

Landscaping Guidelines and Recommendations

Sahhali South
August 2006

LANDSCAPE DESIGN PHILOSOPHY

Sahhali South is a unique neighborhood in the community of Neskowin. The development of Sahhali South is unusual in its attempt to preserve the natural beauty of the area and site integrity of individual homesites while allowing diversity in home and landscape design.

These guidelines are intended to help you, your landscape designer/architect and your landscape contractor understand the rules and guidelines and the necessary approval process relating to the landscaping of your homesite.

These guidelines are intended to function in concert with the Bylaws, Rules and Regulations, and CCRs of Sahhali South Homeowner's Association, LLC.

Extensive landscaping is not required or encouraged. However, all homesites are required to be maintained in a neat and orderly condition that creates a pleasing appearance from all vantage points located off of the individual parcels. If a homeowner elects to maintain the entire property in a natural condition, steps must be taken to restore unsightly scarred areas that were produced from construction activity, and to remove dead plants and refuse from the entire site.

Individual homesites should be treated in a casual, fluid manner in order to integrate comfortably with the natural setting of Sahhali South. Lawn edges should be serpentine rather than straight and square-cornered. Formal,

regimented planting arrangements are strongly discouraged. Shrubs, trees and other plant materials should be arranged in groupings, rather than in straight rows.

Landscaping construction must be finished within one (1) year of substantial completion of the exterior of the home.

WIND

The single greatest factor in determining which plants will survive in Sahhali South coastal shoreline environment is wind. Typical of the Oregon coast, prevailing winds are landward, coming from a generally northwest direction during the warmer summer months. During the winter months, the predominant wind direction is generally from the south. Gale force winter winds can reach speeds of over 100 miles per hour. Of greatest concern from a landscaping perspective are the strong summer winds and those which occur during the spring months. Strong winds carrying warm temperatures can quickly dehydrate new spring growth, causing severe damage or death to many plant species, including those on the Recommended Plant List. Severe wind damage during the winter months is less of a concern because plants are then dormant, although gale force winds will almost certainly cause damage to most plants unless suitable precautions are taken to screen plants from the strongest winds by man-made features or the planting of suitable screening vegetation.

SOILS

Soils in the area are of the Neskowin, Hembre and Winema soil associations. These soils are generally deep, well drained and relatively high in organic material, and very acid with Ph levels of 5.0 or lower. Annual rainfall ranging from roughly 64 to 132 inches per year influences soil acidity and appropriate plant materials.

PLANT RECOMMENDATIONS

A recommended plant list has been selected as a sampler of materials which may be used. They were selected for their particular adaptability to the climate and weather conditions of the Oregon coast, and the soils which occur within the Sahhali South property.

RECOMMENDED PLANT LIST

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Plant Type/Name

Comments

Trees

Arbutus menziesii - Madrone	Evergreen tree or large shrub
Arbutus unedo - Strawberry tree	Shrub-tree; drought tolerant
Betula - Birch, esp. European White Birch	Requires ample water and fertilizer
Calocedrus decurrens - Incense Cedar	Symmetrical tree to 75-90 feet
Cupressus macrocarpa - Monterey Cypress	Fast growth to 40 feet
Ligustrum lucidum - Glossy Privet	Round-headed tree to 40 feet or large shrub; fast growing
Myrica California - Pacific Wax Myrtle	Drought tolerant
Picea - Spruce, Sitka	Do not plant near home or walks
Picea abies - Norway Spruce	Fast growth to 100-150 feet; many varieties
Pinus contorta - Shore Pine	Fairly fast growth to 20-35 feet; dense foliage
Pinus thunbergii - Japanese Black Pine	Fast growth to 100 feet; adapts well to pruning
Populus nigra 'Italica' - Lombardy Poplar	Fast growth to 40-100 feet; columnar tree; invasive roots
Pseudotsuga menziesii - Douglas Fir	Sharply pyramidal form when young
Quercus ilex - Holly Oak	Moderate growth to 40-70 feet and equal spread
Robinia pseudoacacia - Black Locust	Fast growth to 75 feet; aggressive roots; drought tolerant
Salix species - Willow, native	Fast growth; requires ample water
Sequoia sempervirens - Coast Redwood	Fast growth; requires ample water
Thuja plicata - Western Red Cedar, native	Pyramidal shape

Shrubs

Abelia X grandiflora - Glossy Abelia	Evergreen to partially deciduous; growth to 8 feet; prune selectively
Arctostaphylos columbiana - Hairy Manzanita, native	Low growing; evergreen; sun
Arctostaphylos manzanita - Common Manzanita	Growth to 6-20 feet tall; evergreen; sun
Aucuba japonica - Japanese Aucuba	Accepts deep shade; variegated forms
Azalea, Kurume varieties	Ample water; amend soil with organic material when planting
Baccharis pilularis - Coyote Brush/Dwarf Chaparral	Drought tolerant;
Berberis darwinii - Darwin Barberry	Growth to 5-10 feet tall; orange-yellow flowers
Berberis wilsoniae - Wilson Barberry	Growth to 6 feet; fine textured foliage; yellow flowers in clusters
Buxus sempervirens - English Boxwood	Dense foliage; growth to 15-20 feet tall; good hedge shrub
Caragana arborescens - Siberian Peashrub	Deciduous shrub or small tree; fast growth to 20 feet
Ceanothus thyrsiflorus - Wild Lilac (Snow Flurry)	Growth to 6-10 feet tall and 8-12 feet wide; white flowers
Chamaecyparis obtusa - False Cypress	Several varieties dwarf to 50 feet
Cistus species - many varieties	Climbing evergreen vines; easy to grow
Cistus - Rockrose	Evergreen; sun; spring flowers
Cortaderia selloana - Pampas Grass	Fast growth; difficult to control size
Cotoneaster species - many varieties	Vigorous growth; full sun
Cytisus and Genista - Broom (various)	Drought tolerant; sun; prune after blooming
Cytisus species - Broom (many varieties)	Full sun; prune after bloom
Escallonia (various)	Fast recovery from damage; evergreen; sun; fast growth
Escallonia species	Evergreen; many varieties; fast recovery from freeze damage
Euonymus fortunei - many varieties	Evergreen vine or shrub; sun or full shade

Hebe (purple blooming varieties)
 Hebe buxifolia Boxleaf Hebe
 Hydrangea species - many varieties
 Juniperus species - many varieties
 Kniphofia uvaria - Red-hot Poker
 Phormium tenax - New Zealand Flax
 Photinia fraseria
 Pinus, mugo - Mugo Pine
 Prunus caroliniana - Carolina Laurel Cherry
 Prunus laurocerasus - English Laurel
 Prunus lusitanica - Portugal Laurel
 Pyracantha species - Firethorn
 Rhamnus alaternus - Italian Buckthorn
 Rhamnus californica - Coffeeberry
 Rhododendron (various)
 Ribes aureum, native - Golden Currant
 Ribes sanguineum, native - Pink Winter Currant
 Rosa rugosa - Ramanas Rose; Sea Tomato
 Rosmarinus officinalis - Rosemary
 Salix discolor - Pussy Willow
 Sambucus callicarpa, native - Coast Red Elderberry
 Senecio greyi
 Spartium junceum - Spanish Broom
 Spiraea species - Many Varieties
 Vaccinium ovatum, native - Evergreen Huckleberry
 Viburnum tinus - Laurustinus

Evergreen; fast growth to 3-5 feet; drought tolerant; sun
 Evergreen; fast growth to 3-5 feet; drought tolerant; sun
 Deciduous; large bold flowers and foliage; grow in rich well-drained soil
 Evergreen shrubs and trees; sun
 Drought tolerant; full sun
 Swordlike vertical leaves to 9 feet long; allow plenty of space
 Evergreen shrub; growth to 10 feet tall
 Prostrate shrub
 Evergreen shrub or tree; growth to 35-40 feet
 Evergreen; vigorous; fast growth to 30 feet tall and wide
 Evergreen; less vigorous than English Laurel but better in wind
 Evergreen shrub; bright red-orange fruit; thorns; sun
 Evergreen shrub; fast dense growth to 12-20 feet
 Evergreen shrub; growth to 3-15 feet tall; drought tolerant
 Requires ample water; amend soil when planting; shield from wind
 Deciduous shrub; growth to 3-6 feet tall; irrigation
 Deciduous shrub; growth to 4-12 feet tall; irrigation
 Deciduous shrub; vigorous and very hardy; growth to 3-8 feet; red fruit
 Evergreen shrub; growth to 2-6 feet tall
 Shrub or small tree; growth to 20 feet
 Deciduous shrub to 8 feet tall; ample irrigation
 Evergreen shrub; spreading plant that grows 4-5 feet tall; sun
 Evergreen shrub; growth to 6-10 feet; dense growth; flowering
 Deciduous shrubs; flowering
 Evergreen shrub; sun or part shade
 Evergreen shrub; growth to 6-12 feet tall; dense foliage

Groundcover

Arctostaphylos uva ursi - Kinnikinnick
 Coarctothus griseus horizontalis - Carmel Creeper
 Crocosmia, crocosmiiflora - Montbretia
 Hebe pingulifolia
 Hypericum calycinum - Creeping St. Johnswort
 Juniper conferta - Shore Juniper
 Lithospermum species
 Lonicera japonica - Japanese Honeysuckle
 Native grasses - many varieties

Spreading to 15 feet wide; good on slopes; keep soil moist
 Growth to 18-30 inches tall and 5-15 feet wide; flowering lilac variety
 Good for slopes; flowering
 Creeping shrub 1-3 feet tall; flowering
 Evergreen creeping shrub to 1 foot tall; yellow flowers
 Prostrate, trailing habit; bright green foliage
 Perennial; prostrate mound 6-12 inches tall; sun
 Evergreen vine; rampant; erosion control on steep banks; drought resistant
 Obtain from local sources.

Sources:

American Horticultural Society Encyclopedia of Garden Plants 1989
 Brown's Rose Lodge Nursery (Wally Brown), Oils, Oregon
 Coastal Landscaping by Bill Rogers, American Nurseryman; February 15, 1991
 Ortho's Complete Guide to Successful Gardening 1983
 Sandy's Nursery & Garden Center (Bill Howard), Tillamook, Oregon
 Sunset New Western Garden Book 10th ed. 1986