

1. All infrastructure shall be designed and constructed in accordance with the Development Guidelines and Public Works Standards.
2. The location of the southerly site access shall be coordinated with the location of the proposed Cedar Springs Loop access to the proposed Cedar Springs subdivision.
3. ~~The proposed south cul-de-sac shall be extended south~~ **applicant shall dedicate right-of-way** to the south property line to facilitate potential future road connections.
4. ~~Prior to final plat approval, the applicant shall submit a mitigation plan to address potential riparian corridor impacts resulting from extension of the proposed south cul-de-sac in Condition #3 above. The mitigation plan shall be consistent with the requirements of KMC 15.02.130.B (Development Performance Standards).~~
5. Frontage improvements along Old Pacific Highway shall include curb, gutter, sidewalk, storm drainage, and street lights. The existing 28-foot pavement width may be maintained.
6. Screening shall be provided on the flag stems for Lots 21 and 22
7. Water mains shall be extended to the north ~~and south~~ property lines ~~from the cul-de-sac~~. Blowoffs shall be installed at each end.
8. Fire hydrant location and spacing shall be consistent with the DGPWS. Final hydrant locations shall be verified with the local fire authority.
9. Sewer main shall be extended to the north property line from the north cul-de-sac.
10. Prior to final plat approval, Lot 52 shall be modified to comply with minimum frontage standards set forth in KMC 17.08.040-1.
11. Prior to final plat approval, the applicant shall present a new or updated geotechnical report meeting the standards of KMC 15.02, including Appendix B (Geological Hazard Area Reports).
12. Prior to construction, the applicant shall provide evidence of coverage by a Department of Ecology Construction Stormwater NPDES Permit.
13. Prior to any construction on the project site, Cascadia Ecological Services or similar qualified professional shall present certification that orange construction fencing has been erected around Oregon white oak tree driplines, as specified in the critical areas report. Fencing shall be maintained for the duration of construction activities.

**List of Exhibits**

- A. Master Permit Application
- B. Project Narrative
- C. Title Report
- D. Preliminary Stormwater Report
- E. Geotechnical Report