

88124 Territorial Hwy
Veneta OR, 97487
Site Plan
Submitted by Alaine Keady 3-3-08
Phone # 221-8589

Article 6 Site Plan Review
Section 6.03 Required Information on Site Plan

1. (1) Site Plan

(a) Vicinity Map- See attached.

(b) Development Plans.

1. Building and Land Use Plans.

(i) thru (iii)- See attached Site Plan Map

(iv)- Land South of property is restaurant business (Huang's Chinese).
Land West of property is unused retail (For Sale). Land North and
East of property is roadways McCutcheon and Territorial Hwy
respectively.

(v) Fence in construction- See attached Site Plan Map.

2. Parking and Traffic Flow Plans.

(i) No defined parking spaces but plenty of black top parking (6 or
more cars) on parking lot **28X110** ft. adjacent to West side of structure.
See building and Land Use Plan.

(ii) Not applicable.

(iii) See attached Site Plan Map.

(iv) See attached Site Plan Map.

(v) See attached Site Plan Map.

(vi) Not applicable

3. Landscaping and Site Improvements.

(i) No landscaping proposed save flower and/or vegetable beds. No irrigation system.

(ii) See attached Site Plan Map.

(iii) See attached Site Plan Map.

(iv) Sign posts in place, not lighting. See attached Site Plan Map. I would like to get a sign for the child care sometime in the future. The sign would say Pumpkin Patch Childcare and have a picture of a pumpkin on it. I have no immediate plans to do this.

(v) Not applicable

(vi) Not applicable

4. Utility Plans

(i) Flat site. North side of house, McCutcheon Ave. off street storm drainage.

(ii) Water main is on North side of house according to Landlord. Toward McCutcheon Ave.

(iii) Sewage line is on North side of house according to Landlord. Toward McCutcheon Ave.

(iv) Underground phone- See attached Site Plan Map

5. Emissions or Potential Hazards.- Not applicable

6. Tree Removal Plans- Not applicable

(2) Program Elements.

(a) I have rented this house/property to start a Family License Childcare. The first floor of the house will be inspected and licensed by the state of Oregon. Family License childcare is a 2 year license. Family License Childcare allows you to care for up to ten children, only six of whom can be below school age (first grade). Of those six, only two may be infants under two. The Childcare will be called "The Pumpkin Patch Childcare". I plan to be open for childcare five days a week approx. eight to nine hours a day- 8:30am to 5:30 pm. I will be closed weekends. I plan to focus mainly on toddlers but may have up to four after school children enrolled as well. The second floor of the dwelling will be private living/rooms for two adults, myself and my mother, Helen Keady-Cugat, who will be helping part-time with the daily operations of the childcare.

(b) Not applicable

(c) Not applicable

(d) Not applicable