

OWNER/DEVELOPER:
 HENDERSON DEVELOPMENT
 2969 BEAL ROAD
 FRANKLIN, OH 45005
 PHONE: (937) 604-4269
 CONTACT: TODD HENDERSON

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

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

CONTRACTOR TO VERIFY EXISTING
 CONDITIONS PRIOR TO BID AND
 CONSTRUCTION.

SITE DATA:
 ZONING: PUD OVERLAY

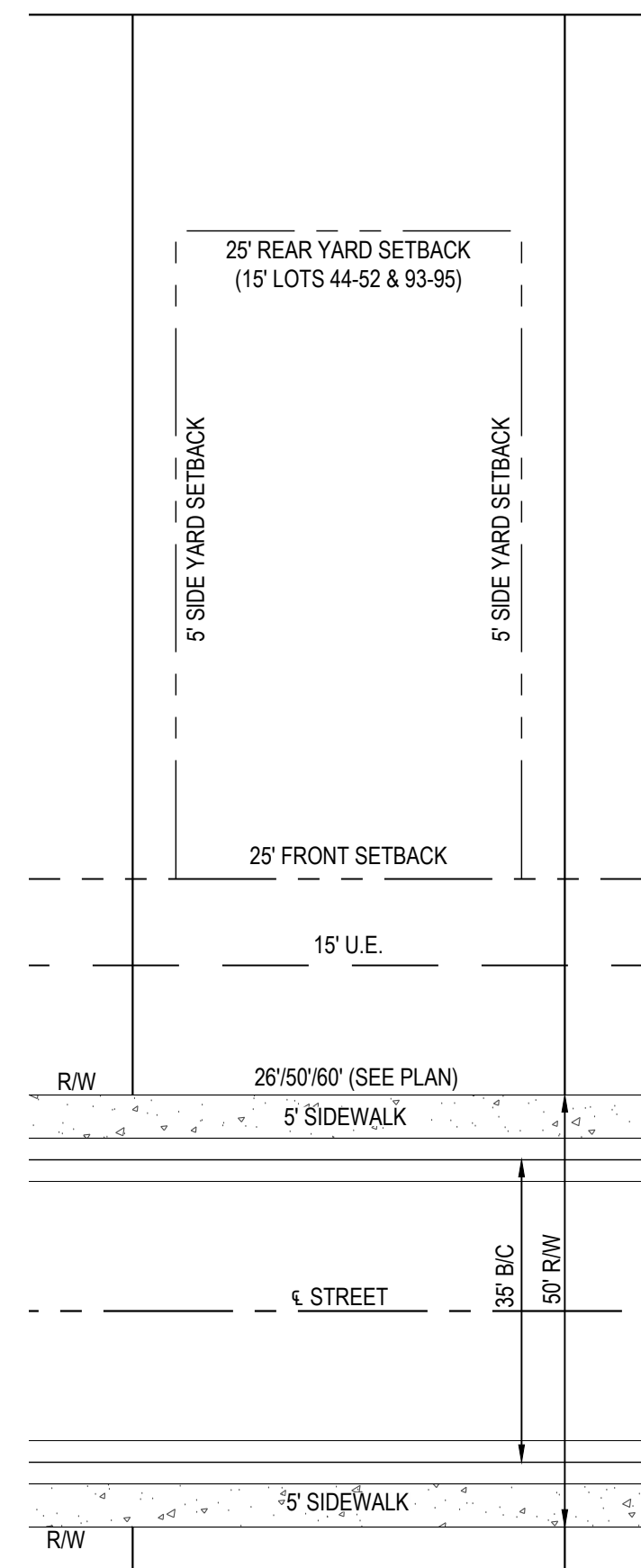
TOTAL ACREAGE: 47.282 AC
 LOT COUNT: 113 LOTS
 PROPOSED DENSITY: 2.39 DUA
 OPEN SPACE: 18.27 AC (39%)
 RIGHT-OF-WAY AREA: 5.41 AC

BENCHMARKS (NAD83):

BM "A":
 CNS ON HYDRANT BOLT; NORTHWEST SIDE OF HYDRANT BETWEEN
 190 & 200 PLEASANT HILL BOULEVARD.
 ELEV=783.15'

BM "B":
 CNS ON CURB INLET; EAST SIDE OF CURB INLET BETWEEN
 191 & 171 PLEASANT HILL BOULEVARD.
 ELEV=781.69'

BM "C":
 CNS ON HYDRANT BOLT; NORTHWEST SIDE OF HYDRANT; HYDRANT LOCATED
 DIRECTLY WEST OF 220 PLEASANT HILL BOULEVARD.
 ELEV=782.84'

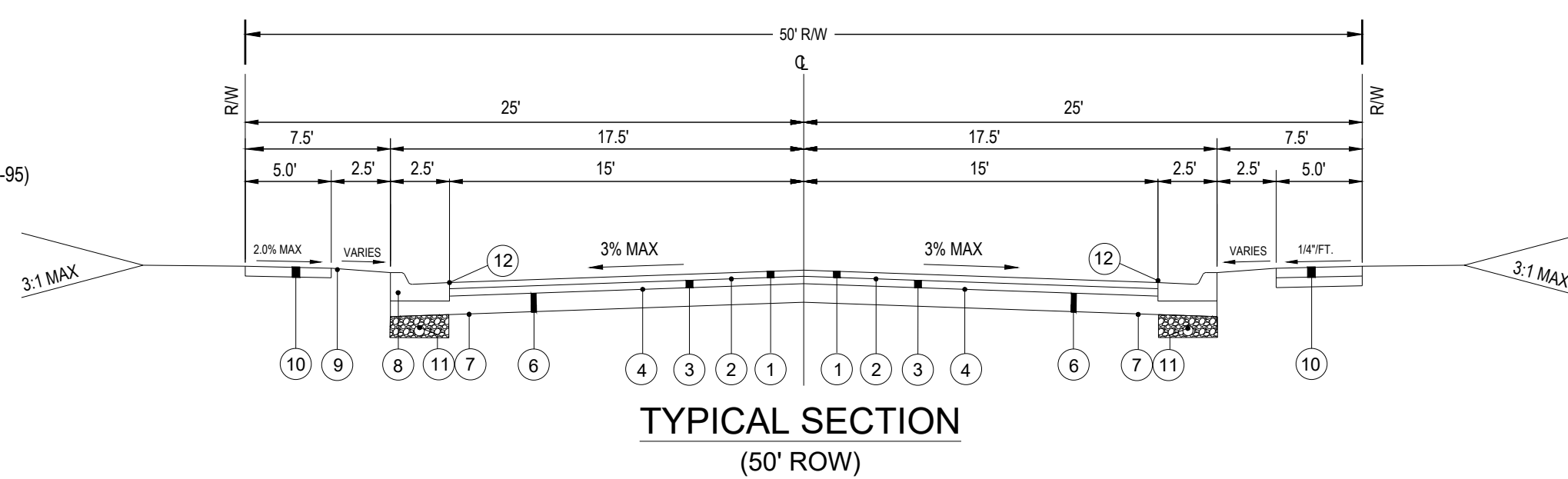


TYPICAL LOT DATA

SCALE 1" = 20'

LOT DATA

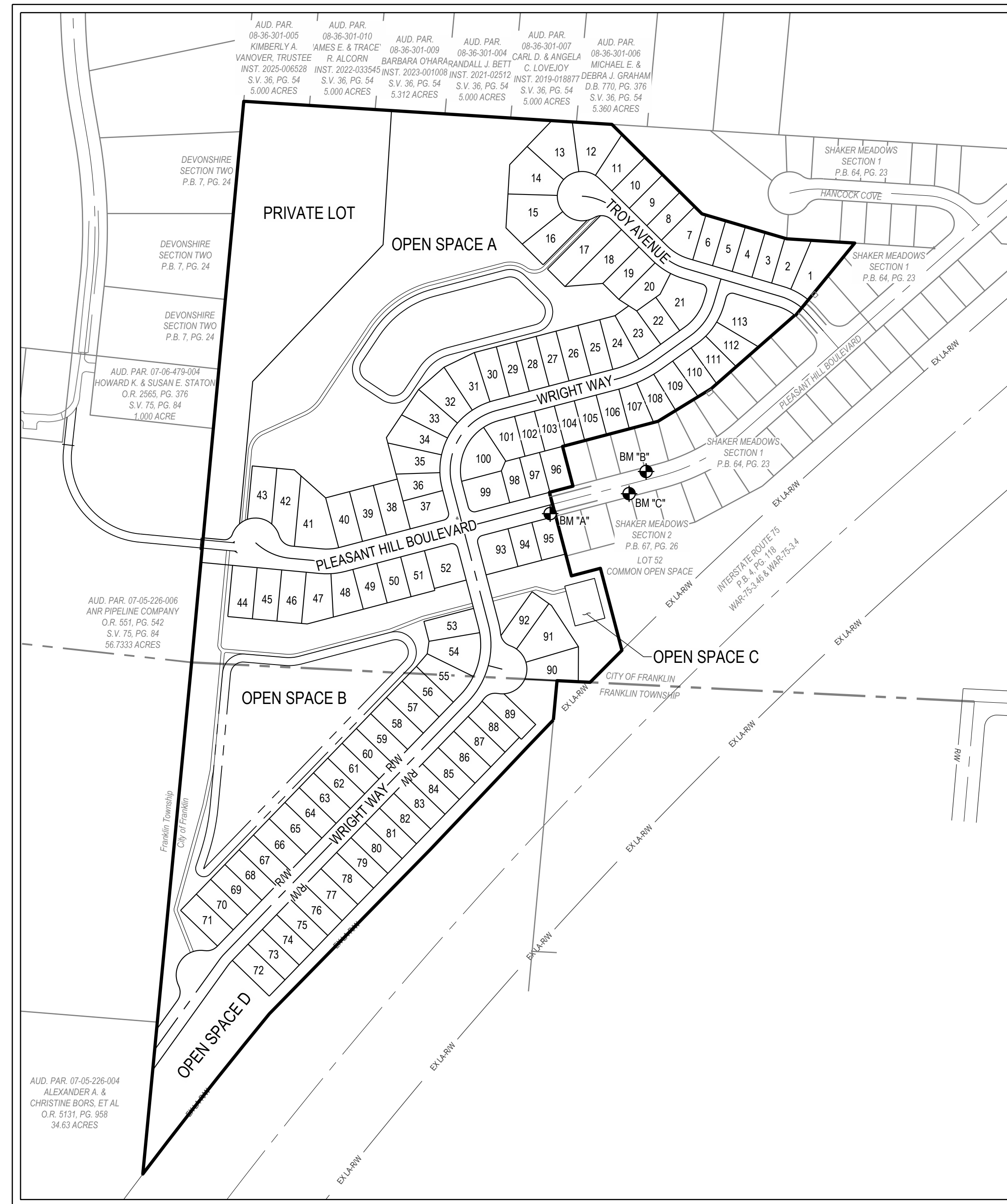
LOT WIDTHS 40'/50' (SINGLE FAMILY)
 MIN. FRONT YARD SETBACK 25'
 MIN. REAR YARD SETBACK 25' (15' LOTS 44-52 & 93-95)
 MIN. SIDE YARD SETBACK 5' 10' TOTAL
 MIN. SINGLE FAMILY LOT SIZE 6,000 SF
 MIN. DWELLING SIZE 1,100 SF



TYPICAL SECTION
 (50' ROW)

INDEX MAP

SCALE: 1"=200'



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN
4-6	SITE PLAN
7	OVERALL UTILITY PLAN
8	PRE-DEVELOPED TRIBUTARY MAP
9	POST-DEVELOPED TRIBUTARY MAP

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

DATE

PRELIMINARY PLAT

SHAKER MEADOWS

INTERSTATE ROUTE 75
 FRANKLIN TOWNSHIP
 WARREN COUNTY, OHIO
 SECTION 35, TOWN 3, RANGE 4
 NOVEMBER 2025



VICINITY MAP
 N.T.S.



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

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

HENDERSON DEVELOPMENT

SHAKER MEADOWS

PLEASANT HILL BLVD
 FRANKLIN, OH

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number: 764699
 Scale: 1"=200'
 Drawn By: MMH
 Checked By: JEE
 Date: NOVEMBER 2025
 Issue: PRELIMINARY PLAT

Drawing Title:
COVER SHEET



CESO
WWW.CESOINC.COM

3601 Rgby 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 IMPLEMENTATION.

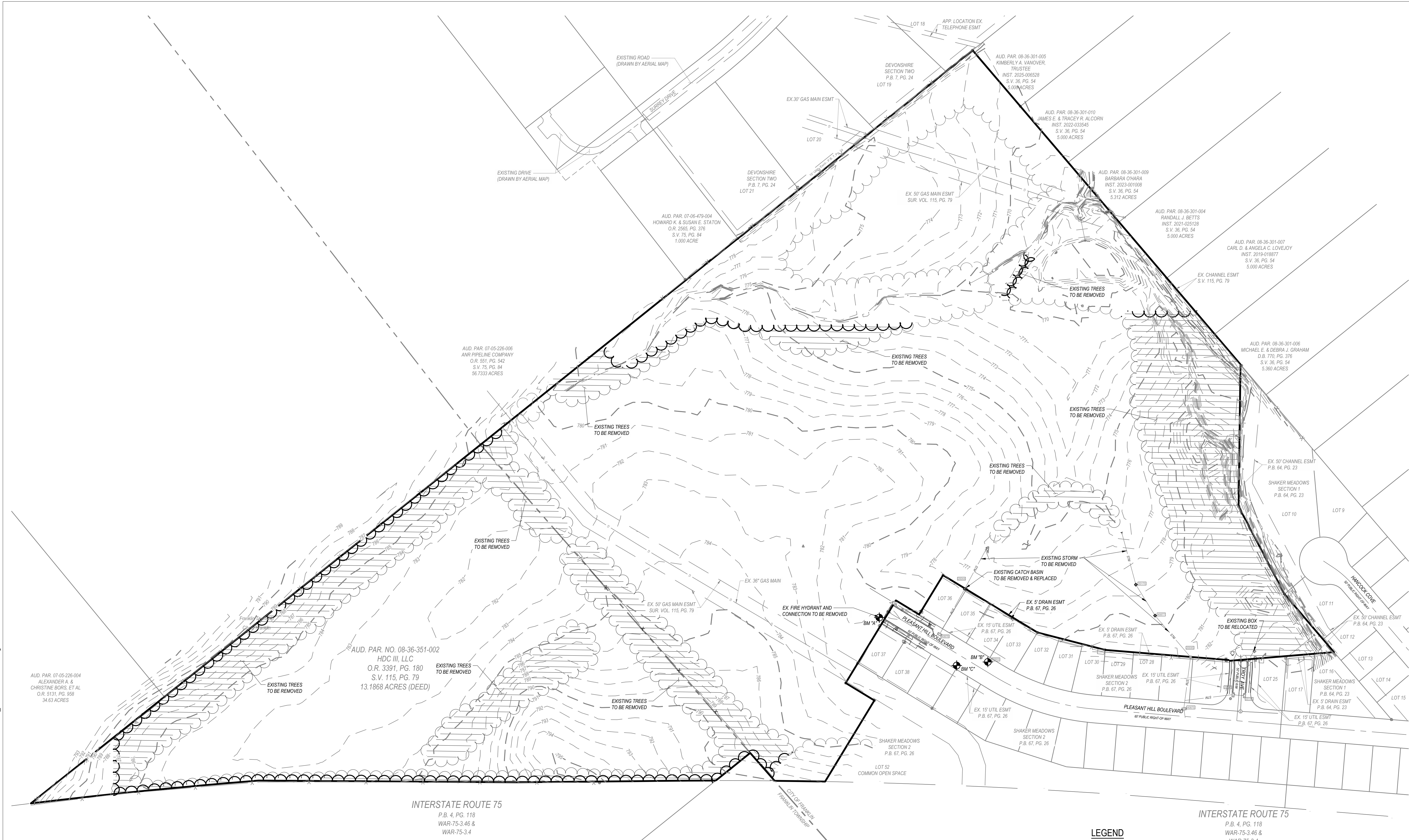
HENDERSON DEVELOPMENT

SHAKER MEADOWS
PLEASANT HILL BLVD
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date

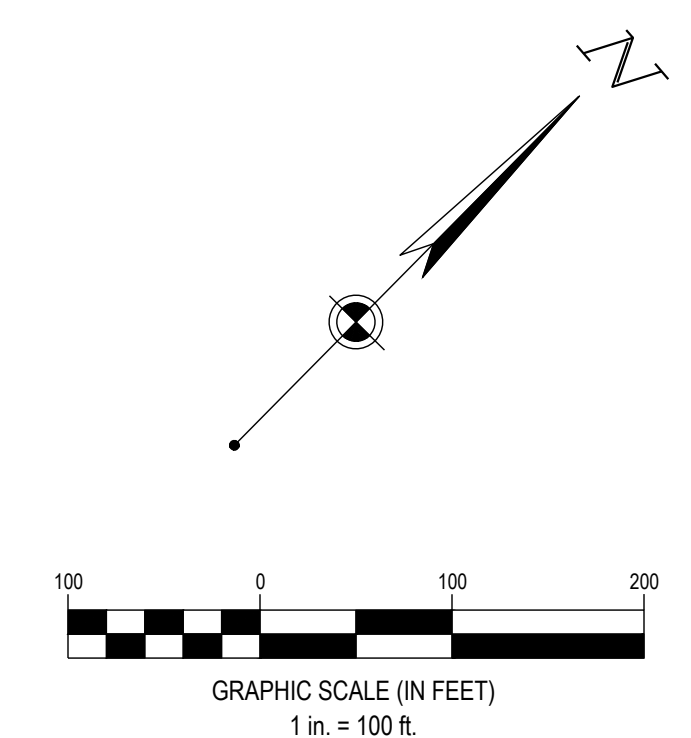
© 2025 CESO, INC.
 Project Number: 764699
 Scale: 1"=100'
 Drawn By: MMH
 Checked By: JEE
 Date: NOVEMBER 2025
 Issue: NOT FOR CONSTRUCTION

Drawing Title:
EXISTING CONDITIONS



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W EXISTING RW
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATER MAIN
- ⊗ EXISTING STORM STRUCTURE
- ⊙ EXISTING SANITARY SEWER
- ⊕ EXISTING WATER MAIN
- - - 940 EXISTING INDEX CONTOUR
- - - 941 EXISTING INTERMEDIATE CONTOUR
- · · EXISTING STREAM (TO REMAIN)



STORM SCHEDULE		SANITARY SCHEDULE	
CATCH BASIN 20044 RIM=777.78' BOTTOM OF STRUCTURE=774.30' TOP OF DIRT/MUD=775.34' TOP OF WATER=776.19'	CATCH BASIN 20175 RIM=778.36' 24" CPP(NW)=775.91' 24" CPP(SE)=775.16'	SANITARY MANHOLE 20114 RIM=781.21' 8" PVC(SW)=773.17' 8" PVC(NE)=773.06'	SANITARY MANHOLE 20140 RIM=782.35' 8" PVC(SW)=770.05' 8" PVC(NW)=770.03' 8" PVC(NE)=770.00'
CATCH BASIN 20045 RIM=780.06' 24" CPP(NW)=775.71' 18" CPP(SE)=776.12'	CURB INLET 40875 T/C=781.23' 18" CPP(NW)=777.41' 15" CPP(SE)=777.98'		
CURB INLET 20141 T/C=781.62' 12" CPP(NE)=778.41' 12" CPP(SW)=778.52'	CURB INLET 40876 T/C=779.57' 24" CPP(NW)=775.53'		
CURB INLET 20145 T/C=781.64' 12" CPP(SW)=778.73'	CATCH BASIN 40877 RIM=779.60' 24" CPP(NW)=775.25' 24" CPP(SE)=775.28'		

C:\D:\ACC\des\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL\PRELIMINARY PLAT\PLAN\764699_EXISTING COND.dwg - 11/19/2025 - Brook Michielli



CESO
WWW.CESOINC.COM

3601 Ryby 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 FOR REGULATION.

HENDERSON DEVELOPMENT

SHAKER MEADOWS

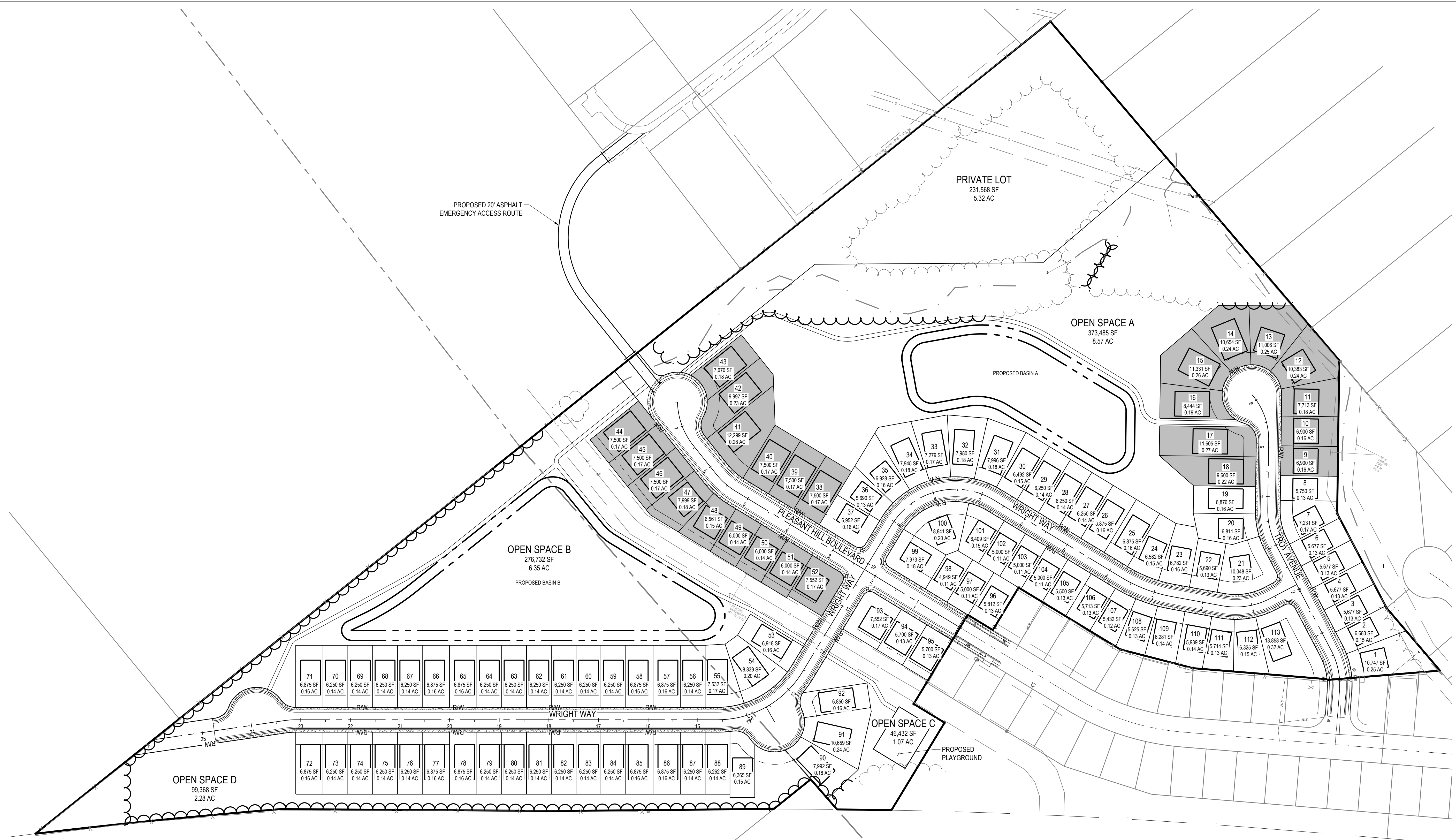
PLEASANT HILL BLVD
FRANKLIN, OH

Revisions / Submissions
ID Description Date

© 2025 CESO, INC.
Project Number: 764699
Scale: 1"=100'
Drawn By: MMH
Checked By: JEE
Date: NOVEMBER 2025
Issue: PRELIMINARY PLAT

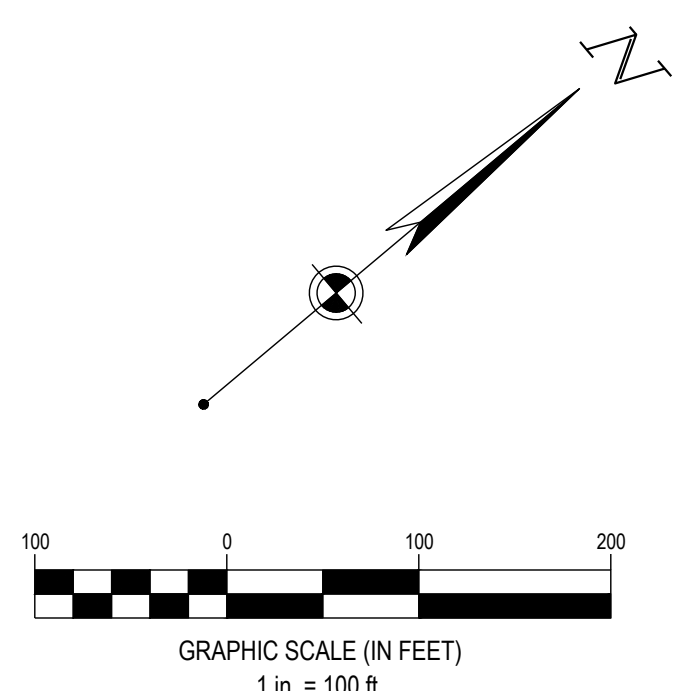
Drawing Title:
OVERALL SITE PLAN

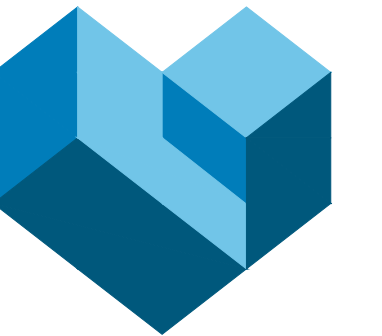
C:\D:\ACC\Des\CESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL\FINAL\PRELIMINARY PLAT\PLAN\764699 SITE PLAN.dwg - 11/19/2025 - Brook Michielli



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
- 60' WIDE LOTS
- 50' WIDE LOTS

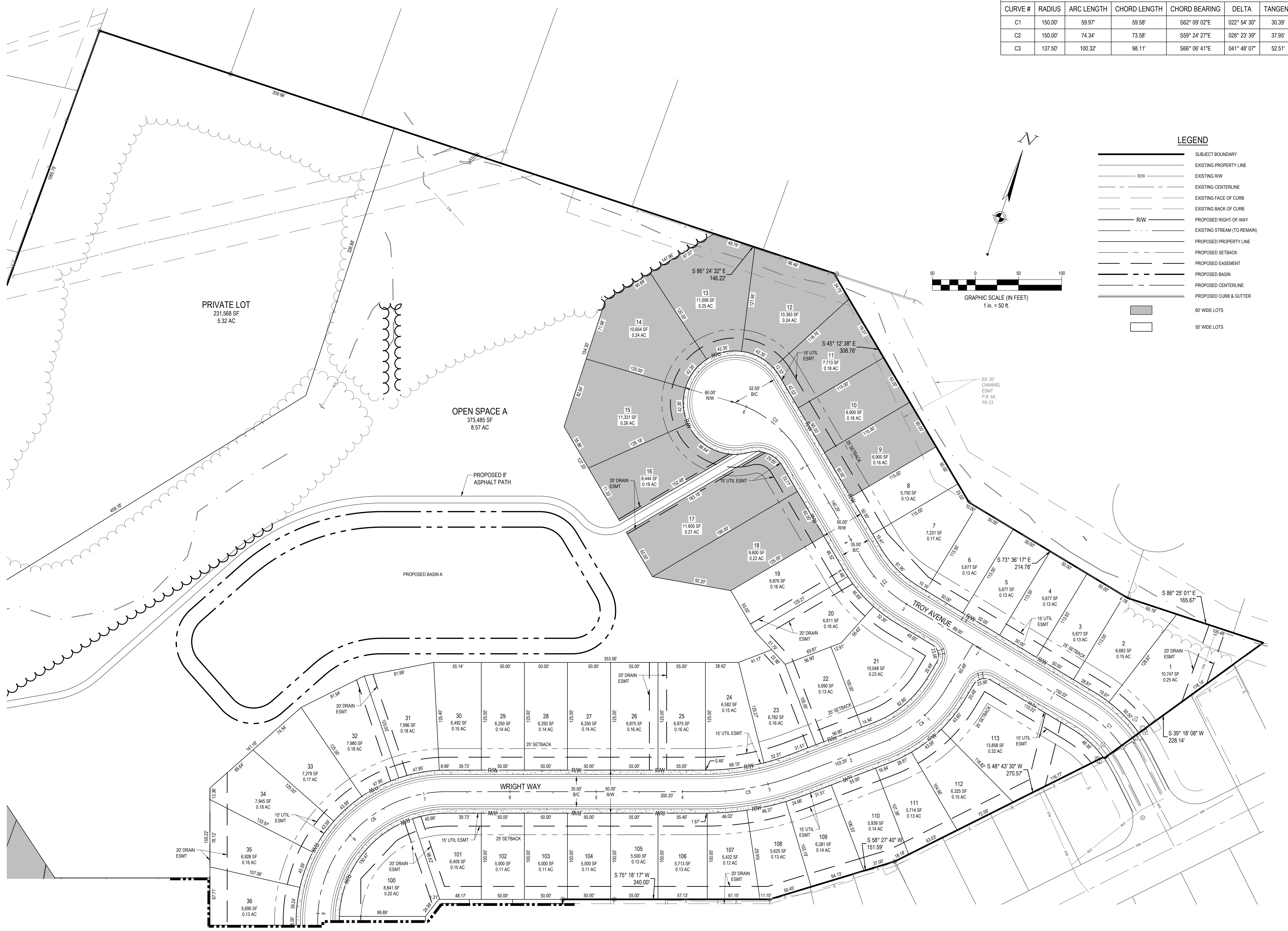




CESO
WWW.CESOINC.COM

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

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	150.00'	59.97'	59.58'	S62° 09' 02"E	022° 54' 30"	30.39'
C2	150.00'	74.34'	73.58'	S59° 24' 27"E	028° 23' 39"	37.95'
C3	137.50'	100.32'	98.11'	S66° 06' 41"E	041° 48' 07"	52.51'



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
- 60' WIDE LOTS
- 50' WIDE LOTS

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

HENDERSON DEVELOPMENT

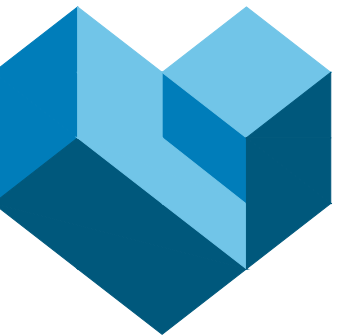
SHAKER MEADOWS
PLEASANT HILL BLVD
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date

© 2025 CESO, INC.
 Project Number: 764699
 Scale: 1"=50'
 Drawn By: MMH
 Checked By: JEE
 Date: NOVEMBER 2025
 Issue: PRELIMINARY PLAT

Drawing Title:
SITE PLAN

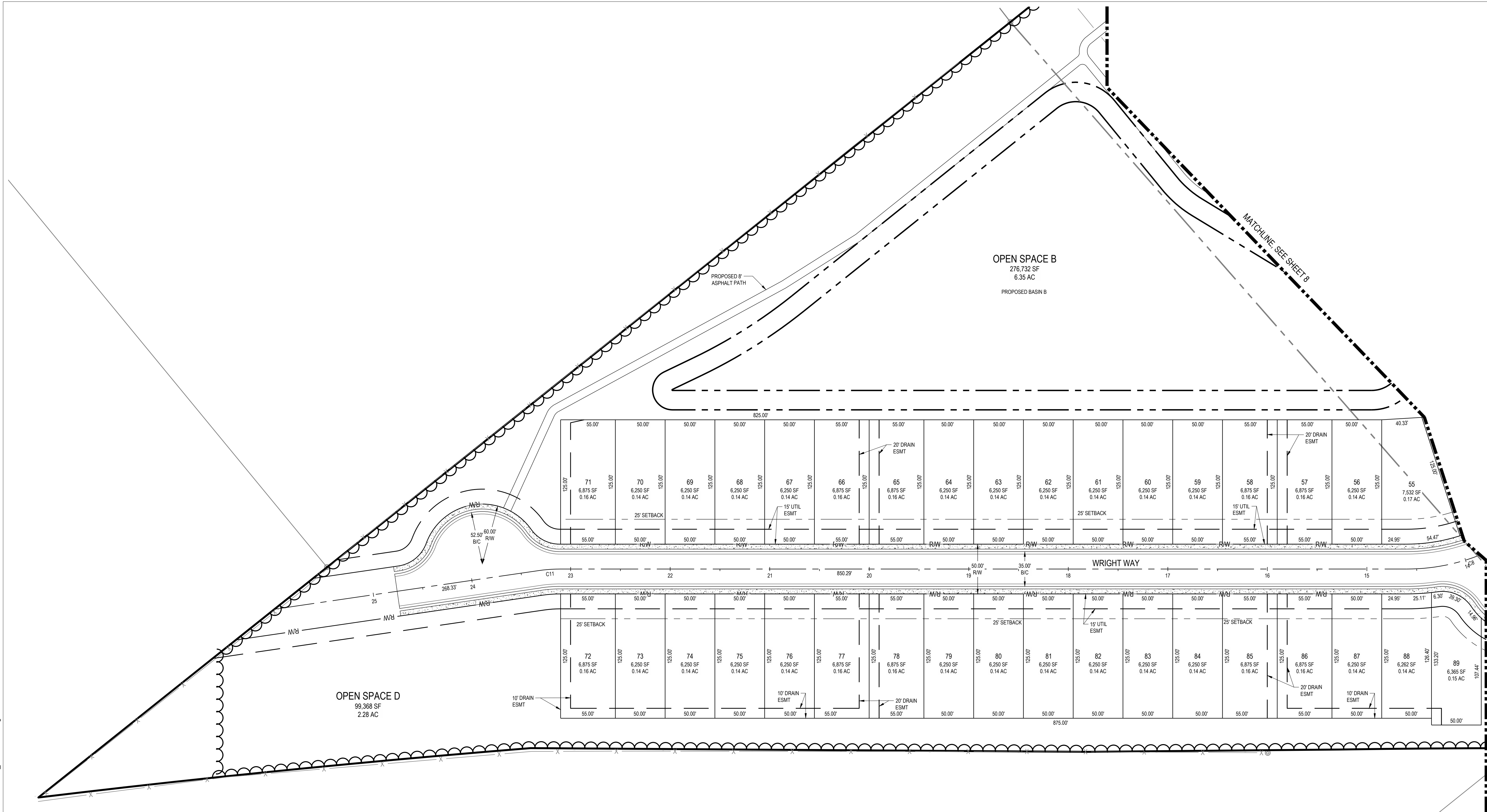
C:\DCA\CD\ceso\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL\FINAL\PRELIMINARY PLAT\PLAN\764699_SITE PLAN.dwg - 11/19/2025 - Brook Michellis



CESO
WWW.CESOINC.COM

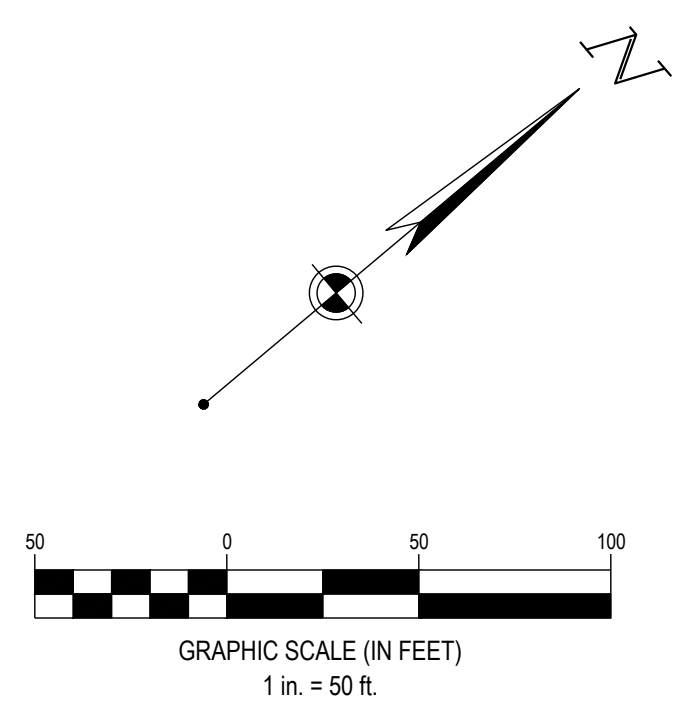
3601 Regby Rd., Suite 300
Mansfield, OH 43342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. ACCORDING TO THE REQUIREMENTS OF THE REGULATION.



CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C8	200.00'	102.51'	101.39'	S29° 21' 12"W	029° 21' 56"	52.40'
C11	150.00'	21.78'	21.76'	S39° 52' 37"W	008° 19' 06"	10.91'

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
	60' WIDE LOTS
	50' WIDE LOTS



HENDERSON DEVELOPMENT

SHAKER MEADOWS
PLEASANT HILL BLVD
FRANKLIN, OH

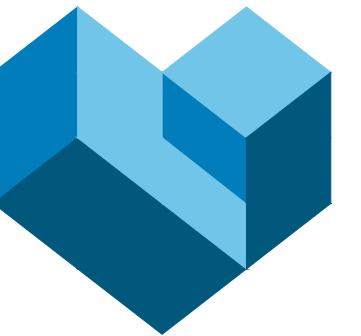
Revisions / Submissions

ID	Description	Date

Drawing Title:
SITE PLAN

© 2025 CESO, INC.
Project Number: 764699
Scale: 1"=50'
Drawn By: MMH
Checked By: JEE
Date: NOVEMBER 2025
Issue: PRELIMINARY PLAT

C:\DCA\ACESO\Henderson Shaker Meadows\Project Files\CESO\03-CIVIL\FINAL\PRELIMINARY PLAT\PLAN\764699 SITE PLAN.dwg - 11/19/2025 - Brock Michellis



CESO
WWW.CESOINC.COM

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

THIS INFORMATION IS PRELIMINARY AND
IS NOT TO BE USED FOR CONSTRUCTION OR
FOR ANY OTHER PURPOSES WITHOUT THE
APPROVAL OF THE ENGINEER.



C:\D:\ACC\ceso\Henderson Shaker Meadows\Project Files\CESO03-CIVIL3-FINAL\PRELIMINARY PLAT\LAN764699_PRE TRIB MAP.dwg - 11/19/2025 - Brock Michaelis

HENDERSON DEVELOPMENT

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN, OH

Revisions / Submissions

ID	Description	Date

Project Number: 764699
 Scale: 1"=100'
 Drawn By: BBM
 Checked By: JEE
 Date: NOVEMBER 2025
 Issue: PRELIMINARY PLAT

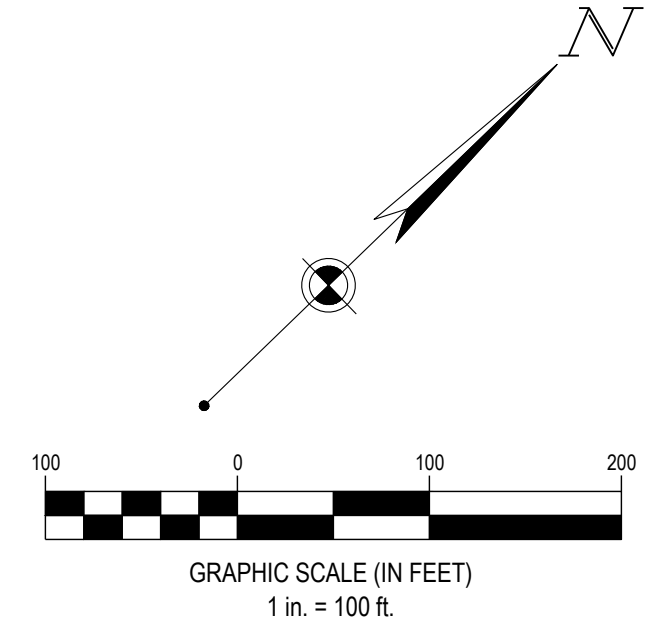
Drawing Title:
PRE-DEVELOPED TRIBUTARY MAP

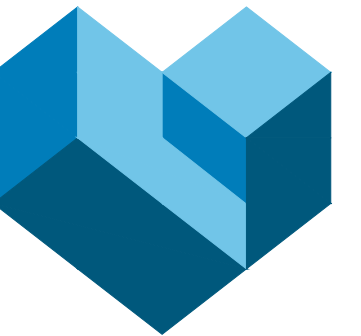
SOIL INFORMATION:

- Ag: ALGIERS SILT LOAM, HYDROLOGIC SOIL GROUP D
- B: BROOKSTON SILTY CLAY LOAM, FINE-SILTY, 0-2% SLOPES, HYDROLOGIC SOIL GROUP B/D
- BU: BROOKSTON, FINE-SILTY-URBAN LAND COMPLEX, 0-2% SLOPES, HYDROLOGIC SOIL GROUP B/D
- DaUB: DANNA-URBAN LAND COMPLEX, 2-6% SLOPES, HYDROLOGIC SOIL GROUP C
- Rn: ROSS LOAM, 0-2% SLOPES, OCCASIONALLY FLOODED, HYDROLOGIC SOIL GROUP B
- RvB: RUSSELL-MAMMAN SILT LOAMS, 2-6% SLOPES, HYDROLOGIC SOIL GROUP C
- RvB2: RUSSELL-MAMMAN SILT LOAMS, 2-6% SLOPES, MODERATELY ERODED, HYDROLOGIC SOIL GROUP C
- RvUB: RUSSELL-MAMMAN-URBAN LAND COMPLEX, 2-6% SLOPES, HYDROLOGIC SOIL GROUP C
- RvUB2: RUSSELL-MAMMAN-URBAN LAND COMPLEX, 2-6% SLOPES, MODERATELY ERODED, HYDROLOGIC SOIL GROUP C
- UuUX: URBAN LAND-UDORTHERMS COMPLEX, SMOOTHED, 0-50% SLOPES

LEGEND

- SUBJECT BOUNDARY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- TRIBUTARY BOUNDARY





CESO
WWW.CESOINC.COM

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

THE INFORMATION ON THIS
DOCUMENT IS PRELIMINARY OR
CONSTRUCTIVE AND NOT FOR
CONSTRUCTION OR PERMITTING
PURPOSES OR REPRESENTATION.



C:\DCI\ACC\des\CESO\Henderson Shaker Meadows\Project Files\CESO03-CIVIL3-FINAL\PRELIMINARY PLAT\PLANT\764699_POST TRIB MAP.dwg - 11/20/2025 - Brock Michaelis

HENDERSON DEVELOPMENT

SHAKER MEADOWS

PLEASANT HILL BLVD
FRANKLIN, OH

Revisions / Submissions

ID	Description	Date

Project Number: 764699
 Scale: 1"=100'
 Drawn By: BMM
 Checked By: JEE
 Date: NOVEMBER 2025
 Issue: PRELIMINARY PLAT

Drawing Title:
**POST-DEVELOPED
TRIBUTARY MAP**

LEGEND

- SUBJECT BOUNDARY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING PAVEMENT MARKING
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- TRIBUTARY BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES

