

CONCEPT PLAN

LOT 18 WALTON TOWNE CENTER

12400 TOWNE CENTER DR, WALTON, BOONE COUNTY, KENTUCKY

REFERENCES

PIDN:078.00-16-018.00
DEED BOOK: 900 PAGE:685
GROUP NUMBER: 2082



SITE STATISTICS

AREA: 8.8237 ACRES
CURRENT ZONE: C-2/CD
PROPOSED ZONE: C-2/PD

SITE

DEVELOPER

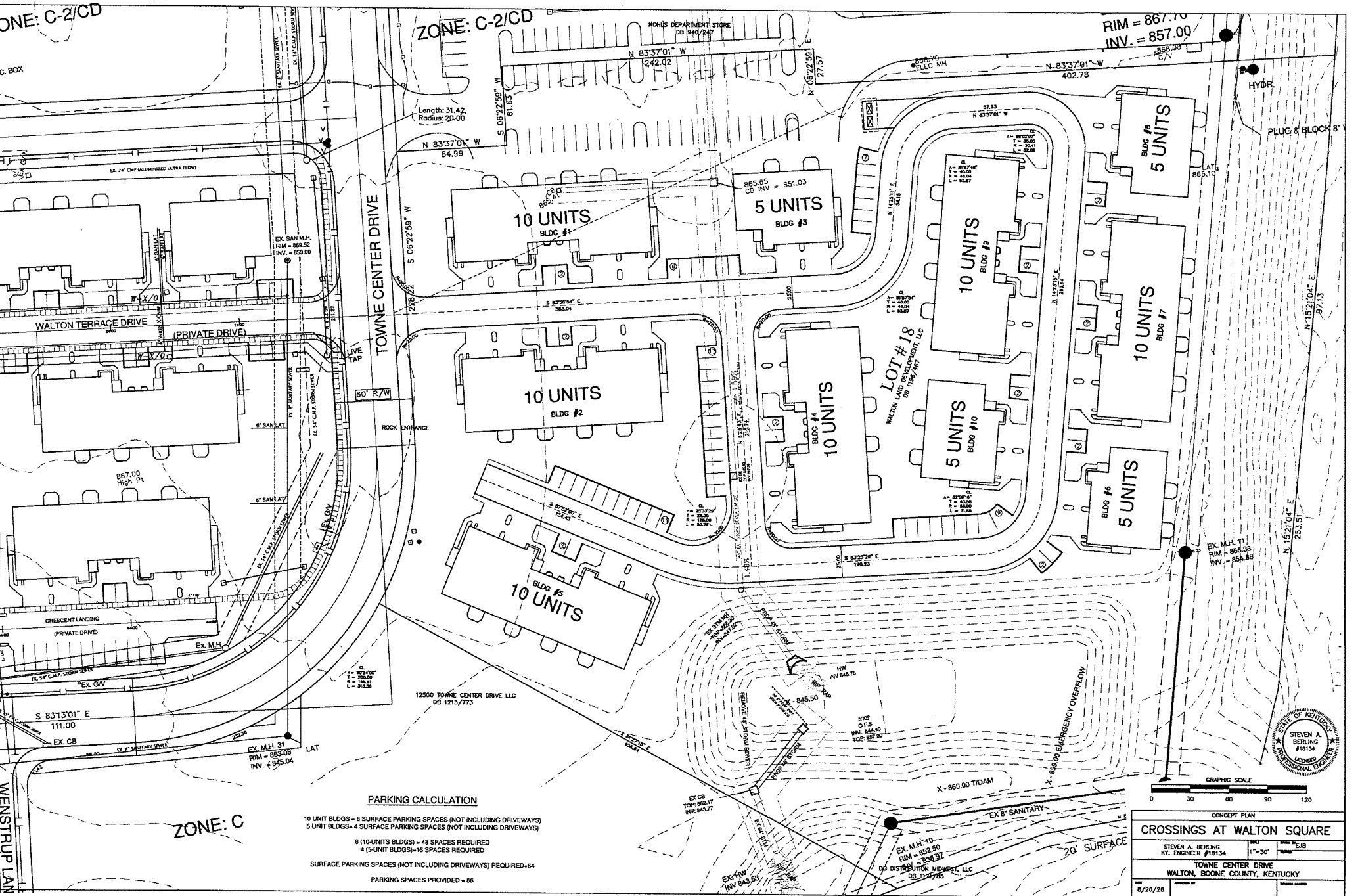
WALTON LAND DEVELOPMENT LLC
1671 PARK ROAD - SUITE ONE
FT. WRIGHT KY 41011
PHONE NO: (859) 331-9191

VICINITY MAP



ENGINEER

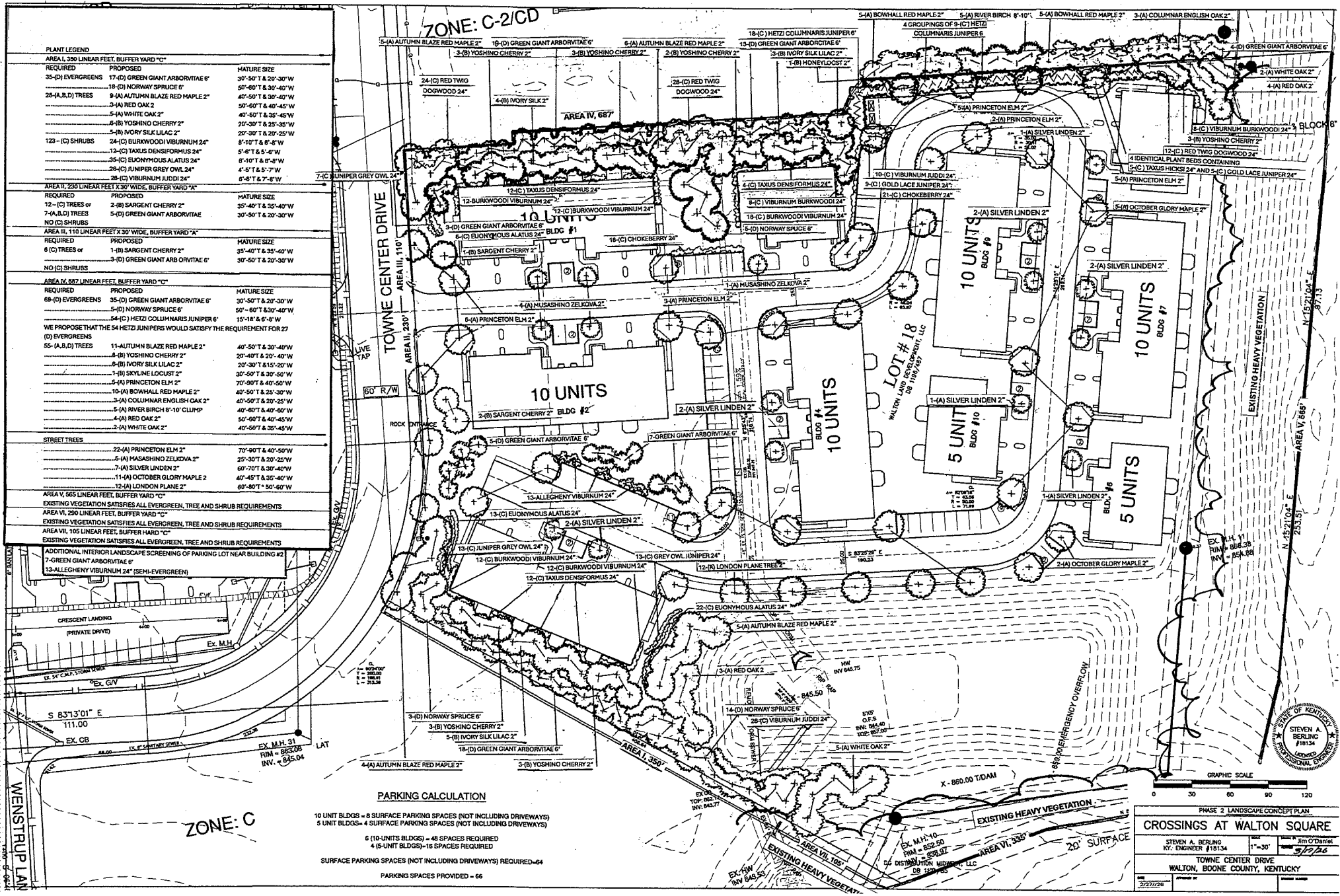
JAMES W. BERLING ENGINEERING, PLLC
1671 PARK ROAD - SUITE ONE
FT. WRIGHT KY 41011
PHONE NO: (859) 331-9191



PARKING CALCULATION

10 UNIT BLDGS - 8 SURFACE PARKING SPACES (NOT INCLUDING DRIVEWAYS)
5 UNIT BLDGS - 4 SURFACE PARKING SPACES (NOT INCLUDING DRIVEWAYS)
6 (10-UNIT BLDGS) = 48 SPACES REQUIRED
4 (5-UNIT BLDGS) = 16 SPACES REQUIRED
SURFACE PARKING SPACES (NOT INCLUDING DRIVEWAYS) REQUIRED - 64
PARKING SPACES PROVIDED = 66

CONCEPT PLAN	
CROSSINGS AT WALTON SQUARE	
STEVEN A. BERLING KY. ENGINEER #18134	
TOWNE CENTER DRIVE WALTON, BOONE COUNTY, KENTUCKY	
DATE 8/26/26	PROJECT NO. 18134



PLANT LEGEND

REQUIRED	PROPOSED	MATURE SIZE
35-(C) EVERGREENS	17-(D) GREEN GIANT ARBORVITAE 6'	30'-40' T & 30'-30' W
28-(A,B,D) TREES	18-(D) NORWAY SPRUCE 6'	50'-60' T & 30'-40' W
	9-(A) AUTUMN BLAZE RED MAPLE 2"	40'-50' T & 30'-40' W
	3-(A) RED OAK 2"	50'-60' T & 30'-40' W
	5-(A) WHITE OAK 2"	40'-50' T & 30'-40' W
	6-(B) YOSHINO CHERRY 2"	20'-30' T & 25'-30' W
123-(C) SHRUBS	5-(B) IVORY SILK LILAC 2"	20'-30' T & 25'-30' W
	24-(C) BURKWOOD VIBURNUM 24"	5'-6' T & 5'-6' W
	13-(C) TAXUS DENSIFORMIS 24"	5'-6' T & 5'-6' W
	35-(C) EUONYMUS ALATUS 24"	6'-10' T & 6'-8' W
	26-(C) JUNIPER GREY OWL 24"	4'-5' T & 5'-7' W
	26-(C) VIBURNUM JUDDI 24"	6'-8' T & 7'-8' W

AREA II, 230 LINEAR FEET, BUFFER YARD "A"

REQUIRED	PROPOSED	MATURE SIZE
12-(C) TREES or 7-(A,B,D) TREES	5-(B) SARGENT CHERRY 2"	35'-40' T & 35'-40' W
NO (C) SHRUBS	5-(D) GREEN GIANT ARBORVITAE 6'	30'-50' T & 20'-30' W

AREA IV, 587 LINEAR FEET, BUFFER YARD "C"

REQUIRED	PROPOSED	MATURE SIZE
68-(D) EVERGREENS	35-(C) GREEN GIANT ARBORVITAE 6'	30'-50' T & 20'-30' W
	5-(D) NORWAY SPRUCE 6'	50'-60' T & 30'-40' W
	54-(C) HETZLI COLUMNARIS JUNIPER 6'	15'-18' T & 6'-8' W

WE PROPOSE THAT THE 54 HETZLI JUNIPERS WOULD SATISFY THE REQUIREMENT FOR 27 (D) EVERGREENS

REQUIRED	PROPOSED	MATURE SIZE
55-(A,B,D) TREES	11-AUTUMN BLAZE RED MAPLE 2"	40'-50' T & 30'-40' W
	6-(B) YOSHINO CHERRY 2"	20'-40' T & 20'-40' W
	6-(B) IVORY SILK LILAC 2"	20'-30' T & 15'-20' W
	1-(B) SKYLINE LEOGUST 2"	30'-50' T & 30'-50' W
	5-(A) PRINCETON ELM 2"	70'-90' T & 40'-50' W
	10-(A) BOWHALL RED MAPLE 2"	40'-50' T & 25'-30' W
	3-(A) COLUMNAR ENGLISH OAK 2"	40'-50' T & 20'-25' W
	5-(A) RIVER BIRCH 8'-10' CLUMP	40'-80' T & 40'-50' W
	4-(A) RED OAK 2"	50'-60' T & 40'-45' W
	2-(A) WHITE OAK 2"	40'-50' T & 35'-45' W

STREET TREES	
22-(A) PRINCETON ELM 2"	70'-90' T & 40'-50' W
5-(A) MASASHINO ZELKOVA 2"	25'-30' T & 20'-25' W
7-(A) SILVER LINDEN 2"	60'-70' T & 30'-40' W
11-(A) OCTOBER GLORY MAPLE 2"	40'-45' T & 35'-40' W
12-(A) LONDON PLANE 2"	60'-80' T & 50'-60' W
AREA V, 565' LINEAR FFY, BUFFER YARD 100'	

AREA V, 565 LINEAR FEET, BUFFER YARD "C"
 EXISTING VEGETATION SATISFIES ALL EVERGREEN, TREE AND SHRUB REQUIREMENTS

AREA VI, 250 LINEAR FEET, BUFFER YARD "C"
 EXISTING VEGETATION SATISFIES ALL EVERGREEN, TREE AND SHRUB REQUIREMENTS

AREA VII, 105 LINEAR FEET, BUFFER YARD "C"
 EXISTING VEGETATION SATISFIES ALL EVERGREEN, TREE AND SHRUB REQUIREMENTS

ADDITIONAL INTERIOR LANDSCAPE SCREENING OF PARKING LOT NEAR BUILDING #2
 7-GREEN GIANT ARBORVITAE 6'
 13-ALLEGHENY VIBURNUM 24" (SEMI-EVERGREEN)

PARKING CALCULATION

10 UNIT BLDGS = 8 SURFACE PARKING SPACES (NOT INCLUDING DRIVEWAYS)
5 UNIT BLDGS = 4 SURFACE PARKING SPACES (NOT INCLUDING DRIVEWAYS)
8 (10-UNIT) BLDGS = 48 SPACES REQUIRED
4 (5-UNIT) BLDGS = 16 SPACES REQUIRED
SURFACE PARKING SPACES (NOT INCLUDING DRIVEWAYS) REQUIRED = 64
PARKING SPACES PROVIDED = 66

PHASE 2 LANDSCAPE CONCEPT PLAN

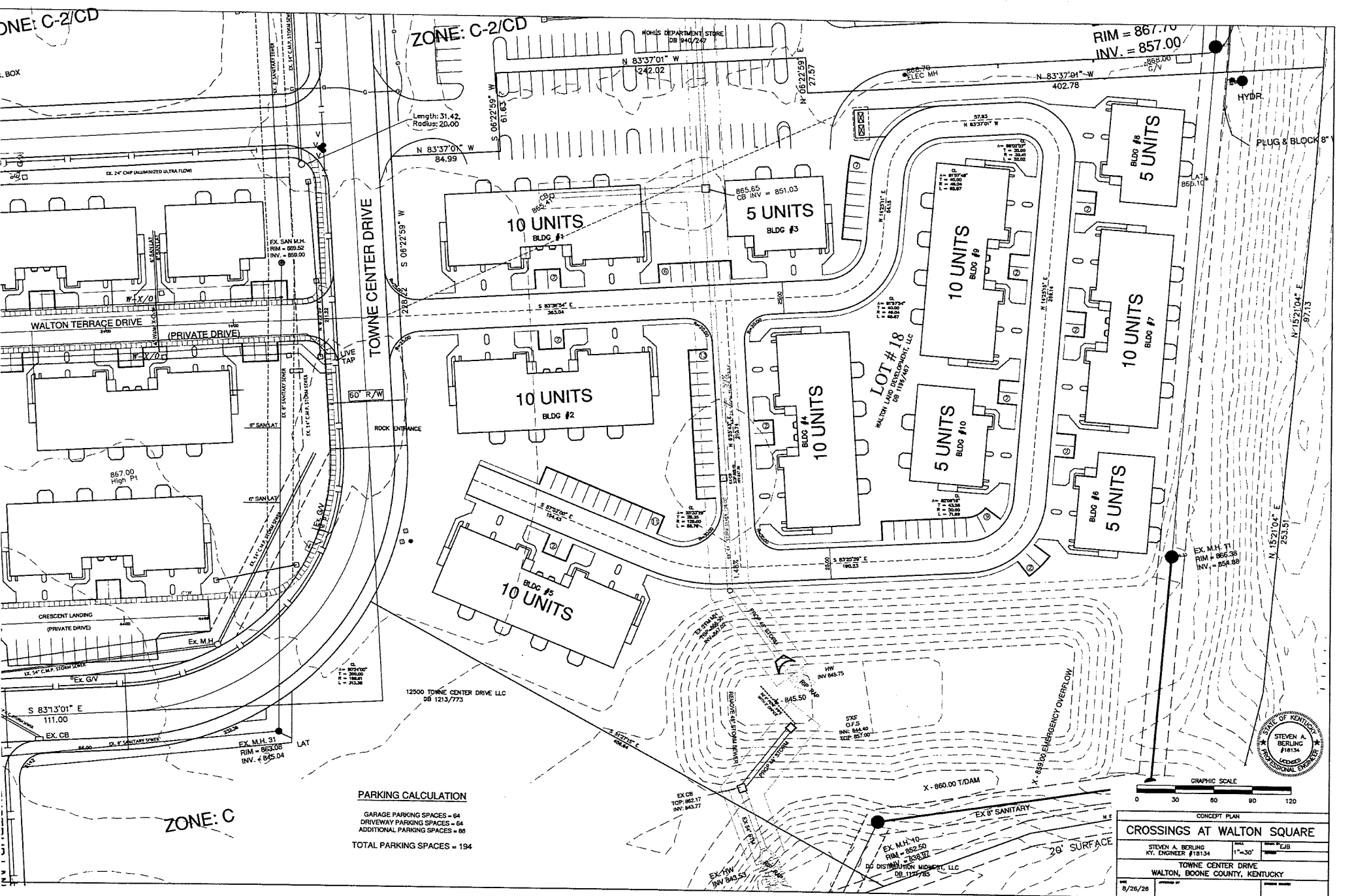
CROSSINGS AT WALTON SQUARE

STEVEN A. BERLING
 N.C. ENGINEER #18134

JIM O'DONAL
 3/17/26

TOWNE CENTER DRIVE
 WALTON, BOONE COUNTY, KENTUCKY

2/27/26

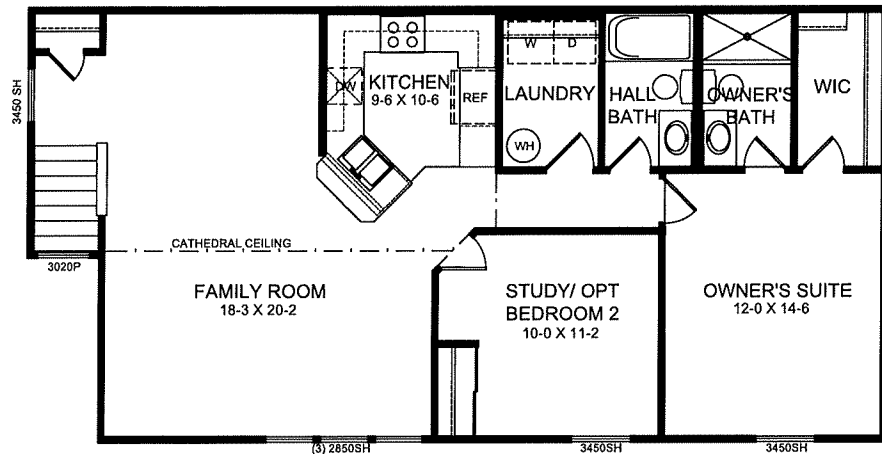


PARKING CALCULATION
GARAGE PARKING SPACES = 64
DRIVEWAY PARKING SPACES = 64
ADDITIONAL PARKING SPACES = 66
TOTAL PARKING SPACES = 194

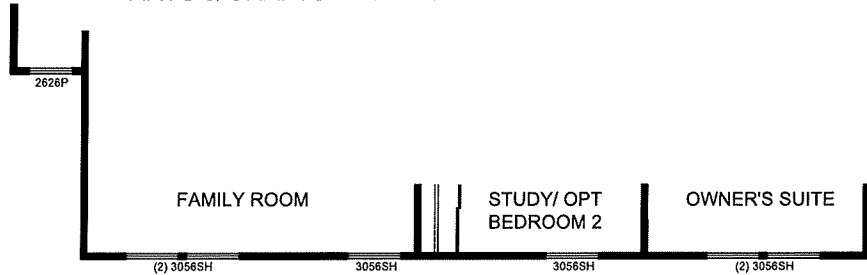
CONCEPT PLAN	
CROSSINGS AT WALTON SQUARE	
STEVEN A. BERLING KY. ENGINEER #18134	DATE: 8/26/26
TOWNE CENTER DRIVE WALTON, BOONE COUNTY, KENTUCKY	

GALLERY COLLECTION

KIMBELL | SUMMIT LEVEL 300 / 305
5 / 10 HOME BUILDINGS



ARTS & CRAFTS EXTERIOR

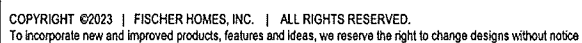


AMERICAN FARMHOUSE EXTERIOR 10-UNIT BLDG (LEFT SIDE)
AMERICAN FARMHOUSE EXTERIOR 5-UNIT BLDG



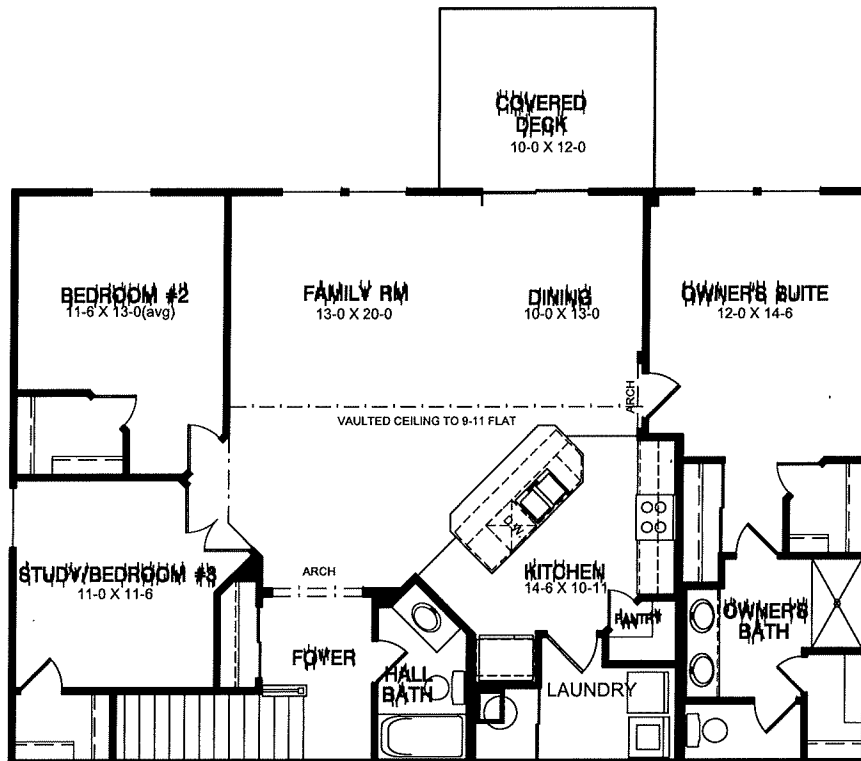
AMERICAN FARMHOUSE EXTERIOR 10-UNIT BLDG (RIGHT SIDE)
MODERN FARMHOUSE EXTERIOR 5-UNIT BLDG

HEYWARD | PROMENADE LEVEL 201 / 204
5 / 10 HOME BUILDINGS



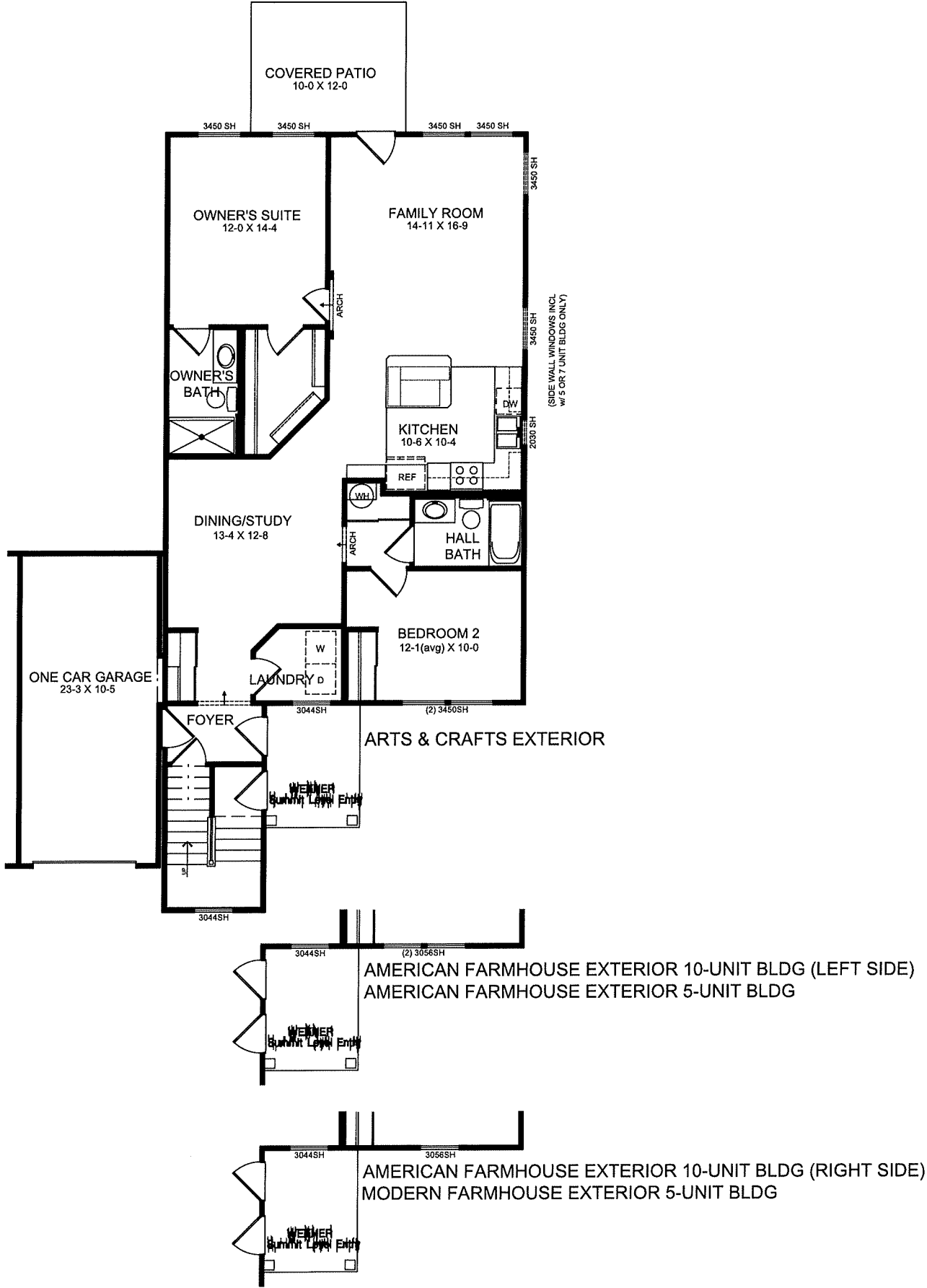
GALLERY COLLECTION

HEYWARD | SUMMIT LEVEL 301 / 304
5 / 10 HOME BUILDINGS



GALLERY COLLECTION

WEXNER | PROMENADE LEVEL 202 / 203
5 / 10 HOME BUILDINGS



WEXNER | SUMMIT LEVEL 302 / 303
5 / 10 HOME BUILDINGS



GALLERY COLLECTION

ARTS & CRAFTS 10 / 14 HOME BUILDINGS | EXTERIOR DESIGN



1014 HOME NEW EXTERIOR DESIGN -ARTS & CRAFTS



GALLERY COLLECTION

ARTS & CRAFTS 5 / 7 HOME BUILDINGS | EXTERIOR DESIGN



5/7 HOME NEW EXTERIOR DESIGN - ARTS & CRAFTS



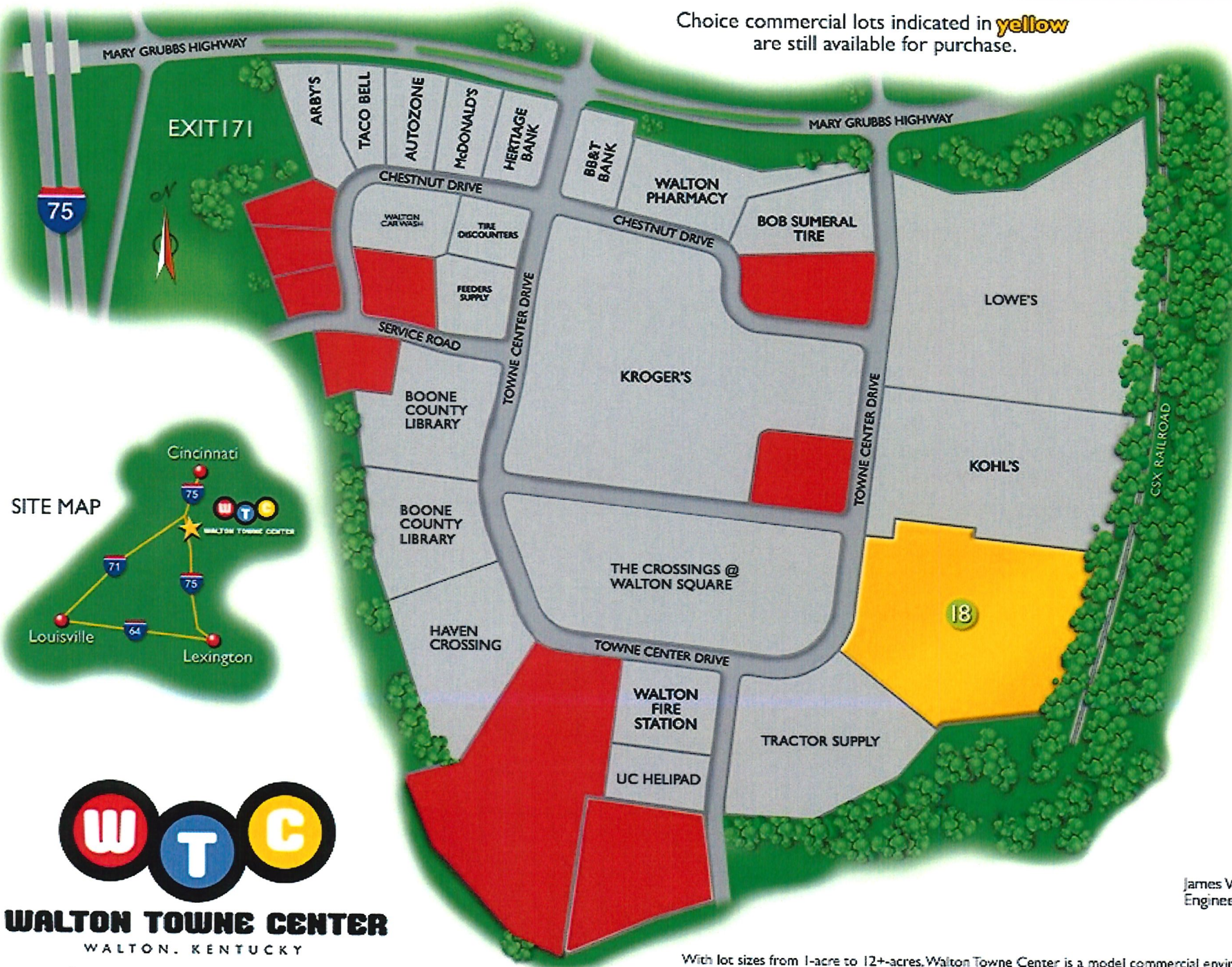
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To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

8.26.24

2.5

THIS EXCITING NEW RETAIL OPPORTUNITY IS CONVENIENTLY LOCATED FIRST EXIT SOUTH OF I-71 / I-75 INTERCHANGE

Choice commercial lots indicated in **yellow** are still available for purchase.



BOONE
COUNTY-
ONE OF
KENTUCKY'S
FASTEST
GROWING!



This plan is
for illustrative
purposes
only. Parcel
boundaries,
commercial
lines, lot sizes,
infrastructure
improvements
are subject to
change and
are not part of
any legal
contract.



WALTON TOWNE CENTER

WALTON, KENTUCKY

walontownecenter.com

James W. Berling
Engineering, PLLC



With lot sizes from 1-acre to 12+-acres, Walton Towne Center is a model commercial environment, offering the flexibility necessary for attracting and supporting a wide range of businesses and consumers. Minutes from the airport and greater Cincinnati's primary business district, Walton Towne Center will feel as if it was designed just for you – as a retail or restaurant location or as a building site for exploiting the area's fast-growing demand for retail space.

LOCATED JUST 22 MILES SOUTH OF CINCINNATI - EXPANDING POPULATION AREA