

PROPOSED LANDSCAPE TREATMENT DESIGN CONCEPT



TABLE OF CONTENTS

Cover

Introduction

Exhibit 1 - Landscape Treatment Key Plan

Exhibit 2 - Proposed Landscape Treatment
Concept Study of Project Frontage

Exhibit 3 - Proposed Landscape Treatment
Concept Study at Project Entry

Exhibit 4 - Proposed Landscape Treatment
Concept Study at Arrival and
Entry Drive Area

Exhibit 5 - Proposed Landscape Treatment
Concept Study at Project Entry Drive

Exhibit 6 - Proposed Landscape Treatment
Concept Study of Interior Streetscape

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prepared for

J&L TERRA HOLDINGS, INC.
N Hampton, NH 03862

prepared by

S N COLLARD LANDSCAPE
ARCHITECTURE LLC
Parsonsfield, ME 04047

date

December 7, 2020

The CROSSING at VILLAGE CENTER RESIDENTIAL DEVELOPMENT ROUTE 9 / BARRINGTON, NH

INTRODUCTION

This submittal describes J&L Terra Holdings, Inc.'s proposed landscape treatment approach for the subject project. Its intention is to provide a comprehensive explanation of the proposed approach to the project's landscape in order to obtain the Planning Board's input and acceptance, in principle, of the proposed approach. The proposed landscape treatment was developed in response to a) on-site conditions observed by the landscape architect, b) review of the Town of Barrington's Village Center District zoning standards, and c) review of the project's Site Review Plans submitted to the Town Planning Board and currently undergoing review.

The proposed landscape treatment concept supports two key goals. The first: Ensuring safe vehicular and pedestrian movement. And the second: Preservation of the site's rural character.

PROPOSED LANDSCAPE TREATMENT CONCEPT

The design concept for the treatment of the landscape of the subject project has three (3) key components.

Component 1 – Screening of Adjacent Properties (In response to concerns expressed by abutting property owners.)

Component 2 – Entry and Arrival Frontage (In response to the visual character of the project and its compatibility with the surrounding context.)

Component 3 – Interior Streetscape (In response to the landscape's response to the site's existing woodland character and the project's proposed architectural scale and appearance.

Our landscape treatment plan recognizes Barrington's list of "Recommended Native Trees" in its Site Plan Review Regulations. This list will be consulted during the selection of plant materials for the project.

COMPONENT DESCRIPTIONS

Component 1 – Screening of Adjacent Properties

Abutting landowners have expressed concerns about car lights and streetlights escaping into their property from the development. Inspection of the site and review of the project plans indicates that a substantial vegetative buffer currently exists around the project's perimeter. This buffer includes well established deciduous and evergreen growth.

Exhibit 1 identifies areas where additional screening will be proposed in order to respond to abutters' concerns in order to provide additional screening. Screening will include a combination of evergreen and deciduous plant materials. Plant materials will be compatible with the existing native vegetation.

Component 2 – Entry and Arrival Frontage

The current frontage along Route 9 and the proposed entry drive into the residential neighborhood are specific instances where the project's proposed landscape treatment physically and visually contributes to the surrounding community's character.

Exhibits 1 and 2 locate and describe the proposed landscape treatment along the project's frontage west of its proposed entry drive.

Exhibits 1 and 3 locate and describe the proposed landscape treatment along the project's frontage east of its proposed entry drive.

Exhibits 1, 4 and 5 locate and describe the proposed landscape treatment at the project's entrance or arrival area and along its proposed entry drive.

Component 3 – Interior Streetscape

Exhibits 1 and 6 indicate the key locations of landscaping specifically for the project's interior areas. Individual deciduous street trees will visually separate the residences from the street and will break up the front building facades and the extensive parking areas. The same exhibits also show where clusters of plant materials will be located to provide visual accent points to assist in blending the built and natural character of the property.

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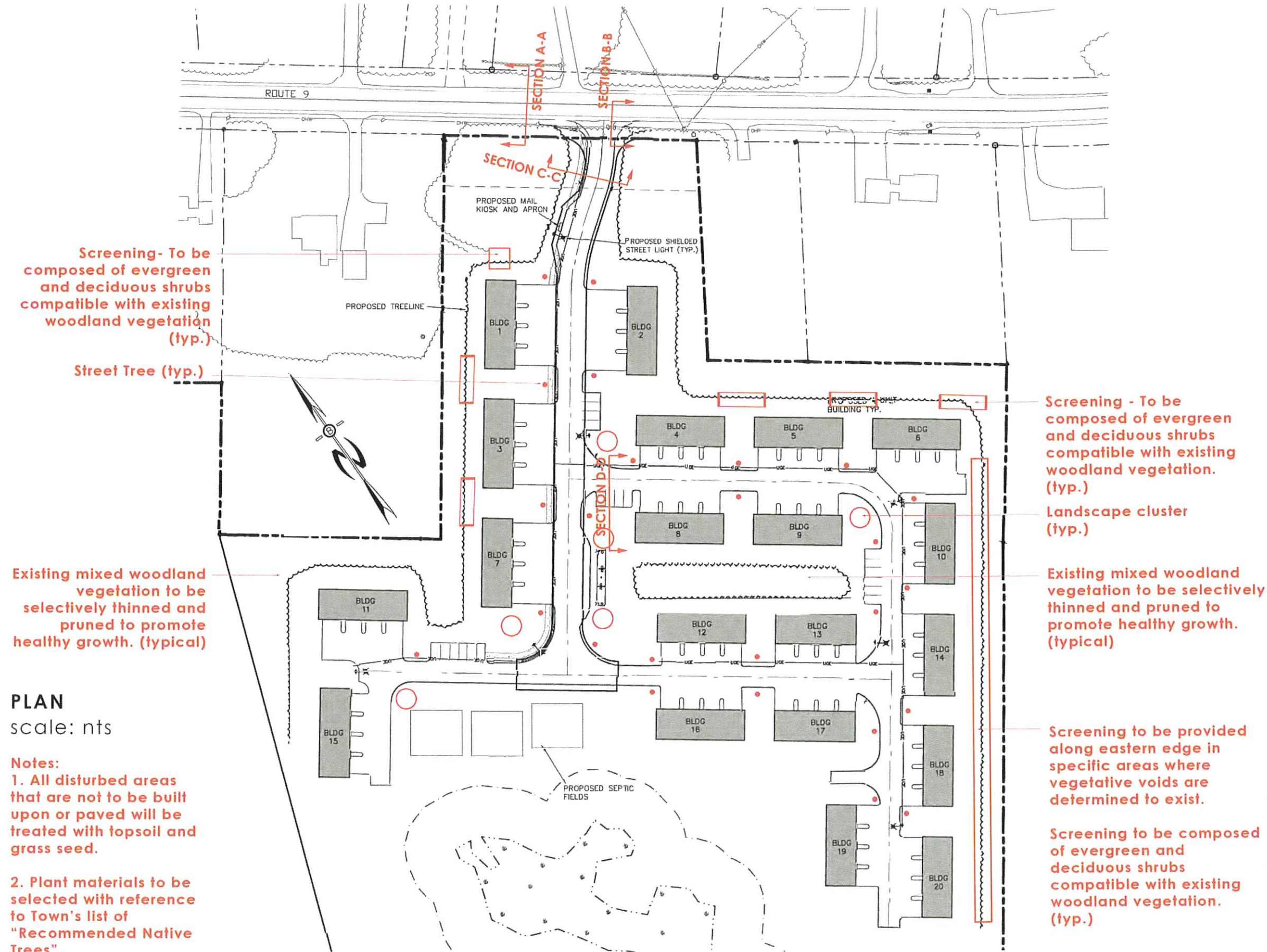


EXHIBIT 1
Proposed
Landscape
Treatment
Key Plan

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PLAN
scale: nts

Notes:
1. All disturbed areas that are not to be built upon or paved will be treated with topsoil and grass seed.

2. Plant materials to be selected with reference to Town's list of "Recommended Native Trees".

Screening - To be composed of evergreen and deciduous shrubs compatible with existing woodland vegetation. (typ.)

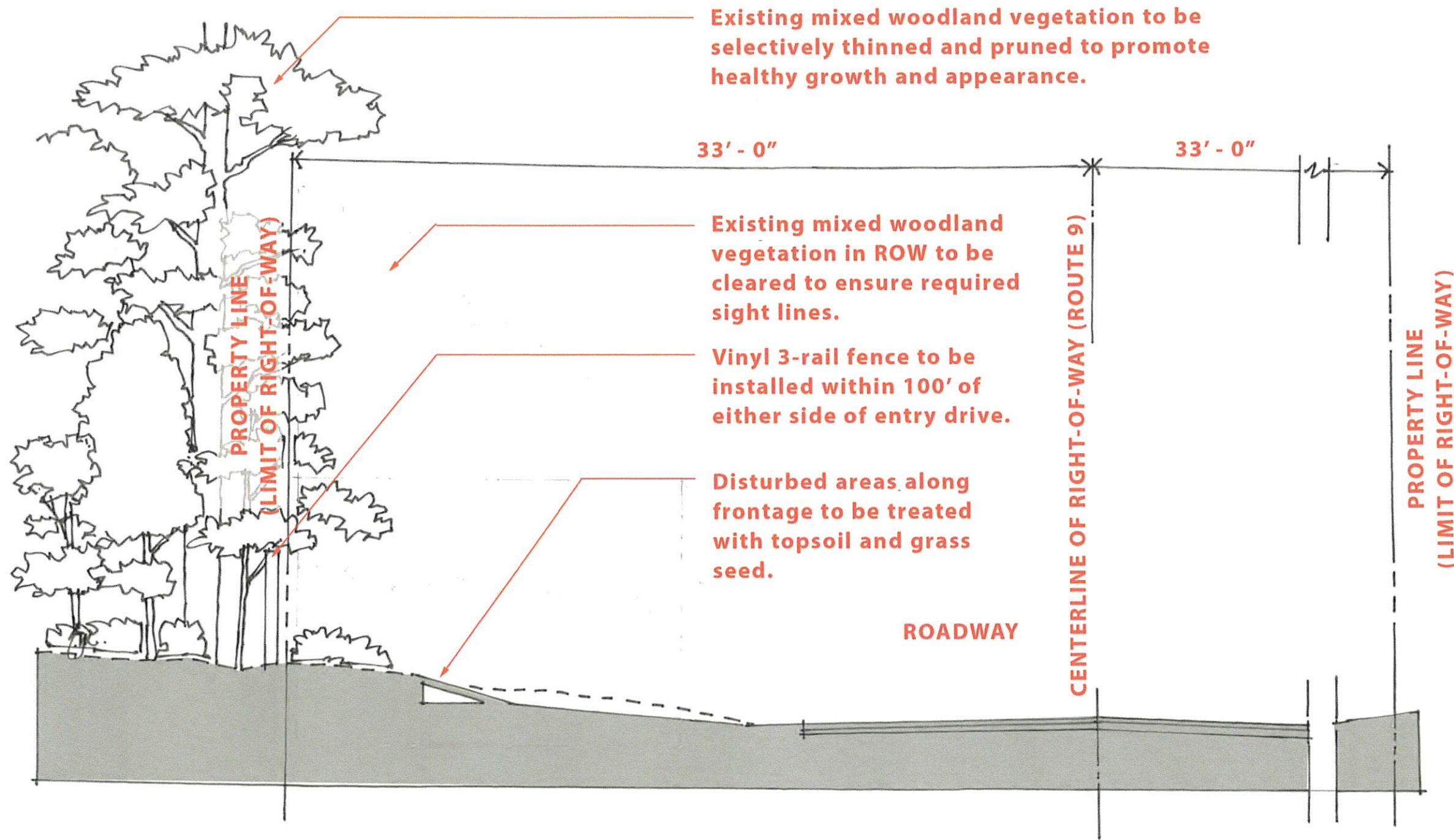
Landscape cluster (typ.)

Existing mixed woodland vegetation to be selectively thinned and pruned to promote healthy growth. (typical)

Screening to be provided along eastern edge in specific areas where vegetative voids are determined to exist.

Screening to be composed of evergreen and deciduous shrubs compatible with existing woodland vegetation. (typ.)

The CROSSING at VILLAGE CENTER RESIDENTIAL DEVELOPMENT ROUTE 9 / BARRINGTON, NH



SECTION A-A
scale: nts

EXHIBIT 2
Proposed
Landscape
Treatment
Concept Study
along Route 9
Frontage
(West of Entry Drive)
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The CROSSING at VILLAGE CENTER RESIDENTIAL DEVELOPMENT ROUTE 9 / BARRINGTON, NH

Existing mixed woodland vegetation to be selectively thinned and pruned to promote healthy growth and appearance along project frontage.

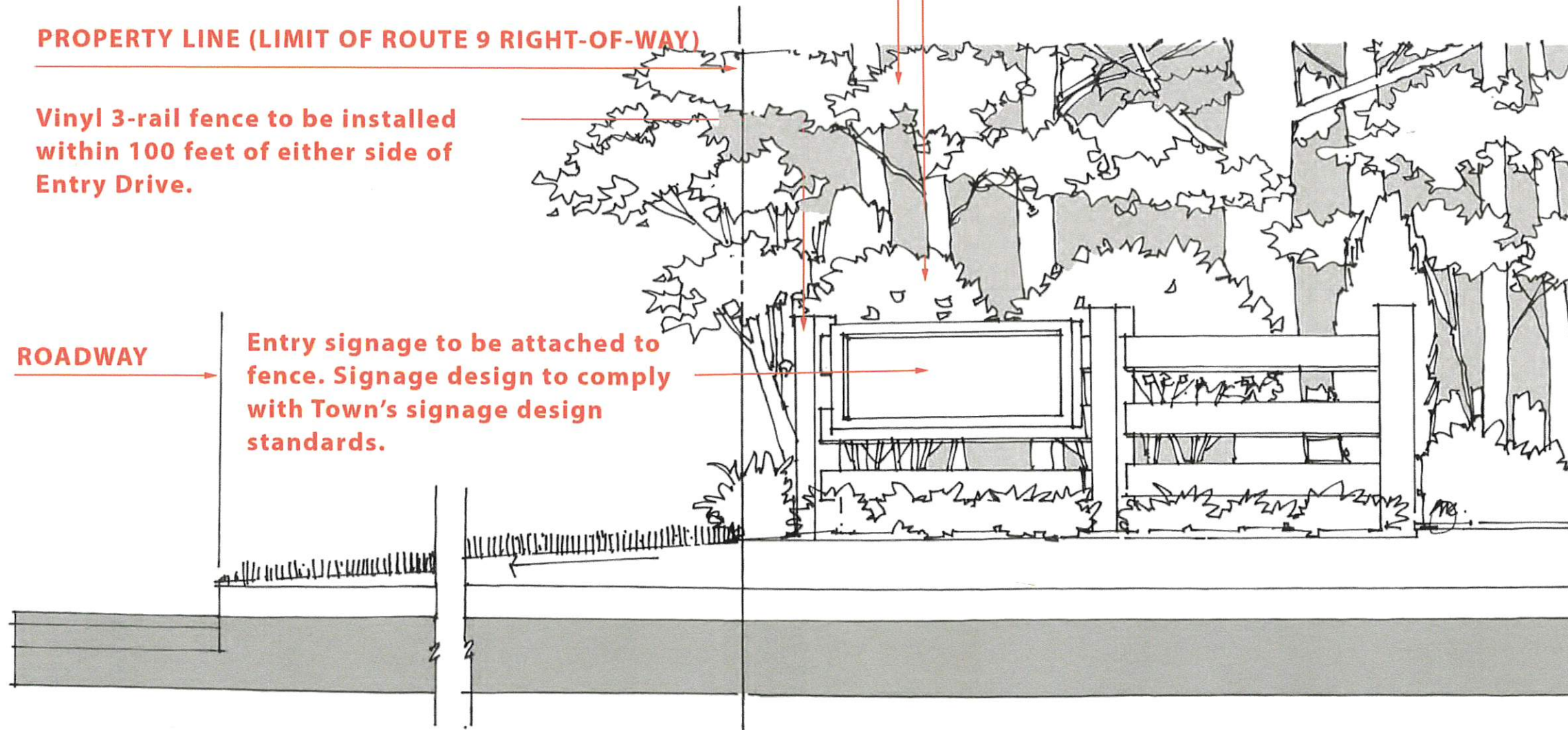
Proposed plant materials at entry signage to be compatible with existing mixed woodland vegetation.

PROPERTY LINE (LIMIT OF ROUTE 9 RIGHT-OF-WAY)

Vinyl 3-rail fence to be installed within 100 feet of either side of Entry Drive.

ROADWAY

Entry signage to be attached to fence. Signage design to comply with Town's signage design standards.



SECTION B-B
scale: nts

EXHIBIT 3
Proposed
Landscape
Treatment
Concept Study
along Route 9
Frontage
(East of Entry Drive)

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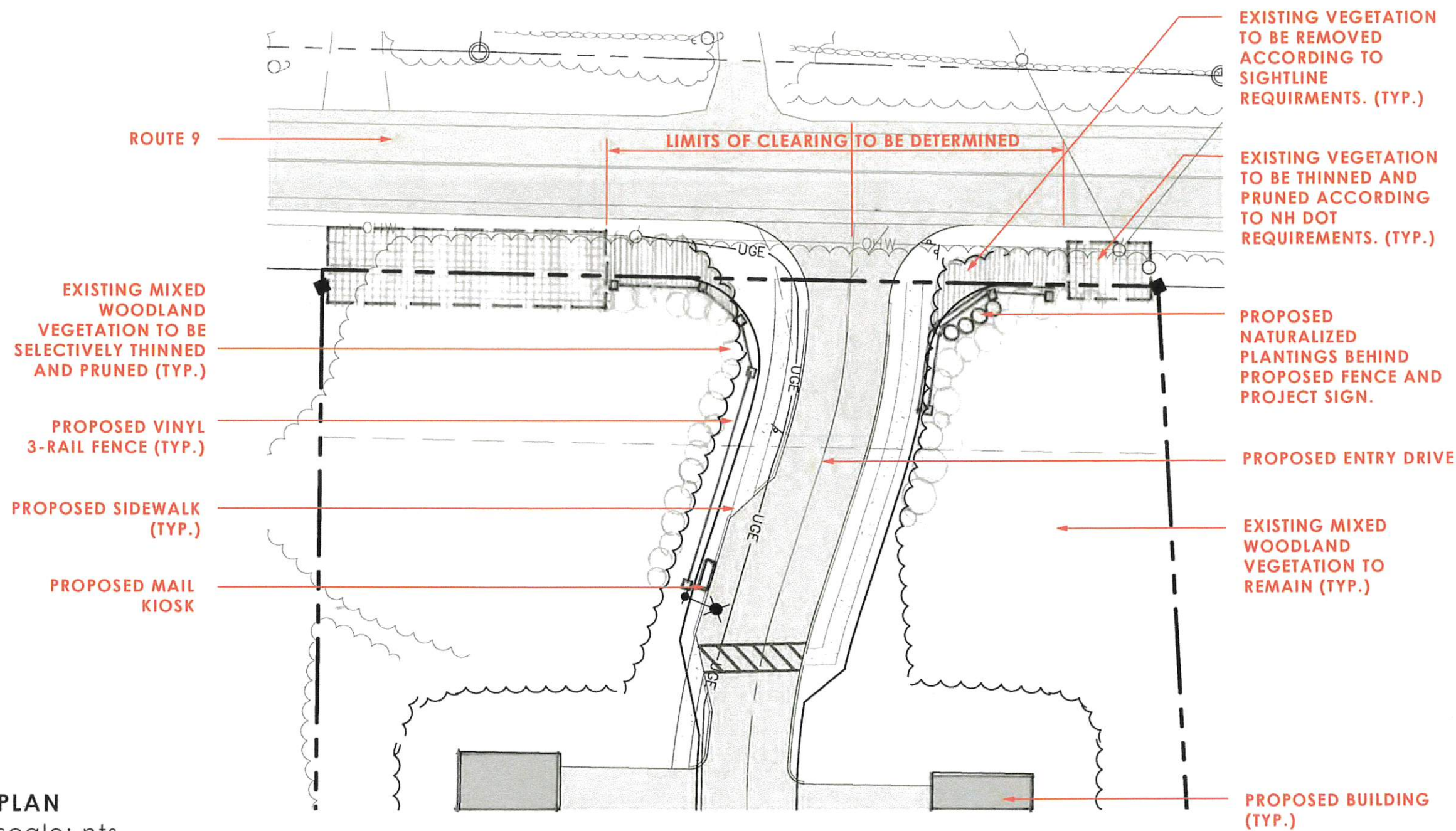
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PLAN
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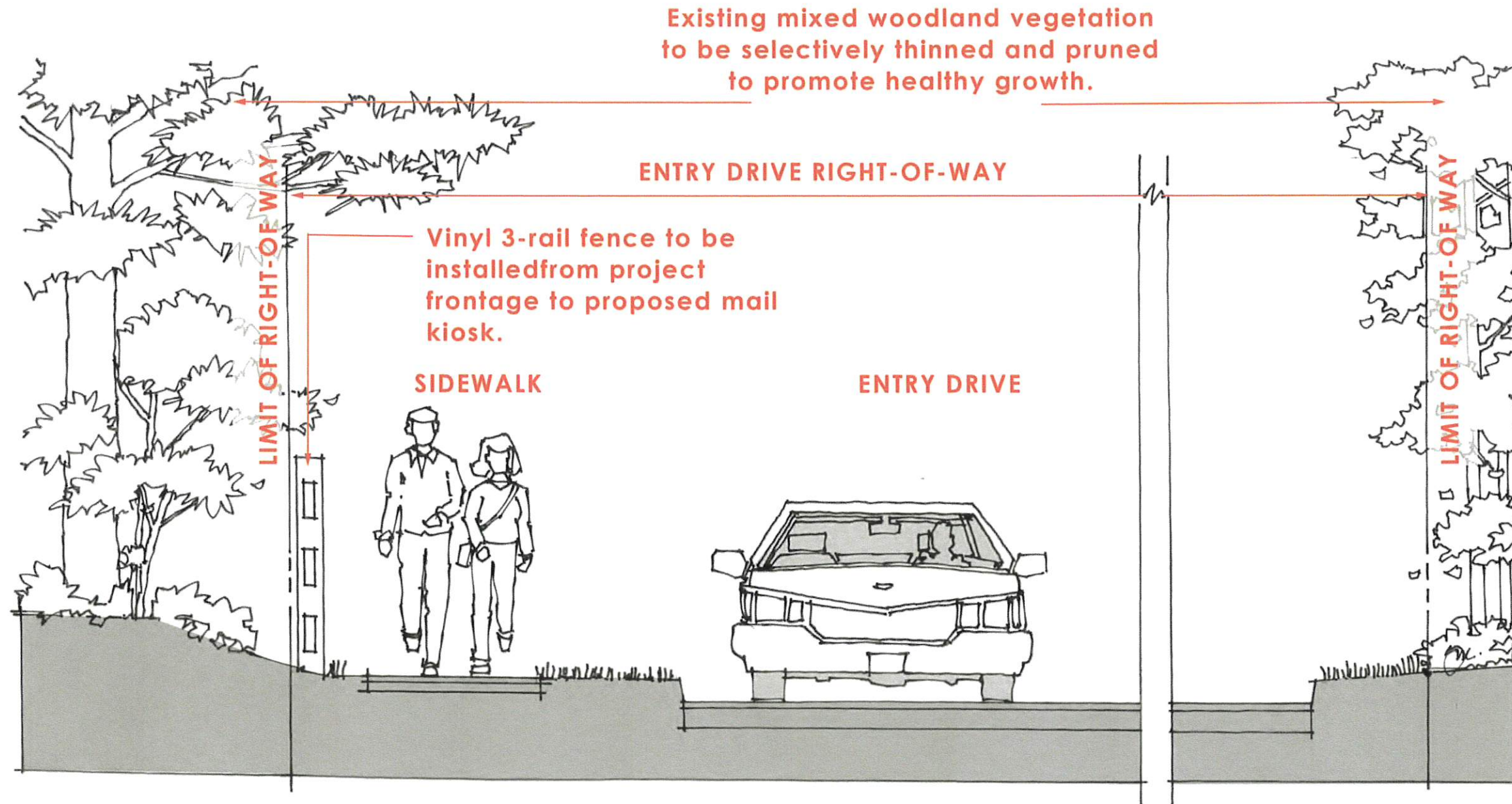
- Notes:
1. All disturbed areas that are not to be built upon or paved will be treated with topsoil and grass seed.
 2. Plant materials to be selected with reference to Town's list of "Recommended Native Trees".

EXHIBIT 4
Proposed
Landscape
Treatment
Concept Study
at Arrival and
Entry Drive
Area
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SECTION C-C
scale: nts

EXHIBIT 5
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Concept Study
along
Entry Drive

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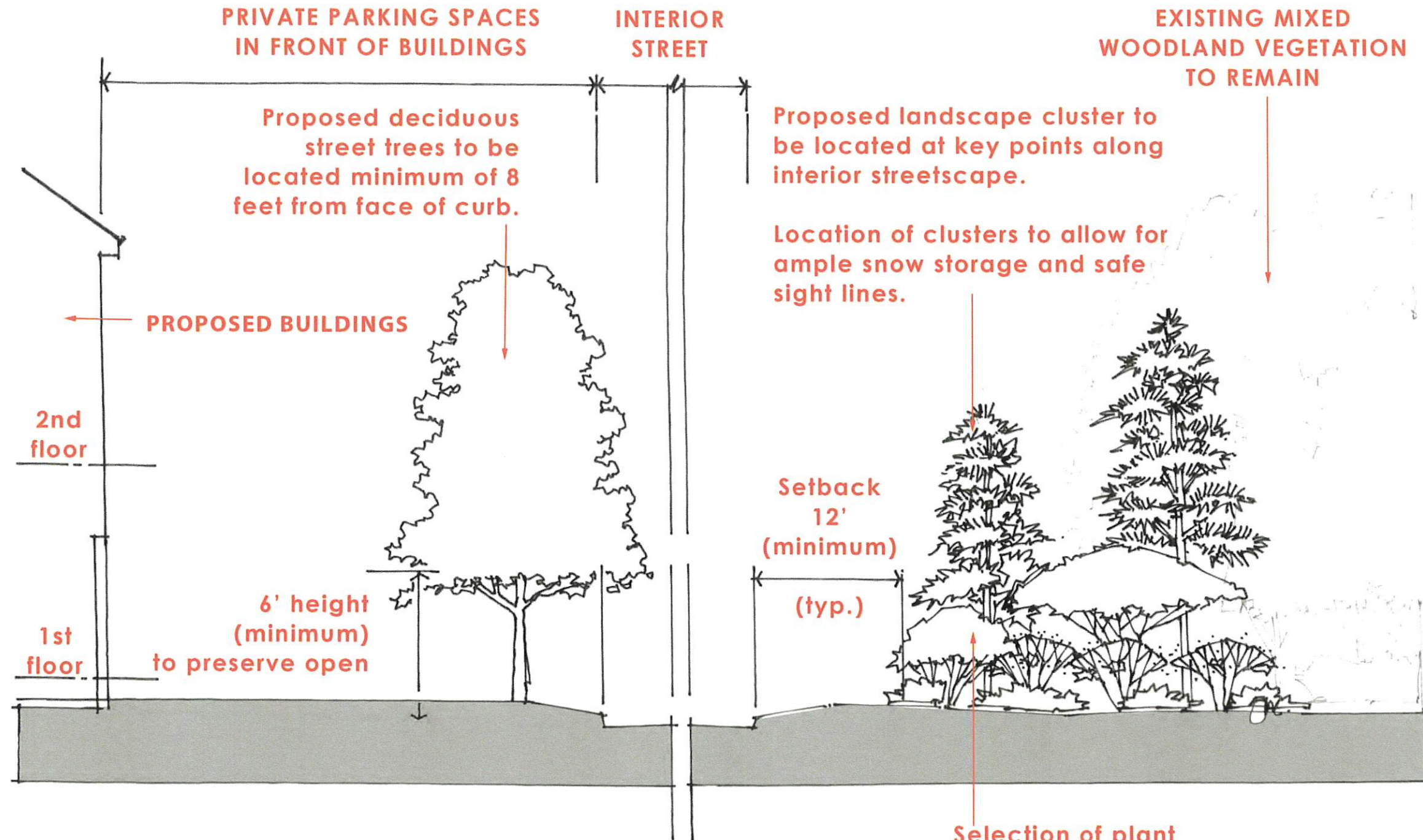
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The CROSSING at VILLAGE CENTER RESIDENTIAL DEVELOPMENT ROUTE 9 / BARRINGTON, NH



SECTION D-D
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EXHIBIT 6
Proposed
Landscape
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Concept Study
along Interior
Streets

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