

**PLANNING COMMISSION
CONDITIONS OF APPROVAL**

1. The subdivision must be part of a homeowners' association as required by the PDR zoning regulations. These regulations require the following:

"Deed restrictions. A copy of all protective deed restrictions proposed for the subdivision area shall accompany the final plat and specifications of all easements and dedications as required by the Planning Commission."
2. A street tree plan, fence design along Wilsonville Road and subdivision sign plan shall be submitted for Design Review Board approval prior to the sale of any lot within the subdivision.
3. Obtain final plat approval, pursuant to Section 4.200 of the Wilsonville Code, prior to the sale of any lots.
4. Prior to development construction, the applicant shall conform with all requirements of the Tualatin Rural Fire Protection District, including, but not limited to, street circulation and installation of fire hydrants.
5. The applicant shall construct a five-foot wide, curbside sidewalk along the entire frontage of sub-phases C and D fronting Wilsonville Road. A seven-to-eight-foot wide bicycle path shall be incorporated within both sides of the proposed 18-foot curb-to-curb driving surfaces of Wilsonville Road. The applicant may obtain a bond satisfactory to the City Council or provide a certified check, equal to one and one-half (1-1/2) times the City Engineer's estimate of the cost of the improvement, if the construction of the bike path and/or sidewalk is delayed.
6. Coordinate with the U. S. Postal Service and the City Building Official for the correct placement of the subdivision mailbox stations. Maintain five feet of clear pedestrian circulation around the mailboxes. This may require additional right-of-way dedication to accommodate the additional sidewalk width.
7. Return to the Planning Director and Building Official with revised street names for final approval. Street names and the subdivision name shall be approved prior to final plat recordation. Refer to Exhibit 4d for City street naming guidelines.
8. The applicant shall comply with all Conditions of Approval required by the Stage I Master Plan approval - Ordinance CB-0-95-88. Refer to Exhibit 4c for the Stage I Master Plan conditions.
9. Locate telephone, gas, cable TV, etc. along the streets and in front of the residential units.

10. The applicant shall waive right of remonstrance against any local improvement district which may be formed to provide public facilities and roads to serve the subject site.
 11. Final construction plans will be reviewed and approved by the Planning Director, City Engineering Department, Tualatin Rural Fire District and Building Official prior to any construction.
 12. The preliminary plat approval will be valid for two years from the City's date of the final decision, within which a final plat shall be recorded.
 13. The maximum building height of structures shall not exceed two and one-half (2-1/2) stories or thirty-five feet.
 14. That all subdivision construction workers and equipment be required to park on-site and not on Wilsonville Road.
 15. In the event of conflict between the Development Agreement and any Conditions of Approval, as adopted herein, the Development Agreement shall prevail. In the event of a dispute between the City and Developer, item 15 of the Development Agreement shall be used to resolve the dispute.
 16. Applicant shall construct Section of Exhibit of the Development Agreement, plus grade the curb on Wilsonville Road to provide sight distance.
 17. The setback standards for the single-family subdivision shall be:
 - 20 feet - front yard setbacks for garage
 - 15 feet - front yard setbacks for single-family homes
 - 10 feet - street side yards (in case of corner lot)
 - 20 feet - rear yard setback
 - 5 feet - interior side yard (per Wilsonville Code)
- The maximum lot coverage is expanded from 30% to 35%. Lot coverage exceeding 35% will require review by the Planning Commission on a case-by-case basis.
18. Lot 153 of Phase 1-1 shall have a minimum 35-foot lot frontage.