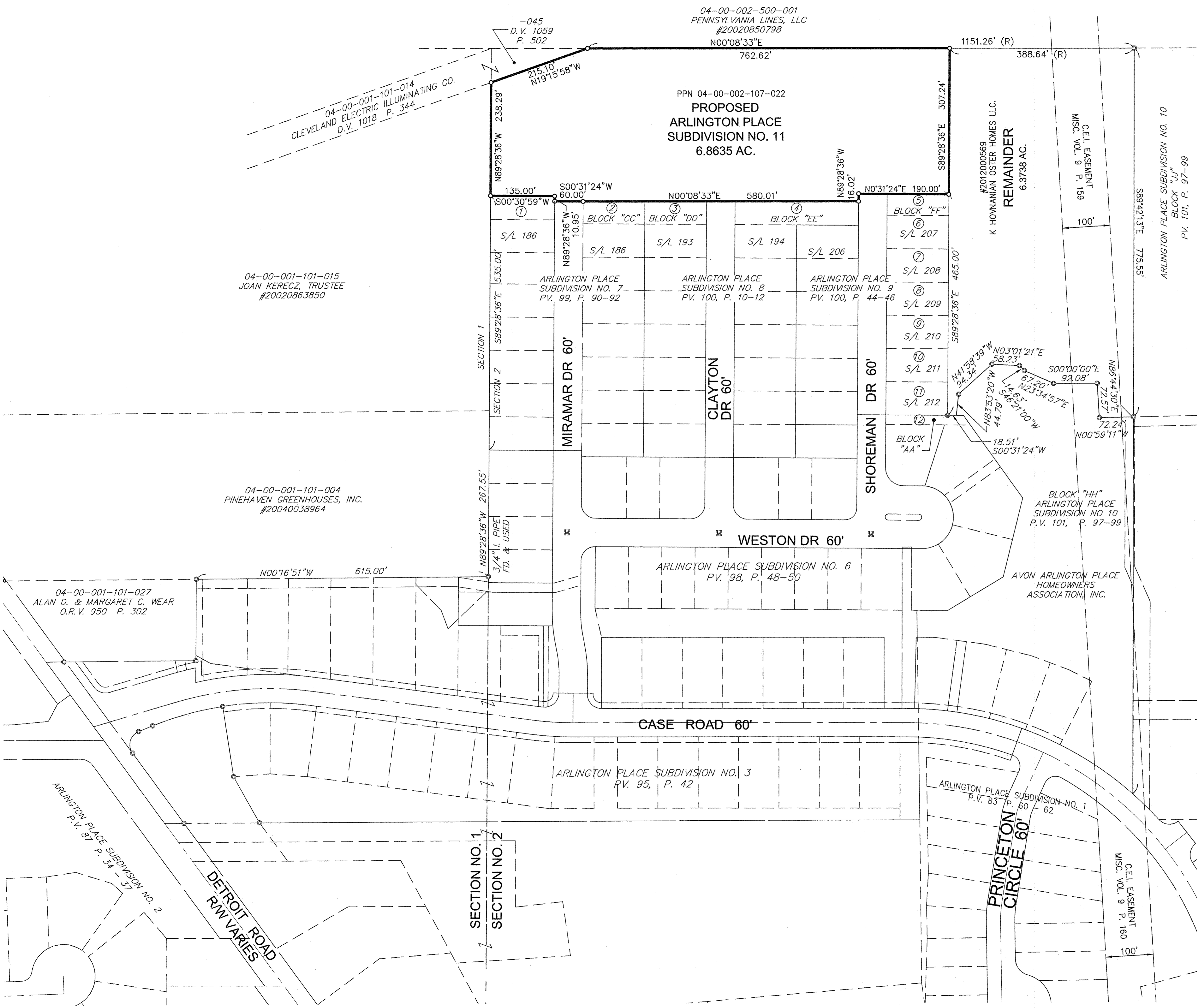


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DEVELOPER:
K HOVNIANIAN OSTER HOMES, LLC
6150 PARK DRIVE SQUARE
LORAIN, OHIO 44053
(440) 985-7440
FAX: (440) 985-7441

THIS SITE IS COVERED UNDER OHIO EPA GENERAL CONSTRUCTION PERMIT #3GC06810*AG
SEWER APPROVED BY OEPA LETTER DATED: _____
WATER APPROVED BY OEPA LETTER DATED: _____

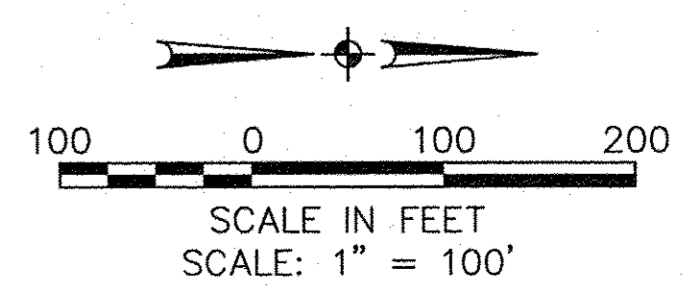
- ADJOINING OWNERS:**
- ① CITY OF AVON
04-00-002-900-014
 - ② K. HOVNIANIAN OSTER HOMES, LLC
04-00-002-107-011
 - ③ K. HOVNIANIAN OSTER HOMES, LLC
04-00-002-107-020
 - ④ K. HOVNIANIAN OSTER HOMES, LLC
04-00-002-106-005
 - ⑤ K. HOVNIANIAN OSTER HOMES, LLC
04-00-002-105-058
 - ⑥ LAZORZAK, ANTOINETTE L.
04-00-002-105-052
 - ⑦ FULTZ, MARK D. & FULTZ, SARAH E.
04-00-002-105-053
 - ⑧ JONES, STEVEN H.
04-00-002-105-054
 - ⑨ PORRAS, RANDALL A. & PORRAS, SARA K
04-00-002-105-055
 - ⑩ ASKAROV, SHAMIL
04-00-002-105-056
 - ⑪ MOXLEY, MICHAEL E. & MOXLEY, LISA M
04-00-002-105-057
 - ⑫ K. HOVNIANIAN OSTER HOMES, LLC
04-00-002-105-042

OPEN SPACE/DENSITY TABULATION

| | |
|------------------------------|--------------|
| AREA IN SUBLOTS (10 SUBLOTS) | 2.6457 Acres |
| AREA IN R/W | 1.0122 Acres |
| AREA IN BLOCKS | 3.2056 Acres |
| TOTAL | 6.8635 Acres |

TOTAL OPEN SPACE AVAILABLE = 3.2056 ACRES
OPEN SPACE REQUIRED = 30% (0.30 x 6.86) = 2.0590 ACRES
TOTAL DENSITY = 10 LOTS/6.8635 ACRES = 1.45 AVAILABLE
MAXIMUM TOTAL DENSITY = 1.45 DWELLING UNITS/ACRE

- LEGEND**
- ☒ EXISTING MONUMENT BOX WITH 5/8" x 30" IRON PIN FOUND
 - ⊙ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
 - ☒ PROPOSED MONUMENT BOX WITH 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC."
 - 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
 - R RECORD
 - S SURVEYED
 - FD FOUND



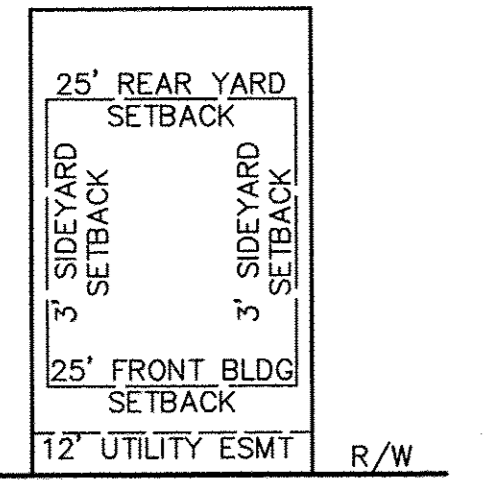
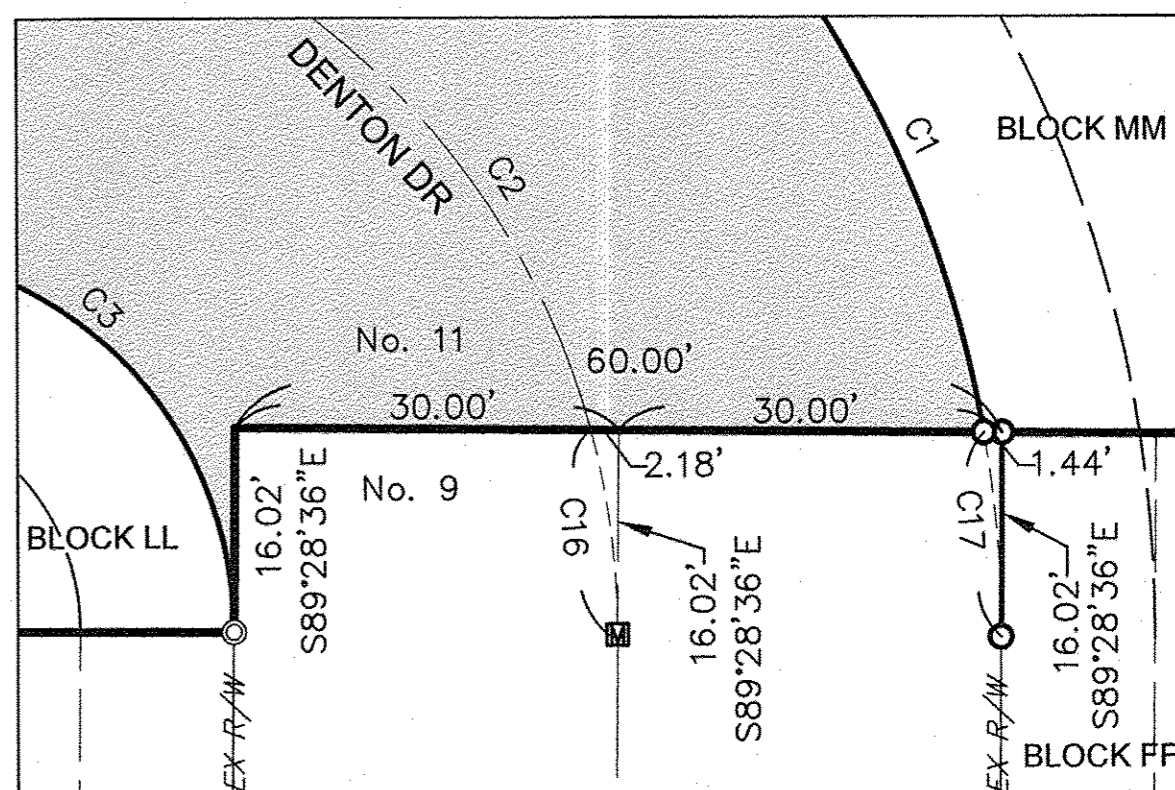
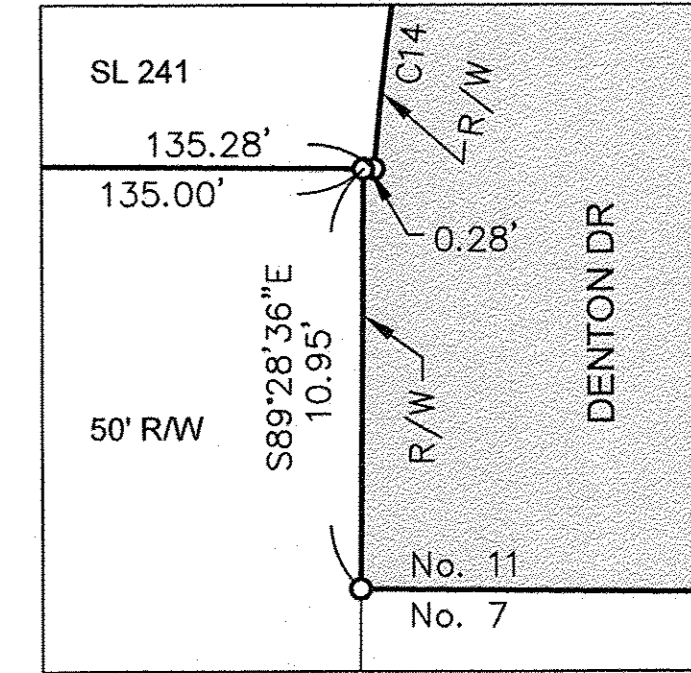
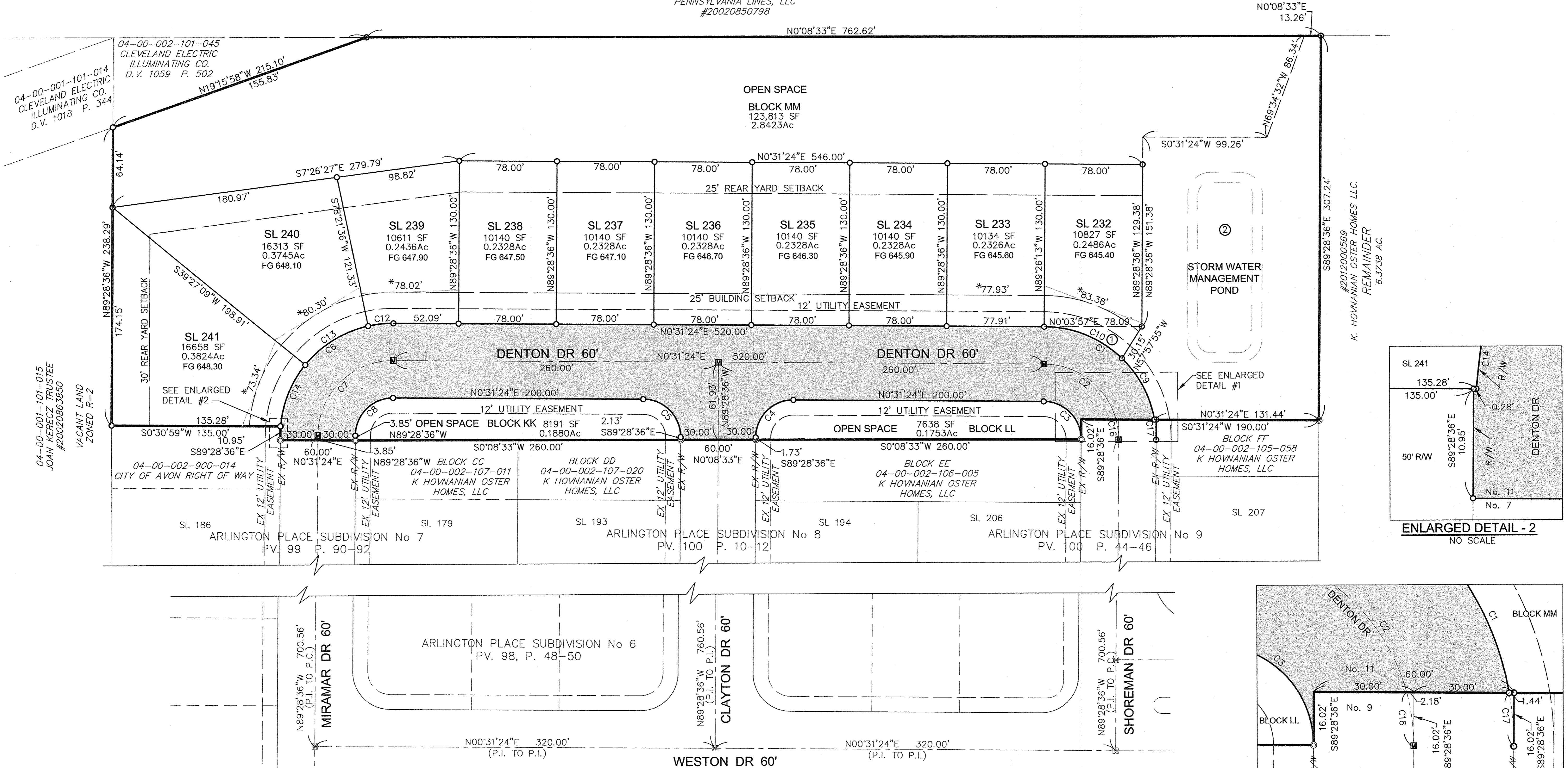
| | |
|--|--|
| BY | |
| DATE | 6/27/2016 |
| REVISIONS | |
| DATE: 06-17-2016 | DRAWN BY: CC CHD BY: DWG. NAME: 15284-RP2-PLAT01 PLOT DATE: 06/27/2016 PLOT TIME: 10:16 AM F.B. |
| KS ASSOCIATES KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com | |
| RECORD PLAT ARLINGTON PLACE SUBDIVISION NO. 11 OF PART OF ORIGINAL AVON TOWNSHIP SECTION No. 2 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO | |
| SHEET | 2 |
| OF | 3 |
| JOB NO. | 15284 |

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VILLAGE OF SHEFFIELD
CITY OF AVON

ORIGINAL SHEFFIELD TOWNSHIP LOT 3
ORIGINAL AVON TOWNSHIP SECTION 2

04-00-002-500-001
PENNSYLVANIA LINES, LLC
#20020850798



TYPICAL SUBLLOT DETAIL
NOT TO SCALE

NOTE:
SIDE YARD SETBACKS PER AVON CITY
ORDINANCE 1266.05.

| CURVE TABLE | | | | | | |
|-------------|--------|--------|-----------|---------------|--------------|---------|
| CURVE No | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 125.26 | 90.00 | 79°44'38" | S40° 23' 42"W | 115.39 | 75.18 |
| C2 | 78.03 | 60.00 | 74°30'35" | S37° 46' 41"W | 72.64 | 45.63 |
| C3 | 47.12 | 30.00 | 90°00'00" | S45° 31' 24"W | 42.43 | 30.00 |
| C4 | 47.12 | 30.00 | 90°00'00" | S44° 28' 36"E | 42.43 | 30.00 |
| C5 | 47.12 | 30.00 | 90°00'00" | S45° 31' 24"W | 42.43 | 30.00 |
| C6 | 134.26 | 90.00 | 85°28'30" | S42° 12' 52"E | 122.16 | 83.16 |
| C7 | 94.25 | 60.00 | 90°00'00" | S44° 28' 36"E | 84.85 | 60.00 |
| C8 | 47.12 | 30.00 | 90°00'00" | S44° 28' 36"E | 42.43 | 30.00 |
| C9 | 56.41 | 90.00 | 35°54'32" | S62° 18' 45"W | 55.49 | 29.16 |

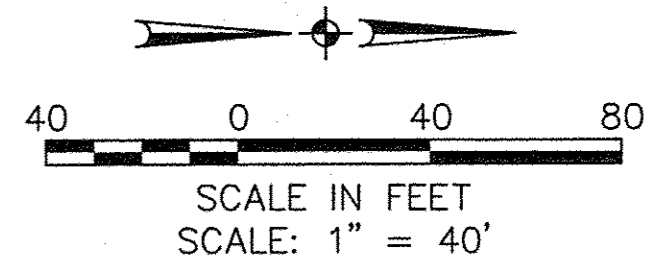
| CURVE TABLE | | | | | | |
|-------------|--------|--------|-----------|---------------|--------------|---------|
| CURVE No | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT |
| C10 | 68.86 | 90.00 | 43°50'05" | S22° 26' 26"W | 67.19 | 36.21 |
| C12 | 20.38 | 90.00 | 12°58'36" | S5° 57' 54"E | 20.34 | 10.24 |
| C13 | 60.23 | 90.00 | 38°20'43" | S31° 37' 34"E | 59.11 | 31.29 |
| C14 | 53.65 | 90.00 | 34°09'11" | S67° 52' 31"E | 52.86 | 27.85 |
| C16 | 16.22 | 60.00 | 15°29'25" | S82° 46' 41"W | 16.17 | 8.16 |
| C17 | 16.11 | 90.00 | 10°15'22" | S85° 23' 42"W | 16.09 | 8.08 |

NOTE: C11 NOT USED

LEGEND

- ⊠ EXISTING MONUMENT BOX WITH 5/8" x 30" IRON PIN FOUND
- ⊙ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- ⊡ PROPOSED MONUMENT BOX WITH 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC."
- 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
- R RECORD
- S SURVEYED
- FD FOUND
- FG FINISHED GROUND ELEVATION AT FRONT BLDG SETBACK LINE
- * STRAIGHT LINE DIMENSION AT FRONT BUILDING SETBACK LINE PERPENDICULAR TO CENTER OF CURVE

- ① STORM SEWER EASEMENT TO THE CITY OF AVON AND ARLINGTON PLACE HOMEOWNERS ASSOCIATION, INC.
- ② STORM WATER MANAGEMENT EASEMENT TO THE CITY OF AVON AND AVON ARLINGTON PLACE HOMEOWNERS ASSOCIATION, INC.



| | | | | | |
|--|------------|-------------|-----------------------------|---------|-----------|
| BY | | DESCRIPTION | | DATE | |
| DATE | 06-17-2016 | REVISIONS | | DATE | 6/27/2016 |
| DRAWN BY | CCC | DWG. NAME | 15284-RE3-PLAT02 | F.B. | |
| CHKD BY | | PATH | 15284\CIVIL 3D\CURRENT DWGS | | |
| KS ASSOCIATES KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com | | | | | |
| RECORD PLAT ARLINGTON PLACE SUBDIVISION No 11 OF PART OF ORIGINAL AVON TOWNSHIP SECTION No 2 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO | | | | | |
| SHEET | | 3 | | OF | |
| 3 | | 3 | | JOB NO. | |
| 15284 | | 15284 | | DRH | |