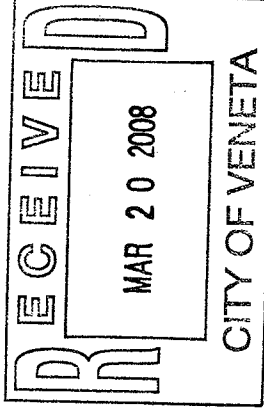


PROPOSED DEVELOPMENT
for
TURNBO CONSTRUCTION INC.

Turnbo Construction Inc.
24788 Sertic Road
Veneta, Oregon 97487



(1) Site Plan.

- (a) Vicinity Map. A vicinity map shall include the location of the development in the city and major streets and drainage channels within 1,000 feet of the development.
(Please see drawing sheet C1.1 1of 1, dated December 10th, 2007)
- (b) Development Plans. development plan shall include the following items:

1. Building and Land Use Plans.

- (i) Location of all proposed building and existing building which will remain on the site.
(Please see drawing sheet C1.1 1of 1, dated December 10th, 2007)
- (ii) Floor elevations.
(Please see drawing sheet C1.1 1of 1, dated December 10th, 2007)
Over the entire area of the proposed four lot subdivision the elevation ranges from a high of 426.21' to a low of 424.93'. In that the slope is so slight of the entire area the top of the foundation walls for each of the four new homes will be set at one foot above natural grade.
- (iii) Preliminary architectural plans indicating the general height, bulk, appearance, and number of dwelling units or retail shop areas.
Plans to be supplied with the application for a building permit for each dwelling unit.
- (iv) Existing land uses adjacent to the property.
The subject property is bordered on the north is zoned PFP and is owned by the Veneta Elementary School. All other abutting properties are in GR classification, each with different ownership.
- (v) The stages, if any, of the development construction. Such stages shall be clearly marked on the plan.
(The proposed sub-division to be developed in stages:
1) Water, sewer, surface water drainage, electric & etc as per sheet C1.1 1of 1 as provided by Bradley R. Myers, Engineer.
2) The paving of the private driveways as per sheet C2.1 1of 1 as provided by Bradley R. Myers, Engineer.
3) The construction and landscaping of each proposed new lot will proceed as the lots are sold.

2. Parking and Traffic Flow Plans.

- (i) Location, arrangement, number and dimensions of automobile garages and parking spaces, width of aisles, bays and angle of parking.
Each proposed dwelling unit to be provided with 4 (four) parking spaces. Each of the four new homes will have double garages with a minimum of 20' long driveways.
- (ii) Location, arrangement and dimensions of truck loading and unloading spaces, if any.
(Not applicable)
- (iii) Location of bikeways, pedestrian walkways, malls and trails.
(Please see sheet C1.1 1of 1 dated, December 10th, 2007.
There are no proposed bikeways, pedestrian walkways, malls or trails.)
- (iv) Traffic flow pattern showing the circulation of vehicles within and adjacent to the site, including fire equipment access and turnarounds.
(Traffic flows are indicated by arrow on sheet attached plot plan.
Proposed driveway to be 13'-4" in width and paved with 3" asphalt.)
- (v) Location of all existing and proposed street, public ways, railroad and utility rights-of-way within and immediately adjacent to the development.
(Existing Hunter Road is indicated on the Site Plan. There are no proposed streets for this development. Lots 3 and 5 are accessed by a 13'-4" wide paved access between lots 1 and 2. Please see sheet C1.1 1of 1, dated December 10th, 2007.)

3. Landscaping and Site Improvements.

- (i) Location and type of all landscaping proposed for the development, including irrigation system.
(Landscaping shall include two trees and six bushes per building lot.)
- (ii) Tree planting plan showing all trees six (6) inches in diameter and all groves of trees which will be retained or planted.
(Developer proposes to remove all existing trees and replace them as per the landscaping proposal (above).)
- (iii) Location, height and materials of all walls, fences and screen plantings.
Elevation drawings of typical walls and fences shall be included.
(Proposed 6' cedar fencing between lots.)
- (iv) Location, size, height and means of illumination of all proposed signs and lighting.
(No exterior lighting is proposed. Each dwelling unit will have four exterior switched lights.)

- (v) Open space to be maintained and controlled by the owners of the property but not included in the development.
(Not applicable)
- (vi) Areas proposed to be dedicated or reserved for public parks, playgrounds, school sites, public buildings and others to be reserved or dedicated to the public.
(The proposed development will exist within private property. Therefore, no provisions will or need to be made for public usage.)

4. Utility Plans.

- (i) Existing and proposed contour map of the site, including the location, flow elevations and capacities of all existing and proposed storm drainage facilities and plan showing the intergration of the new facilities with existing drainage systems.
(Existing site contours are illustrated on the site plan. Proposed surface water retention and drainage system is indicated on sheet C1.1 1 of 1 dated, December 10th, 2007.
- (ii) Location of all existing and proposed water mains.
(Underground water to proposed development shall extend from City of Veneta water main located in Hunter. All water meters to be located at south-east corner of Lot 1. Please see drawing sheet attached horizontal control plan)
- (iii) Location, flow elevations and certified capacities of all existing and proposed sewer lines.
(Please see Horizontal Control Plan)
- (iv) Location of all other underground utilities, including phone, electricity and cable television.
(Please see Horizontal Control Plan)

5. Statement to Accompany tentative Plan.

- (a) Adequacy and source of water supply and compliance with the city's Water system plan.
Each of the (4) four lots will be supplied by a new 1" water line and meter connected to the city's 6" supply line in Hunter Road. (See Site Plan provided by Mortier Engineering.)
- (b) Statement detailing the storm water runoff and drainage impact the new development will have on areas beyond the subdivision. The developer, city and impacted property owners shall work closely with each other so that adverse impacts of storm water runoff (in terms of both quality and quantity) from the new development are alleviated or avoided and that all necessary storm sewer and drainage facilities will be installed prior to or concurrent with the subdivision.

The developer (Turbo Construction) has take measures to assure that storm sewer and drainage problems are alleviated and or avoided. (See Stormwater Plan provided by Mortier Engineering.)
- (c) Proposed method of sanitary sewage disposal and compliance with the city's Wastewater Master Plan.

(Please see Plot Plan by All Oregon Land Surveying, Site plan by Mortier Engineering and attached Horizontal Control Plan.
- (d) Protective covenants and deed restrictions to be recorded, if any.

There are no covenants and deed restrictions.
- (e) The time the proposed improvements are to be made or installed.

All street, drainage and utility work to begin upon issuance of a City of Veneta building permit. Street, drainage and utility work to be completed on or before the completion of the last constructed home.
- (f) A statement of how the traffic impacts to facilities as identified in the Traffic Impact Analysis (TIA) and supported by the City's Traffic Engineer, shall be mitigated by the developer as part of the improvements for the Site Plan, Subdivision, Planned Development, or Specific Development Plan.

The Proposed Development is not near any major intersection, retail establishments, churches or restaurants. The Proposed Development will therefore have either very minor or no impact of local traffic.

(6) Program Elements.

- (i) Narrative statement of the basic purposes of the proposed development

(The owner, Turbo Construction Inc., proposes to developed a four lot sub-division at 25159 Hunter Road, Veneta, Oregon, 97487. Owner propose to further divide existing lot into 4 (four) residential tax lots. Please see included drawing sheet from All Oregon Land Surveying, Dated: Oct. 3, 2007.
- (ii) A complete environmental assessment if required by the Planning Commission. The Planning Commission may require an environmental assessment if it finds that a potential hazard, nuisance or emission will be created by the development and has not been adequately addressed in the development plans and program.
- (iii) A Timetable indicating when utility and drainage facilities intended to serve the development are to be installed. If the development is to be constructed in stages, the timetable shall reflect this.

(The development is proposed to be improved in 5 (five) phases. Phase one to be the Horizontal Control development and driveways. Successive development will proceed as each lot is sold and building permits procured. Work on the Horizontal Control development and driveways shall begin as soon as building permits are obtained.)