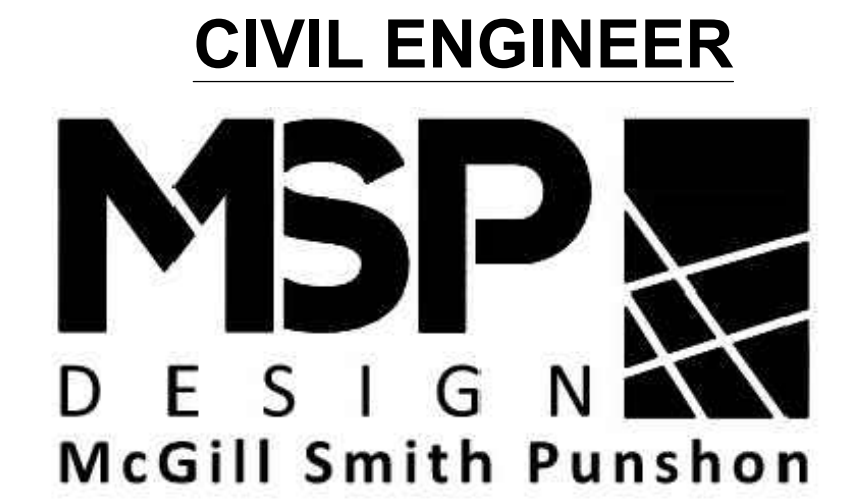
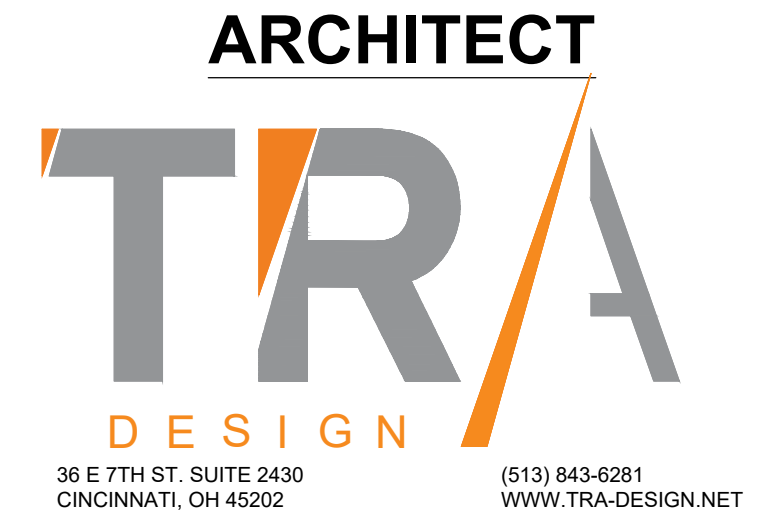


# FINAL DEVELOPMENT PLAN EIGHT MILE TOWNHOMES



■ Architecture 3700 Park 42 Drive  
 ■ Engineering Suite 190B  
 ■ Landscape Architecture Cincinnati OH 45241  
 ■ Planning Phone 513.759.0004  
 ■ Surveying www.mspsdesign.com

OWNER



11025 REED HARTMAN HIGHWAY  
CINCINNATI, OHIO 45242  
HJBLATT@JOHNHENRYHOMES.COM

## DRAWING INDEX

ISSUE DATE	SHEET NO.	DESCRIPTION
04-01-24	1/13	FINAL DEVELOPMENT PLAN - COVER SHEET
<b>CIVIL/LANDSCAPE</b>		
04-01-24	2/13	FINAL DEVELOPMENT PLAN - PROPERTY MAP
04-01-24	3/13	FINAL DEVELOPMENT PLAN - LAYOUT PLAN
04-01-24	4/13	FINAL DEVELOPMENT PLAN - UTILITY PLAN
04-01-24	5/13	FINAL DEVELOPMENT PLAN - GRADING PLAN
04-01-24	6/13	FINAL DEVELOPMENT PLAN - LANDSCAPE AND SIGNAGE PLAN
<b>ARCHITECTURAL</b>		
04-01-24	7/13	FINAL DEVELOPMENT PLAN - BUILDING 1 FLOOR PLANS - UNITS A
04-01-24	8/13	FINAL DEVELOPMENT PLAN - BUILDING 1 ELEVATIONS
04-01-24	9/13	FINAL DEVELOPMENT PLAN - BUILDING 2 FLOOR PLANS - UNITS B
04-01-24	10/13	FINAL DEVELOPMENT PLAN - BUILDING 2 ELEVATIONS
04-01-24	11/13	FINAL DEVELOPMENT PLAN - BUILDINGS 3-6 FLOOR PLANS - UNITS B
04-01-24	12/13	FINAL DEVELOPMENT PLAN - BUILDING 3-6 ELEVATIONS
04-01-24	13/13	FINAL DEVELOPMENT PLAN - LIGHTING SITE PLAN

DEED OF ACCEPTANCE

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SIGNED	WITNESS
<i>[Signature]</i> Company, LLC	<i>[Signature]</i> Wendy Mackay

STATE OF OHIO  
COUNTY OF HAMILTON

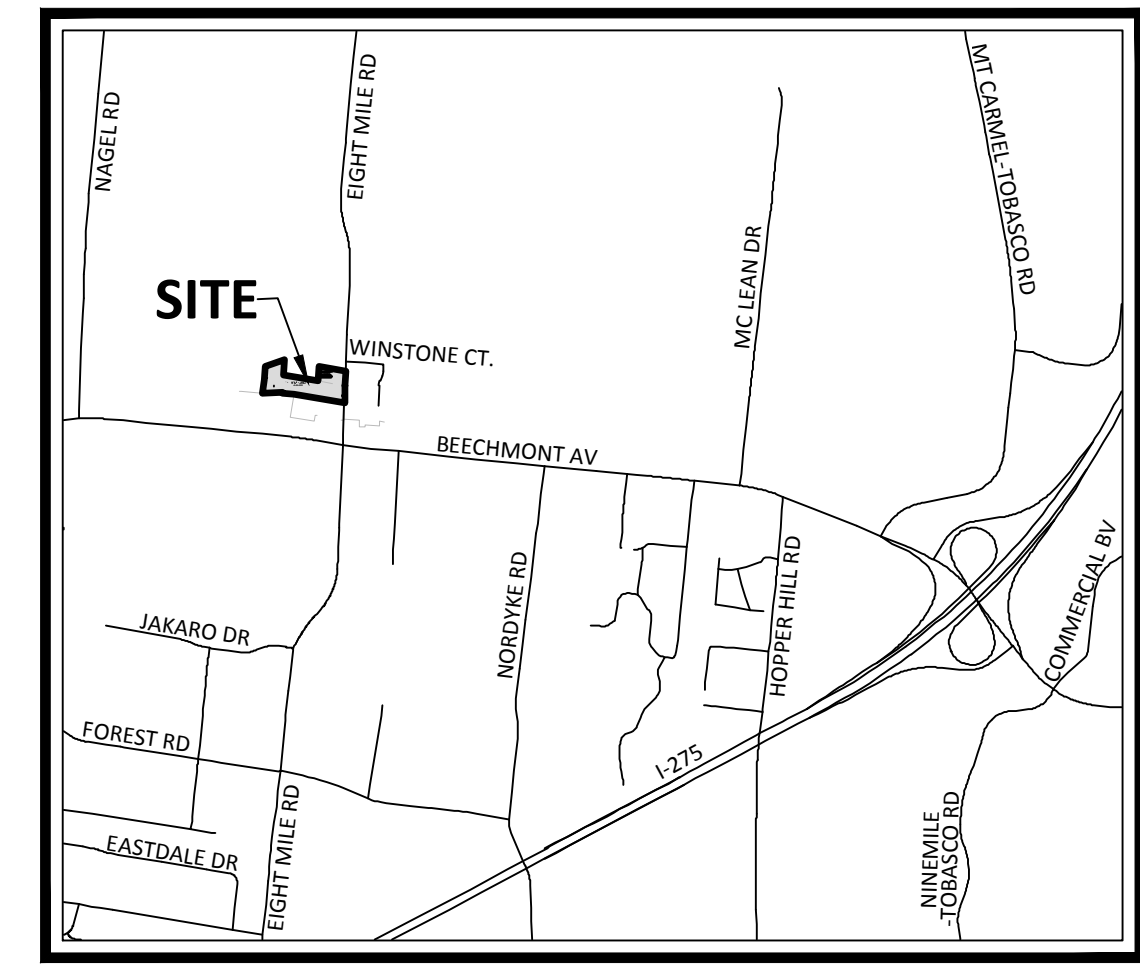
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Jason Blatt OF Eight Mile Development Co. WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF March, 2024.



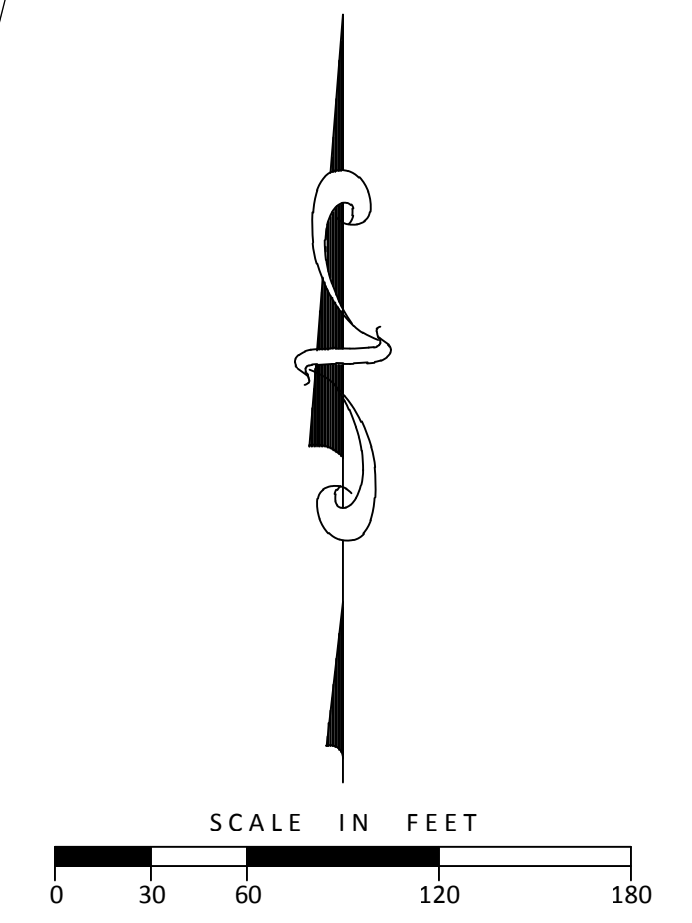
**JULIE CUMMINGS**  
Notary Public, State of Ohio  
My Commission Expires  
July 15, 2024

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



**VICINITY MAP**  
SCALE: 1" = 2,000'



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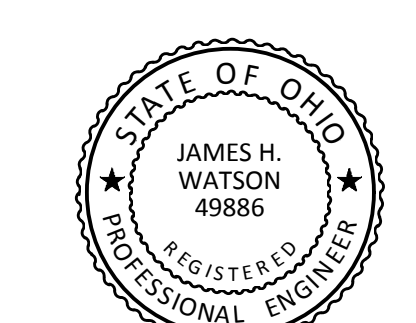
SIGNED	WITNESS
<i>[Signature]</i>	<i>[Signature]</i>
Company LLC	Witnes LLC

STATE OF OHIO  
COUNTY OF HAMILTON

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*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**JULIE CUMMINGS**  
Notary Public, State of Ohio  
My Commission Expires  
July 15, 2024



*James H. Watson*

**EIGHT MILE TOWNHOMES**  
FINAL DEVELOPMENT PLAN  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO  
PROPERTY MAP

**OWNER / APPLICANT**  
EIGHT MILE DEVELOPMENT COMPANY LLC  
11025 REED HARTMAN HIGHWAY  
CINCINNATI, OH 45242

Revision	By	Date

Date	04/01/24
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Database	N/A
DWG	23424003-ZON_FDP
X-Ref(s)	23424004-BAS
Project Number	23424
File No.	Sheet No. 2 / 13

**MSP DESIGN**  
McGill Smith Punshon

Architecture 3700 Park 42 Drive  
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Surveying www.mspsdesign.com

N:\land projects\23000\23424\23424003-ZON\_FDP.dwg, COV, 3/26/2024, 10:01:44 AM, diana



**DEVELOPMENT DATA**

PARCEL NUMBERS:	500-0041-0210, 0212, 0213, 1478, 1484
GROSS AREA:	5.0754 ACRES
AREA IN R/W:	0.3835 ACRES
NET AREA:	4.6919 ACRES
PROPOSED NUMBER OF HOUSING UNITS	36
DENSITY	7.09 UNITS/ACRE
MAXIMUM BUILDING HEIGHT	2-STORIES, SEE ARCHITECTURAL PLANS
<b>PARKING ANALYSIS</b>	
UNIT GARAGE PARKING SPACES	36
DRIVEWAY PARKING SPACES	36
ON-STREET PARALLEL PARKING SPACES	15
TOTAL SITE PARKING SPACES	87
PARKING SPACES PER UNIT	2.42

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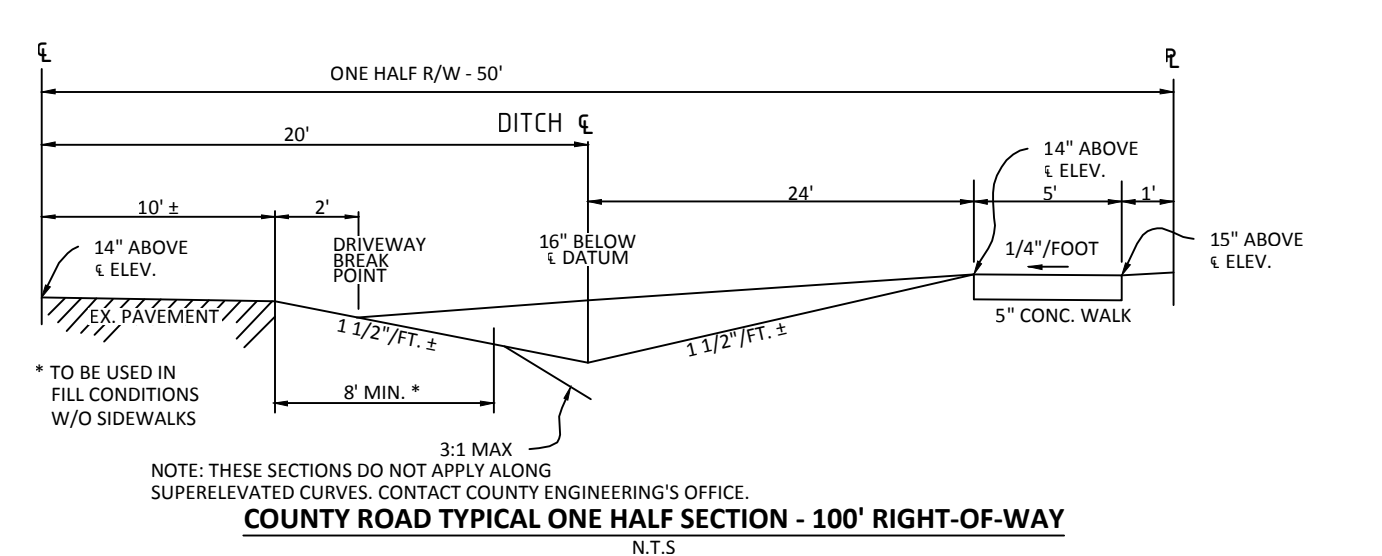
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Company LLC	Mark J. Milnes



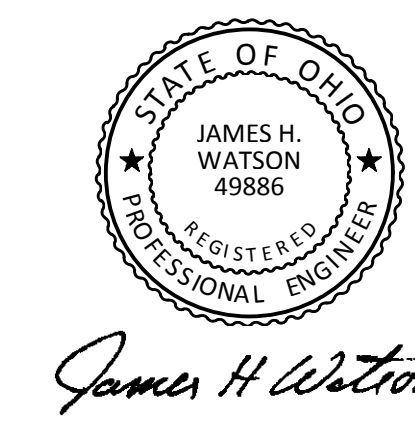
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JULIE CUMMINGS  
Notary Public, State of Ohio  
My Commission Expires  
July 15, 2024

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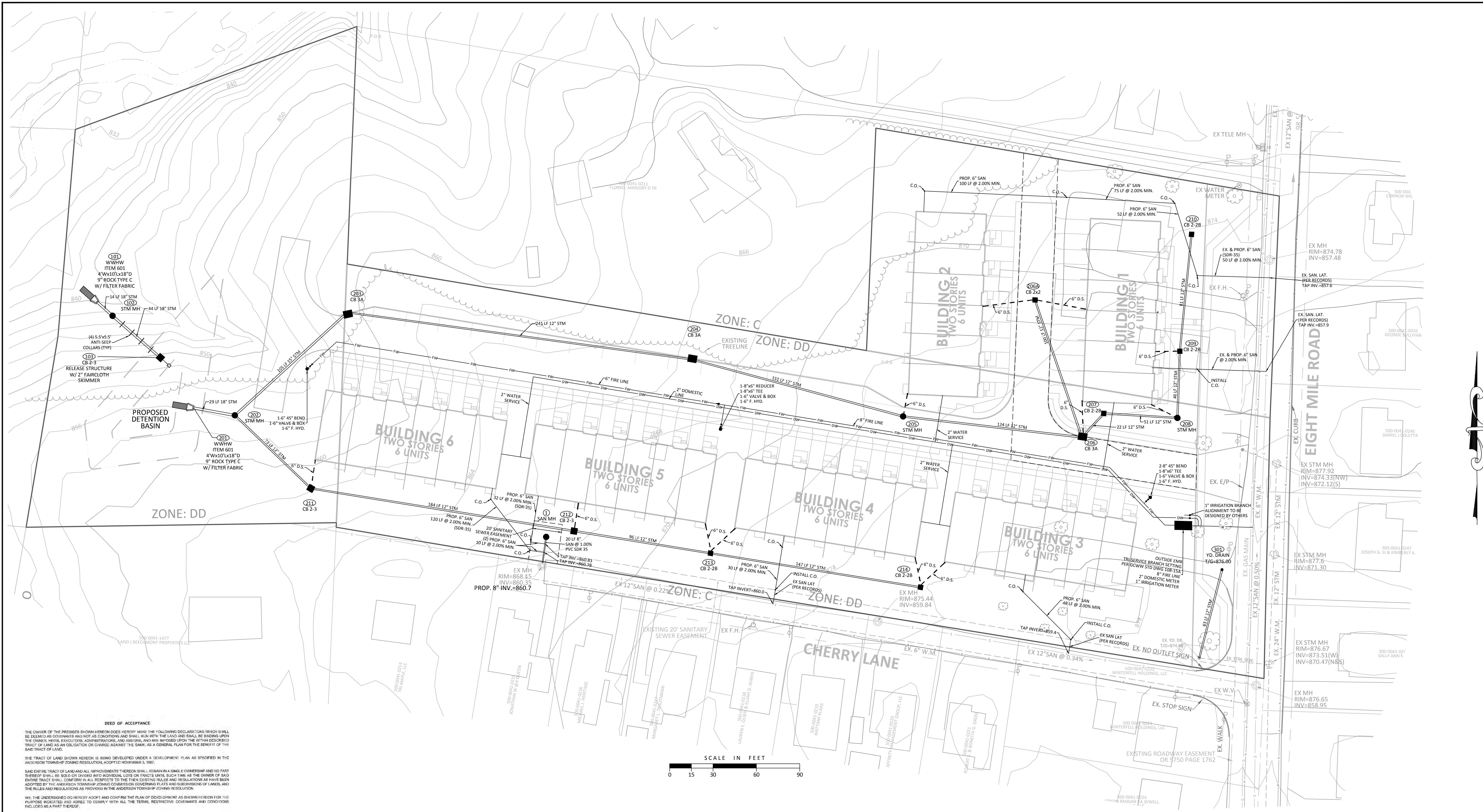
**EIGHT MILE TOWNHOMES**  
FINAL DEVELOPMENT PLAN  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO  
LAYOUT PLAN

Date	04/01/24
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Database	N/A
DWG	23424004-FDP
X-Ref(s)	23424004-BAS
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File No.	Sheet No. 3 / 13

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- Architecture
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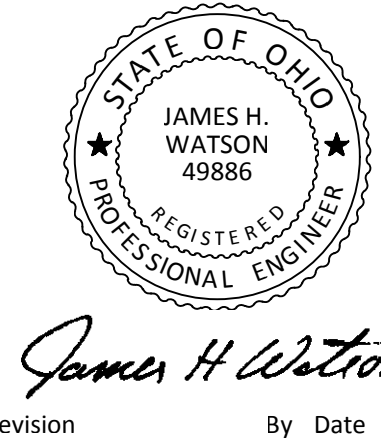
**JULIE CUMMINGS**  
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My Commission Expires  
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**DETENTION BASIN PERFORMANCE SUMMARY**

FREQ (YR)	QPRE (CFS)	QPRE (GPM)	Q POST DETENTION (CFS)	Q POST DETENTION (GPM)	STORAGE VOLUME (CU FT)	PEAK WS ELEV (ABOVE MSL)
5	5.2	2,334	1.5	673	11,000	848.9
10	5.7	2,558	2.3	1,032	11,800	849.1
50	7.7	3,456	4.0	1,795	14,200	849.4
100	8.3	3,725	4.6	2,065	15,400	849.7



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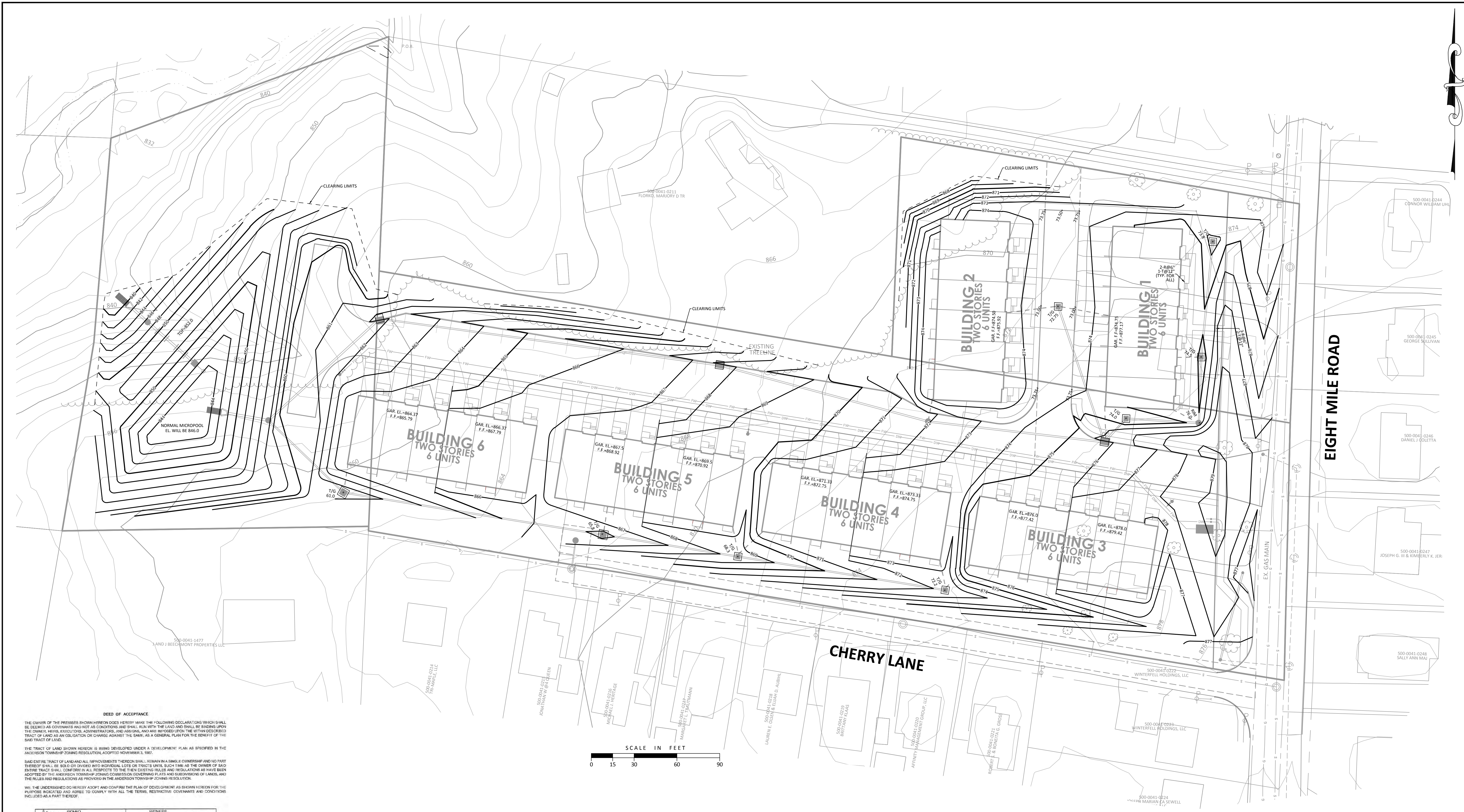
*James H. Watson*  
Revision \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

**EIGHT MILE TOWNHOMES**  
FINAL DEVELOPMENT PLAN  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO  
UTILITY PLAN

Date	04/01/24
Scale	AS NOTED
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**EIGHT MILE ROAD**

**CHERRY LANE**



**DEED OF ACCEPTANCE**

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NOTARY PUBLIC  
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Notary Public, State of Ohio  
My Commission Expires  
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**EIGHT MILE TOWNHOMES**  
FINAL DEVELOPMENT PLAN  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO  
GRADING PLAN

*James H. Watson*  
REGISTERED PROFESSIONAL ENGINEER

Date	04/01/24
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Proj. Mgr.	N/A
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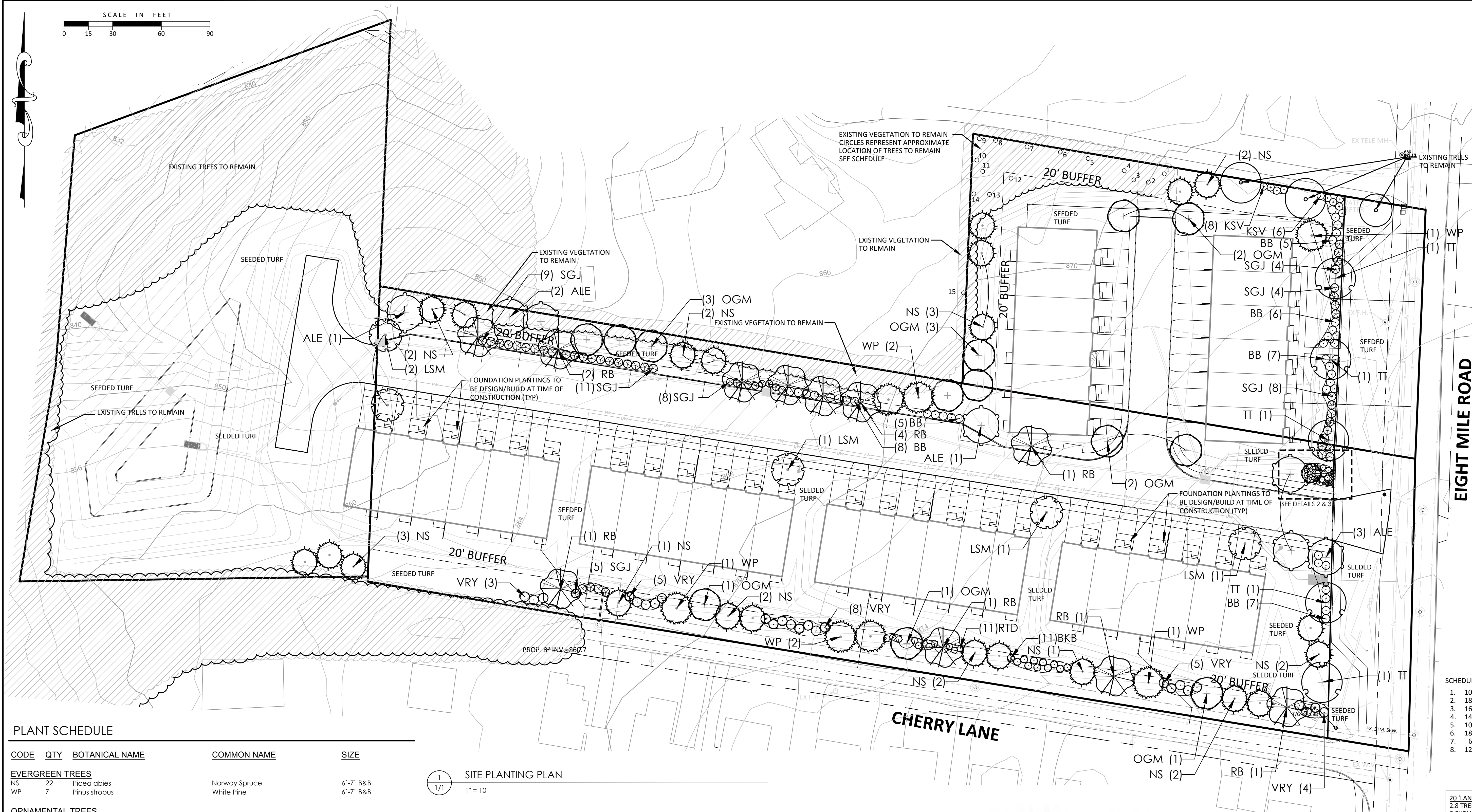
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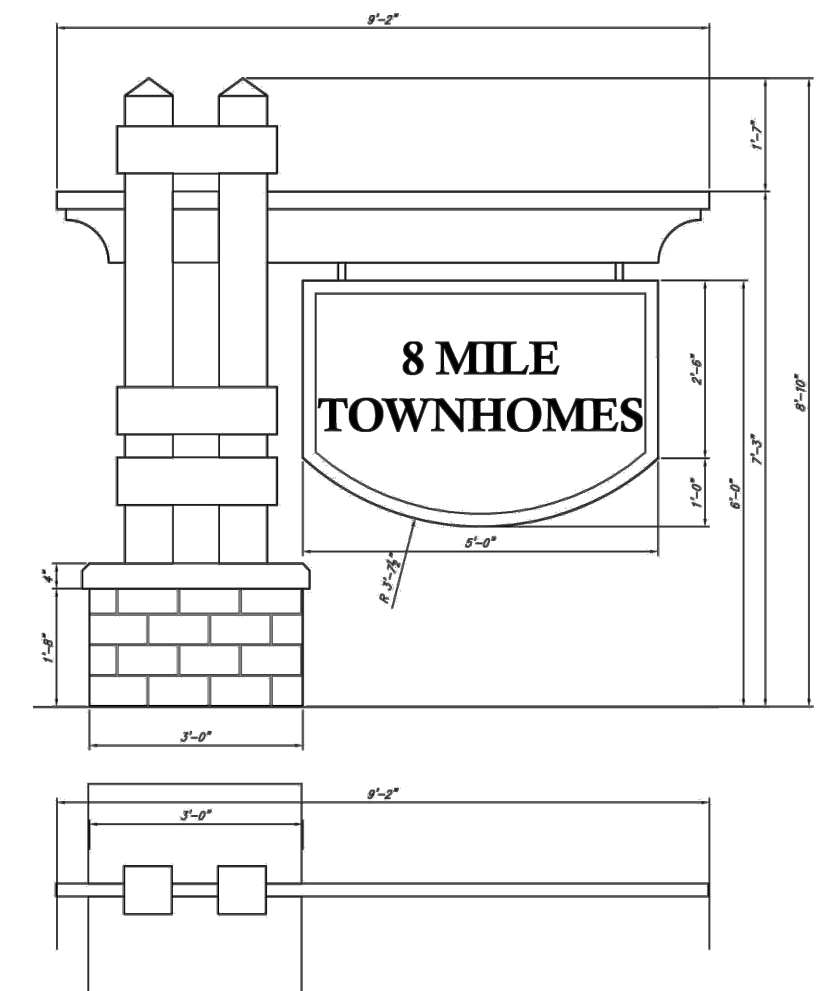
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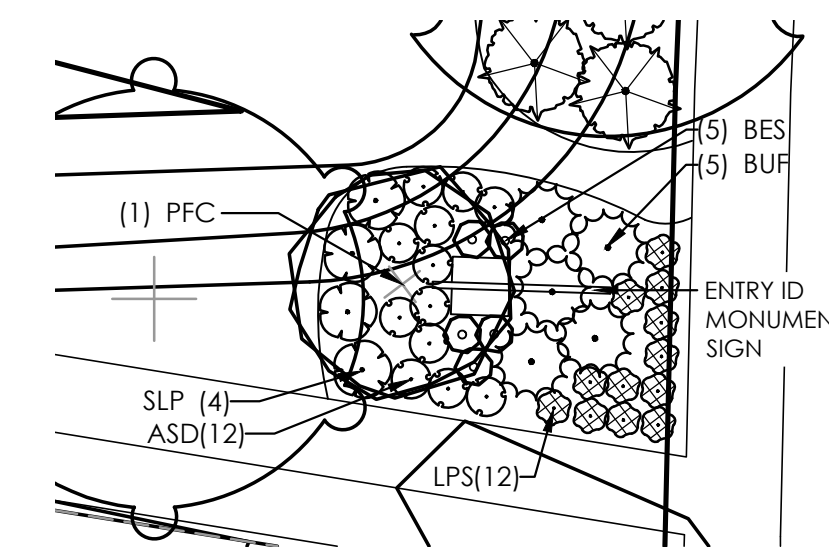
**PLANT SCHEDULE**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>EVERGREEN TREES</b>				
NS	22	Picea abies	Norway Spruce	6'-7" B&B
WP	7	Pinus strobus	White Pine	6'-7" B&B
<b>ORNAMENTAL TREES</b>				
PFC	1	Malus x 'Prairiefire'	Prairiefire Crab Apple	6'-7" B&B
<b>SHADE TREES</b>				
OGM	13	Acer rubrum 'October Glory' TM	October Glory Maple	2 1/2" - 3" CAL. B&B
LSM	5	Acer saccharum 'Legacy'	Legacy Sugar Maple	2 1/2" - 3" CAL. B&B
RB	11	Betula nigra	River Birch	8'-10" B&B
TT	5	Liriodendron tulipifera	Tulip Tree	2 1/2" - 3" CAL. B&B
ALE	7	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	2 1/2" - 3" CAL. B&B
<b>PERENNIALS</b>				
ASD	12	Leucanthemum x superbum 'Alaska'	Alaska Shasta Daisy	#1 CONT.
LPS	12	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	#1 CONT.
BES	5	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	#1 CONT.
<b>DECIDUOUS SHRUBS</b>				
BKB	11	Buddleja davidii 'Black Knight'	Black Knight Butterfly Bush	#5 CONT.
RTD	11	Cornus sericea 'Bailey'	Bailey's Red Twig Dogwood	#3 CONT.
BB	38	Euonymus alatus 'Compactus'	Compact Burning Bush	36"-42" B&B
SLP	4	Spiraea x bumalda 'Little Princess'	Little Princess Spirea	#3 CONT.
KSV	10	Viburnum carlesii	Korean Spice Viburnum	#3 CONT.
<b>EVERGREEN SHRUBS</b>				
SGJ	51	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#3 CONT.
BUF	5	Juniperus sabina 'Buffalo'	Buffalo Juniper	#3 CONT.
VRY	25	Viburnum x rhytidophylloides 'Alleghany'	Alleghany Lantanaphyllum Viburnum	#5 CONT.

1 SITE PLANTING PLAN  
1/1 1" = 10'



2 ENTRY SIGN  
1/1 N.T.S.



3 ENTRY SIGN PLANTING PLAN  
1/1 1" = 10'

**SCHEDULE OF EXISTING TREES TO REMAIN**

1. 10" HACKBERRY	9. 12" BLACK LOCUST
2. 18" HACKBERRY	10. 12" BLACK LOCUST
3. 16" HACKBERRY	11. 36" SILVER MAPLE
4. 14" HACKBERRY	12. 24" RED MAPLE
5. 10" HICKORY	13. 36" SILVER MAPLE
6. 18" HICKORY	14. 42" CLUMP SILVER MAPLE
7. 6" HACKBERRY	15. 24" COTTONWOOD
8. 12" HACKBERRY	

**20' LANDSCAPE BUFFER REQUIREMENTS:**  
2.8 TREES PER 100 LF = 53 TREES  
8 SHRUBS PER 100 LF = 146 SHRUBS

**53 TREES PROVIDED + EXISTING**  
**114 SHRUBS PROVIDED + EXISTING**

**PARKING BUFFER REQUIREMENTS:**  
1 TREE PER 30 LF = 11 TREES  
1 SHRUB PER 5 LF = 60 SHRUBS

**11 TREES + EXISTING PROVIDED**  
**41 SHRUBS + EXISTING PROVIDED**

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WE, THE UNDERSIGNED DO HEREBY ADOPT AND CONFIRM THE PLAN OF DEVELOPMENT AS SHOWN HEREON FOR THE PURPOSES INDICATED AND HEREBY TO COMPLY WITH ALL THE TERMS, RESTRICTIVE COVENANTS AND CONDITIONS INCLUDED AS A PART THEREOF.

STATE OF OHIO  
COUNTY OF HAMILTON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED \_\_\_\_\_ OF \_\_\_\_\_ COUNTY, OHIO, WHO REPRESENTS THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO KNOWS THE CONTENTS OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC  
**JULIE CUMMINGS**  
Notary Public, State of Ohio  
My Commission Expires July 18, 2016



**EIGHT MILE TOWNHOMES**  
FINAL DEVELOPMENT PLAN  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO  
LANDSCAPE & SIGNAGE PLAN

Date	04/01/24
Scale	AS NOTED
Drawn By	FCB
Proj. Mgr.	JW
Survey Database	N/A
DWG	23424006-PLA
X-Ref(s)	23424004-BAS
Project Number	23424
File No.	Sheet No. 6 / 13

**MSP DESIGN**  
McGill Smith Punshon

Architecture Suite 1908  
Engineering Suite 1908  
Landscape Architecture Cincinnati OH 45241  
Planning  
Surveying

3700 Park 42 Drive  
Phone 513.759.0004  
www.mspsdesign.com

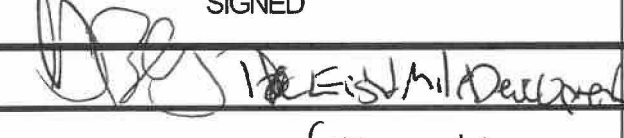
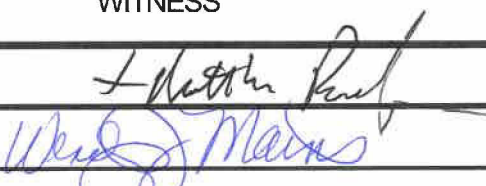
**DEED OF ACCEPTANCE**

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATIONS WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND ARE IMPOSED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE AGAINST THE SAME, AS A GENERAL PLAN FOR THE BENEFIT OF THE SAID TRACT OF LAND.

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WE, THE UNDERSIGNED DO HEREBY ADOPT AND CONFIRM THE PLAN OF DEVELOPMENT AS SHOWN HEREON FOR THE PURPOSE INDICATED AND AGREE TO COMPLY WITH ALL THE TERMS, RESTRICTIVE COVENANTS AND CONDITIONS INCLUDED AS A PART THEREOF.

SIGNED	WITNESS
	
Josh Blatt Company, LLC	Wendy Mearns

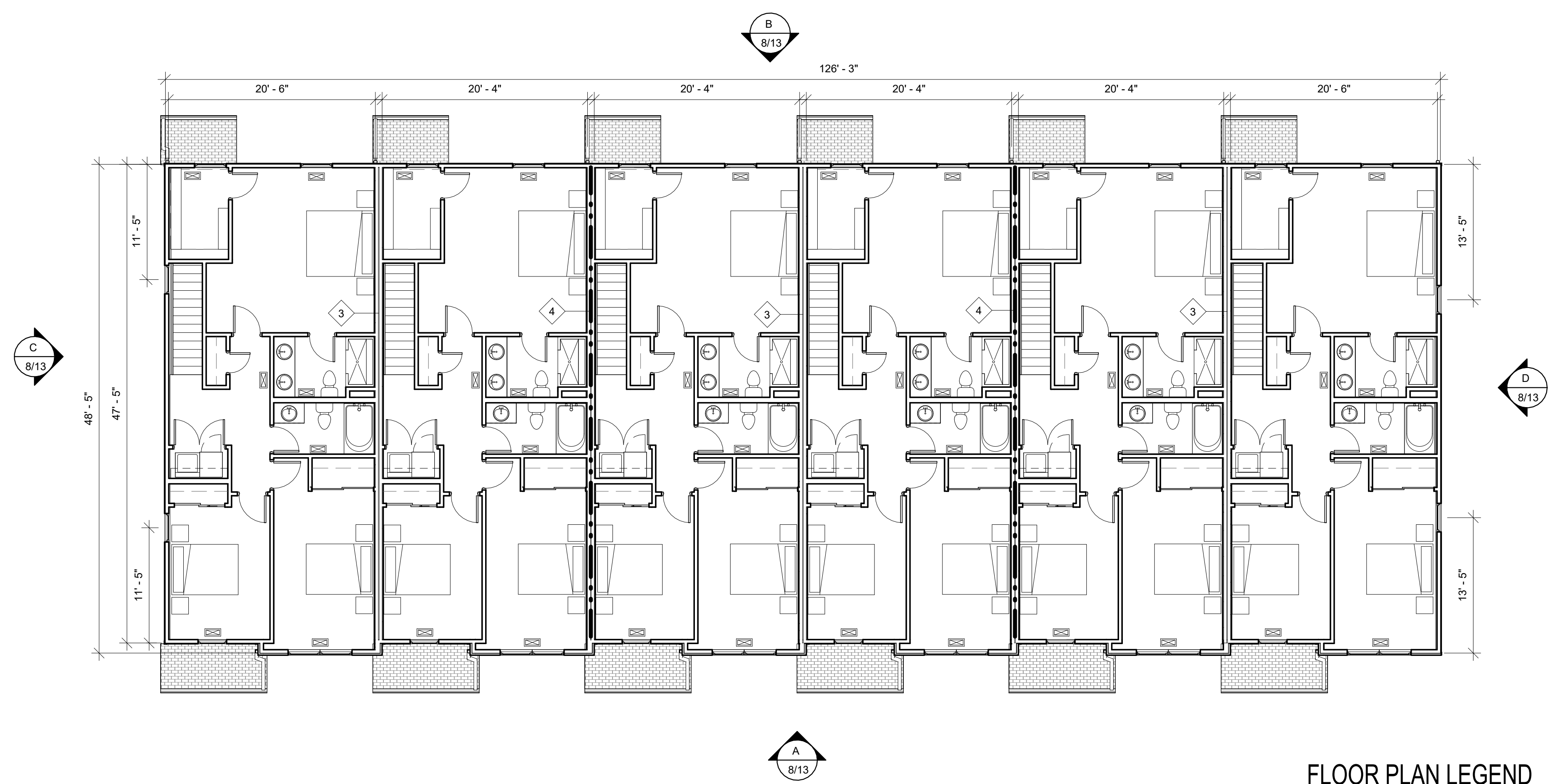
STATE OF OHIO  
COUNTY OF HAMILTON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Josh Blatt of Eight Mile Development Co WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF March, 2024.



**JULIE CUMMINGS**  
Notary Public, State of Ohio  
My Commission Expires  
July 15, 2024

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

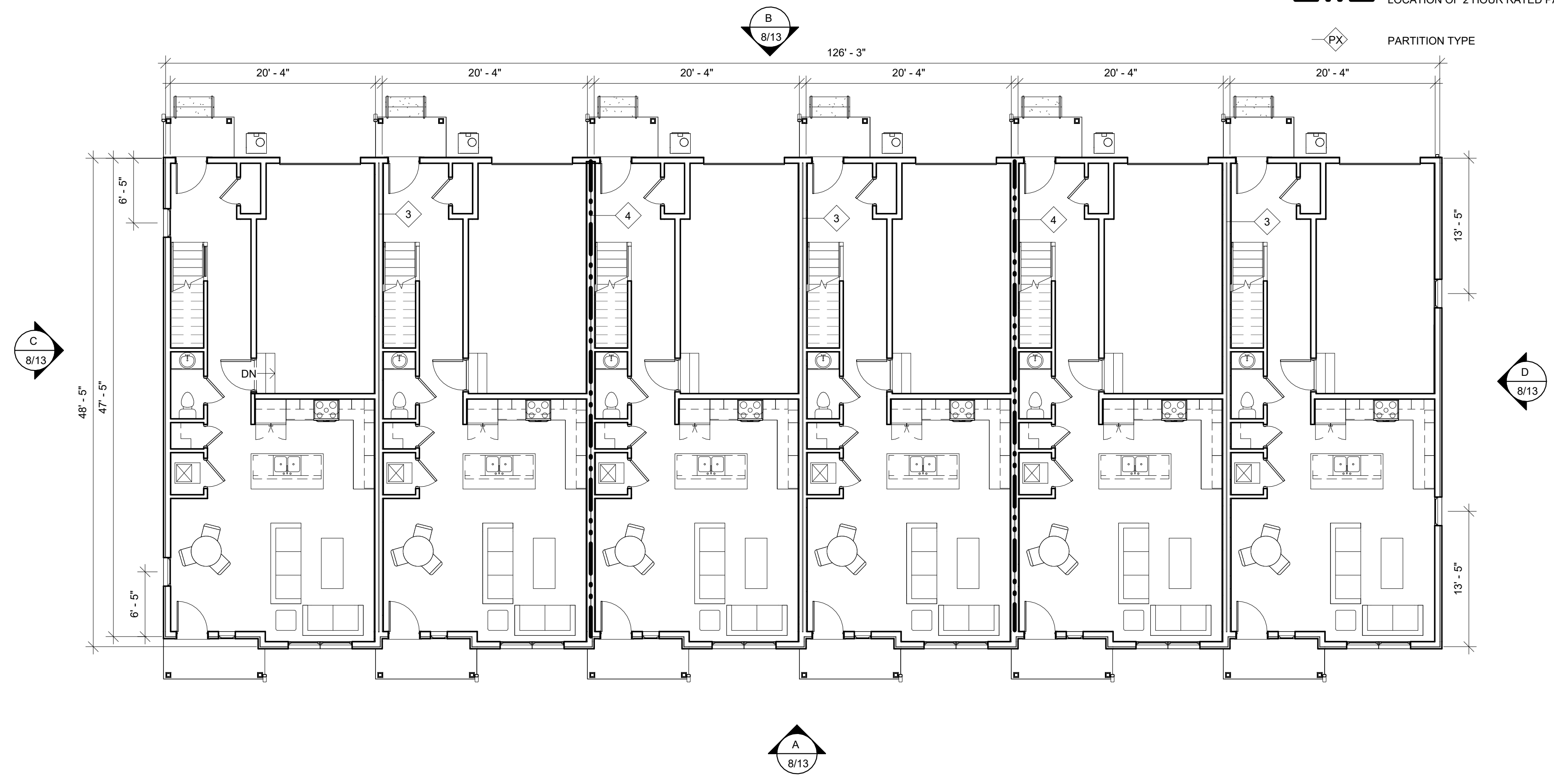


**2 SECOND FLOOR PLAN - BUILDING 1**

SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16

**FLOOR PLAN LEGEND**

- GENERAL NOTES:
- ALL DIMENSIONS AT ARE TO FACE OF STUD, UNO.
  - FOR SEPARATION WALLS BETWEEN UNITS, SEE PARTITION NOTATION ON OVERALL PLANS. FOR UNIT PARTITIONS, SEE UNIT FLOOR PLANS.
- LOCATION OF 2 HOUR RATED PARTITION
- PARTITION TYPE



**1 FIRST FLOOR PLAN - BUILDING 1**

SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16



**EIGHT MILE TOWNHOMES**

EIGHT MILE ROAD, CINCINNATI, OH 45255



ISSUED	
#	DESCRIPTION

DRAWN BY: AMH  
JOB NO.: 23069

TITLE:  
FINAL DEVELOPMENT PLAN -  
BUILDING 1 - FLOOR PLANS -  
UNITS A

SHEET NO:

**7/13**

DEED OF ACCEPTANCE

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATIONS WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND ARE IMPOSED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE AGAINST THE SAME, AS A GENERAL PLAN FOR THE BENEFIT OF THE SAID TRACT OF LAND.

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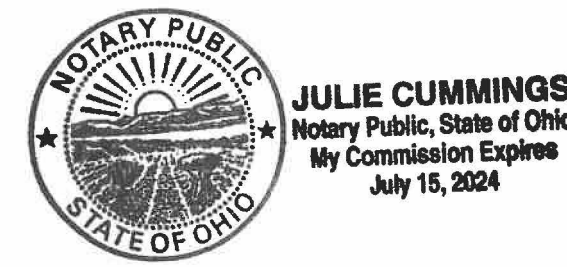
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SIGNED	WITNESS
<i>[Signature]</i>	<i>[Signature]</i>
<i>Company, LLC</i>	<i>Wade J. Martin</i>

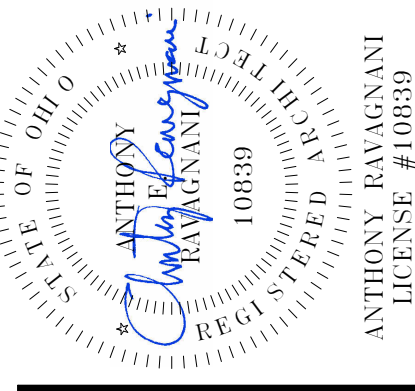
STATE OF OHIO  
COUNTY OF HAMILTON

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*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

#	DESCRIPTION
E1	DIMENSIONAL ASPHALT SHINGLES; TYP.
E2	PREMIUM VINYL SIDING; TYP.
E3	STONE VENEER; TYP.
E4	GARAGE DOOR
E5	SINGLE HUNG WINDOW, TYP.
E6	PRE-FINISHED LOUVER, TYP.
E7	CMU FOUNDATION WALL, TYP.
E8	CMU AT PORCH, TYP.
E9	CONCRETE STEPS SEE CIVIL DRAWINGS, TYP.
E10	CONDENSING UNITS, TYP.
E11	RETAINING WALL SEE CIVIL DRAWINGS, TYP.

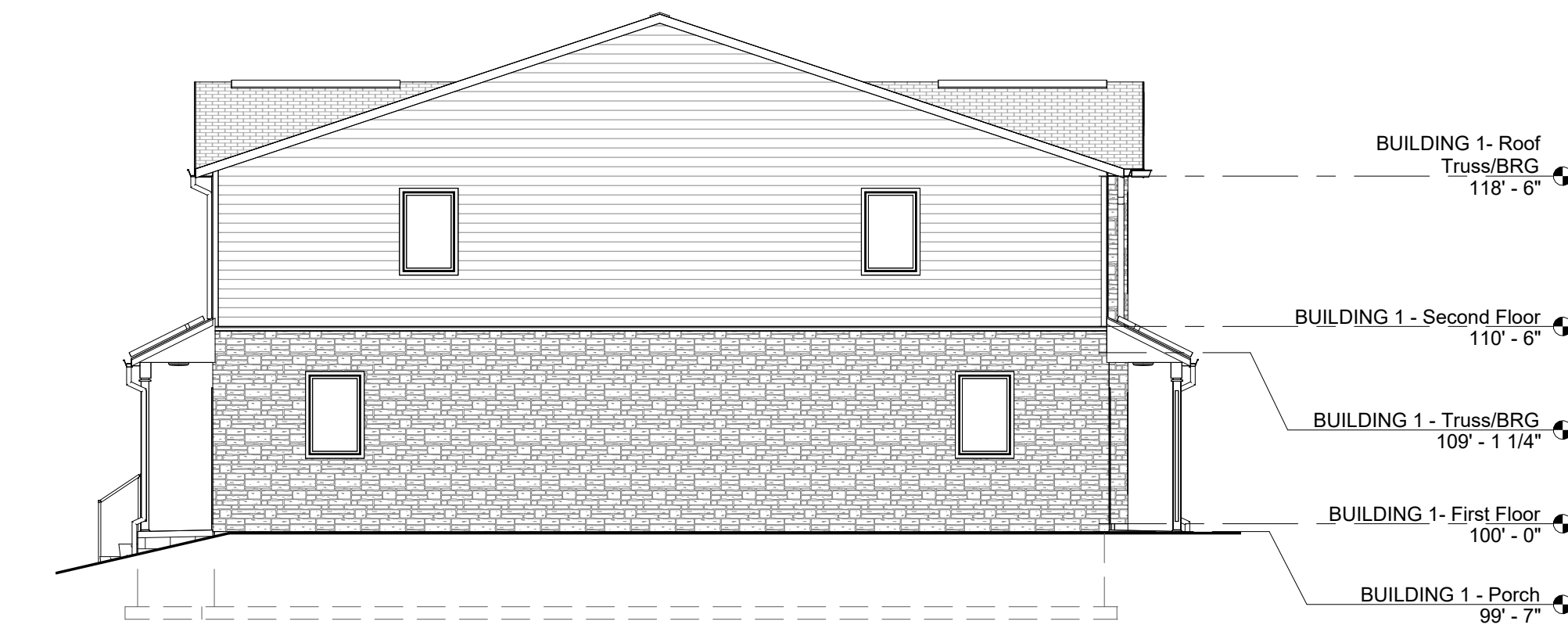


**D BUILDING 1 - RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16

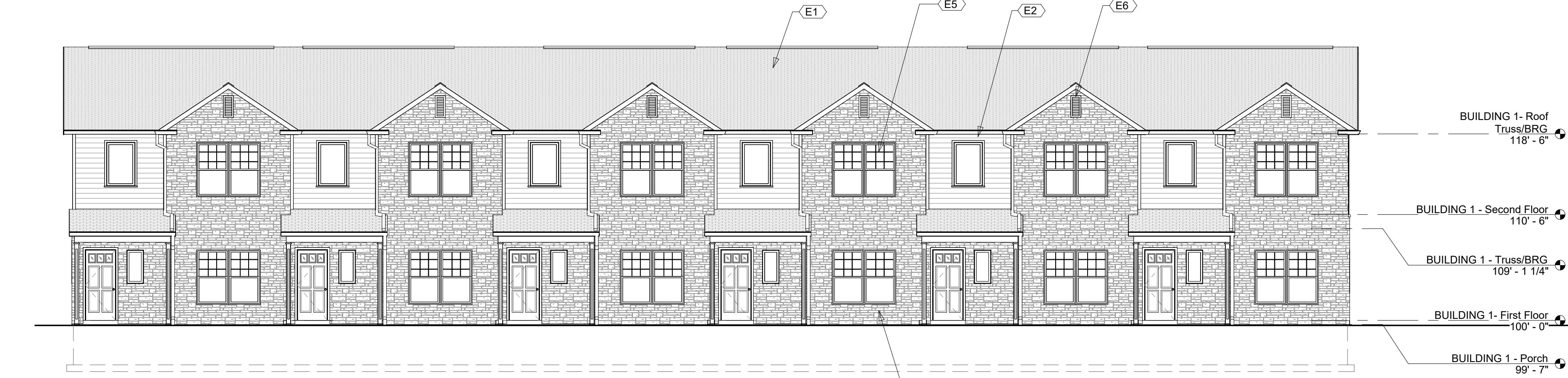


**B BUILDING 1 - REAR ELEVATION**  
SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16

NOTE: SEE A ON 8/13 FOR TYPICAL NOTES U.N.O.



**C BUILDING 1 - LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16



**A BUILDING 1 - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16

EIGHT MILE TOWNHOMES

EIGHT MILE ROAD, CINCINNATI, OH 45255



ISSUED	
#	DATE DESCRIPTION

DRAWN BY: AMH  
JOB NO.: 23069

TITLE:  
FINAL DEVELOPMENT PLAN  
- BUILDING 1 - EXTERIOR ELEVATIONS

SHEET NO.

8/13

04/01/24- FINAL DEVELOPMENT PLAN



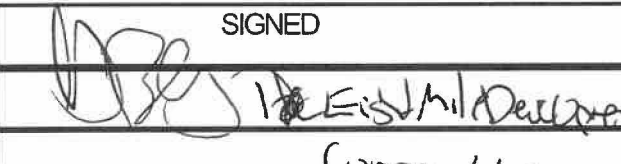
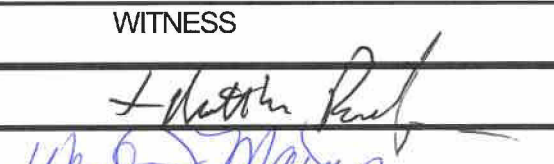
**DEED OF ACCEPTANCE**

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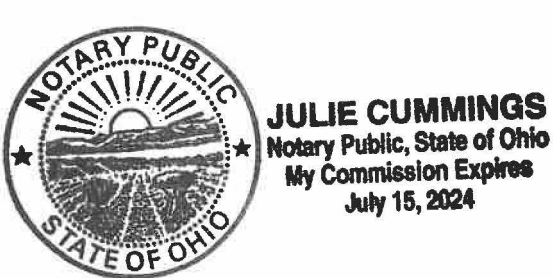
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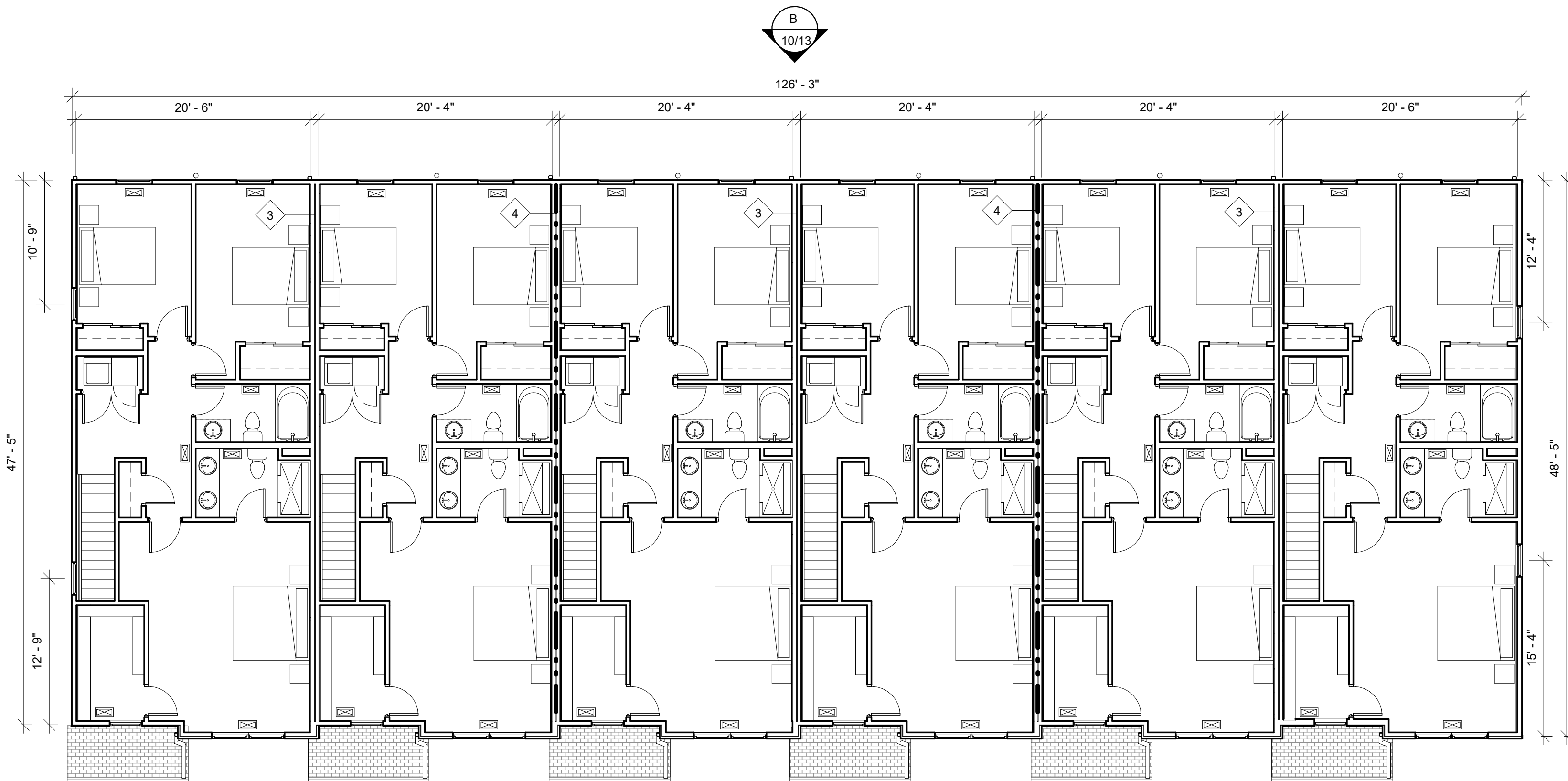
SIGNED	WITNESS
 Josh Blatt Company, LLC	 Keith Paul Wendy Means

STATE OF OHIO  
COUNTY OF HAMILTON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Josh Blatt of Eight Mile Development Co. WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF March, 2024.



  
NOTARY-PUBLIC  
MY COMMISSION EXPIRES:

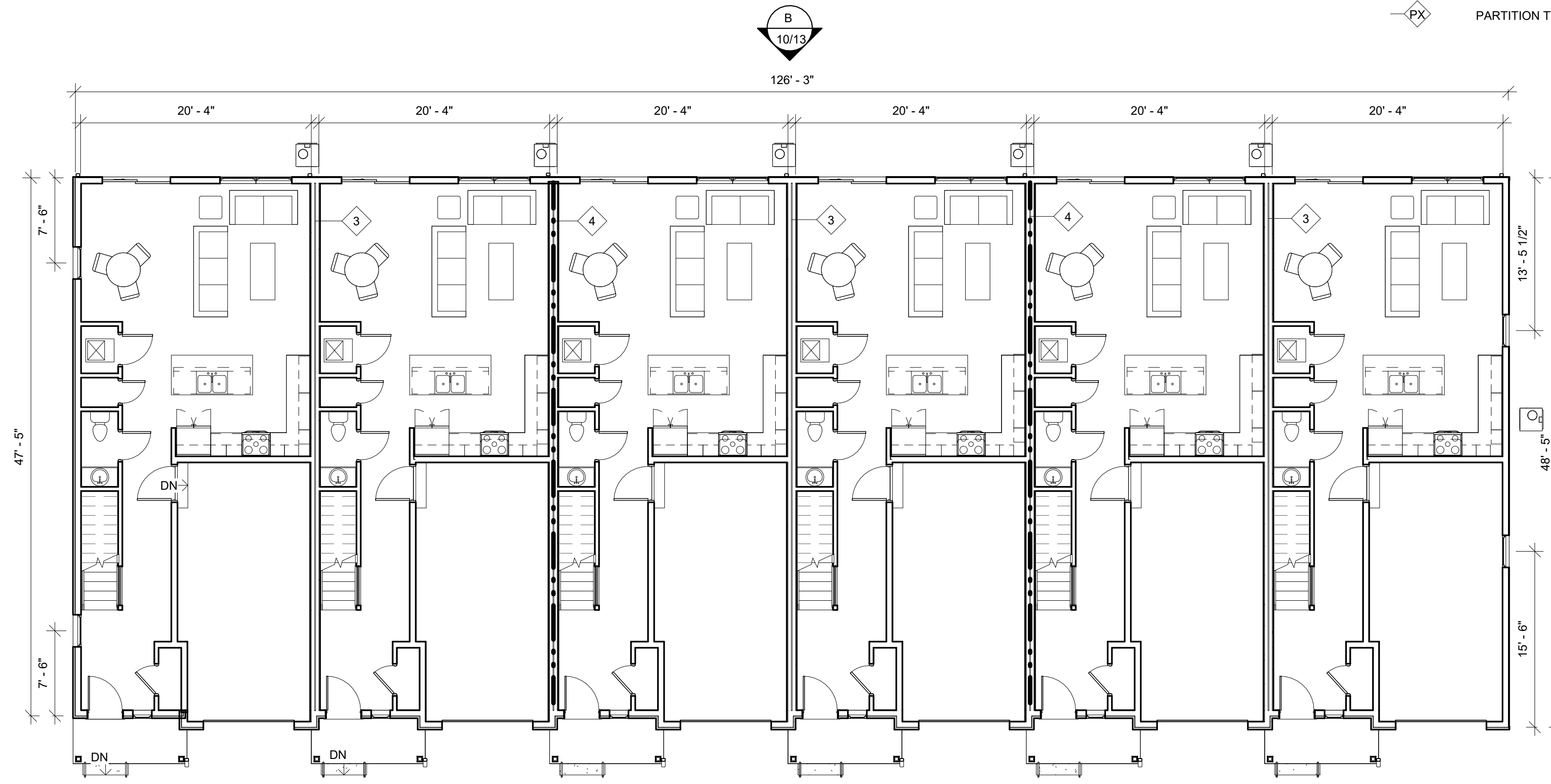


**2 SECOND FLOOR PLAN - BUILDING 2**

SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16

**FLOOR PLAN LEGEND**

- GENERAL NOTES:
- ALL DIMENSIONS AT ARE TO FACE OF STUD, UNO.
  - FOR SEPARATION WALLS BETWEEN UNITS, SEE PARTITION NOTATION ON OVERALL PLANS. FOR UNIT PARTITIONS, SEE UNIT FLOOR PLANS.
- 2 HOUR RATED PARTITION
- ⊠ PARTITION TYPE



**1 FIRST FLOOR PLAN - BUILDING 2**

SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16



**EIGHT MILE TOWNHOMES**

EIGHT MILE ROAD, CINCINNATI, OH 45255



ISSUED	
#	DESCRIPTION

DRAWN BY: AMH  
JOB NO.: 23069

TITLE:  
FINAL DEVELOPMENT PLAN -  
BUILDING 2 - FLOOR PLANS -  
UNITS B

SHEET NO:

**9/13**

04/01/24- FINAL DEVELOPMENT PLAN

DEED OF ACCEPTANCE

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATIONS WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND ARE IMPOSED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE AGAINST THE SAME, AS A GENERAL PLAN FOR THE BENEFIT OF THE SAID TRACT OF LAND.

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SIGNED	WITNESS
<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>

STATE OF OHIO  
COUNTY OF HAMILTON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Josh Blatt OF Eight Mile Development Co WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF March, 2024.

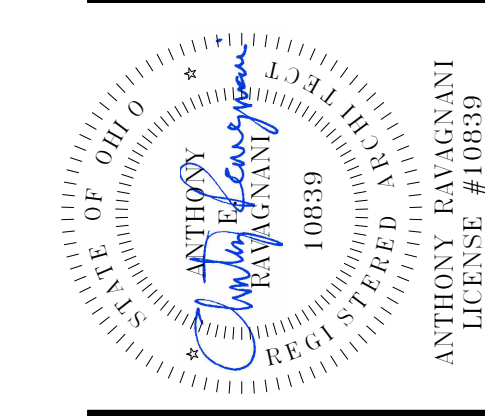


**JULIE CUMMINGS**  
Notary Public, State of Ohio  
My Commission Expires  
July 15, 2024

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

#	DESCRIPTION
E1	DIMENSIONAL ASPHALT SHINGLES; TYP.
E2	PREMIUM VINYL SIDING; TYP.
E3	STONE VENEER; TYP.
E4	GARAGE DOOR
E5	SINGLE HUNG WINDOW, TYP.
E6	PRE-FINISHED LOUVER, TYP.
E7	CMU FOUNDATION WALL, TYP.
E8	CMU AT PORCH, TYP.
E9	CONCRETE STEPS SEE CIVIL DRAWINGS, TYP.
E10	CONDENSING UNITS, TYP.
E11	RETAINING WALL SEE CIVIL DRAWINGS, TYP.



EIGHT MILE TOWNHOMES  
EIGHT MILE ROAD, CINCINNATI, OH 45255



**D BUILDING 2 - RIGHT SIDE ELEVATION**

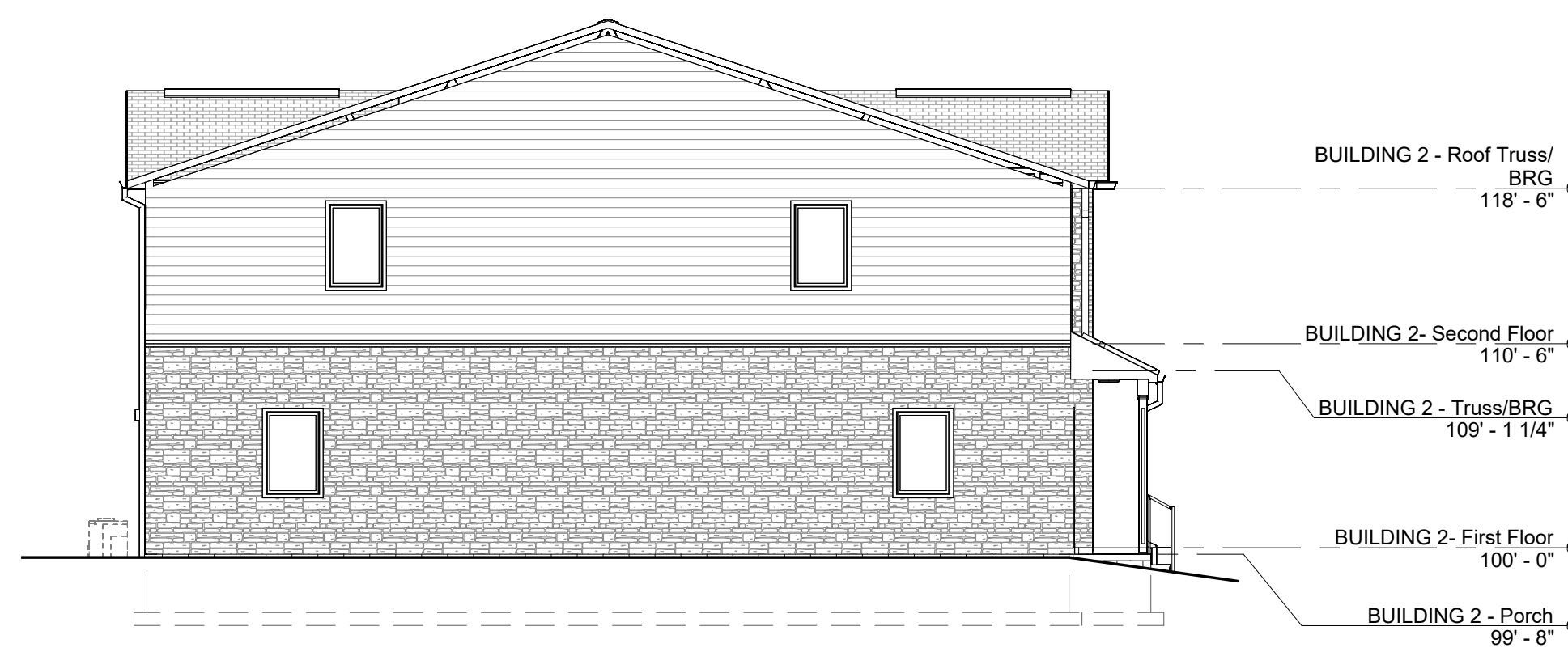
SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16



**B BUILDING 2 - REAR ELEVATION**

SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16

NOTE: SEE A ON 10/13 FOR TYPICAL NOTES U.N.O.



**C BUILDING 2 - LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16



**A BUILDING 2 - FRONT ELEVATION**

SCALE: 1/8" = 1'-0"  
FEET 0 4 8 12 16



ISSUED	
#	DATE DESCRIPTION

DRAWN BY: AMH  
JOB NO.: 23069

TITLE:  
FINAL DEVELOPMENT PLAN  
- BUILDING 2 - EXTERIOR  
ELEVATIONS

SHEET NO.

10/13

04/01/24- FINAL DEVELOPMENT PLAN

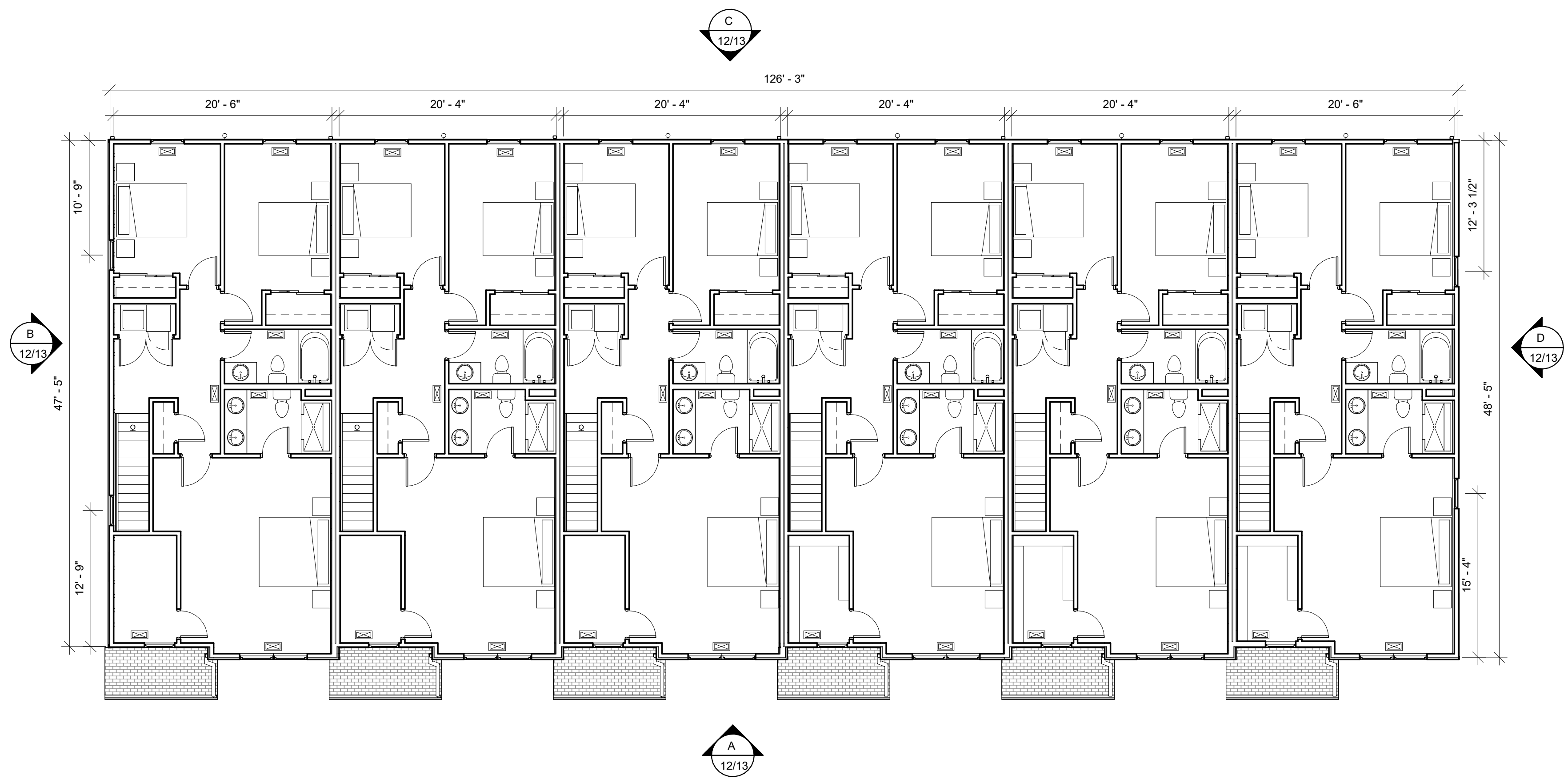


ISSUED	
#	DESCRIPTION

DRAWN BY: AMH  
 JOB NO.: 23069

TITLE:  
 FINAL DEVELOPMENT PLAN -  
 BUILDINGS 3-6 FLOOR PLANS -  
 UNITS B

SHEET NO:

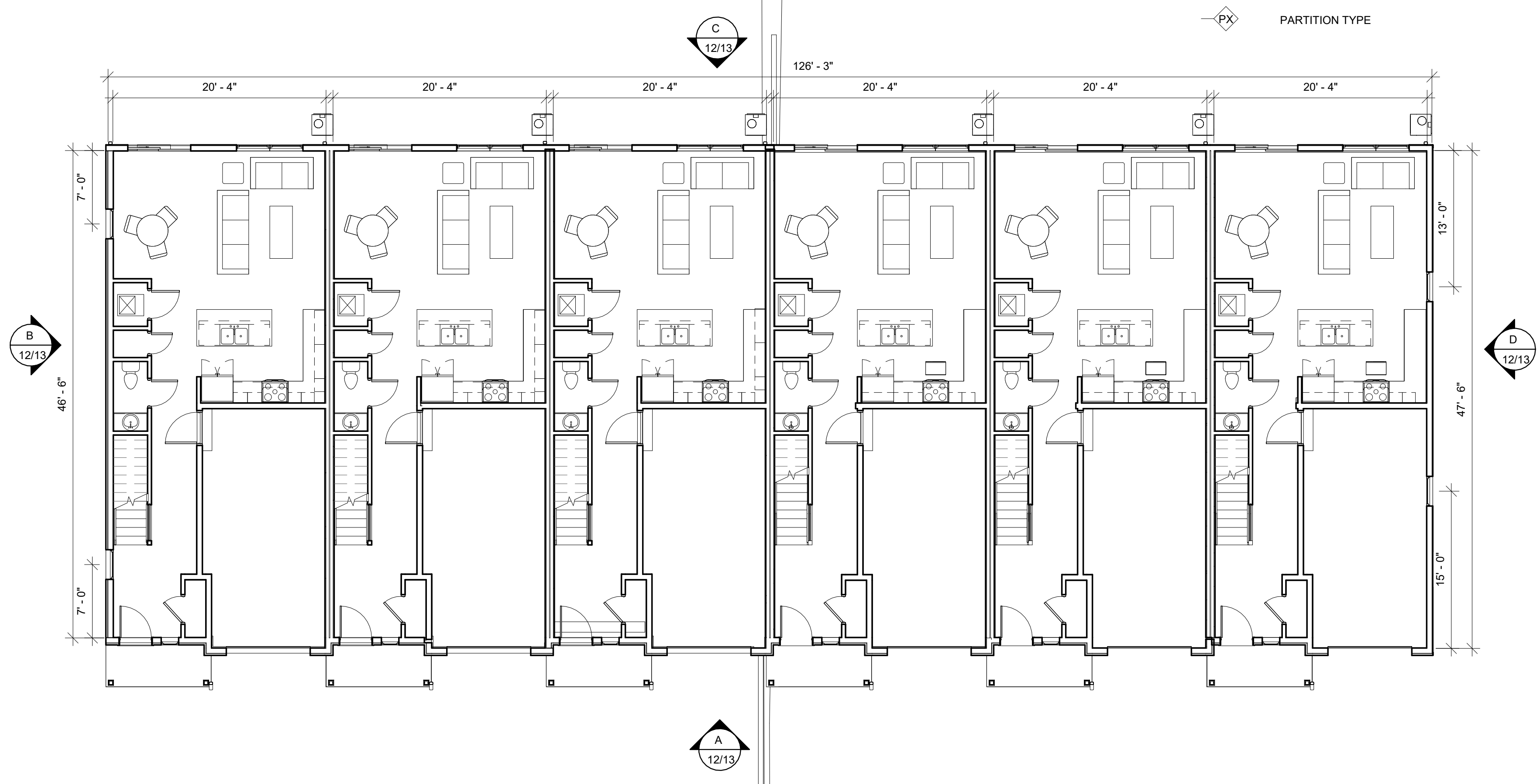


**2 BUILDING 3-6 -Second Floor**

SCALE: 1/8" = 1'-0"  
 FEET 0 4 8 12 16

**FLOOR PLAN LEGEND**

- GENERAL NOTES:
- ALL DIMENSIONS AT ARE TO FACE OF STUD, UNO.
  - FOR SEPARATION WALLS BETWEEN UNITS, SEE PARTITION NOTATION ON OVERALL PLANS. FOR UNIT PARTITIONS, SEE UNIT FLOOR PLANS.
- LOCATION OF 2 HOUR RATED PARTITION
- ⊗ PARTITION TYPE



**1 FIRST FLOOR PLAN - BUILDING 3-6**

SCALE: 1/8" = 1'-0"  
 FEET 0 4 8 12 16

**DEED OF ACCEPTANCE**

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATIONS WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND ARE IMPOSED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE AGAINST THE SAME, AS A GENERAL PLAN FOR THE BENEFIT OF THE SAID TRACT OF LAND.

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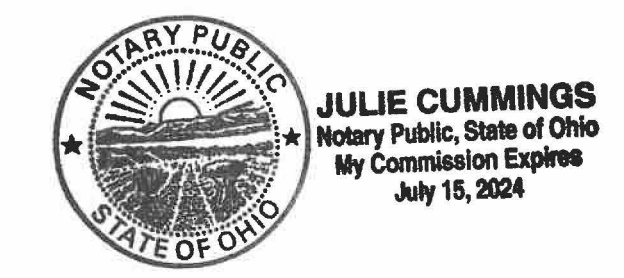
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SIGNED	WITNESS
<i>[Signature]</i> Eight Mile Development Company, LLC	<i>[Signature]</i> Wendy Means

STATE OF OHIO  
 COUNTY OF HAMILTON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Josh Blatt OF Eight Mile Development Co. WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF March, 2024.



*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES:

DEED OF ACCEPTANCE

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SIGNED	WITNESS
<i>[Signature]</i> Company, LLC	<i>[Signature]</i> Wade J. Meeks

STATE OF OHIO  
COUNTY OF HAMILTON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED  
Jason Blair OF Eight Mile Development Co  
WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME ID THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15 DAY OF March, 2024.



*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

ELEVATION KEYNOTES	
#	DESCRIPTION
E1	DIMENSIONAL ASPHALT SHINGLES; TYP.
E2	PREMIUM VINYL SIDING; TYP.
E3	STONE VENEER; TYP.
E4	GARAGE DOOR
E5	SINGLE HUNG WINDOW, TYP.
E6	PRE-FINISHED LOUVER, TYP.
E7	CMU FOUNDATION WALL, TYP.
E8	CMU AT PORCH, TYP.
E9	CONCRETE STEPS SEE CIVIL DRAWINGS, TYP.
E10	CONDENSING UNITS, TYP.
E11	RETAINING WALL SEE CIVIL DRAWINGS, TYP.



**D BUILDING 3-6- RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**C BUILDING 3-6 - REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



BUILDING 4-6 - LEFT SIDE ELEVATION TO BE IDENTICAL BUT WITHOUT THIN STONE

**B BUILDING 3-6 - LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**A BUILDING 3-6 - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

NOTE: SEE A ON 12/13 FOR TYPICAL NOTES U.N.O.

EIGHT MILE TOWNHOMES

EIGHT MILE ROAD, CINCINNATI, OH 45255



ISSUED	
#	DATE DESCRIPTION

DRAWN BY: AMH  
JOB NO.: 23069

TITLE:  
FINAL DEVELOPMENT PLAN  
- BUILDINGS 3-6 ELEVATIONS

SHEET NO:

12/13

04/01/24- FINAL DEVELOPMENT PLAN



**DEED OF ACCEPTANCE**

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATIONS WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND ARE IMPOSED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE AGAINST THE SAME, AS A GENERAL PLAN FOR THE BENEFIT OF THE SAID TRACT OF LAND.

THE TRACT OF LAND SHOWN HEREON IS BEING DEVELOPED UNDER A DEVELOPMENT PLAN AS SPECIFIED IN THE ANDERSON TOWNSHIP ZONING RESOLUTION, ADOPTED NOVEMBER 3, 1987.

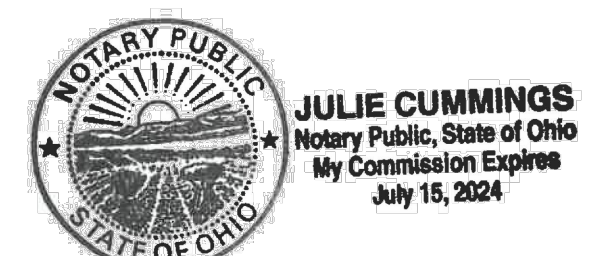
SAID ENTIRE TRACT OF LAND AND ALL IMPROVEMENTS THEREON SHALL REMAIN IN A SINGLE OWNERSHIP AND NO PART THEREOF SHALL BE SOLD OR DIVIDED INTO INDIVIDUAL LOTS OR TRACTS UNTIL SUCH TIME AS THE OWNER OF SAID ENTIRE TRACT SHALL CONFORM IN ALL RESPECTS TO THE THEN EXISTING RULES AND REGULATIONS AS HAVE BEEN ADOPTED BY THE ANDERSON TOWNSHIP ZONING COMMISSION GOVERNING PLATS AND SUBDIVISIONS OF LANDS, AND THE RULES AND REGULATIONS AS PROVIDED IN THE ANDERSON TOWNSHIP ZONING RESOLUTION.

WE, THE UNDERSIGNED DO HEREBY ADOPT AND CONFIRM THE PLAN OF DEVELOPMENT AS SHOWN HEREON FOR THE PURPOSE INDICATED AND AGREE TO COMPLY WITH ALL THE TERMS, RESTRICTIVE COVENANTS AND CONDITIONS INCLUDED AS A PART THEREOF.

SIGNED	WITNESS
<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>

STATE OF OHIO  
COUNTY OF HAMILTON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Josh Blah OF Eight Mile Development Co. WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15 DAY OF March, 2024.



*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

Luminaire Schedule								
Project: 8 Mile Townhomes - Site								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
⊙	2	PL1	Single	0.903	Lithonia RADPT LED P4 40K PATH MVOLT PT4 FINISH / RSS 12 4B PT FINISH	85.68	171.36	8999
⊙	7	PL1H	Single	0.903	Lithonia RADPT LED P4 40K PATH MVOLT PT4 HS FINISH / RSS 12 4B PT FINISH	85.68	599.76	8258
⊙	2	PL2	Single	0.903	Lithonia RADPT LED P4 40K ASY MVOLT PT4 FINISH / RSS 12 4B PT FINISH	85.68	171.36	10994

Calculation Summary							
Project: 8 Mile Townhomes - Site							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts taken Overall		Fc	0.75	6.6	0.0	N.A.	N.A.
StatArea - Roadway	Illuminance	Fc	1.55	6.6	0.3	5.17	22.00

NOTES:  
FIXTURES ARE MOUNTED AT 14'-2" A.F.G.  
(12'-0" POLE & 2'-2" FIXTURE HEIGHT)

IF USING PRODUCTS WITH SELECTABLE KELVIN TEMPERATURES AND/OR ADJUSTABLE LUMEN PACKAGES, PLEASE ENSURE THOSE FIXTURES ARE SET IN THE FIELD TO THE DESIGN PROVIDED ON THIS DRAWING

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Design Criteria			
DESIGN FILE: B Mile_TH_Site.dwg	FIXTURE LAYOUT IS BASED ON A 0.903 LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.		
MINIMUM: AVE./MIN:	MAX/AVE: MAX/MIN:	INTERIOR LIGHTING LEVELS ARE SHOWN AT A.F.F. UNLESS NOTED OTHERWISE	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE



Lighting Calculations for  
8 Mile Townhomes - Site

FINAL DEVELOPMENT PLAN - LIGHTING SITE PLAN	SCALE 1"=30'-0"	DESIGNER JJ	CHECKED JJ	DATE 04/01/24	SHEET 13/13
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Disclaimer: AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENESTS for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.