

**A5.000 Public Facilities**  
Standards to be addressed in narrative

**A5.000 General**

Standard	N/A	Findings
A5.002(A) & (B) - Compliance with Public Works Standards		The proposed subdivision has been designed in accordance with City of Gresham Public Works Standards.
A5.003(A) - Guarantee of Completion		The applicant intends to complete all improvements or post a bond guaranteeing the completion of these improvements prior to requesting final plan approval.
A5.004(A) - Warranty Guarantee		A warranty guarantee in accordance with the requirements of this section will be provided as necessary.
A5.005(A) - Timing of Right-of-Way and/or Utility Easement Recordation		Utility easements will be provided as necessary in accordance with the requirements of this section.
A5.005(B) - Easement Description on Plat Maps		All utility easements required on the final plat will be described in accordance with this section.
A5.005(C) - Easement Description by Separate Instrument		If a utility easement is necessary outside the plat boundaries, this easement will be conveyed by separate instrument as required.
A5.005(D) - Easement Size		All easements will be sized in accordance with Public Works Standards.
<b>A5.006 - Subdivisions</b>		
A5.006(A) - Design & Construction of Public Facilities		All public improvements will be designed and constructed in accordance with City of Gresham Public Works Standards.
A5.006(B) - Extension of Public Facilities to Plat Boundaries		All public facilities constructed as part of the proposed subdivision will be extended to the plat boundaries as required.
A5.006(C) - Plat Recording prior to Building Permits		The applicant understands that building permits will not be issued prior to recording of the final plat in accordance with this section.

**A5.007 - Commercial, Mixed-Use, Industrial, Moderate and High Density Residential and Community Service Building Permits Development**

A5.007(A) - Engineering Drawings and Guarantee Prior to Building Permits	N/A	
A5.007(B) - Public Improvement Completion Prior to Occupancy	N/A	

A5.007(C) - Staging of Public Facilities Improvements	N/A	
---	-----	--

#### A5.100 - Sanitary Sewer Facilities

Standard	N/A	Findings
<b>A5.101 - General Provisions</b>		
A5.101(A) - Installation per DEQ & City of Gresham Standards and Determination of Adequate Capacity		All sanitary sewer facilities will be installed in accordance with DEQ and City of Gresham standards.
A5.101(B) - Connections per City of Gresham GRC & DEQ		All connections to the sanitary sewer system will be made in accordance with Gresham and DEQ standards.
A5.101(C) - Design & Construction per Public Works Standards		All sanitary sewer facilities will be designed and constructed in accordance with Gresham Public Works Standards.
A5.102 - Separate Connections		All lots with this proposed subdivision will have a separate sanitary sewer connection as required.
A5.103 - Sewage Pumps/ Lift Stations		The proposed subdivision has been designed to provide all lots with a gravity sanitary sewer connection.
A5.104 - System Design - City Sewer Master Plan Conformance		The public sanitary sewer line has been sized in accordance with the Gresham Sanitary Sewer Master Plan requirements.
<b>A5.105 - Subsurface Sewage Disposal</b>		
A5.105(A) - Permitted Locations	N/A	
A5.105(B) - New Subsurface Disposal Systems	N/A	
A5.106 - Termination of Subsurface Disposal Systems - See GRC Chapter 4 & DEQ Regulations		The existing underground septic systems will be decommissioned in accordance with DEQ requirements.
<b>A5.108 - Easements</b>		
A5.108(A) - Limitation to Use of Easements		Sanitary sewer easements will be identified in accordance with applicable standards to serve the proposed development.

Standard	N/A	Findings
A5.108(B) - Easement Language, Forms, Timing for Recordation		The required sanitary sewer easement will be identified on the plat as required or conveyed by separate as required.
A5.108(C) -Design & Dimensioning per Public Works Standards		All necessary easements will be designed and dimensioned in accordance with Gresham Public Works Standards.

#### A5.200 - Surface Water Management Systems

Standard	N/A	Findings
<b>A5.201 - General Provisions</b>		
A5.201(A)(1) - Adequacy of Stormwater Drainage System		The applicant's Engineer will conduct a downstream analysis as required.
A5.201(A)(2) - Conveyance to an Approved Point of Disposal		All stormwater will be conveyed to the new stormwater detention facility on the West side of SE 190th Ave. across from the subject property located at 7927 SE 190th Avenue.
A5.201(A)(3) - Extension of Storm Drainage System		Any extension of the storm drainage system will be completed by the owner.
A5.201(A)(4) - Design & Construction of Stormwater Drainage Systems per Public Works Standards		All stormwater facilities will be designed and constructed in conformance with City of Gresham Public Works Standards.
A5.201(B)(1) - Stormwater Quality Treatment Controls		The applicant is aware a construction permit will only be issued following approval of the stormwater drainage design.
A5.201(B)(2) - Design & Construction of Stormwater Quality Treatment Controls per Public Works Standards		All stormwater facilities will be designed and constructed in conformance with City of Gresham Public Works Standards.
A5.202 - Accommodation of Upstream Drainage		No upstream drainage affects the subject property.
A5.203 - Effect on Downstream Drainage		The applicant's Engineer will conduct a downstream analysis as required.
A5.205 - Drainage Management Practices		All drainage management practices are designed in compliance with Pleasant Valley Master Plan standards.
<b>A5.206 - Detention Requirements</b>		Detention has been designed in accordance with these standards.
A5.206(A) - Exceptions	N/A	

Standard	N/A	Findings
<b>A5.207 - Subsurface Storm Drainage Facilities - Design &amp; Construction per Public Works Standards</b>		
A5.207 - Facility Design, Construction, and Maintenance Requirements	N/A	
A5.207(A) - Geotechnical Investigation	N/A	
A5.207(B) - Conformance with City Stormwater Master Plan	N/A	
A5.207(C) - DEQ Compliance	N/A	
A5.208 - Minimum Design Standards - Design Storm	N/A	
<b>A5.209 - Easements</b>		
A5.209(A) - Limitation to Use of Easements	N/A	
A5.209(B) - Easement Language, Forms, Timing for Recordation	N/A	
A5.209(C) - Design & Dimensioning per Public Works Standards	N/A	
A5.210 - Criteria for Private Drainage Systems	N/A	

#### **A5.220 - Stormwater Quality Control Requirements**

Standard	N/A	Findings
<b>A5.220 - In accordance with other code.</b>		All facilities have been designed in accordance with these standards.

#### **A5.300 - Water Facilities**

Standard	N/A	Findings
<b>A5.301 - General Provisions</b>		

Standard	N/A	Findings
A5.301(A) - Designed to Meet State Water Administrative Rules and Conform to the City Water Master Plan		All facilities to convey water to and within the development will be designed in accordance with State Water Administrative Rules and the City of Gresham Water Master Plan.
A5.301(B) - Minimum Required Water System Demands		All water facilities will be designed to meet household water needs and fire protection needs as required.
A5.301(B) - Approved Water Connection & Locational Requirements		All water facilities will be connected to approved water facilities as required.
A5.301(B) - Adequacy of Water Facilities		The applicant will demonstrate that adequate water facilities are designed to serve the development.
A5.301(C) - Private Water Well Exception	N/A	
A5.301(C) - Construction of a Main Adjacent to a Lot Served by a Well		The existing dwelling on the site will be removed and the well serving this structure will be decommissioned as required.
A5.301(C) - Fair Share Payment and Agreement to Pay	N/A	
A5.301(D) - Public Water System Connections		All water connections will be made in accordance with City of Gresham standards.
A5.301(E) - Conformance with the Public Works Standards		All water connections will be made in accordance with City of Gresham standards.
<b>A5.302 - System Design</b>		
A5.302 - Extension of Water System		The proposed water system is designed to be extended as required.
A5.302 - Provision of Fire Flows per GRC Chapter 5		The proposed water system is designed to provide adequate fire protection facilities and flows as required.
A5.303 - Grid System - Looped Water Lines		The proposed water system is designed to be looped as required.
A5.304 - Connection to Public Water Lines		The development will connect to a City of Gresham water line as required.
A5.305 - Water Line Oversizing and Reimbursement		The proposed water system is designed in accordance with the City of Gresham Water Master Plan. Oversizing of this facility is not required.

Standard	N/A	Findings
<b>A5.306 - Easements</b>		
A5.306(A) - Limitation to Use of Easements		No easements for the proposed water system is required with this development.
A5.306(B) - Easement Language, Forms, Timing for Recordation	N/A	
A5.306(C) - Design & Dimensioning per Public Works Standards	N/A	

#### **A5.400 - Streets**

Standard	N/A	Findings
<b>A5.401 - General Provisions</b>		
A5.401 - Frontage or Approved Access to a Public Street		All lots within the proposed subdivision will be provided with public street frontage as required.
A5.401 - Abutting Street Dedicated and Approved per Public Works Standards		The final plat will dedicate the abutting public streets for all lots in the development.
A5.401 - Adequacy of Transportation Facilities		As demonstrated in the Traffic Study submitted with this application, all intersections are expected to operate at an acceptable level of service with the exception of SE 190th Drive at SE Richey Road and SE Foster Road at SE Richey Road. With mitigation proposed in this study, all intersections are expected to operate at an acceptable level of service.
A5.401 - Dangerous or Hazardous Traffic Conditions		With the proposed mitigation identified in the submitted traffic study, all intersections are expected to operate at an acceptable level of service. No dangerous or hazardous traffic conditions are expected to occur.
A5.401 - Approved Access Alternative for Flag Lots, Mixed Use, Commercial Centers, and Industrial Business Parks	N/A	
<b>A5.402 - General Design Requirements</b>		
A5.402(A) - Performance Standards		All streets will be designed to provide for the safe and efficient travel of various transportation modes. These streets are designed to carry the recommended traffic volumes identified for each street classification.
A5.402(B) - Identification per A5.501		Submitted plans identify the proposed classification for all streets as required.

Standard	N/A	Findings
A5.402(C) - Level of Service Criteria		Except as noted above, all streets and street intersections are expected to operate at an acceptable level of service. With the mitigation identified in this study, all intersections will operate at level of service E or better.

**A5.402(D) - General Standards for Residential Subdivisions and Attached Dwellings on a Single Lot**

A5.402(D) - Primary Local Street Classification		All east-west oriented streets and Street A will be designed as Local Transitional Green Streets and all north-south oriented streets except Street A will be designed as local queueing streets in accordance with these standards as required.
A5.402(D) - Cul-de-sac, Minor Access Street, or Termination of Existing Temporary Cul-de-sac		No cul-de-sac streets are proposed.
A5.402(D) - Rectilinear Street Layouts and Discourage Non-Local Traffic from Collectors and Arterials		The proposed local street system is generally rectilinear in nature except in the eastern portion of the site due to topographic conditions of the site.
A5.402(D) - Maximum Block Length and Maximum Block Perimeter		This section requires a maximum block length of 400 feet and an average block perimeter between 1,000 to 1,500 feet unless precluded by topographic or physical constraints, existing development patterns, or as approved through an adopted master plan. As stated in this section, in “no case shall the block length exceed 530 feet”. As shown on the Future Street Plan submitted with this application, Blocks A - E all comply with this standard. Block A is 260 feet long and has a perimeter of 732 feet, Blocks B - D are all 400 feet long with a perimeter dimension of 1,200 feet, and Block E is 400 feet long with a perimeter dimension of 1,104 feet. The location of Block F adjacent to the ESRA at the northern portion of the site and the block dimensions of blocks south of this block (Blocks D and E) necessitates Block F to exceed the 400 foot standard by 56 feet, a 14 percent increase. This block however contains a perimeter dimension of 1,312 feet in compliance with this section. Blocks G - J which are not complete blocks (blocks bordered on all four sides by a street) all all exceed the 400 foot standard due to the location of Kelley Creek and associated ESRA setbacks, topographic constraints of the site, and the location of Metro owned open space abutting the subject property to the south. In addition, compliance with sight distance standards associated with the located of Street F intersecting SE 190th Avenue also controls the dimensions and layout of Block J. Given these features and constraints, compliance with the 400 foot maximum block length standard is not practical. For this reason, the applicant has requested approval to modify this standard as part of the master plan approval process.

A5.402(D) - Exceptions to Maximum Block and Perimeter Lengths		As noted above, due to specific site conditions including the location of Kelley Creek and the ESRA overlay, topographic constraints, and the location of Metro owned open space directly south of the subject property, the applicant requests an exception to the 400 foot maximum block length standard as part of the master plan approval process.
A5.402(D) - Mid-Block Pedestrian Crosswalk		This section requires mid-block public paths and street crossings when block lengths exceed 400 feet. As discussed above, five of the ten blocks (Blocks F - J) are proposed to exceed the 400-foot block length standard due to topographic and physical constraints of the property. Three of these blocks (F, H, and I) abut an ESRA Overlay area associated with Kelley Creek and Block J abuts the Metro owned property south of the subject property. The block length and configuration of Block G located in the eastern portion of the site is controlled by its location between Blocks I and J in addition to topographic considerations in this area of the site. Planned facilities (parks and commercial center) identified in the Pleasant Vally Master Plan are all located north of the subject property. Because of this it is anticipated pedestrian movements through the development will primarily be from south to north and west on sidewalks along proposed streets. The location of Kelley Creek relative to the site provides a natural barrier at the northern end of the development limiting pedestrian movement from occurring across this feature. A creek crossing in this location has not been identified. For this reason all northerly pedestrian movements will be required to travel to the sidewalk on 190th Avenue in order to cross the creek along this facility. A cursory review of the development may suggest that Block G, the longest block in the development, should include a pedestrian path through this block. A more detailed review of site topography however reveals that moderately steep slopes in this portion of the site will require construction of a wall along the rear lot lines of these lots limiting the feasibility of constructing a north-south pedestrian pathway through this block. For these reasons the applicant requests no additional pedestrian facilities be conditioned as part of the master plan approval process.

**A5.400 - Streets (ctnd.)**

A5.402(E) - Permanent Dead-End Street Criteria	N/A	
A5.402(F) - Limitation on Access to a Permanent Dead-End Street	N/A	
A5.403 - Truck Restrictions		The applicant understands the restrictions of this section.
<b>A5.404 - Residential Lot Access to Arterials</b>		
A5.404(A) - Single-Family Residential Lot		All lots adjacent to SE 190th Ave. a Major Arterial, will be provided with access from a parallel local street. The front door of homes constructed on these lots will face SE 190th Ave. as required.



A5.404(B) - Shared Driveway Requirement	N/A	
A5.404(C) - Access Control Strip		An access control strip will be placed on the final plat along SE 190th Ave. as required by this section.
<b>A5.405 - Street Surfacing and Improvements</b>		
A5.405(A) - Public Streets & Alleys Improved per Public Works Standards		All streets will be surfaced in accordance with City of Gresham Public Works Standards, and the requirements of the City Engineer.
A5.405(B) - Limited Reimbursement for Certain Improvements to Collector or Arterial-Type Streets	N/A	
<b>A5.406 - Street Lighting</b>		
A5.406(A) - Provision of Complete Lighting System		The applicant will design and pay for the cost of installing adequate street lighting.
A5.406(B) - PGE Lighting Plan		The applicant will coordinate with PGE in developing the Lighting Plan.
A5.406(C) - Street Light Type per Public Works Standards		All street lighting will be high pressure sodium (HPS) vapor lamps, in accordance with City of Gresham Public Works Standards.
A5.407 - Street and Traffic Control Sign Standards		The applicant acknowledges he will be required to pay for the cost of all street and traffic control signage installed by the city.
A5.408 - Half Street Minimum Width and Abutting Undeveloped Lot		No half streets are proposed with the exception of improvements along SE 190th Avenue.
A5.409 - Additional Right-of-Way and Street Improvements		Additional public right of way is required to be dedicated along SE 190th Ave.. The applicant will dedicate all other streets as identified on the phasing plan with construction and platting of that phase.
A5.410 - Street Names		The names for all streets will conform to the requirements of the City of Gresham Street Naming and Property Addressing Guidelines. None of the proposed within the proposed subdivision are street extensions.
A5.411 - Traffic Analysis - Thresholds and Submittal of Complete Report		Traffic generated by the development is expected to meet the threshold in this section and a traffic analysis prepared by a Licensed Transportation Engineer is included with this submittal.

**A5.500 - Transportation System Description and Function**

Standard	N/A	Findings
<b>A5.501 - Streets</b>		

Standard	N/A	Findings
A5.501(B)(1) - Major Arterial		SE 190th Ave. is classified in the Pleasant Valley Transportation System Refinement Plan as a Major Arterial. The preliminary plat includes a right-of-way dedication for this street as required. Two local streets are proposed to intersect SE 190th Avenue (Streets F and G) to provide access to the development. Two streets are necessary to serve the development in order to provide secondary/emergency access as required. No other streets adjacent to the site have been identified. Because of the natural resource constraints with Kelley Creek and steep slopes, no alternative exists to providing access to the site except from SE 190th Avenue. The project Engineer originally proposed Street F further south than is what is shown with the current proposal but after further review it was determined this location did not meet sight distance standards. Street F was then moved 140 feet to the north. The city's Public Works Standard intersection spacing standard for Major Arterial streets is typically 500 feet as detailed on Table 6.02.12, Intersection Spacing Standards. In order to comply with sight distance standards, Street F is now proposed about 300 feet south of Street G. Although this location is less than the 500 foot standard, 300 feet as shown on this table is acceptable as approved by the City Engineer. Without any alternative to move this road, the applicant requests approval of the proposed street design. An additional reason to approve this request is the proposed location of Street F is now aligned across SE 190th Avenue from a future collector street identified in the Pleasant Valley TSP Refinement Plan to be located on the property directly west of the subject property.
A5.501(B)(2) - Standard Arterial	N/A	
A5.501(C) - Minor Arterial	N/A	
A5.501(D)(1) - Major Collector	N/A	
A5.501(D)(2) - Standard Collector	N/A	
A5.501(D)(3) - Minor Collector	N/A	
<b>A5.501(F) - Local Streets</b>		
A5.501(F)(1) - Queuing Street		Streets B - E as shown on the Preliminary Street Plan will be constructed to the standards of a "Queuing" Local Street.
A5.501(F)(2) - Transitional Street		Street A, F, and G All will be designed as Transitional Streets.
A5.501(F)(3) - Industrial	N/A	
A5.501(F)(4) - Commercial	N/A	

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
A5.501(F)(5) - Cul-de-sac	N/A	No cul-de-sacs are proposed.
A5.501(F)(6) - Minor Access Streets	N/A	
A5.501(F)(7) - Public Park Access Road	N/A	
<b>A5.501(G) - Other Classifications</b>		
A5.501(G)(1) - Transit Street	N/A	
A5.501(G)(2) - Transitway	N/A	
A5.501(G)(3) - Transit Route	N/A	
A5.501(G)(4) - Private Driveway Accesses	N/A	
A5.501(G)(5) - Scenic Routes	N/A	
A5.501(G)(6) - Alleys	N/A	
<b>A5.502 - Intersections</b>		
A5.502 - Arterial Intersections		Only two local streets, Streets F and G, are proposed to intersect SE 190th Ave., a Major Arterial. The location of both of these streets have been checked to ensure compliance with sight distance standards. Street F was initially located 140 feet south of the proposed location but after further investigation it was found this location did not comply with sight distance standards and it was shifted north to its current location.
A5.502 - Collector Street and Local Street Intersections	N/A	
A5.502 - Intersection Angles		All proposed streets are designed to intersect other streets at a 90 degree angle as required by this section.
A5.502 - Intersection Off-Sets	N/A	No street offsets are proposed with this subdivision.
A5.503 - Driveways		All individual lots will be accessed by a curb cut from a local street. The access points with the street shall be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street.
A5.503 - Number of Driveways on Arterial & Collector Streets		No lots are proposed to gain access from an arterial or collector street.

<b>Standard</b>	<b>N/A</b>	<b>Findings</b>
A5.503 - Driveway Proximity to Street Intersection Queue Length (Collector & Higher)		Driveways will be located in accordance with the requirements of this section.
A5.503 - Curb Cut Proximity to Property Line		All curb cuts shall be a minimum of seven feet from the property line.
A5.503 - Commercial, Industrial & Multi-Family Residential Shared Driveways and Internal Access	N/A	
A5.503 - Multi-Family Residential Driveway Standards	N/A	
A5.503 - Driveway Locations Distance to Curb Return		All driveways will be located in accordance with the requirements of Table A5-503(A).
A5.503 - Driveway Approach Widths		All driveways will be constructed in accordance with the requirements of Table A5-50(B).
<b>A5.504 - Transit Facility Standards</b>		
A5.504(A) - Adjacent to Transit Streets or Transit Routes (Existing or Future)	N/A	
A5.504(B) - Provision of Transit Facilities	N/A	
A5.504(C) - Transit Facility Standards	N/A	
A5.504(C)(1) - New Transit Stops or Upgrades	N/A	
A5.504(C)(2) - Bus Turnouts or Other Facilities	N/A	
A5.504(C)(3) - Bus Stop Improvements and Dimensions	N/A	
A5.504(C)(4) - Bus Stop Location	N/A	

#### **A5.505 - Transitway Standards for Light Rail**

A5.505(B) - Within an Arterial	N/A	
A5.505(C) - 24-Hour Activity Location	N/A	
A5.505(D) - ADA Accessibility Design	N/A	
A5.505(E) - Pedestrian Crossings	N/A	
A5.505(F) - Platforms	N/A	
A5.505(G) - Lighting	N/A	
A5.505(H) - Provision of Telephones	N/A	
A5.505(I) - Light Rail Shelters	N/A	

#### A5.506 - Sidewalks

A5.506(A) - Requirement for Sidewalks & Guarantee for Residential Sidewalk Improvements		Sidewalks for the new lots will be constructed as part of the construction of homes on these lots. In addition, the applicant shall provide a guarantee of completion equal to 110% of the estimated cost to complete construction of sidewalks to assure complete construction of all public sidewalks within two years of the date the street is accepted for ownership and operation.
A5.506(B) - Location of Sidewalk Within the Right-of-Way		Sidewalks will be constructed curb tight or setback as required by the City of Gresham.
A5.506(C) - Obstructions in the Sidewalk	N/A	
A5.506(D) - ADA Clearances		All sidewalks will be constructed in accordance with applicable standards.
A5.506(E) - Modification of Sidewalk Design and Location		Topographic considerations should not require any modifications to the sidewalk design and location standards.
A5.506(F) - Sidewalk Meander		The applicant does not anticipate a meandering in the sidewalk alignment.
A5.506(G) - Sidewalks on Both Sides of Streets		Sidewalks will be constructed on both sides of all new streets. Sidewalks will also be constructed on the east side of SE 190th Ave. where this street abuts the subject property as required.

#### A5.500 - Transportation System Description and Function (cntd.)

<b>A5.508 - Pedestrian/ Bicycle Accessways</b>	N/A	
A5.508(A)(1) - Bicycle & Pedestrian Connections	N/A	
A5.508(A)(2)(a) - Access to Pedestrian/Bicycle Destinations	N/A	
A5.508(A)(2)(b) - Access to Permanent Dead-End Streets to Destinations	N/A	
A5.508(A)(2)(c) - Access to Permanent Dead-End Streets to Arterials or Collectors	N/A	
A5.508(A)(2)(d) - Accessway Spacing	N/A	
A5.508(A)(3) - Accessway Type and Purpose	N/A	
A5.508(A)(4) - Exceptions	N/A	
A5.508(B) - Street Entry	N/A	
<b>A5.508(C) - Accessway Design Standards</b>		
A5.508(C)(1) - Public Right-of-Way or Easement	N/A	
A5.508(C)(2) - Right-of-Way or Easement Width	N/A	
A5.508(C)(3) - Clear Vision	N/A	
A5.508(C)(4) - Lighting	N/A	
A5.508(C)(5) - Slope and Stairs	N/A	
A5.508(C)(6) - Fencing & Screening	N/A	
A5.508(C)(7) - Motor Vehicle Prohibition	N/A	
A5.508(C)(8) - Cross-Slopes & Stormwater Runoff	N/A	
A5.508(C)(9) - Pavement Width & Materials	N/A	

A5.508(C)(10) - Constructed per Public Works Standards	N/A	
<b>A5.509 - Public Paths and Trails</b>		
A5.509(A)(1) - Trail Easement Width	N/A	
A5.509(A)(2) - Conformance with City Trails Master Plan	N/A	
A5.509(A)(3) - Location of Trail for Buffering	N/A	
A5.509(A)(4) - Location for Avoiding Non-Pedestrian Uses & Activities	N/A	
A5.509(B) - Trail Easements & Open Space/Landscaping Requirements	N/A	
<b>A5.510 - Underground Utilities</b>		
A5.510(B)(1) - Applicability		The applicant is aware that existing overhead electrical service may need to be converted to underground service.
A5.510(B)(2) - Electrical Line & Equipment Exceptions	N/A	
A5.510(B)(3) - Costs Exception	N/A	
A5.511 - Street Trees		All street trees installed with this development will comply with city standards.
A5.512 - Additional Public Facilities Requirements	N/A	