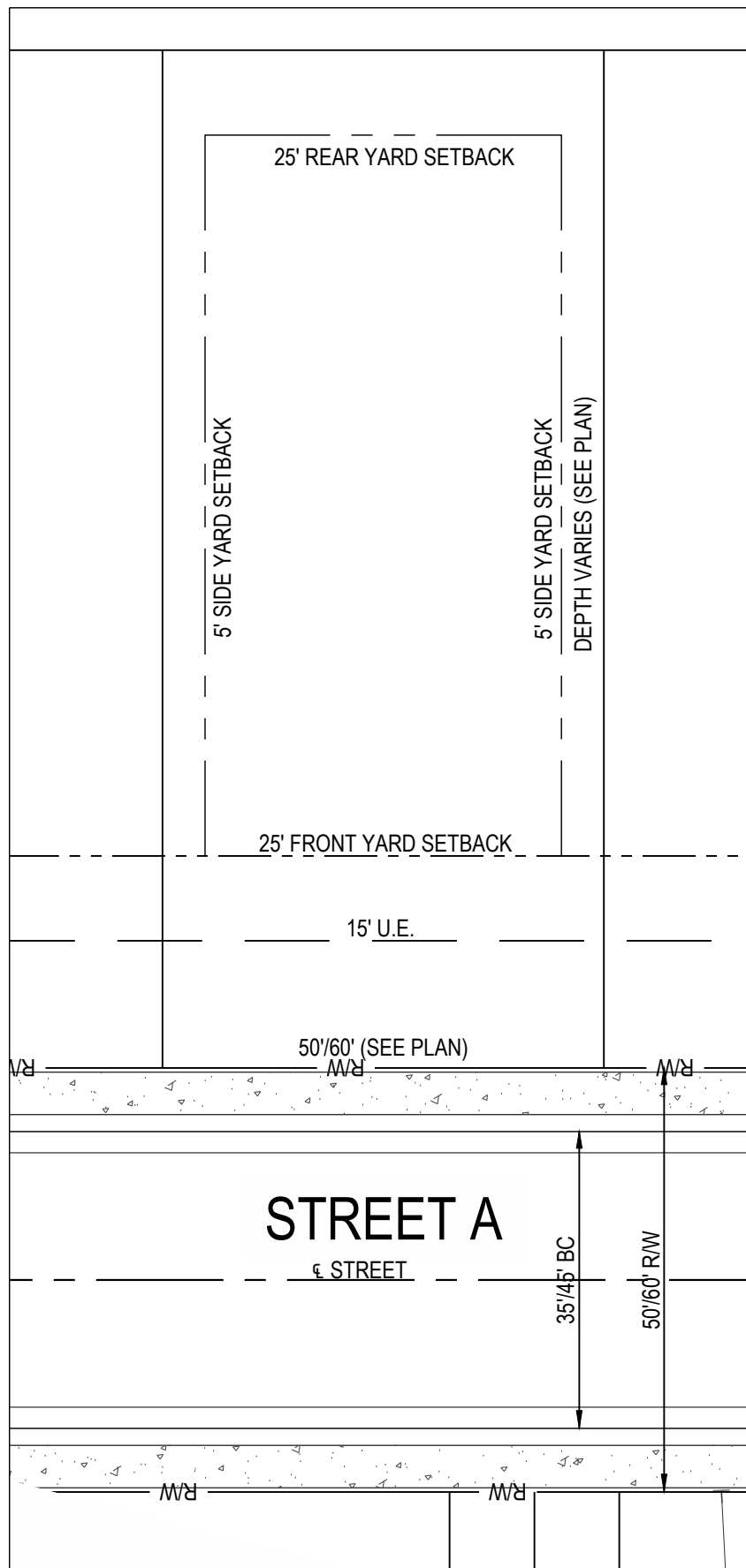


C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL2-PRELIMINARY\PLANS\Sheet\SC1.0 - COVER SHEET.dwg - 4/2/2025 - Justin Elam



TYPICAL LOT DATA
SCALE 1" = 20'

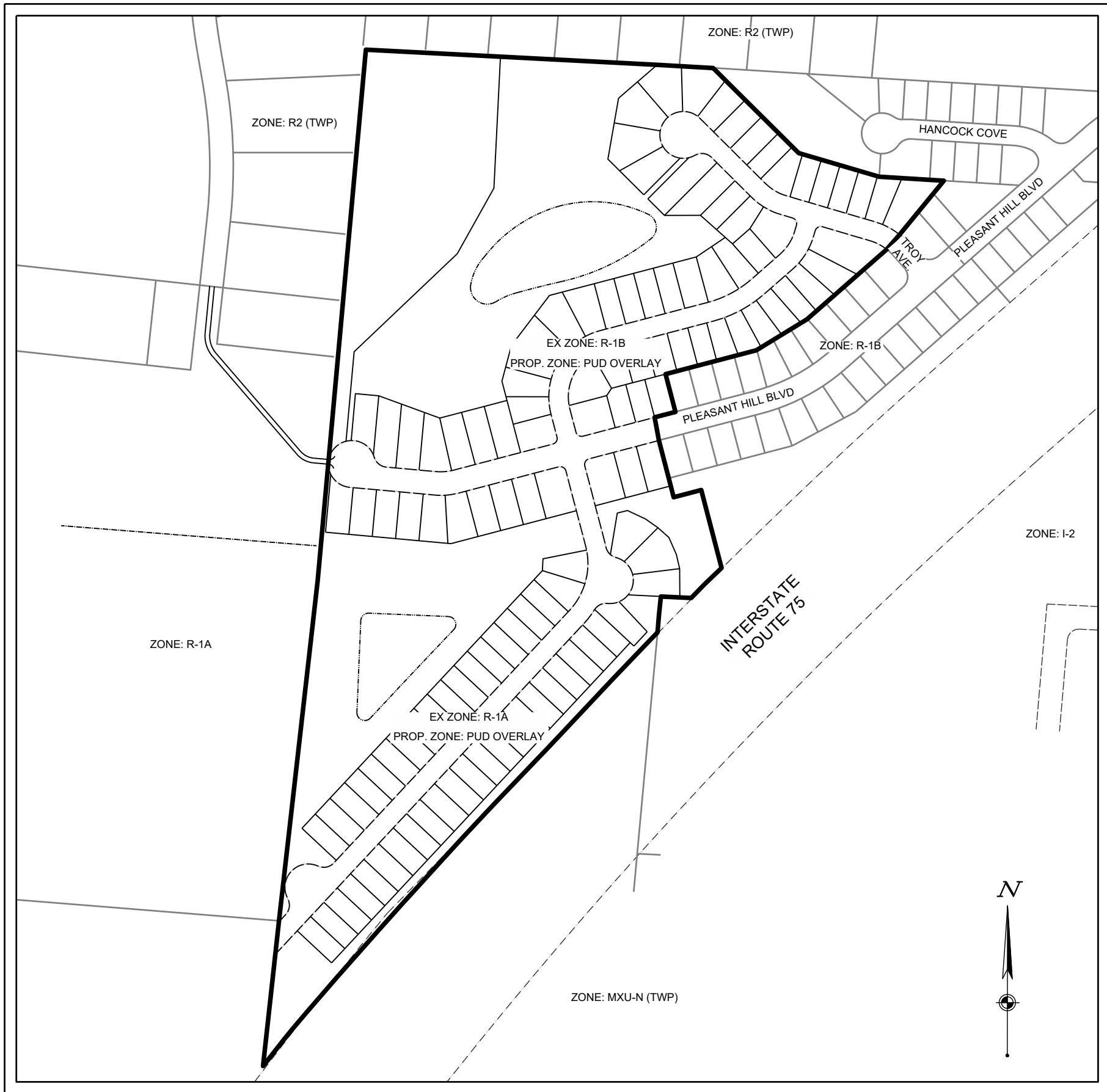
LOT DATA

LOT WIDTHS: 50/60'(SINGLE FAMILY)
MIN. FRONT YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 25'
MIN. SIDE YARD SETBACK: 5', 10' TOTAL
MIN. SINGLE FAMILY LOT SIZE: 5,000 SF

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C2.1	EXISTING CONDITIONS
C2.2	EXISTING CONDITIONS
C2.3	EXISTING CONDITIONS
C3.0	OVERALL SITE PLAN
C4.0	LAYOUT PLAN
C4.1	LAYOUT PLAN
C4.2	LAYOUT PLAN
C4.3	LAYOUT PLAN
C4.4	LAYOUT PLAN CURVE TABLES
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C5.3	UTILITY PLAN
C6.0	PRE-DEVELOPED GRADING & DRAINAGE PLAN
C7.0	POST DEVELOPED GRADING & DRAINAGE PLAN

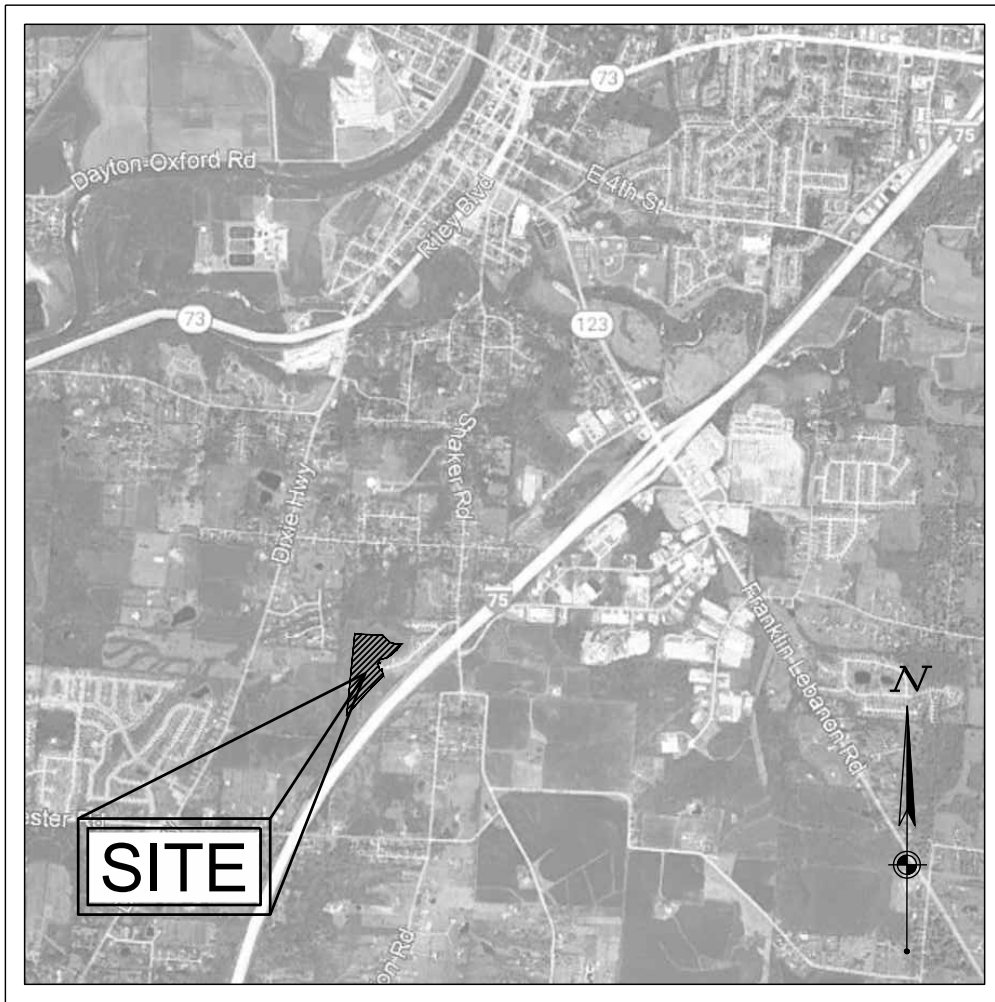
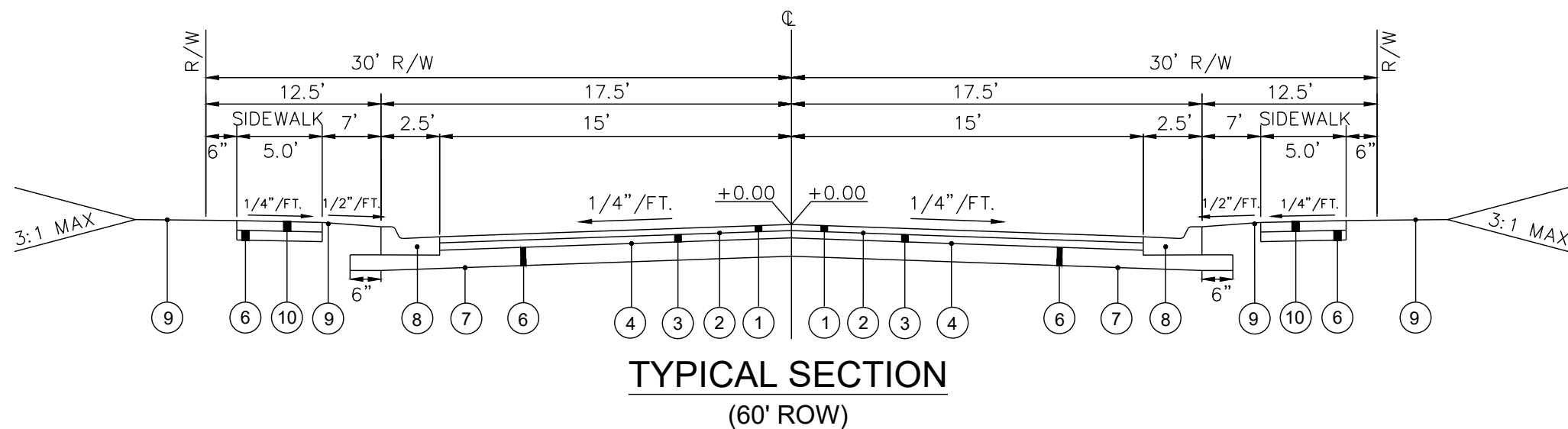
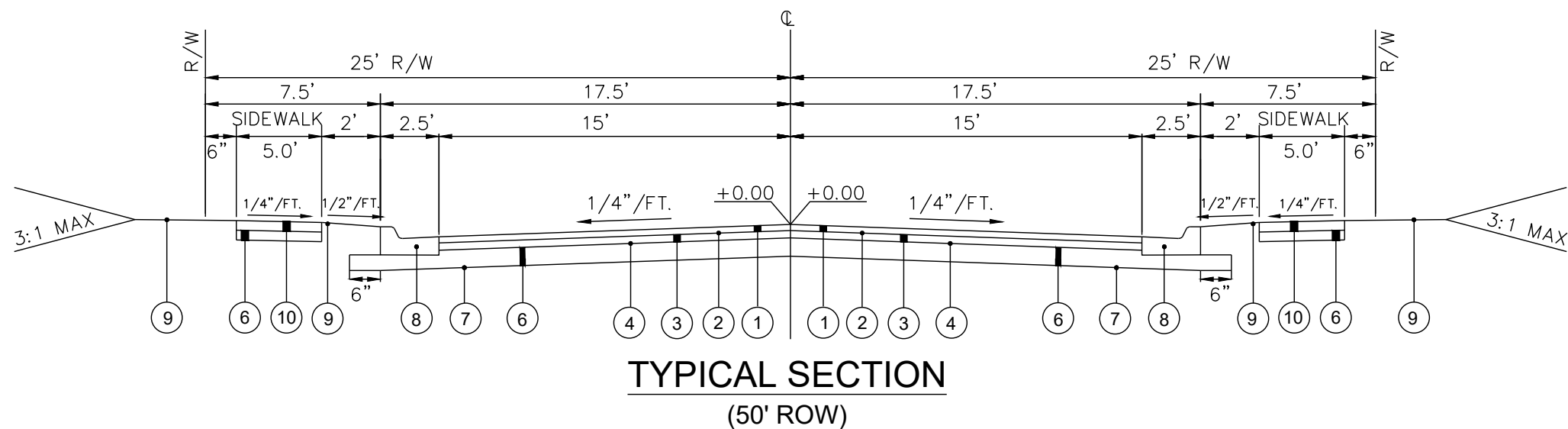
PRELIMINARY DEVELOPMENT PLAN SHAKER MEADOWS

PLEASANT HILL BOULEVARD
FRANKLIN TOWNSHIP
WARREN COUNTY, OHIO
SECTION 35 & 36, TOWN 3, RANGE 4 M.RS.
PARCEL ID'S: 0836351005 & 0835102001
APRIL 1ST, 2025



INDEX MAP
SCALE: 1"=300'

SITE DATA TABLE	
OVERALL ACREAGE	47.282 ACRES
LOT/UNIT COUNT	119
DENSITY	2.52 UNITS/ACRE
OPEN SPACE	9.45 (19.99%)
PARKLAND DEDICATION AREA REQUIRED	(3.85 X 119) X 0.0085 = 3.29 AC (6.96%)
PARKLAND DEDICATION AREA PROVIDED	7.59 AC (16.05%)



VICINITY MAP
N.T.S.

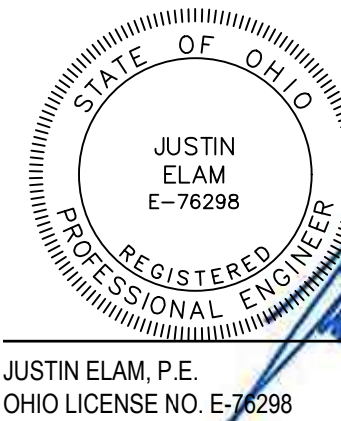
NOTES:

- ALL LOTS WILL CONTAIN SINGLE-FAMILY, DETACHED RESIDENCES.
- THE SITE WAS PREVIOUSLY FARMLAND.
- WATER SUPPLY TO BE BY CITY OF FRANKLIN.
- WASTEWATER DISPOSAL TO BE BY THE CITY OF FRANKLIN.
- STORMWATER SHALL COMPLY WITH THE CITY OF FRANKLIN STANDARDS AND OEPA.
- ALL STREETS ARE TO BE PUBLIC STREETS CONSTRUCTED TO THE CITY OF FRANKLIN STANDARDS.
- STREET LIGHTING SHALL BE PROVIDED TO CITY OF FRANKLIN STANDARDS AND IN COORDINATION WITH ELECTRIC UTILITY.
- THE OPEN SPACE AREA SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EXISTING ZONING: R-1B & R-1A
- PROPOSED ZONING: PUD OVERLAY

DEVELOPER/OWNER:
HENDERSON DEVELOPMENT
2968 BEAL ROAD
FRANKLIN, OH 43005
PHONE: (937) 634-4289
CONTACT: TODD HENDERSON

ENGINEER:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JUSTIN ELAM, P.E.

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: SEAN BROOKS



04/01/2025
DATE



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

- ITEM 441 - ASPHALT CONCRETE SURFACE COURSE, TYPE1
- ITEM 407 - TACK COAT @0.1 GAL/S.Y.
- ITEM 441 - ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2
- ITEM 408 - PRIME COAT @0.4 GAL/S.Y.
- ITEM 301 - ASPHALT CONCRETE BASE
- ITEM 304 - AGGREGATE BASE
- ITEM 606 - SUBGRADE COMPACTION
- ITEM 609 - COMBINATION CURB AND GUTTER
- ITEM 659 - SEEDING AND MULCHING
- ITEM 608 - 4" CONCRETE WALK



3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE AND NOT FOR CONSTRUCTION OR RECORDATION PURPOSES OR REPRESENTATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

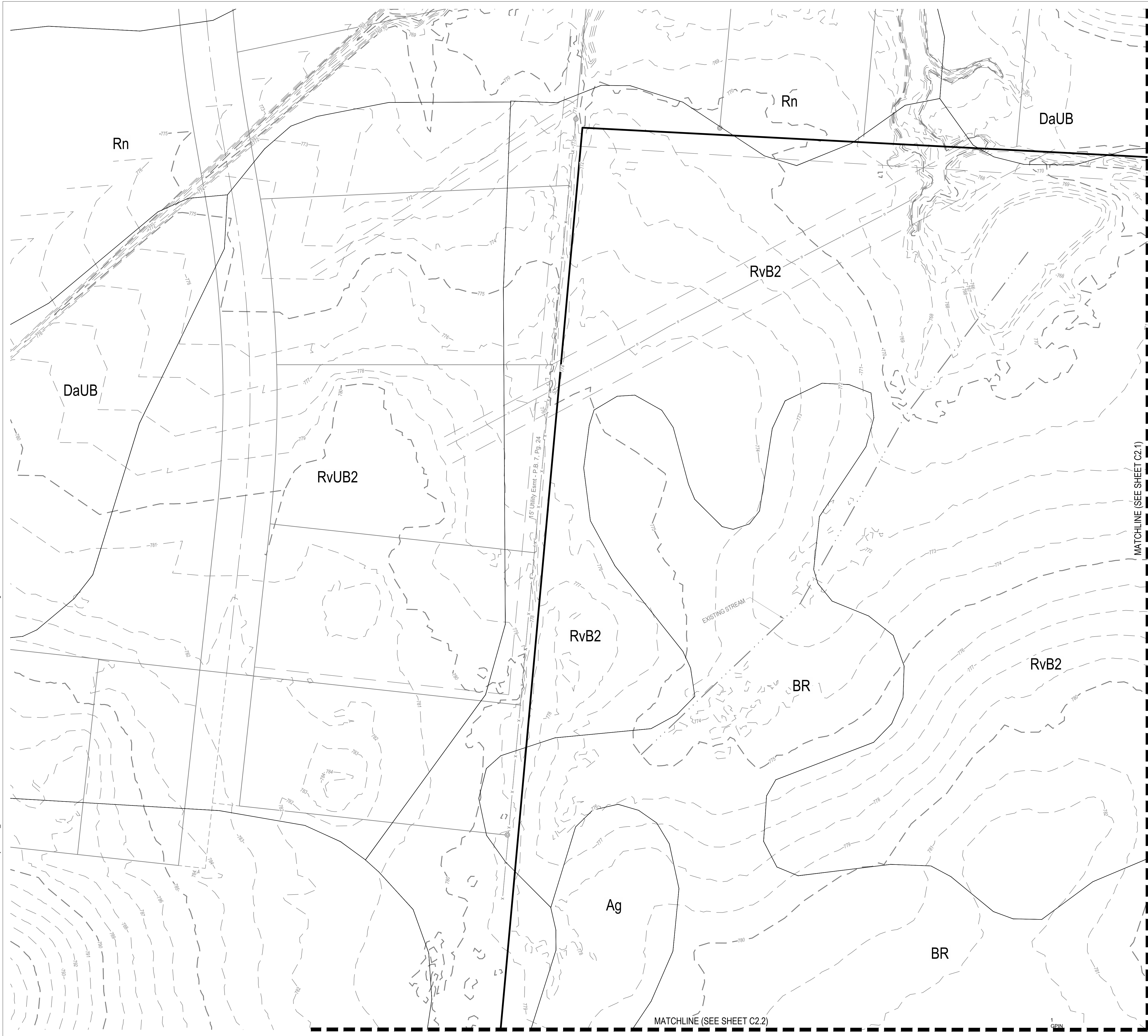
Revisions / Submissions
ID Description Date

© 2024 CESO, INC.
Project Number: 764699-01
Scale: AS SHOWN
Drawn By: KS
Checked By: JE
Date: 04/01/2025
Issue: PRELIM. DEV. PLAN

Drawing Title:
COVER SHEET

C1.0

C:\Users\jlam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL2-PRELIMINARY\PLANSHEET\SC2.0 - EXISTING CONDITIONS.dwg - 4/2/2025 - Justin Elam



LEGEND

	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING GAS EASEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER
	EXISTING INDEX CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING STREAM (TO REMAIN)

GRAPHIC SCALE (IN FEET)

1 in. = 50 ft.

1" = 50'

© 2024 CESO, INC.

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

Issue: PRELIM. DEV. PLAN

Drawing Title:

EXISTING CONDITIONS

Forty-eight (48) hours before digging is to commence, the contractors shall notify the following agencies: Ohio Utilities Protection Service at 811 or 800-362-2764 and all other agencies which might have underground utilities involving this project and are nonmembers of state utilities protection service.

CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mansfield, OH 44842
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE AND NOT FOR CONSTRUCTION OR RECORDATION PURPOSES, OR REPRODUCTION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

C2.0

C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL2-PRELIMINARY\PLANSHEET\SC2.0 - EXISTING CONDITIONS.dwg - 4/2/2025 - Justin Elam



LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING GAS EASEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING STREAM (TO REMAIN)



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



3601 Rigby Rd., Suite 300
Mansfield, OH 43342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE AND NOT FOR CONSTRUCTION OR RECORDING PURPOSES OR INFORMATION

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

Project Number: 764699-01
Scale: AS SHOWN
Drawn By: KS
Checked By: JE
Date: 04/01/2025
Issue: PRELIM. DEV. PLAN

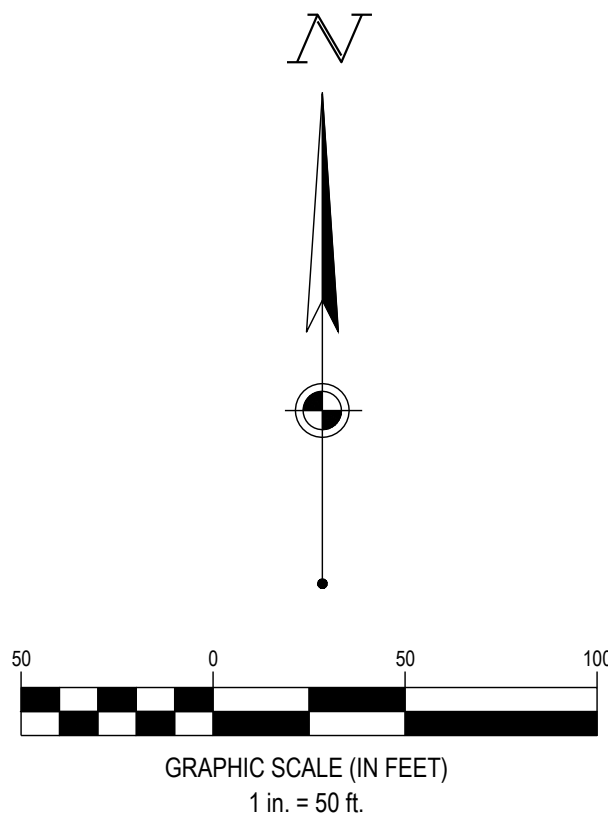
Drawing Title:
EXISTING CONDITIONS

C2.1

C:\Users\lam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL\2-PRELIMINARY\PLANS\HETSC2.0 - EXISTING CONDITIONS.dwg - 4/2/2025 - Justin Elam



LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING GAS EASEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING STREAM (TO REMAIN)



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Middletown, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE AND NOT FOR CONSTRUCTION OR RECORDING PURPOSES OR INFORMATION

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

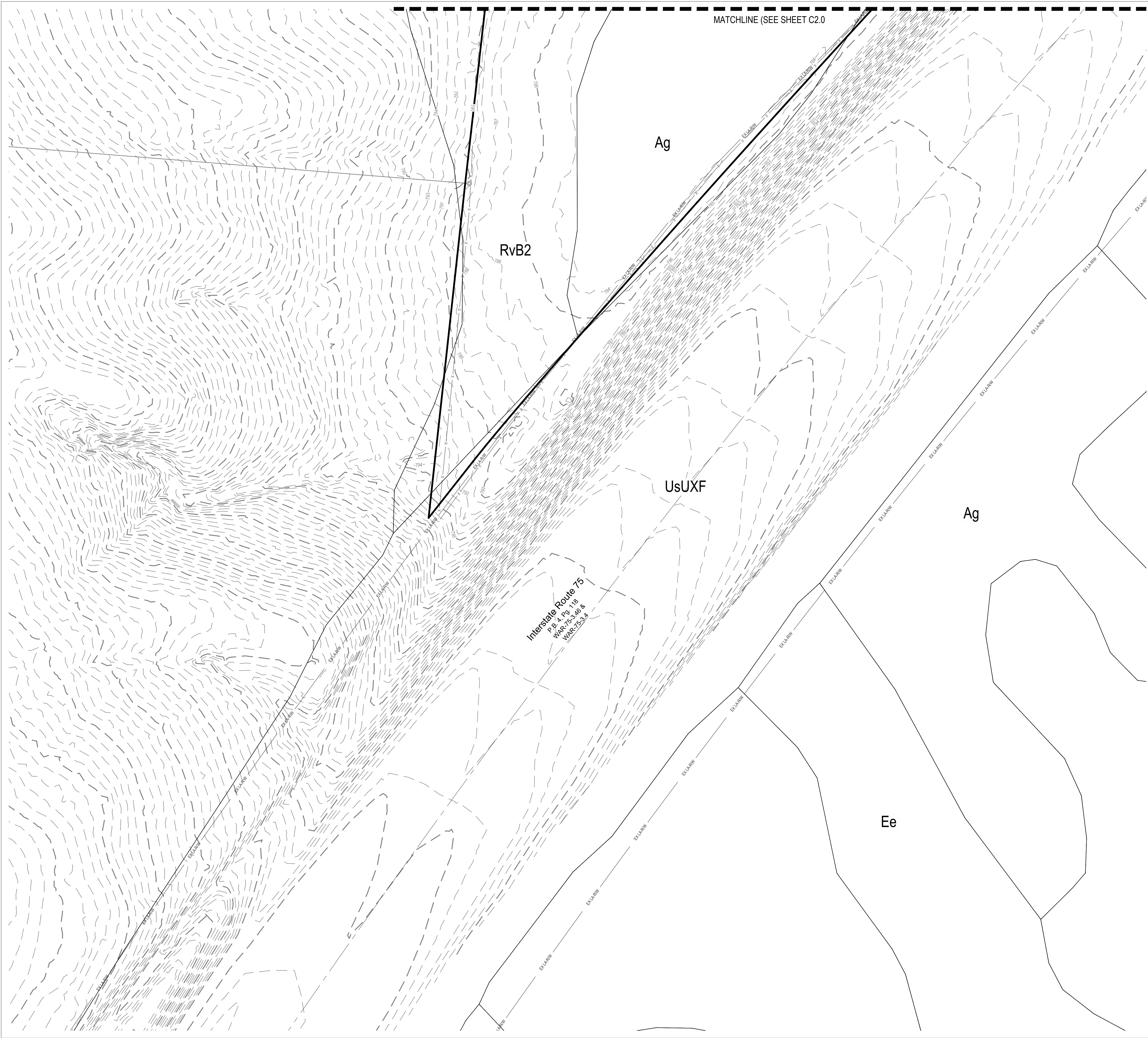
Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

Project Number:	764699-01
Scale:	AS SHOWN
Drawn By:	KS
Checked By:	JE
Date:	04/01/2025
Issue:	PRELIM. DEV. PLAN

Drawing Title:
EXISTING CONDITIONS

C2.2



SUBJECT BOUNDARY

EXISTING PROPERTY LINE

EXISTING GAS EASEMENT

EXISTING SANITARY SEWER

EXISTING INDEX CONTOUR

EXISTING INTERMEDIATE CONTOUR

EXISTING STREAM (TO REMAIN)

CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mansfield, OH 44842
Phone: 937-452-9594 Fax: 988-206-4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE, NOT FOR CONSTRUCTION RECORDING PURPOSES OR IMPROVEMENT.

HENDERSON DEVELOPMENT

PARCEL ID'S: 08363351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD.
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
----	-------------	------

N

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

Before You Dig

C2.3

© 2024 CESO, INC.

Project Number:

764699-01

Scale:

AS SHOWN

Drawn By:

KS

Checked By:

JE

Date:

04/01/2025

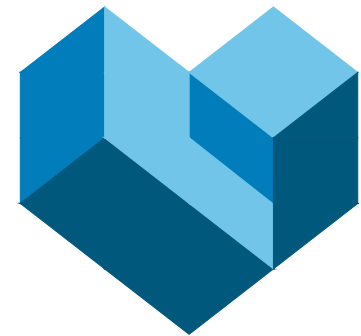
Issue:

PRELIM. DEV. PLAN

Drawing Title:

EXISTING CONDITIONS

C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL2-PRELIMINARY\PLANS\HETSIC3.0 - OVERALL SITE PLAN.dwg - 4/2/2025 - Justin Elam



WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Middletown, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS
DOCUMENT IS PRELIMINARY AND
IS NOT TO BE USED FOR
CONSTRUCTION OR FOR
PURPOSES OF REGULATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 08336351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

Issue: PRELIM. DEV. PLAN

Drawing Title:

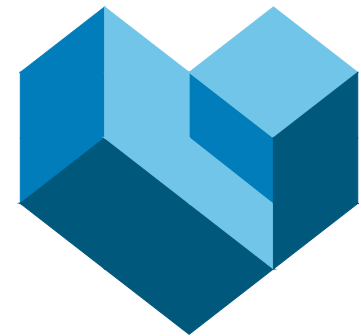
OVERALL SITE PLAN

C3.0

<u>LEGEND</u>	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
 R/W	EXISTING R/W
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
 R/W	PROPOSED RIGHT-OF-WAY
 . . .	EXISTING STREAM (TO REMAIN)
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER



FORTY- EIGHT (48) HOURS
 BEFORE DIGGING IS TO
 COMMENCE, THE CONTRACTORS
 SHALL NOTIFY THE FOLLOWING
 AGENCIES: OHIO UTILITIES
 PROTECTION SERVICE AT 811 OR
 800-362-2764 AND ALL OTHER
 AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES
 INVOLVING THIS PROJECT AND
 ARE NONMEMBERS OF STATE
 UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
 Miamisburg, OH 45342
 Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

Drawing Title:

LAYOUT PLAN

C4.0

C:\Users\eliam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO103-01\2-PRELIMINARY\PLANS\HETSIC4.0 - LAYOUT PLAN.dwg - 4/2/2025 - Justin Elam



LEGEND

	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RW
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	PROPOSED RIGHT-OF-WAY
	EXISTING STREAM (TO REMAIN)
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER



3601 Rigby Rd., Suite 300
Mantoloking, NJ 08052
Phone: 973.435.8584 Fax: 973.435.8585

THE INFORMATION ON THIS
DOCUMENT IS PRELIMINARY AND
INCOMPLETE. IT IS NOT TO BE
USED FOR CONSTRUCTION OR
FOR ANY OTHER PURPOSES.

HENDERSON DEVELOPMENT

PARCEL ID'S: 08336351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

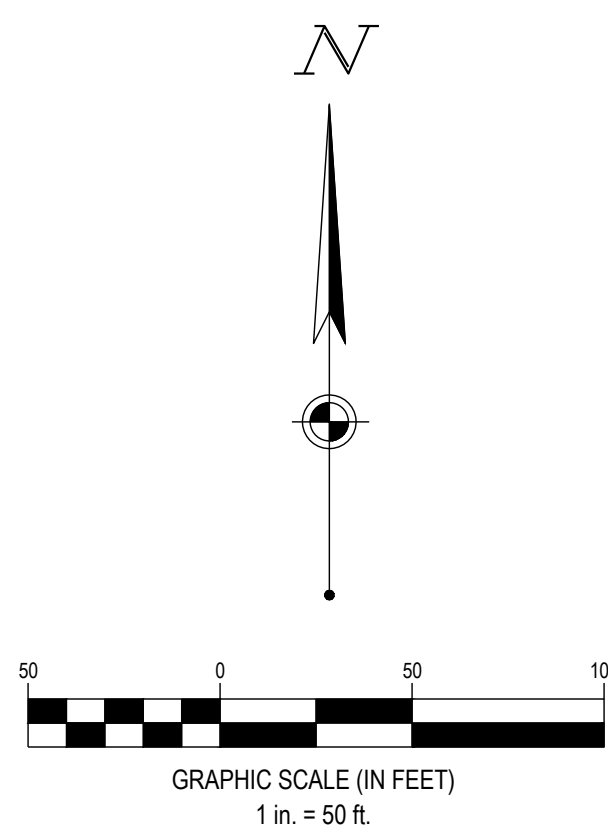
Issue: PRELIM. DEV. PLAN

Drawing Title:

LAYOUT PLAN

C4.1

FORTY-EIGHT (48) HOURS
BEFORE DIGGING IS TO
COMMENCE, THE CONTRACTORS
SHALL NOTIFY THE FOLLOWING
AGENCIES: OHIO UTILITIES
PROTECTION SERVICE AT 811 OR
800-362-2764 AND ALL OTHER
AGENCIES WHICH MIGHT HAVE
UNDERGROUND UTILITIES
INVOLVING THIS PROJECT AND
ARE NONMEMBERS OF STATE
UTILITIES PROTECTION SERVICE



C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL\2-PRELIMINARY\PLANS\HETSIC4.0 - LAYOUT PLAN.dwg - 4/2/2025 - Justin Elam



LEGEND

	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING R/W
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	PROPOSED RIGHT-OF-WAY
	EXISTING STREAM (TO REMAIN)
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE FOR CONSTRUCTION. ACCORDING PURPOSES OF INFORMATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date
© 2024 CESO, INC.		
Project Number:	764699-01	
Scale:	AS SHOWN	
Drawn By:	KS	
Checked By:	JE	
Date:	04/01/2025	
Issue:	PRELIM. DEV. PLAN	

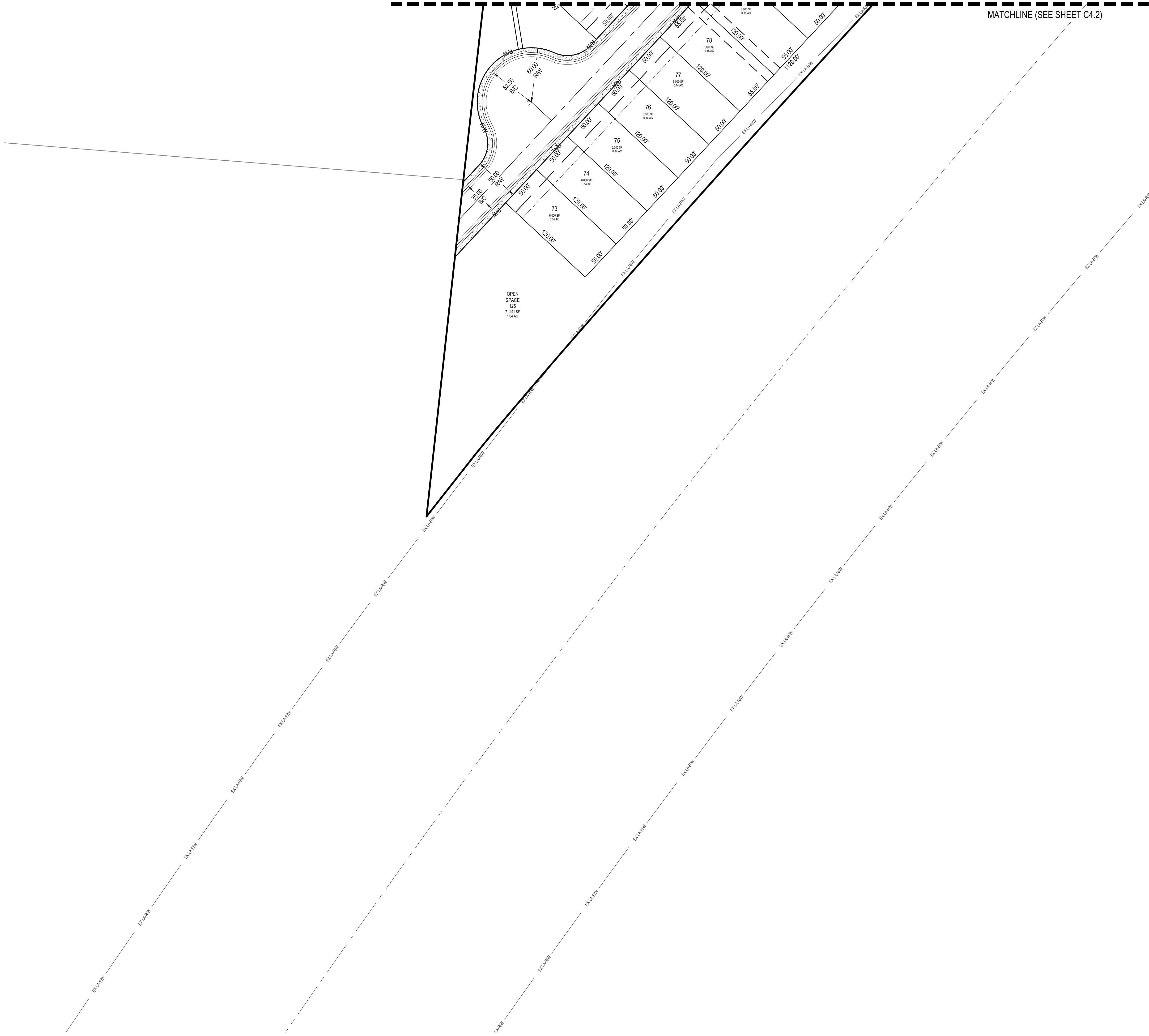
Drawing Title:
LAYOUT PLAN

C4.2

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

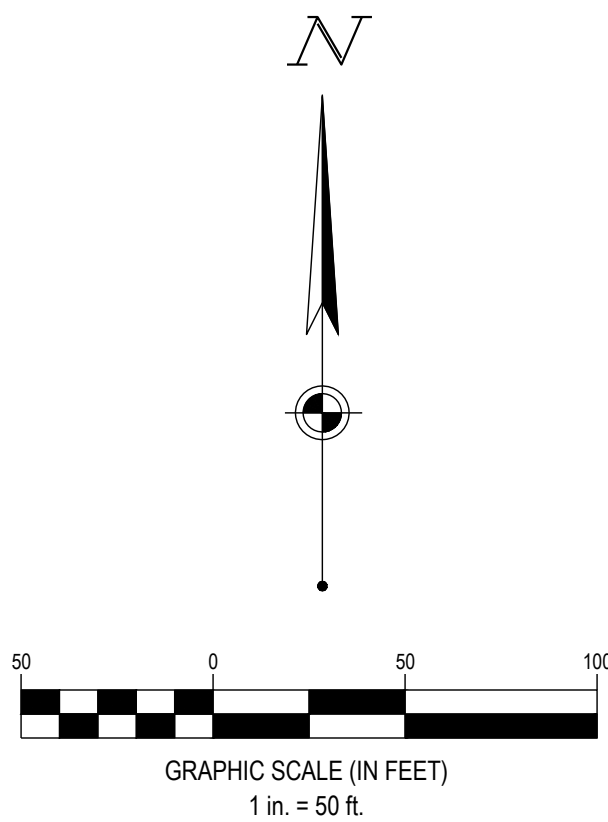


C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL\2-PRELIMINARY\PLANS\HETSIC4.0 - LAYOUT PLAN.dwg - 4/2/2025 - Justin Elam



LEGEND

	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RW
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	PROPOSED RIGHT-OF-WAY
	EXISTING STREAM (TO REMAIN)
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Middletown, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. NOT FOR CONSTRUCTION RECORDING PURPOSES OR REPRESENTATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

Project Number: 764699-01
Scale: AS SHOWN
Drawn By: KS
Checked By: JE
Date: 04/01/2025
Issue: PRELIM. DEV. PLAN

Drawing Title:
LAYOUT PLAN

C4.3

C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL2-PRELIMINARY\PLANSHEET\SC4.0 - LAYOUT PLAN.dwg - 4/2/2025 - Justin Elam

LOT & R/W CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	175.00'	50.98'	50.80'	S58° 58' 33"E	016° 41' 25"	25.67'
C2	175.00'	19.24'	19.23'	S70° 28' 16"E	006° 17' 59"	9.63'
C3	175.00'	70.22'	69.75'	S62° 07' 33"E	022° 59' 24"	35.59'
C4	125.00'	62.09'	61.45'	S59° 23' 29"E	028° 27' 33"	31.70'
C5	60.00'	7.52'	7.52'	S48° 45' 12"E	007° 11' 00"	3.77'
C6	60.00'	41.10'	40.30'	S71° 58' 11"E	039° 14' 57"	21.39'
C7	60.00'	41.10'	40.30'	N68° 46' 52"E	039° 14' 57"	21.39'
C8	60.00'	41.10'	40.30'	N29° 31' 55"E	039° 14' 57"	21.39'
C9	60.00'	41.10'	40.30'	N09° 43' 03"W	039° 14' 57"	21.39'
C10	60.00'	55.32'	53.38'	N55° 45' 15"W	052° 49' 27"	29.80'
C11	60.00'	22.42'	22.29'	N87° 07' 40"E	021° 24' 43"	11.34'
C12	60.00'	17.10'	17.04'	S68° 15' 31"W	016° 19' 33"	8.61'
C13	60.00'	266.77'	95.37'	N07° 28' 01"E	254° 44' 33"	78.56'
C14	35.00'	45.66'	42.49'	N82° 31' 59"W	074° 44' 33"	26.73'
C15	175.00'	38.87'	38.79'	N51° 31' 31"W	012° 43' 39"	19.52'
C16	175.00'	48.05'	47.90'	N65° 45' 18"W	015° 43' 54"	24.18'
C17	175.00'	86.92'	86.03'	N59° 23' 29"W	028° 27' 33"	44.38'
C18	15.00'	23.56'	21.21'	N28° 37' 15"W	090° 00' 00"	15.00'
C19	125.00'	68.11'	67.27'	N33° 09' 22"E	031° 13' 13"	34.92'
C20	275.00'	40.72'	40.69'	S53° 00' 31"W	008° 29' 04"	20.40'

LOT & R/W CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C21	275.00'	85.28'	84.94'	S66° 08' 04"W	017° 46' 03"	42.98'
C22	275.00'	126.00'	124.90'	S61° 53' 32"W	026° 15' 07"	64.13'
C23	175.00'	39.50'	39.42'	S68° 49' 13"W	012° 56' 01"	19.84'
C24	175.00'	54.05'	53.84'	S53° 30' 19"W	017° 41' 49"	27.24'
C25	175.00'	45.33'	45.21'	S37° 14' 08"W	014° 50' 33"	22.79'
C26	175.00'	45.33'	45.21'	S22° 23' 35"W	014° 50' 33"	22.79'
C27	175.00'	45.33'	45.21'	S07° 33' 03"W	014° 50' 33"	22.79'
C28	175.00'	45.33'	45.21'	S07° 17' 30"E	014° 50' 33"	22.79'
C29	175.00'	274.89'	247.49'	S30° 17' 14"W	090° 00' 00"	175.00'
C30	15.00'	23.56'	21.21'	S30° 17' 14"W	090° 00' 00"	15.00'
C31	125.00'	4.48'	4.48'	S76° 18' 49"W	002° 03' 10"	2.24'
C32	125.00'	38.93'	38.77'	S86° 15' 40"W	017° 50' 32"	19.62'
C33	125.00'	43.40'	43.19'	S85° 14' 05"W	019° 53' 43"	21.92'
C34	35.00'	41.77'	39.34'	N50° 37' 36"W	068° 22' 54"	23.78'
C35	60.00'	6.68'	6.68'	N19° 37' 34"W	006° 22' 49"	3.34'
C36	60.00'	71.97'	67.73'	N57° 10' 39"W	068° 43' 22"	41.02'
C37	60.00'	13.35'	13.32'	N82° 05' 10"E	012° 45' 00"	6.70'
C39	60.00'	260.10'	99.26'	S39° 22' 24"W	248° 22' 54"	88.32'
C40	175.00'	25.91'	25.88'	S89° 03' 30"E	008° 28' 54"	12.98'
C41	175.00'	34.86'	34.80'	N80° 59' 38"E	011° 24' 49"	17.49'

LOT & R/W CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C42	175.00'	60.77'	60.46'	N85° 14' 05"E	019° 53' 43"	30.69'
C43	15.00'	23.56'	21.21'	S59° 42' 46"E	090° 00' 00"	15.00'
C44	175.00'	87.00'	86.10'	S02° 51' 09"W	028° 28' 58"	44.42'
C45	175.00'	79.15'	78.47'	S30° 03' 01"W	025° 54' 45"	40.26'
C46	175.00'	176.29'	168.93'	S14° 08' 48"W	057° 43' 09"	96.44'
C50	225.00'	45.57'	45.49'	N37° 12' 16"E	011° 36' 14"	22.86'
C51	35.01'	38.07'	36.22'	N64° 56' 05"E	062° 18' 10"	21.16'
C52	60.00'	30.29'	29.97'	N81° 35' 04"E	028° 55' 40"	15.48'
C53	60.00'	29.62'	29.32'	N52° 58' 41"E	028° 17' 06"	15.12'
C54	60.00'	48.58'	47.26'	S15° 38' 28"W	046° 23' 22"	25.71'
C55	60.00'	40.05'	39.31'	S33° 14' 38"E	038° 14' 54"	20.81'
C56	60.00'	24.06'	23.90'	S63° 51' 26"E	022° 58' 41"	12.20'
C57	60.00'	179.48'	119.66'	S10° 21' 04"W	171° 23' 40"	797.45'
C58	35.00'	15.78'	15.65'	S62° 25' 42"E	025° 50' 07"	8.03'
C59	35.00'	23.51'	23.07'	N30° 15' 50"W	038° 29' 38"	12.22'
C60	15.00'	23.56'	21.21'	N30° 17' 14"E	090° 00' 00"	15.00'
C61	15.00'	23.56'	21.21'	N59° 42' 46"W	090° 00' 00"	15.00'
C62	125.00'	10.01'	10.01'	N12° 25' 07"W	004° 35' 19"	5.01'
C63	125.00'	151.77'	142.62'	N24° 39' 35"E	069° 34' 05"	86.83'
C64	125.00'	34.57'	34.45'	N67° 21' 56"E	015° 50' 36"	17.39'

LOT & R/W CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C65	125.00'	196.35'	176.78'	S30° 17' 14"W	090° 00' 00"	125.00'
C66	325.00'	31.31'	31.30'	N72° 31' 37"E	005° 31' 14"	15.67'
C67	325.00'	46.37'	46.33'	N65° 40' 44"E	008° 10' 31"	23.23'
C68	325.00'	46.37'	46.33'	N57° 30' 13"E	008° 10' 31"	23.23'
C69	325.00'	26.37'	26.37'	N51° 05' 28"E	004° 38' 58"	13.19'
C70	325.00'	150.43'	149.10'	S62° 01' 36"W	026° 31' 15"	76.59'
C71	175.00'	21.40'	21.39'	N45° 15' 47"E	007° 00' 23"	10.71'
C72	175.00'	43.59'	43.48'	N34° 37' 26"E	014° 16' 19"	21.91'
C73	175.00'	30.92'	30.88'	N22° 25' 36"E	010° 07' 21"	15.50'
C74	181.56'	115.07'	113.15'	N30° 17' 11"E	036° 18' 45"	59.54'
C75	15.00'	23.56'	21.21'	N61° 22' 45"E	090° 00' 00"	15.00'
C76	124.97'	48.56'	48.25'	S62° 29' 25"E	022° 15' 40"	24.59'
C77	150.00'	59.39'	59.00'	S62° 16' 42"E	022° 41' 06"	30.09'
C78	150.00'	74.51'	73.74'	S59° 23' 29"E	028° 27' 33"	38.04'
C79	150.00'	82.00'	80.98'	S33° 06' 19"W	031° 19' 19"	42.05'
C80	300.00'	138.86'	137.63'	S62° 01' 36"W	026° 31' 15"	70.70'
C81	150.00'	235.62'	212.13'	S30° 17' 14"W	090° 00' 00"	150.00'
C82	150.00'	52.09'	51.82'	N85° 14' 05"E	019° 53' 43"	26.31'
C83	200.00'	201.48'	193.07'	S14° 08' 48"W	057° 43' 09"	110.22'
C95	60.00'	61.26'	58.63'	N55° 34' 07"W	058° 29' 53"	33.60'



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mantoloking, NJ 07042
Phone: 973.435.8584 Fax: 973.208.4826

THIS INFORMATION ON THIS
DOCUMENT IS PRELIMINARY AND
INCOMPLETE. NOT FOR
CONSTRUCTION OR RECORDING
PURPOSES OR REPRESENTATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

Issue: PRELIM. DEV. PLAN

Drawing Title:

**LAYOUT PLAN CURVE
TABLES**

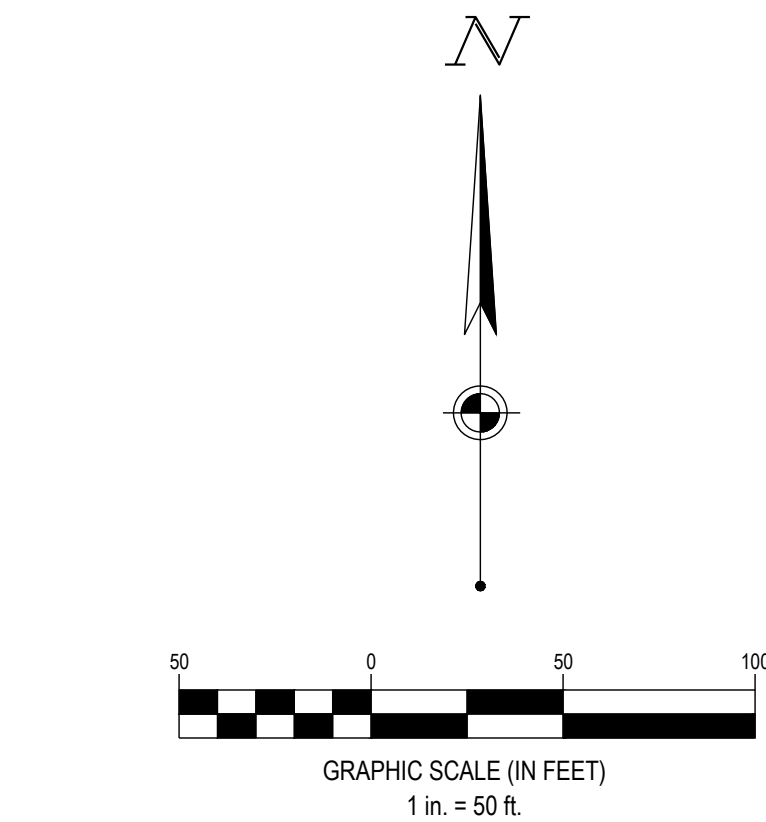
C4.4

C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL\2-PRELIMINARY\PLANS\HETS\CS.0 - UTILITY PLAN.dwg - 4/22/2025 - Justin Elam



LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING STREAM (TO REMAIN)
	EXISTING RW
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED STORMWATER POND
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	EXISTING GAS EASEMENT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURE
	EXISTING WATER STRUCTURES
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT/VALVE

- NOTE
- PROPOSED UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. UTILITY ROUTING, SIZING, AND EASEMENTS ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING FINAL ENGINEERING.



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. NOT FOR CONSTRUCTION OR RECORDING PURPOSES. SEE REVISIONS.

HENDERSON DEVELOPMENT

PARCEL ID'S: 08336351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.
Project Number: 764699-01
Scale: AS SHOWN
Drawn By: KS
Checked By: JE
Date: 04/01/2025
Issue: PRELIM. DEV. PLAN

Drawing Title:
UTILITY PLAN

C5.0

C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO103-01\2-PRELIMINARY\PLANS\HETSC5.0 - UTILITY PLAN.dwg - 4/22/2025 - Justin Elam

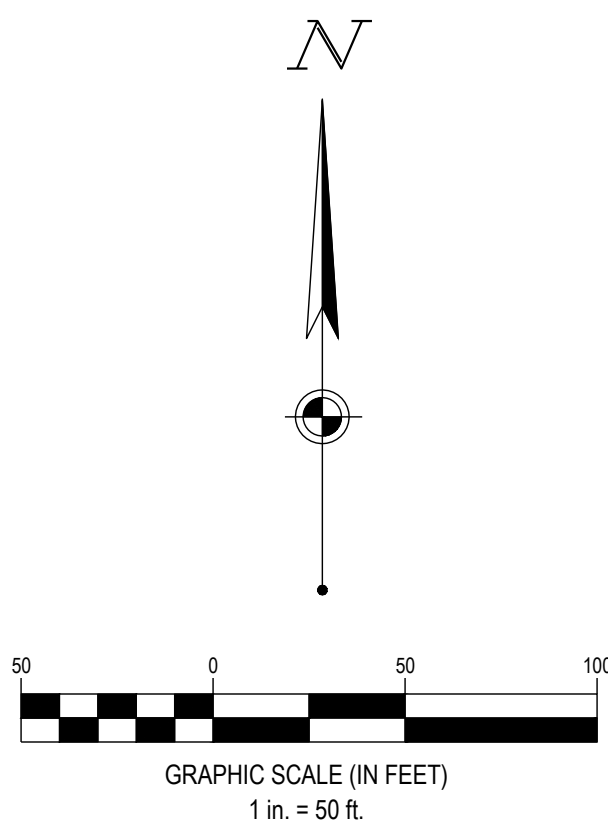


LEGEND

	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING STREAM (TO REMAIN)
	EXISTING R/W
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED STORMWATER POND
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	EXISTING GAS EASEMENT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURE
	EXISTING WATER STRUCTURES
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT/VALVE

NOTE

1. PROPOSED UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. UTILITY ROUTING, SIZING, AND EASEMENTS ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING FINAL ENGINEERING.



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Middletown, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE AND NOT FOR CONSTRUCTION OR RECORDING PURPOSES, OR INFORMATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

Issue: PRELIM. DEV. PLAN

Drawing Title:

UTILITY PLAN

C5.1

C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL2-PRELIMINARY\PLANS\HETSC5.0 - UTILITY PLAN.dwg - 4/22/2025 - Justin Elam

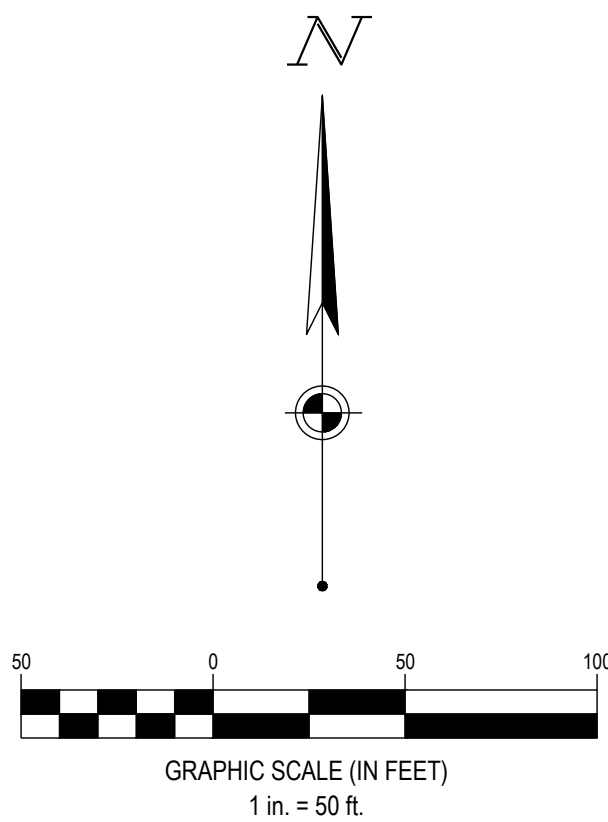


LEGEND

	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING STREAM (TO REMAIN)
	EXISTING RW
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED STORMWATER POND
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	EXISTING GAS EASEMENT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURE
	EXISTING WATER STRUCTURES
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT/VALVE

NOTE

1. PROPOSED UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. UTILITY ROUTING, SIZING, AND EASEMENTS ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING FINAL ENGINEERING.



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Middletown, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

THIS INFORMATION IS PRELIMINARY AND NOT FOR CONSTRUCTION OR RECORDATION PURPOSES.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

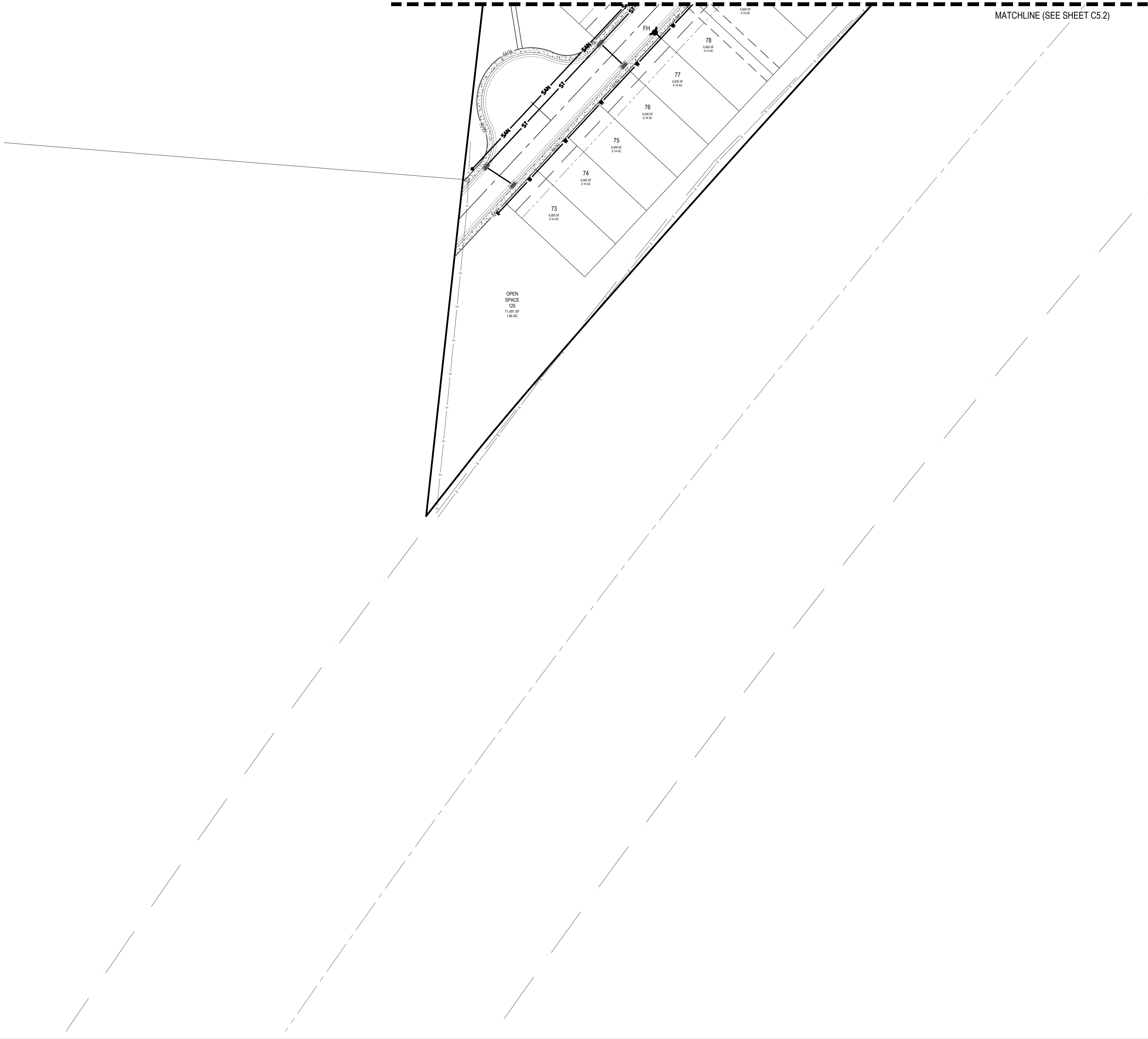
Issue: PRELIM. DEV. PLAN

Drawing Title:

UTILITY PLAN

C5.2

C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL2-PRELIMINARY\PLANS\HETSC5.0 - UTILITY PLAN.dwg - 4/22/2025 - Justin Elam

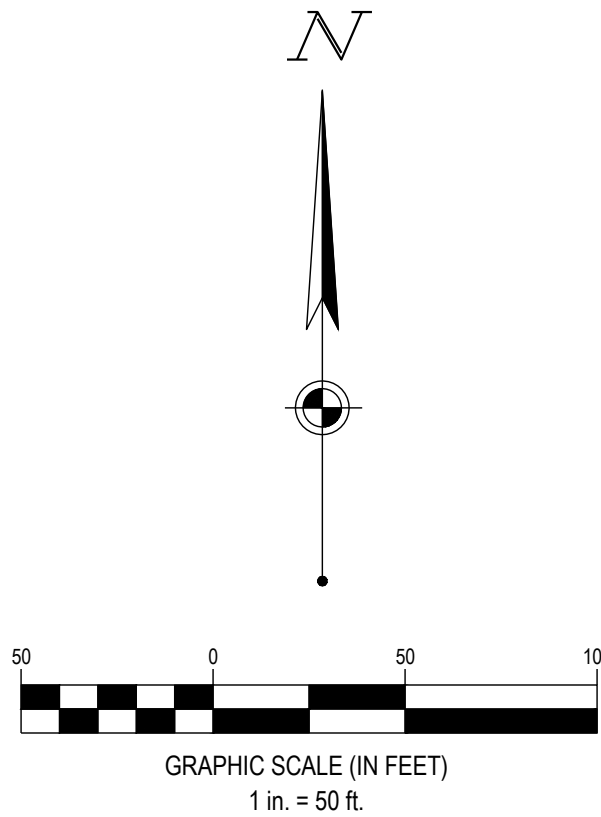


LEGEND

	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING STREAM (TO REMAIN)
	EXISTING R/W
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED STORMWATER POND
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	EXISTING GAS EASEMENT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURE
	EXISTING WATER STRUCTURES
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT/VALVE

NOTE

1. PROPOSED UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. UTILITY ROUTING, SIZING, AND EASEMENTS ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING FINAL ENGINEERING.



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Middletown, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE AND NOT FOR CONSTRUCTION OR RECORDING PURPOSES OR REPRESENTATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

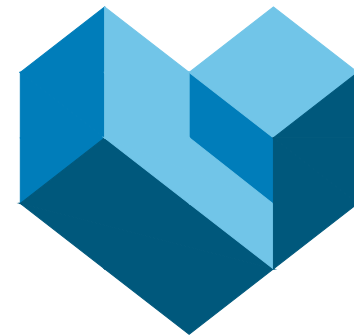
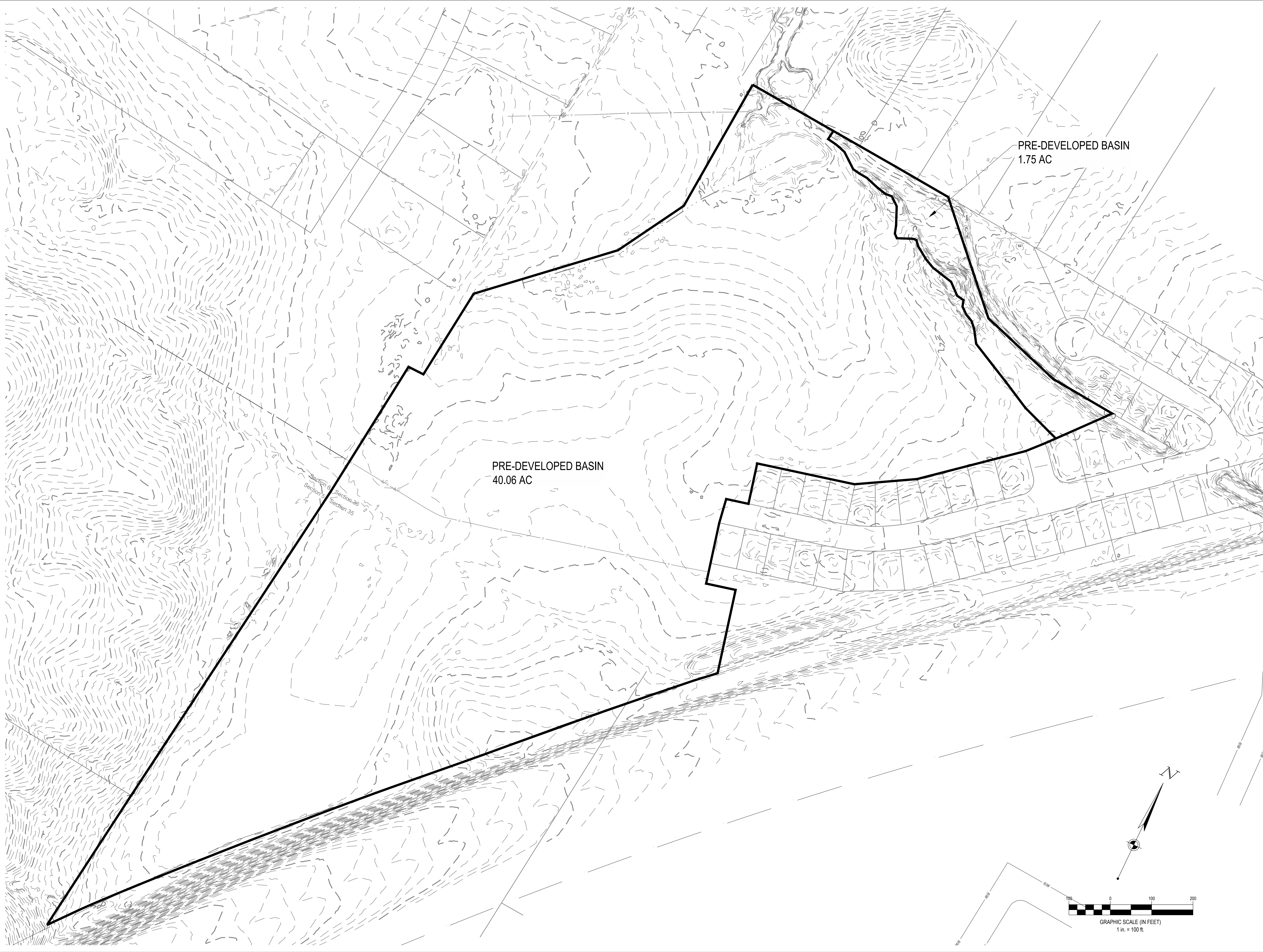
Issue: PRELIM. DEV. PLAN

Drawing Title:

UTILITY PLAN

C5.3

C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO103-CIVIL2-PRELIMINARY\PLANS\HETSC6.0 - PRE-DEVELOPED GRADING & DRAINAGE PLAN.dwg - 4/2/2025 - Justin Elam



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mansfield, OH 43342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS
DOCUMENT IS PRELIMINARY OR
INCOMPLETE. IT IS NOT TO BE
USED FOR CONSTRUCTION OR FOR
PURPOSES OF REPRESENTATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
----	-------------	------

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

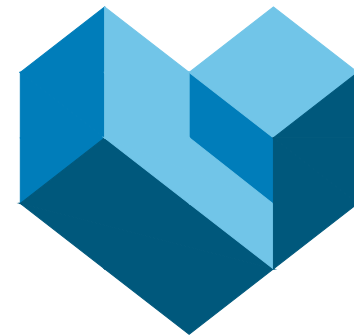
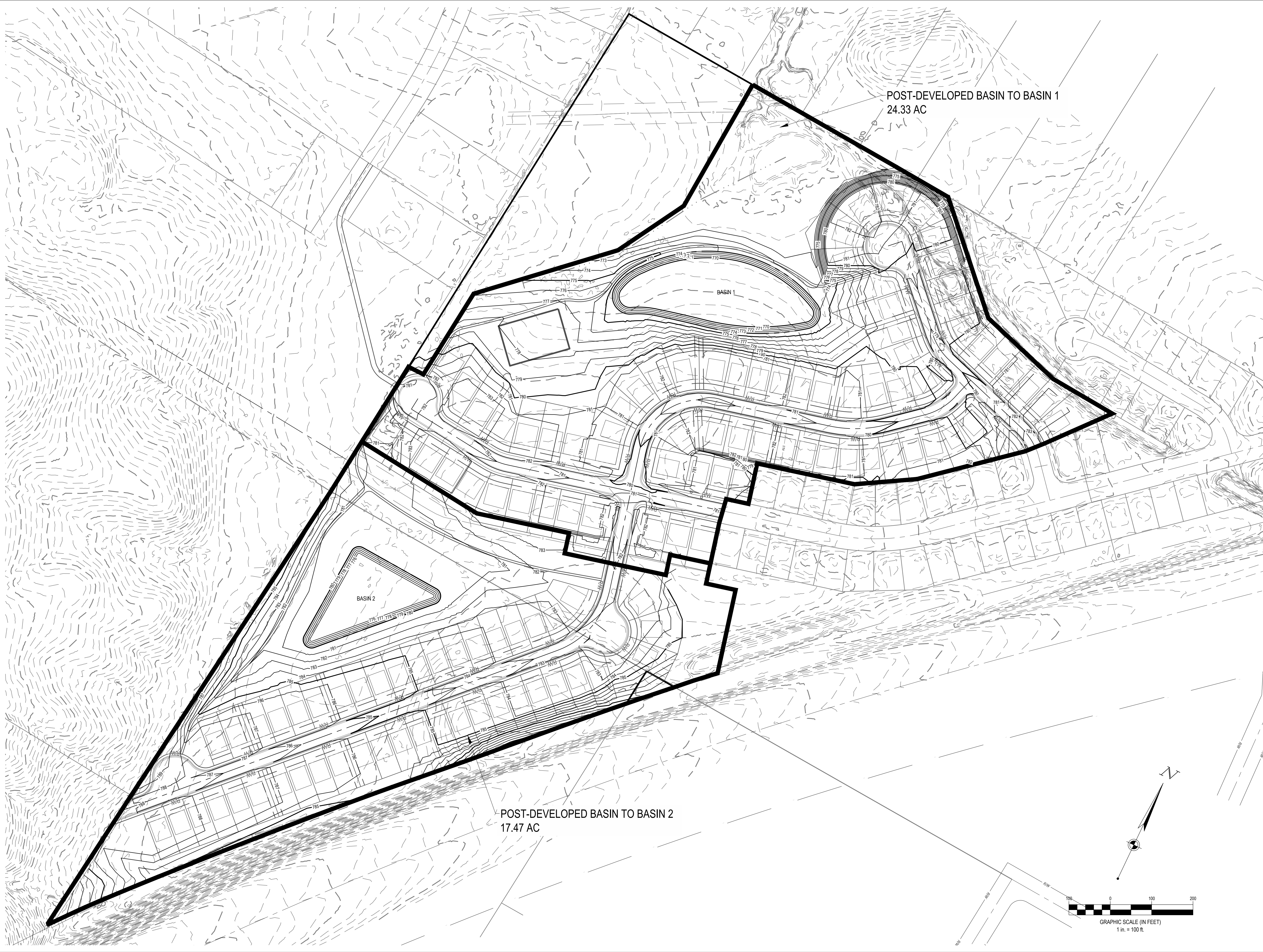
Issue: PRELIM. DEV. PLAN

Drawing Title:

**PRE-DEVELOPED
GRADING & DRAINAGE
PLAN**

C6.0

C:\Users\elam\Documents\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL2-PRELIMINARY\PLANS\HET\SC7.0 - POST-DEVELOPED GRADING & DRAINAGE PLAN.dwg - 4/2/2025 - Justin Elam



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Middletown, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS
DOCUMENT IS PRELIMINARY OR
INCOMPLETE AND NOT FOR
CONSTRUCTION OR RECORDING
PURPOSES OR REPRESENTATION.

HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
----	-------------	------

Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

Issue: PRELIM. DEV. PLAN

Drawing Title:
**POST DEVELOPED
GRADING & DRAINAGE
PLAN**

C7.0