

EXHIBIT A

ADOPTED CONDITIONS OF APPROVAL FOR PARTITION # 851-26-000012-PLNG

This approval is subject to the following conditions:

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. Prior to development activities of each parcel, an updated wetland delineation and Oregon Department of State Lands concurrence letter shall be submitted to the Department at the time of zoning and building permit application submittal. Development activities within wetlands are subject to State of Oregon fill/removal laws and permitting where applicable.
3. Prior to development of each parcel, the applicant/property owner shall obtain an approved Road Approach Permit from the Tillamook County Public Works Department and submit a traffic impact study upon request by the Tillamook County Public Works Director. A copy of the approved Road Approach Permit shall be provided to the Department at the time of zoning and building permit application submittal for development of each parcel.
4. Future development of each parcel is subject to standards required by TCLUO Section 3.032: General Industrial (M-1) zone, TCLUO Section 3.550 Freshwater Wetland (FW) Overlay Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. Demonstration of compliance with applicable standards is required at the time of zoning and building permit application submittal.
5. A notation shall be placed on the final plat stating that the allowance of the partition does not warrant that sewer or site evaluation approval is or will be available to the approved parcels.
6. All easements necessary to serve the parcels shall be depicted on the final plat.
7. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
8. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
9. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.