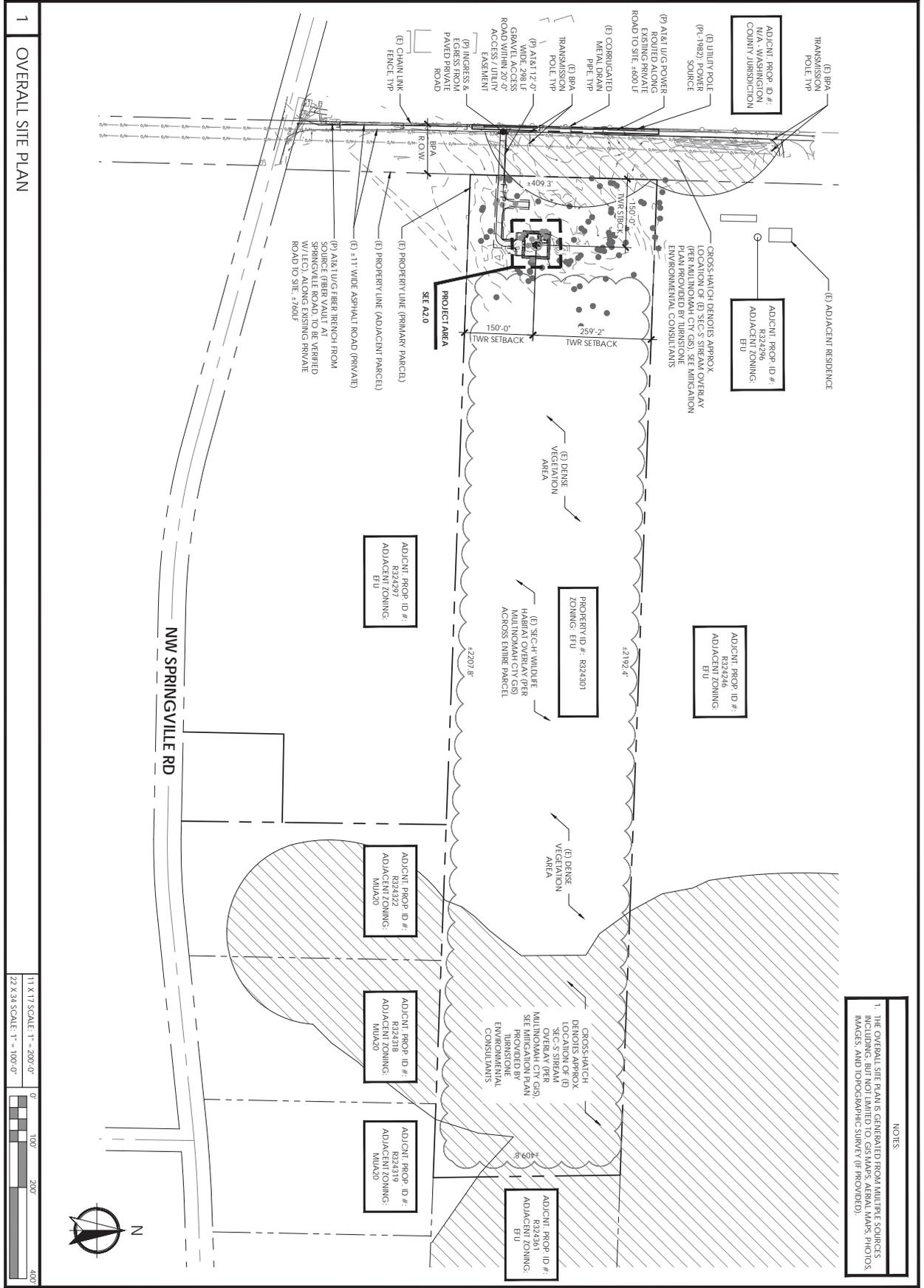


- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

- ❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

- ❖ **ENCLOSURES:**
Plans

Notice to Mortgagee, Lien Holder, Vendor, or Seller:
ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.



NOTES

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

1 OVERALL SITE PLAN

1:1 X 1/7 SCALE: T = 200'-0"

2:2 X 3/4 SCALE: T = 100'-0"

0' 100' 200' 400'



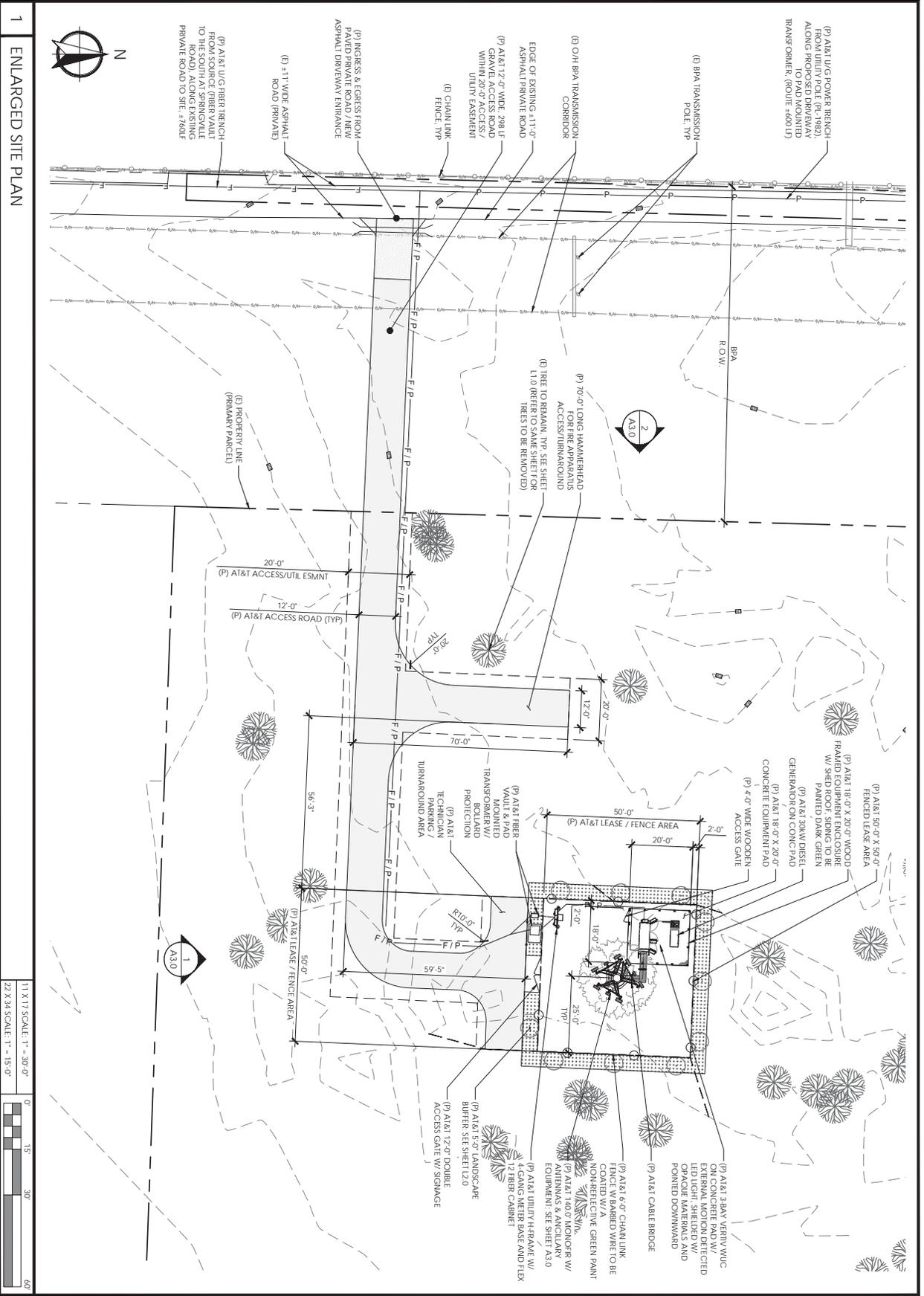
DRAWN BY:	MS/CL
CHECKED BY:	BU
DRAWING VERSION:	
DATE	DESCRIPTION
09/26/24	90% ZONING DRAWINGS
09/18/24	CLIENT COMMENTS
09/25/24	100% ZONING DRAWINGS
01/21/25	STORMWATER UPDATE
03/03/25	JX COMMENTS

LICENSER
PRELIMINARY DUESSES SCHEID

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

SHEET TITLE
 OVERALL SITE PLAN
 SHEET NO.
 A1.0

Exhibit A.7.h



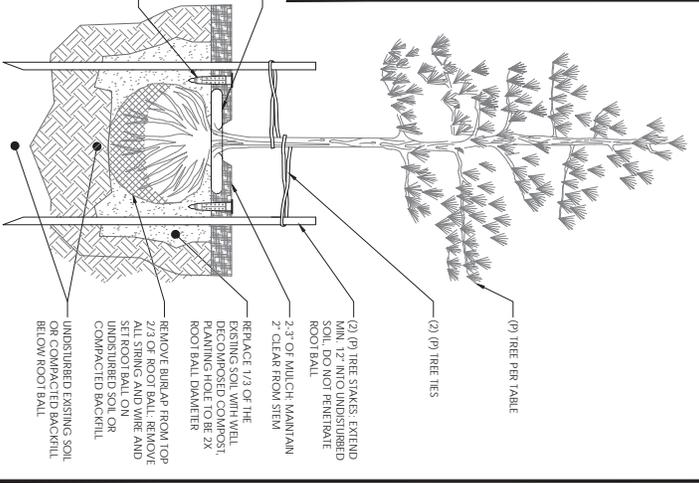
DRAWN BY: MSJCL CHECKED BY: BJ	DRAWING VERSION:
DATE: 09/26/24 DESCRIPTION: 09/18/24 CLIENT COMMENTS 09/25/24 100% ZONING DRAWINGS 01/21/25 STORMWATER UPDATE 03/03/25 IJC COMMENTS	LICENSEE: PRELIMINARY UNLESS NOTED
PROJECT INFORMATION: PD31 BETHANY CREST PARCEL #R234301 13937 NW SPRINGVILLE ROAD PORTLAND, OR 97229	
ENLARGED SITE PLAN SHEET NO.	
A2.0	

Exhibit A.7.i

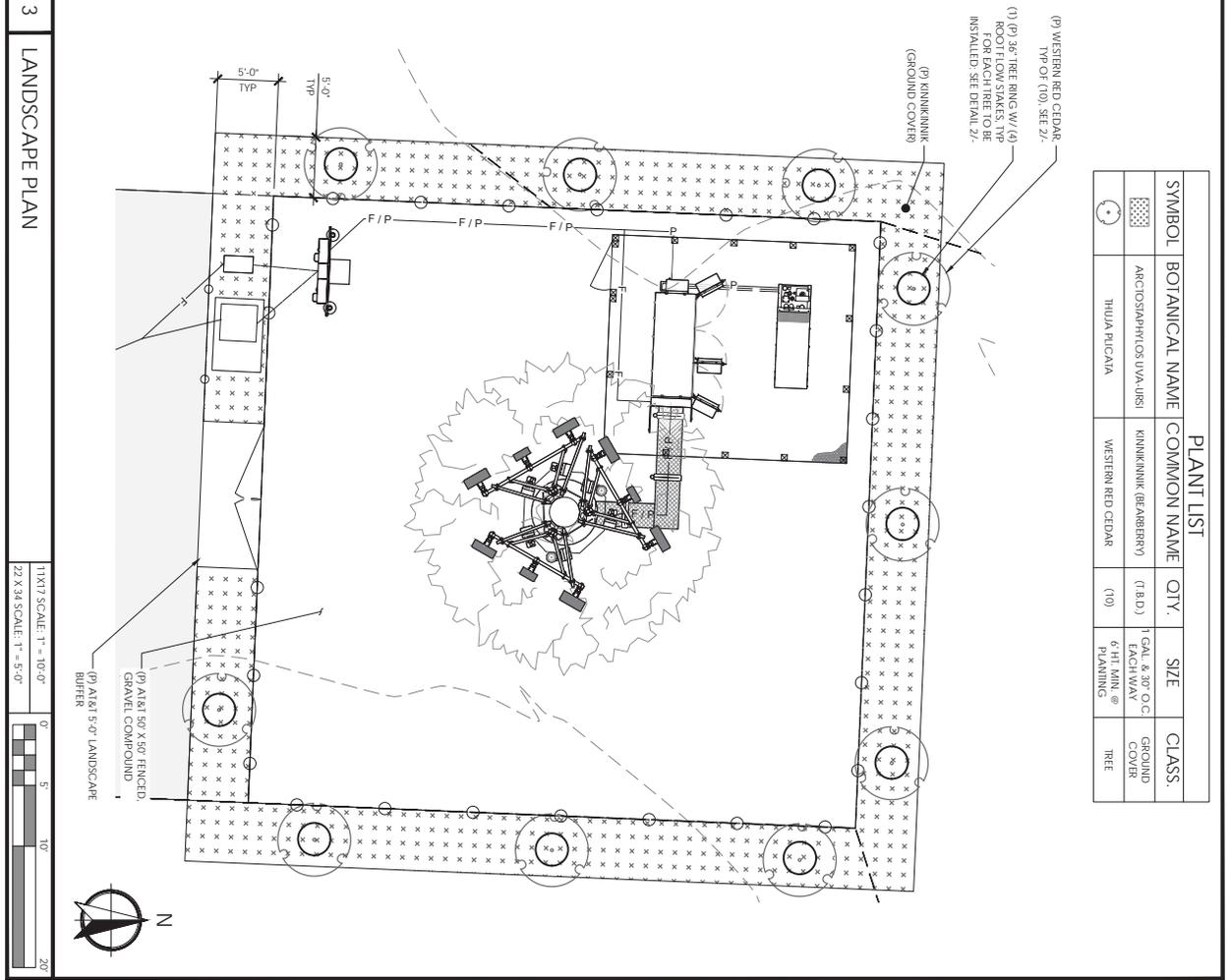
1. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO RECEIVING FINAL BUILDING INSPECTION APPROVAL.
2. ALL PLANTINGS ARE DROUGHT TOLERANT, NO IRRIGATION IS REQUIRED FOLLOWING INITIAL WATERING AT INSTALLATION IF SEVERE DROUGHT OCCURS. CONTRACTOR / OWNER TO RE-SOAK TREE RINGS TO SATURATE AS NEEDED (ONE INCH OF RAIN OR ALL OTHER TREE RINGS TO STEP WATER FOR A PERIOD OF 30 DAYS PER MANUFACTURER).
3. ALL PLANTINGS WILL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM INSTALLATION.
4. ALL DEBRIS AND EXISTING GROUND COVER REMOVAL IS TO BE DONE BY THE CONTRACTOR.
5. MULCH (AS A GROUND COVER) MUST BE CONTINUED TO AREAS UNDER FIRM PLANTS AND IS NOT A SUBSTITUTE FOR GROUND COVER PLANTS.
6. CONTRACTOR TO PROVIDE SUFFICIENT WATERING UPON INITIAL INSTALLATION OF PLANTINGS.
7. ALL PLANTINGS SHALL BE FERTILIZED PER SPECIFIC SPEC REQUIREMENTS.
8. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE TO ARRANGE AN ON-SITE MEETING TO DISCUSS PROJECT PRIOR TO COMMENCEMENT OF ANY WORK.
9. 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.
10. CLEAR AND GRUB ALL NEW PLANTING AREAS PRIOR TO THE INSTALLATION OF ANY NEW PLANT MATERIAL.
11. 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:**
1. PLACE THE TREE RING COMPLETELY SUBMERGED IN WATER FOR AT LEAST 5 HOURS OR OVERNIGHT PRIOR TO INSTALLATION.
 2. DO NOT PLACE ANY SOIL, DIRT, FINE SAND, COMPOST, OR NON-BASED SLICKS OR TOMATO CAGE ON TOP OF PRODUCT.
 3. ALLOW FEATHERS TO COME INTO CONTACT WITH THE PRODUCT. DO NOT POKE TREE RING WITH STICK, DAMAGE TO THE SURFACE MAY DECREASE FUNCTIONALITY.
 4. INSTALL PER MANUFACTURER.
 5. WATER RESISTANCE EVERY 3-4 WEEKS IF LESS THAN 1" OF RAIN FALLS DURING THAT PERIOD.
- ROOT FLOW INSTALLATION INSTRUCTIONS:**
1. USING A SCREWDRIVER, CREATE A PLOT HOLE AND MOVE SCREWDRIVER IN CIRCLES TO WIDEN THE HOLE.
 2. USE A WALLEY TO INSTALL THE STAKE BALL. FISHING NO-TO PUNCTURE TREE RING.
 3. ENSURE ROOT FLOW IS FLUSH MOUNT TO THE GROUND AND CLEAR OF ANY NEW MULCH COVER.



2 TREE / SHRUB PLANTING



3 LANDSCAPE PLAN

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CLASS.
	THUJA RICCIA	KINKIKINKI (BEARBERRY)	(1 B.D.)	1 GAL. & 30" O.C. EACH WAY	GROUND COVER
	WESTERN RED CEDAR	WESTERN RED CEDAR	(10)	6 FT. MIN. @ PLANTING	TREE

19 01 2016 01 54 57:50
www.capitaldesignservices.com

DRAWN BY: MS/CL

CHECKED BY: BJ

DATE: 09/26/24

DESCRIPTION: 90% ZONING DRAWINGS

DATE: 09/18/24

CLIENT COMMENTS

DATE: 09/25/24

100% ZONING DRAWINGS

DATE: 01/21/25

STORMWATER UPDATE

DATE: 03/03/25

JX COMMENTS

LICENSER: PRELIMINARY UNLESS NOTED

PROJECT INFORMATION:

PD31 BETHANY CREST

PARCEL #R234301

13937 NW SPRINGVILLE ROAD

PORTLAND, OR 97229

SHEET TITLE: LANDSCAPE PLAN

SHEET NO: L2.0

1:1X17 SCALE: 1" = 10'-0"

2:2 X 34 SCALE: 1" = 5'-0"

1:1X17 SCALE: 1" = 10'-0"

2:2 X 34 SCALE: 1" = 5'-0"

0' 5' 10' 20'

