

## EXHIBIT "B": LANDSCAPE GUIDELINES

### 1.1 Introduction

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 and the Eastridge Village PUD. The standards expected for landscape installation at East Ridge Village, First Addition is higher than most developments. Landscape Plans submitted to the ARC should respond to each of the criteria listed below. (see EXHIBIT "A", section 1 for intent)

1. Street tree plantings will be installed by the City of Eugene according to the Street Tree Plan, Additional trees must be planted to re-establish a canopy of trees throughout the site. These additional trees should be used to provide shade or screening in desired areas, compliment the buildings and attract wildlife.
2. Planting beds should be used to provide foundation plantings and a visual balance to the property as seen from the street.
3. All plant beds should contain plant material that will provide complete coverage within an appropriate amount of time. Initial plantings should sufficiently cover a minimum of 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.
4. Plants native to the project area and soil type should be used where the conditions allow. Lots that include Conservation Areas must use native species as indicated in the requirements for these particular lot types.
5. Mulch all plant beds with 2" min. bark mulch or other material as approved, to prevent long term soil damage caused by using herbicides to control weeds. Landscape fabric and similar permeable materials may be placed below mulch as a method of preventing weed growth. Impermeable materials such as plastic sheeting should not be used.
6. Automatic irrigation systems must be installed prior to planting as a way of providing healthy plant growth and minimizing water consumption in areas where plantings will require supplemental watering. To increase plant health and conserve water, drip irrigation systems are encouraged in plant bed areas. Pop-up Spray and rotary head irrigation systems should provide double (head to head) coverage and be equipped with a moisture sensing device to prevent over watering. Irrigation zones should be segregated between lawns and plant beds. Separate zones should also be installed for various solar orientation conditions as necessary.
7. Irrigation should not be installed where the health of existing trees would be adversely affected. Irrigation trenching under the drip line of existing trees should be performed by hand so that the root system of the trees is not damaged.

8. Proper soil preparation is essential for the long-term healthy performance of plant material and to insure good drainage. All lawn areas should 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 tilled prior to the spreading of topsoil to encourage proper drainage. All topsoil should be tilled and raked free of debris prior to plan installation or seeding. Undisturbed native soil near conservation areas should be preserved if it is suitable for sustaining healthy plant material.
9. Landscape areas should be maintained to provide an attractive appearance. All shrub beds should be kept cleaned and weeded. Dead or unsightly plants should be replaced. Lawn areas should be mowed with a frequency appropriate for each particular lawn type.
10. Conservation Areas on private property and on Limited Common Areas for the exclusive use of individual Lot Owners should be maintained and enhanced in a manner that is consistent with the natural forest. Plantings in these areas should incorporate native vegetation into a composition that replicates the character of the abutting natural areas. Dead trees should be replaced with new trees from the list of approved trees. Conservation Areas should be kept free of invasive exotic vegetation. Native understory plants shall be left undisturbed.
11. Permanent Irrigation should be minimized within Conservation Areas. Temporary drip irrigation may be used for the purpose of establishing new plantings in these areas. All irrigation within Conservation Areas must be approved in advance by project arborist representing ARC/HOA to ensure existing trees will not be adversely affected by increased soil moisture.
12. Portions of Conservation Areas on Limited Common Areas for the exclusive use of individual Lot Owners may require supplemental plantings. Planting requirements will be determined at time of lot landscape plan approval.
13. Street trees along private roads will be the responsibility of the adjacent lot owner as shown on the Street Tree Plan. Trees must be maintained by the lot owner to meet the City of Eugene's standards.
14. All utility easements will be maintained by the homeowners' association or the lot owner whose property the easement crosses. Maintenance and improvements within easements must be approved by the Architectural Review Committee.

## LANDSCAPE DEFINITIONS

**Native Species** - Plant species native to this region and the indigenous soil types of this site. Plants do not have to be previously existing on this particular site to be considered native.

**Invasive Species** - Plant species such as English Ivy, Blackberry and Scotch Broom that spread quickly and crowd out other vegetation.

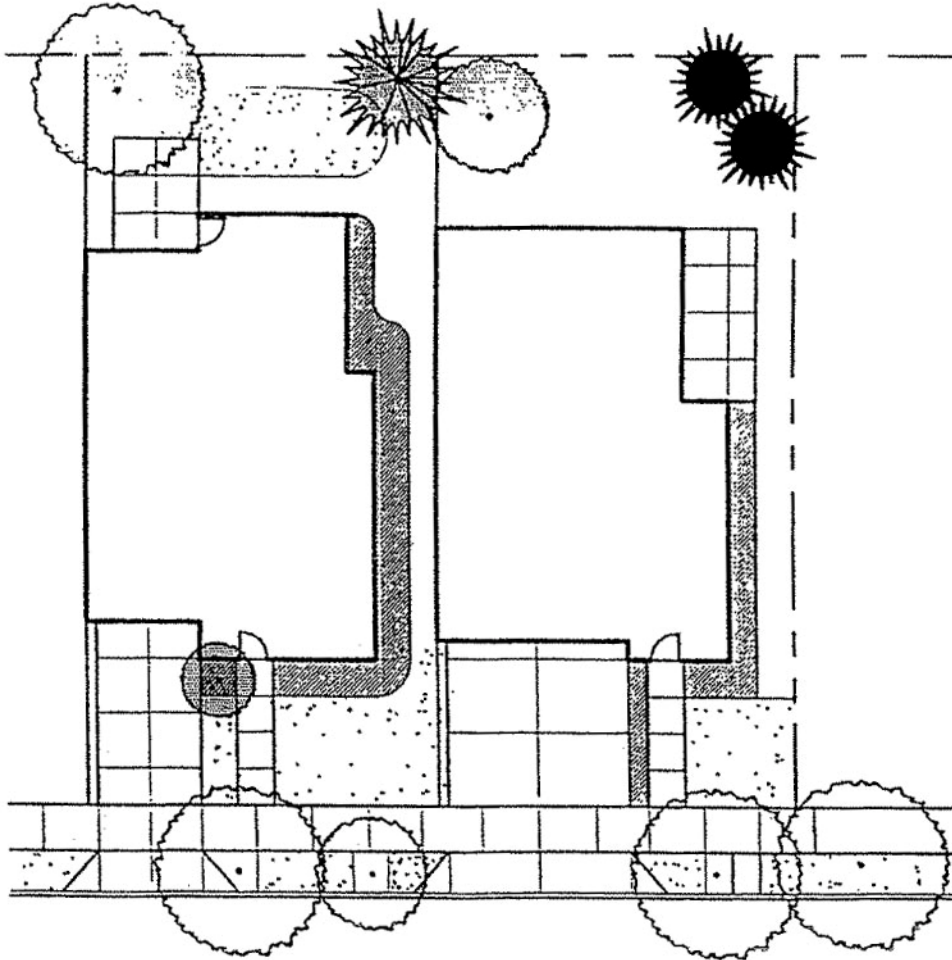
**Landscape Area** - Areas planted with trees, shrubs, lawn and living groundcover.

**Approved Trees** - Trees which are listed on one of the Approved Tree Lists.

**Foundation Plantings** - A grouping of shrubs and trees utilized to provide a transition between a building and the landscape. Ground cover and lawn are not considered to be foundation plantings.

**Conservation Areas** - Areas of significant vegetation are to be preserved as a natural ecosystem. Development of any type in these areas is prohibited. Landscape improvements are subject to approval by the Architectural Control Committee.

**Reforested Areas** - Non-forested portions of Conservation Areas that will be re-vegetated.



## Zero Lot Line Houses

Example of minimum landscape requirements

Trees

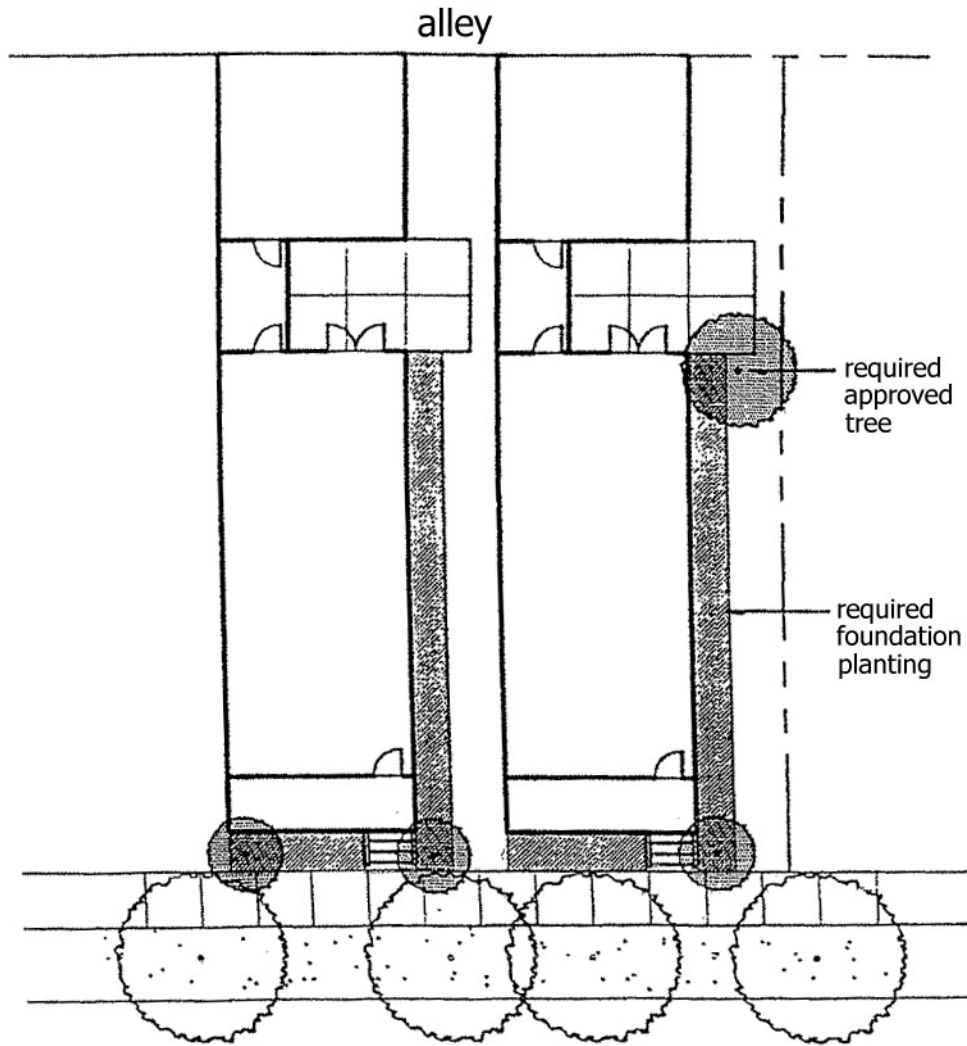
(3) Trees from Approved List

Shrubs

Foundation Plantings – Front and Side

Minimum Landscape Area

50% of area beyond building footprint



## Zero Lot Line Houses – Alley Access

Example of minimum landscape requirements

Trees

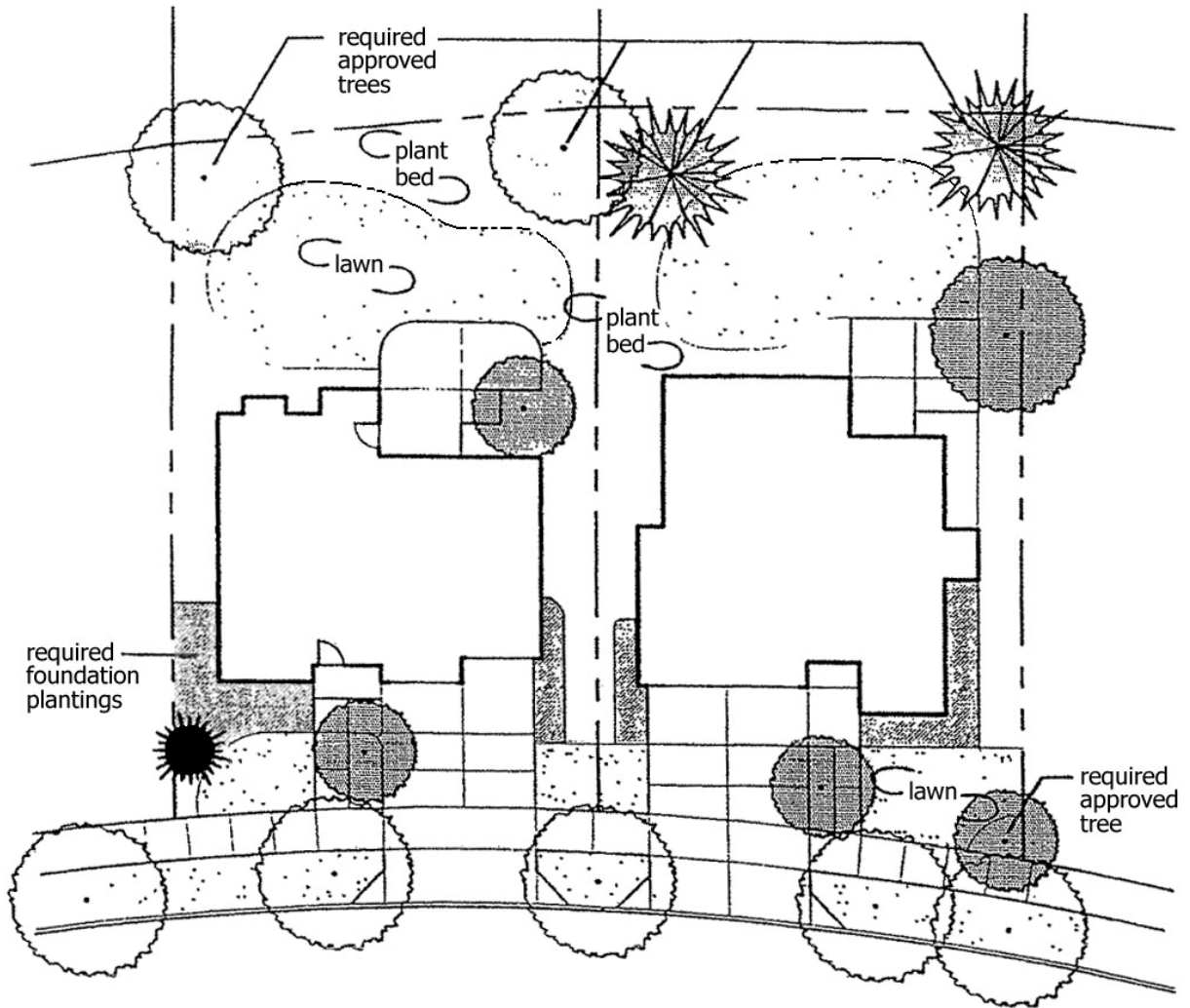
(2) Approved Trees

Shrubs

Foundation Plantings – Front and Side

Minimum Landscape area

50% of area beyond building footprint



## Bungalows

Example of minimum landscape requirements

### Trees

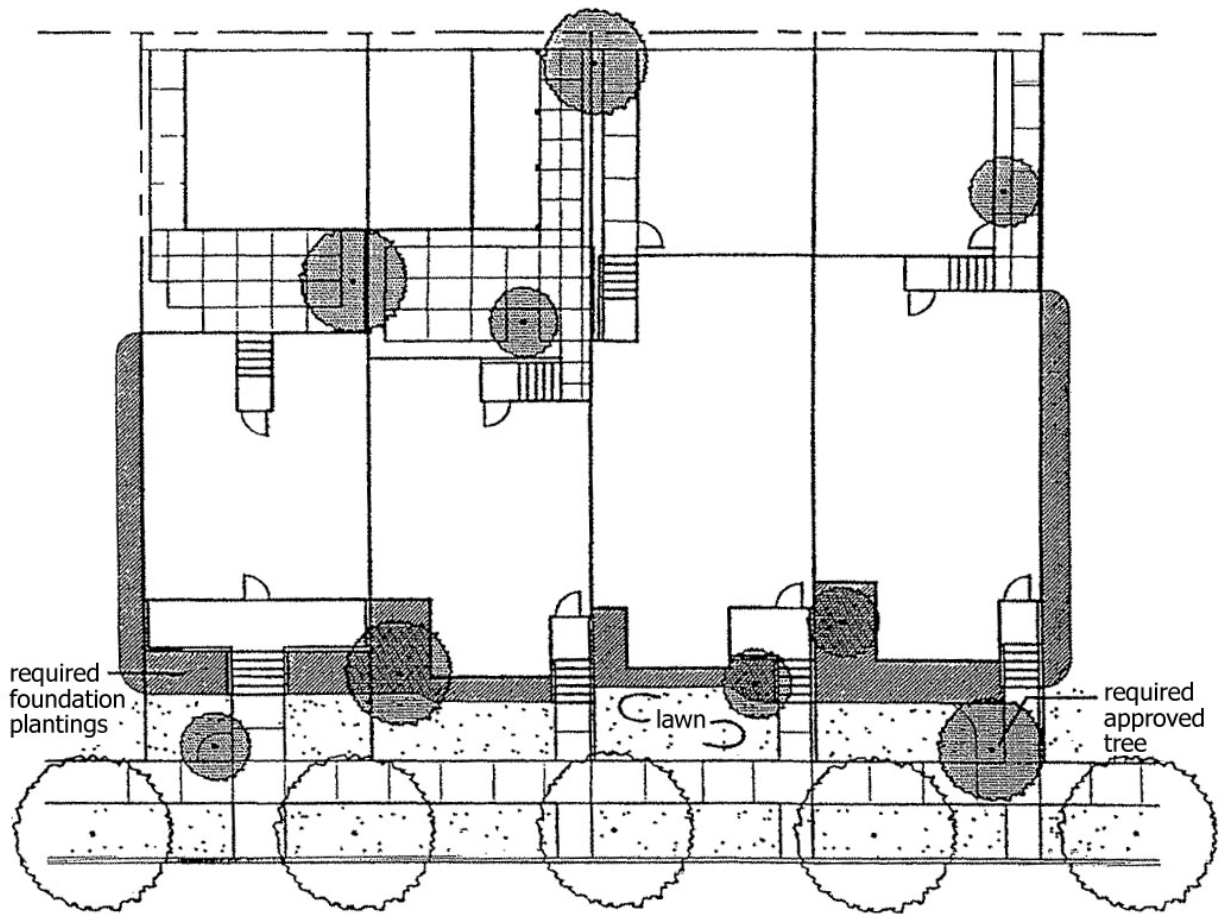
- (2) Large Shade or Conifer Trees (1 conifer min)
- (3) Additional Trees from Approved List

### Shrubs

Foundation Plantings – Front

### Minimum Landscape area

50% of area beyond building footprint



## Mixed Use Town Houses

Example of minimum landscape requirement

Trees

(2) From Approved List

Shrubs

Foundation Plantings – Front

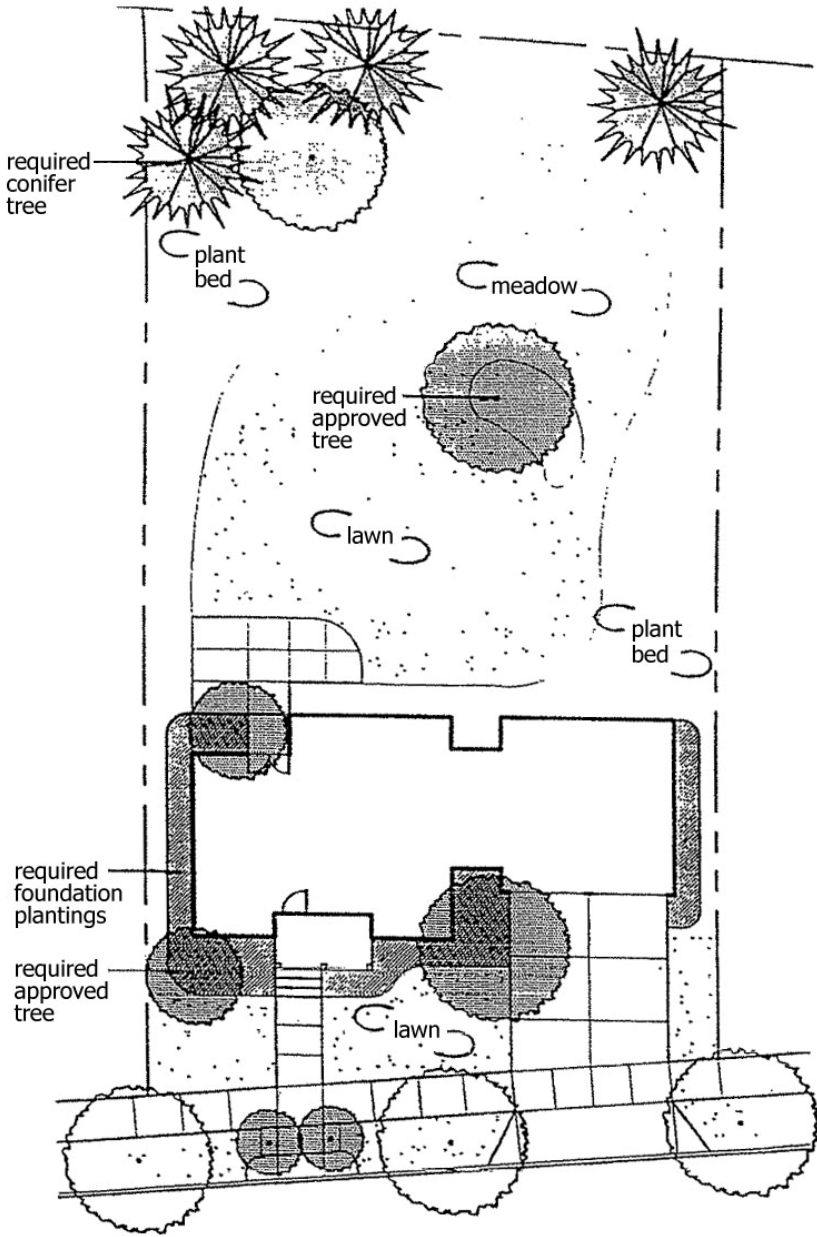
End units to provide foundation plantings along side.

Minimum Landscape Area

40% of area beyond building footprint

### Irrigation System Description

Complete irrigation design will be submitted for building permit. System will provide head to head coverage, separate zones for lawn and shrub areas, and separate zones for different solar orientations. Head layout will minimize overspray onto paved surfaces. All lateral lines will have automatic drain valves and the main line will have manual drain valves. System will be operated automatically.



## Single Family Home

Example of minimum landscape requirements

### Trees

- First 6,000 sf of lot area
  - (5) Large Shade or Conifer (3 conifer min)
  - (3) Additional Approved Trees
- Each additional 1,000 sf of lot area
  - (1) Tree from Approved List (min 1/3 conifer)

### Shrubs

Foundation Plantings – Front and Skies

Example of required tree calculations

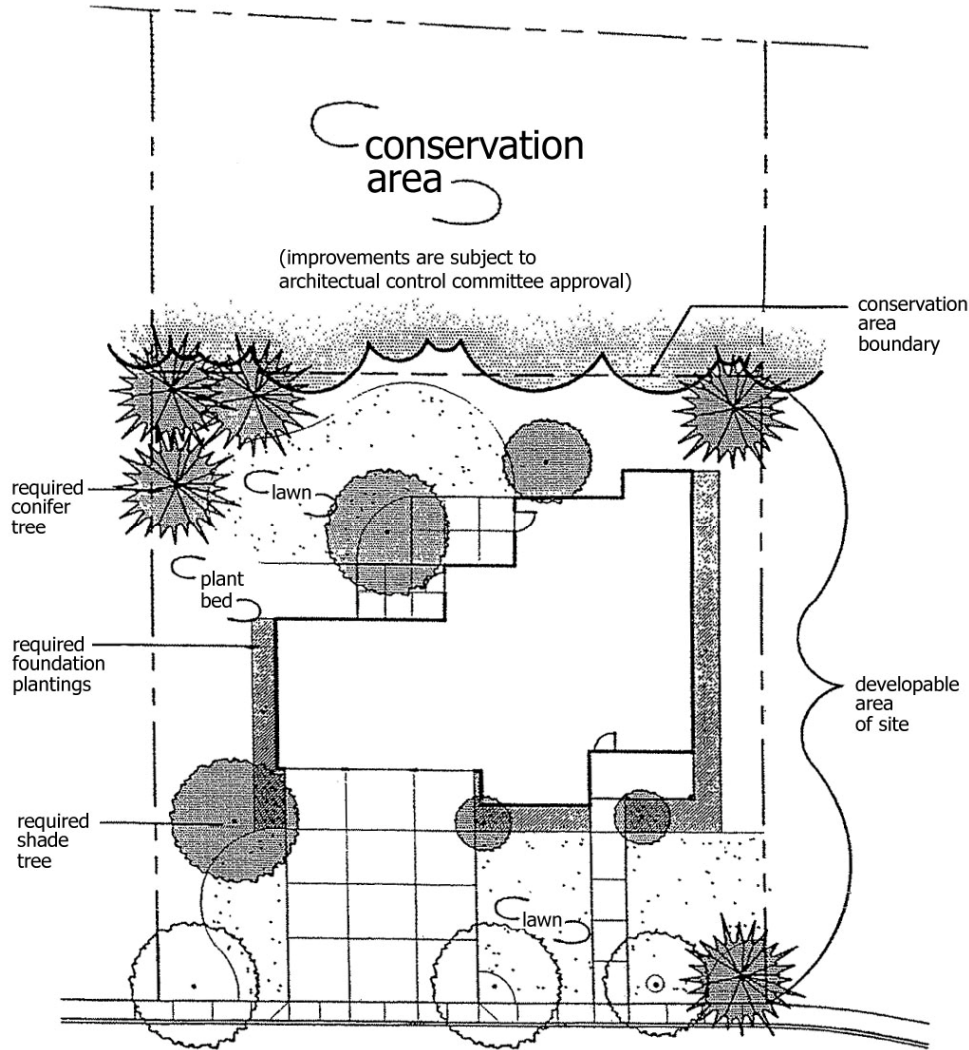
Lot Area = 9,200 sf

### Trees

- First 6,000 sf of lot area
  - (5) Large Shade or Conifer (3 conifer min)
  - (3) Additional Approved Trees
- Additional 3,000 sf of lot area
  - (3) Trees from Approved List (min 1 conifer)

### Total

- (5) Large Shade or Conifer (4 conifer min)
- (6) Additional Approved Trees



## Single Family Home with Conservation Area

Example of minimum landscape requirements

Trees

- First 6,000 sf of buildable lot area
  - (5) Large Shade or Conifer (3 conifer min)
  - (3) Additional Approved Trees
- Each additional 1,000 sf of developable lot area
  - (1) Tree from Approved List (min 1/3 conifer)

Shrubs

Foundation Plantings – Front and Side

Native Species – 20% Backyard Plantings

Example of required tree calculations

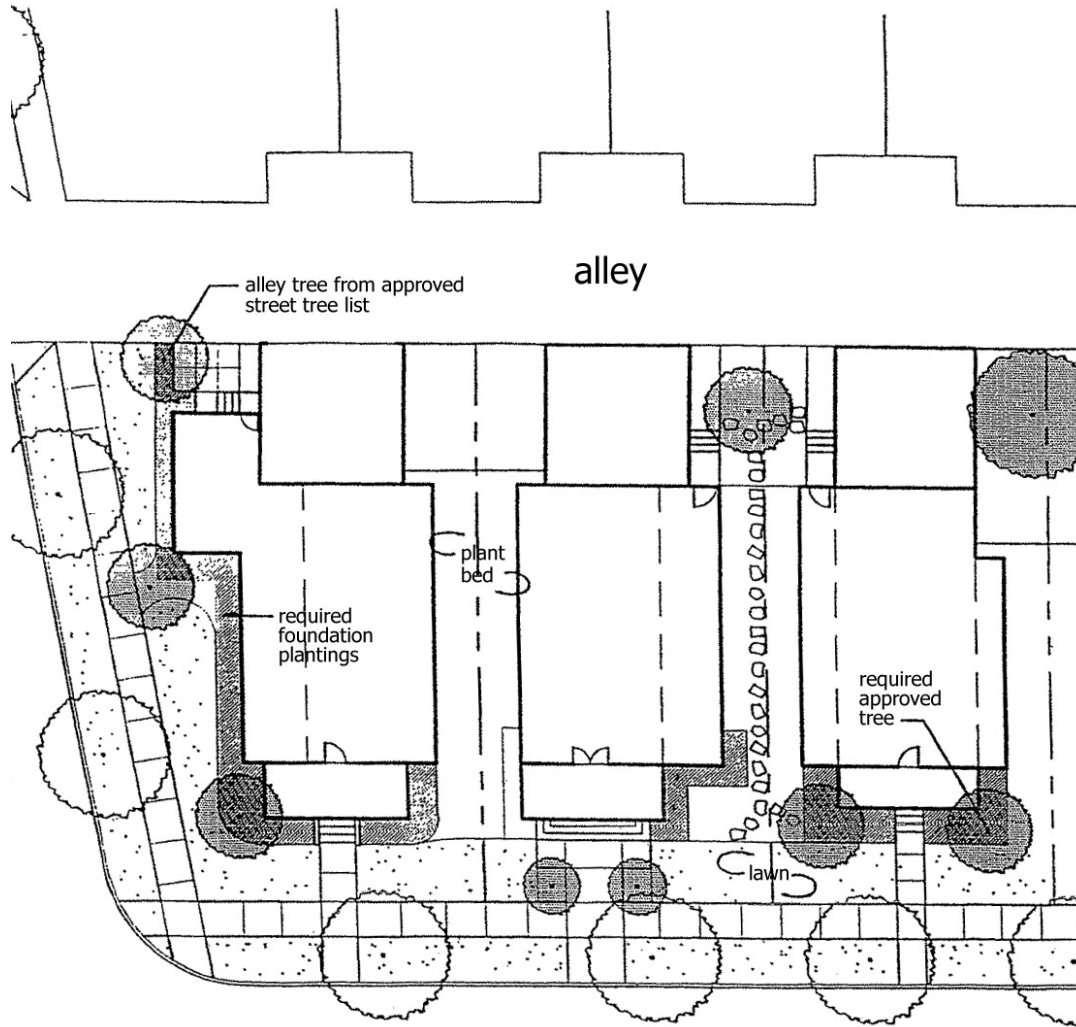
Lot Area = 8,100 sf

Trees

- First 6,000 sf of lot area
  - (5) Large Shade or Conifer (3 conifer min)
  - (3) Additional Approved Trees
- Additional 3,000 sf of lot area
  - (2) Trees from Approved List

Total

- (5) Large Shade or Conifer ( 3 conifer min)
- (5) Additional Approved Trees



## Cottages

Example of minimum landscape requirements

### Trees

- (1) Alley Tree from Approved Street Tree List
- (2) Additional Approved Trees

### Shrubs

Foundation Plantings – Front, Sides Facing Roads