM FLOOR AREA RATIO (FAR) = N/A
- 5. MAXIMUM HEIGHT (FT) = 96 FT
- 6. MINIMUM FRONT YARD DEPTH (FT) = 50 FT
- 7. MINIMUM SIDE YARD DEPTH (FT) = 30 FT
- 8. MINIMUM REAR YARD DEPTH (FT) = 40 FT

PARKING REQUIREMENTS
PER CRESTVIEW HILLS ZONING ORDINANCE, ARTICLE 10, TABLE 10.1

REQUIREMENTS WILL VARY PER USE. ALL USES TO COMPLY WITH ARTICLE 10, TABLE 10.1. SAMPLE USES / EXAMPLES ARE LISTED BELOW.

- COMMERCIAL:
- MEDICAL OFFICE: - 1 PER 400 SF

- PROPOSED DEVELOPMENT:
- BUILDING AREA = 44,800 SQ. FT
 - 112 SPACES REQUIRED

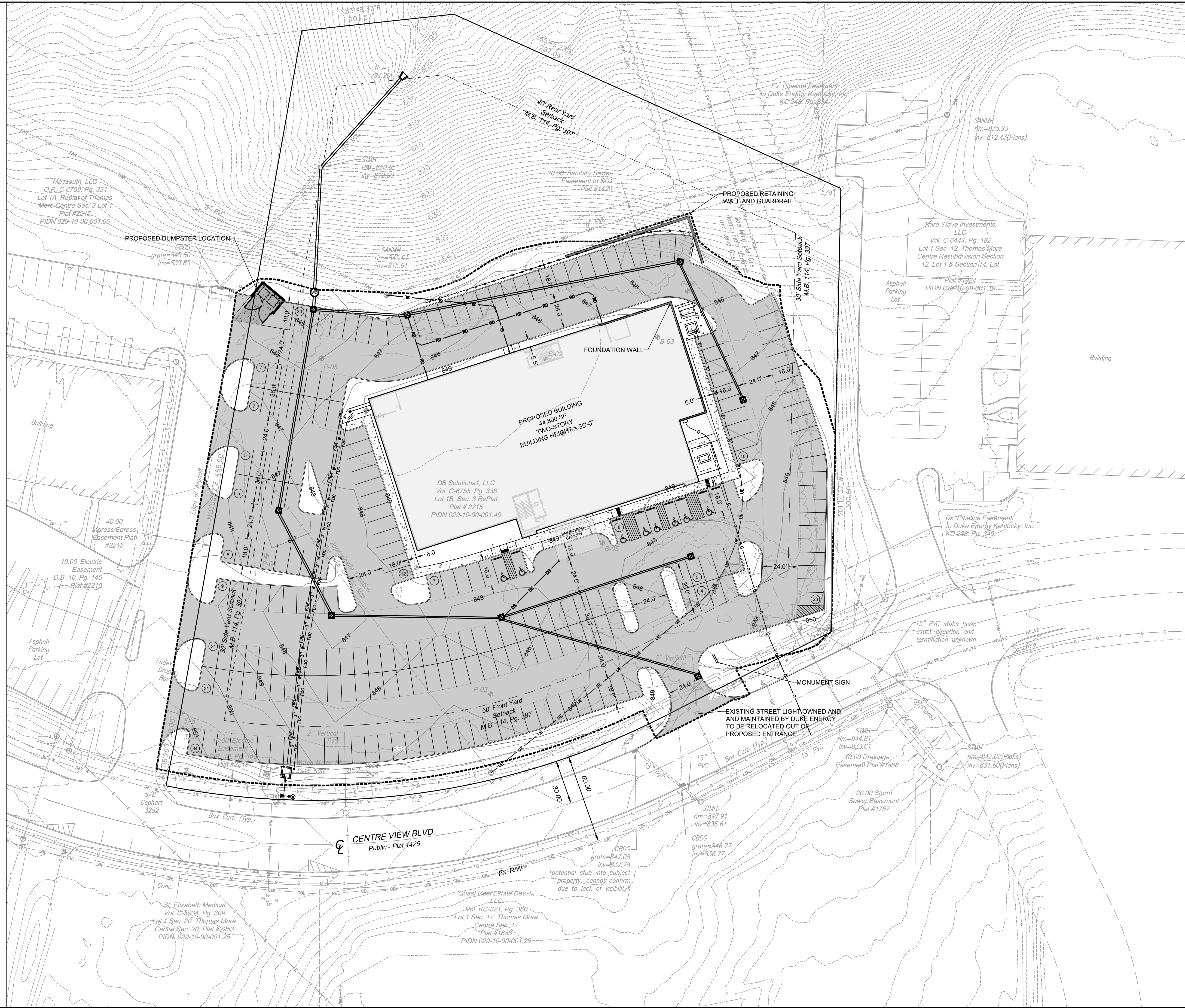
236 TOTAL SPACES PROPOSED

SITE LIGHTING REQUIREMENTS

SITE LIGHTING TO COMPLY WITH ARTICLE 7.05 OF THE CRESTVIEW HILLS ZONING ORDINANCE.

SHEET NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB, EDGE OF STRIPING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- 2. ALL INTERNAL RADII TO BE 5' MINIMUM ON THE FACE OF CURB OR PAVEMENT STRIPE UNLESS OTHERWISE NOTED.

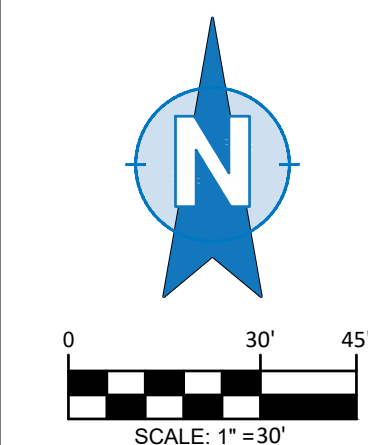


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Erlanger, KY 41018 Miford, OH 45150

Item	Revision	Date

ORTHO CINCY
MEDICAL OFFICE BUILDING
 CITY OF CRESTVIEW HILLS,
 KENTON COUNTY, KENTUCKY

Project No:	165826001
Date:	05/07/26
Drawn:	DOU
Checked:	MLB



CONCEPT
DEVELOPMENT
PLAN - STAGE 1

C-100

