



DLA Inc.
Dougherty Landscape Architects

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541-683-5803 ph • 541-683-8183 fax

Landscape Architecture • Planning • Urban Design

Memo

Date: 5 November 2002
To: Builders at Emerald Valley West
From: David J. Dougherty
DLA Inc.
Re: Emerald Valley West
Guidelines for Landscape Improvements

Landscape Guidelines

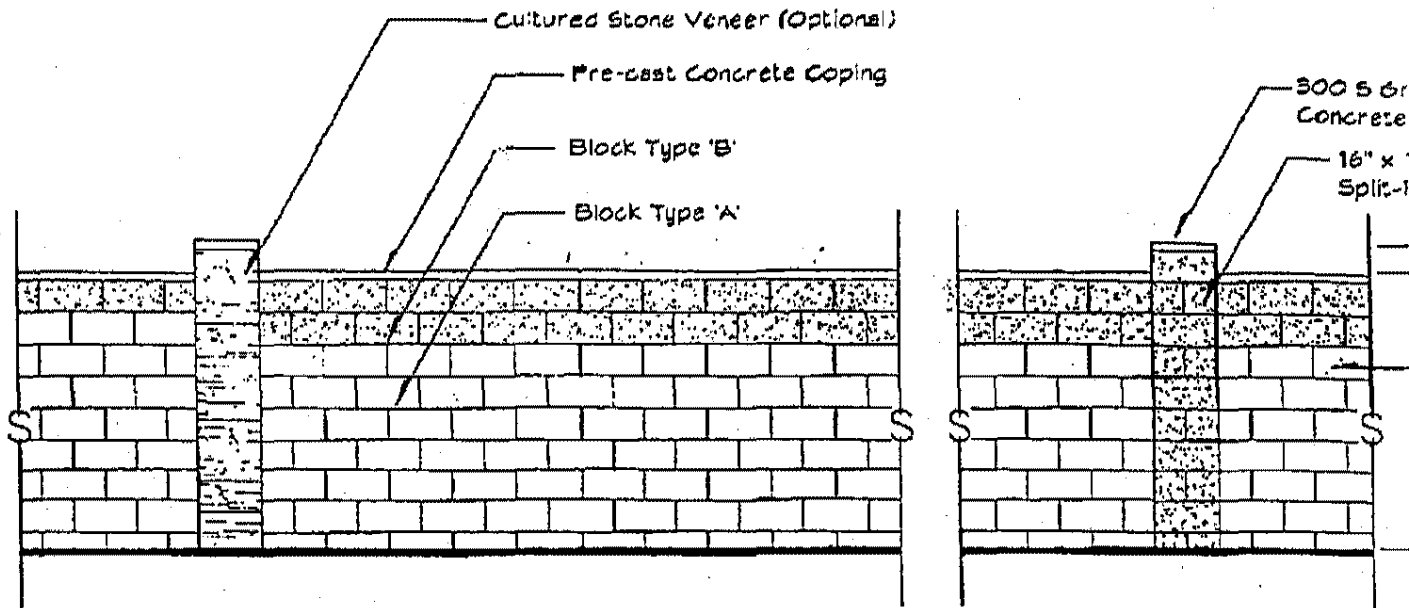
The objective of these guidelines is to promote a pleasing composition of landscape elements that compliments the architecture of adjacent buildings and the general context of the site. Landscape Plans submitted to the Review Committee should respond to each of the criteria listed below.

1. Provide a well balanced use of lawns and plant beds. The use of planting beds should be used to provide foundation plantings and balance to the property. See Exhibit 1 for sample landscape plan.
2. Street tree plantings must be in accordance with the Street Tree Master Plan. Additional trees should be used to compliment the buildings and provide shade or screening in desired areas.
3. 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 with the proposed date of installation. Mulch all plant beds with 3" min. bark mulch or approved.
4. 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.
5. 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" high grade 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 filled prior to the spreading of topsoil. All topsoil should be tilled and raked free of debris prior to plant installation or seeding.

FROM : DLA INC.

FAX NO. : 541-683-8183

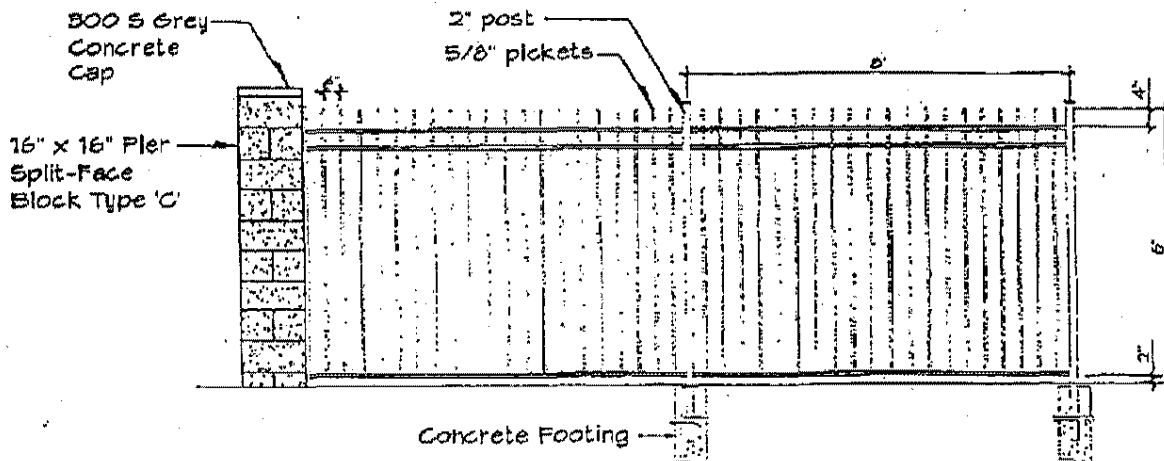
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Typical Masonry Wall

Elevation

Scale: 1/4"=1'-0"



Typical Iron Fence

Elevation

Scale: 1/4" = 1'-0"

Notes

1. Block walls are required on interior lot lines and property lines that do not front the Greenway.
2. Iron fencing is required along lot lines that front the Greenway.
3. Block 'A' = 600 B GRAY (6" x 8" x 16") Medium Weight
Block 'B' = 600 B TAN (6" x 8" x 16") Medium Weight
4. Wall Cap is 300S Grey (2 1/2" x 8" x 16") as found at Willamette Greystone.

Typical
Section

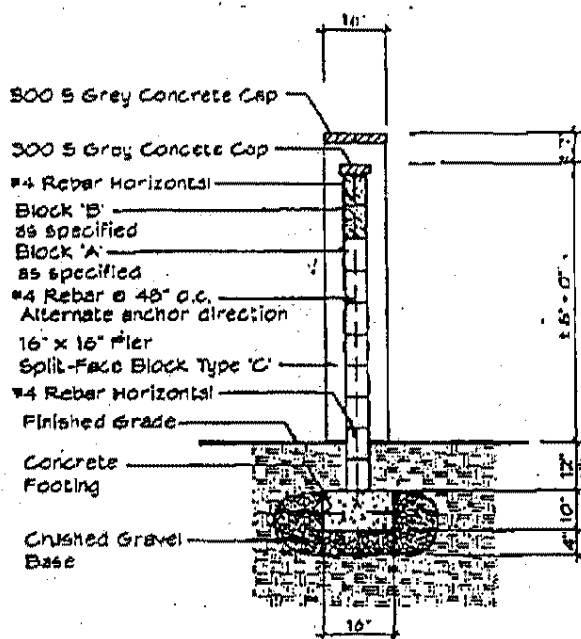
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1" Block Type 'C'

Block Type 'A'



7/1 Larry
18 DLA Inc.

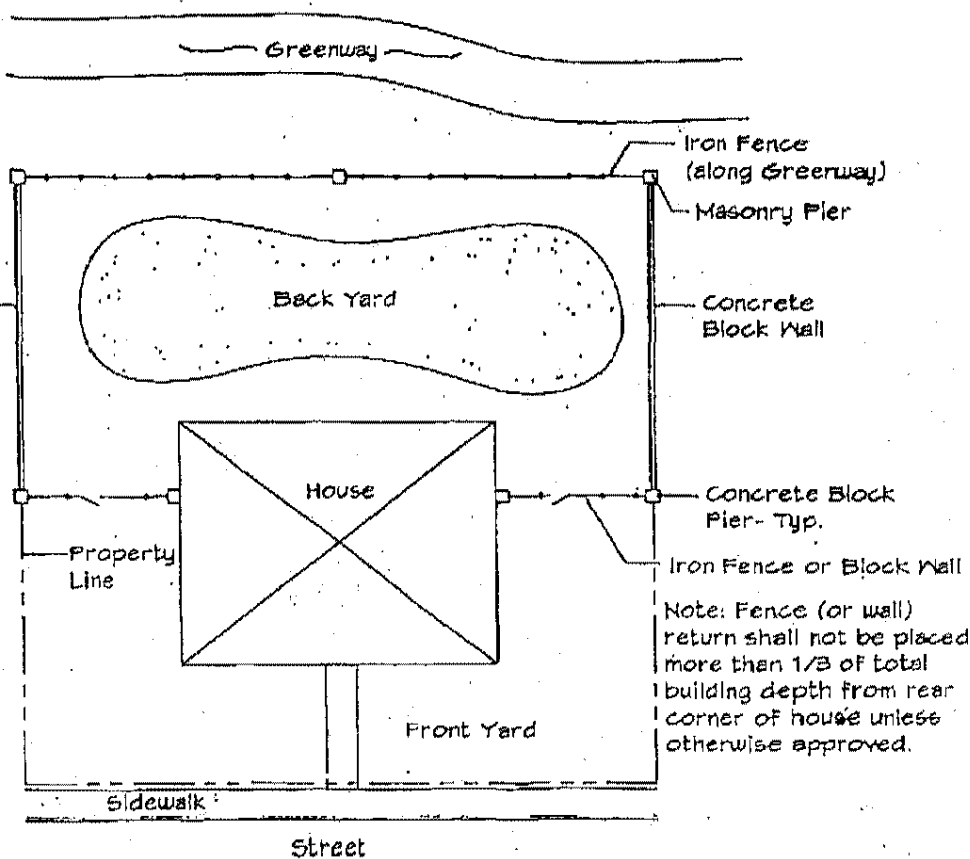
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Typical Masonry Wall

Section

Scale: 1/4" = 1'-0"



7 Fence

1/2" = 1'-0"

Typical Wall & Fence Layout

Plan

Scale: 1" = 30'-0"

TYPICAL PLANT SCHEDULE (not all-inclusive)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
Trees					
AG		<i>Acer griseum</i>	Paperbark Maple	1.5' cal.	single stem, B4B, full, specimen
AR		<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	1.5' cal.	single stem, B4B, full
AP		<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple	5' ht.	multi-stem, B4B
BJ		<i>Betula jacquemontii</i>	Jackmonti Birch	1.5' cal.	single stem, B4B, matching, full
CC		<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	8' ht.	single stem, B4B, full, specimen
CK		<i>Cornus kousa</i>	Kousa Dogwood	5' ht.	single stem, B4B, matching, full
CL		<i>Cupressocyparis Leylandii</i>	Leylandi Cypress	6' ht.	B4B, matching, full, specimen
CJ		<i>Cercidiphyllum japonicum</i>	Katsura Tree	1.5' cal.	single stem, B4B, full
FA		<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	1.5' cal.	Matching, full, B4B
FP		<i>Fraxinus pennsylvanica</i> 'Marshall'	Marshall Seedless Ash	2' cal.	Matching, limbed up to approx 6 ft.
FM		<i>Pseudotsuga menziesii</i>	Douglas Fir	10' ht.	Matching, full, B4B
FS		<i>Prunus sargentii</i>	Sargent Cherry	5' ht.	single stem, B4B, matching, full
TP		<i>Thuja plicata</i>	Western Red Cedar	10' ht.	Matching, full

Shrubs

AE		<i>Azalea</i> 'Everest'	Everest Azalea	3 gal.	matching, full
AG		<i>Abelia grandiflora</i> 'Edward Goucher'	Edward Goucher Abelia	3 gal.	matching, full
ASP		<i>Azalea</i> 'Sumpo' Pink	Pink Sumpo Azalea	2 gal.	matching, full
AGW		<i>Azalea</i> 'Sumpo' White	White Sumpo Azalea	2 gal.	matching, full
AMD		<i>Azalea</i> 'Mother's Day'	Mother's Day Azalea	2 gal.	matching, full
AS		<i>Azalea</i> 'Stewartsonii'	Stewartsonii Azalea	3 gal.	matching, full
BTC		<i>Berberis thunbergii</i> 'Crimson Pygmy'	Dwarf Japanese Barberry	3 gal.	matching, full
CT		<i>Cholysa latata</i>	Mexican Orange	5 gal.	matching, full
DO		<i>Daphne odora</i>	Winter Daphne	3 gal.	matching, full
EA		<i>Euonymus alata</i> 'Compacta'	Compact Burning Bush	3 gal.	matching, full
EC		<i>Escallonia compacta</i>	Compact Escallonia	2 gal.	matching, full
HM		<i>Hamamelis mollis</i>	Witchhazel	5' ht.	matching, full
HP		<i>Hebe</i> 'Patty's Purple'	Patty's Purple Hebe	3 gal.	matching, full
KCC		<i>Ilex crenata</i> 'Compacta'	Japanese Holly	3 gal.	matching, full
ND		<i>Nandina domestica</i> 'Meyer's Red'	Heavenly Bamboo	3 gal.	matching, full
FFF		<i>Pieris</i> 'Forest Flame'	Forest Flame Pieris	5 gal.	matching, full
PL		<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken English Laurel	5 gal.	matching, full
RSD		<i>Rhododendron</i> 'Blue Diamond'	Blue Diamond Rhododendron	3 gal.	matching, full
RDA		<i>Rhododendron</i> 'Dora Amateis'	Dora Amateis Rhododendron	2 gal.	matching, full
RP		<i>Rhododendron</i> 'PJM'	PJM Rhododendron	3 gal.	matching, full
RU		<i>Rhododendron</i> 'Unique'	Unique Rhododendron	5 gal.	matching, full
SR		<i>Sarcococca tuscifolia</i>	Fragrant Sarcococca	3 gal.	matching, full
SN		<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea	3 gal.	matching, full
VD		<i>Viburnum davidii</i>	David Viburnum	3 gal.	matching, full
VPT		<i>Viburnum plicatum</i> 'tomentosum'	Doublefile Viburnum	5 gal.	matching, full
VTS		<i>Viburnum tinus</i> 'Spring Bouquet'	Spring Bouquet Viburnum	5 gal.	matching, full

Groundcovers and Perennials

AR		<i>Ajuga reptans</i> 'Purpurea'	Carpet Bugle	4" pots	matching, full
AU		<i>Arctostaphylos</i> 'uva Ursi'	Khinkinnick	1 gal.	matching, full
CM		<i>Chrysanthemum maximum</i>	Shasta Daisy	1 gal.	2' o.c.
EDF		<i>Erica darleyensis</i> 'Furzey'	Furzey Heath	1 gal.	
FG		<i>Festuca glauca</i>	Blue Fescue	1 gal.	
HO		<i>Helleborus orientalis</i>	Lenten Rose	4" Pots	matching, full
LP		<i>Lonicera pileata</i>	Privet Honeysuckle	1 gal.	
LH		<i>Lavandula angustifolia</i> 'Hunstead'	Dwarf English Lavender	1 gal.	matching, full
PM		<i>Polytickum munitum</i>	Western Sword Fern	1 gal.	matching, full
RF		<i>Rudbeckia fulgida</i>	Black-Eyed Susan	1 gal.	2' o.c.
VM		<i>Vinca minor</i>	Periwinkle	4" Pots	matching, full

PLANTING LEGEND



Deciduous Tree



Shrubs



Annuals

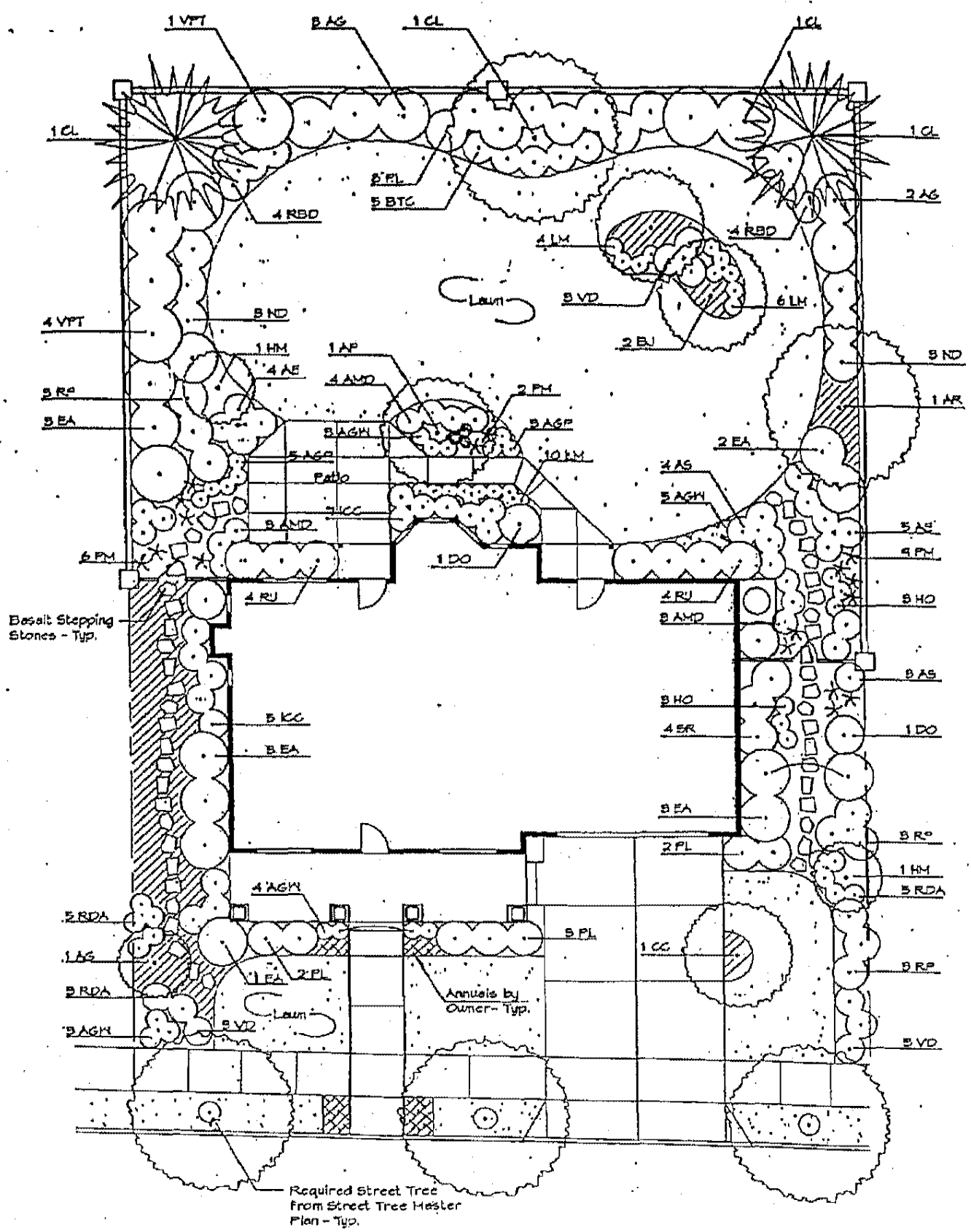


Basalt Boulders



Perennials

NOTE: Landscaping



Basalt Stepping Stones - Typ.

Annulars by Owner - Typ.

Required Street Tree From Street Tree Master Plan - Typ.

6. 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 fertilized as necessary to remain lush and green. Edges between lawn and plant beds should be well groomed.

Required Submittal

Submit two (2) Landscape Plans to the office of McDougal Bros. no less than 7 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. Planting plan that identifies locations, species and sizes of all proposed plant materials.
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 "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 please contact:
David Dougherty or Sarah Forsyth at

DLA, Inc.
474 Willamette Street, Suite 305 (5th and Willamette, next to Central Blueprint)
Eugene, OR 97401
Phone 541-683-5803
Fax: 541-683-8183

End of Memo

*****FOR DESIGN REVIEW COMMITTEE USE ONLY*****

Date received for Review: _____

Lot Number: _____

Owner / Builder _____

Phone: _____

Landscape Contractor: _____

Phone: _____

Landscape Plan Review

YES NO

Plan is legible, descriptive and complete.

Approved

YES NO

Well balanced lawns, plant beds and other features. Appropriate foundation plantings. Fences and/or walls are identified.

Conditionally Approved
(See notes on drawing)

Not Approved
(Resubmit drawing)

YES NO

Street Trees comply with Master Street Tree Plan.

YES NO

Design is compatible with surrounding areas.

YES NO

All materials and design elements are identified.

YES NO

Plan identifies locations, species and sizes of all proposed plants.

YES NO

Plants will provide appropriate coverage within beds upon maturity

YES NO

Street view plants provide immediate attractive appearance.

YES NO

Plant species are appropriately sited for climatic requirements.

YES NO

Phased Plantings indicated.

YES NO

Irrigation system is identified with number of zones. Head to head coverage is included.

YES NO

Soil preparation is identified in conformance to guidelines.

Approval

By David Dougherty: _____

DATE: _____