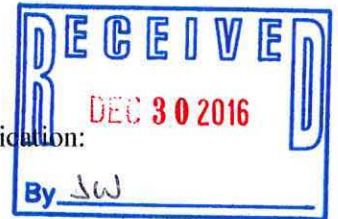


# EXHIBIT B



Supplemental information for the William Way Subdivision application:

- a. *Easements: Width, location and purpose of all existing easements of record on and abutting the site;*

On the submitted plans the public utility easements are shown for both William way and Stage way, the plans also indicate each access way, and pedestrian walkways as well.

- b. *Utilities: Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest ones;*

The existing utilities are shown on the submitted tentative plat which shows the existing water and sewer lines running along Stage Way as well as those in Talent Ave.. It should be noted for the record that along Talent ave. phone, gas, electric and storm drainage are all available.

- c. *Potential natural hazard areas, including any flood plains, areas subject to high water table, landslide areas, and areas having substantial erosion potential;*

This area is not known for any high water table, potential landslide or nor as having erosion problems.

- d. *Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;*

The existing site does have an existing parking lot that is no longer used, the applicant will be removing the existing paving at time of construction of the subdivision.

- e. *Lighting plan, mailbox plan; and*

The location of the street lights and mailboxes are shown on the submitted subdivision map; the mailboxes are along the open space and street lights are located at the intersection of William Way & Talent Ave, William way & Stage Way, along William Way and the pedestrian path, Stage way and the Access Way

- f. *Public and private streets, tracts, driveways, open space and park land; location, names, right-of way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;*

All street names are indicated on the submitted maps as well as indication of the open space parcel, ROW for William Way is shown as

well as future dedication for Stage Way which was already approved with Shakespeare application. Since Stage Way is already half constructed and Talent Ave is already fully constructed those center line grades are already existing William way just connects those two existing streets. William way in between those two intersections will have a center line elevation approximately 1' above existing grade for example: as William Way turns from Stage Way towards Talent Ave the elevation is 1644 so the approximate center line will be 1645 ect... All the exact grades and engineer will be provide at time of final plan. As was discussed with the City engineer at the pre-application this site has almost the perfect slope for developing a subdivision not to steep nor to flat – making grade with this project should be very easy. The street radius shown on the tentative plat; C-5 is 50', C-6 is 48', C-7 is 46'. The two private access ways are shown on the submitted maps.

- g. *Proposed improvements, as required by Sections 2-10 (Development and Design Standards), and timing of improvements ( e.g., in the case of streets, sidewalks, street trees, utilities, etc.);*

The applicant hopes to start construction on the project within 6 months of final plan approval and to record the plat for both phases or the first phase (if developed in phases) within 12 months of final plan approval. If developed in phases the applicant will have the second phase plat recorded within 36 months of final plan approval. All of the proposed improvements are shown in the submitted maps.

- h. *The proposed method of sewage disposal, and method of surface water drainage and treatment if required;*

The applicant will utilize the existing sewer lines in both Stage Way and Talent Ave for sewage disposal and RVSS has already reviewed the existing subdivision layout and indicated there is adequate capacity. The applicant has also discussed storm drainage with RVSS (controlling agency) and there is also adequate capacity, at time of final plan applicant will decide if storm water will be treated via bio swales, or mechanically or a combination (applicants engineer will to do all the drainage calculations before which method can be decided on).

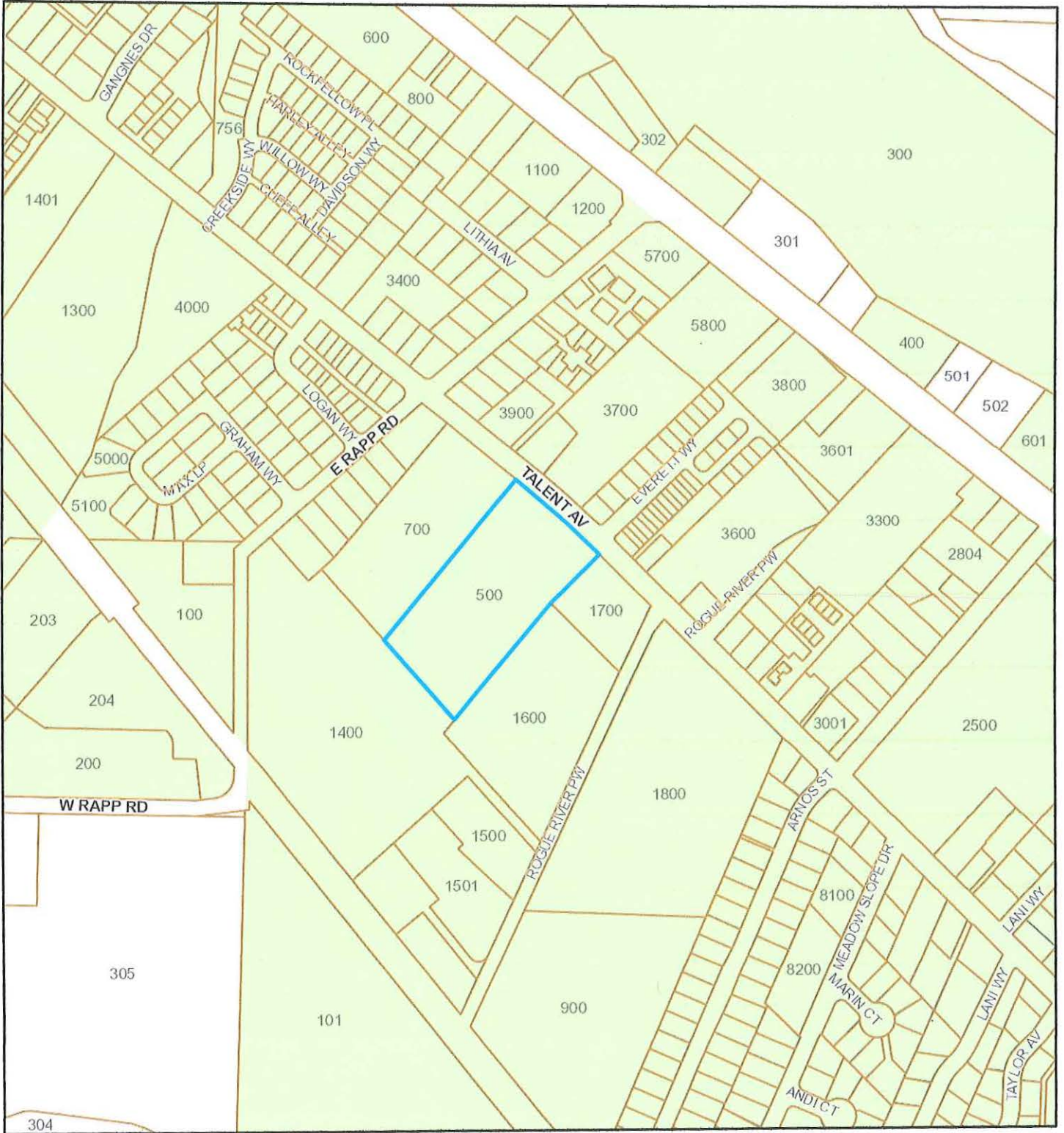
- i. *The approximate location and identity of other utilities, including the locations of street lighting fixtures;*

All utilities are shown on the submitted maps and indicated in this addendum, including as stated above the street light locations.

- j. *A future street plan that conforms to the provisions of Section 6.H. The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land division and shall include other parcels within 600 feet surrounding and adjacent to the proposed land division;*

As discussed in the findings the project as proposed is only connecting the existing street Stage Way to Talent Ave. at the intersection of Talent Ave. and Everett Way. There are no future or additional street connections planned or any others shown in the TSP. The applicant has included with this addendum a map showing the surrounding streets at least 600 feet surrounding the project and all the submitted maps show the proposed new street.

# Jackson County GIS



December 30, 2016

1:4,864

- |  |   |   |
|--|---|---|
|  County Line          |  Central Point |  Phoenix     |
|  Streets - Label Only |  Eagle Point   |  Rogue River |
|  Taxlots              |  Gold Hill     |  Shady Cove  |
|  Ashland              |  Jacksonville  |  Talent      |
|  Butte Falls          |  Medford       |   |

