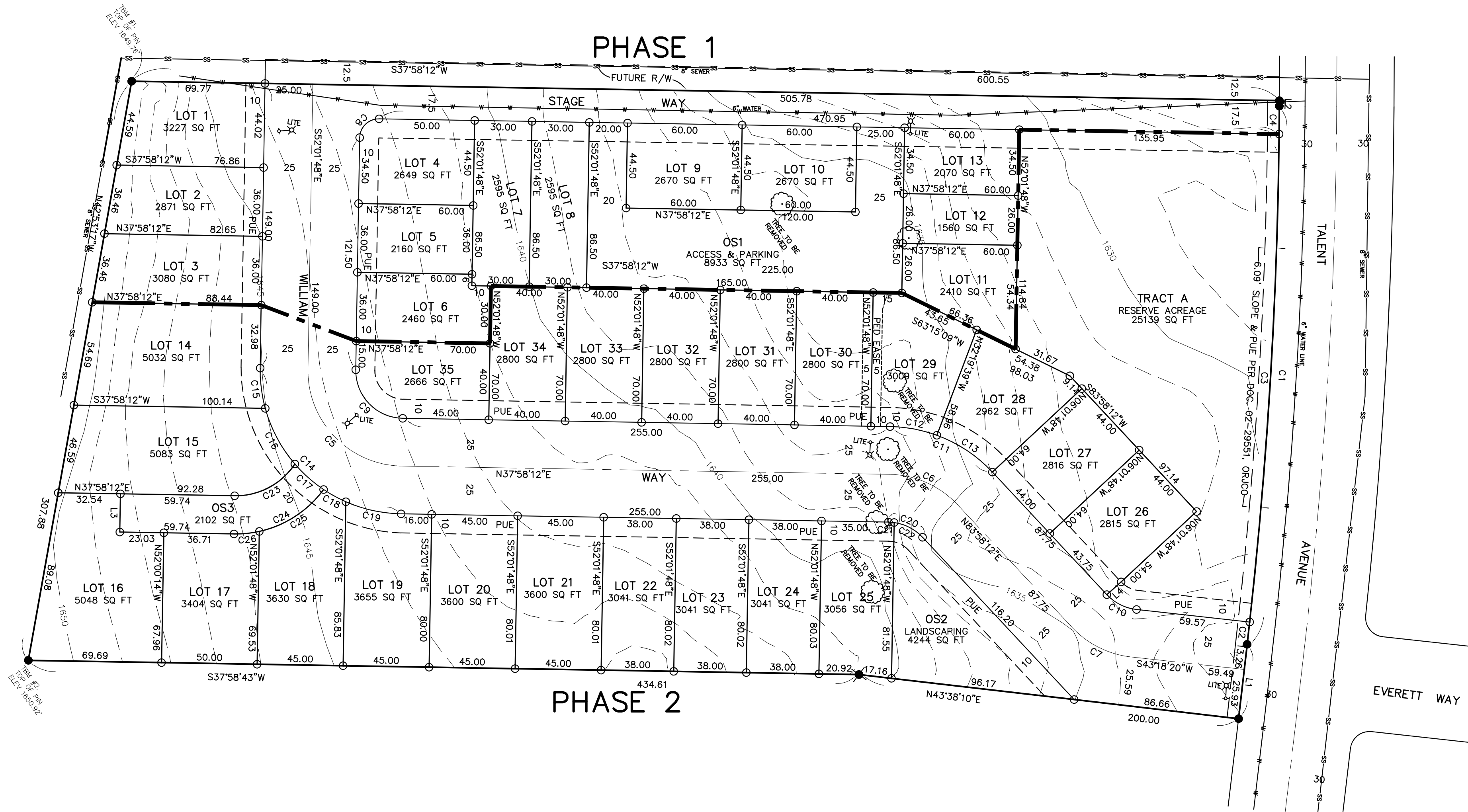


EXHIBIT D

PRELIMINARY PLAT OF WILLIAM WAY SUBDIVISION A Planned Community located in the N.E. 1/4 of Sec. 26, T38S., R.1W., W.M. and in the City of Talent Jackson County, Oregon

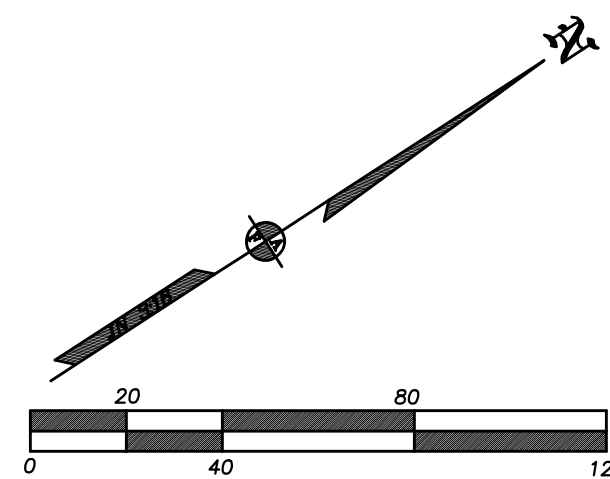


OWNER:
BRADLEY PROPERTIES, LLC, ET AL
613 IOWA ST.
ASHLAND, OR 97520

NOTES:
EXISTING PROPERTY: 4.37 ACRES +/-
ZONING: L1
ELEVATION DATUM: NAVD 1988 PER CITY OF TALENT BM #1.
PHASE 1 = LOTS 1-13 & OS1
PHASE 2 = LOTS 14-35, OS2, OS3 & TRACT A

EASEMENTS PER TITLE REPORT

- EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER VOL.149, PG.84, JCDR, DOC. 80-10664 & 83-01858 ORJCO, NO SPECIFIC LOCATION GIVEN.
- SLOPE & UTILITY EASEMENT PER DOC. 02-29551, ORJCO. SHOWN.



REGISTERED PROFESSIONAL LAND SURVEYOR <i>James E. Hibbs</i> OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE: 6-30-17 © L.J. FRIAR & ASSOCIATES, P.C. 2016	TITLE: TENTATIVE SUBDIVISION PLAT ASSESSOR'S MAP #: 381W26AD TL500	DATE: 22 DEC 2016
	FOR: SUNCREST HOMES, LLC PO BOX 1313 TALENT, OR 97540	SCALE: 1 inch : 40 feet
L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. Box 1947, Phoenix, OR 97535 Phone: (541) 772-2782 Email: lfriar@charter.net		ORIGIN: ROTATION: 57 JOB#: 16236FM
		Sheet 1 of 1.

SITE DATA

TOTAL PROPERTY AREA (after dedications): 159,459 sq.ft.
 STREET PAVING AREA: 27,776 sq.ft.
 PROPERTY AREA MINUS PAVING: 131,683 sq.ft.
 AGGREGATED BUILDING COVERAGE: 53,914 sq.ft.
 COVERAGE DEDUCTION (100 sq.ft. per lot): 3,500 sq.ft.
 ADJUSTED TOTAL COVERAGE: 50,414 sq.ft. (38.3%)

TOTAL DETACHED HOMES (LOT AREA (3 lots): 15,179 sq.ft.
 COMMON OPEN SPACE: 3,045 sq.ft.
 COMMON LANDSCAPED AREA (excluding parkrows): 2,423 sq.ft.
 MULTI-FAMILY PARCEL AREA: 22,019 sq.ft.
 STREET PARKING: 21 parallel parking spaces
 OFF-STREET PARKING: 55 (garage), 10 (pod)

SETBACKS

Setback Category:	Code:	Proposed/Minimum:
GARAGE SETBACKS AT STREET:	24'	20'
GARAGE SETBACKS AT ALLEY:	5'	No change
FRONT HOUSE SETBACKS:	20'	10'
SIDE SETBACKS:	5' + 8' for 2nd story	5' (both stories)
SIDE SETBACKS AT CORNER:	10'	No change

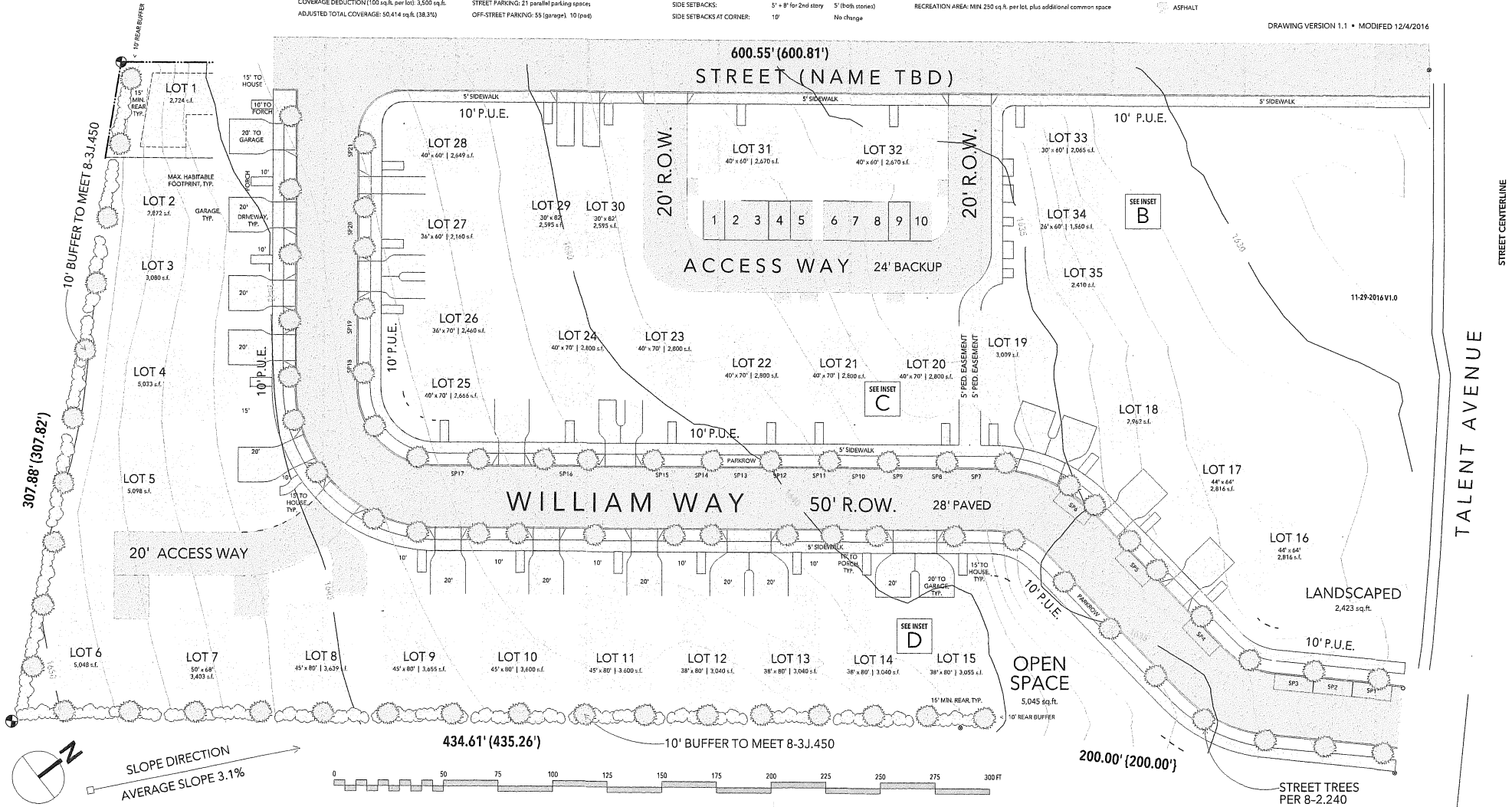
OTHER

DAILY TRIPS: 10
 STREET R.O.W.: 50' w/ 28' driving surface, 6' curb, 5.5' parkrow and 5' sidewalks
 ACCESS WAY R.O.W.: 20'
 ACCESS WAY R.O.W. WITH HEAD-IN PARKING: 24'
 RECREATION AREA: MIN 250 sq ft. per lot, plus additional common space

LEGEND

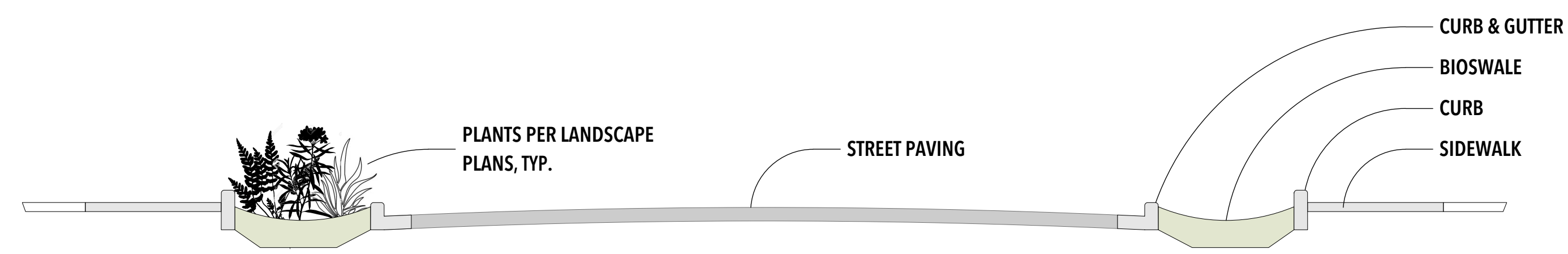
GARAGES / PORCHES
 MAXIMUM HABITABLE FOOTPRINT
 CONCRETE (SIDEWALKS & DRIVEWAYS)
 ASPHALT

DRAWING VERSION 1.1 • MODIFIED 12/4/2016

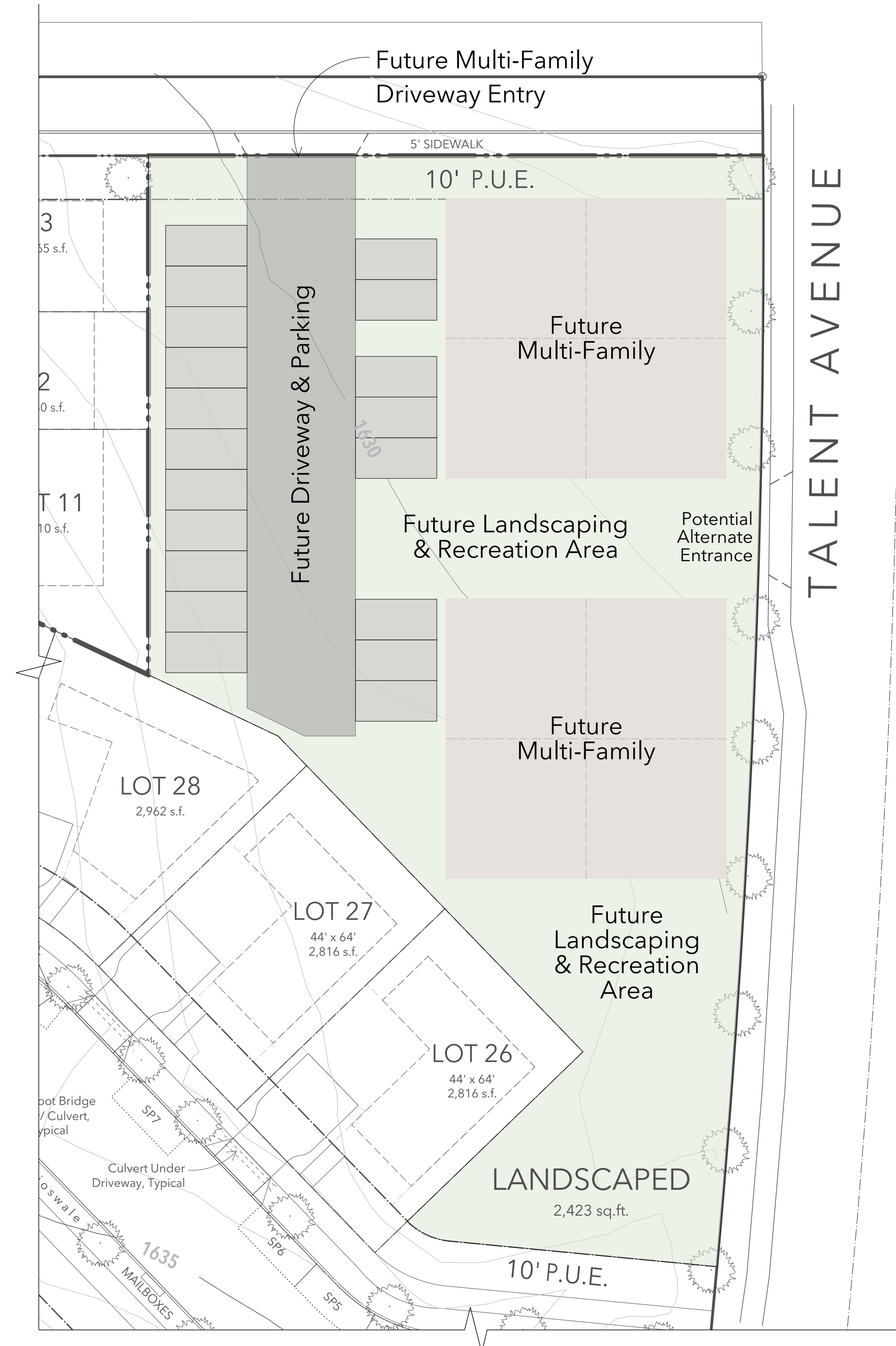


A PROPOSED SITE PLAN
 Scale: 1" = 20'

"WILLIAM WAY" SUBDIVISION EXHIBITS



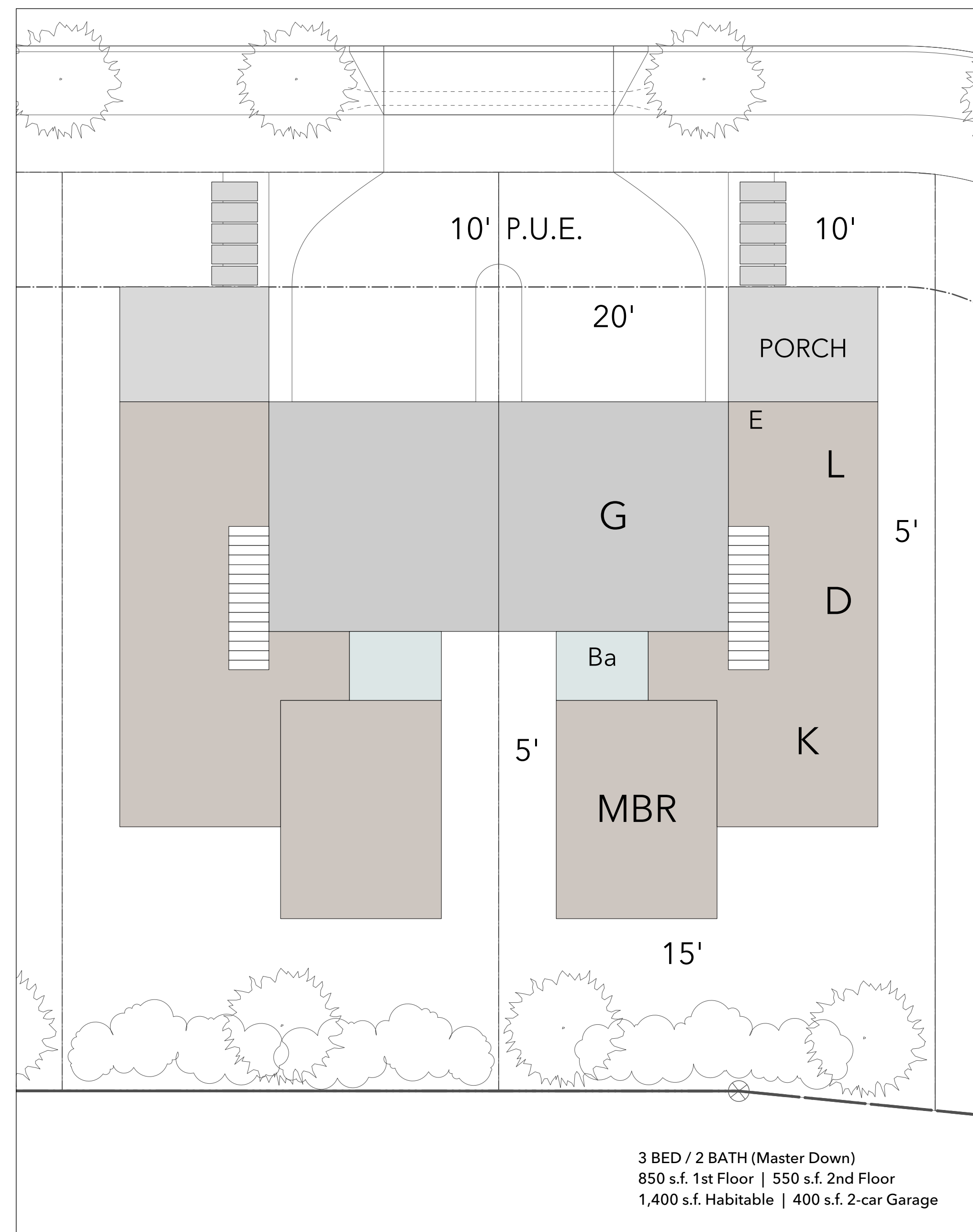
F SCHEMATIC STREET SECTION
Scale: 1/4" = 1'-0"



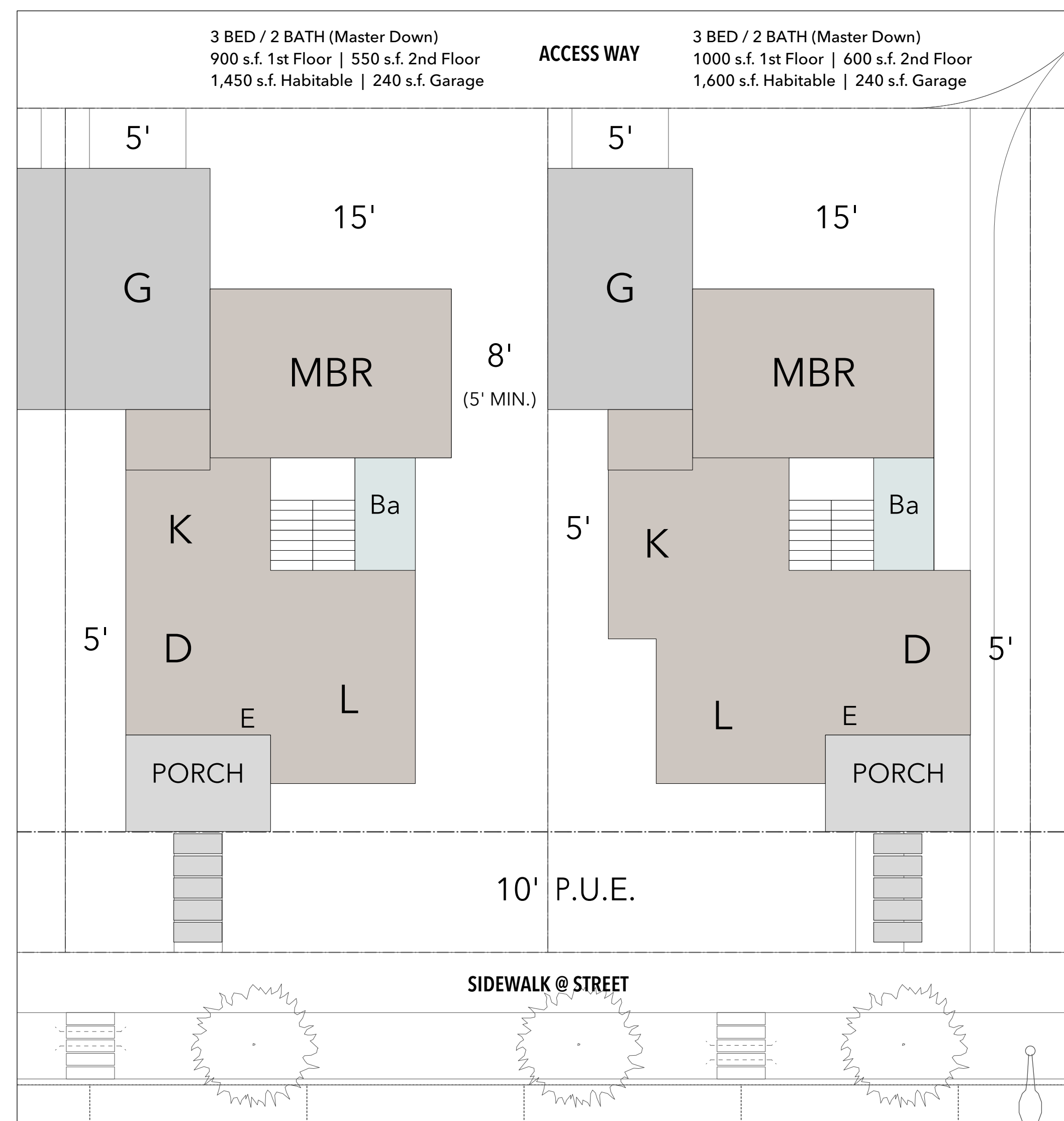
E POTENTIAL MULTI-FAMILY
Scale: 1" = 20 ft



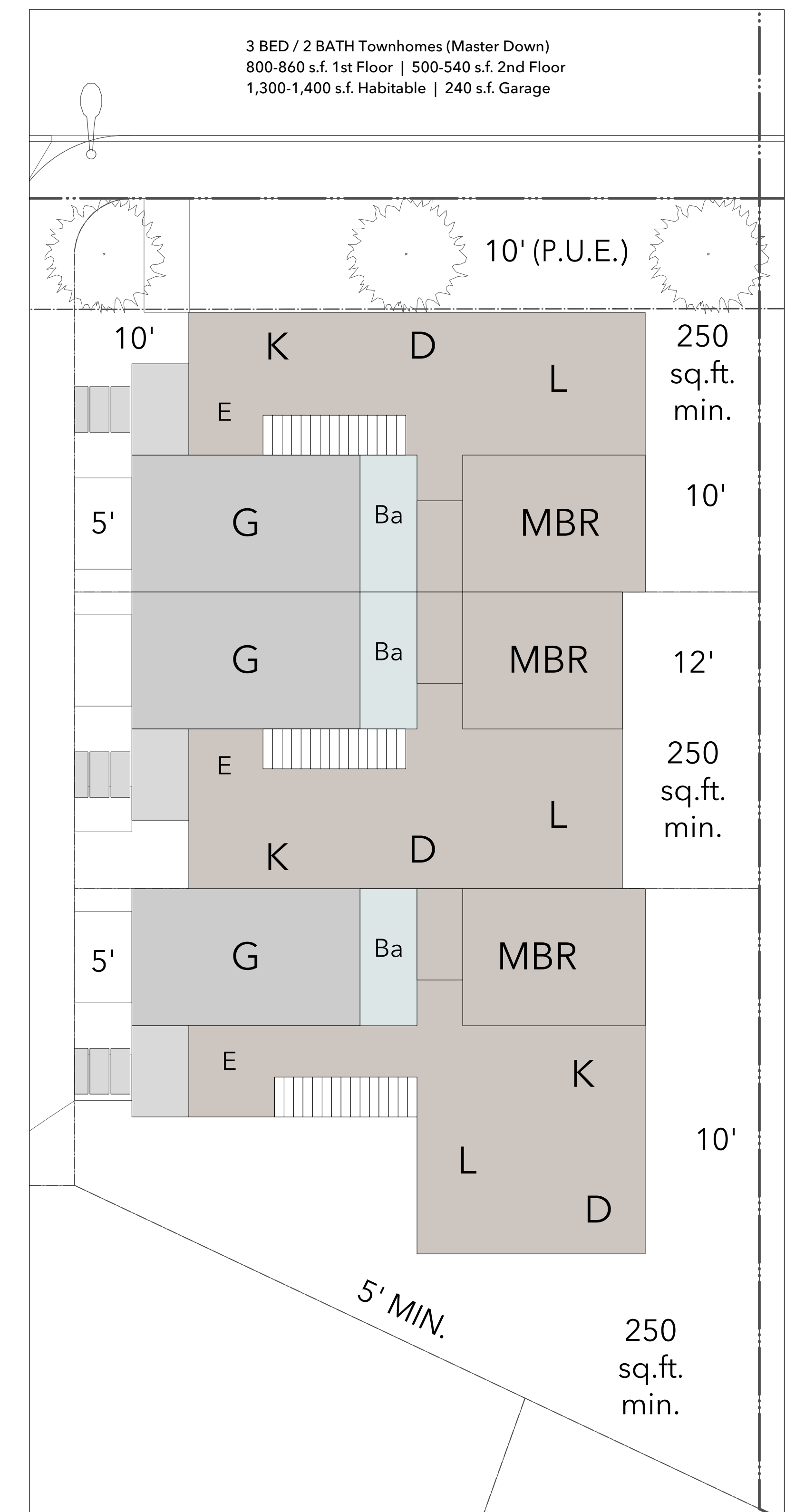
"WILLIAM WAY" SUBDIVISION - PROPOSED UNIT TYPES



D SEMI-ATTACHED SFDs
Scale: 1/8" = 1'-0"



C ZERO-SETBACK SFDs
Scale: 1/8" = 1'-0"



B ATTACHED TOWNHOMES
Scale: 1/8" = 1'-0"

