

File # SUB 17-05 – Seven Acres Subdivision

Additional Conditions of Approval to be recommended by Staff to the Planning Commission at the October 23, 2017 Public Hearing

1. The applicant shall comply with the three recommended conditions of approval provided by Clackamas County Development Services in their memorandum to the City in review of SUB 17-05 dated October 5, 2017 which include:
 - a. **Prior to final plat approval:** The applicant shall obtain a Development Permit from the Engineering Division for review and approval of Maple Street improvements where Maple Street is under County jurisdiction. The Permit shall be obtained prior to commencement of site work and recording of the subdivision plat. To obtain the permit, the applicant shall submit construction plans prepared and stamped by an Engineer registered in the State of Oregon, or plans acceptable to the Engineering Division, provide a performance guarantee equal to 125% of the estimated cost of the construction, and pay a plan review and inspection fee. The fee will be calculated as a percentage of the construction costs if it exceeds the minimum permit fee. The minimum fee and the percentage will be determined by the current fee structure at the time of the Development Permit application.
 - b. All require Maple Street improvements, where the street is under County jurisdiction, shall comply with the Clackamas County *Roadway Standards* unless otherwise noted herein.
 - c. The applicant shall design and construct Maple Street widening improvements, along the section of Maple Street under County jurisdiction, in compliance with the structural section requirements of Roadway Standards Drawing C100 for a connector.
2. Drainage along the west side of the N Maple Street widening will be addressed within the construction plans in a manner that minimizes impact on the adjacent farm land while following standards deemed to be acceptable to the City and County engineering staff.
3. The construction plans shall be shared with the adjacent farm property owners for their review and they shall be provided notice by the developer of the scheduled pre-construction approval meeting with the City.