

**PROJECT SCOPE**

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF NINE (9) ANTENNAS, 9 (9) RRHS, TWO (2) SURGE PROTECTORS ON A NEW FAUX MONOFIR, WITH FIBER/DC CABLES RUN WITHIN THE TOWER.
3. PROPOSED INSTALLATION OF A 3-BAY WALK UP CABINET (WUC) AND A BATTERY BACKUP CABINET ON A CONCRETE PAD WITHIN A WOOD FRAMED ENCLOSURE, WITHIN A NEW 50' X 50' FENCED COMPOUND.
4. PROPOSED INSTALLATION OF NEW 800A ELECTRICAL SERVICE, AND FIBER SERVICE.



**at&t**  
mobility corp.

**PD31 BETHANY CREST**

FA #: 10576578 / USID: 313419  
PROPERTY ID#: R324301  
13937 NW SPRINGVILLE ROAD  
PORTLAND, OR 97229

FINAL ZONING DRAWINGS

**SHEET INDEX**

- T1.0 TITLE SHEET
- LS-1 SITE SURVEY
- LS-2 SURVEY DETAIL
- C1.0 GRADING, DRAINAGE & EROSION CNTRL PLAN
- C2.0 DRAINAGE PLAN
- C3.0 EROSION CONTROL DETAILS
- L1.0 TREE REMOVAL & RETENTION PLAN
- L2.0 LANDSCAPE PLAN
- A1.0 OVERALL SITE PLAN
- A2.0 ENLARGED SITE PLAN
- A3.0 ELEVATIONS



DRAWN BY: MS/CH  
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	08/26/24	90% ZONING DRAWINGS
2	09/18/24	CLIENT COMMENTS
3	09/25/24	100% ZONING DRAWINGS
4	01/31/25	STORMWATER UPDATE
5	03/03/25	JX COMMENTS

LICENSER  
PRELIMINARY UNLESS SIGNED

PROJECT INFORMATION  
**PD31 BETHANY CREST**  
PARCEL #R324301  
13937 NW SPRINGVILLE ROAD  
PORTLAND, OR 97229

SHEET TITLE  
**TITLE SHEET**

SHEET NO.  
**T1.0**

**PROJECT CONTACTS**

**APPLICANT:**  
NEW CINGULAR WIRELESS PCS, LLC  
19801 SW 72ND AVENUE #100  
TUALATIN, OR 97062

**PROPERTY OWNER:**  
ROBERT L. ZAHLER & GAYLA G. ZAHLER TRUST  
13937 NW SPRINGVILLE ROAD  
PORTLAND, OR 97229  
JON KLINE  
PH: 503.504.1109

**ZONING/PERMITTING AGENT:**  
SMARTLINK  
10 CHURCH CIRCLE,  
ANNAPOLIS, MD 21401  
DEBRA GRIFFIN  
PH: 480.296.1205

**SITE ACQUISITION AGENT:**  
SMARTLINK  
10 CHURCH CIRCLE,  
ANNAPOLIS, MD 21401  
DEBRA GRIFFIN  
PH: 480.296.1205

**RF ENGINEER:**  
AT&T MOBILITY

**CONSTRUCTION MANAGER:**  
AT&T MOBILITY  
TOM LOGAN  
PH: 425.215.3490

**ENGINEER OF RECORD:**  
VECTOR STRUCTURAL ENGINEERS  
651 W. GALENA PARK BLVD., SUITE 101  
DRAPER, UT 84020  
WELLS L. HOLMES, SE  
PH: 801.990.1775

**SURVEYOR:**  
AMBIT CONSULTING, LLC  
245 SAINT HELENS AVE, SUITE 3A  
TACOMA, WA 98402

**PROJECT INFORMATION**

**SITE NAME:** PD31 BETHANY CREST  
**ADDRESS:** 13937 NW SPRINGVILLE ROAD  
PORTLAND, OR 97229

**JURISDICTION:** MULTNOMAH COUNTY  
**PROPERTY ID #:** R324301  
**TAX LOT #:** 1N1W16C 00100  
**PARCEL SIZE:** 20.07 AC  
**ZONING:** EFU - EXCLUSIVE FARM USE

**LATITUDE:** 45° 34' 10.44" N (45.569567°)  
**LONGITUDE:** -122° 49' 30.79" W (-122.825219°)  
**GROUND ELEVATION:** 413.6' AMSL  
**SOURCE:** 1A CERTIFICATION

**(P) STRUCTURE TYPE:** MONOFIR  
**(P) STRUCTURE HEIGHT:** 140.0'  
**(P) AT&T GROUND LEASE AREA:** 2,500 SQ FT

**OCCUPANCY:** U  
**GROUP:** II-B

**DRIVING DIRECTIONS**

- FROM AT&T OFFICE IN TUALATIN, OREGON:
1. TURN RIGHT ONTO SW 72ND AVE (489 FT)
  2. TURN LEFT AT THE 1ST CROSS STREET ONTO SW SAGERT ST (.4 MI)
  3. TURN LEFT ONTO SW 65TH AVE (.5 MI)
  4. CONTINUE ONTO SW NYBERG ST (.2 MI)
  5. USE THE RIGHT LANE TO MERGE ONTO I-5 N VIA THE RAMP TO PORTLAND (.2 MI)
  6. MERGE ONTO I-5 N (2.2 MI)
  7. TAKE EXIT 292A TO MERGE ONTO OR-217 N TOWARD TIGARD / OREGON COAST (7.5 MI)
  8. TAKE THE EXIT ON THE LEFT ONTO US-26 W / NW SUNSET HWY TOWARD SEASIDE (3.1 MI)
  9. TAKE EXIT 65 FOR CORNELL ROAD TOWARD BETHANY BLVD (.3 MI)
  10. KEEP LEFT AT THE FORK TO CONTINUE ONTO NW CORNELL RD. FOLLOW SIGNS FOR SPORT CTR / HILLSBORO (.3 MI)
  11. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO NW BETHANY BLVD (2.0 MI)
  12. CONTINUE ONTO NW KAISER RD (.5 MI)
  13. TURN RIGHT ONTO NW SPRINGVILLE RD (.8)
  14. TURN LEFT ONTO ACCESS ROAD IMMEDIATELY FOLLOWING SHACKELFORD RD, SITE WILL BE ON YOUR RIGHT (100 FT)
- TOTAL TIME: 30 MINS  
TOTAL MILES: 18.1 MILES

\*\* THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE OWNER IS STRICTLY PROHIBITED.

**GOVERNING CODES**

- 2022 OREGON STRUCTURAL SPECIALTY CODE
- 2021 OREGON ELECTRICAL SPECIALTY CODE
- 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE
- 2022 OREGON MECHANICAL SPECIALTY CODE
- 2022 OREGON FIRE CODE

A.D.A. COMPLIANCE  
INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

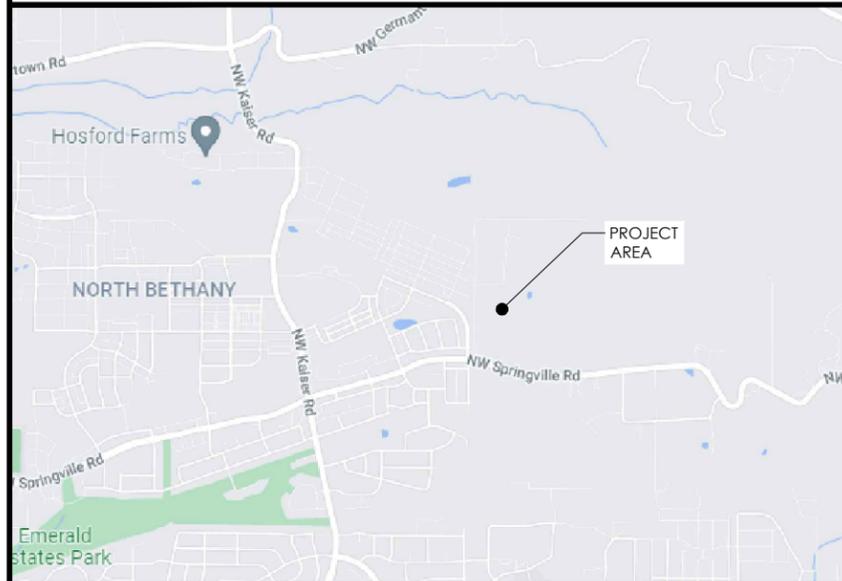
**APPROVALS**

FINAL CONSTRUCTION DRAWINGS SIGN-OFF

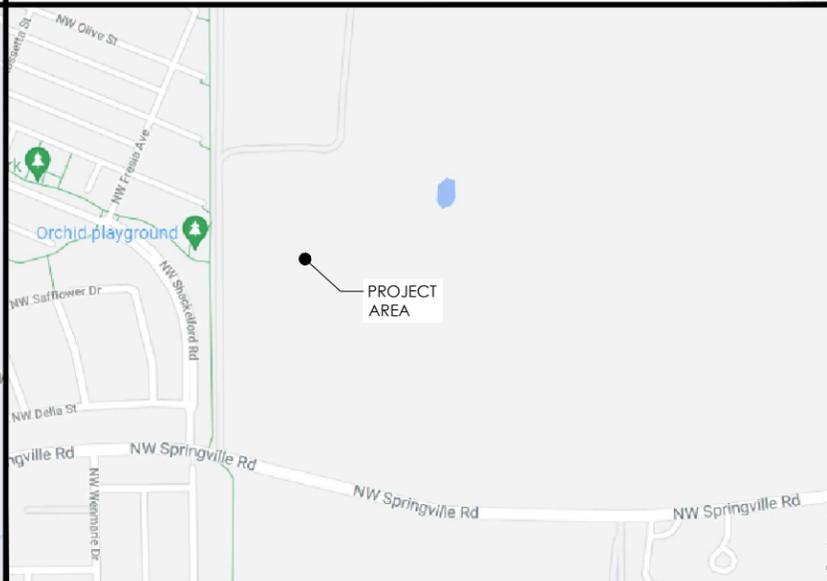
\*\* REVIEWERS SHALL PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED.

CONSULTANT/PRINTED NAME	SIGNATURE	DATE
LANDLORD:		
SITE ACQ:		
PERMITTING:		
RF MGR:		
CONST MGR:		
OPS MGR:		
PROJ. MGR:		
COMPLIANCE:		
TRANSPORT:		

**VICINITY MAP**

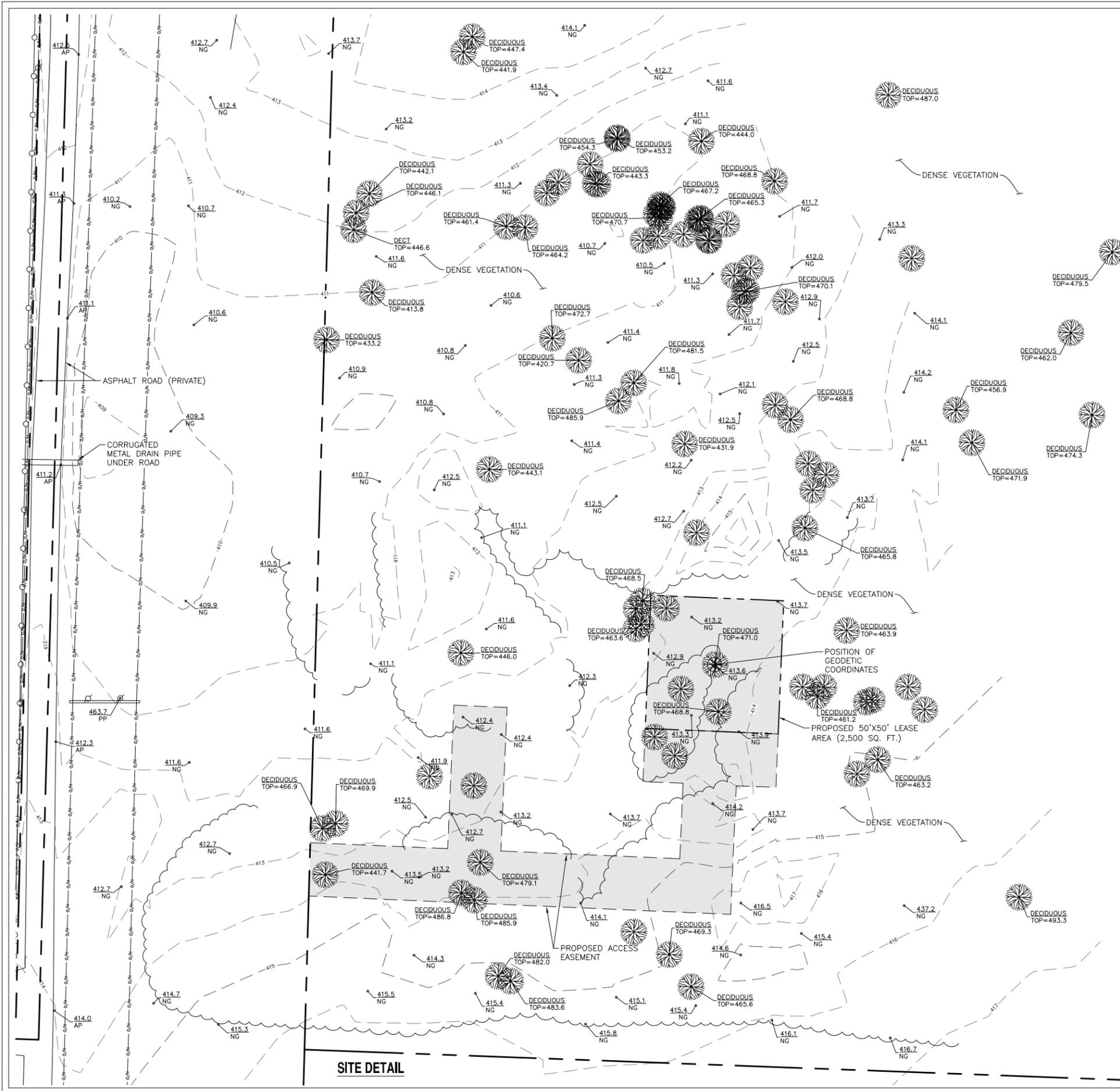


**LOCALIZED MAP**



Know what's below.  
Call before you dig.

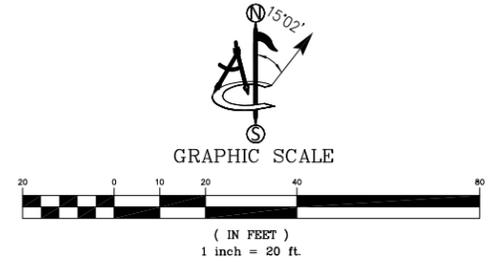




POSITION OF GEODETIC COORDINATES  
 LATITUDE 45° 34' 10.44" (45.569567°) NORTH (NAD83)  
 LONGITUDE 122° 49' 30.79" (122.825219°) WEST (NAD83)  
 GROUND ELEVATION @ 413.6' (NAVD88)

**LEGEND**

AP	ASPHALT	⊗	FIRE HYDRANT
CLF	CHAIN LINK FENCE	○	UTILITY POLE
CONC	CONCRETE	⊕	POSITION OF GEODETIC COORDINATES
D/W	ACCESS DRIVEWAY	⊗	SPOT ELEVATION
EP	EDGE OF PAVEMENT	⊗	WATER CONTROL VALVE
NG	NATURAL GRADE	⊗	GAS VALVE
R/W	RIGHT OF WAY		
⊗	TREES		
⊗	PINE TREES		
○	CHAIN LINK FENCE		
—	GAS		
—	GAS		
—	GAS		
—	O/H		
—	O/H		
—	O/H		
—	ELECTRIC LINES		
—	COM		
—	COM		
—	COM		
—	STREET CENTERLINES		
—	SUBJECT PROPERTY LINE		
—	ADJACENT PROPERTY LINE		
—	EASEMENT LINES		
—	TIE LINES		
—	LEASE AREA LIMITS		
—	MAJOR CONTOUR INTERVAL		
—	MINOR CONTOUR INTERVAL		



PROJECT INFORMATION:  
**BETHANY CREST PD31**  
 NO ADDRESS  
 PORTLAND, OR 97229  
 MULTNOMAH COUNTY

ORIGINAL ISSUE DATE:  
 12/13/2021

REV.:—DATE:—DESCRIPTION:—BY:—

A	12/13/2021	PRELIMINARY	DH
0	08/03/2022	UPDATE	PD
1	02/28/2023	REVISE LEASE LOCATION (C)	CK

PROJECT COORDINATION:

**CAPITAL DESIGN SERVICES**  
 2101 4TH AVE E, SUITE 202  
 OLYMPIA, WA 98506  
 360.991.1501  
 WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

**ambit consulting**  
 1229 CORNWALL AVE.  
 SUITE 301  
 BELLINGHAM, WA 98402  
 PH. (480) 659-4072  
 WWW.AMBITCONSULTING.US

DRAWN BY:—CHK.:—APV.:—

DH	PD	XX
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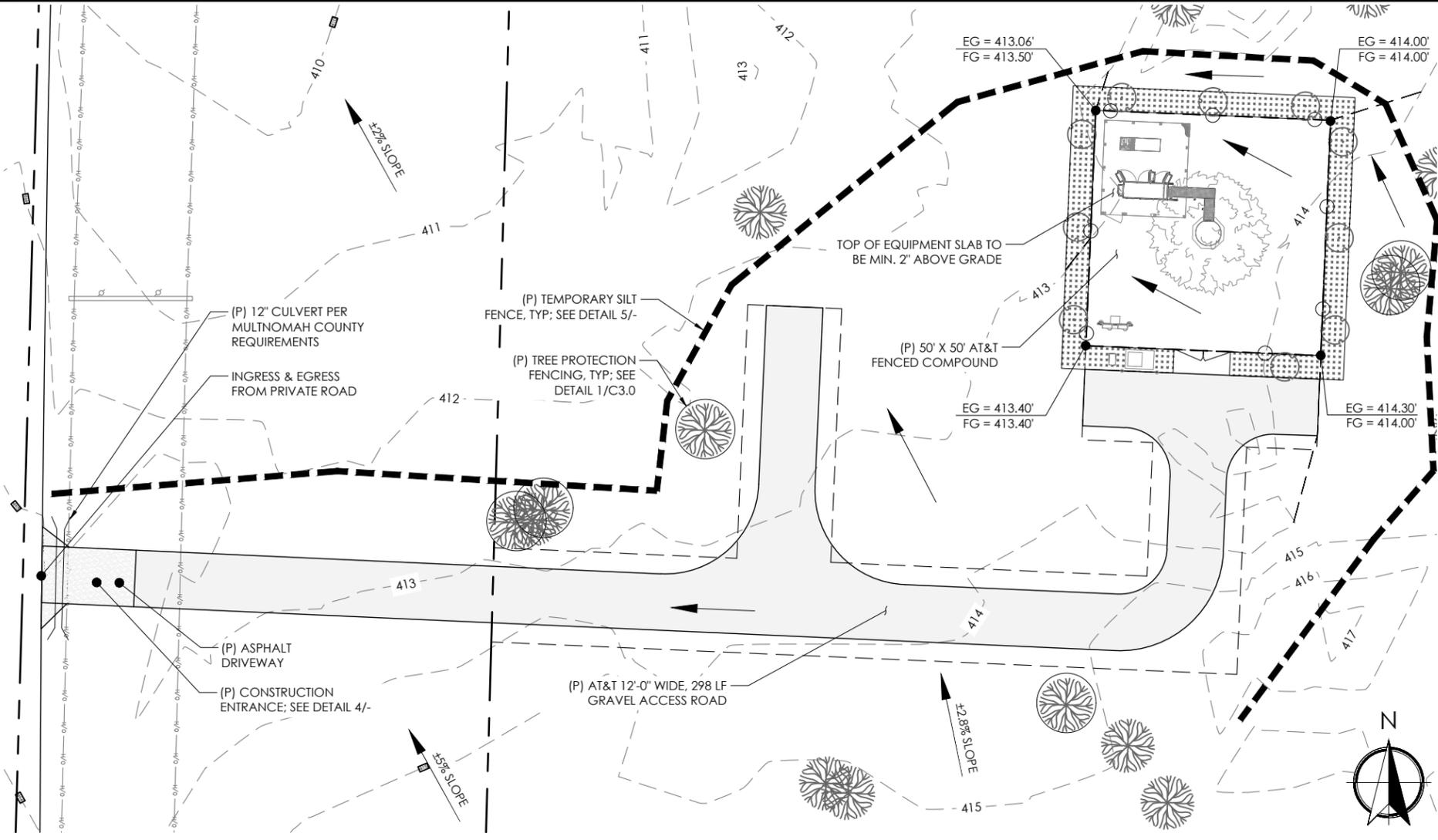
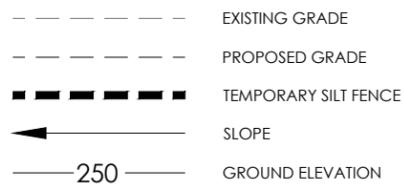
LICENSER:

PRELIMINARY

SHEET TITLE:  
 SURVEY DETAIL

SHEET NUMBER:  
 LS-2

- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE IMPLEMENTATION OF THIS PLAN AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIODS, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
- PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
- SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
- IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE LOCAL JURISDICTIONAL REQUIREMENTS FOR WET WEATHER RESTRICTIONS.
- THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.



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DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	08/26/24	90% ZONING DRAWINGS
2	09/18/24	CLIENT COMMENTS
3	09/25/24	100% ZONING DRAWINGS
4	01/31/25	STORMWATER UPDATE
5	03/03/25	JX COMMENTS

LICENSER  
PRELIMINARY UNLESS SIGNED

1 NOTES & LEGEND

2 GRADING & EROSION CONTROL PLAN



**PROJECT DESCRIPTION:**  
THE PROPOSED DEVELOPMENT FOR THIS SITE INCLUDES THE CONSTRUCTION OF A COMMUNICATION FACILITY WITHIN A 50' X 50' AREA. THE SITE WILL INCLUDE A NEW GRAVEL ACCESS DRIVE, SECURITY FENCING, COMPOUND GRAVELING, A 140' MONOFIR, 16' X 20' CONCRETE PAD, RADIO EQUIPMENT AND ENHANCED LANDSCAPING AROUND THE COMPOUND. THE TOTAL NEW IMPERVIOUS AREA WILL BE APPROXIMATELY 7,358 SQ. FT. THE FILLS ARE MINIMAL AND WILL NOT REQUIRE STOCKPILING OF SOIL; TOP SOIL AT GRAVEL LOCATIONS TO BE OFF-HAULED TO AN APPROVED DISPOSAL LOCATION. DURING CONSTRUCTION STAGING, BMP'S FOR TEMPORARY EROSION/SEDIMENTATION CONTROL TO BE IMPLEMENTED PER COUNTY GUIDELINES AND PER PLAN, IF APPLICABLE.

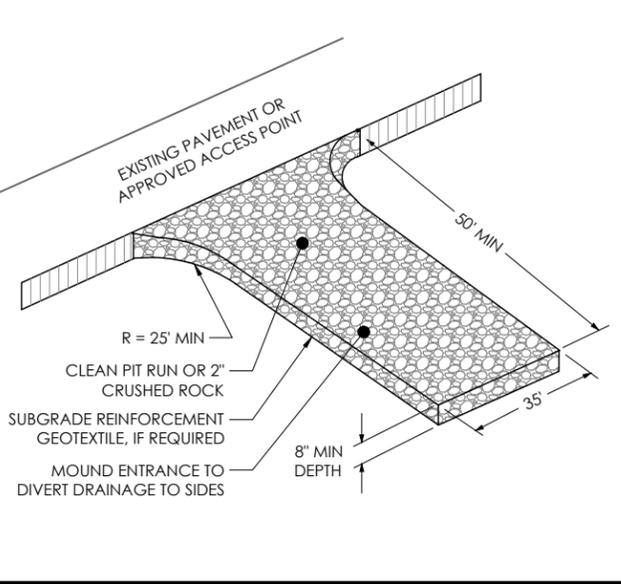
**PROPOSED COMPOUND AREA:**  
CUT: 0 CU. YD.  
FILL: 0 CU. YD.

**PROPOSED DRIVEWAY AREA:**  
CUT: 0 CU. YD.  
FILL: 0 CU. YD.

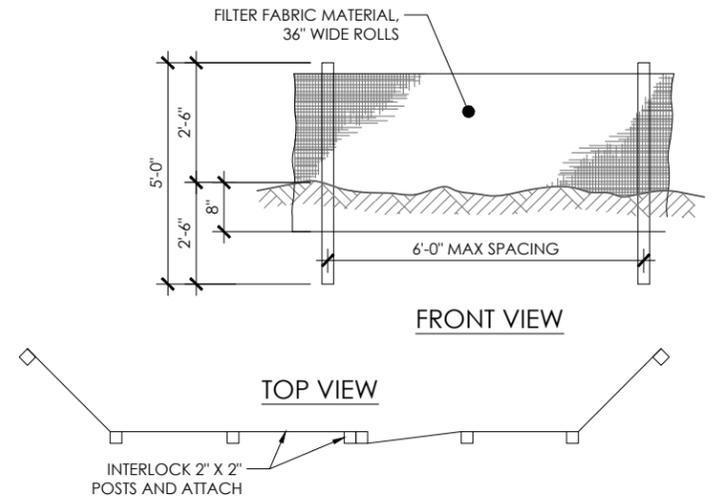
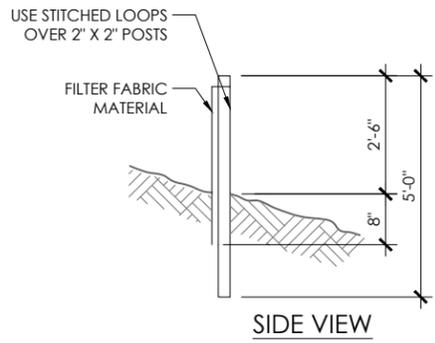
**STRIPPING ORGANICS FOR PROPOSED COMPOUND AREA:**  
CUT: 46 CU. YD.

**STRIPPING ORGANICS FOR PROPOSED DRIVEWAY AREA:**  
CUT: 90 CU. YD.

**APPROX. TOTAL AREA OF DISTURBANCE (NEW IMPERVIOUS AREA):**  
4858 SQ. FT. (NEW ACCESS DRIVE & HAMMERHEAD)  
2500 SQ. FT. (NEW GRAVEL COMPOUND)  
7358 SQ. FT.



- NOTES:**
- BURY BOTTOM OF FILTER FABRIC 6" BELOW FINISHED GRADE, 2" X 2" FIR, PINE, OR STEEL.
  - FENCE POSTS W/ STITCHED LOOPS TO BE INSTALLED ON THE UPHILL SIDE OF THE SLOPE.
  - COMPACT ALL AREAS OF FILTER FABRIC TRENCH.



3 PROJECT DESCRIPTION, CUT & FILL QTY

4 CONSTRUCTION ENTRANCE

5 TEMPORARY SILT FENCE

PROJECT INFORMATION

PD31  
BETHANY CREST

PARCEL #R324301  
13937 NW SPRINGVILLE ROAD  
PORTLAND, OR 97229

SHEET TITLE  
GRADING, DRAINAGE & EROSION CONTROL PLAN

SHEET NO.  
C1.0



DRAWN BY: MS/CH  
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	08/26/24	90% ZONING DRAWINGS
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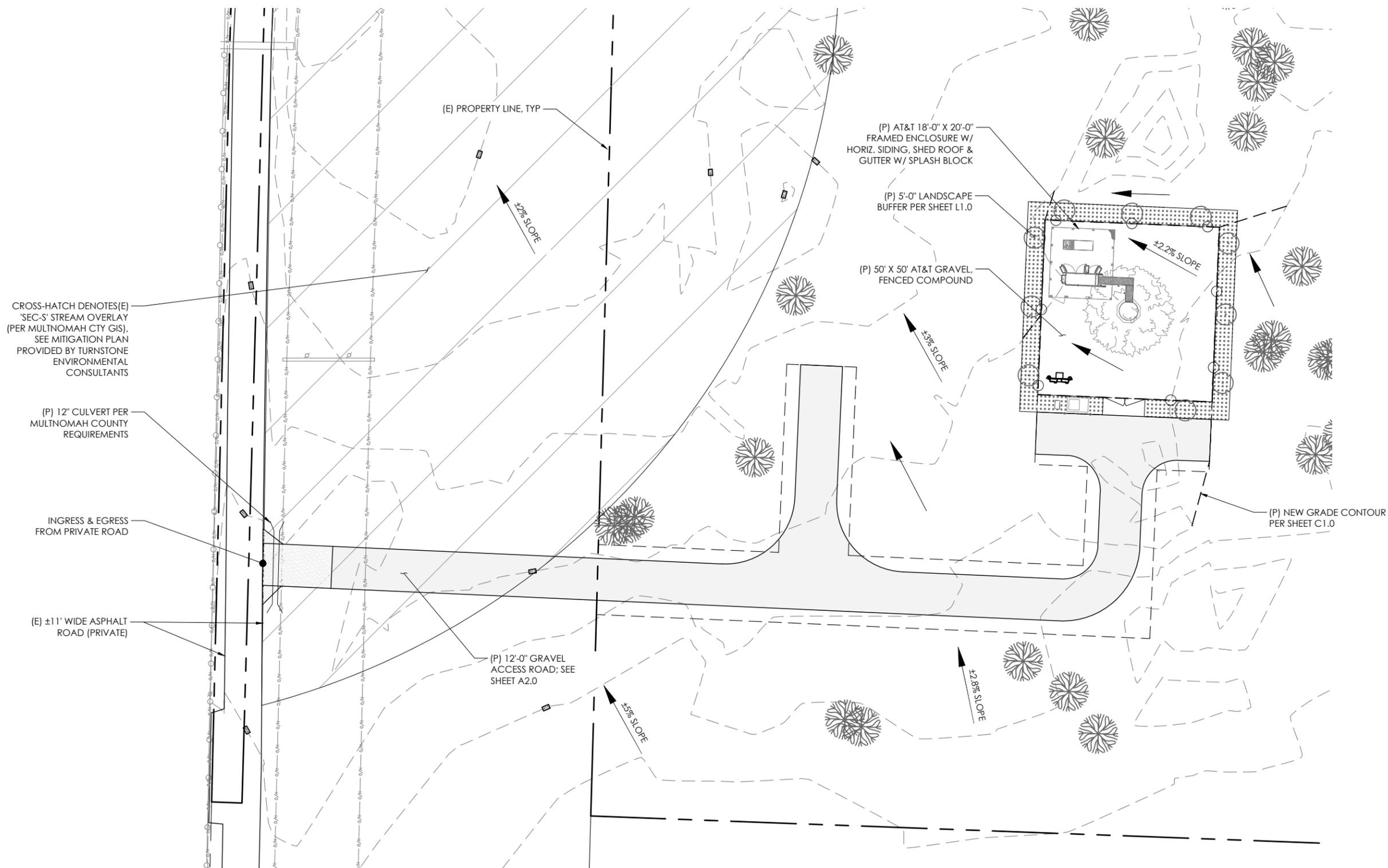
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PROJECT INFORMATION  
**PD31  
BETHANY CREST**  
PARCEL #R324301  
13937 NW SPRINGVILLE ROAD  
PORTLAND, OR 97229

SHEET TITLE  
**DRAINAGE PLAN**

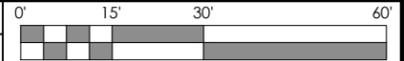
SHEET NO.  
**C2.0**

Exhibit A.7.d



1 DRAINAGE PLAN

11 X 17 SCALE: 1" = 30'-0"  
22 X 34 SCALE: 1" = 15'-0"





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CHECKED BY: BU

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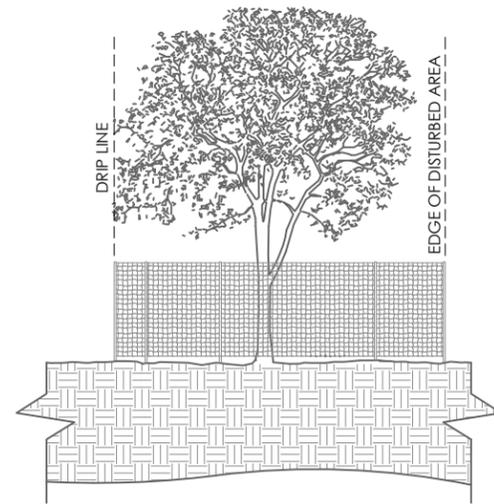
LICENSER  
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PROJECT INFORMATION  
**PD31  
BETHANY CREST**  
PARCEL #R324301  
13937 NW SPRINGVILLE ROAD  
PORTLAND, OR 97229

SHEET TITLE  
**EROSION CONTROL  
DETAILS**

SHEET NO.  
**C3.0**

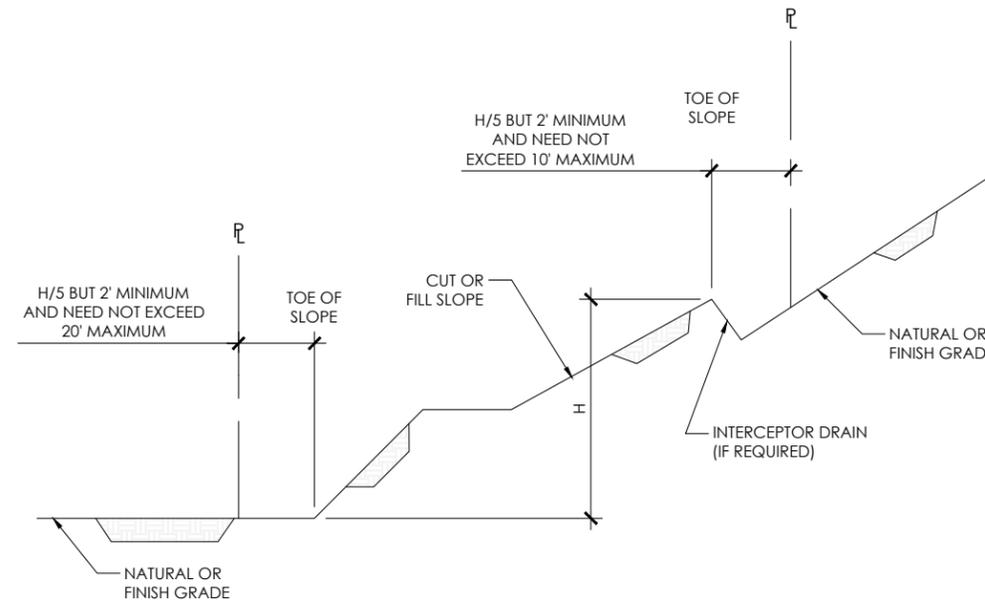
Exhibit A.7.e



- NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS SHOWN.
  2. INSTALL TREE PROTECTION FENCE AT THE TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, PRIOR TO START OF CONSTRUCTION.
  3. FENCE MATERIAL SHALL BE ORANGE, UV RESISTANT, HIGH TENSILE STRENGTH POLYETHYLENE LAMINAR BARRICADE FENCING W/ 1.33 LBS/LF STEEL POSTS, SPACED 4'-0" MAXIMUM. POSTS SHALL BE 4'-0" ABOVE GRADE, MINIMUM, AND 2'-0" BELOW GRADE, MINIMUM.
  4. TREE PROTECTION FENCING SHALL BE ERECTED AND MAINTAINED THROUGH THE DURATION OF THE PROJECT.
  5. STORAGE OF MATERIALS WITHIN THE TREE PROTECTION FENCING ZONE IS PROHIBITED.

1 TREE PROTECTION FENCE

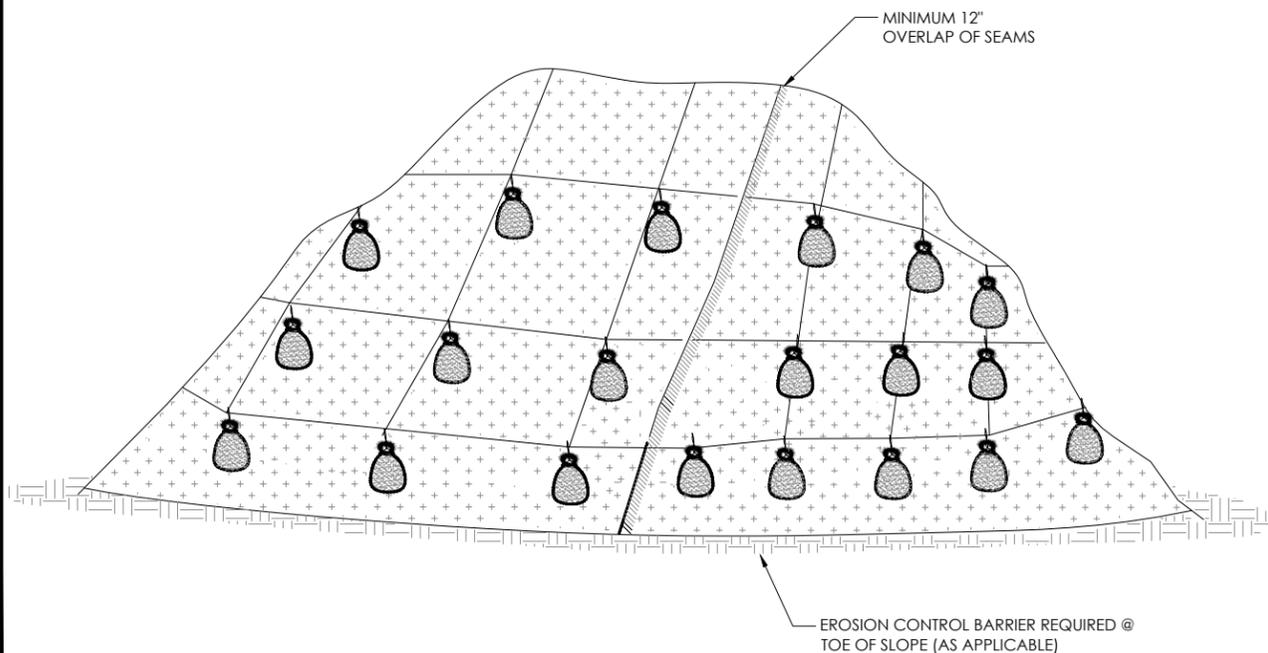
11X17 SCALE: NTS  
22 X 34 SCALE: NTS



2 SETBACKS & DRAINAGE DIMENSIONS

11X17 SCALE: NTS  
22 X 34 SCALE: NTS

- NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
  2. BARRIER REQUIRED @ TOE OF STOCK PILE.
  3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR APPROVED EQUAL ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
  4. PLASTIC TO EXTEND MINIMUM 1' BEYOND TOE OF SLOPE.



3 PLASTIC SHEETING

4 NOT USED



- ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO RECEIVING FINAL BUILDING INSPECTION APPROVAL.
- ALL PLANTINGS ARE DROUGHT TOLERANT, NO IRRIGATION IS REQUIRED FOLLOWING INITIAL WATERING AT INSTALLATION. IF SEVERE DROUGHT OCCURS, CONTRACTOR / OWNER TO RE-SOAK TREE RINGS TO SATURATE AS NEEDED (ONE INCH OF RAINFALL ALLOWS TREE RING TO SEEP WATER FOR A PERIOD OF 30 DAYS PER MANUFACTURER).
- ALL PLANTINGS WILL BE WARRANTED BY LANDSCAPER FOR A PERIOD OF ONE YEAR FROM INSTALLATION.
- ALL DEBRIS AND EXISTING GROUND COVER REMOVAL IS TO BE DONE BY THE CONTRACTOR.
- MULCH (AS A GROUND COVER) MUST BE CONFINED TO AREAS UNDERNEATH PLANTS AND IS NOT A SUBSTITUTE FOR GROUND COVER PLANTS.
- CONTRACTOR TO PROVIDE SUFFICIENT WATERING UPON INITIAL INSTALLATION OF PLANTINGS.
- ALL PLANTINGS SHALL BE FERTILIZED PER SPECIFIC SPECIE REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE TO ARRANGE AN ON-SITE MEETING TO DISCUSS PROJECT PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS THAT MAY AFFECT THE WORK, AND SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING, AT HIS OR HER OWN EXPENSE, ANY DAMAGES FROM HIS OR HER OPERATION.
- CLEAR AND GRUB ALL NEW PLANTING AREAS PRIOR TO THE INSTALLATION OF ANY NEW PLANT MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT, AND REPLANT WITH SAME SPECIES AS NEEDED.

## 1 NOTES

### TREE RING INSTALLATION INSTRUCTIONS:

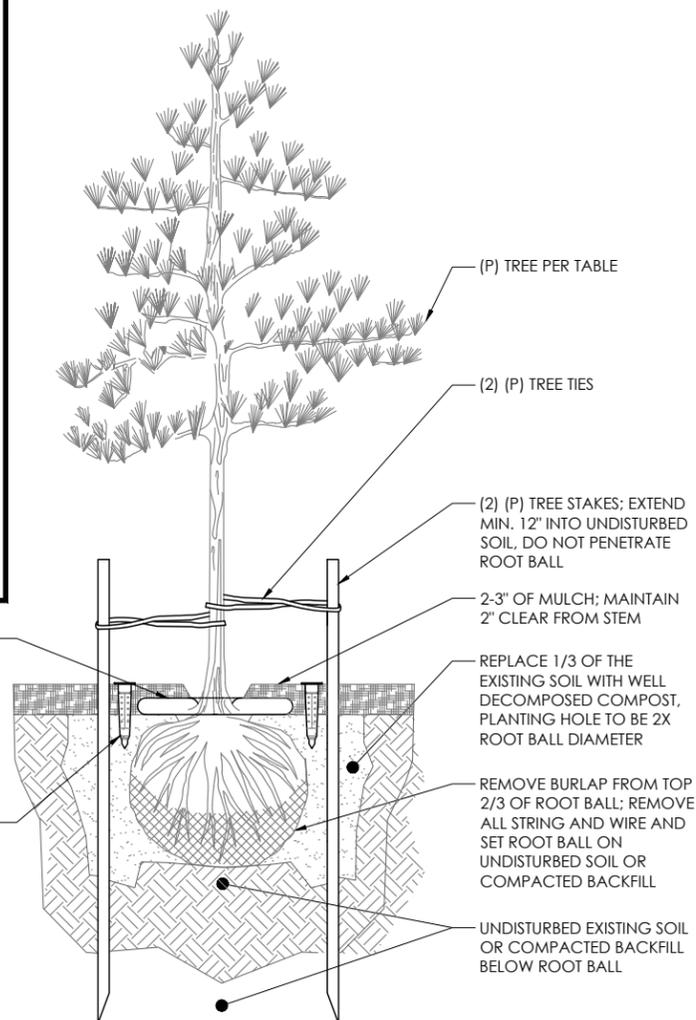
- PLACE THE TREE RING COMPLETELY SUBMERGED IN WATER FOR AT LEAST 5 HOURS OR OVERNIGHT PRIOR TO INSTALLING.
- COVER WITH 2-3" OF MULCH. DO NOT PLACE ANY SOIL, DIRT, FINE SAND, COMPOST, OR IRON-BASED STICKS OR TOMATO CAGE ON TOP OF PRODUCT.
- DO NOT ALLOW FERTILIZERS TO COME INTO CONTACT WITH THE PRODUCT. DO NOT POKE TREE RING WITH STICK, DAMAGE TO THE SURFACE MAY DECREASE FUNCTIONALITY.
- INSTALL PER MANUFACTURER RECOMMENDATIONS.
- WATER TREES ONCE EVERY 3-4 WEEKS IF LESS THAN 1" OF RAIN FALLS DURING THAT PERIOD.

### ROOT FLOW INSTALLATION INSTRUCTIONS:

- USING A SCREWDRIVER, CREATE A PILOT HOLE, AND MOVE SCREWDRIVER IN CIRCLES TO WIDEN THE HOLE.
- USE A MALLET TO INSTALL THE STAKE INTO THE GROUND NEAR THE ROOT BALL, ENSURING NOT TO PUNCTURE TREE RING.
- ENSURE ROOT FLOW IS FLUSH MOUNT TO THE GROUND, AND CLEAR OF ANY NEW MULCH COVER.

(P) STEADY SPRING 36" TREE WATERING BAG, TYP (1) PER TREE, BY SMART SPRING (OR APPROVED EQUAL)

(P) ROOT FLOW TREE WATERING STAKE, MODEL # RF-L, TYP (4) PER TREE, BY SMART SPRING (OR APPROVED EQUAL)

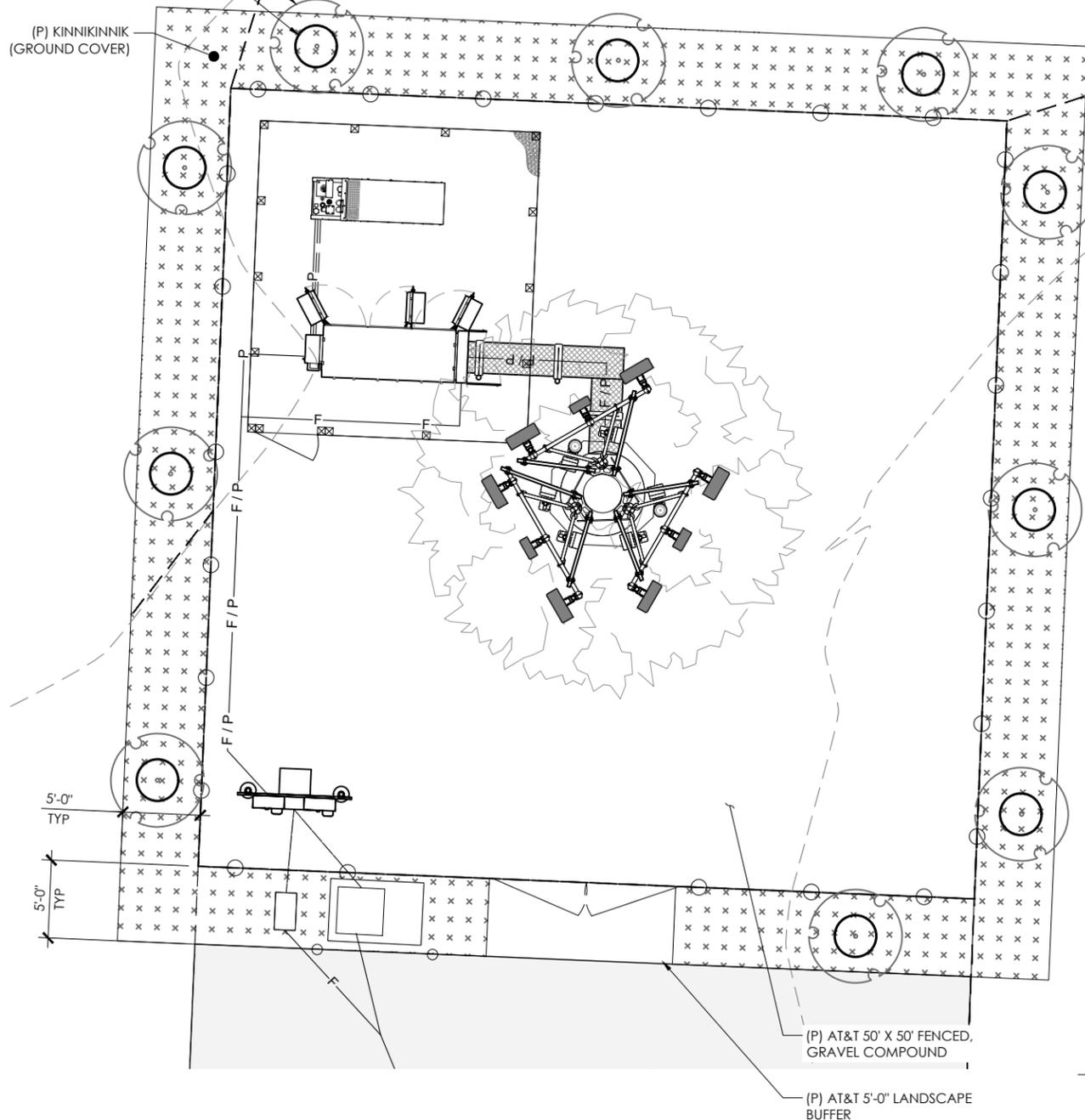


PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CLASS.
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNIK (BEARBERRY)	(T.B.D.)	1 GAL. & 30" O.C. EACH WAY	GROUND COVER
	THUJA PLICATA	WESTERN RED CEDAR	(10)	6' HT. MIN. @ PLANTING	TREE

(P) WESTERN RED CEDAR, TYP OF (10), SEE 2/-

(1) (P) 36" TREE RING W/ (4) ROOT FLOW STAKES, TYP FOR EACH TREE TO BE INSTALLED; SEE DETAIL 2/-

(P) KINNIKINNIK (GROUND COVER)



DRAWN BY: MS/CH  
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	08/26/24	90% ZONING DRAWINGS
2	09/18/24	CLIENT COMMENTS
3	09/25/24	100% ZONING DRAWINGS
4	01/31/25	STORMWATER UPDATE
5	03/03/25	JX COMMENTS

LICENSER  
PRELIMINARY UNLESS SIGNED

PROJECT INFORMATION  
PD31  
BETHANY CREST  
PARCEL #R324301  
13937 NW SPRINGVILLE ROAD  
PORTLAND, OR 97229

SHEET TITLE  
LANDSCAPE PLAN

SHEET NO.  
L2.0

2 TREE / SHRUB PLANTING

11X17 SCALE: NTS  
22 X 34 SCALE: NTS

3 LANDSCAPE PLAN

11X17 SCALE: 1" = 10'-0"  
22 X 34 SCALE: 1" = 5'-0"



Exhibit A.7.g

NOTES:  
 1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



DRAWN BY: MS/CH  
 CHECKED BY: BU

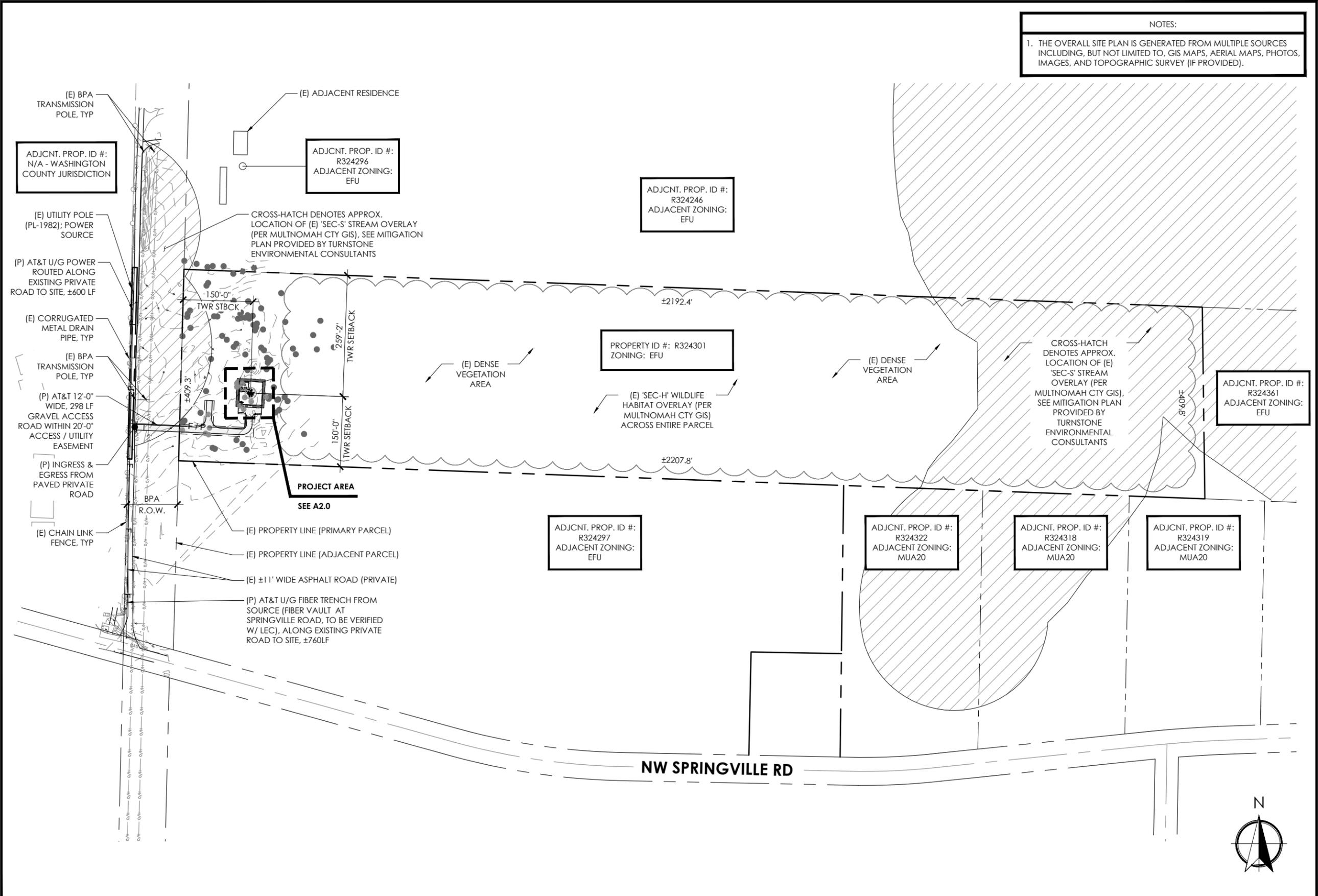
DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	08/26/24	90% ZONING DRAWINGS
2	09/18/24	CLIENT COMMENTS
3	09/25/24	100% ZONING DRAWINGS
4	01/31/25	STORMWATER UPDATE
5	03/03/25	JX COMMENTS

LICENSER  
 PRELIMINARY UNLESS SIGNED

PROJECT INFORMATION  
 PD31  
 BETHANY CREST  
 PARCEL #R324301  
 13937 NW SPRINGVILLE ROAD  
 PORTLAND, OR 97229

SHEET TITLE  
 OVERALL SITE PLAN

SHEET NO.  
 A1.0



1 OVERALL SITE PLAN

11 X 17 SCALE: 1" = 200'-0"  
 22 X 34 SCALE: 1" = 100'-0"



Exhibit A.7.h





DRAWN BY: MS/CH  
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	08/26/24	90% ZONING DRAWINGS
2	09/18/24	CLIENT COMMENTS
3	09/25/24	100% ZONING DRAWINGS
4	01/31/25	STORMWATER UPDATE
5	03/03/25	JX COMMENTS

LICENSER  
PRELIMINARY UNLESS SIGNED

PROJECT INFORMATION  
**PD31**  
**BETHANY CREST**  
PARCEL #R324301  
13937 NW SPRINGVILLE ROAD  
PORTLAND, OR 97229

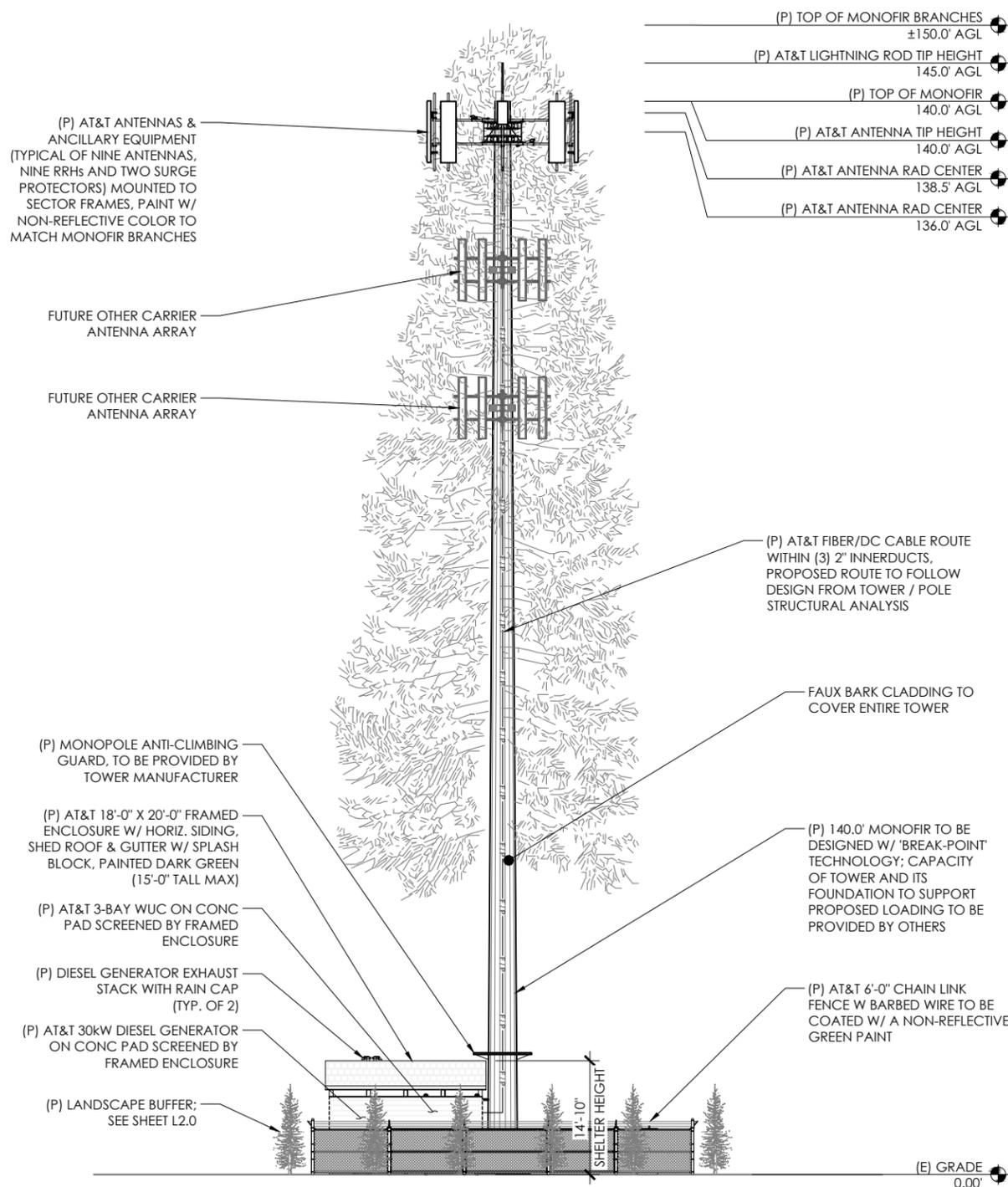
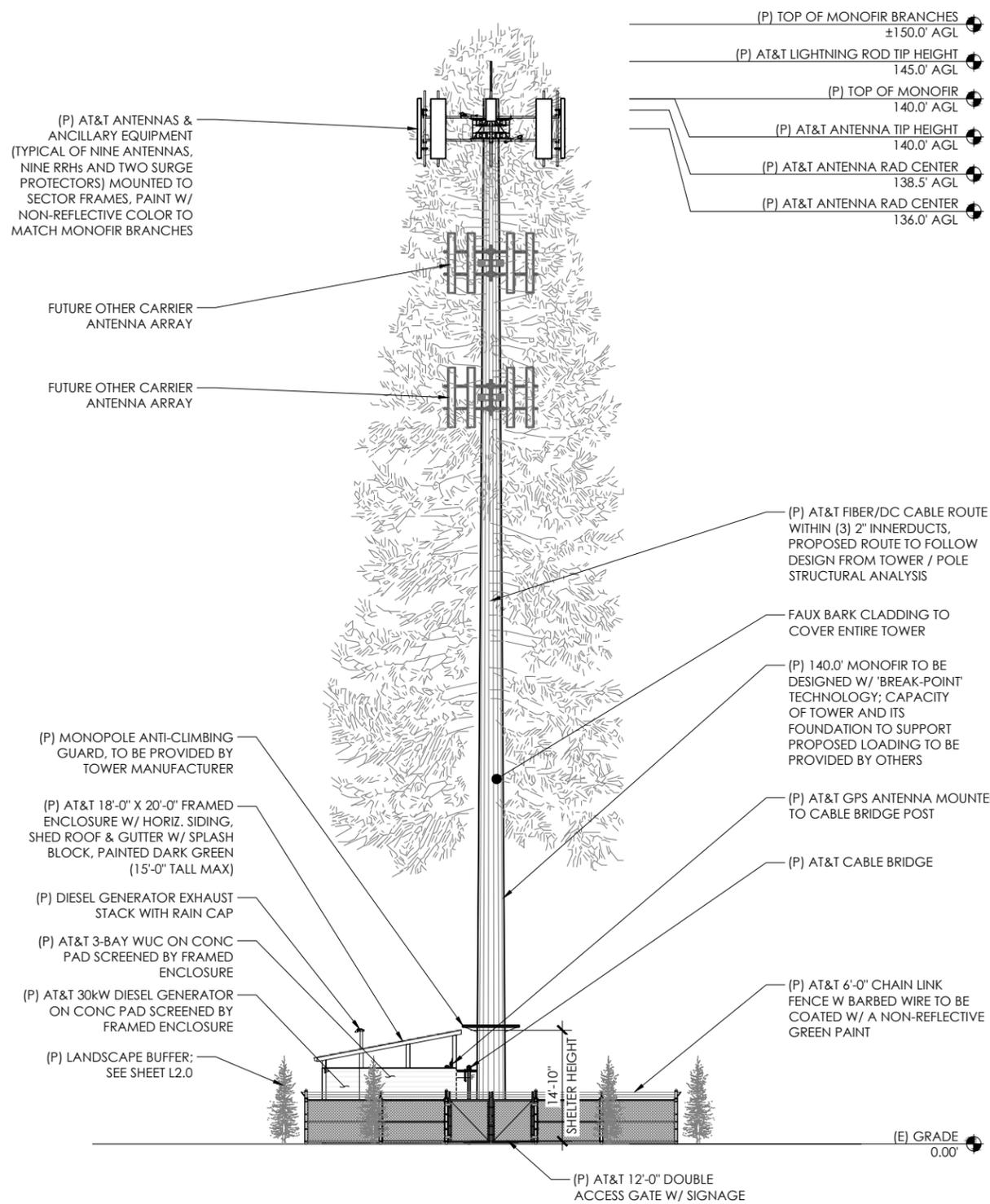
SHEET TITLE  
**ELEVATIONS**

SHEET NO.  
**A3.0**

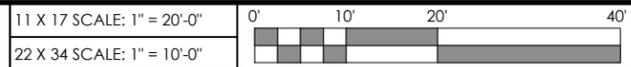
Exhibit A.7.j

NOTES:

1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.



1 (P) SOUTH ELEVATION



2 (P) WEST ELEVATION

