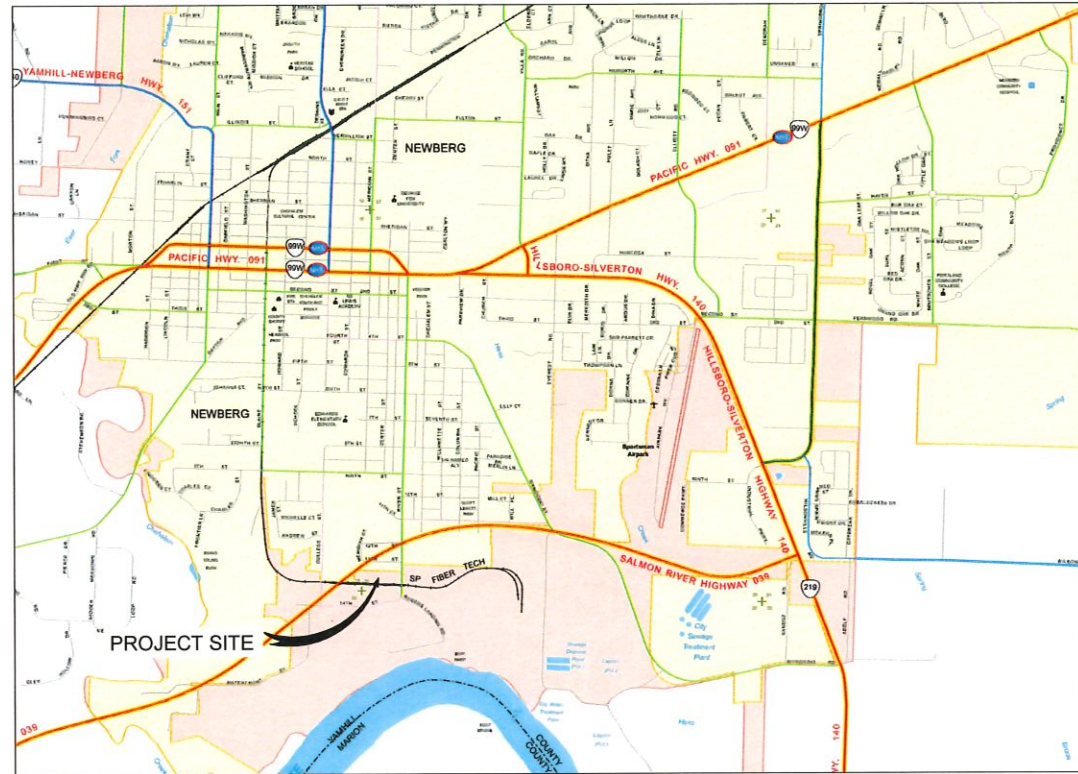


EXHIBIT E

Preliminary Engineering

PRELIMINARY PLANS FOR RIVERLANDS PLANNED UNIT DEVELOPMENT NEWBERG, OR



1 VICINITY MAP
SCALE: N.T.S.



APPLICANT
DEL BOCA VISTA, LLC
CONTACT: MACKENZIE DAVIS
PO BOX 3189
NEWBERG, OR 97132
PHONE: 971-281-8074

PROJECT LOCATION:
1303 S RIVER STREET
NEWBERG, OREGON 97132
LATITUDE = 45°17'20"N, LONGITUDE = 122°58'11"W

PROPERTY OWNER
RIVERLANDS SUBDIVISION LLC
PO BOX 3189
NEWBERG, OR 97132

PROPERTY INFORMATION:
DESCRIPTION:
TAX LOT 2500 (YAMHILL COUNTY TAX MAP) LOCATED IN THE
NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE
2 WEST, WILLAMETTE MERIDIAN, CITY OF NEWBERG, YAMHILL
COUNTY, OREGON

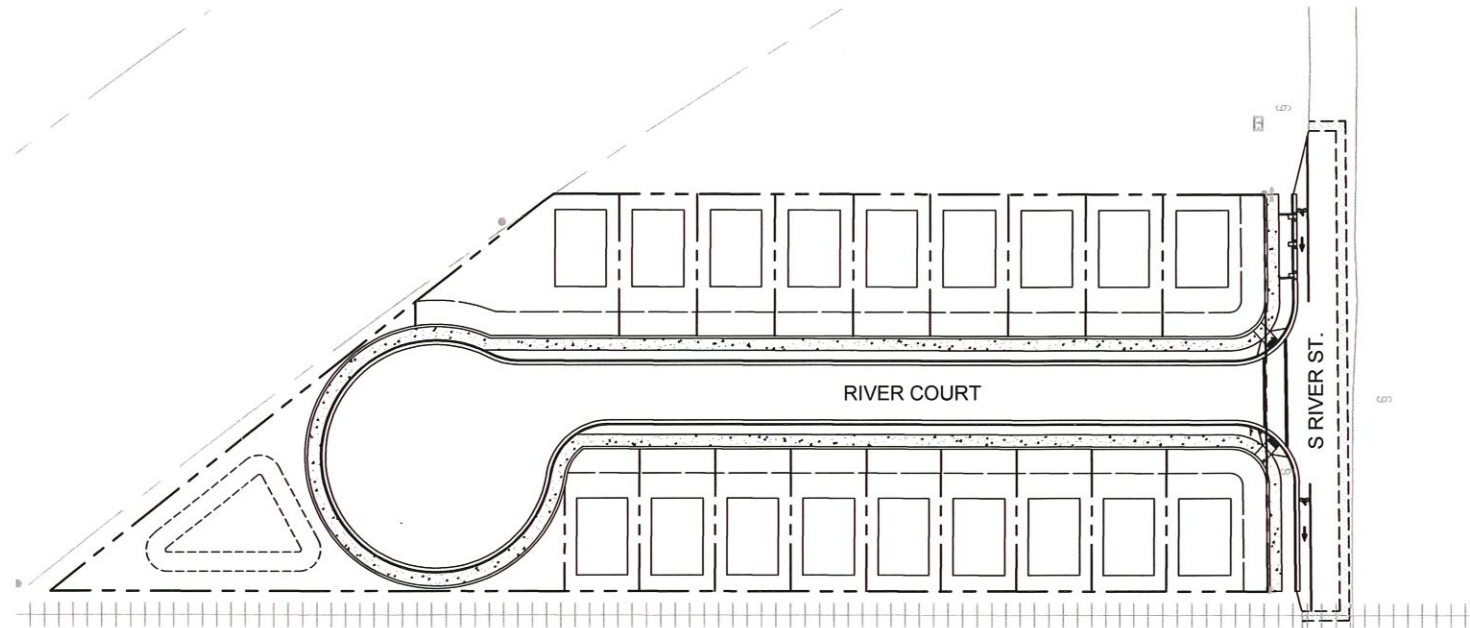
ENGINEERING FIRM
DAVID EVANS & ASSOCIATES, INC.
CONTACT: BRADY BERRY, PE
2100 SW RIVER PKWY
PORTLAND, OR 97201
PHONE: 503-499-0470
EMAIL: Brady.Berry@deainc.com

ZONING:
R-2/RD
SITE AREA:
1.56 ACRES

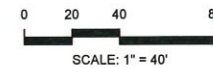


POTENTIAL UNDERGROUND
FACILITY OWNERS
"ONE CALL"
UTILITY NOTIFICATION CENTER
1-800-332-2344

ATTENTION:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED
BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE
RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH
OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE
RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY
NOTIFICATION CENTER IS 1-800-332-2344 or 811).



2 SITE PLAN
SCALE: 1"=40'



SHEET INDEX:

C001	COVER SHEET
C002	EXISTING CONDITIONS PLAN
C100	SITE PLAN / PRELIMINARY PLAT
C200	GRADING PLAN
C300	COMPOSITE UTILITY PLAN

PROJECT
RIVERLANDS PLANNED UNIT DEVELOPMENT
DEL BOCA VISTA, LLC
NEWBERG, OREGON
SHEET TITLE
COVER SHEET

PRELIMINARY

DATE: 06/20/2019
DESIGN: ATR
DRAWN: ATR

SHEET NO.
C001



**DAVID EVANS
AND ASSOCIATES INC.**
2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
INSPIRED BY THE ART OF ARCHITECTURE

LEGEND

- = MONUMENT FOUND
- = WATER METER
- = POWER POLE
- = GUY ANCHOR
- = POWER METER
- = SEPTIC LID
- = SANITARY SEWER MANHOLE
- = STORM DRAIN MANHOLE
- = STORM DRAIN CATCH BASIN
- = TREES
- = APPROXIMATE PROPERTY LINE
- = PUBLIC RIGHT-OF-WAY
- = OVERHEAD POWER
- = UNDERGROUND POWER
- = GAS LINE
- = EDGE OF ROCK
- = SANITARY SEWER LINE
- = SANITARY SEWER FORCE MAIN LINE
- = STORM DRAIN LINE
- = WATER LINE
- = OVERHEAD CABLE LINE
- = EDGE OF PAVEMENT
- = EDGE OF CONCRETE
- = RAILROAD TRACKS
- = DITCH CENTERLINE
- = GRADE BREAK
- = MAJOR CONTOUR INTERVAL (5')
- = MINOR CONTOUR INTERVAL (1')
- = CENTERLINE OF PUBLIC ROAD
- = EXISTING EASEMENT
- = FENCE
- = ASPHALT
- = BUILDING
- = CONCRETE
- = GRAVEL
- = PAVEMENT REMOVAL

KEYNOTES

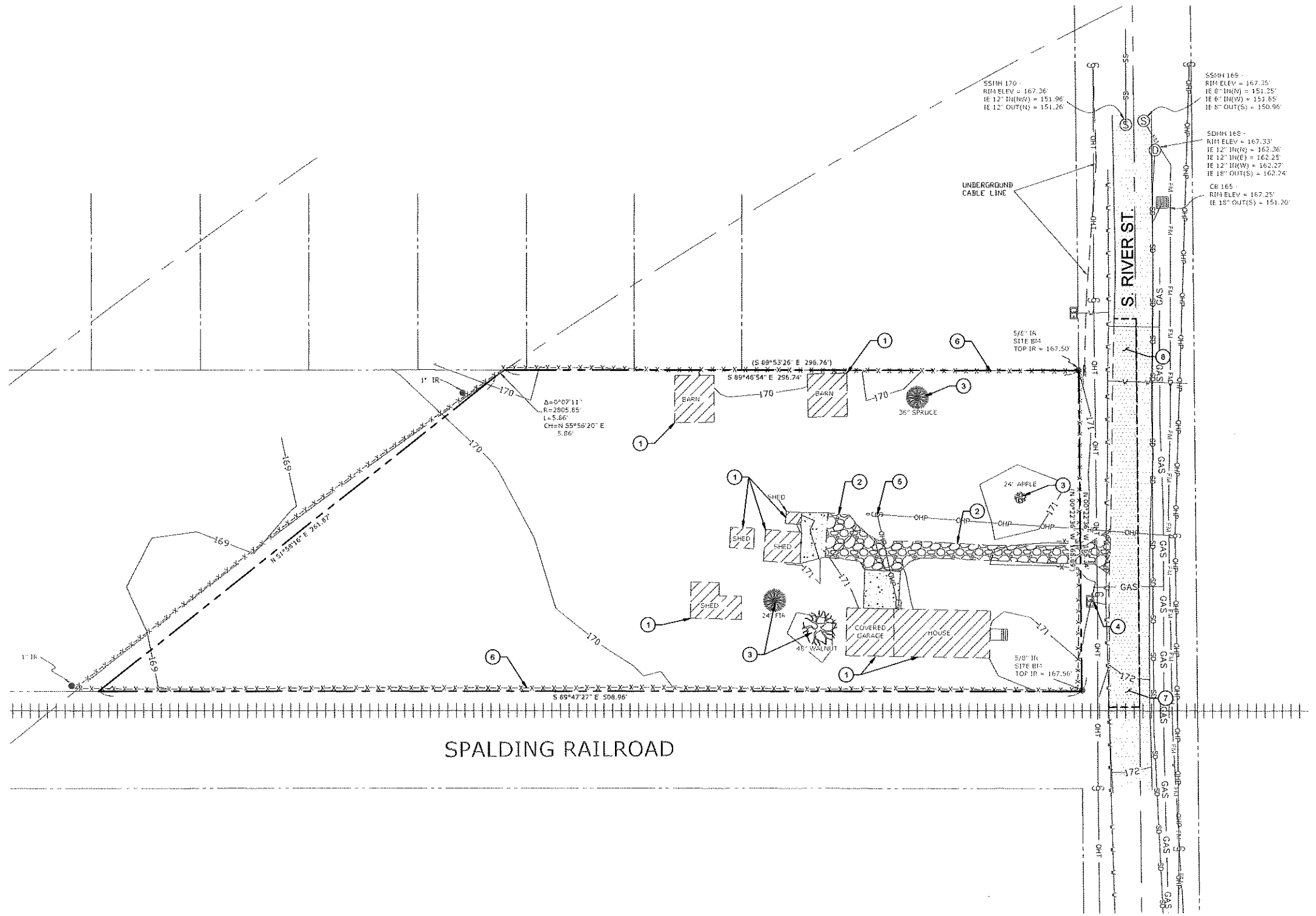
- 1 BUILDING TO BE DEMOLISHED.
- 2 GRAVEL TO BE REMOVED.
- 3 TREE TO BE REMOVED.
- 4 EXISTING WATER METER TO BE REMOVED AND LATERAL PLUGGED.
- 5 EXISTING POWER POLE AND OVERHEAD SERVICE LINE TO BE REMOVED.
- 6 EXISTING FENCE TO BE REMOVED.
- 7 EXISTING PAVEMENT TO BE SAWCUT AND REMOVED.

EXISTING IMPERVIOUS AREA

BUILDINGS	= 3,669 SQFT
GRAVEL DRIVE	= 1,747 SQFT
CONCRETE	= 680 SQFT
TOTAL	= 6,096 SQFT

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.



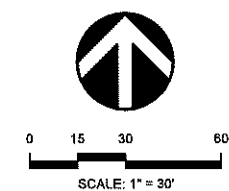
PROJECT: RIVERLANDS PLANNED UNIT DEVELOPMENT
 DEL BOCA VISTA, LLC
 NEWBERG, OREGON
 SHEET TITLE: EXISTING CONDITIONS & DEMO PLAN

PRELIMINARY

DATE: 06/20/2019
 DESIGN: ATR
 DRAWN: ATR

SHEET NO.
C002

PROJECT NO. DBVC0000-0006



Plot Date: 6/19/2019 1:04 PM
 By: Andrew Rapp
 Save Date: 6/19/2019 11:37 AM
 Drawing File: P:\DBVC\00000006\00000006\00000006\00000006\00000006\00000006.dwg
 User: ATR



**DAVID EVANS
AND ASSOCIATES INC.**
2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

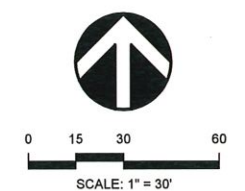
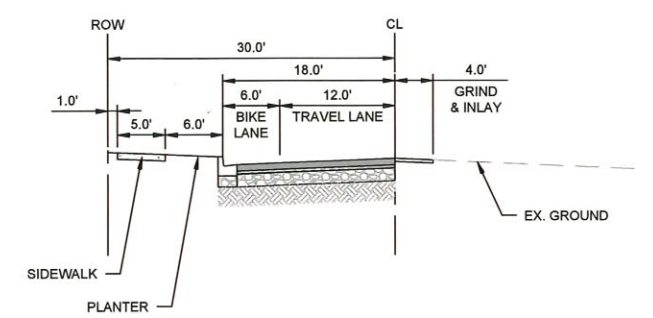
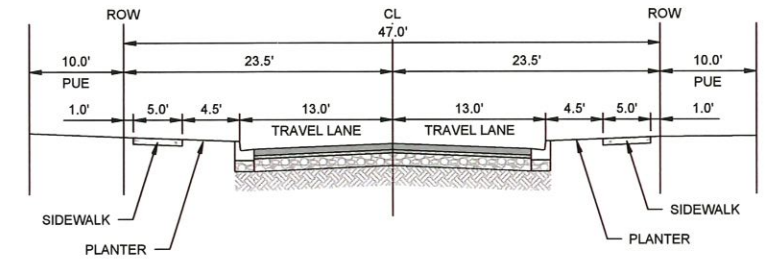
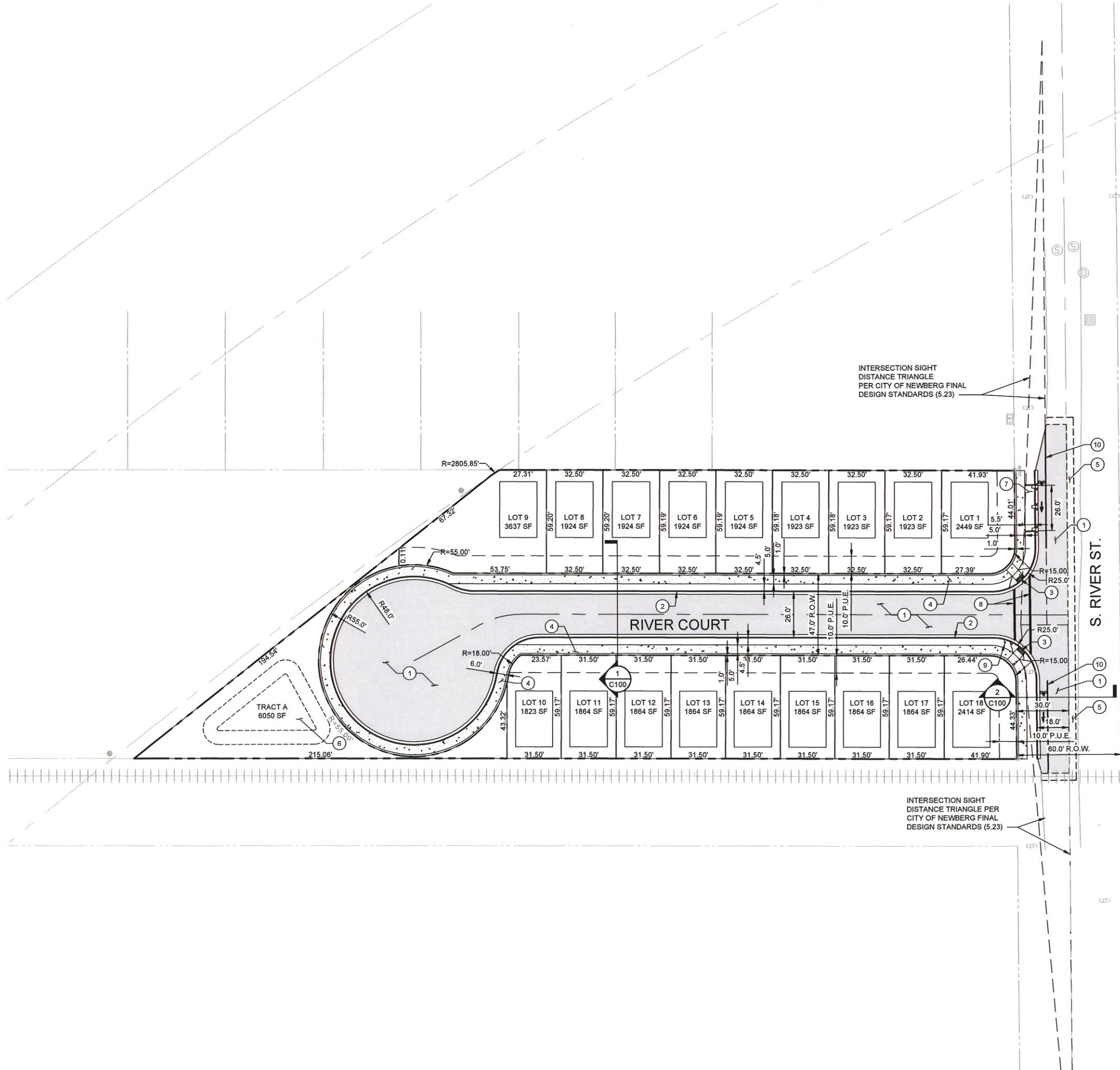
DESIGN STUDIO
Inspired Livable Places

LEGEND

- = SUBJECT PROPERTY LINE
- = PROPOSED RIGHT OF WAY
- = EXISTING PROPERTY LINE
- = PROPOSED LOT LINE
- = PUBLIC UTILITY EASEMENT
- = CONCRETE
- = ASPHALT
- = GRIND AND OVERLAY

KEYNOTES

- 1 PROPOSED ASPHALT CONCRETE PAVEMENT.
- 2 PROPOSED 6" CURB AND GUTTER.
- 3 PROPOSED ADA CURB RAMP.
- 4 PROPOSED 5' CONCRETE SIDEWALK.
- 5 PROPOSED 4' GRIND AND OVERLAY.
- 6 PROPOSED EXTENDED DRY BASIN FOR STORMWATER QUALITY/QUANTITY.
- 7 PROPOSED STORMWATER PLANTER.
- 8 PROPOSED 10' WIDE CROSSWALK.
- 9 PROPOSED STOP SIGN.
- 10 PROPOSED 6' WIDE BICYCLE LANE.



PROJECT
RIVERLANDS PLANNED UNIT DEVELOPMENT
DEL BOCA VISTA, LLC
NEWBERG, OREGON
SHEET TITLE
SITE PLAN

PRELIMINARY

DATE: 06/20/2019
DESIGN: ATR
DRAWN: ATR

SHEET NO.
C100
PROJECT NO. DBVC0000-0006

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 User: Andrew Rappaport
 By: ATR

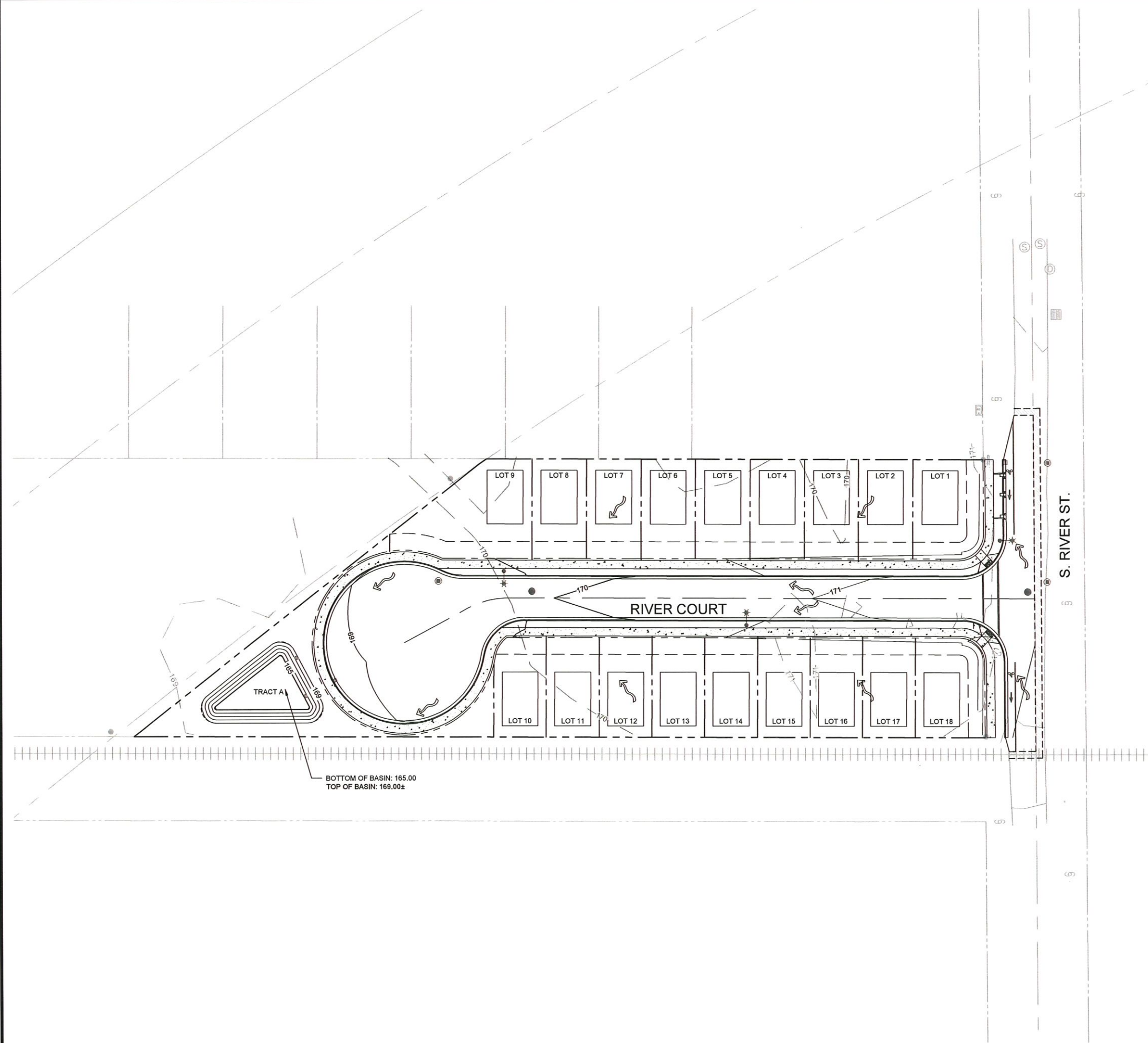


**DAVID EVANS
AND ASSOCIATES INC.**
2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspired Landscapes

LEGEND

- = SUBJECT PROPERTY LINE
- - - = PROPOSED RIGHT OF WAY
- = EXISTING PROPERTY LINE
- - - = PROPOSED LOT LINE
- - - = PUBLIC UTILITY EASEMENT
- ▨ = CONCRETE
- = EXISTING CONTOUR LINE
- - - = PROPOSED CONTOUR LINE
- 100 = PROPOSED CONTOUR LINE
- ↪ = FLOW DIRECTION



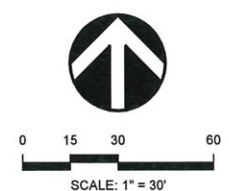
BOTTOM OF BASIN: 165.00
TOP OF BASIN: 169.00±

PROJECT
RIVERLANDS PLANNED UNIT DEVELOPMENT
DEL BOCA VISTA, LLC
NEWBERG, OREGON
SHEET TITLE
GRADING PLAN

PRELIMINARY

DATE: 06/20/2019
DESIGN: ATR
DRAWN: ATR

SHEET NO.
C200
PROJECT NO. DBVC0000-0006



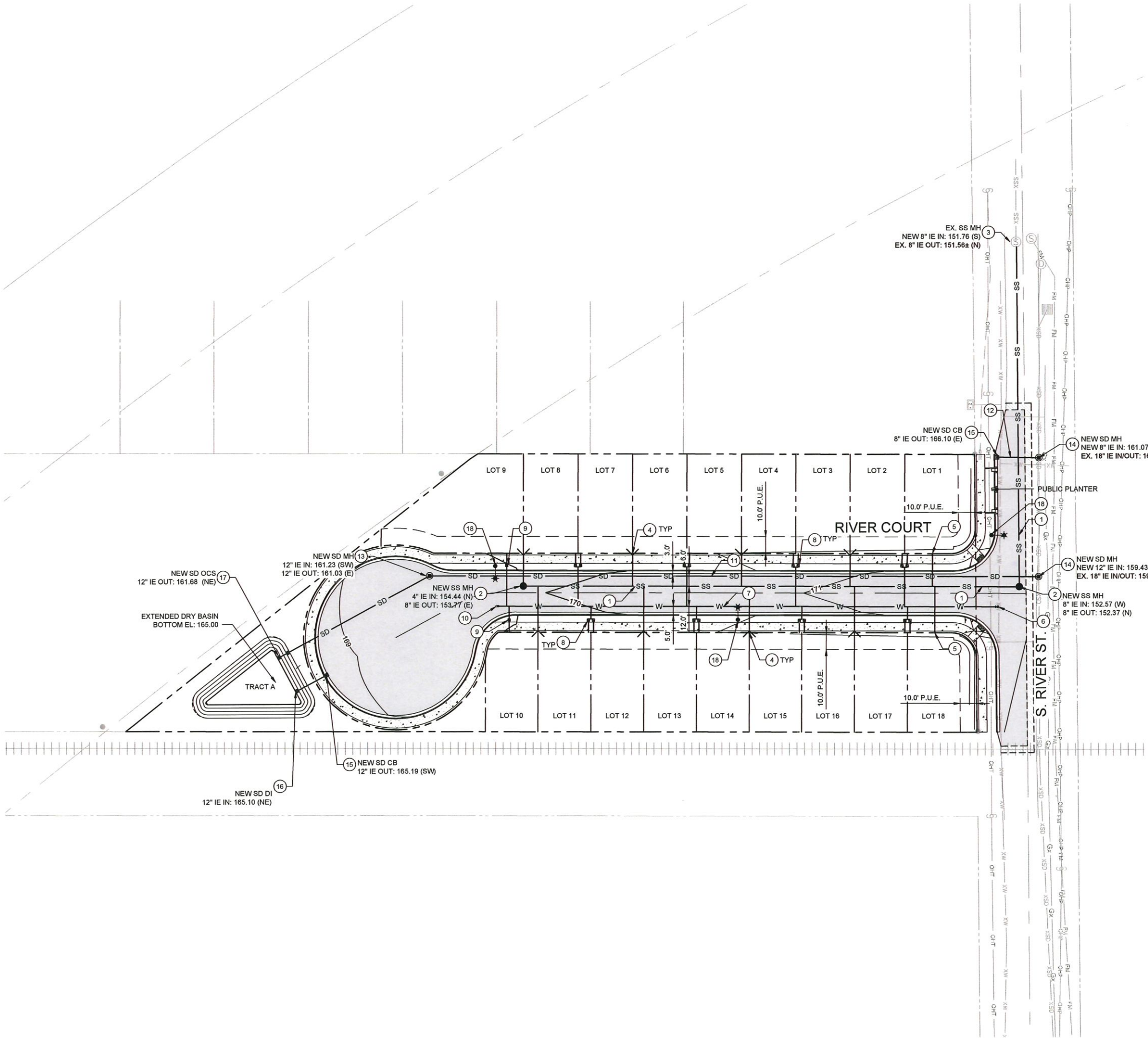
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 By: Andrew Rapps
 Drawing File: P:\DBVC\00000006\04\04\CAD\SHETS\02 Land Use Set\REC-GR-001-DBVC0006.dwg

LEGEND

	= PUBLIC RIGHT-OF-WAY
	= EXISTING SANITARY SEWER LINE
	= EXISTING STORM DRAIN LINE
	= EXISTING WATER LINE
	= EXISTING GAS LINE
	= EXISTING SEWER FORCE MAIN
	= SANITARY SEWER LINE
	= STORM DRAIN LINE
	= WATER LINE
	= UNDERGROUND COMM. CONDUIT
	= EDGE OF PAVEMENT
	= CROWN OF ROAD
	= PROPOSED PROPERTY LINE
	= EXISTING PROPERTY LINE
	= PROPOSED LOT LINE
	= PUBLIC UTILITY EASEMENT
	= PUBLIC ACCESS EASEMENT

	= SANITARY SEWER MANHOLE
	= STORM DRAIN MANHOLE
	= STORM DRAIN CATCH BASIN
	= CONCRETE
	= PROPOSED GATE VALVE
	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED STREET LAMPS

- KEYNOTES**
- 1 PROPOSED 8" PUBLIC SANITARY SEWER MAIN.
 - 2 PROPOSED PUBLIC SANITARY SEWER MANHOLE.
 - 3 PROPOSED CONNECTION TO EXISTING PUBLIC SANITARY SEWER MANHOLE.
 - 4 PROPOSED 6" SANITARY SEWER DOUBLE WYE SERVICE BRANCH.
 - 5 PROPOSED 6" SANITARY SEWER SERVICE.
 - 6 PROPOSED CONNECTION TO EXISTING 6" WATER MAIN.
 - 7 PROPOSED 8" PUBLIC WATER MAIN.
 - 8 PROPOSED DOUBLE WATER SERVICE AND METERS.
 - 9 PROPOSED WATER SERVICE AND METER.
 - 10 PROPOSED DEAD END BLOWOFF.
 - 11 PROPOSED 12" PUBLIC STORM DRAIN MAIN.
 - 12 PROPOSED 8" PUBLIC STORM DRAIN MAIN.
 - 13 PROPOSED PUBLIC STORM DRAIN MANHOLE.
 - 14 PROPOSED PUBLIC STORM DRAIN MANHOLE ON EXISTING STORM DRAIN MAIN.
 - 15 PROPOSED PUBLIC CATCH BASIN.
 - 16 PROPOSED CONCRETE HEADWALL.
 - 17 PROPOSED OUTFALL CONTROL STRUCTURE.
 - 18 PROPOSED STREET LAMP.



PROJECT
 RIVERLANDS PLANNED UNIT DEVELOPMENT
 DEL BOCA VISTA, LLC
 NEWBERG, OREGON
 SHEET TITLE
 COMPOSITE UTILITY PLAN

PRELIMINARY

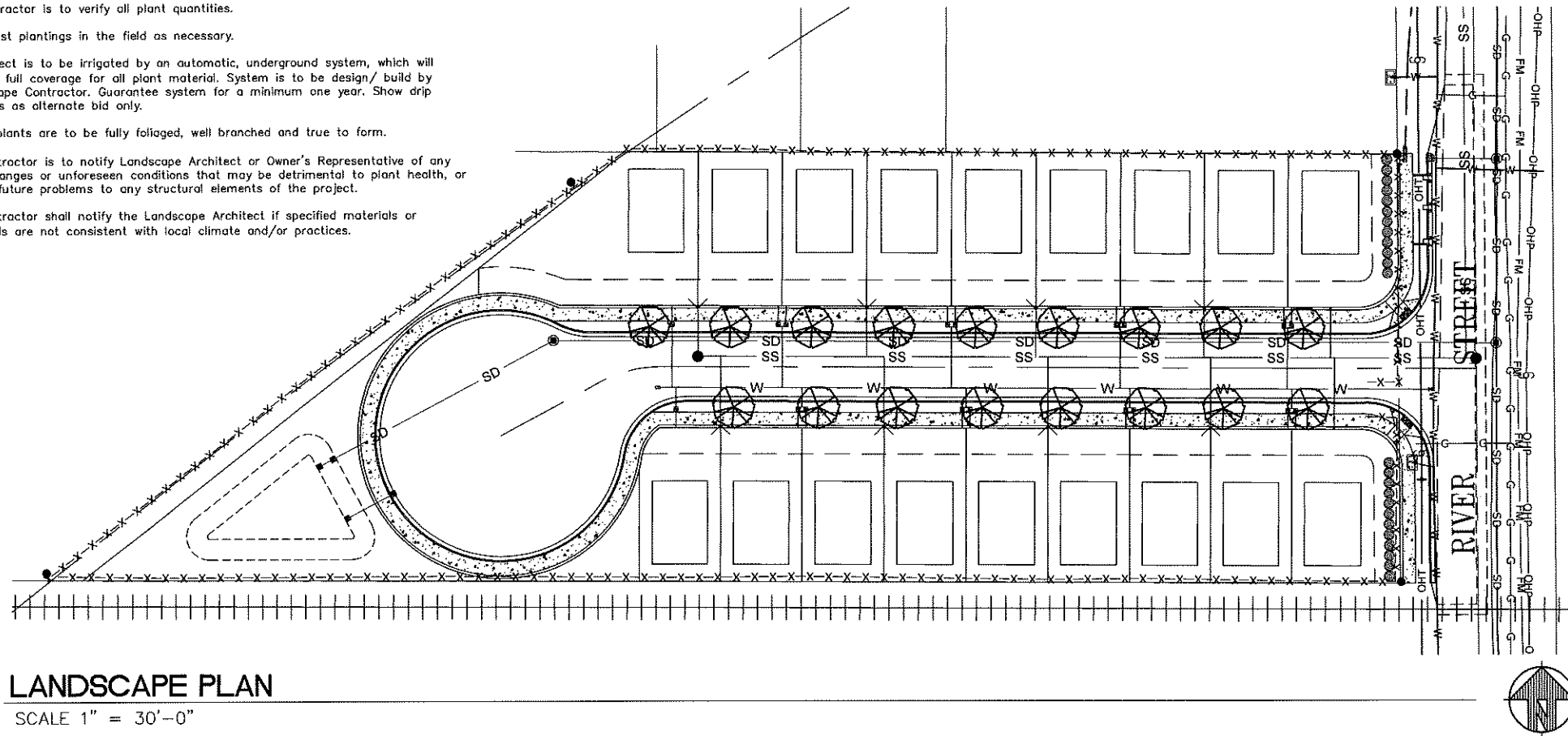
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 DESIGN: ATR
 DRAWN: ATR

SHEET NO.
C300
 PROJECT NO. DBVC0000-0006

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 Save Date: 6/19/2019 1:01 PM
 By: Andrew Raspe
 Drawing File: P:\00\00000000000000000000\CAD\SHHEE7502 Land Use Ref\EC-JT-001-DBV\0006.dwg

GENERAL NOTES:

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
- All plants are to be fully foliated, well branched and true to form.
- Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.
- Contractor shall notify the Landscape Architect if specified materials or methods are not consistent with local climate and/or practices.



LANDSCAPE PLAN

SCALE 1" = 30'-0"

OUTLINE SPECIFICATIONS PLANTING

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. 260.1 - 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliated, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container-grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well-branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to verify with the General Contractor if the on site topsoil is or is not conducive to proper plant growth. Supply alternate bid for imported topsoil.

Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas. If topsoil stockpiled on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor is to submit samples of the imported soil and/or soil amendments to the Landscape Architect. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1 1/2" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing: 2 part native topsoil (no subsoil) 1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates: Shrubs - 1/3 to 1/2 lb./ plant
Trees - 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8-16-8) with micro-nutrients and 50% slow-releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22-16-8) with micro-nutrients and 50% slow-releasing nitrogen. DO NOT apply fertilizer to Water Quality Swale.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2 1/2" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.

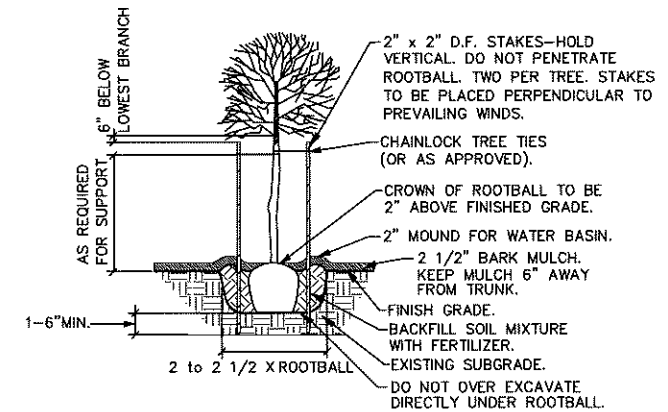
PLANT LIST:

SYM. #	LATIN/COMMON NAME TREES	SIZE	SPACING
TREES			
17	FRAXINUS EXCELSIOR GLOBOSUM Globe Headed European Ash	2" cal.	As shown
SHRUBS			
24	THUJA OCCIDENTALIS 'SMARAGD' Emerald Green Arborvitae	6' high.	4' o.c.



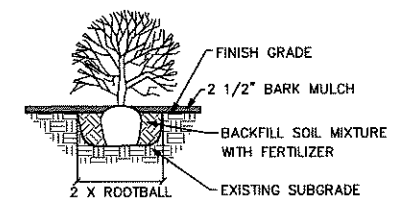
Note:

LANDSCAPE SUBJECT TO FURTHER CHANGE FROM REVIEW OF PUBLIC IMPROVEMENTS, CONSTRUCTION DOCUMENTATION AND BUILDING PERMITS.

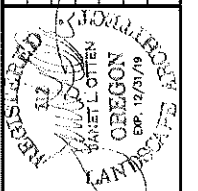


NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

GENERAL DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



SHRUB PLANTING DETAIL NOT TO SCALE



OTTEN LANDSCAPE ARCHITECTS, INC.
 9333 SW Kelly Avenue Suite B • Portland, Oregon 97239-4395
 • Phone (503) 972-0311 • www.ottenla.com

RIVERLANDS Pained Unit Development
 Del Boca Vista, llc,
 Newberg Oregon

LANDSCAPE PLAN

DATE	06-06-19
SCALE	AS SHOWN
DRAWN	CW
CHECKED	JLO
SHEET NO	L1.0
REVISONS	