

EXHIBIT A

Conditions of Approval & Final Plat Requirements

Fieldstone Crossing Phase 2 Subdivision

July 8, 2026

The preliminary plat was approved on March 13, 2024, subject to the following conditions of approval. The status of each condition is denoted below..

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat. **The property is located within the boundary of the Hermiston Irrigation District. The district is required to certify the plat per the requirements of ORS 92.090.**
2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer. **All improvements have been installed and accepted by the city.**
3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges. **The applicant has met this condition of approval.**
4. Applicant shall comply with all provisions of 92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction. **The applicant has met this condition of approval.**
5. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. The new cul-de-sac shall be labeled as SW Fieldstone Ct on the final plat. **The applicant has met this condition of approval.**
6. Applicant shall improve W Gettman Road frontage of the property with sidewalk to the end of the existing curb and gutter (a distance of approximately 460 feet), and with curb, gutter, sidewalk, drainage improvements, and paving improvements to minor collector status from the terminus of existing curb and gutter to the east end of the development site (a distance of approximately 140 feet). **The applicant has met this condition of approval.**
7. Water and sewer mains shall be extended in W Gettman Road from their current terminus at the paving/chip seal boundary to the east line of Lot 7, a distance of approximately 140 feet. **The applicant has met this condition of approval.**
8. Easements of at least 10' shall be provided along all street frontages. **The applicant has met this condition of approval.**
9. A notation shall be placed on the plat stating Lots 7, 8, 9, 10 and 11 shall not establish driveways onto W Gettman Road. **The lot numbering for the affected**

lots has changed to Lots 19 through 23. The required notation is not on the final plat and the surveyor shall add this restriction prior to city signature of the plat.

Final Plat

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

- A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- D) The line of departure of one street from another. **Shown as required**
- E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- I) All necessary curve data. **Shown as required**
- J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required**
- M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **Shown as required**

- N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required**
- O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required**