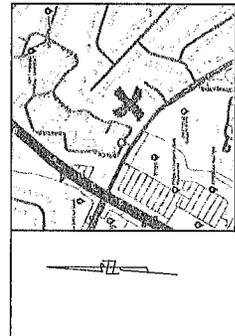


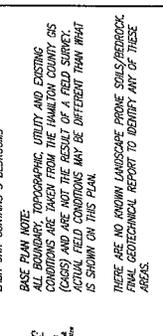
NOTICE OF SYMMES TOWNSHIP ZONING COMMISSION

Notice is hereby given that the Zoning Commission of Symmes Township, Hamilton, County, Ohio will hear Symmes #2024-04, Harpers Mill Townhomes, at its meeting scheduled for November 20, 2024, at 7:00 p.m. The Zoning Commission will review a Final Development Plan to construct a 13-unit townhome development in 6 separate buildings where each unit would be on individual lots, with associated landscaping, parking, and one curb-cut onto E. Kemper Road. The subject property is located on the north side E. Kemper Road between Montgomery Road and Pemmican Run (Parcel #620-0210-0240). This hearing will be held at the Symmes Administration Building, 9323 Union Cemetery Road, Loveland, Ohio 45140. Plans are on file and open for the public to inspect.

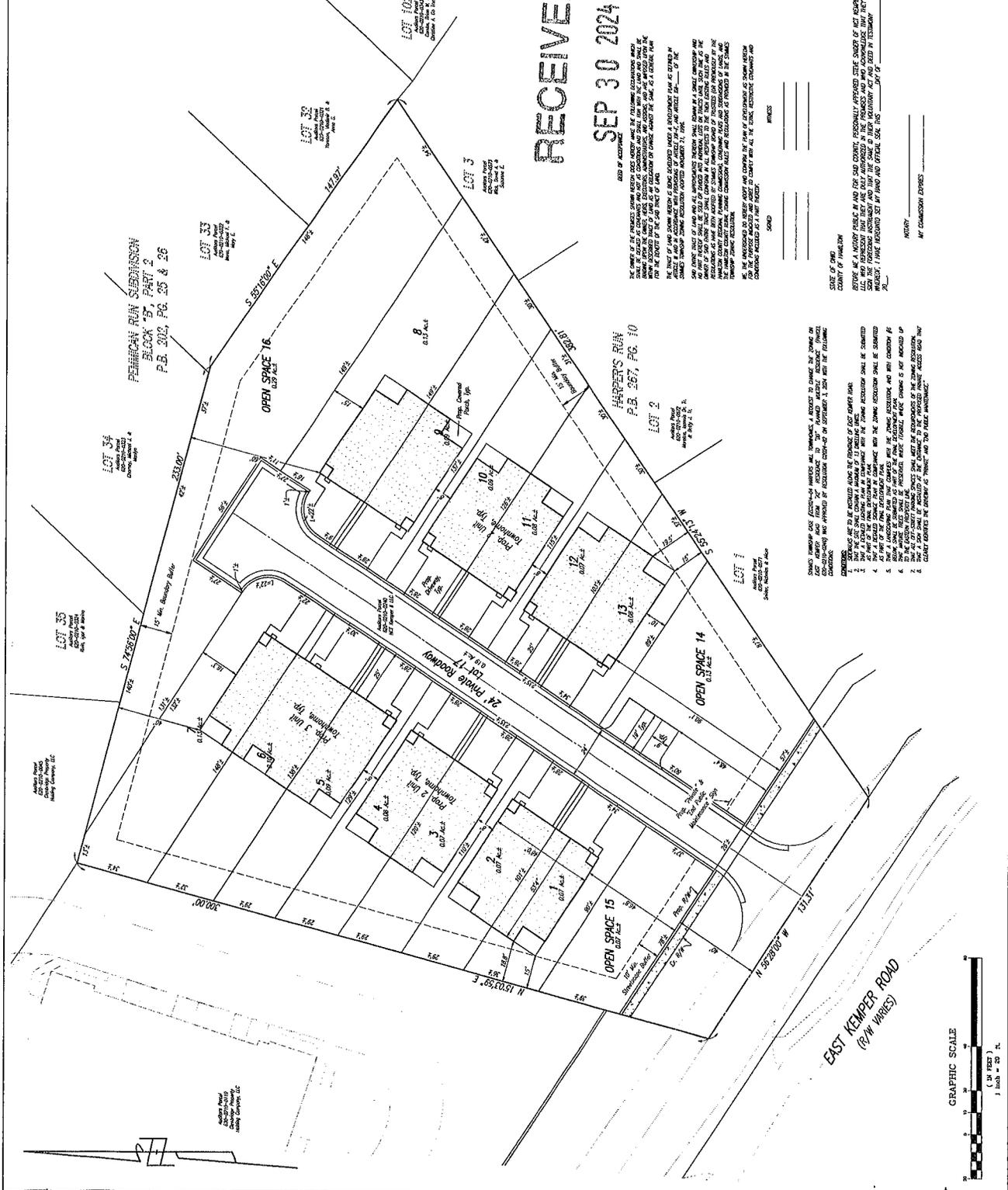
Joseph C. Grossi, Fiscal Officer Symmes Township



ZONING SUMMARY:
 PARCEL SIZE = 1.82 AC.
 DENSITY = 7.14 UNITS/ACRE
 MAX DENSITY IN TRANS. ZONE = 10 UNITS/ACRE
 TOTAL DWELLING UNITS = 13
 PARKING REQUIRED:
 1.5 SPACES PER UNIT
 (1.5x13) = 20 SPACES REQUIRED
 PARKING PROVIDED:
 20 SPACES PROVIDED
 (13 UNITS @ 2 CARS PER GARAGE) + 3 SURFACE SPACES
 EACH UNIT CONTAINS 3 BEDROOMS
BASE PLAN NOTE:
 ALL PROPOSED UTILITY AND EXISTING SIS
 LOCATIONS ARE TAKEN FROM THE LATEST SURVEY,
 (GAS) AND ARE NOT THE RESULT OF A FIELD SURVEY.
 ACTUAL FIELD CONDITIONS MAY BE DIFFERENT THAN WHAT
 IS SHOWN ON THIS PLAN.
 THERE ARE NO KNOWN LANDSCAPE BROWN SPOTS/DEBRIS
 AREAS.
DEVELOPMENT NOTES:
 1. NEW STREET TO BE PRIVATE AND BUILT TO THE
 HAMILTON COUNTY TYPICAL SECTION.
 2. ALL SANITARY SERVICES ARE TO BE PUBLIC.
 3. WATER MAIN TO BE PUBLIC.
PRIVATE ROADWAY PAVEMENT



DEVELOPER:
 CREDIT HOMES, INC.
 11111 HARRERS PLACE BOULEVARD
 UNIT A
 WEST CHESTER, OHIO 45389
 (513) 755-0270
OWNER:
 CREDIT HOMES, INC.
 11111 HARRERS PLACE BOULEVARD
 UNIT A
 WEST CHESTER, OHIO 45389
 (513) 755-0270
STATE OF OHIO
 COUNTY OF HAMILTON
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COUNTY PERSONALLY APPEARED JESSIE CHERRY, JR. AND JOHN A. CHERRY, JR. AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTAMENTARY WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.
 JESSIE CHERRY, JR.
 JOHN A. CHERRY, JR.
 MY COMMISSION EXPIRES _____



RECEIVED
 SEP 30 2024
 DEPT. OF REVENUE

COUNTY OF HAMILTON
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COUNTY PERSONALLY APPEARED JESSIE CHERRY, JR. AND JOHN A. CHERRY, JR. AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTAMENTARY WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.
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 JESSIE CHERRY, JR.
 JOHN A. CHERRY, JR.
 MY COMMISSION EXPIRES _____



