



LEGISLATIVE COVER MEMO

Introduction: July 15, 2024

Agenda Item: **Ordinance 2024-18**

AN ORDINANCE TO CONSIDER A PLANNED UNIT DEVELOPMENT APPLICATION AND PRELIMINARY DEVELOPMENT PLAN FOR SHAKER FARMS FROM FORESTAR REAL ESTATE GROUP FOR A 109.5 ACRE PARCEL OF LAND ON SHAKER ROAD AND MANCHESTER ROAD.

Submitted by: Barry Conway, City Engineer

Scope/Description: Charles E. Baverman III, of Dinsmore & Shohl, LLP on behalf of Forestar Real Estate Group, 9292 N. Meridian Street, Suite 211, Indianapolis, Indiana 46260 has submitted a Planned Unit Development (PUD) Application and Preliminary Development Plan for Shaker Farms, a 109.5 acre parcel located on Shaker Road and Manchester Road.

This PUD Application and Preliminary Development Plan was reviewed by Planning Commission at its July 10, 2024 regularly scheduled meeting. After holding a public hearing on the request, Planning Commission voted 6-0 to recommend approval of the PUD Application and Preliminary Development Plan to City Council.

Vote Required for Passage: Per Section 4.12 of the City Charter, the amendment, or rejection of this Ordinance requires the affirmative vote of not less than FOUR members of Council.

Exhibits: Exhibit A: PUD Application and Preliminary Development Plan

CITY OF FRANKLIN, OHIO
ORDINANCE 2024-18

AN ORDINANCE TO CONSIDER A PLANNED UNIT DEVELOPMENT APPLICATION AND PRELIMINARY DEVELOPMENT PLAN FOR SHAKER FARMS FROM FORESTAR REAL ESTATE GROUP FOR A 109.5 ACRE PARCEL OF LAND ON SHAKER ROAD AND MANCHESTER ROAD.

WHEREAS, the Forestar Real Estate Group has submitted a Planned Unit Development (PUD) Application and Preliminary Development Plan for Shaker Farms, a 109.5 acre parcel of land on Shaker Road and Manchester Road District (Parcel # 0835200001) and;

WHEREAS, the Franklin City Planning Commission, at its July 10, 2024 meeting, voted 6-0 to make a recommendation to Council for approval of the Planned Unit Development Application and Preliminary Development Plan and;

WHEREAS, this Council, upon receipt of said recommendation, has timely conducted a public hearing in accordance with Section 4.03 of the Charter of the City of Franklin; and

WHEREAS, this Council, upon receipt of said recommendation, has conducted a public hearing in accordance with Section 4.13 of the Charter of the City of Franklin; and

THE CITY OF FRANKLIN HEREBY ORDAINS

Section 1. Upon an affirmative vote of at least four (4) of the members of Council present, that the Planned Unit Development Application and Preliminary Development Plan for Shaker Meadows are approved, as recommended by Planning Commission;

OR

Section 1. Upon an affirmative vote of at least four (4) of the members of Council present, that the Planned Unit Development Application and Preliminary Development Plan for Shaker Meadows are denied, overruling the recommendation by Planning Commission;

OR

Section 1. Upon an affirmative vote of at least four (4) of the members of Council present, that the Planned Unit Development Application and Preliminary Development Plan for Shaker Meadows are approved, as recommended by Planning Commission subject to additional conditions and restrictions to which the owner agreed;

and;

Section 2. All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed;

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council;

Section 4. This Ordinance shall become effective on August 30, 2024.

INTRODUCED: July 15, 2024

ADOPTED: July 29, 2024

ATTEST: _____
Khristi Dunn, Clerk of Council

APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance passed by that body on July 29, 2024.

Khristi Dunn, Clerk of Council



Legal Counsel.

DINSMORE & SHOHL LLP
255 E. Fifth St., Suite 1900
Cincinnati, OH 45202
www.dinsmore.com

Charles E. Baverman III
513-977-8351 (direct) · (513) 977-8141 (fax)
Charlie.Baverman@Dinsmore.com

May 31, 2024

City of Franklin, Ohio
Building & Zoning Division
1 Benjamin Franklin Way
Franklin, OH 45005

Re: Planned Unit Development – Preliminary Development Plan Application

**Intersection of Shaker Road and Manchester Road, City of Franklin, Warren
County, Ohio Parcel ID 0835200001**

To Whom It May Concern:

Enclosed herewith are application materials for my client Forestar (USA) Real Estate Group Inc.'s proposed development of a single family residential home subdivision on the above-referenced property. For your convenience, the following is a list of the materials being submitted as part of the application:

1. Executed copy of the application;
2. Notarized letter of authorization from the property owner;
3. Legal description of the property;
4. List of all contiguous/adjacent owners;
5. General support narrative and statement (addressing the matters required by Items D and E of the application);
6. Preliminary Development Plan (showing the matters required by Item F of the application), including Parkland Requirements and Standards;
7. Depictions of proposed community amenities;
8. Existing Conditions Plan (included within Preliminary Development Plan);
9. Engineering feasibility statement; and
10. Application Fee Check;

My client and I appreciate your consideration of the Application and look forward to working with the City of Franklin to bring this promising development to fruition. Please do not hesitate to reach out to me directly should you have any questions regarding the contents of the application.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "C.E. Baverman III".

Charles E. Baverman III
Attorney for Forestar (USA) Real Estate
Group Inc.



Legal Counsel.

DINSMORE & SHOHL LLP
255 E. Fifth St., Suite 1900
Cincinnati, OH 45202
www.dinsmore.com

Charles E. Baverman III
513-977-8351 (direct) · (513) 977-8141 (fax)
Charlie.Baverman@Dinsmore.com

May 31, 2024

City of Franklin, Ohio
Building & Zoning Division
1 Benjamin Franklin Way
Franklin, OH 45005

Re: Supplement to Planned Unit Development Application

Intersection of Shaker Road and Manchester Road, City of Franklin, Warren County, Ohio Parcel ID 0835200001

To Whom It May Concern:

This letter accompanies a Planned Unit Development Application submitted on behalf of my client, Forestar (USA) Real Estate Group Inc. ("Forestar"). Forestar proposes to develop 284 single family residential lots on an approximately 110 acre parcel located at the intersection of Shaker Road and Manchester Road in the City of Franklin (the "City"), Warren County, Ohio Parcel ID 0835200001 (the "Property"), as set forth in the preliminary development plan that accompanies this application (the "Plan").

In order to facilitate this development, contemporaneously with this application Forestar has also submitted an application to re-zone the Property to the Planned Unit Development Overlay District ("PUD"). This letter will explain Forestar's proposed development of the Property as depicted in the Plan.

Developer Overview

Forestar is a leading national residential lot developer focusing on the affordably priced single family home market. Based in Arlington, Texas, Forestar has averaged more than 14,500 residential lot deliveries annually from 2020 through 2023. It currently holds a portfolio of approximately 82,400 lots throughout the country, as shown in the graphic below.

DIVERSIFIED NATIONAL FOOTPRINT

57 MARKETS | 23 STATES



Forestar is a majority-owned subsidiary of D.R. Horton, the largest homebuilder by volume in the United States since 2002. Forestar's strong relationship with its parent entity creates a preferred buyer for Forestar developed lots. Forestar expects that D.R. Horton will acquire and develop all or a majority of the lots within this PUD.

Property and Surrounding Area

The Property is currently being used for agricultural purposes, with one residential structure constructed in 1963 located on the entire 110 acre parcel. In 2023 the Property was annexed into the City.

The Property sits along the southern boundary line of the City and is bordered by agricultural farmland to the north and industrial property to the east. Outside of the City's boundaries, the land immediately south of the Property is being used as agricultural farmland and to the west is a single family residential home subdivision.

Preliminary Development Plan

The Plan included with this application contains 46 townhome lots, 135 fifty-foot width lots and 103 sixty-foot width lots for a total density of 2.59 units per acre. All lots will have 25-foot front and rear setbacks. Numerous community amenities are featured including pickleball courts, a children's play area, dog park and walking trails, which will all be maintained by a homeowners association to be created prior to the sale of lots to end users. Over 20% of the total land area is designated as open space, some of which will be dedicated as parkland as further explained below.

Forestar will extend public water and sewer connections to and throughout this development and construct public streets and street lighting in compliance with City standards. All other components of the development will also comply with City standards,

including without limitation Chapter 1109.05 and 1111.03 of Section 1109.05 of the City's Municipal Code.

Forestar expects to spend approximately \$23,000,000 in the development of this project. That investment, combined with the investment in homes construction to be made following subdivision development, will enhance the value of surrounding properties and the addition of this community to the City's tax base will benefit the City as a whole.

Comprehensive Plan Compliance

Forestar's proposed development aligns with the recently completed Reinvent Franklin 2040 Comprehensive Plan (the "Plan"), which intends for the Property to be used for single-family residential housing. The Future Land Use Map identified as Map 2.7 in Chapter 2: Land Use of the Plan designates the Property for "low density residential" use in the future. Under the Plan, "low-density residential" is defined as:

"0-6 dwelling units per acre. Characterized by single-family residential development with lots ranging in size and one to two-story buildings. These lots are characterized by a variety of single-family dwellings, ample open space, extensive landscaping, and separations between single-family dwellings and/or accessory buildings."

The Plan identifies that the future land use map "provides a clear understanding of what the City expects for new development."

Forestar's proposed development would also promote the goals and findings of the Plan. Chapter 5 of the Plan lists the main goal of the Plan's housing chapter as creating the conditions that create choice neighborhoods in the City, resulting in those neighborhoods becoming desirable and attractive housing options in the Miami Valley market. This goal comports with the finding made on page 82 of the Plan, which states that there is a need for higher-end housing in the City and housing designed to lure young professionals and families to the City. The Plan identifies infill development as one of the ways that the Plan hopes to achieve its goal of creating choice neighborhoods of higher-end housing within the City, as outlined in Chapter 2: Land Use. However, as stated in the Plan, infill development in 'core neighborhoods' should shy away from single-family redevelopment.

Ultimately, Forestar's development of the Property into single-family home lots would achieve the above-stated goals of the Plan by creating a highly desirable neighborhood that will stand out in the Miami Valley market and provide higher-end housing options that attract young professionals and families into the City. Further, the development of this community on a newly annexed site comports with the Plan's goal of utilizing infill development on underdeveloped property to achieve the goals of the Plan, while avoiding the infilling of core neighborhoods where the Plan indicates that higher-density housing options are desired. Overall, the Forestar development will signal that the City is an economically vibrant and desirable locale where high-quality development is taking place, both of which concepts are underscored throughout the Plan.

Parkland Requirements and Standards

At a rate of 3.25 persons per single family home, this 284 lot PUD can be expected to have a total population of 923 persons. Forestar proposes to dedicate approximately 15.09 acres of open space within the development (13.78% of the Property) as parkland, in the location shown on the Plan.

Conclusion

As explained above, a single family residential home community is an ideal use for the Property that will have a positive economic impact for the City and will enhance the quality of life available to current and future City residents. We respectfully request approval of this application so as to facilitate the development of this exciting project.

Very Truly Yours,

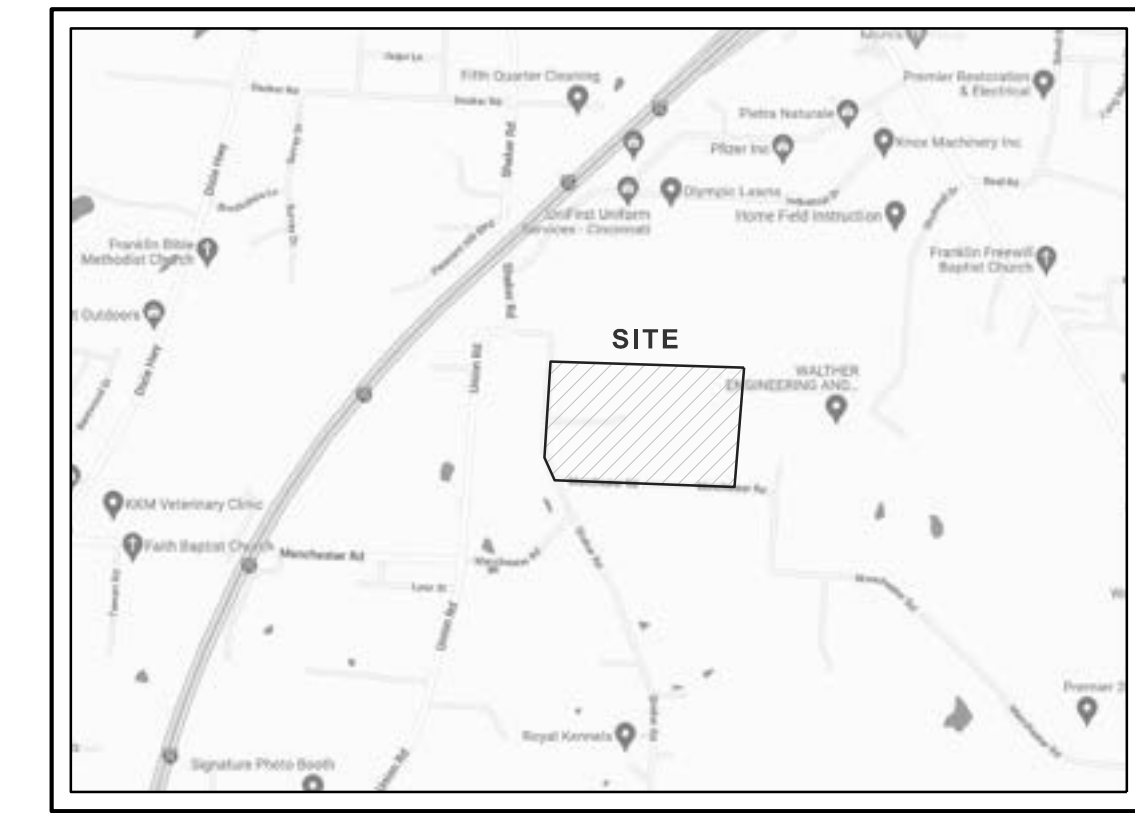


Charles E. Baverman III
Attorney for Forestar (USA) Real Estate
Group Inc.

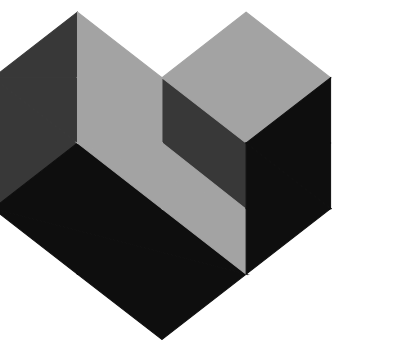
CEB/MAH
enclosures

PRELIMINARY DEVELOPMENT PLAN SHAKER FARMS

MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP
WARREN COUNTY, OHIO
SECTION 35, TOWN 3, RANGE 4
MAY 31 2024



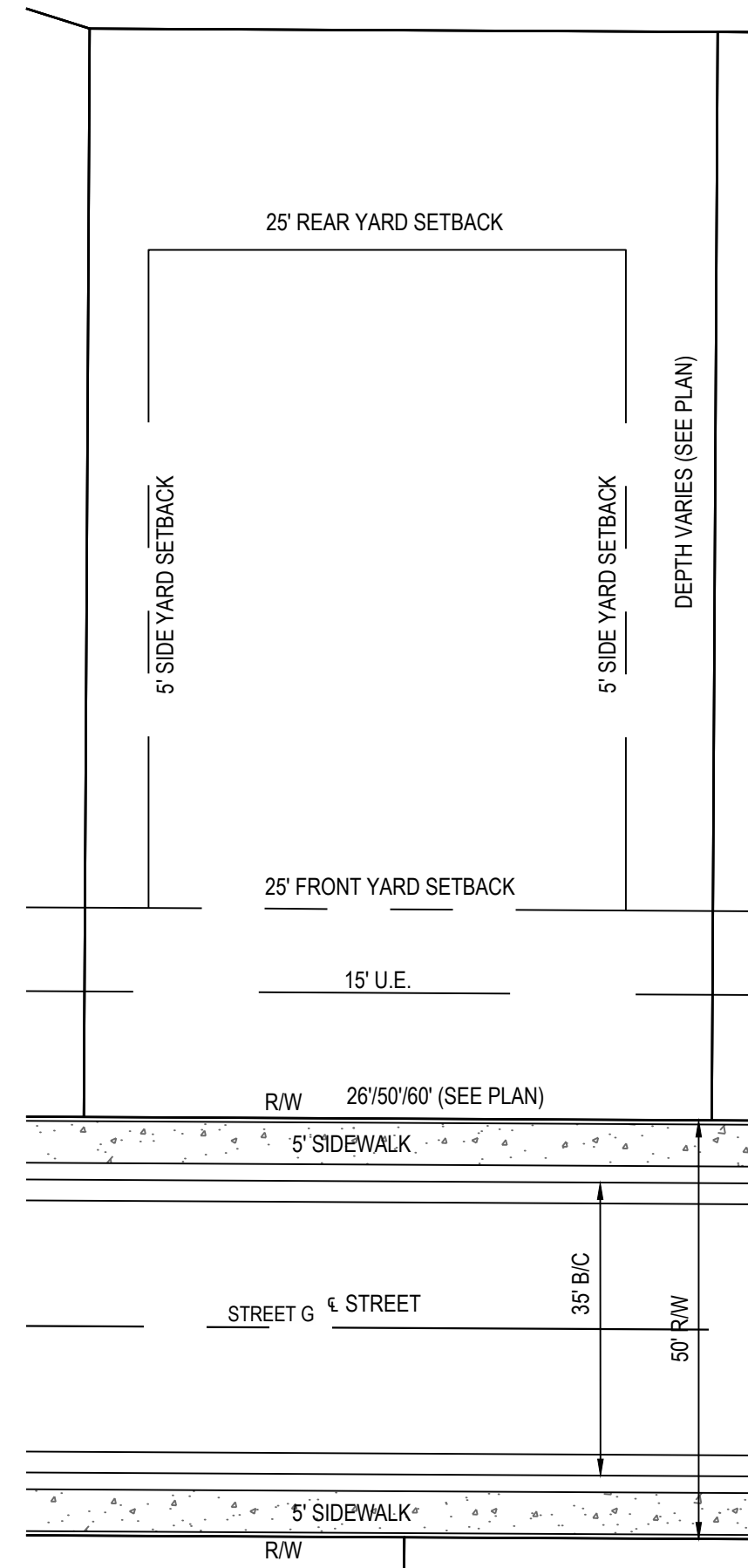
VICINITY MAP
NTS



CESO
WWW.CESOINC.COM

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

THIS INFORMATION IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES OR REPRESENTATION.



TYPICAL LOT DATA

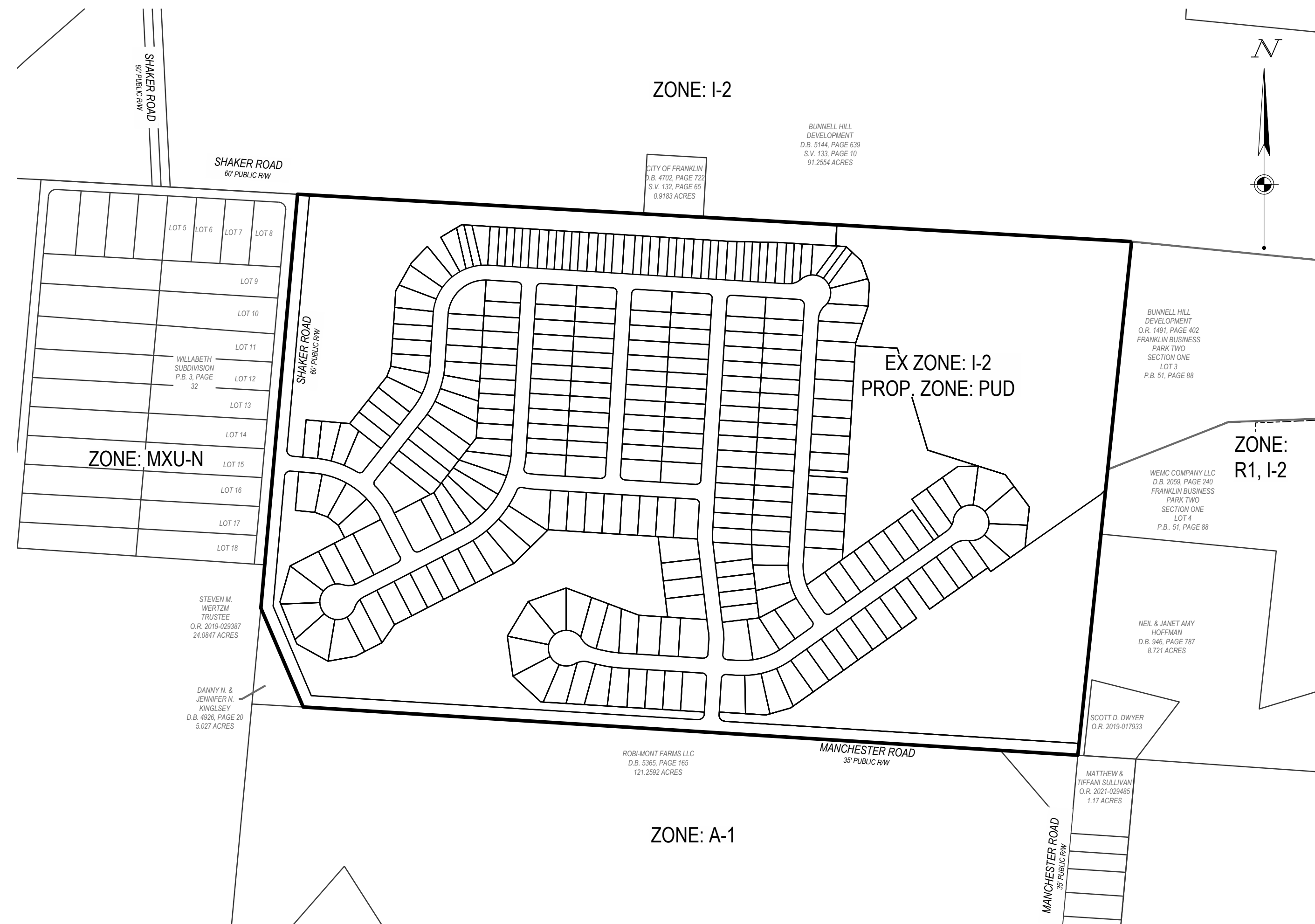
SCALE 1" = 20'
LOT DATA
LOT WIDTHS 26'(TOWNHOME)/50'/60'(SINGLE FAMILY)
MIN. FRONT YARD SETBACK 25'
MIN. REAR YARD SETBACK 25'
MIN. SIDE YARD SETBACK 5', 10' TOTAL
MIN. SINGLE FAMILY LOT SIZE 6,000 SF

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	EXISTING CONDITIONS
6	OVERALL PLAN
7	LAYOUT PLAN
8	UTILITY PLAN
9	UTILITY OFFSITE CONNECTION PLAN
10	PRE-DEVELOPED DRAINAGE PLAN
11	POST-DEVELOPED DRAINAGE PLAN

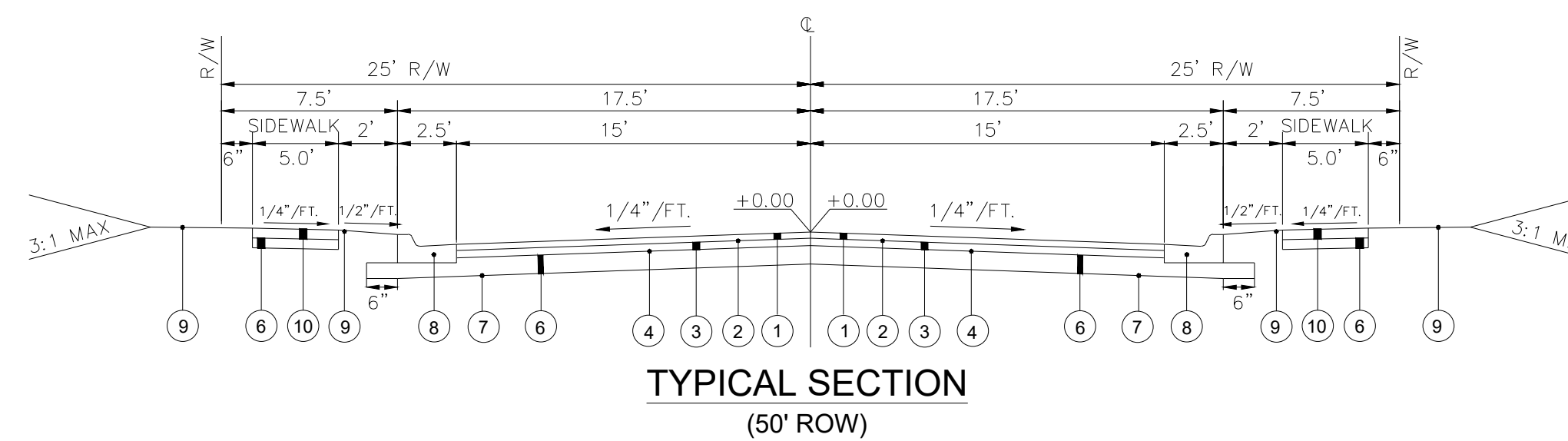
SITE DATA TABLE	
OVERALL ACREAGE	109.50 ACRES
LOT/UNIT COUNT	284
DENSITY	2.59 UNITS/ACRE
OPEN SPACE	31.01 AC (28.32%)
PARKLAND DEDICATION AREA	15.09 AC (13.78%)

BENCHMARKS:

- A- CHISELED X ON FIRE HYDRANT BOLT. HYDRANT LOCATED ON THE EAST EDGE OF PAVEMENT OF SHAKER ROAD NEAR THE NORTHWEST CORNER OF THE SITE. ELEV = 818.59
- B- SPIKE IN A TELEPHONE POLE. POLE LOCATED ON THE WEST EDGE OF PAVEMENT OF SHAKER ROAD AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MANCHESTER ROAD AND SHAKER ROAD. ELEV=861.08
- C- SPIKE IN A TELEPHONE POLE. POLE LOCATED ON THE SOUTH EDGE OF PAVEMENT OF MANCHESTER ROAD. ELEV=889.37
- D- CHISELD X ON FIRE HYDRANT BOLT. HYDRANT LOCATED ON THE WEST EDGE OF PAVEMENT AND GRAVEL SPLIT. BETWEEN HOUSES #4982 & #4990 ON ACCESS ROAD OFF MANCHESTER ROAD. ELEV=863.92



AREA MAP
SCALE: 1" = 300'



TYPICAL SECTION
(50' ROW)

- ① ITEM 441 - ASPHALT CONCRETE SURFACE COURSE, TYPE 1
- ② ITEM 407 - TACK COAT @0.1 GAL./S.Y.
- ③ ITEM 441 - ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2
- ④ ITEM 408 - PRIME COAT @0.4 GAL./S.Y.
- ⑤ ITEM 301 - ASPHALT CONCRETE BASE
- ⑥ ITEM 304 - AGGREGATE BASE
- ⑦ ITEM 608 - SUBGRADE COMPACTION
- ⑧ ITEM 609 - COMBINATION CURB AND GUTTER
- ⑨ ITEM 659 - SEEDING AND MULCHING
- ⑩ ITEM 608 - 4" CONCRETE WALK

NOTES:

- ALL LOTS WILL CONTAIN SINGLE-FAMILY, DETACHED RESIDENCES AND ATTACHED TOWNHOMES.
- 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 AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EXISTING ZONING: I-2
- PROPOSED ZONING: PUD

DEVELOPER

FORESTAR
9292 N. MERIDIAN STREET, SITE 211
INDIANAPOLIS, IN 46260
PH: (317) 754-6951

ENGINEER/SURVEYOR

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

OWNER(S)

MARY L. WERLINE, ETAL
5764 SHAKER RD.
FRANKLIN OH 45005

JUSTIN ELAM, P.E.
OHIO LICENSE NO. E-76298

DATE

FORESTAR

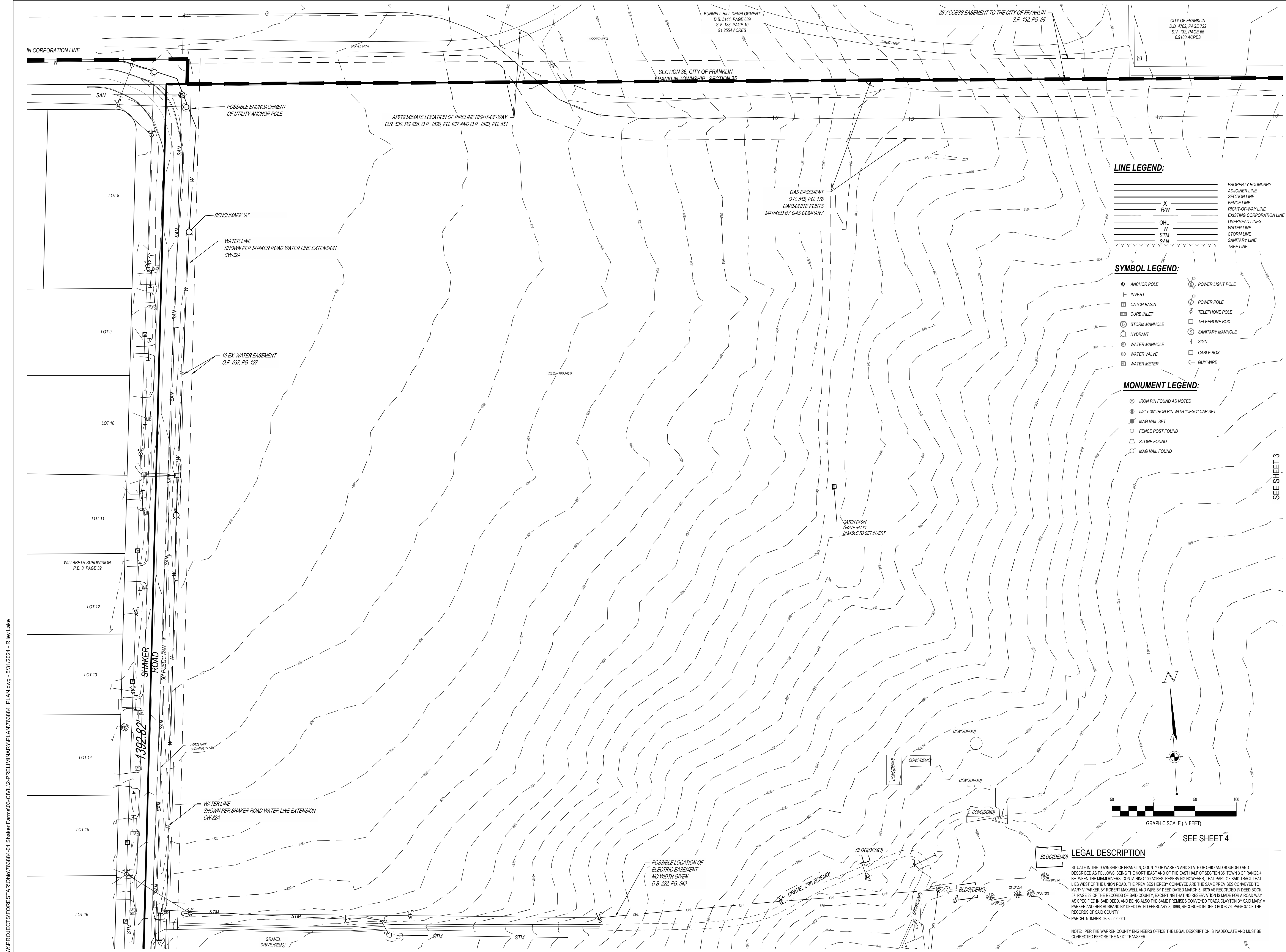
SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date

© 2022 CESO, INC.
Project Number: 763884
Scale: 1" = 300'
Drawn By: SJS
Checked By: JEE
Date: MAY 31 2024
Issue: PRELIMINARY

Drawing Title:
TITLE SHEET



LINE LEGEND:

---	PROPERTY BOUNDARY
---	ADJOINER LINE
---	SECTION LINE
---	FENCE LINE
X	RIGHT-OF-WAY LINE
RW	EXISTING CORPORATION LINE
OHL	OVERHEAD LINES
W	WATER LINE
STM	STORM LINE
SAN	SANITARY LINE
---	TREE LINE

SYMBOL LEGEND:

⊙	ANCHOR POLE	⊙	POWER LIGHT POLE
⊥	INVERT	⊙	POWER POLE
⊠	CATCH BASIN	⊙	TELEPHONE POLE
⊠	CURB INLET	⊙	TELEPHONE BOX
⊙	STORM MANHOLE	⊙	SANITARY MANHOLE
⊙	HYDRANT	+	SIGN
⊙	WATER MANHOLE	⊠	CABLE BOX
⊙	WATER VALVE	---	GUY WIRE
⊙	WATER METER		

MONUMENT LEGEND:

⊙	IRON PIN FOUND AS NOTED
⊙	5/8" x 30" IRON PIN WITH "CESO" CAP SET
⊙	MAG NAIL SET
⊙	FENCE POST FOUND
⊙	STONE FOUND
⊙	MAG NAIL FOUND

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. NO WARRANTY OR GUARANTEE IS MADE FOR ANY PURPOSES OF REPRESENTATION.



FORESTAR
SHAKER FARMS
 MANCHESTER ROAD AND SHAKER ROAD
 FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date

Project Number: 763884
 Scale: 1" = 100'
 Drawn By: SJS
 Checked By: JEE
 Date: MAY 31 2024
 Issue: PRELIMINARY

Drawing Title:
EXISTING CONDITIONS

BUNNELL HILL DEVELOPMENT
D.B. 5144, PAGE 639
S.V. 133, PAGE 10
91.2554 ACRES

SECTION 36, CITY OF FRANKLIN
FRANKLIN TOWNSHIP, SECTION 35

SECTION 35
FRANKLIN TOWNSHIP, SECTION 35
FRANKLIN TOWNSHIP, SECTION 35

S 86° 45' 16" E 2799.82'

8" CPP FROM
THE WEST
INV. = 822.13'

BUNNELL HILL DEVELOPMENT
O.R. 1491, PAGE 402
FRANKLIN BUSINESS PARK TWO
SECTION ONE
LOT 3
P.B. 51, PAGE 88

50' GAS EASEMENT
O.R. 555, PG. 176
CARBONITE POSTS
MARKED BY GAS COMPANY

S 05° 57' 39" W 1731.25'

MARY L. WERLINE, ETAL
D.B. 1816, PAGE 917
109 ACRES PER DEED
PARCEL ID 08352000010

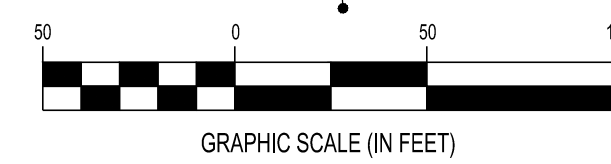
CONTAINING 109.497
ACRES AS-SURVEYED
INCLUDING 2.241 ACRES WITHIN THE
RIGHT-OF-WAY

SYMBOL LEGEND:

- ANCHOR POLE
- ⊥ INVERT
- ⊠ CATCH BASIN
- ⊠ CURB INLET
- ⊠ STORM MANHOLE
- ⊠ HYDRANT
- ⊠ WATER MANHOLE
- ⊠ WATER VALVE
- ⊠ WATER METER
- ⊠ POWER LIGHT POLE
- ⊠ POWER POLE
- ⊠ TELEPHONE POLE
- ⊠ TELEPHONE BOX
- ⊠ SANITARY MANHOLE
- ⊠ SIGN
- ⊠ CABLE BOX
- ⊠ GUY WIRE

MONUMENT LEGEND:

- ⊙ IRON PIN FOUND AS NOTED
- ⊙ 5/8" x 30" IRON PIN WITH "CESO" CAP SET
- ⊙ MAG NAIL SET
- ⊙ FENCE POST FOUND
- ⊙ STONE FOUND
- ⊙ MAG NAIL FOUND



SEE SHEET 5

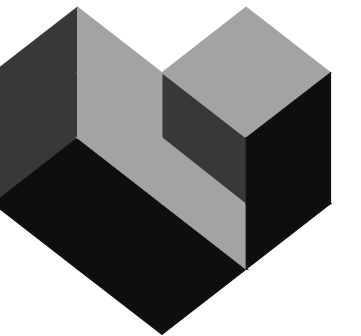
LINE LEGEND:

- PROPERTY BOUNDARY
- ADJOINER LINE
- SECTION LINE
- FENCE LINE
- RIGHT-OF-WAY LINE
- EXISTING CORPORATE LINE
- OVERHEAD LINES
- WATER LINE
- STORM LINE
- SANITARY LINE
- TREE LINE
- X RW
- OHL
- W
- STM
- SAN

LEGAL DESCRIPTION

SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF WARREN AND STATE OF OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS: BEING THE NORTHEAST AND OF THE EAST HALF OF SECTION 35, TOWN 3 OF RANGE 4 BETWEEN THE MIAMI RIVERS, CONTAINING 109 ACRES, RESERVING HOWEVER, THAT PART OF SAID TRACT THAT LIES WEST OF THE UNION ROAD. THE PREMISES HEREIN CONVEYED ARE THE SAME PREMISES CONVEYED TO MARY V PARKER BY ROBERT MAXWELL AND WIFE BY DEED DATED MARCH 3, 1879 AS RECORDED IN DEED BOOK 57, PAGE 22 OF THE RECORDS OF SAID COUNTY, EXCEPTING THAT NO RESERVATION IS MADE FOR A ROAD WAY AS SPECIFIED IN SAID DEED, AND BEING ALSO THE SAME PREMISES CONVEYED TODIA CLAYTON BY SAID MARY V PARKER AND HER HUSBAND BY DEED DATED FEBRUARY 4, 1896, RECORDED IN DEED BOOK 76, PAGE 37 OF THE RECORDS OF SAID COUNTY. PARCEL NUMBER: 08-35-200-001

NOTE: PER THE WARREN COUNTY ENGINEERS OFFICE THE LEGAL DESCRIPTION IS INADEQUATE AND MUST BE CORRECTED BEFORE THE NEXT TRANSFER



CESO
WWW.CESOINC.COM

3601 Rgby Rd., Suite 300
Mansfield, OH 44880
Phone: 937.435.8584 Fax: 888.208.4826

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

FORESTAR

SHAKER FARMS

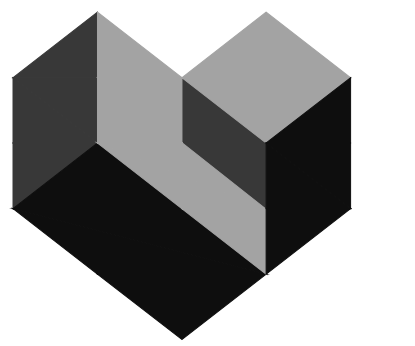
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date

© 2022 CESO, INC.

Project Number: 763884
Scale: 1" = 100'
Drawn By: SJS
Checked By: JEE
Date: MAY 31 2024
Issue: PRELIMINARY

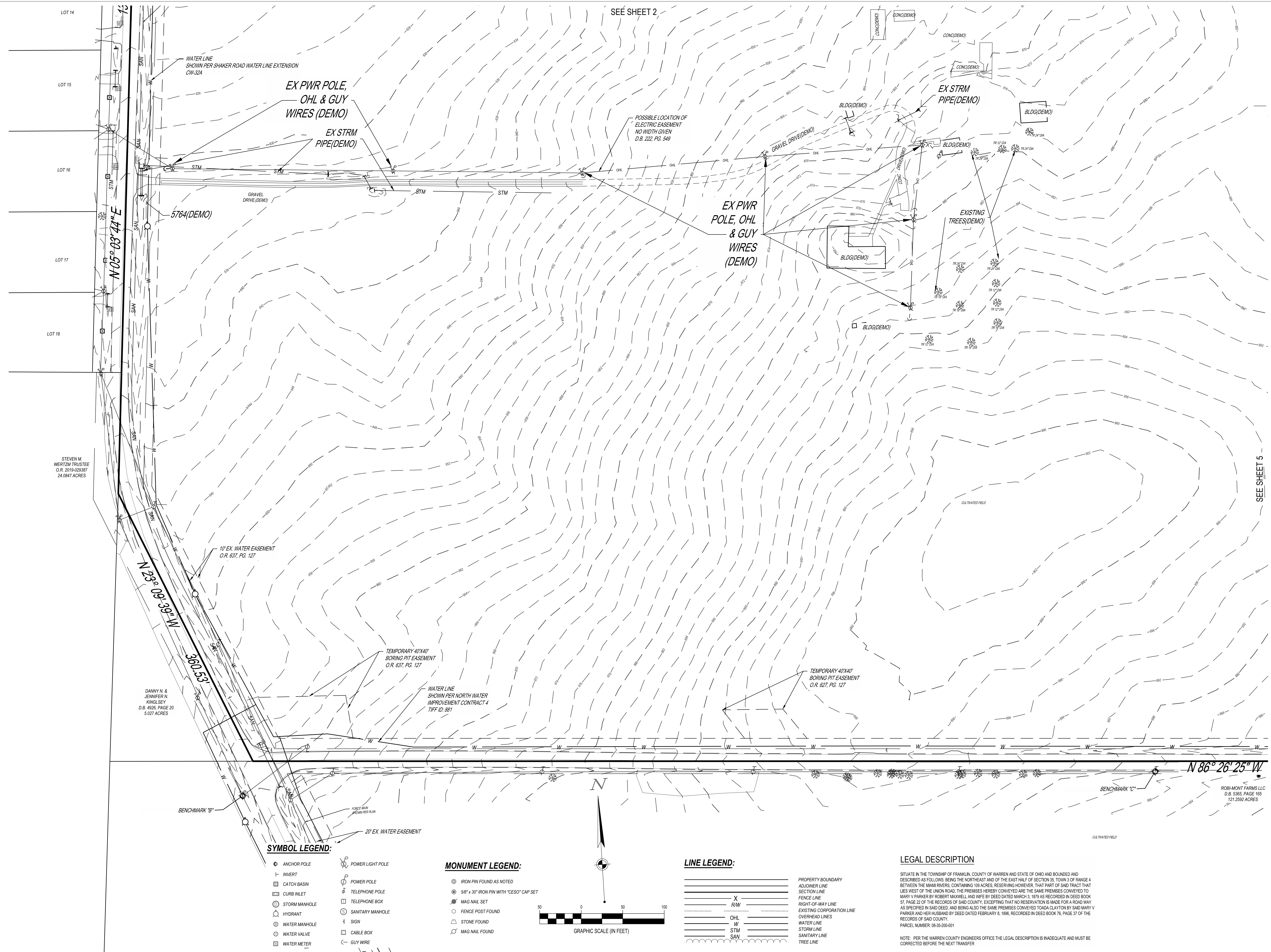
Drawing Title:
**EXISTING
CONDITIONS**



CESO
WWW.CESOINC.COM

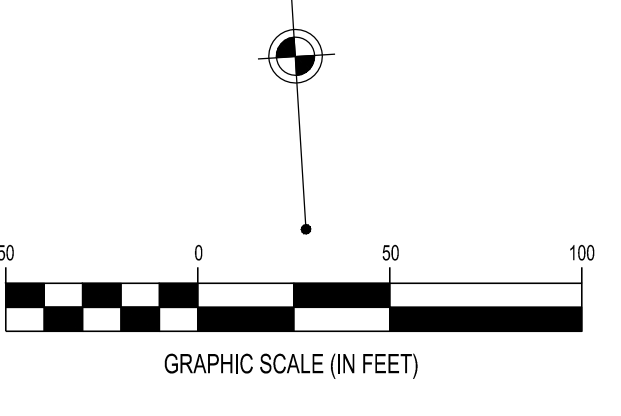
3601 Rgby Rd., Suite 300
Mansfield, OH 43122
Phone: 937.435.8584 Fax: 888.208.4826

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



- SYMBOL LEGEND:**
- ANCHOR POLE
 - ⊥ INVERT
 - ▣ CATCH BASIN
 - ▣ CURB INLET
 - ⊙ STORM MANHOLE
 - ⊙ HYDRANT
 - ⊙ WATER MAINHOLE
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ POWER LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ TELEPHONE POLE
 - ⊙ TELEPHONE BOX
 - ⊙ SANITARY MANHOLE
 - ⊙ SIGN
 - ⊙ CABLE BOX
 - ⊙ GUY WIRE

- MONUMENT LEGEND:**
- ⊙ IRON PIN FOUND AS NOTED
 - ⊙ 5/8" x 30" IRON PIN WITH "CESO" CAP SET
 - ⊙ MAG NAIL SET
 - ⊙ FENCE POST FOUND
 - ⊙ STONE FOUND
 - ⊙ MAG NAIL FOUND

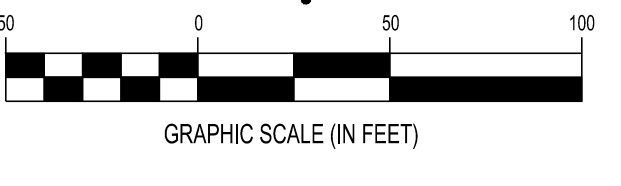


LEGAL DESCRIPTION

SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF WARREN AND STATE OF OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS: BEING THE NORTHEAST AND OF THE EAST HALF OF SECTION 35, TOWN 3 OF RANGE 4 BETWEEN THE MIAMI RIVERS, CONTAINING 109 ACRES, RESERVING HOWEVER, THAT PART OF SAID TRACT THAT LIES WEST OF THE UNION ROAD. THE PREMISES HEREIN CONVEYED ARE THE SAME PREMISES CONVEYED TO MARY V PARKER BY ROBERT MAXWELL AND WIFE BY DEED DATED MARCH 3, 1879 AS RECORDED IN DEED BOOK 27, PAGE 22 OF THE RECORDS OF SAID COUNTY, EXCEPTING THAT NO RESERVATION IS MADE FOR A ROAD WAY AS SPECIFIED IN SAID DEED, AND BEING ALSO THE SAME PREMISES CONVEYED TODA CLAYTON BY SAID MARY V PARKER AND HER HUSBAND BY DEED DATED FEBRUARY 6, 1896, RECORDED IN DEED BOOK 74, PAGE 37 OF THE RECORDS OF SAID COUNTY.

PARCEL NUMBER: 08-35-200-001

NOTE: PER THE WARREN COUNTY ENGINEERS OFFICE THE LEGAL DESCRIPTION IS INADEQUATE AND MUST BE CORRECTED BEFORE THE NEXT TRANSFER



W:\PROJECTS\FORESTAR\Ohio\763884-01 Shaker Farms\05-CIVIL\2-PRELIMINARY\PLAN\763884_PLAN.dwg - 5/31/2024 - Riley Lake

FORESTAR

SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date

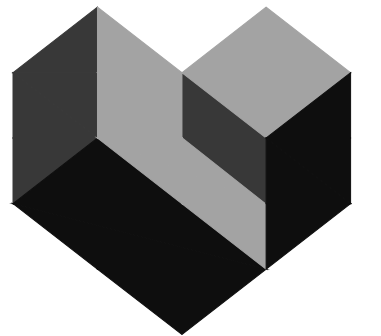
Project Number: 763884
Scale: 1" = 100'
Drawn By: SJS
Checked By: JEE
Date: MAY 31 2024
Issue: PRELIMINARY

Drawing Title:
EXISTING CONDITIONS

PARCEL ID 08352000010

SEE SHEET 3

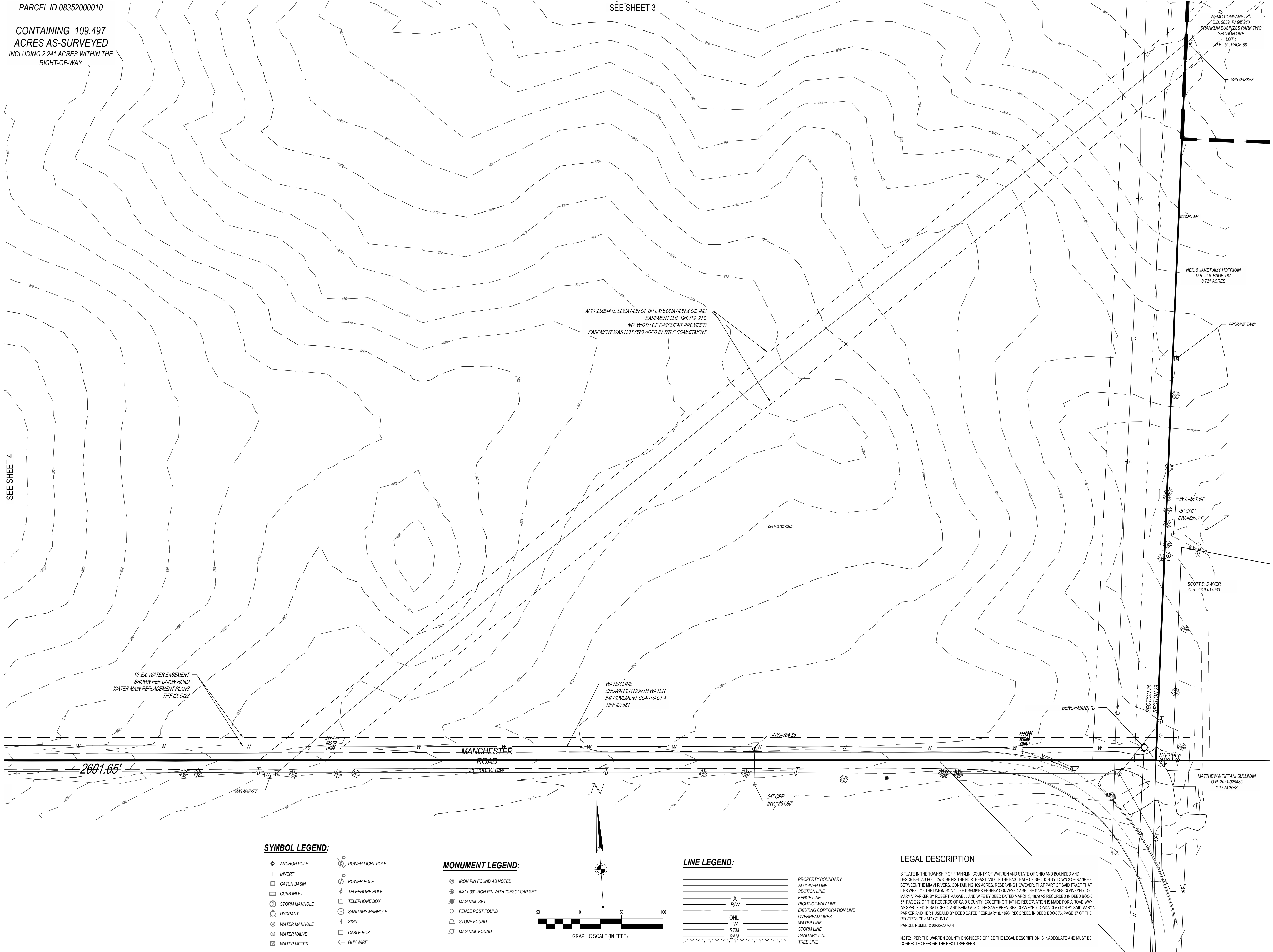
CONTAINING 109.497 ACRES AS-SURVEYED INCLUDING 2.241 ACRES WITHIN THE RIGHT-OF-WAY



CESO
WWW.CESOINC.COM

3601 Ryley Rd., Suite 300
Mansfield, OH 44902
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. NO WARRANTY OR GUARANTEE IS MADE FOR ANY PURPOSES OF REPRESENTATION.



SEE SHEET 4

APPROXIMATE LOCATION OF BP EXPLORATION & OIL, INC. EASEMENT D.B. 196, PG. 213. NO WIDTH OF EASEMENT PROVIDED. EASEMENT WAS NOT PROVIDED IN TITLE COMMITMENT.

10' EX. WATER EASEMENT SHOWN PER UNION ROAD WATER MAIN REPLACEMENT PLANS TIF ID: 5423

WATER LINE SHOWN PER NORTH WATER IMPROVEMENT CONTRACT 4 TIF ID: 881

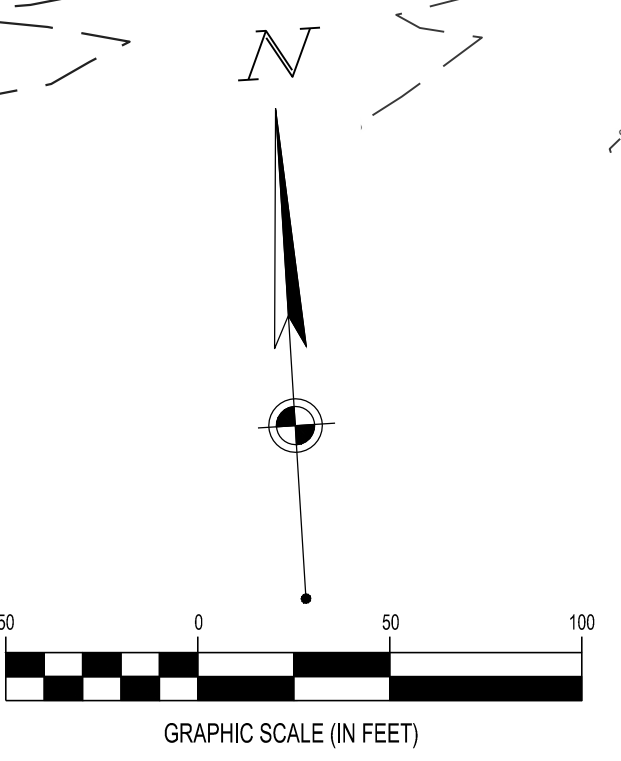
NEIL & JANET AMY HOFFMAN D.B. 946, PAGE 787 8.721 ACRES

SCOTT D. DWYER O.R. 2019-017933

MATTHEW & TIFFANI SULLIVAN O.R. 2021-029465 1.17 ACRES

- SYMBOL LEGEND:**
- ANCHOR POLE
 - INVERT
 - CATCH BASIN
 - CURB INLET
 - STORM MANHOLE
 - HYDRANT
 - WATER MANHOLE
 - WATER VALVE
 - WATER METER
 - POWER LIGHT POLE
 - POWER POLE
 - TELEPHONE POLE
 - TELEPHONE BOX
 - SANITARY MANHOLE
 - SIGN
 - CABLE BOX
 - GUY WIRE

- MONUMENT LEGEND:**
- IRON PIN FOUND AS NOTED
 - 5/8" x 30" IRON PIN WITH "CESO" CAP SET
 - MAG NAIL SET
 - FENCE POST FOUND
 - STONE FOUND
 - MAG NAIL FOUND



- LINE LEGEND:**
- PROPERTY BOUNDARY
 - ADJOINER LINE
 - SECTION LINE
 - FENCE LINE
 - RIGHT-OF-WAY LINE
 - EXISTING CORPORATION LINE
 - OVERHEAD LINES
 - WATER LINE
 - STORM LINE
 - SANITARY LINE
 - TREE LINE

LEGAL DESCRIPTION

SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF WARREN AND STATE OF OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS: BEING THE NORTHEAST AND OF THE EAST HALF OF SECTION 35, TOWN 3 OF RANGE 4 BETWEEN THE MIAMI RIVERS, CONTAINING 109.497 ACRES, RESERVING HOWEVER, THAT PART OF SAID TRACT THAT LIES WEST OF THE UNION ROAD. THE PREMISES HEREIN CONVEYED ARE THE SAME PREMISES CONVEYED TO MARY V PARKER BY ROBERT MAXWELL AND WIFE BY DEED DATED MARCH 3, 1879 AS RECORDED IN DEED BOOK 57, PAGE 22 OF THE RECORDS OF SAID COUNTY, EXCEPTING THAT NO RESERVATION IS MADE FOR A ROAD WAY AS SPECIFIED IN SAID DEED, AND BEING ALSO THE SAME PREMISES CONVEYED TODA CLAYTON BY SAID MARY V PARKER AND HER HUSBAND BY DEED DATED FEBRUARY 6, 1896, RECORDED IN DEED BOOK 74, PAGE 37 OF THE RECORDS OF SAID COUNTY. PARCEL NUMBER: 08-35-200-001.

NOTE: PER THE WARREN COUNTY ENGINEERS OFFICE THE LEGAL DESCRIPTION IS INADEQUATE AND MUST BE CORRECTED BEFORE THE NEXT TRANSFER.

FORESTAR

SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

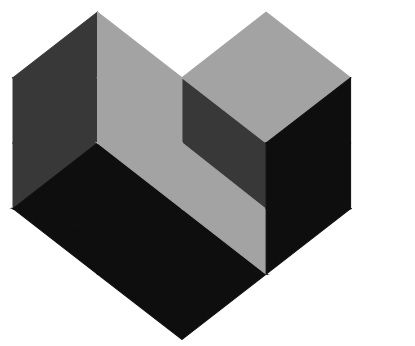
Revisions / Submissions

ID	Description	Date

© 2022 CESO, INC.

Project Number: 763884
Scale: 1" = 100'
Drawn By: SJS
Checked By: JEE
Date: MAY 31 2024
Issue: PRELIMINARY

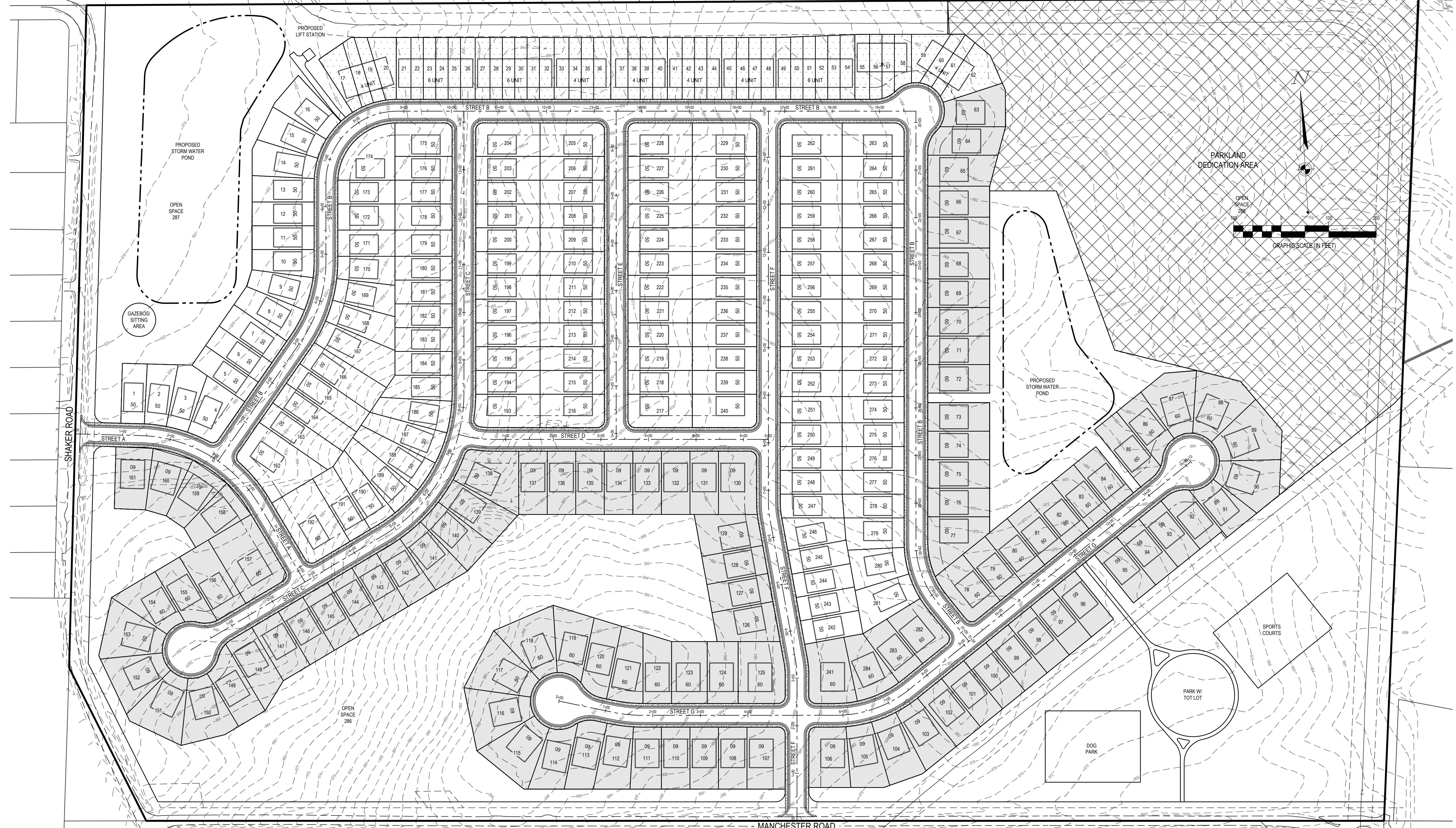
Drawing Title:
EXISTING CONDITIONS



CESO
WWW.CESOINC.COM

3601 Rgby Rd., Suite 300
Mansfield, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS
DOCUMENT IS PRELIMINARY AND
IS NOT TO BE USED FOR
CONSTRUCTION OR RECORDING
PURPOSES WITHOUT PERMIT.



- 60' SINGLE FAMILY LOTS
- 60' SINGLE FAMILY LOTS
- 26' TOWNHOME LOTS
- PARKLAND DEDICATION AREA

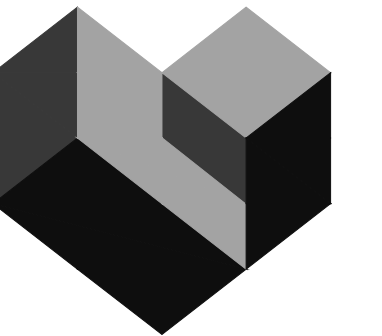
FORESTAR

SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date

© 2022 CESO, INC.
 Project Number: 763884
 Scale: 1" = 100'
 Drawn By: SJS
 Checked By: JEE
 Date: MAY 31 2024
 Issue: PRELIMINARY

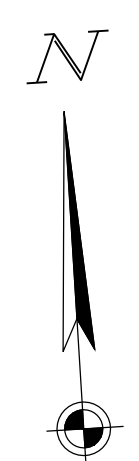
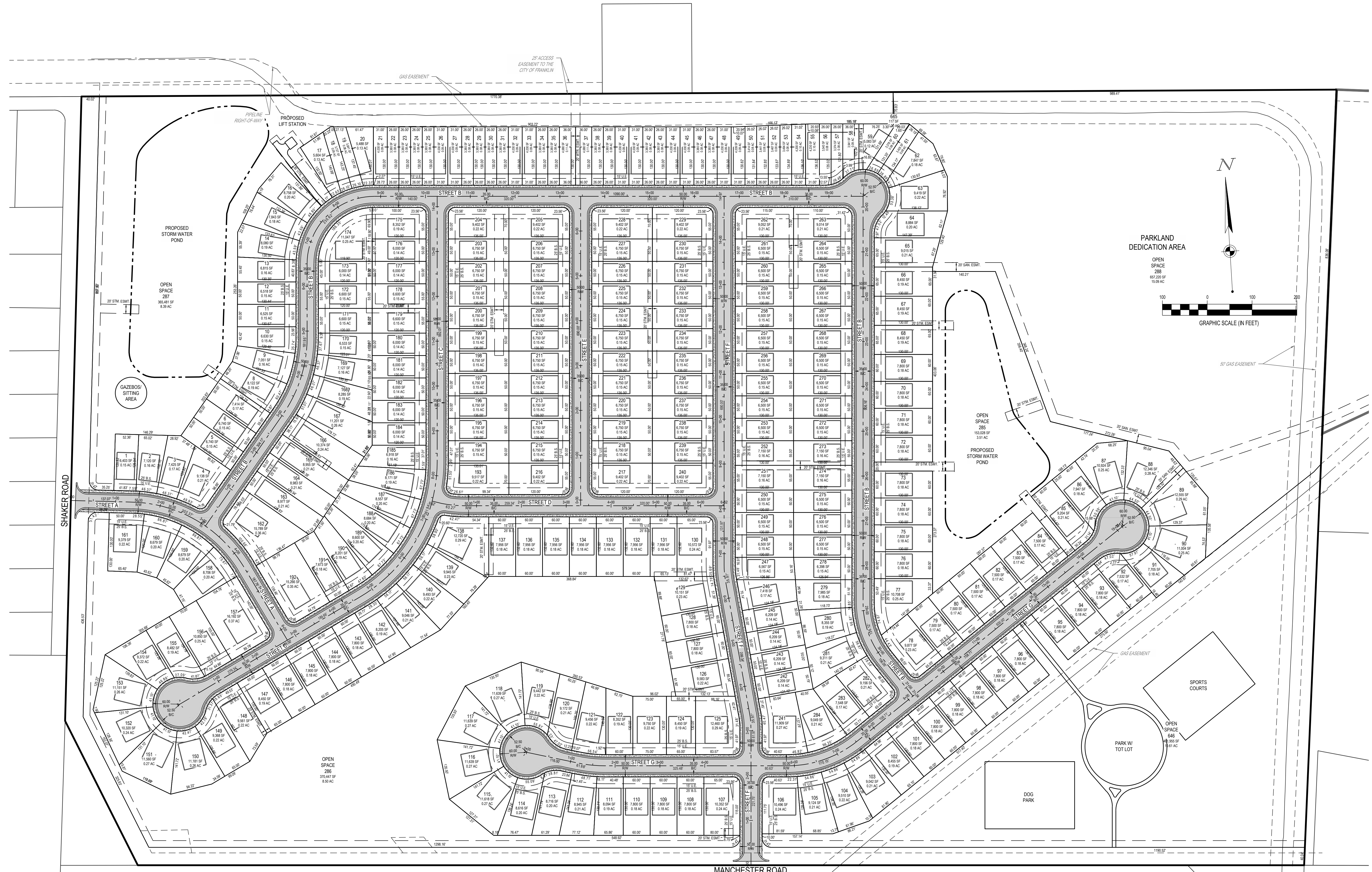
Drawing Title:
OVERALL PLAN



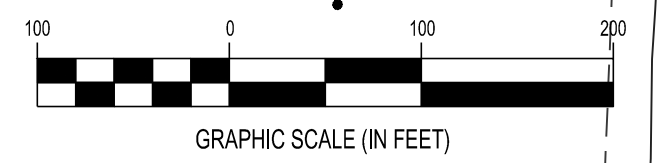
CESO
WWW.CESOINC.COM

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

THE INFORMATION ON THIS
DOCUMENT IS PRELIMINARY AND
CONSTRUCTIVE NOT ACCORDING
PURPOSES OF REGULATION OR



PARKLAND
DEDICATION AREA



FORESTAR

SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

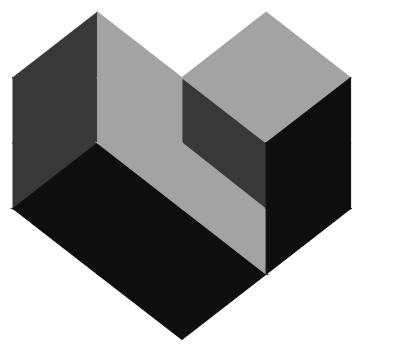
Revisions / Submissions

ID	Description	Date

© 2022 CESO, INC.

Project Number: 763884
Scale: 1" = 100'
Drawn By: SJS
Checked By: JEE
Date: MAY 31 2024
Issue: PRELIMINARY

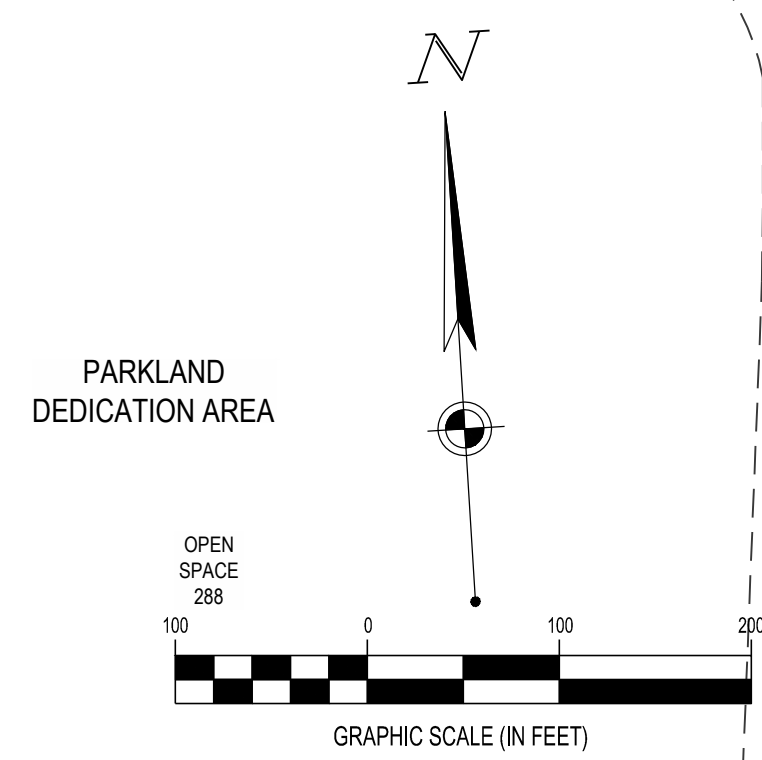
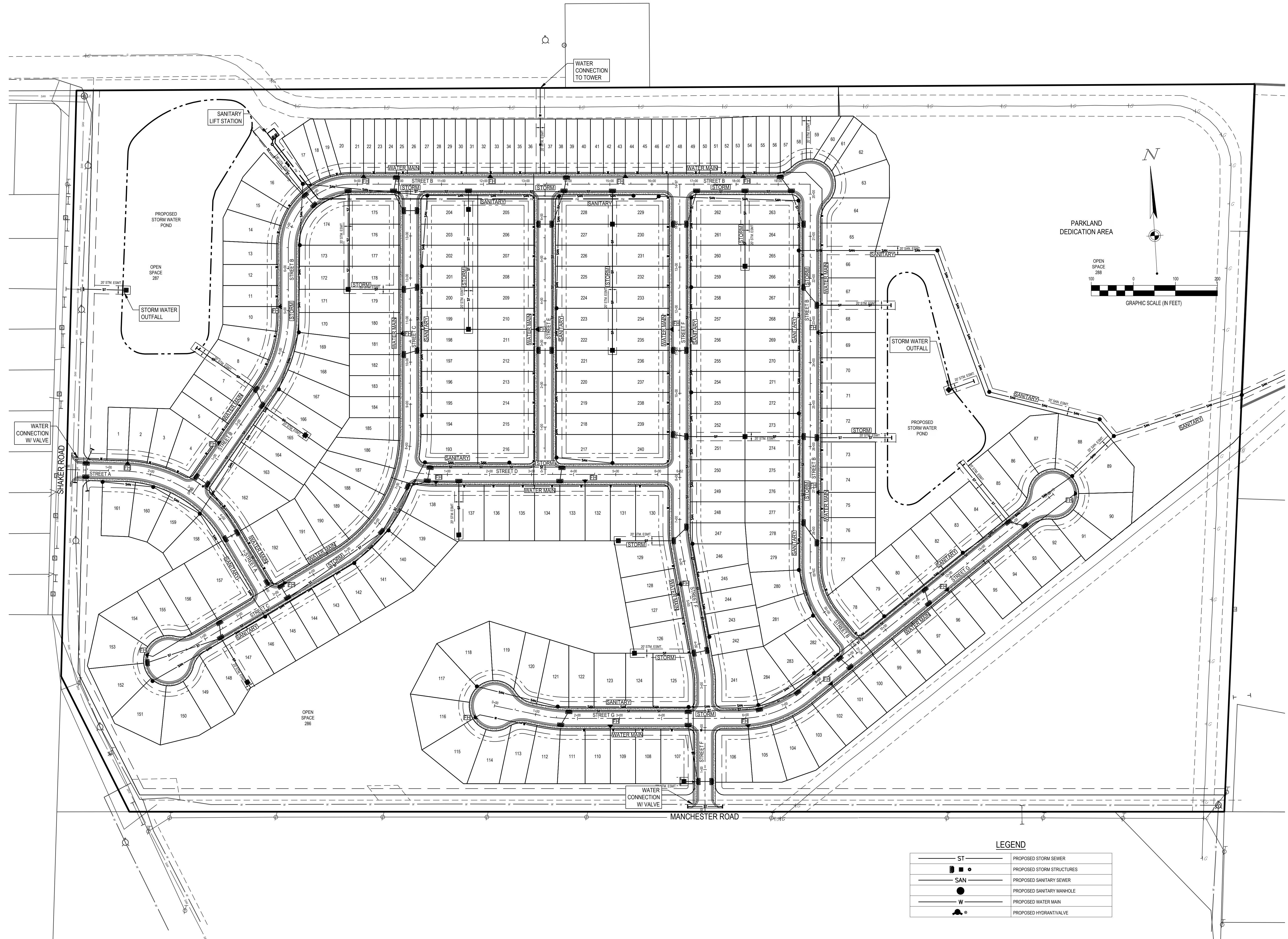
Drawing Title:
**LAYOUT
PLAN**



CESO
WWW.CESOINC.COM

3601 Rgby Rd., Suite 200
Mansfield, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS
DOCUMENT IS PRELIMINARY AND
IS NOT TO BE USED FOR
CONSTRUCTION OR RECORDING
PURPOSES OR RE-DEVELOPMENT.



LEGEND

ST	PROPOSED STORM SEWER
□	PROPOSED STORM STRUCTURES
SAN	PROPOSED SANITARY SEWER
●	PROPOSED SANITARY MANHOLE
W	PROPOSED WATER MAIN
⊙	PROPOSED HYDRANT VALVE

W:\PROJECTS\FORESTAR\Ohio\763884-01 Shaker Farms\03-CIVIL\2-PRELIMINARY\PLAN\763884_Plan.dwg - 5/31/2024 - Riley Lake

FORESTAR

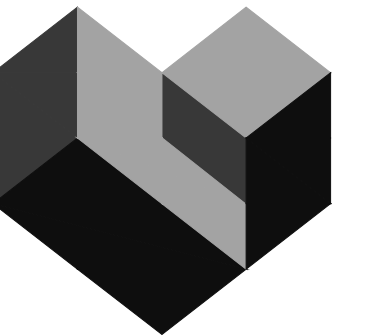
SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date

© 2022 CESO, INC.
Project Number: 763884
Scale: 1" = 100'
Drawn By: SJS
Checked By: JEE
Date: MAY 31 2024
Issue: PRELIMINARY

Drawing Title:
UTILITY PLAN

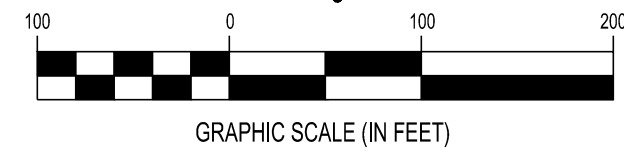


CESO
WWW.CESOINC.COM

3601 Rgby Rd., Suite 300
Mansfield, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826

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

N



BUNNELL HILL DEVELOPMENT
D.B. 5144, PAGE 639
S.V. 131, PAGE 110
97.2554 ACRES

PARKLAND
DEDICATION AREA

OPEN
SPACE
258
402,200 SF
15.59 AC

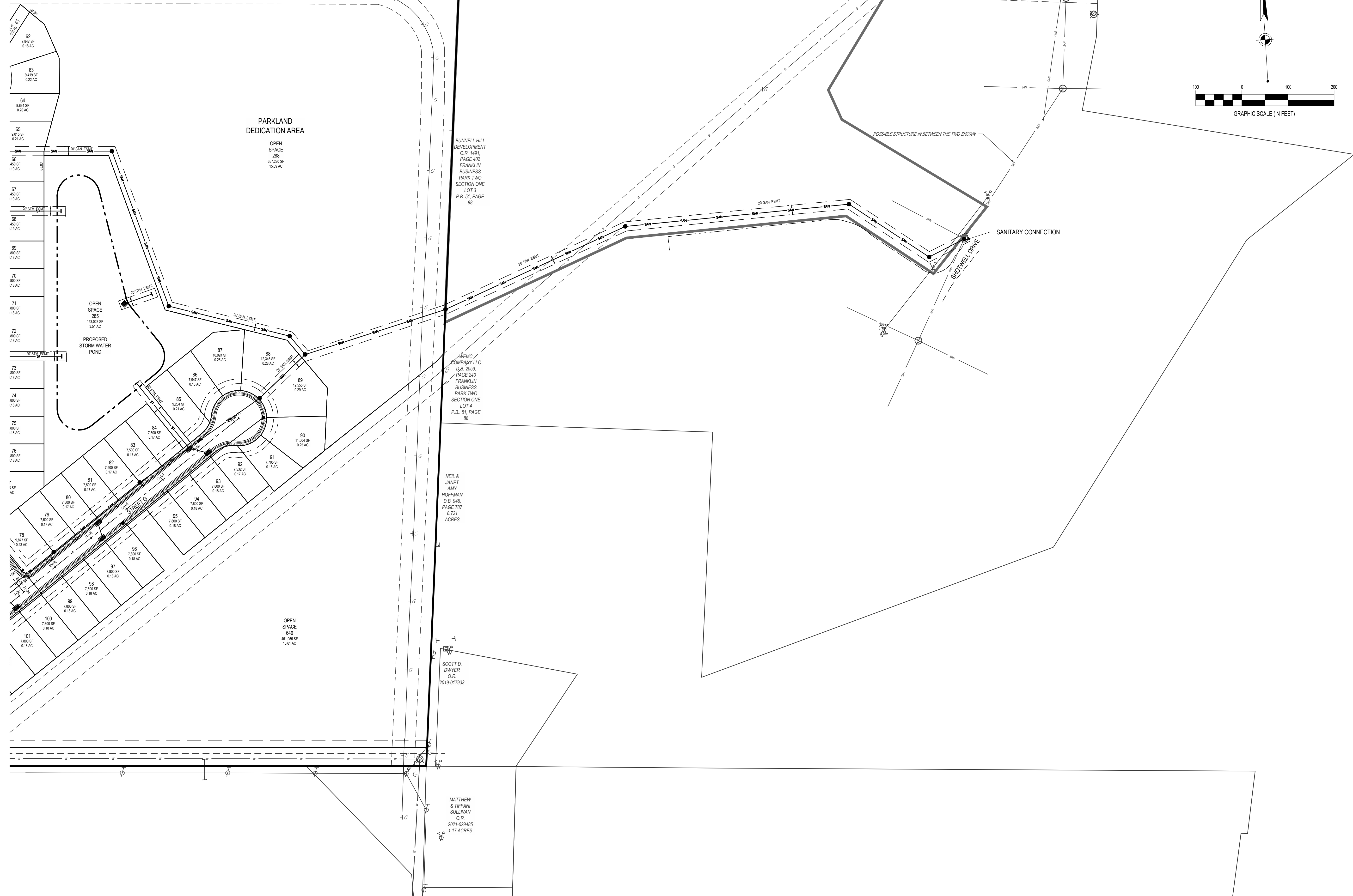
BUNNELL HILL
DEVELOPMENT
O.R. 1491,
PAGE 402
FRANKLIN
BUSINESS
PARK TWO
SECTION ONE
LOT 3
P.B. 51, PAGE
88

WEMIC
COMPANY LLC
O.R. 2056,
PAGE 240
FRANKLIN
BUSINESS
PARK TWO
SECTION ONE
LOT 4
P.B. 51, PAGE
88

NEIL &
JANET
AMY
HOFFMAN
O.R. 946,
PAGE 787
8.721
ACRES

SCOTT D.
DWYER
O.R.
2019-017933

MATTHEW
& TIFFANI
SULLIVAN
O.R.
2021-029485
1.17 ACRES



FORESTAR

SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

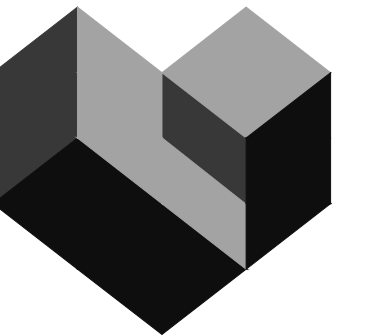
Revisions / Submissions

ID	Description	Date

Project Number: 763884
Scale: 1" = 100'
Drawn By: SJS
Checked By: JEE
Date: MAY 31 2024
Issue: PRELIMINARY

Drawing Title:
**UTILITY OFFSITE
CONNECTION PLAN**

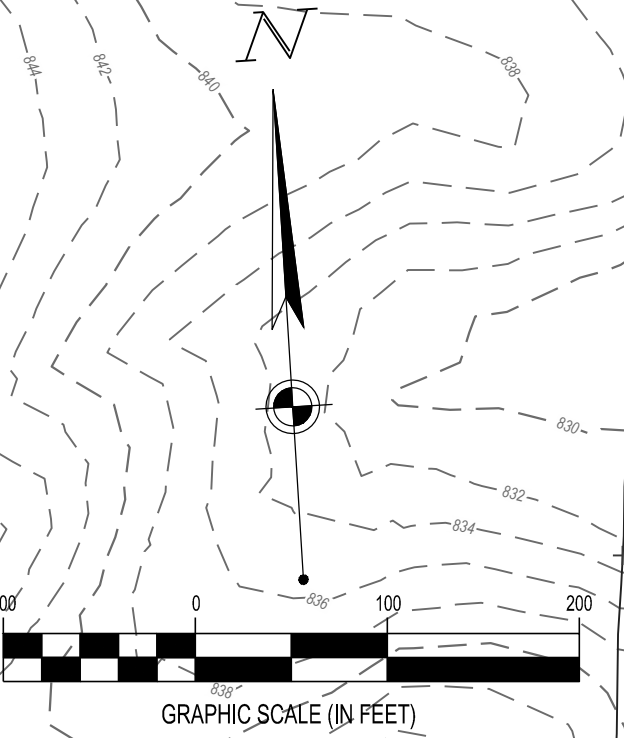
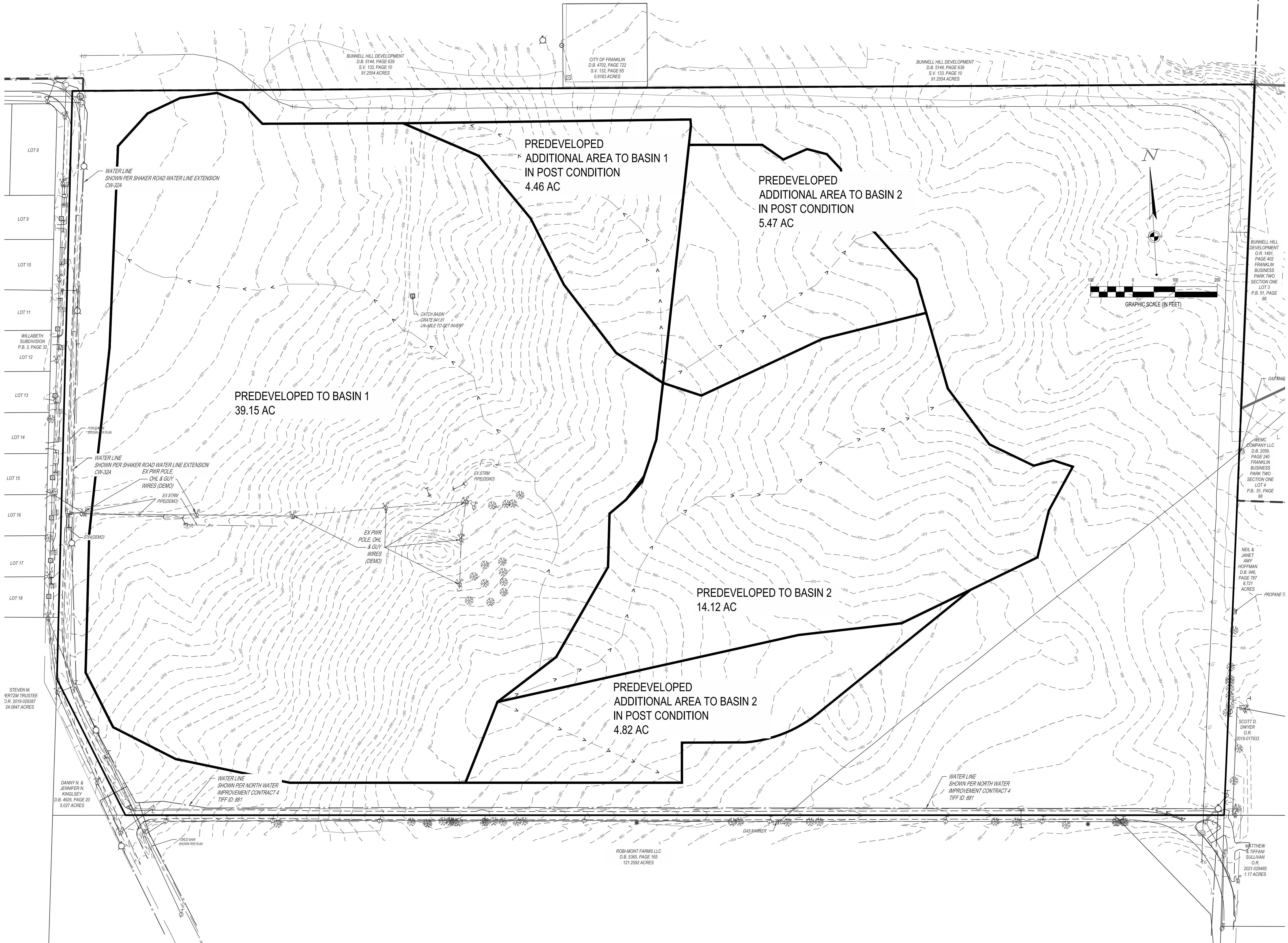
W:\PROJECTS\FORESTAR\Ohio\763884-01 Shaker Farms\05-CIVIL\2-PRELIMINARY\PLAN\763884_Plan.dwg - 5/31/2024 - Riley Lake



CESO
WWW.CESOINC.COM

3601 Rgby Rd., Suite 300
Mansfield, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826

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



LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18

BUNNELL HILL DEVELOPMENT
D.B. 1491, PAGE 402
FRANKLIN BUSINESS PARK TWO SECTION ONE
LOT 3
P.B. 51, PAGE 88

WEMIC COMPANY LLC
D.B. 2059, PAGE 240
FRANKLIN BUSINESS PARK TWO SECTION ONE
LOT 4
P.B. 51, PAGE 88

NEEL & JANET AMY HOFFMAN
D.B. 946, PAGE 787
8.721 ACRES

SCOTT D. DWYER
O.R. 2019-017933

STEVEN M. HERTZM TRUSTEE
O.R. 2019-029387
24.0847 ACRES

DANNY N. & JENNIFER N. KINGLESY
D.B. 4926, PAGE 20
5.027 ACRES

ROB-MONT FARMS LLC
D.B. 5395, PAGE 165
121.2592 ACRES

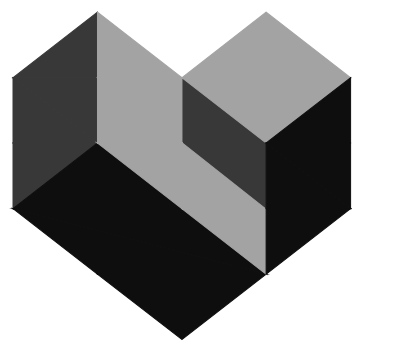
FORESTAR

SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date

© 2022 CESO, INC.
 Project Number: 763884
 Scale: 1" = 100'
 Drawn By: SJS
 Checked By: JEE
 Date: MAY 31 2024
 Issue: PRELIMINARY

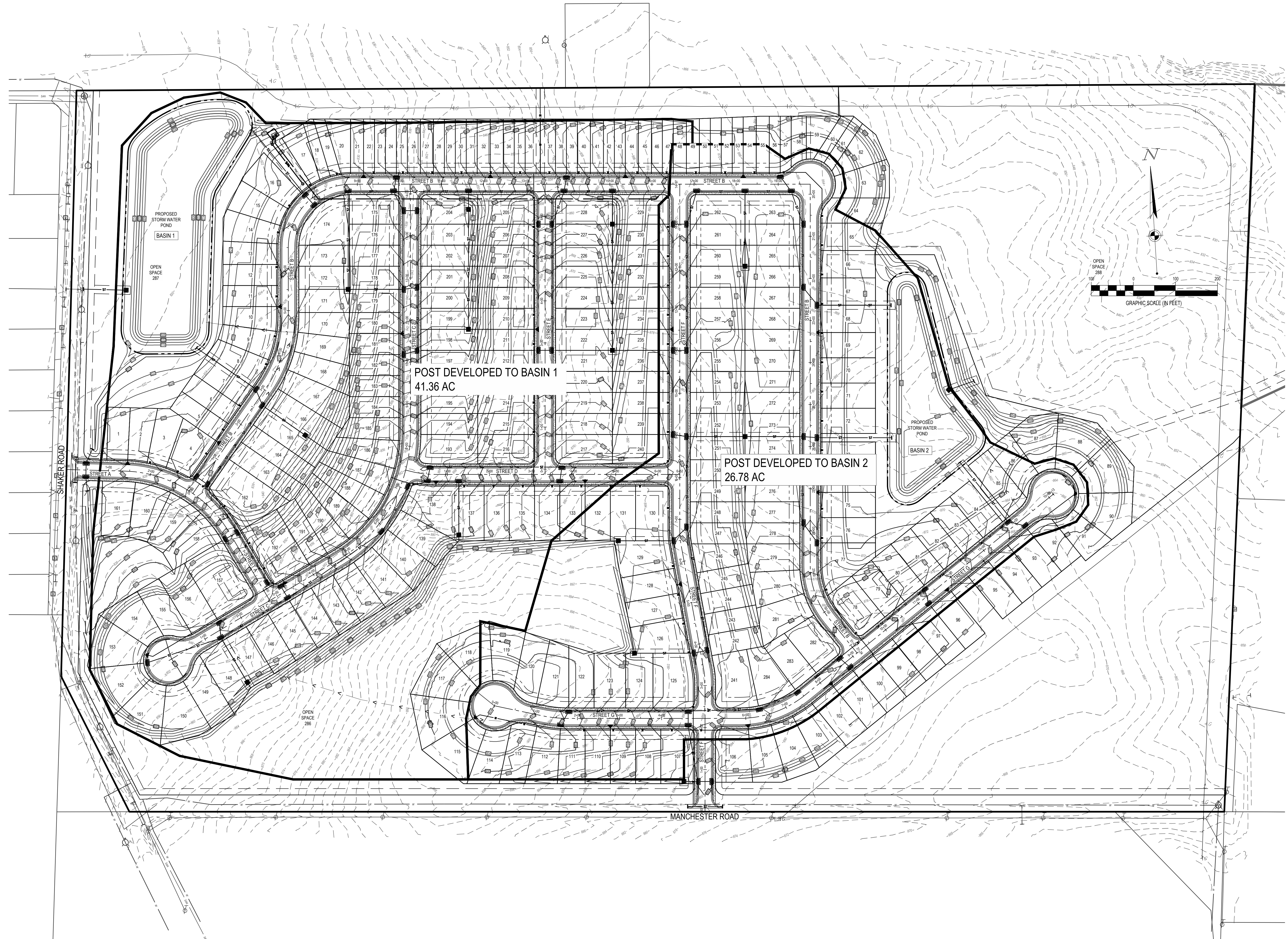
Drawing Title:
PRE-DEVELOPED DRAINAGE PLAN



CESO
WWW.CESOINC.COM

3601 Ryby Rd., Suite 300
Mansfield, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS
DRAWING IS PRELIMINARY AND
IS NOT TO BE USED FOR
CONSTRUCTION OR RECORDING
PURPOSES WITHOUT PERMIT.



FORESTAR

SHAKER FARMS
MANCHESTER ROAD AND SHAKER ROAD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date

© 2022 CESO, INC.
Project Number: 763884
Scale: 1" = 100'
Drawn By: SJS
Checked By: JEE
Date: MAY 31 2024
Issue: PRELIMINARY

Drawing Title:
**POST-DEVELOPED
DRAINAGE PLAN**

SCHEDULE II

Sample Depictions

See attached.





May 31, 2024

Building and Zoning Division
1 Benjamin Franklin Way
Franklin, Ohio 45005

RE: Shaker Farms Engineering Feasibility – Preliminary Development Plan – Franklin, OH

Dear Planning Commission:

On behalf of Forestar (USA) Real Estate Group, Inc., CESO, Inc. is pleased to submit this engineering feasibility statement to accompany the Preliminary Development Plan application for the Shaker Farms Development. This project is located at 5764 Shaker Road, Franklin, OH 45005. The subject parcel (PID: 08352000010) is presently owned by Mary L. Werline, Trustee of the Werline Family Revocable Trust.

Stormwater Management

The existing site currently consists predominantly of open fields. The site is bound to the north and south by agricultural fields, to the west by several single-family lots and Shaker Road, and to the east by woods and an existing homestead. The existing tributary area consists of type B, C, B/D & C/D soils. The site is split by a ridgeline near the middle of the property with approximately half the site draining via overland flow to the east and the other half draining via overland flow to the west.

The proposed development consists of 284 single-family units and two (2) large open space reserves with associated roadway, walkways, site utilities, and two (2) retention basins. Post construction drainage patterns will generally follow existing conditions. This will be done by utilizing the two (2) proposed retention basins located in the northwest and eastern areas of the site.

Drainage swales and an underground storm sewer network will be constructed to convey runoff to the proposed retention basins. The stormwater runoff will be collected using a system of curb & gutter inlets and catch basins at localized low points. The storm sewer design on this project will be based on the 10-year storm event and checked using the 25-year storm event in accordance with the regulations set forth by the Warren County Stormwater Design Manual. If a higher storm event would take place or clogging/obstructions were to occur the site will be properly graded to convey the 100-year storm event by overland flow to the proposed retention basins while providing a minimum 1-foot of freeboard from any home.

Runoff from the development will be routed to the proposed retention basins. The proposed retention basins will be utilized to serve the site for both water quality and water quantity purposes. During the final engineering process, CESO, Inc. will develop a detailed stormwater management plan designed to meet the requirements set forth by the City of Franklin, outlined by the Warren County Stormwater Design Manual, as well as the water quality requirements set forth by the Ohio EPA General Construction Permit OHC000006.

Sanitary Sewer

An existing sanitary sewer is accessible along Shotwell Drive, east of the proposed development. Based on the ridgeline near the middle of the site, a portion of the development would require to be serviced by a sanitary lift station, that ties into gravity sewer on the eastern portion of the site, that ultimately ties into the existing sanitary sewer along Shotwell Drive. It is CESO's understanding the City of Franklin would allow for this development to tie into this existing sewer. However, capacities would need to be confirmed based on the proposed development plan.

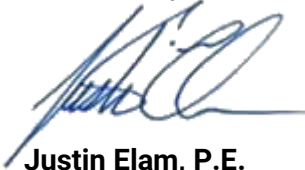
Water Main

An existing water main is accessible along both Shaker Road to the west and Manchester Road to the south. It is CESO's understanding these water mains are controlled by Warren County and connection to these may not be feasible. Connection is also proposed to the City of Franklin Water Tower directly north of and adjacent to the proposed development. Water capacities would need to be confirmed based on the proposed development plan, including ample fire flow capabilities in the water distribution system for residential uses.

Thank you for your consideration of the above Preliminary Development Plan application.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read "Justin Elam", is written over a horizontal line.

Justin Elam, P.E.
Senior Engineer
elam@cesoinc.com
(937) 401-3959