



LEGISLATIVE COVER MEMO

Introduction: May 19, 2025

Public Hearing June 2, 2025

Agenda Item: **Ordinance 2025-12**

AN ORDINANCE TO CONSIDER A PLANNED UNIT DEVELOPMENT APPLICATION AND PRELIMINARY DEVELOPMENT PLAN FOR SHAKER MEADOWS FROM HENDERSON DEVELOPMENT COMPANY FOR A 47.28 ACRES OF LAND SOUTH OF PLEASANT HILL BOULEVARD

Submitted by: Jonathan Westendorf, City Manager

Scope/Description: The applicant, Todd Henderson, Henderson Development Company, is requesting to establish a Planned Unit Development Overlay on 47.28 acres currently located south of Pleasant Hill Boulevard, and to approve a preliminary development plan for 119 single family units.

This PUD Application and Preliminary Development Plan was reviewed by Planning Commission at its May 14, 2025 regularly scheduled meeting. After holding a public hearing on the request, Planning Commission voted 4-1 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: Preliminary Development Plan

CITY OF FRANKLIN, OHIO
ORDINANCE 2025-12

AN ORDINANCE TO CONSIDER A PLANNED UNIT DEVELOPMENT APPLICATION AND PRELIMINARY DEVELOPMENT PLAN FOR SHAKER MEADOWS FROM HENDERSON DEVELOPMENT COMPANY FOR A 47.28 ACRES OF LAND SOUTH OF PLEASANT HILL BOULEVARD

WHEREAS, the Henderson Development Company has submitted a Planned Unit Development (PUD) Application and Preliminary Development Plan for Shaker Meadows, 47.28 acres of land south of Pleasant Hill Boulevard (Parcels #0836351005 and #0835102001) and;

WHEREAS, the Franklin City Planning Commission, at its May 14, 2025 meeting, voted 4-1 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 July 2, 2025

INTRODUCED: May 19, 2025

ADOPTED: June 2, 2025

ATTEST: _____
Khristi Dunn, Clerk of Council

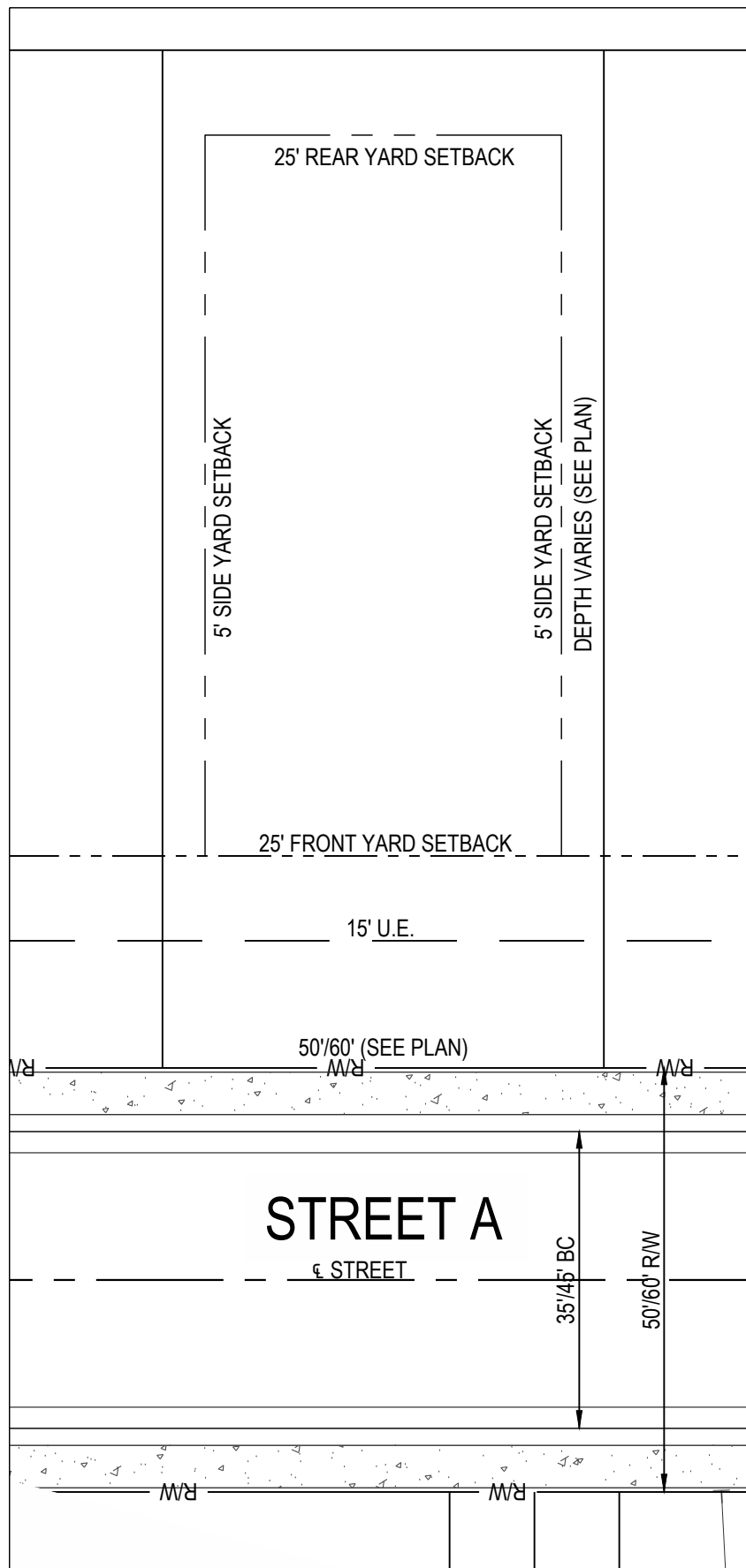
APPROVED: _____
Brent Centers, Mayor

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 June 2, 2025.

Khristi Dunn, Clerk of Council

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TYPICAL LOT DATA
SCALE 1" = 20'

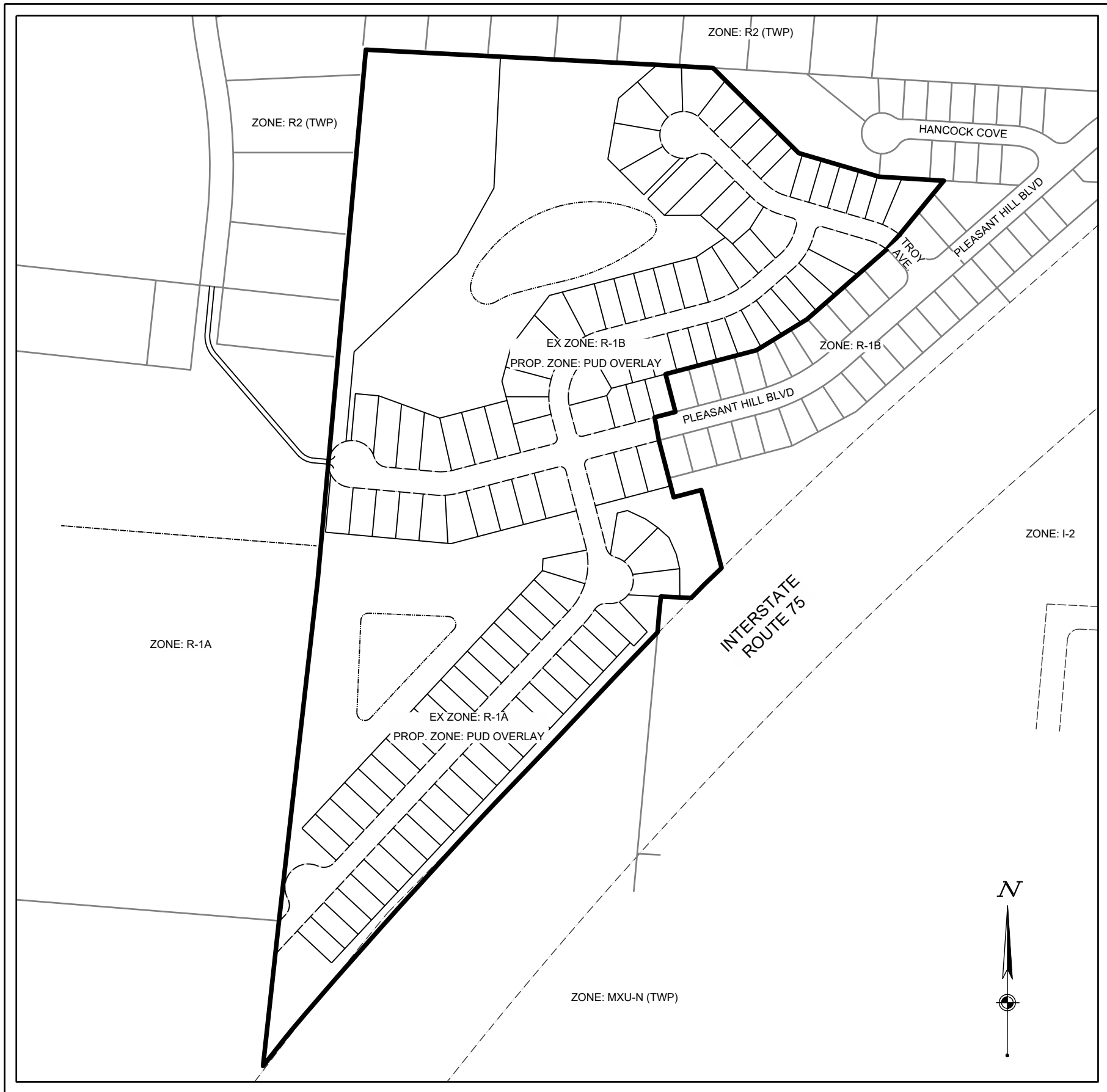
LOT DATA

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

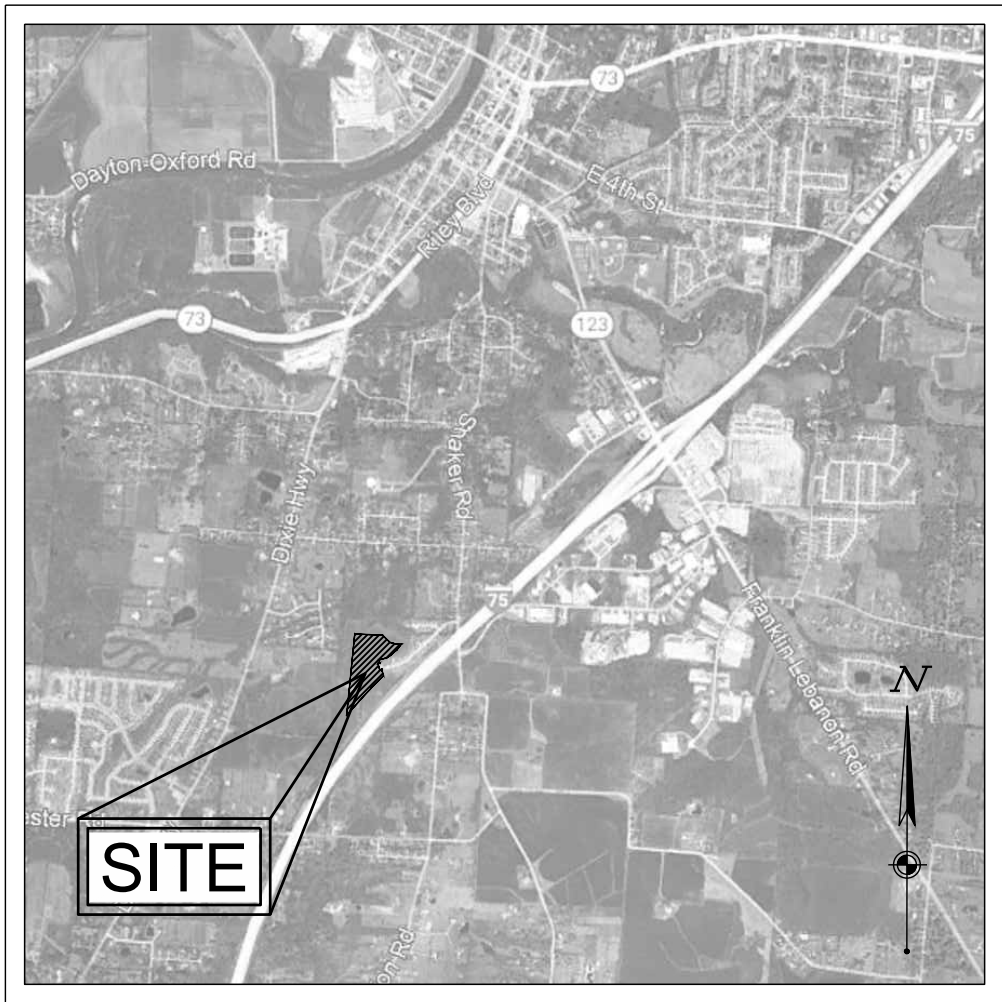
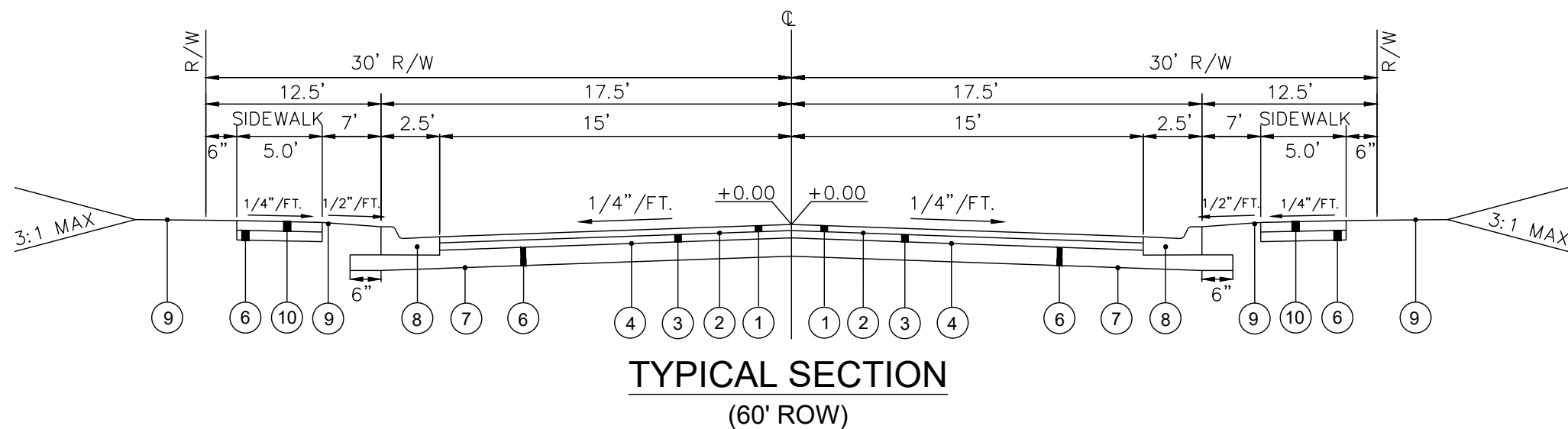
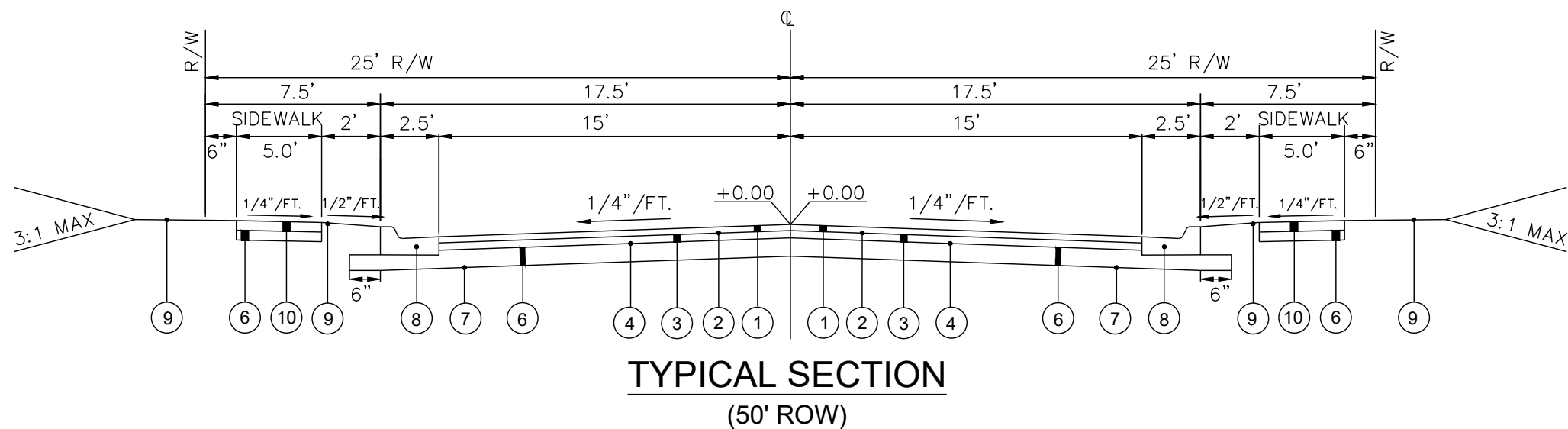
PRELIMINARY DEVELOPMENT PLAN SHAKER MEADOWS

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:

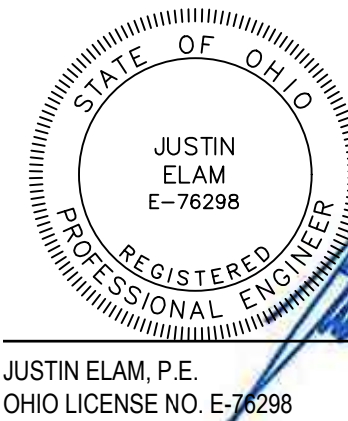
HENDERSON DEVELOPMENT
2968 BEAL ROAD
FRANKLIN, OH 43005
PHONE: (937) 634-4289
CONTACT: TODD HENDERSON

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



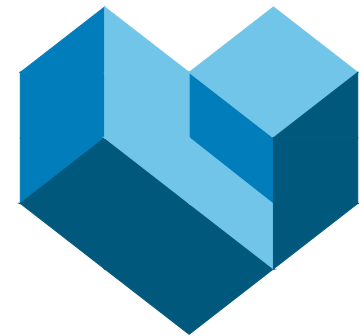
JUSTIN ELAM, P.E.
OHIO LICENSE NO. E-76298

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



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HENDERSON DEVELOPMENT
PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS
PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
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Project Number: 764699-01

Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

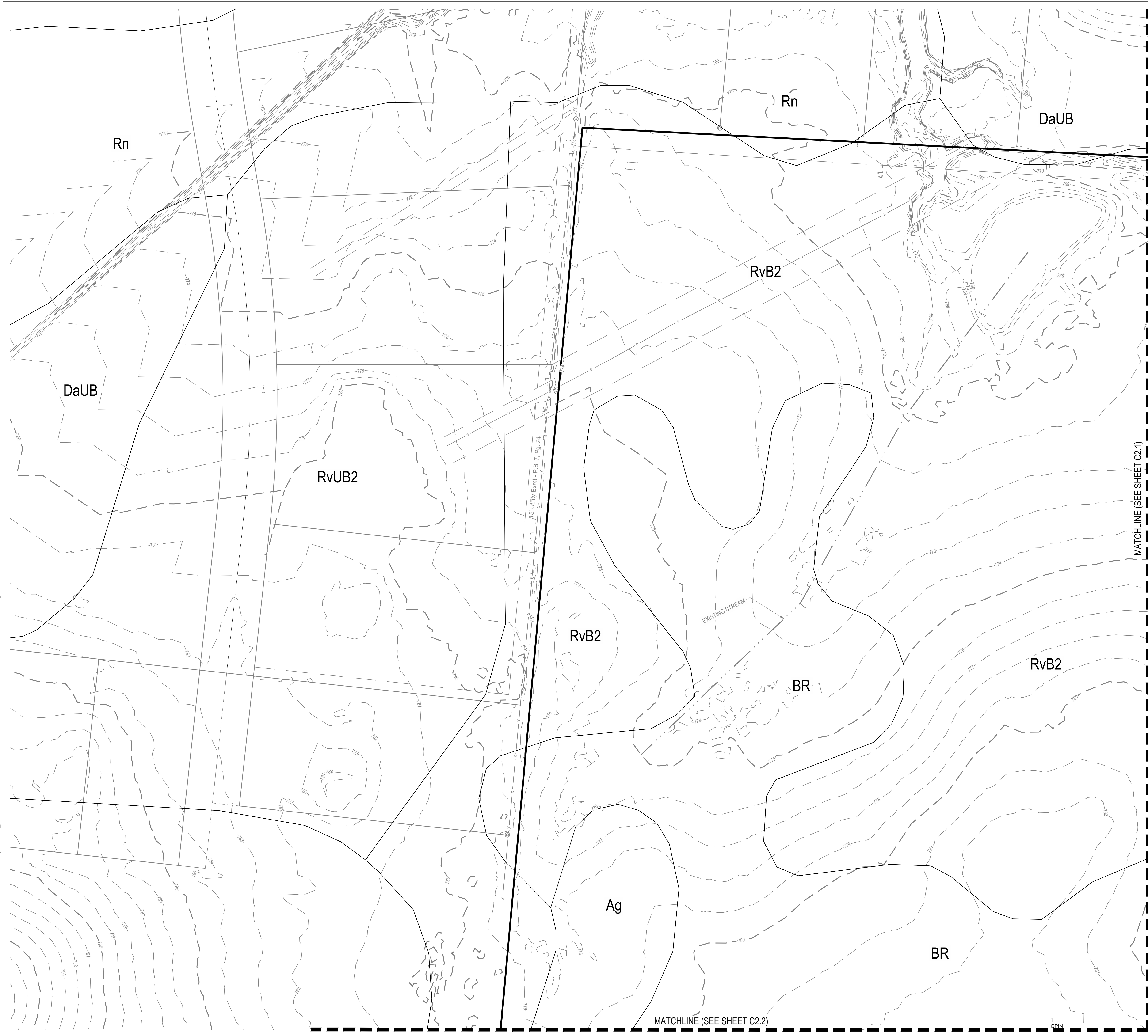
Issue: PRELIM. DEV. PLAN

Drawing Title:

COVER SHEET

C1.0

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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)

75' Utility Easmt - P.B. 7, Pg. 24

EXISTING STREAM

MATCHLINE (SEE SHEET C2.1)

MATCHLINE (SEE SHEET C2.2)

1" = 50' ft.

GRAPHIC SCALE (IN FEET)

1 in. = 50 ft.

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Project Number: 764699-01

Scale: AS SHOWN

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Checked By: JE

Date: 04/01/2025

Issue: PRELIM. DEV. PLAN

Drawing Title:

EXISTING CONDITIONS

C2.0

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Phone: 937.435.8584 Fax: 888.208.4826

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HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
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Date: 04/01/2025

Issue: PRELIM. DEV. PLAN

Drawing Title:

EXISTING CONDITIONS

C2.0

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LEGEND	
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	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



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SHAKER MEADOWS

PLEASANT HILL BLVD
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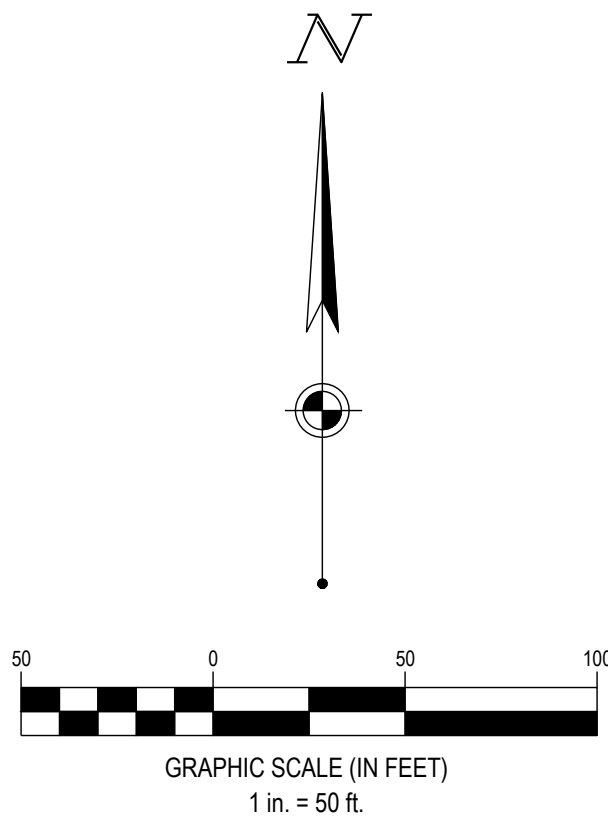
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EXISTING CONDITIONS

C2.1

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PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

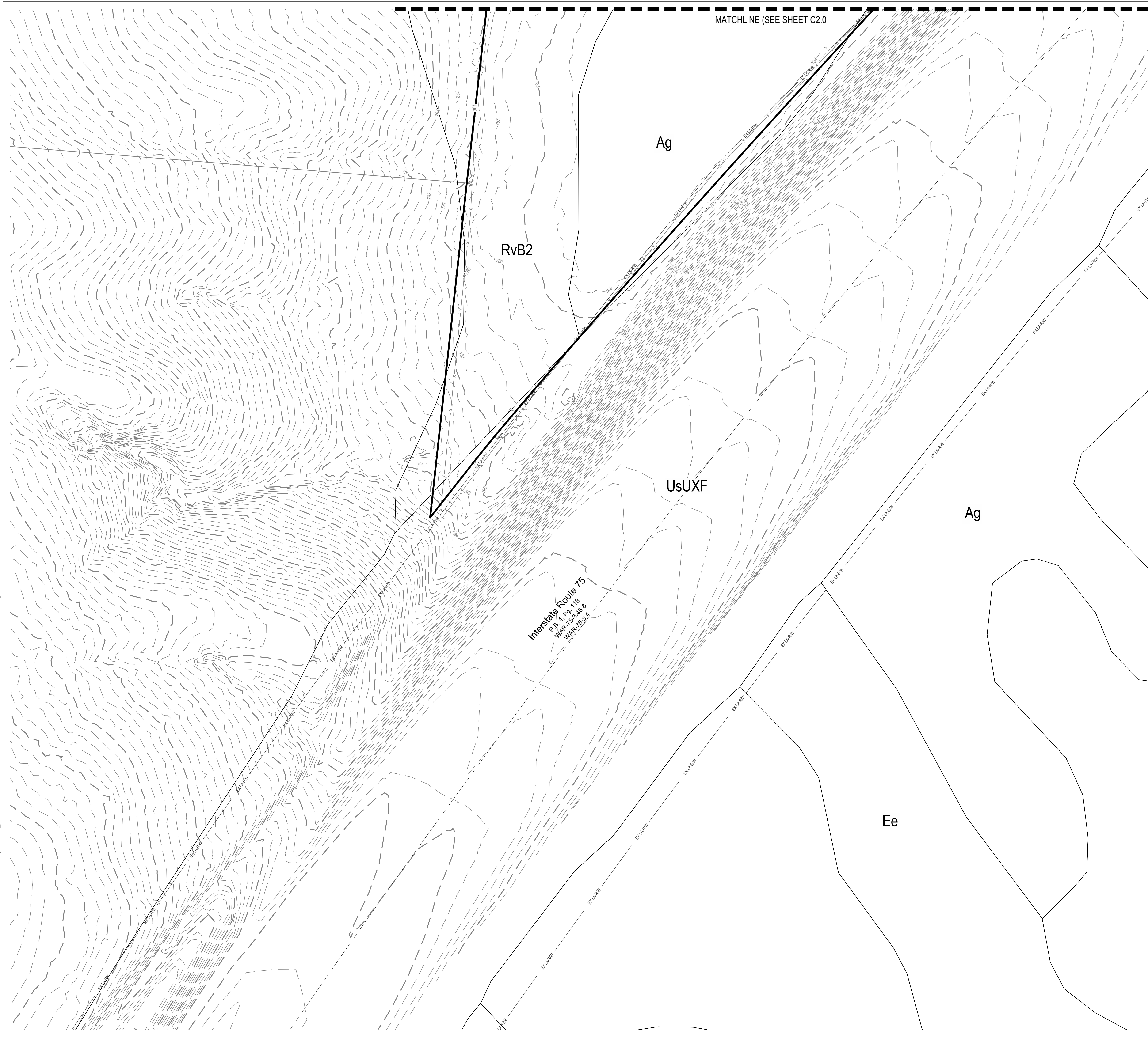
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Issue:	PRELIM. DEV. PLAN

Drawing Title:
EXISTING CONDITIONS

C2.2

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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)

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



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PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS
PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date

Drawing Title:
EXISTING CONDITIONS

C2.3



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PARCELI D'S: 0836351005 & 0835402001

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP OH

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Project Number:	764699-0
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Date: 04/01/202

OVERALL SITE PLAN

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

C3.0



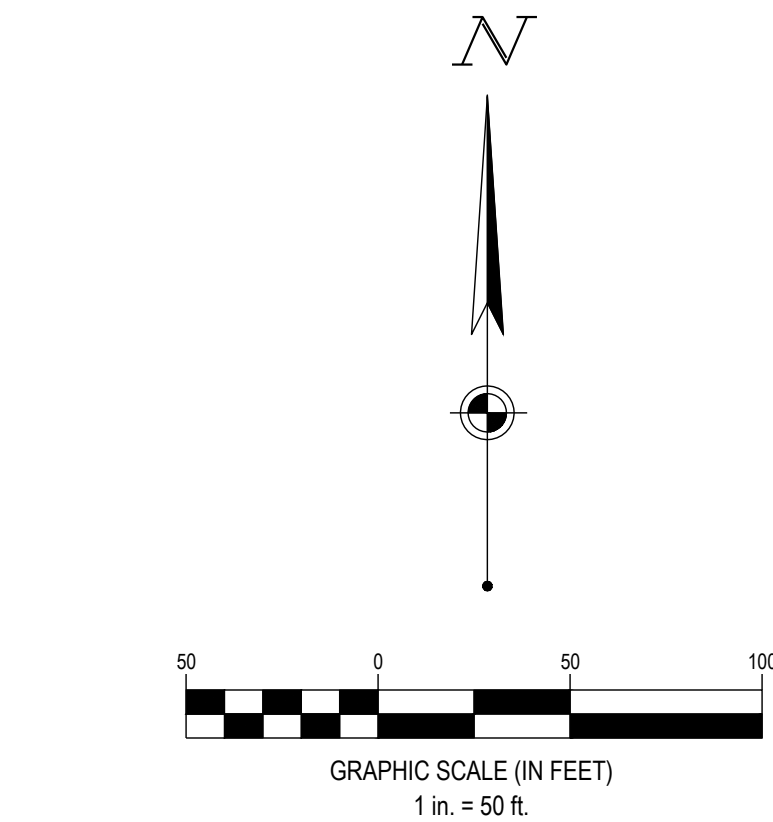
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LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RW
	EXISTING CENTERLINE
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	PROPOSED RIGHT-OF-WAY
	EXISTING STREAM (TO REMAIN)
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED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



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HENDERSON DEVELOPMENT

PARCEL ID'S: 08336351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

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Issue: PRELIM. DEV. PLAN

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LAYOUT PLAN

C4.0

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LEGEND

	SUBJECT BOUNDARY
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	EXISTING CENTERLINE
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	EXISTING BACK OF CURB
	PROPOSED RIGHT-OF-WAY
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	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER



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SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

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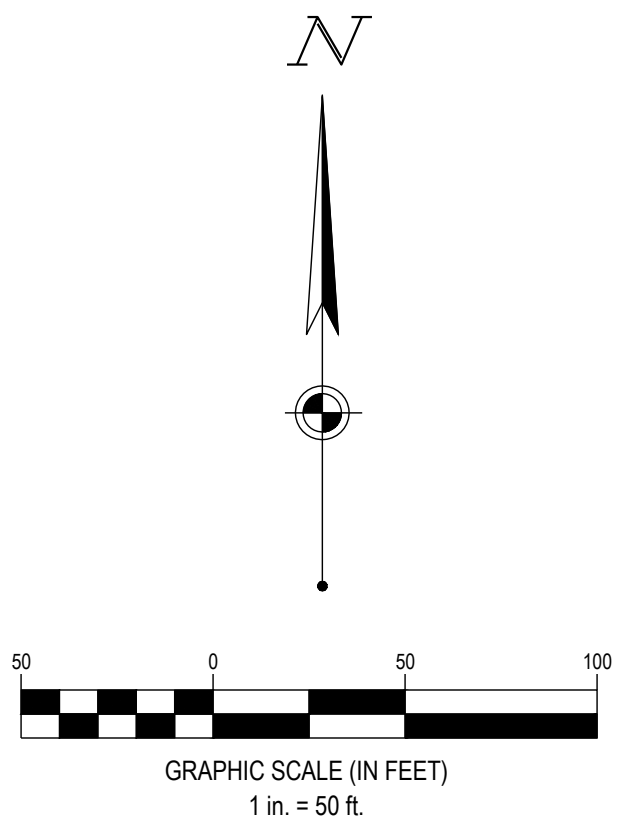
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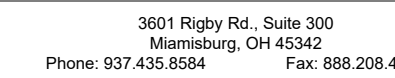
Drawing Title:

LAYOUT PLAN

C4.1

FORTY-EIGHT (48) HOURS
BEFORE DIGGING IS TO
COMMENCE, THE CONTRACTORS
SHALL NOTIFY THE FOLLOWING
AGENCIES: OHIO UTILITIES
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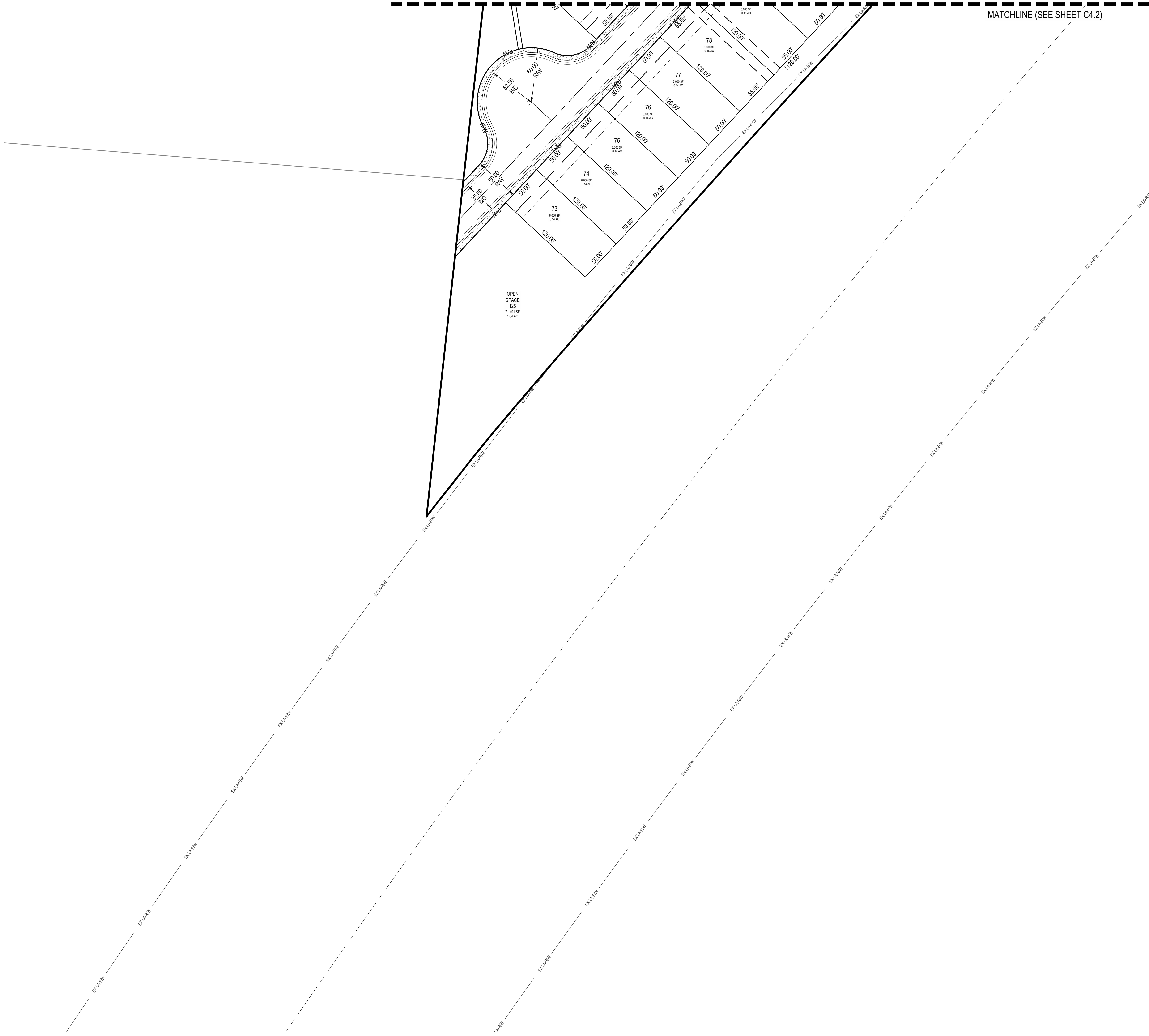




C4.2

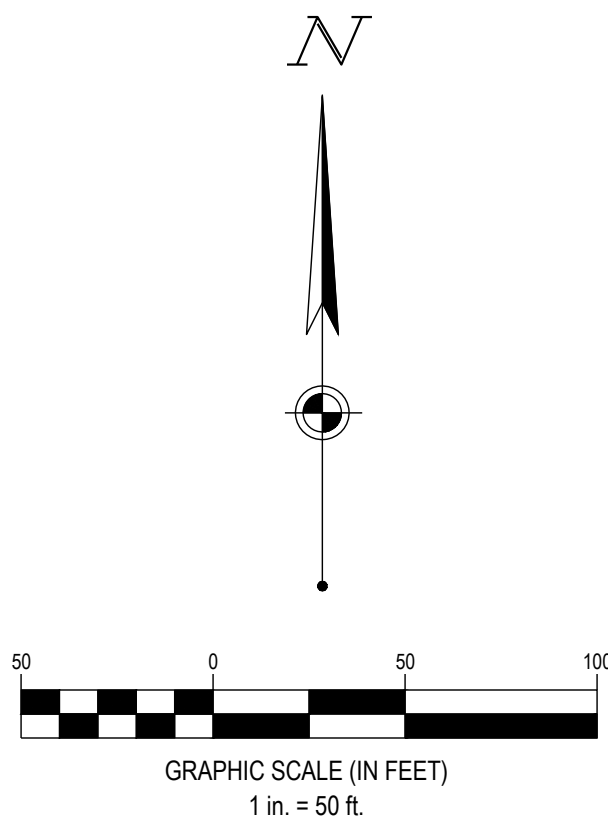
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LEGEND

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	EXISTING RW
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	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
	PROPOSED RIGHT-OF-WAY
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HENDERSON DEVELOPMENT

PARCEL ID'S: 0836351005 & 0835102001

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions		
ID	Description	Date

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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

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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'

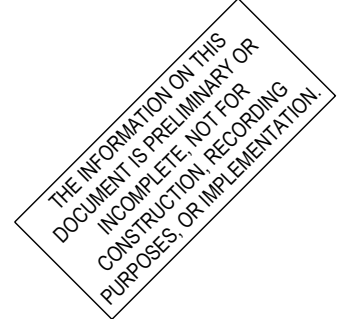
LOT & R/W CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C42	175.00'	60.77'	60.46'	N85° 14' 05"E	019° 53' 43"	30.69'
C43	15.00'	23.56'	21.21'	S59° 42' 46"E	090° 00' 00"	15.00'
C44	175.00'	87.00'	86.10'	S02° 51' 09"W	028° 28' 58"	44.42'
C45	175.00'	79.15'	78.47'	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'



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SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN TOWNSHIP, OH

Revisions / Submissions

ID	Description	Date
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Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

Issue: PRELIM. DEV. PLAN

Drawing Title:

**LAYOUT PLAN CURVE
TABLES**

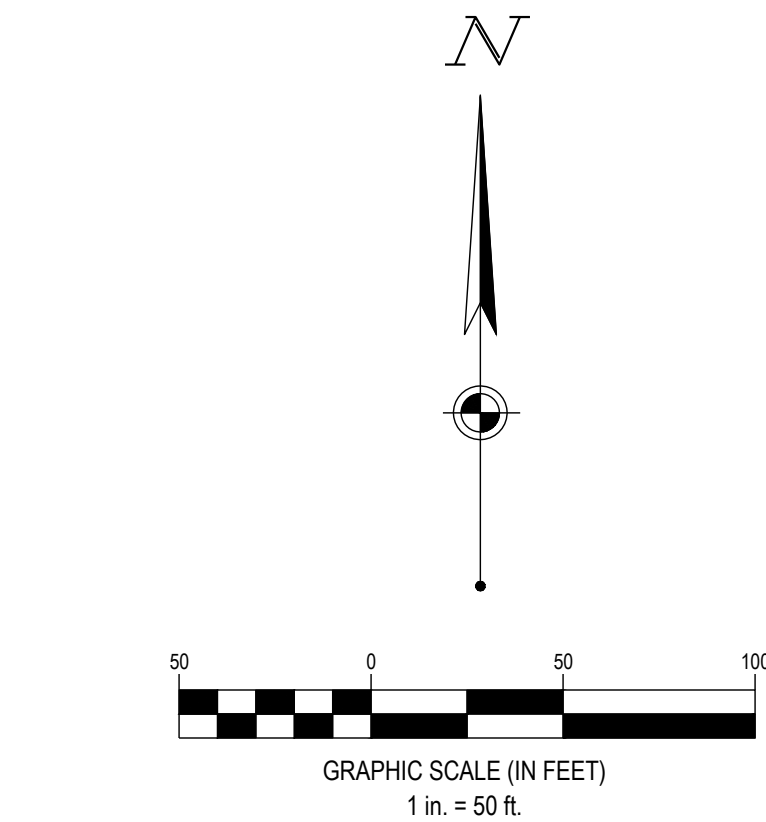
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LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING STREAM (TO REMAIN)
	EXISTING RW
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED STORMWATER POND
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	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

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Checked By: JE
Date: 04/01/2025
Issue: PRELIM. DEV. PLAN

Drawing Title:
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C5.0

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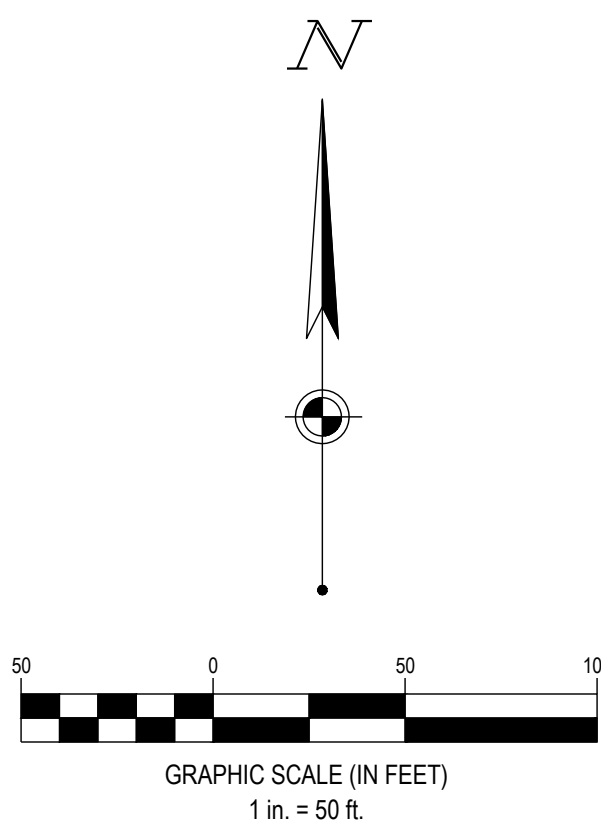


LEGEND

	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
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	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

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PLEASANT HILL BLVD
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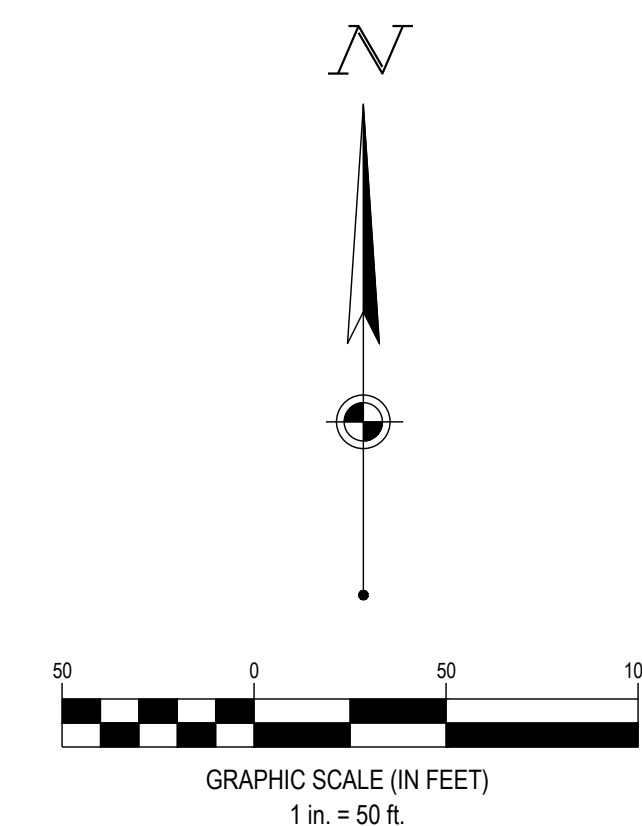
UTILITY PLAN

C5.1



	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
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	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT/VALVE

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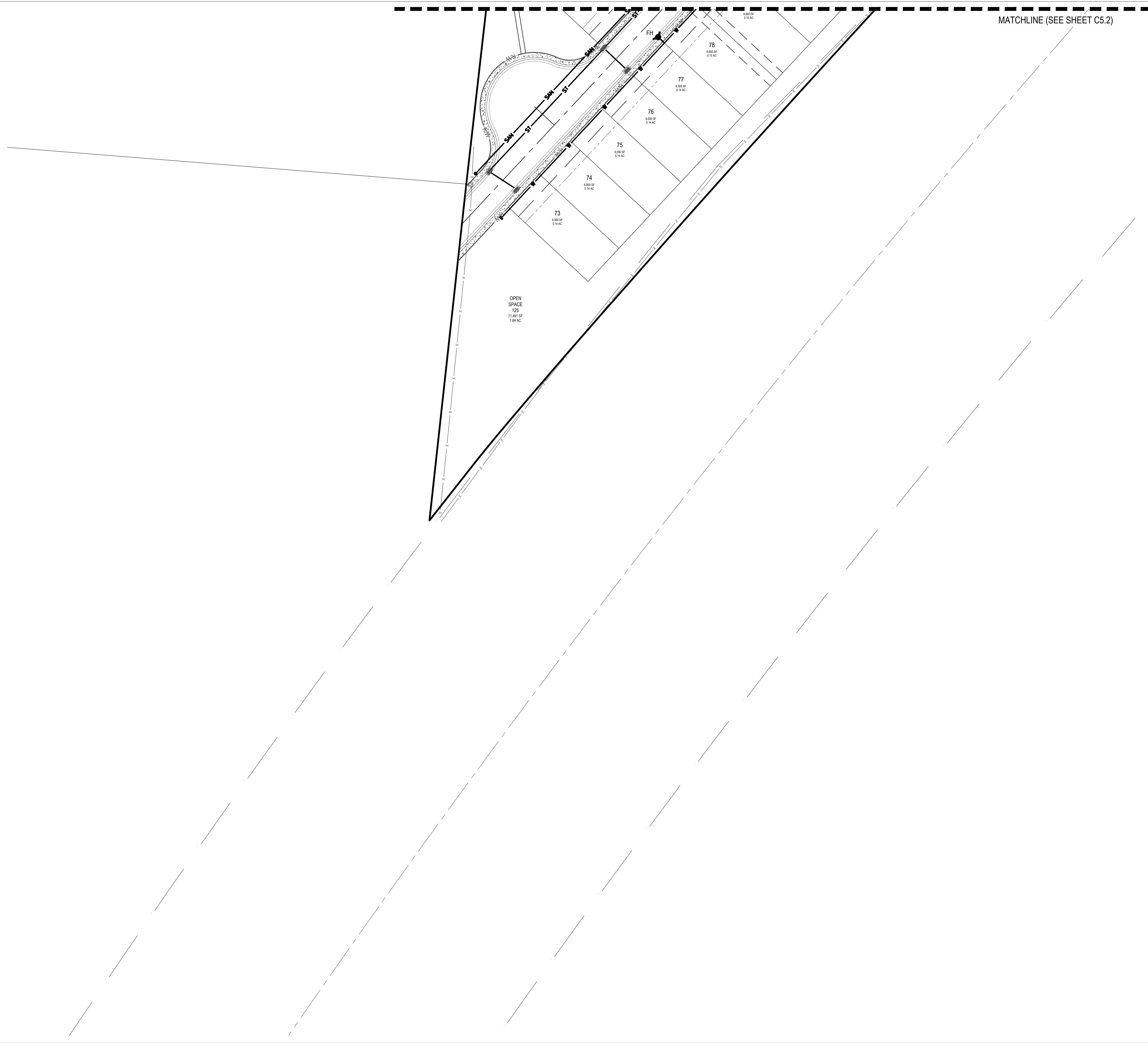


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C5.2



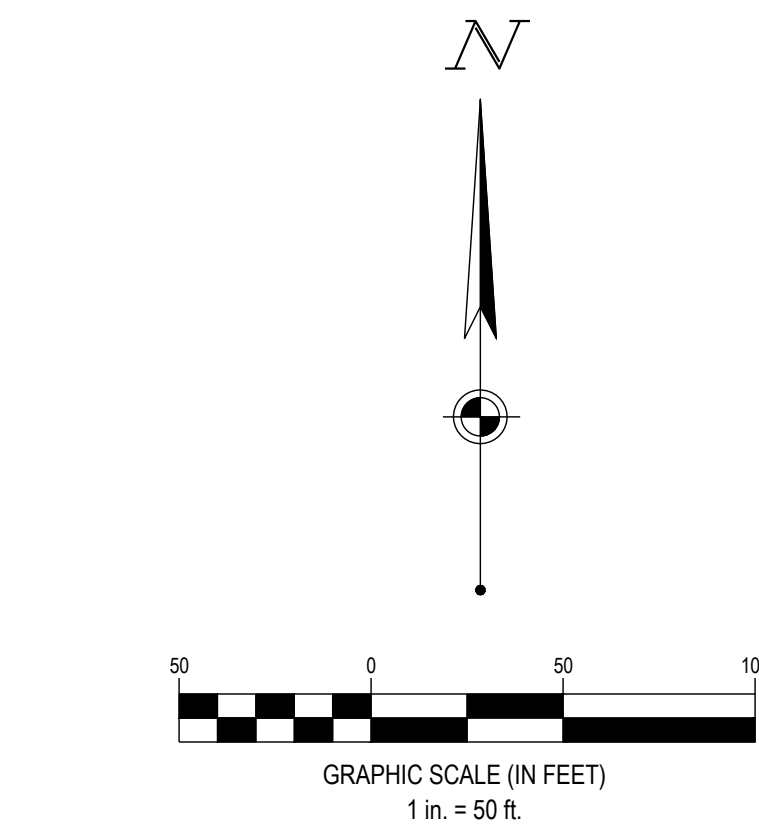
MATCHLINE (SEE SHEET C5.2)

LEGEND

	SUBJECT BOUNDARY
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	EXISTING STREAM (TO REMAIN)
	EXISTING R/W
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED STORMWATER POND
	PROPOSED CENTERLINE
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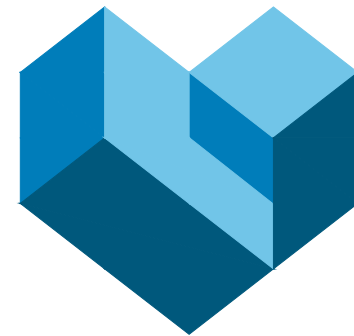
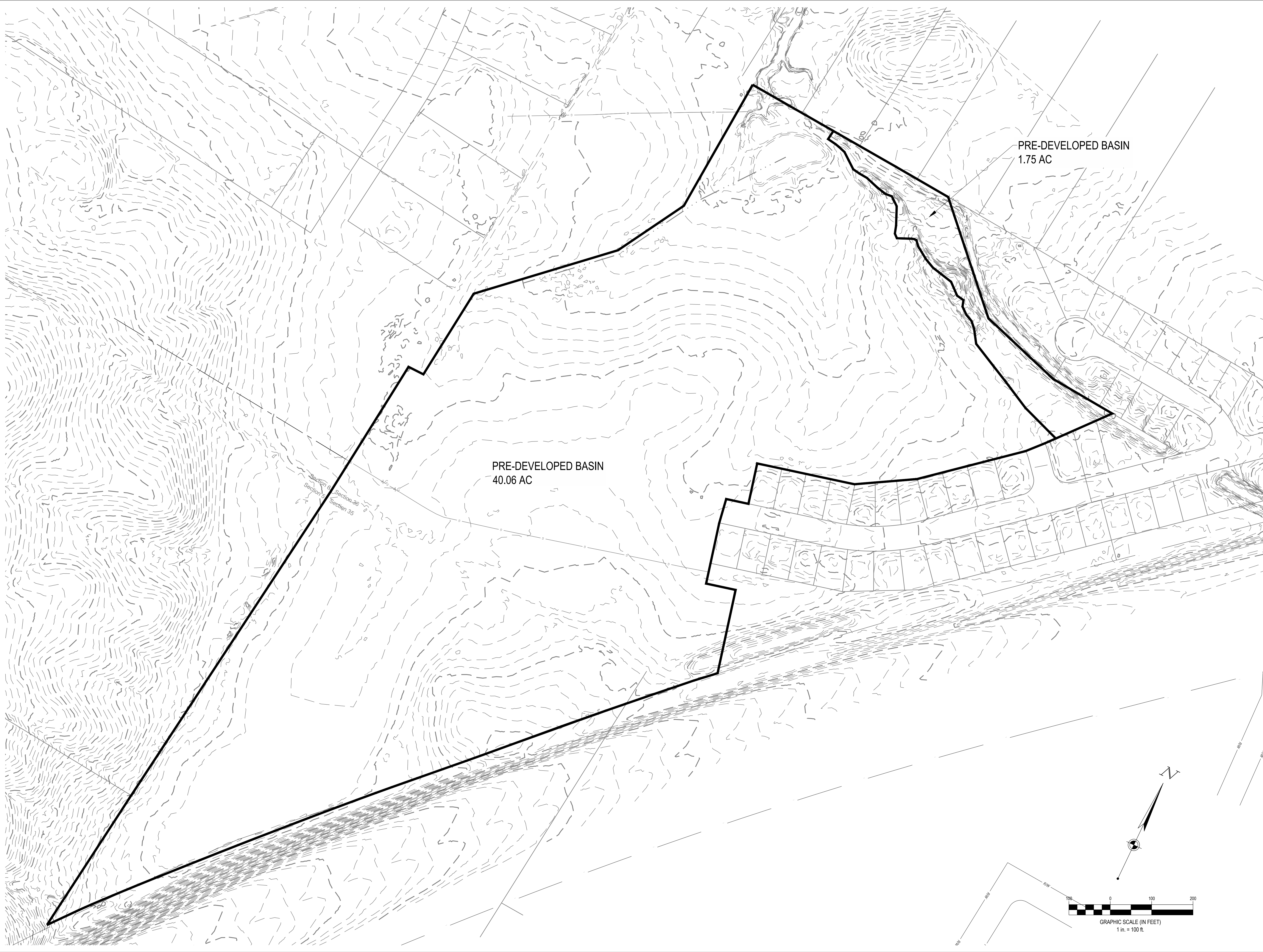
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Scale:	AS SHOWN
Drawn By:	KS
Checked By:	JE
Date:	04/01/2025
Issue:	PRELIM. DEV. PLAN

Drawing Title:

UTILITY PLAN

C5.3

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SHAKER MEADOWS

PLEASANT HILL BLVD
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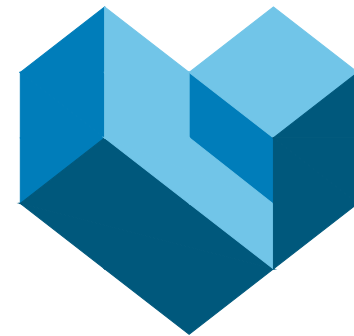
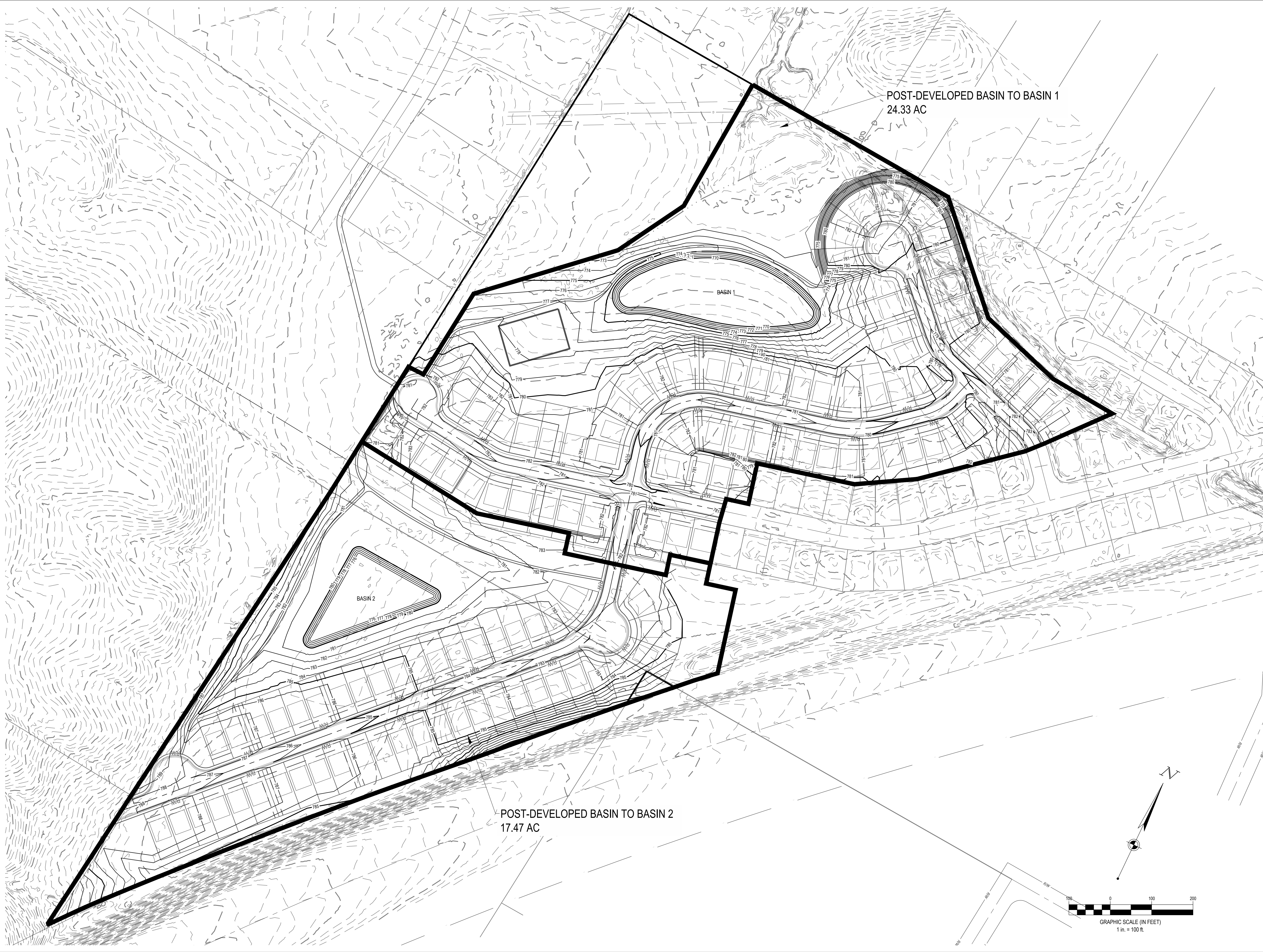
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ID	Description	Date

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

Drawing Title:
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GRADING & DRAINAGE
PLAN**

C6.0

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SHAKER MEADOWS

PLEASANT HILL BLVD
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Revisions / Submissions

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Scale: AS SHOWN

Drawn By: KS

Checked By: JE

Date: 04/01/2025

Issue: PRELIM. DEV. PLAN

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**POST DEVELOPED
GRADING & DRAINAGE
PLAN**

C7.0