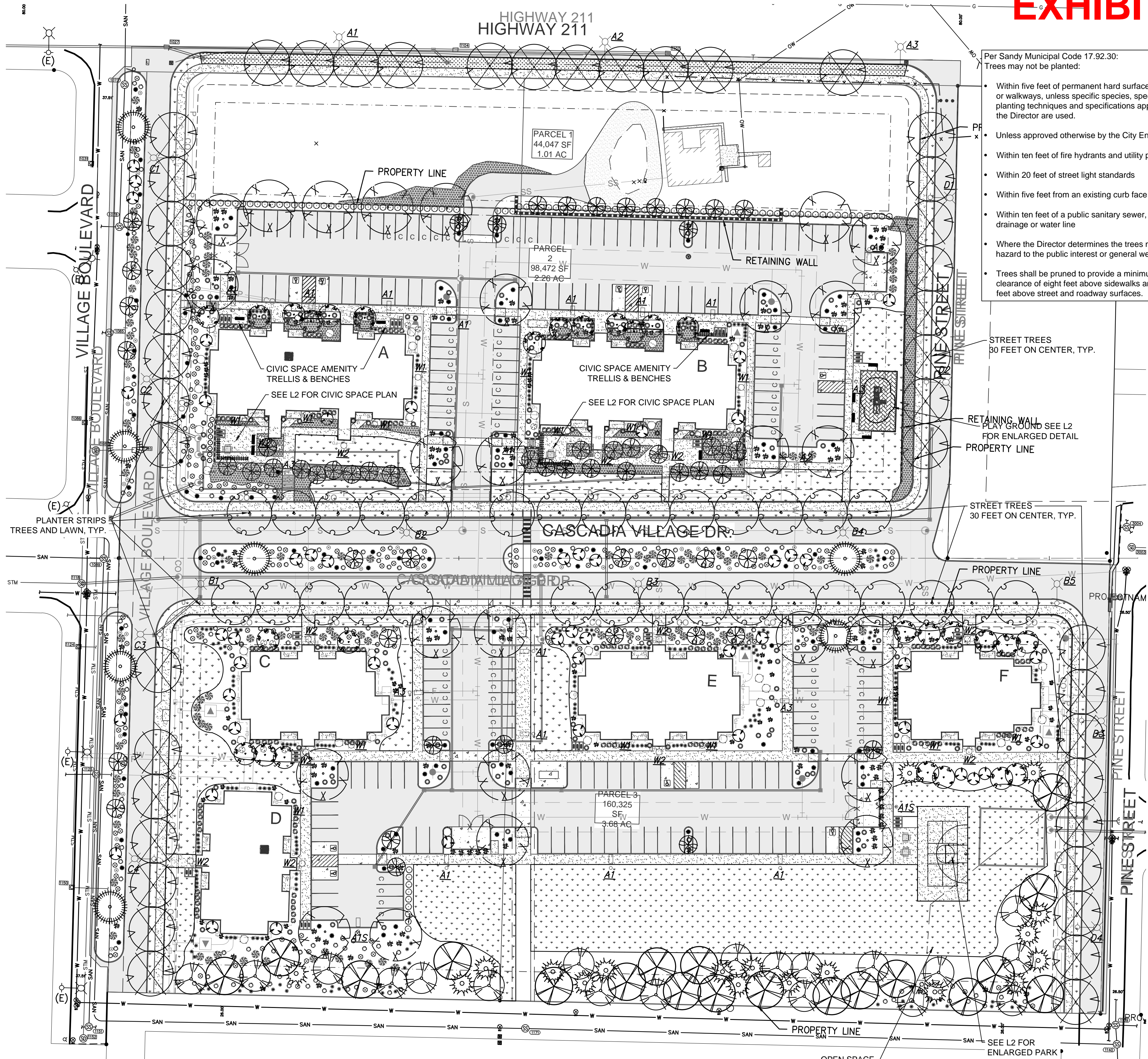


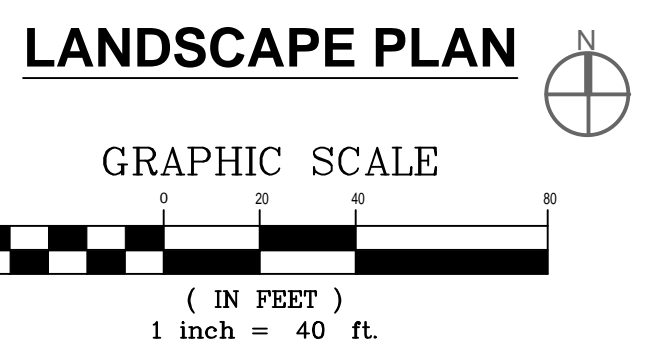
EXHIBIT E



Per Sandy Municipal Code 17.92.30:
Trees may not be planted:

- Within five feet of permanent hard surface paving or walkways, unless specific species, special planting techniques and specifications approved by the Director are used.
- Unless approved otherwise by the City Engineer:
- Within ten feet of fire hydrants and utility poles
- Within 20 feet of street light standards
- Within five feet from an existing curb face
- Within ten feet of a public sanitary sewer, storm drainage or water line
- Where the Director determines the trees may be a hazard to the public interest or general welfare.
- Trees shall be pruned to provide a minimum clearance of eight feet above sidewalks and 12 feet above street and roadway surfaces.

PLANT LEGEND				
TREES				
SYMBOL	QTY	DESCRIPTION	SIZE	MATURE SIZE
	3	Zelkova 'Village Green' Village Green Zelkova Or sim. Large Tree	1.5" Cal. Min. B&B Well Formed	LARGE 30 FEET OC
	26	Gleditsia tricanthos 'Shademaster' Shademaster Honey Locust	1.5" Cal. Min. B&B Well Formed	LARGE 30 FEET OC
	28	Acer palmatum or Acer circinatum Japanese Maples or Vine Maple	7' Ht Min. B&B Multi Trunk preferred	SMALL TREE
	43	Acer rubrum 'October Glory' October Glory Maple	1.5" Cal. Min. B&B Well Formed	LARGE 30 FEET OC
	58	Laegerstromia indica sp. Crape Myrtle Species	7' Ht Min. B&B Multi Trunk preferred	SMALL TREE
	49	Chamaecyparis nootkatensis 'Pendula' Alaskan Weeping Cedar	5' Ht. Min. - B&B Full / Compact	MEDIUM 30 FEET OC
	7	Pinus contorta Shore Pine or sim.	5' Ht. Min. - B&B Full / Compact	MEDIUM 30 FEET OC
	19	Thuja plicata (REPLACEMENT TREE) Western Red Cedar	6'-7' Min Ht - B&B Full / Compact	LARGE 30 FEET OC
	19	Pseudotsuga menziesii (REPLACEMENT TREE) Douglas Fir	6'-7' Min Ht - B&B Full / Compact	LARGE 30 FEET OC
	18	Calocedrus decurrens (REPLACEMENT TREE) Incense Cedar	6'-7' Min Ht - B&B Full / Compact	MEDIUM 30 FEET OC
	270	56 REPLACEMENT TREES REQUIRED FOR TREE REPLACEMENT PER WFCI ARBORIST'S REPORT (CONIFERS) WESTERN RED CEDAR, DOUG FIR, INCENSE CEDAR		
SHRUBS & GROUND COVERS				
SYMBOL	QTY	DESCRIPTION	SIZE	
	100	Prunus lusitanica Portugal Laurel Hedge	3 Gal. Min. 24" Ht Min.	
	147	Delosperma 'Fire Spinner' Fire Spinner Ice Plant	1 Gal. Min.	Groundcover
	151	Viburnum davidii David's Viburnum	2 Gal. Min. 24" Ht Min.	
	46	Rhododendron sp. Varieties of medium Rhody (3'-4' Mature size)	3 Gal. Min. 24" Ht Min.	
	146	Nandina domestica 'Gulf stream' Gulf Stream Nandina	2 Gal. Min. 24" Ht Min.	
	35	Potentilla fruticosa Bush Cinquefoil	2 Gal. Min. 24" Ht Min.	
	28	Hydrangea sp. Varieties of Hydrangea	2 Gal. Min. 24" Ht Min.	
	209	Juniperus horizontalis 'Wiltonii' Creeping Juniper	2 Gal. Min.	Groundcover
	299	Thuja o. Little Gem Little Gem Arborvitae	3 gal. min. / 3.5' min. ht.	
	178	Pennisetum alopecuroides Hameln Hameln Dwarf Fountain Grass	1 Gal. Min.	
	112	Helictotrichon sempervirens Blue Oat Grass	1 Gal. Min.	
	90	Miscanthus sinensis x Yaku Jima Dwarf Maiden Grass	1 Gal. Min.	
		Arcostaphylos uva-ursi or Sim. Native Grouncover Kinnikinnick	1 Gal. @24"O.C. Triangular Spacing	Groundcover
		Hydroseed for Typical Lawn Areas Turf areas shall be planted in species normally grown as permanent lawns in western Oregon. Either sod or seed are acceptable. Acceptable varieties include improved perennial ryegrass and fescues used within the local landscape industry.		Groundcover



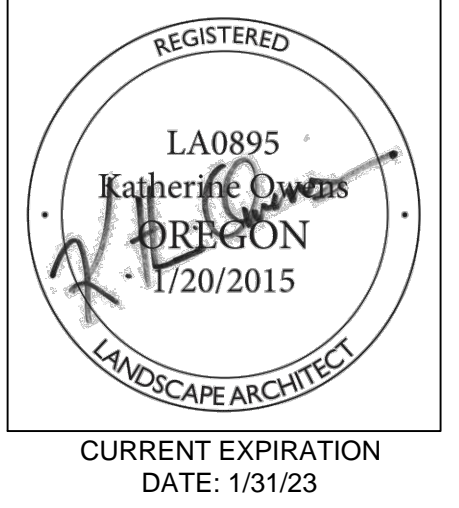
- Sec. 17.92.10 - General provisions.
- Where landscaping is required by this Code, detailed planting plans shall be submitted for review with development applications. No development may commence until the Director or Planning Commission has determined the plans comply with the purposes clause and specific standards in this chapter. All required landscaping and related improvements shall be completed or financially guaranteed prior to the issuance of a Certificate of Occupancy
 - Appropriate care and maintenance of landscaping on-site and landscaping in the adjacent public right-of-way is the right and responsibility of the property owner, unless City ordinances specify otherwise for general public and safety reasons. If street trees or other plant materials do not survive or are removed, materials shall be replaced in kind within six months.
 - Significant plant and tree specimens should be preserved to the greatest extent practicable and integrated into the design of a development. Trees of 25-inches or greater circumference measured at a height of four and one-half feet above grade are considered significant. Plants to be saved and methods of protection shall be indicated on the detailed planting plan submitted for approval. Existing trees may be considered preserved if no cutting, filling, or compaction of the soil takes place between the trunk of the tree and the area five feet outside the tree's drip line. Trees to be retained shall be protected from damage during construction by a construction fence located five feet outside the dripline.
 - Planter and boundary areas used for required plantings shall have a minimum diameter of five feet (two and one-half foot radius, inside dimensions). Where the curb or the edge of these areas are used as a tire stop for parking, the planter or boundary plantings shall be a minimum width of seven and one-half feet.
 - In no case shall shrubs, conifer trees, or other screening be permitted within vision clearance areas of street, alley, or driveway intersections, or where the City Engineer otherwise deems such plantings would endanger pedestrians and vehicles.
 - Landscaped planters and other landscaping features shall be used to define, soften or screen the appearance of off-street parking areas and other activity from the public street. Up to 35 percent of the total required landscaped area may be developed into pedestrian amenities, including, but not limited to sidewalk cafes, seating, water features, and plazas, as approved by the Director or Planning Commission.
 - Required landscaping/open space shall be designed and arranged to offer the maximum benefits to the occupants of the development as well as provide visual appeal and building separation.
 - Balconies required for entrances and exits shall not be considered as open space except where such exits and entrances are for the sole use of the unit.
 - Roofed structures shall not be included as open space except for open unenclosed public patios, balconies, gazebos, or other similar structures or spaces.
 - Driveways and parking areas shall not be included as open space.
 - All areas not occupied by paved roadways, walkways, patios, or buildings shall be landscaped.
 - All landscaping shall be continually maintained, including necessary watering, weeding, pruning and replacing.



PROJECT:
Cascade Creek Apartments
Cascade Village Dr
Sandy Oregon
Vaughn Bay Construction

REVISIONS:
G CORRECTED TREE REPLACEMENT NOTE AND ADDED SPECIFIED TREES FOR REPLACEMENT TO PLAN

DRAWING ISSUED FOR:
AGENCY REVIEW
DATE: FEBRUARY 17, 2023

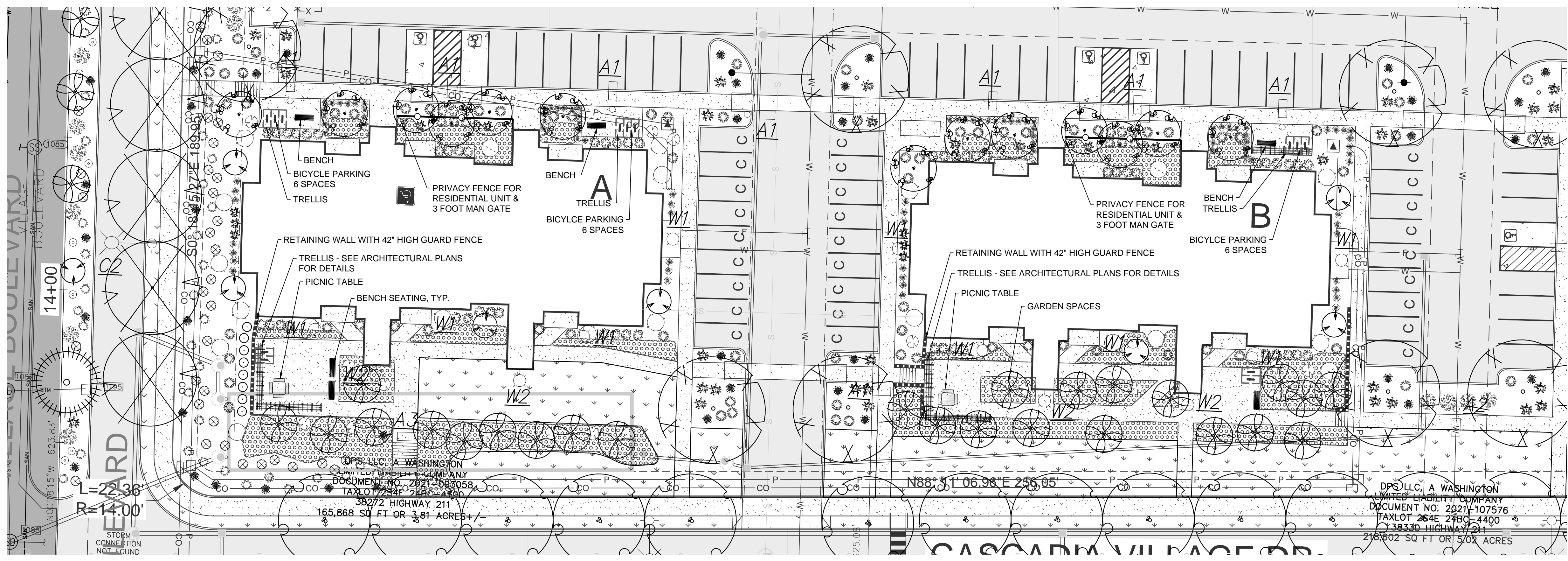


PROJECT NO: 2288
FILE NAME: 2288LSG
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: CIVIL
PLOT SCALE: 1:1
DRAWING SCALES: 1:40

DRAWING CONTENTS
LANDSCAPE PLAN

DRAWING NO.:
L1



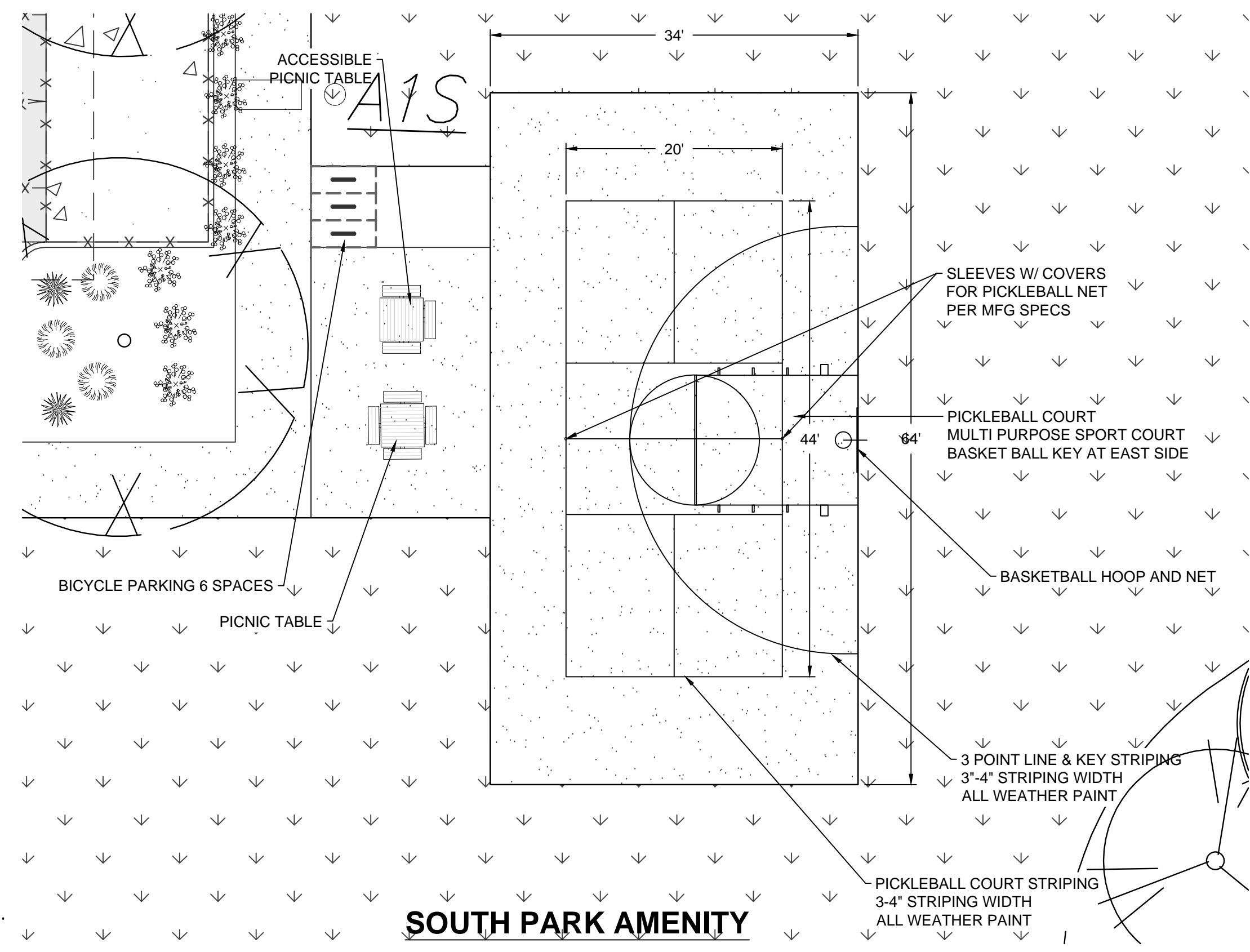


BUILDING A CIVIC SPACE

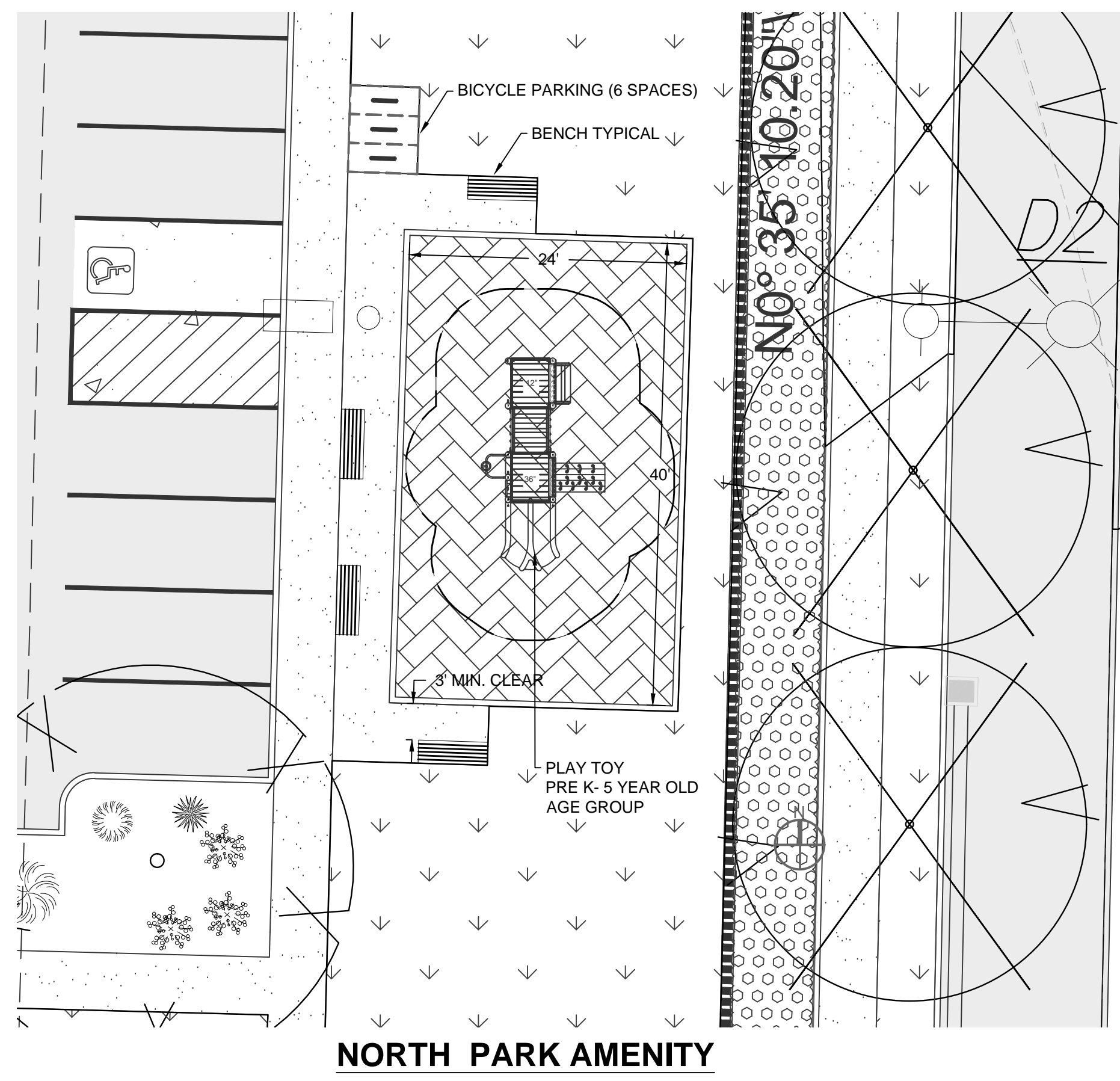
BUILDING B CIVIC SPACE

PROJECT:
Cascade Creek Apartments
Cascade Village Dr
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Vaughn Bay Construction

REVISIONS:
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SOUTH PARK AMENITY

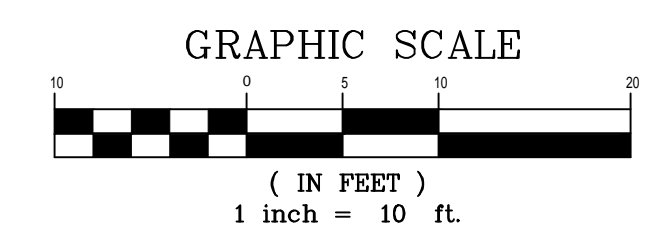


NORTH PARK AMENITY

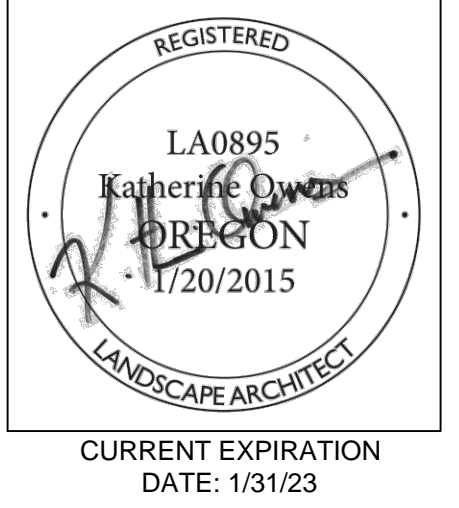
PARK EQUIPMENT & FURNISHINGS

SYMBOL	QTY	DESCRIPTION
	1	PLAY TOY - Commercial Grade Play Toy - Color Scheme to coordinate with Building colors and style, fall protection area TBD by mfg. and surfacing material and depth.
	3	Picnic Table - F-4P, 48" Sq. Recycled Plastic Table W/4 Seats, Surface Mount, Color: Dark Brown
	1	Picnic Table - F-4P, 48" Sq. Recycled Plastic Table W/3 Seats, ADA Accessible, Surface Mount, Color: Dark Brown
	10	Bench - T-3P, 6' Recycled Plastic Bench W/Back, Surface Mount, Color: Cedar
	1	BASKET BALL HOOP W/ NYLON NET - COMMERCIAL GRADE - OWNER'S CHOICE
	39	BICYCLE RACK - U - SHAPE - OWNER'S CHOICE COMMERCIAL GRADE - GALVANIZED FINISH, SURFACE MOUNT (2.5' WIDE X 6' LONG CLEARANCE WITH 5' AISLE ACCESS) 2 BICYCLES PER RACK TYPICAL (78 TOTAL SPACES)

SLEEVES AND PICKLEBALL COURT NET - COMMERCIAL GRADE SYSTEM - OWNER'S CHOICE - TBD



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DRAWING SCALES: 1:10

DRAWING CONTENTS
ENLARGED CIVIC & PARK SPACES

DRAWING NO.:

L2

GENERAL LANDSCAPE NOTES

- Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
- Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
- Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
- Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
- Grade Preparation:**
 - Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

Soil Preparation.

- Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
- On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
- For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil and Tilled in.
- Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 Inches.

Mulching of Newly Planted or Replanted Areas.

- Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
 - Mulches must include organic materials, such as wood chips and shredded bark.
 - Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
 - Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.

8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.

9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.

10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.

11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.

12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.

13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.

14. When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootball into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.

15. Street trees shall be high branching with canopy that starts at least 6' above finish grade.

16. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.

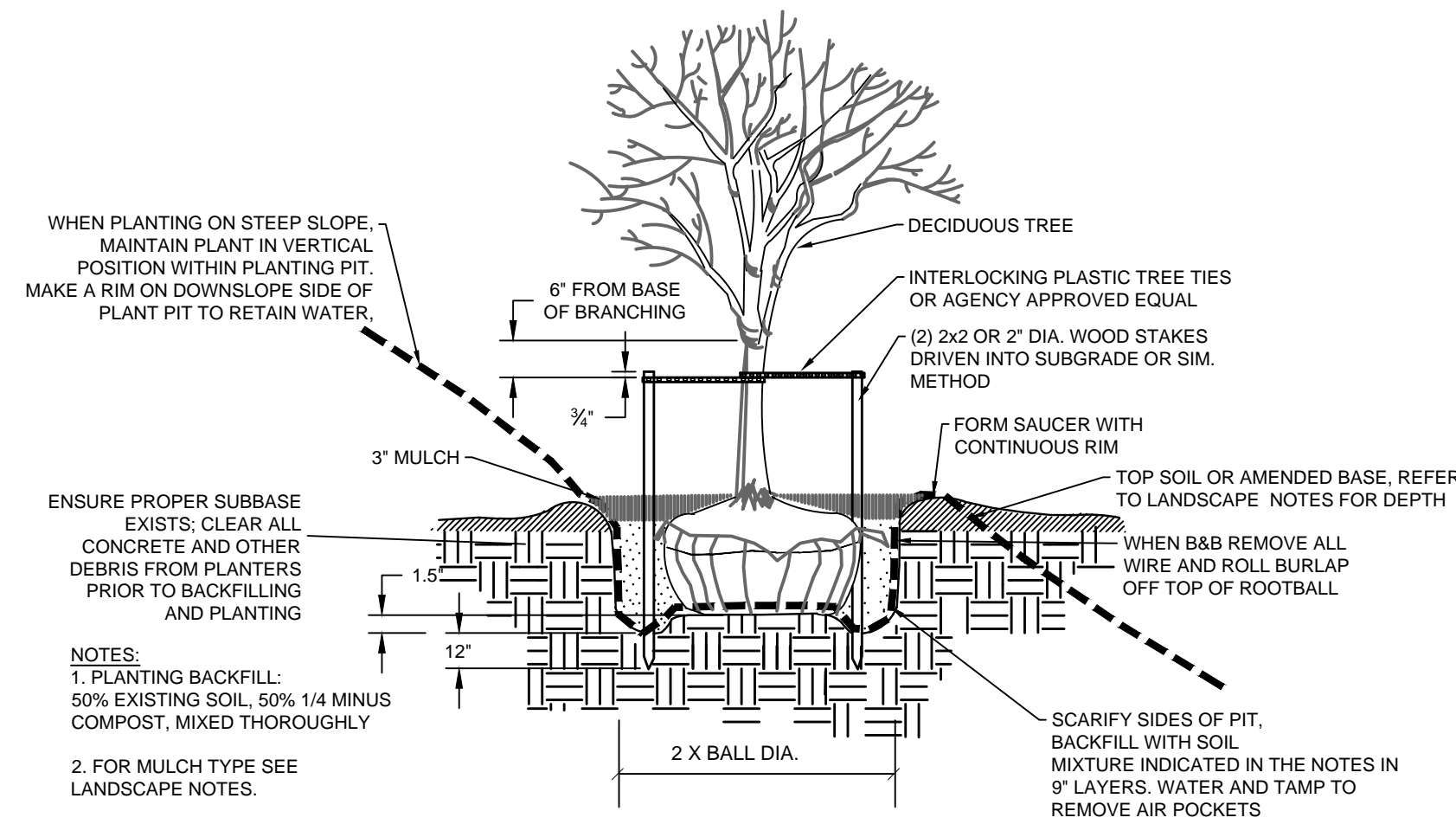
17. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach their mature height and form.

18. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped, pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.

19. Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. A permanent irrigation system shall be designed for FINAL Landscape submittal. Irrigation system shall include Double Check Backflow Preventer, PVC Main line and lateral lines, Automatic control valves, spray bodies, rotors and drip where appropriate. Highly efficient equipment shall be specified to provide the most efficient watering system available.

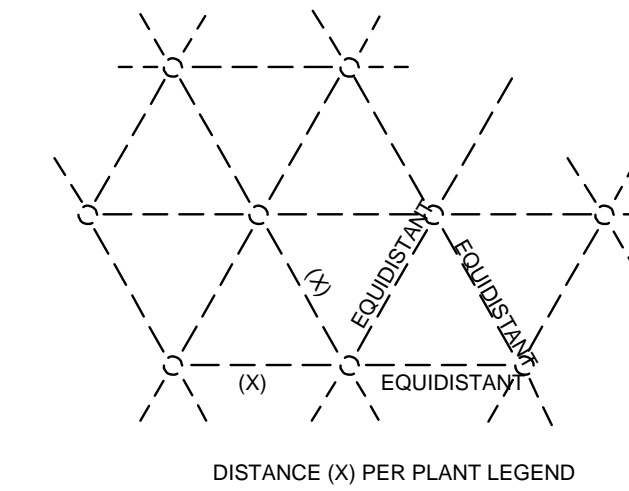
It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December) when dormant but before hard freeze.

The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for at least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



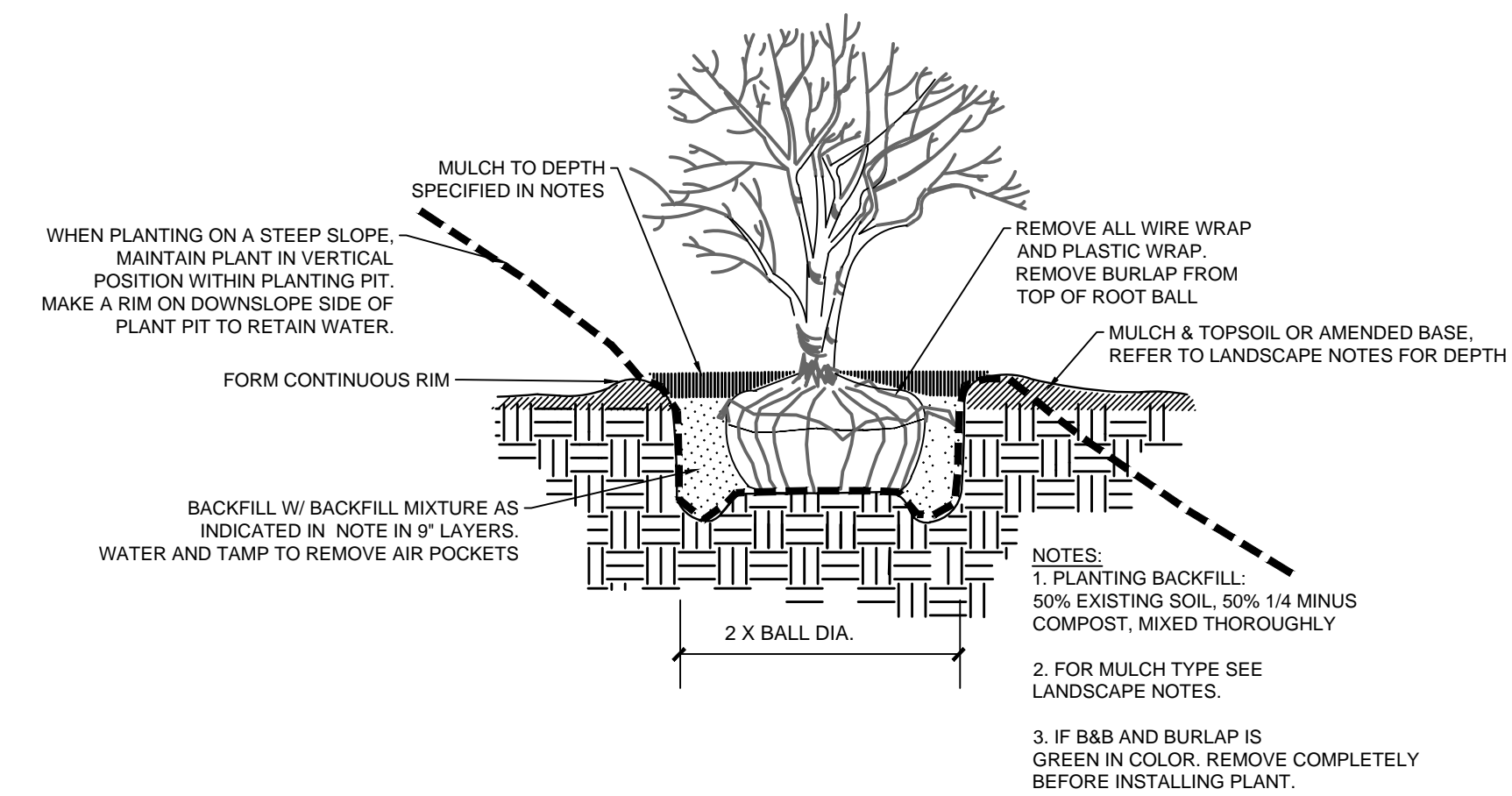
DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



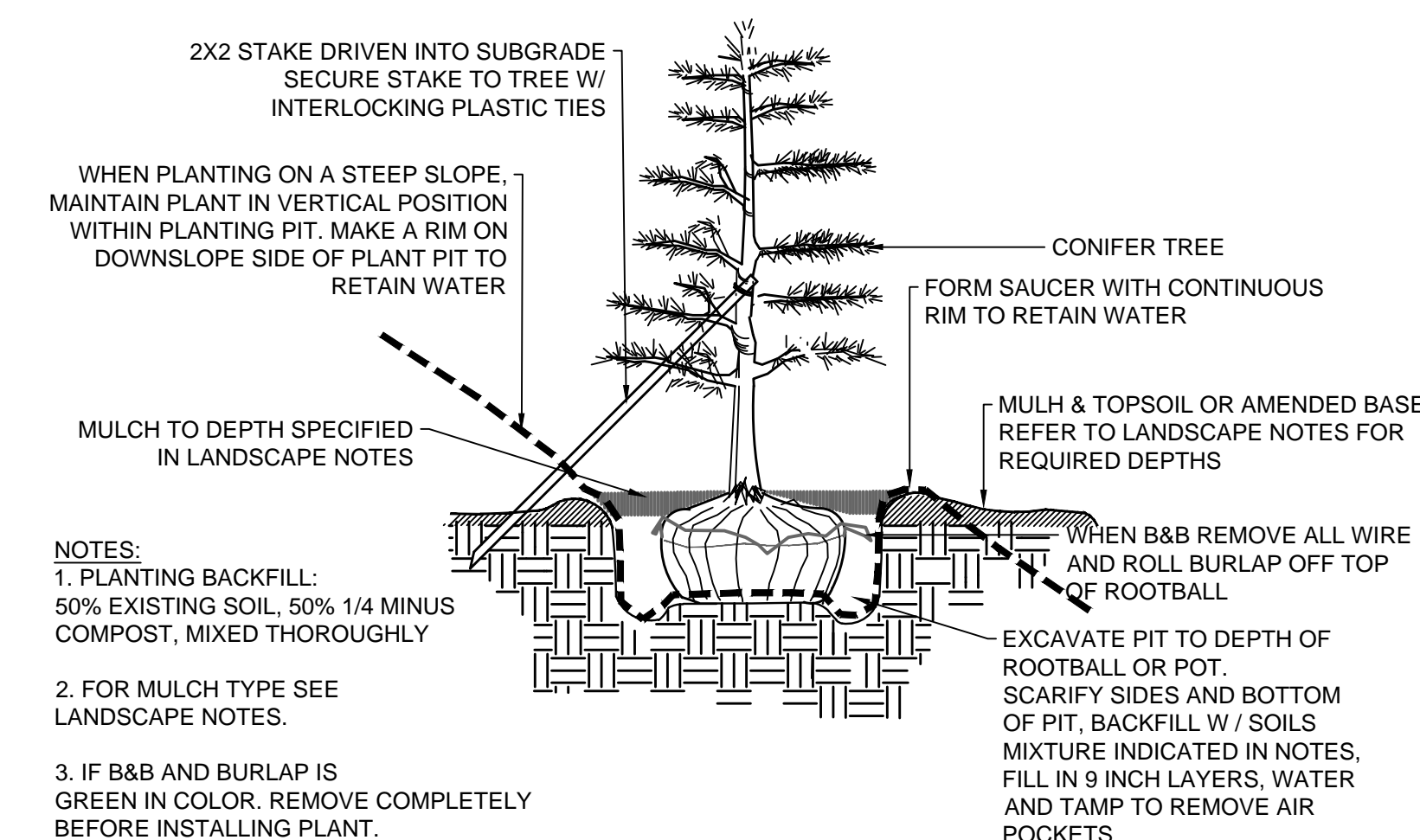
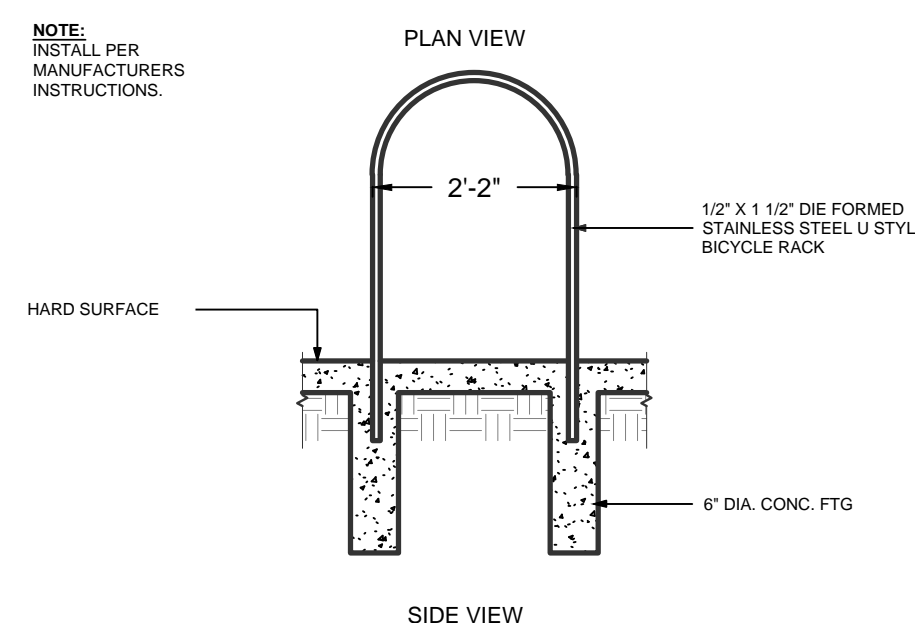
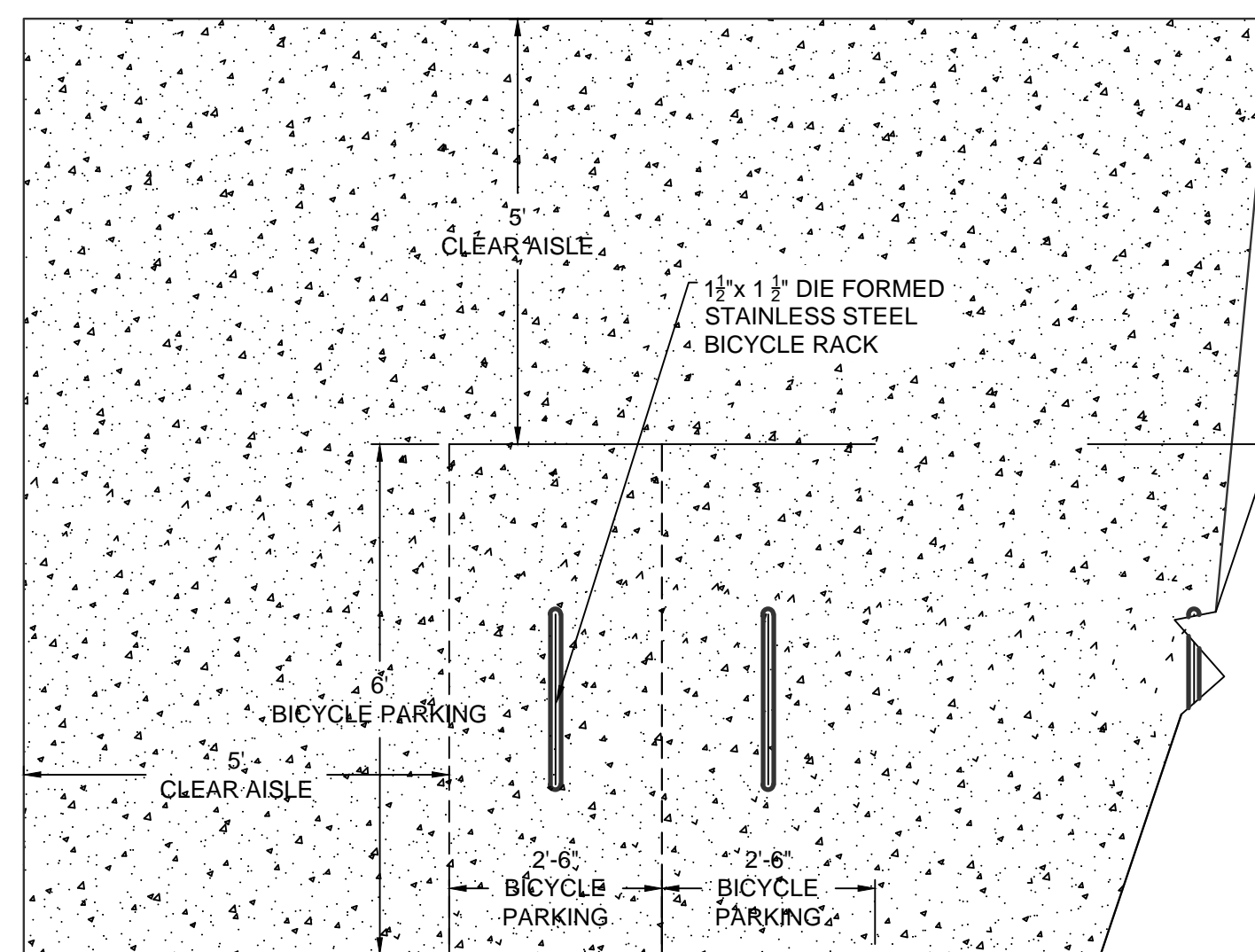
GROUNDCOVER PLANTING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



EVERGREEN TREE STAKING & PLANTING DETAIL

No Scale



Know what's below.
Call before you dig.



Cascade Creek Apartments
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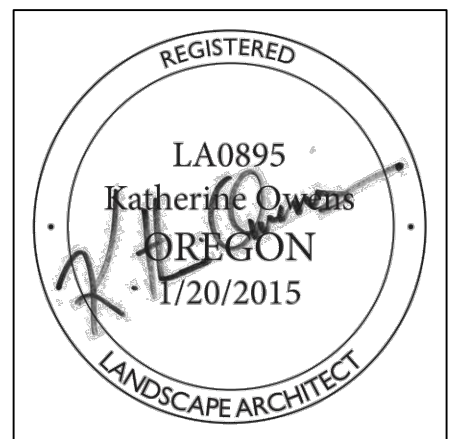
PROJECT:

REVISIONS:

G CORRECTED TREE REPLACEMENT NOTE AND ADDED SPECIFIED TREES FOR REPLACEMENT TO PLAN

DRAWING ISSUED FOR:
AGENCY REVIEW

DATE: FEBRUARY 17, 2023



CURRENT EXPIRATION DATE: 1/31/23

PROJECT NO: 2288
FILE NAME: 2288LSG
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: NONE
PLOT SCALE: 1:1
DRAWING SCALES: N.T.S.

DRAWING CONTENTS

LANDSCAPE LEGEND & NOTES

DRAWING NO.:

L3

3 OF 3