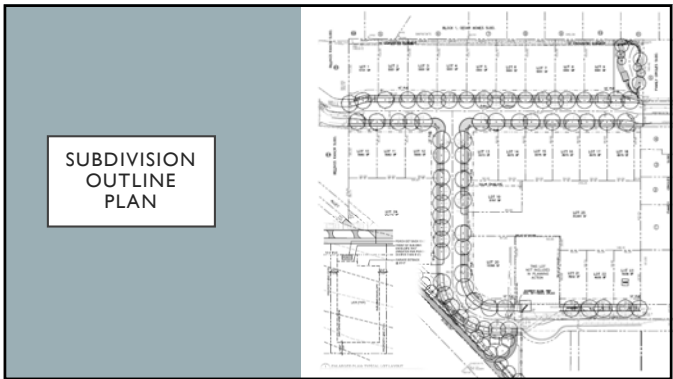


WEST VILLAGE SUBDIVISION

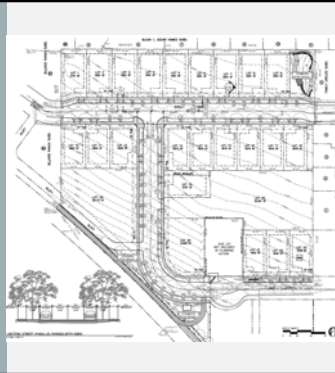


STREET DESIGN AND LAYOUT

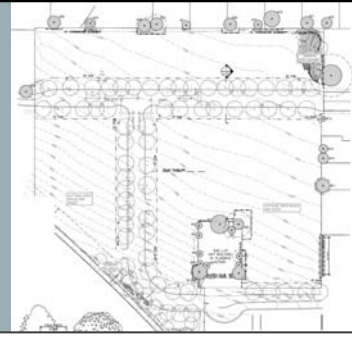
Randy Street ROW = 57 feet – on-street parking on both sides, curb, gutter, landscape parkrow and sidewalk

Otis Street ROW = 56.6 feet – on-street parking, curb, gutter, landscape parkrow and sidewalk.

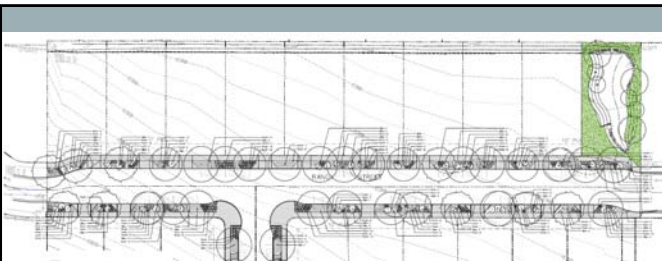
Curb extensions at intersection of Otis and Randy to reduce crossing distance. Street trees and curb extensions provide traffic calming vs. speed bumps or table tops. If recommended by Public Works a three-way stop will be provided.



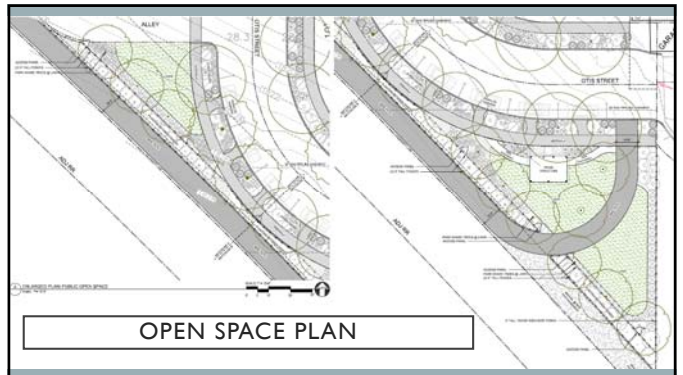
TREE PROTECTION PRESERVATION

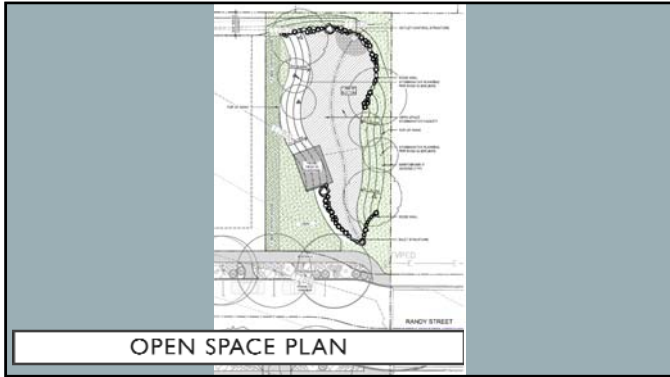


EXAMPLE OF STREET TREE PLANTING PLAN



OPEN SPACE PLAN





UTILITIES / INFRASTRUCTURE / STORMWATER / TRAFFIC

Proposed Stormwater and Detention facilities are developed consistent with the current Rogue Valley Stormwater Quality Design Manual Standards. There is a combination of below grade and above grade, dry stream bed type of stormwater features proposed.

According to the various City of Ashland Public Works Departments, there is adequate capacity in the City's system for the development of the property to be served by water, electric, sanitary sewer services and stormwater.

Though the number of daily vehicle trips were below the thresholds that trigger a Traffic Impact Analysis, due to the neighborhood concerns, a study with enhanced intersection study areas beyond the immediate areas of impact was conducted.

As noted in the TIA, the increase in traffic from the proposed development will not cause any existing intersections to operate below a low levels of existing traffic, anticipated dispersal of through traffic, and generally low speeds.

