SAHHALI SHORES
at
NESKOWIN
A Planned Development
Landscaping Guidelines

May 1993

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Medford, Oregon
Landscaping Guidelines
and
Recommendations
Sahhali Shores at Neskowin
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Landscape Design Philosophy

Sahhali Shores is a unique neighborhood in the community of Neskowin. The
development of Sahhali Shores is unusual in its attempt to preserve the natural beauty
of the area and the 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. Additional information has been
included to optimize your landscaping opportunities.

These guidelines are intended to function in concert with the Bylaws of the Sahhali
Shores Owners Association, Inc.

Extensive landscaping is not required. 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 his 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 plant material and refuse from the site.

Individual homesites should be treated in a casual, fluid manner in order to integrate
comfortably with the natural setting of Sahhali Shores. Lawns should be held back 3
feet or more from property lines; 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,
not in straight rows.

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

Wind

The single greatest factor in determining which plants will survive in Sahhali Shores
costal 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 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 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 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 located within the Interior Zone, or the planting of suitable screening vegetation in the Transition Zone.

Complete information concerning the direction and velocity of wind measured in the Tillamook area were furnished by the George Taylor, Oregon State Climatologist, and this information is attached.

Soils

Soils in the area are of the Neskowin, Hembre and Winema soil associations. These soils are generally deep, well drained, relatively high in organic material, and very acid with pH levels of 5.0 or lower. Copies of Soil Interpretation Records produced by the U.S. Department of Agriculture, Soil Conservation Service are attached for the four predominant soil types found within Sahhali Shores. Annual rainfall ranging from roughly 64 to 132 inches per year influences soil acidity and appropriate plant materials. Generally, plants having a good tolerance for wind and acid soils will survive and do well in Sahhali Shores. The attached Recommended Plant List, while not exhaustive, should assist new homeowners in making plant selections that will survive and be consistent with these guidelines.

Landscape Zones

The unique location of Sahhali Shores, a suburban development area on the fringe of the community of Neskowin, creates a desire to preserve the natural beauty, to develop continuity through the neighborhood, and to blend the homes into this special natural environment.

All landscape designs, regardless of the size, shape and location of the homesite, should consider utilizing three planting zones to make the transition from heavily landscaped areas to native areas appear more natural.

Recommended plant materials have 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 Shores.

Refer to the attached pages that delineate landscape zones based upon the guidelines set forth in this document.
Interior Zone (Zone 1)

The Interior Zone is the area directly adjacent to the home. This area is reserved for the most intense and formal landscaping elements. The interior zone may contain the greatest variety of plant materials, including non-native varieties and lawn grasses.

Elements such as bird baths, sculptures, stream beds, garden structures, fountains, and other man-made elements should be located in the Interior Zone. Fencing approved by the Architectural Control Committee (ACC) should be located exclusively within the Interior Zone.

Transition Zone (Zone 2)

The purpose of the Transition Zone is to blend native and non-native plant material. There will generally be fewer varieties of plants than in the Interior Zone. Flower and herb gardens may be integrated into the Transition Zone. Fencing, lawn grasses of any kind, and elements such as bird baths, sculptures, stream beds, garden structures, fountains, should not be located in the Transition Zone. The transitional zone should ideally consist of a mixture of appropriate plants selected from the Recommended Plant List and plants native to Neskowin which have been transplanted or propagated from plant stock found in the common areas of the Sahhali Shores Planned Development. Do not obtain native plant materials from other public or private lands without appropriate permission. Not less than 50% of the Transition Zone should be planted with native plants.

Natural Zone (Zone 3)

This sensitive zone which adjoins roadways and property boundaries should contain original, natural and/or truly native plant materials. The Natural Zone should never be less than 5 feet wide at any side or rear property boundary, or less than 25 feet wide measured back from the curb or pavement edge along the front property boundary, although individual site conditions should be the determining factor. It is not inappropriate to leave an entire homesite in its natural condition, and some homeowners may choose to develop their entire parcel as a Natural Zone, or as a combination of Natural and Transition Zones, carrying the informal blend of native and non-native materials to the perimeter of the home. Irrigation within the Natural Zone, while not discouraged, is probably not required other than to reestablish native plant materials during the first few years after planting.

In reality, some homesites, especially those affected by steep topography, do not have the space to effectively implement the three zone concept. The addition of native "islands" within the landscape will help to make the transition from natural to form landscaping more subtle.
## RECOMMENDED PLANT LIST

### Sahhali Shores at Neskowin

<table>
<thead>
<tr>
<th>Plant Type/Name</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Trees</strong></td>
<td></td>
</tr>
<tr>
<td>Arbutus manzanita - Madrone</td>
<td>Evergreen tree or large shrub</td>
</tr>
<tr>
<td>Arbutus tested - Strawberry tree</td>
<td>Shrub-type, drought tolerant</td>
</tr>
<tr>
<td>Betula - Birch, esp. European White Birch</td>
<td>Requires ample water and fertilizer</td>
</tr>
<tr>
<td>Cupressus macrolitata - Monterey Cypress</td>
<td>Symmetrical to 75-90 feet</td>
</tr>
<tr>
<td>Lignum vitae (Olissyp Pelve)</td>
<td>Fast growth to 40 feet</td>
</tr>
<tr>
<td>Myrtus California - Pacific Wax Myrtle</td>
<td>Easly headwind up to 40 feet or large shrub; fast growing</td>
</tr>
<tr>
<td>Picea - Spruce, Sitka</td>
<td>Drought tolerant</td>
</tr>
<tr>
<td>Picea pungens - Black Spruce</td>
<td>Do not plant near home or walks</td>
</tr>
<tr>
<td>Pseudotsuga menziesii - Douglas Fir</td>
<td>Fast growth to 100-150 feet; many varieties</td>
</tr>
<tr>
<td>Picea abies - Norway Spruce</td>
<td>Fairly fast growth to 20-35 feet; dense foliage</td>
</tr>
<tr>
<td>Pinus contorta - Shore Pine</td>
<td>Fast growth to 100 feet; adapts well to pruning</td>
</tr>
<tr>
<td>Quercus ilex - Holly Oak</td>
<td>Fast growth to 40-100 feet; columnar tree; invasive roots</td>
</tr>
<tr>
<td>Robinia pseudoacacia - Black locust</td>
<td>Shaped pyramid-like form when young</td>
</tr>
<tr>
<td>Salix species - Willow, native</td>
<td>Moderate growth to 40-70 feet and equal spread</td>
</tr>
<tr>
<td>Sequoia sempervirens - Coast Redwood</td>
<td>Fast growth to 75 feet; aggressive roots; drought tolerant</td>
</tr>
<tr>
<td>Shrub-tree; drought tolerant</td>
<td>Fast growth; requires ample water</td>
</tr>
<tr>
<td><strong>Shrubs</strong></td>
<td></td>
</tr>
<tr>
<td>Akebia species - Glossy Akebia</td>
<td>Fast growth; requires ample water</td>
</tr>
<tr>
<td>Arctostaphylos columbiana - Hairy Manzanita, native</td>
<td>Pyramidal shape</td>
</tr>
<tr>
<td>Aucuba japonica - Japanese Aucuba</td>
<td>Pampas Grass</td>
</tr>
<tr>
<td>Baccharis pilularis - Coyote Brush/Dwarf Chaparral</td>
<td>Evergreen to partially deciduous; growth to 8 feet; prune selectively</td>
</tr>
<tr>
<td>Berberis darwinii - Darwin Barberry</td>
<td>Low growing; evergreen; sun</td>
</tr>
<tr>
<td>Berberis repens - Wilson Barberry</td>
<td>Growth to 6-20 feet tall; evergreen; sun</td>
</tr>
<tr>
<td>Buxus sempervirens - English Boxwood</td>
<td>Accepts deep shade; variegated forms</td>
</tr>
<tr>
<td>Caragana arborescens - Siberian Peashrub</td>
<td>Drought tolerant</td>
</tr>
<tr>
<td>Ceanothus thyrsiflorus - Wild Lilac (Snow Flurry)</td>
<td>Growth to 5-10 feet tall; orange-yellow flowers</td>
</tr>
<tr>
<td>Chamaecyparis obtusa - False Cypress</td>
<td>Growth to 6 feet; fine textured foliage; yellow flowers in clusters</td>
</tr>
<tr>
<td>Crataegus spp. - many varieties</td>
<td>Dense foliage; growth to 15-20 feet tall; good hedge shrub</td>
</tr>
<tr>
<td>Euonymus fortunei - Russian Olive</td>
<td>Deciduous shrub or small tree; fast growth to 20 feet</td>
</tr>
<tr>
<td>Fothergilla × intermedia - Fothergilla</td>
<td>Growth to 5-10 feet tall and 3-4 feet wide; white flowers</td>
</tr>
<tr>
<td>Jasminum polyanthum - Many-flowered Jasmine</td>
<td>Several varieties dwarf to 50 to 100 feet</td>
</tr>
<tr>
<td>Lagerstroemia indica - Tropical Rhododendron</td>
<td>Climbing evergreen vine; easy to grow</td>
</tr>
<tr>
<td>Lonicera xhoemoe - Russian Honeysuckle</td>
<td>Evergreen; sun; spring flowers</td>
</tr>
<tr>
<td>Lonicera sempervirens 'Hidcote'</td>
<td>Fast growth; difficult to control size</td>
</tr>
<tr>
<td>Phormium species</td>
<td>Evergreen; full sun</td>
</tr>
<tr>
<td>Physocarpus opulifolius 'Diabolo'</td>
<td>Drought tolerant; sun, prune after blooming</td>
</tr>
<tr>
<td>Physocarpus opulifolius</td>
<td>Full sun; prune after bloom</td>
</tr>
<tr>
<td>Physocarpus opulifolius</td>
<td>Fast recovery from damage; evergreen; sun; fast growth</td>
</tr>
<tr>
<td>Phormium species 'Dart's Gold'</td>
<td>Evergreen; many varieties; fast recovery from freeze damage</td>
</tr>
<tr>
<td>Phormium species</td>
<td>Evergreen vine or shrub; sun or full shade</td>
</tr>
</tbody>
</table>
Hibiscus (purple flowering varieties)
Hibiscus baldshii 'Badadz' Hibrid
Hydrangea species - many varieties
Jasminum species - many varieties
Kniphofia uvaria - Red Hot Poker
Phlox paniculata - New Zealand Phlox
Platonia insignis
Polea, mugho - Mugho Pine
Poulsa acutifolia - Caroline Laurel Cherry
Poulsa laurocerasus - English Laurel
Poulsa lusitanica - Portugal Laurel
Pyracantha species - Firethorn
Rhamnus alaternus - Italian Buckthorn
Rhamnus californica - Coffeeberry
Rhododendron species
Rosea rugosa, native - Sea Rose; Sea Tomato
Rosmarinus officinalis - Rosemary
Salix discolor - Pussy Willow
Sambucus calycarpa, native - Coast Red Elderberry
Sorbaria species
Vaccinium species, native - Evergreen Huckleberry
Viburnum tinus, Ulmus tinus - Grouncover
Alcistaphylus uva-ursi - Kinnikinnick
Crocus speciosus - Cormorant Crocus
Crocosmia, crocosmia - Montbretia
Fuchsia magellanica
Hypericum calycinum - Creeping St. Johnswort
Juniperus contorta - Shore Juniper
Lobelia speciosa species
Lonicera japonica - Japanese Honeysuckle
Nasturtium gramineum - many varieties

Evergreen; last growth to 3-5 feet; drought tolerant; sun
Deciduous; large bold flowers and foliage; grow in rich well-drained soil
Deciduous; large bold flowers; grow in rich well-drained soil
Drought tolerant; full sun
Drought tolerant; full sun
Drought tolerant; full sun
Evergreen shrub; growth to 6-10 feet tall
Prostrate shrub
Evergreen shrub; growth to 35-40 feet
Evergreen; vigorous, last growth to 30 feet tall and wide
Evergreen; less vigorous than English Laurel but better in wind
Evergreen shrub; bright red-orange fruit; zones; sun
Evergreen shrub; last dense growth to 12-20 feet
Evergreen shrub; growth to 3-5 feet tall, drought tolerant
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 tru
Evergreen shrub; growth to 2-6 feet tall
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; d handsome growth; flowering
Deciduous shrubs; flowering
Evergreen shrub; sun or part shade
Evergreen shrub; growth to 6-12 feet tall; dense foliage

Groundcover
Artemisia stelleriana sub aral - Kintstnnuck
Crescentia grandiis - Caucausian Wrap
Crocosmia, crocosmia - Montbretia
Fuchsia magellanica
Hypericum calycinum - Creeping St. Johnswort
Juniperus contorta - Shore Juniper
Lobelia speciosa species
Lonicera japonica - Japanese Honeysuckle
Nasturtium gramineum - many varieties

Spreading to 15 feet wide; good on slopes; keep soil moist
Growth to 18-30 inches tall and 9-15 feet wide; flowering blue 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
Perennials; prostrate to 6-12 inches tall; sun
Evergreen vine; rampant; erosion control on steep banks; drought re
Obtain from local sources.

Sources:
American Horticultural Society Encyclopedia of Garden Plants 1989
Brown's Horse Lodge Nursery (Wally Brown), Otis, Oregon
Coastal Landscaping by Bill Rogers, American Nurseryman; February 15, 1991
Cith's Complete Guide to Successful Gardening 1983
Sandy's Nursery & Garden Center (Bill Howard), Tillamook, Oregon
Sandy's Northwest Garden Book 10th ed. 1986

Sallall Shore at Neoskowin
Page 5
Landscaping Guidelines