

## Memo

Date: 18 May 2006

To: Builders at Mountain Gate 1<sup>st</sup> Addition

From: David J. Dougherty, Architectural Review Committee  
DLA, Dougherty Landscape Architects

Re: Mountain Gate 1<sup>st</sup> Addition, Guidelines for Landscape Improvements

### Landscape Guidelines

The objective of these guidelines is to promote a pleasing composition of landscape elements that compliments the architecture of adjacent buildings and the general context of the site. The standards expected for landscape installation at Mountain Gate 1<sup>st</sup> Addition is higher than most developments. Landscape Plans submitted to the Review Committee should respond to each of the criteria listed below.

1. Provide a well balanced use of lawns and plant beds. Lawns should be a major component as viewed from the street to maintain continuity throughout Mountain Gate 1<sup>st</sup> Addition. The use of planted beds should be used to provide foundation plantings, erosion control and visual balance to the property.
2. Street tree planting must be in accordance to the CC&R's and the species master plan. Additional trees should be used to compliment the buildings and provide shade or screening in desired areas.
3. Plantings and improvements within conservation easements and vegetation easements must be in conformance to the CC&Rs.
4. All plant beds should contain plant material that will provide complete coverage within an appropriate amount of time. Initial plantings should sufficiently cover 80% of the landscape beds within one year. Annuals and perennials should be accompanied by other plant material to prevent barren plant beds during the winter season. Plant beds visible from the street should be planted initially and be of sufficient size to provide an immediate attractive appearance. Plantings to be phased at a later date are to be indicated on the landscape plan within the proposed date of installation. Mulch all plant beds with 3" minimum bark mulch or approved.
5. Irrigation system must be installed prior to planting. The system must provide double (head to head) coverage for all planted areas subsequent to planting. Separate zones must be installed for lawns and plant beds. Separate zones should also be installed for various solar orientation conditions as necessary.
6. Proper soil preparation is essential for the long term healthy performance of plant material and to insure good drainage. All lawn areas are to contain a minimum depth of 6" imported topsoil or loam. All plant beds should contain a minimum depth of 12" of planting soil that includes organic material suited for the specific plantings. All sub-base material should be tilled prior to the spreading of topsoil. All topsoil should be tilled and raked free of debris prior to plant installation or seeding.

7. Proper maintenance of landscape areas is a high priority. All shrub beds should be kept cleaned and weeded. Plant material should be kept pruned and attractive. Dead or unsightly plants should be replaced. All lawns are to be maintained as necessary to remain lush and green.

#### **Required Submittal**

Submit two (2) Landscape Plans to **Andrea Gramzow at Windermere Real Estate (384 Q Street Springfield, OR 97477 (541) 465-8131)** no less than 14 days prior to start of work. Plans must be true to scale (no smaller than 1"=10') and include the following information:

1.  Design that clearly indicates the scheme and addresses the previously mentioned "Landscape Guidelines". Plan must also illustrate locations of all proposed plant beds, lawn areas, water features, berms, fencing or other landscape elements.
2.  Street tree planting must be in accordance to the CC&R's and the species master plan. Additional trees should be used to compliment the buildings and provide shade or screening in desired areas.
3.  Type of irrigation system and number of zones for lawns and plant beds.
4.  Proposed methods and materials to be used for soil preparation.
5.  Name and phone number of the Builder and the Landscape Designer and/or Contractor.
6.  Address and Lot Number.

#### **Approval**

Plans that meet the requirements of the CC&R's and the attached "Landscape Guidelines" will be stamped "Approved". Plans that do not meet these requirements will be returned with needed revisions indicated. Builders will be notified upon completion of review for pick-up of drawings.

All in progress and completed landscapes will be inspected by the Review Committee to insure conformance to the approved plan.

#### **Additional Information**

For additional information contact:

DLA, Dougherty Landscape Architects  
474 Willamette Street, Suite 305  
Eugene, OR 97401

Phone: 541-683-5803 Fax: 541-683-8183

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