



Conceptual Landscape Treatment

The following are the desired landscape characteristics for Coolidge Falls expressed by the property owners and used in the development of this master plan. These character defining concepts are the goals to strive towards achieving as the master plan is implemented over time.

Master plan landscape characteristics:

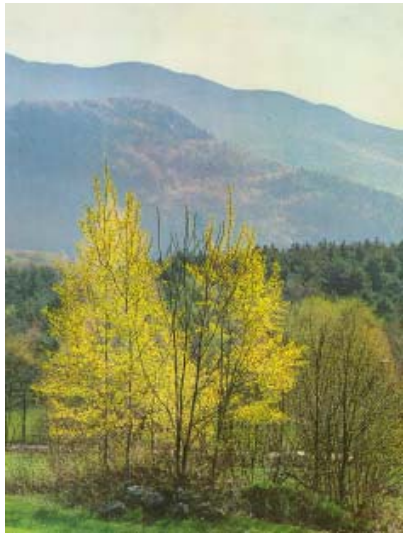
- 1. Overall landscape should be naturalistic in character in keeping with the aesthetic of the mountainous hillside terrain.
- 2. Strengthen the notion of a landscape character where buildings and roads appear to be “nestled into the woods”
- 3. New building construction should minimize the area of disturbance on the site and retain as much as possible the natural vegetation.
- 4. Use of indigenous plant materials should be used to support the landscape character goals.

Goals and criteria for achieving the landscape characteristics:

- 1. With new home sites, create the notion of buildings and roads “nestled into the woods” by retaining as much of the natural vegetation between the homes as possible, creating “woodland fingers” that pull-in the woodland landscape between each home. This will nestle the homes into the landscape, minimize the prominence of building and create enhanced privacy buffers between homes. New plantings will be added between existing homes to create "woodland fingers" where none currently exist.

- 2. Create a Landscape organizational hierarchy with varying levels of planting intensity and variety:
 - A. Emphasize unique natural features within the development by concentrating a variety of plant material around the feature to frame highlight it.
 - At all streams and waterfalls
 - At special terminus views points along the roadway
 - At special "park" areas at the corners of roadway intersections.
 - B. Other less attention garnering areas to receive a less intensive, more naturalistic landscape treatment.
 - Along roadways
 - Areas between homes

Images of ‘Woodland Setting’ landscape character:



COMPUTER ENHANCED IMAGES OF LANDSCAPE TREATMENT

These computer generated images were created to illustrate and convey the landscape character concepts of the master plan using existing before and after photos.

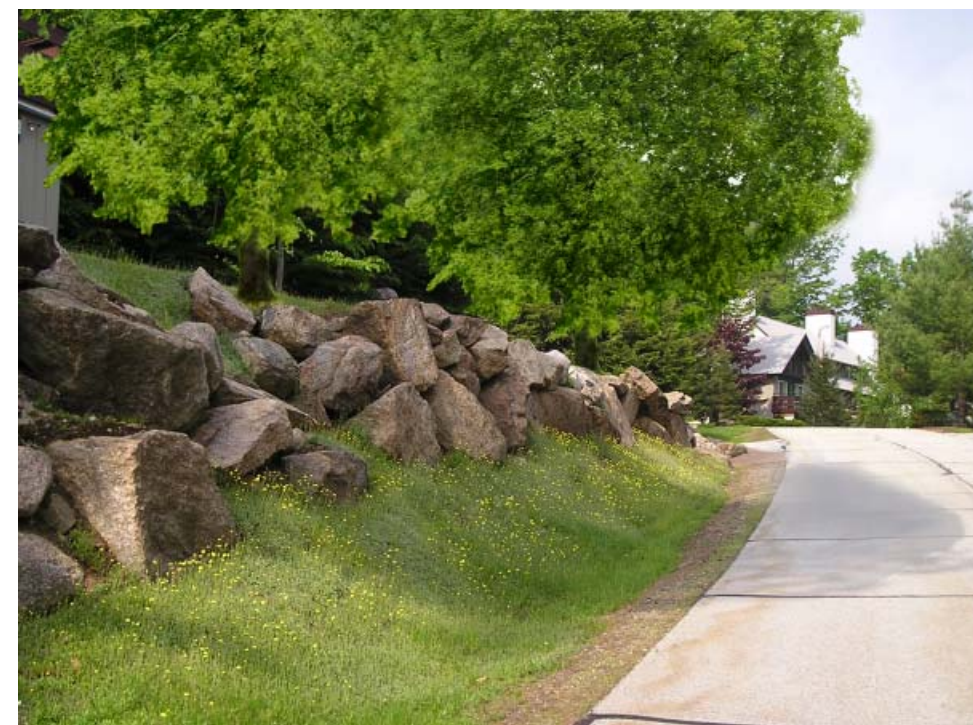
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Create distant focal point views along roadways with groupings of indigenous ornamental trees and shrubs.



Allow woodland plants to naturalize and creep closer to roadway along the upper wall edges, where possible, to enclose the roads and create an overhead canopy, enhancing the “roadway nestled in the woods” concept.



Augment the landscape along the roadway edge to the gutter to create a more natural wooded appearance. Replace the existing lawn with native meadow flowers and grasses eliminating the more maintenance intensive lawn mowing and watering.



'Woodland fingers' and additional site landscaping minimize buildings' prominence as well as help anchor towering facades. Lower plant material is used in front so as not to obstruct distant views. Use meadow grasses along roadway gutter.



'Woodland fingers' provide enhanced privacy buffer between houses and extend the woods to the roadways.



'Woodland fingers' between the houses will break-up the continuous row of buildings, bring the woods closer to the roads, creating the desired 'nestled in the woods' landscape character.



The image shows a fully landscaped home site. Landscaped 'woodland fingers' provide separation and nestle buildings in the landscape. Lower plantings in front respect distant mountain views.



Use of contrasting indigenous plant material and perennials create interest while remain in keeping with the woodland landscape concept.



On new home sites and where there are opportunities on existing home sites, provide a naturalized landscape treatment with new or additional trees and understory plantings that nestle the house and break up the facade.

Conceptual Landscape Treatment

Overall condition of existing landscape, general observations and midigation measures:

1. In general all the the landscaped common areas are attractive, very well maintained and cared for.
2. The overall landscape and and planting areas have a wide variety of plants that are very colorful.
3. Many of the more intensively landscape areas are planted with materials that while attractive, are exotic to the area and therefore require more intensive maintenance procededures.
4. Waterfalls and roadway edges recieve a more intensive landscape treatment which should continue and be enhanced.

Mitigation:
Continue to concentrate intensive landscape treatment at special feature areas to highlight them and achieve greater impact. Reduce landscape intensity at other less significant areas introduce more natural landscape treatment reducing overall



5. **Areas around the buildings**, disturbed from construction are typically stripped of their natural vegetation and the “replacement” landscape tends to not reflect the naturalistic woodland character.

Mitigation:
Effort should be made to preserve as much of the existing vegetation as possible with home designs that work with the existing contours reducing the area of disturbance. Disturbed areas should be re-planted with indigenou plant materials enhancing the ‘home nestled in the woods’ concept.



6. **“Exotic” plant materials** (plants not native to the northern mountainous environment) that are highly ornamental tend to be used throughout in the planting areas. These require a greater degree of maintenance and detract from the naturalistic character. Maintenance of these planting areas tend to be more labor intensive requiring soil ammendments, extensive weeding, pruning of shrubs and control of spreading perennials.

Mitigation:
Perennials should be “indigenou” and selected based on their ability to survive the harsh environment and tolerant of the existing soil conditions minimizing the need for adding soil ammendments.

7. **Disturbed areas** tend to be replanted with lawn areas, which should be discour- aged.

Mitigation:
Disturbed areas should be planted more naturalistic “forest floor” low shrubs and ground cover. Lawn areas should be avoided where possible to reduce mowing maintenance.



8. **Single or individual trees** and shrubs often occur throughout the landscape which produces gaps in landscape. This produces an unnatural appearance.

Mitigation:
Create masses, groupings and drifts of planting rather than featuring individual plants. Allow shrubs and other plants in masses to grow into one another; this will create a more naturalistic woodland look.



9. **Waterfalls and streams should be featured** along with other unique natural elements occurring throughout the development as focal points in the landscape. Currently some waterfalls are concealed by vegetation while others are heavily planted.

Mitigation:

- Increase the visibility of those streams hidden by vegetation by limbing-up trees and pruning back vegetation that conceal them.
- Feature them with a more intensive landscape treatment by concentrating colorful, ornamental, multi-seasonal interest plants, perennials and groundcovers. Plantings on unbuilt parcels should be deferred till after construction.



10. **Woodland edge** is currently pulled back away from roadway edge and large areas of lawn run parallel the roadside. This tends to create large open roadways that lose their connection and integration with the wooded landscape.
- Mitigation:**
Allow woodland plants to creep closer to the edges of the roads, enclosing them more, contributing to a more naturalistic “path in the woods” feel. This will greatly reduce lawn mowing maintenance.



11. **Large obtrusive stairways** to upper level entries are the result of some home designs that do not conform to the natural grades. Main entries are at the second level resulting in the need for long runs of steps.
- Mitigation:**
New construction should be designed to locate main entries closer to ground level to avoid long, visually intrusive runs of stairs.



12. **Staggered siting of buildings** should be encouraged with irregular, slightly angled setbacks and to avoid a uniform “subdivision” look.

13. **Overall Landscape should be naturalistic**, reflecting the natural character of the mountainous terrain
- Mitigation:**
Retain as much of the natural vegetation between the homes. Augment this with new plantings pulling-in the indigenous plant materials of the woodland landscape between each home, creating “woodland fingers” that will visually nestle the homes into the landscape, minimize the predominance of building and establish privacy buffers between homes.

14. **Use indigenous plant materials** for more natural look and a mixture of deciduous and coniferous for winter presence.
- Mitigation:**
- **Use plants from the list of indigenous plants** for New Hampshire included in this master plan document.
 - **Plant small trees** (1”– 2” cal.) close together and randomly spaced in lieu of larger trees spaced further apart. As the smaller trees grow and mature the lower branches will naturally shade-out creating higher, connected canopies, creating a more natural wooded character.
 - **Create appropriate under-story** with small shrubs and other low woodland plants, ground covers, low shrubs, woodland floor plants and mulch in place of lawn.

15. **Plant more trees and shrubs in fronts of homes** to reinforce the notion of “homes nestled in the woods”.
- Mitigation:**
Each home to be individually considered on a case by case basis. Northern facing facades (up-hill) will present more opportunities for planting which do not obstruct mountain views. Planting areas should evoke a “woodland garden” feel. Landscape should appear naturalistic not manicured. In areas used for snow storage, avoid planting shrubs, low plantings and coniferous trees in lieu of larger deciduous trees, groundcovers and perennials. Plant material should be clear of the area under the roof drip edge where they will be damaged by snow sliding off roofs.

16. **Create other focal points** at prominent terminus views along the roadway by concentrating plantings with higher ornamental value.
- Mitigation:**
Use drifts or groupings of single species shrubs, or native ornamental trees and shrubs at these visual focal points.

17. **Create more intensively landscaped “parks”** at prominent corners and intersections to create visual interest and to serve as orientation points and identify “place-makers” in the landscape.
- Mitigation:**
Use contrasting plant materials and perennials for their visual interest and ornamental value and for contrast. Use of lawn can be introduced in these areas to highlight them and emphasize their unique “park” identity. Where slopes allow, provide stonedust or mulch paths with natural wood or boulder seating elements to encourage interaction.



General site guidelines for new construction

- House designs should work with the existing contours minimizing the amount of cut and fill and therefore the extent of clear-cutting of the existing vegetation. Grading plans should be submitted for approval that minimizes the area of disturbance.
- Planting areas should be created in the fronts of the houses wherever possible to allow for new plantings to better emulate the natural “wooded” appearance of the landscape and enhance the feeling of the “house nestled in the woods”.
- Areas of lawn should be avoided in favor of indigenous meadow grasses, ground covers and other low under-story plants naturally occurring in the surrounding woods.
- Gardens with "exotic plantings" requiring intensive maintenance practices should be discouraged.
- "Woodland fingers" of natural plantings between the houses should be comprised of a mixture of deciduous and coniferous trees similar to what exists in the surrounding wooded areas.
- Smaller caliper trees with smaller root balls, should be planted with closer, random spacing to create the feel of the natural woods and for ease of planting in the rugged, sloped terrain. The closer spaced trees will eventually create higher canopies with connected crowns, appearing more natural than trees with a lower branching and fully rounded crowns.
- Builders should back-fill the site with good quality topsoil fill that will be conducive to healthy tree and shrub growth.
- Fronts of houses that face uphill can be planted with taller trees since preservation of distant mountain views is not an issue.
- Fronts of houses with outward views should be planted with lower woodland edge trees and shrubs so as to not obstruct distant views.
- A specific pallet of trees and shrubs should be developed from which a homeowner can choose from when selecting plants for around their homes so as to keep a consistent and unified look to the development and in keeping with the preference for using more natural appearing plants.
- A formula is presented in the master plan to be used as a guide in attempting to determine a minimum standard for new tree and shrub plantings in any given new home parcel based on a square-foot percentage of disturbed and clear-cut terrain.
- Plantings around new homes should be at the expense of the owner. Landscape improvement common areas throughout the development, to be funded by the Association have been identified.

Lincoln NH

30 November 2007

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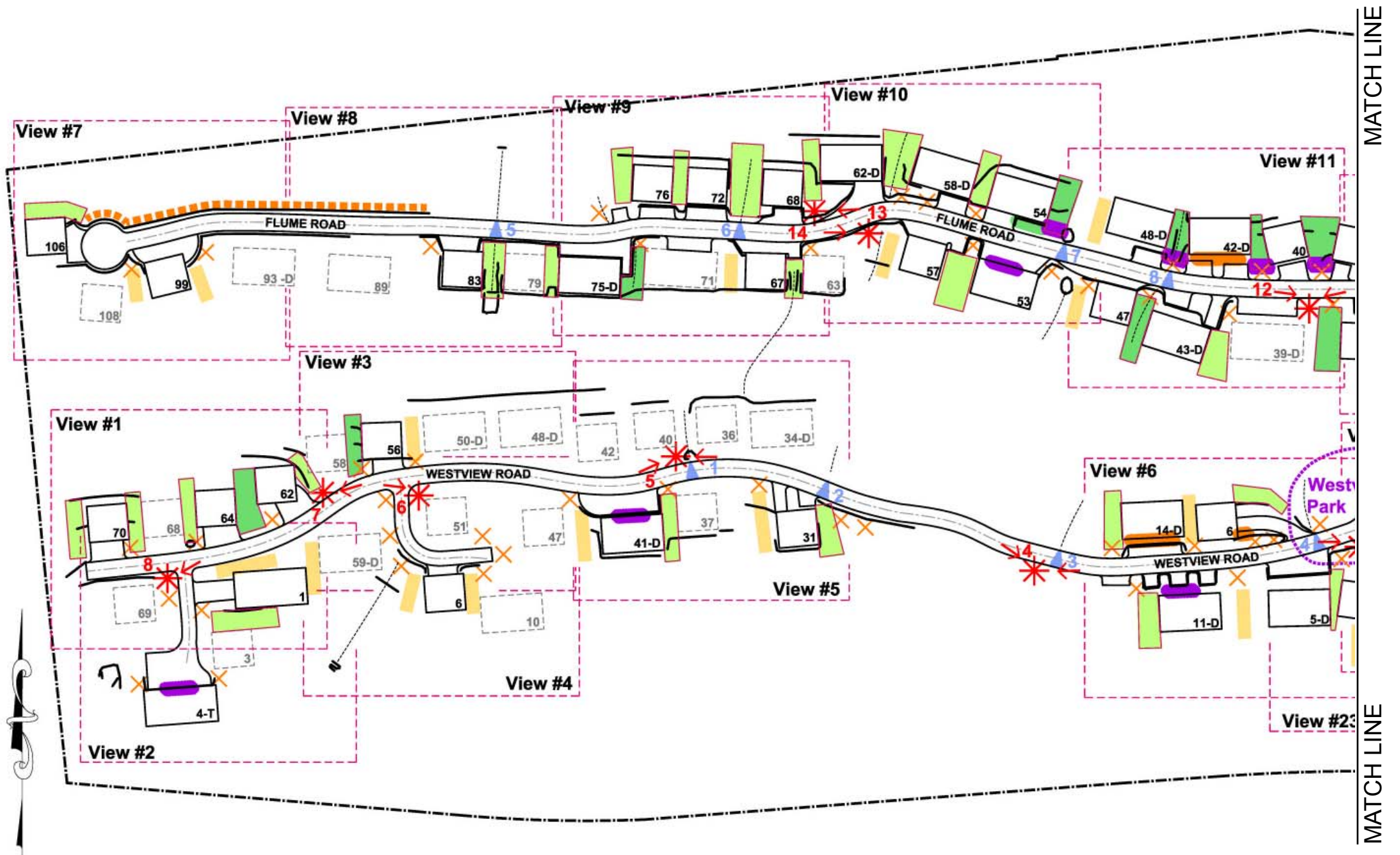
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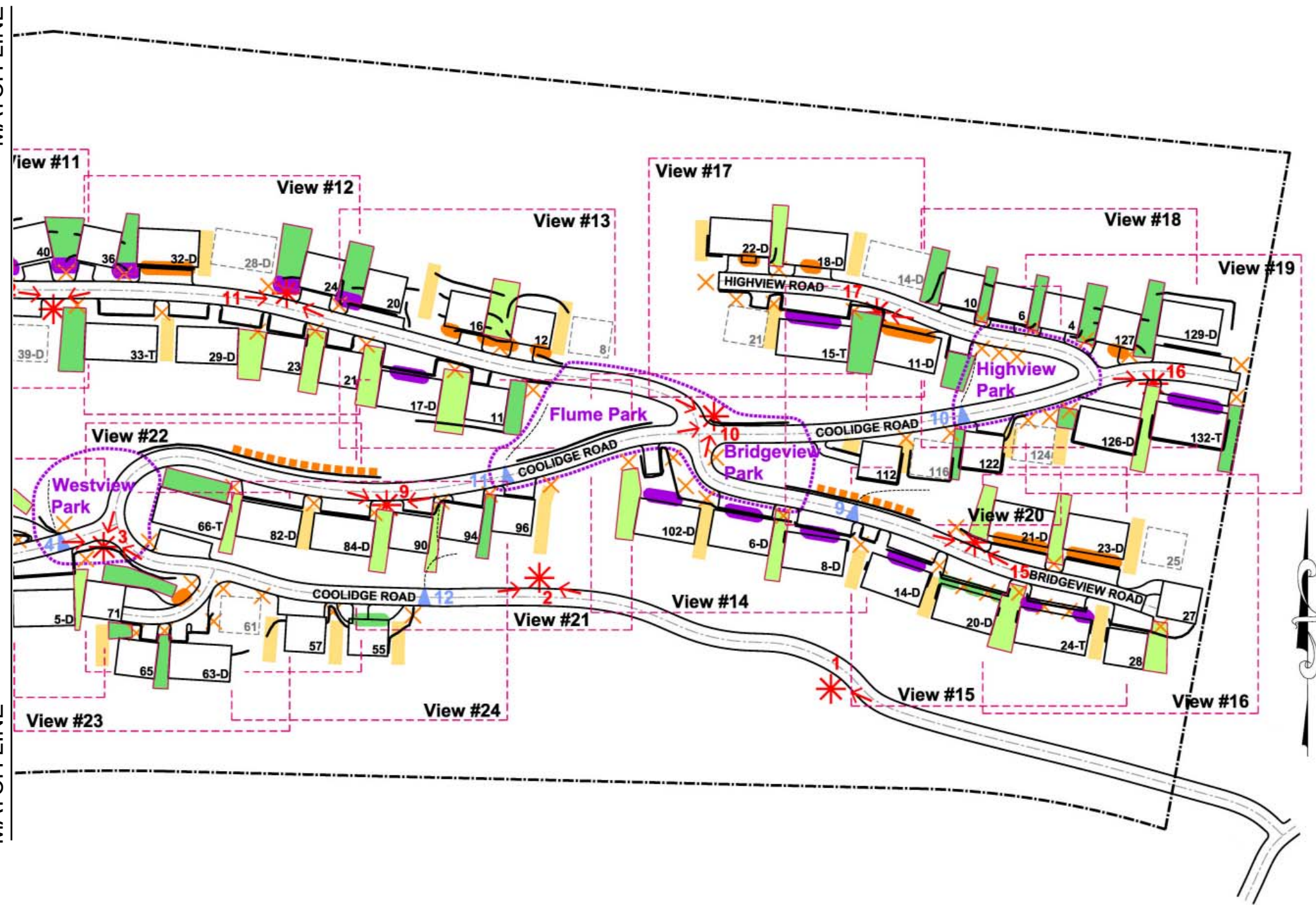
The Master Plan Landscape Assessment and Recommendations

The Master Plan

















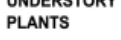
The following pages show each view enlarged, along with supportive documentation and photographs.



MATCH LINE



Legend

-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NAITIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'-0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'
-  2000sf
12-12-24-300 "LANDSCAPED FINGER" AREA PLANT CODE listing the types of plants and associated quantities within each.
-  EVERGREEN TREE
-  DECIDUOUS TREE
-  SHRUB
-  UNDERSTORY PLANTS

New Hampshire Native Plant List

As published by the State of New Hampshire Department of Resources & Economic Development

Ferns

Athyrium filix-femina (lady fern)
Botrychium virginianum (rattlesnake fern)
Dennstaedtia punctilobula (hay-scented fern)
Dryopteris carthusiana (shield fern, toothed wood fern)
Dryopteris cristata (crested wood fern, buckler fern)
Dryopteris marginalia (marginal wood fern)
Gymnocarpium dryopteris (oak fern)
Matteuccia struthiopteris (ostrich fern)
Onoclea sensibilis (sensitive fern, bead fern)
Osmunda cinnamomea (cinnamon fern)
Osmunda claytoniana (interrupted fern)
Osmunda regalia (royal fern)
Phegopteris hexagonoptera (broad beech fern)
Polystichum acrostichoides (Christmas fern)
Thelypteris novaboracensis (New York fern, tapering fern)
Thelypteris simulata (Massachusetts fern)

Forbs (annuals/biennials)

Corydalis sempervirens (pale corydalis)
Lobelia spicata (pale lobelia)
Actaea pachypoda (white baneberry)
Ageratina altissima var. altissima (white snakeroot)
Allium canadense (wild garlic)
Anaphalis margaritacea (pearly everlasting)
Anemone canadensis (Canada anemone, windflower)
Anemone cylindrica (thimbleweed, candle anemone)
Anemone virginiana (thimbleweed, tall anemone)
Antennaria spp. (pussytoes, everlasting)
Apocynum androsaemifolium (spreading dogbane)
Aquilegia canadensis (columbine)
Arisaema triphyllum hack-in-the-pulpit, Indian turnip)
Asclepias incarnata (swamp milkweed)
Aster divaricatus (white wood aster)
Aster dumosus (bushy aster)
Aster ericoides (heath aster, white wreath aster)
Aster foliaceus (leafy aster)
Aster laevis (smooth aster)
Aster novae-angliae (New England aster)
Aster pilosus (frost aster)
Aster puniceus (red-stem aster, swamp aster)
Caltha palustris (marsh marigold, cowslip)
Campanula rotundifolia (harebell)
Chelone glabra (turtlehead)
Clintonia borealis (clintonia, blue-bead lily)
Coptis trifolia ssp. groenlandica (goldthread)
Cornus canadensis (bunchberry)
Desmodium canadense (Canada tick-trefoil, Canada tickclover)
Epilobium angustifolium (fireweed, willow herb)
Erythronium americanum (eastern trout lily, yellow trout lily)
Eupatorium fistulosum (Joe-pye weed)
Eupatorium maculatum (spotted Joe-pye weed)
Eupatorium purpureum (Joe-pye weed)

Forbs (annuals/biennials) - continued

Fragaria virginiana (wild strawberry)
Galium triflorum (sweet-scented bedstraw)
Geranium maculatum (wild geranium, cranesbill)
Geum rivale (purple avens, water avens)
Helianthus strumosus (woodland sunflower)
Iris versicolor (blue flag)
Lilium canadense (wild yellow lily, Canada lily)
Lilium philadelphicum (wood lily)
Linnaea borealis (twinflower)
Lobelia cardinalis (cardinal flower)
Maianthemum canadense (wild lily-of-the-valley, Canada mayflower)
Mitchella repens (partridge berry)
Monarda fistulosa (wild bergamot, horsemint, beebalm)
Osmorhiza berteroi (mountain sweet cicely)
Osmorhiza claytoni (sweet cicely, sweet jarvil)
Peltandra virginica (arrow arum)
Penstemon digitalis (beardtongue)
Potentilla arguta (white cinquefoil, prairie cinquefoil, tall cinquefoil)
Potentilla simplex (common cinquefoil)
Pycnanthemum tenuifolium (slender mountain mint)
Pyrola elliptica (shinleaf)
Rudbeckia laciniata (cut-leaf coneflower)
Senecio aureus (golden ragwort)
Sisyrinchium angustifolium (narrow-leaved blue-eyed grass)
Sisyrinchium mucronatum (eastern blue-eyed grass)
Smilacina racemosum ssp. racemosum (false Solomon's seal)
Smilacina stellatum (starry Solomon's seal)
Streptopus roseus (rosy twisted stalk)
Thalictrum dioicum (early meadow rue)
Thalictrum pubescens (tall meadow rue)
Tiarella cordifolia (foam flower)
Trientalis borealis ssp. borealis (starflower)
Trillium erectum (wakerobin, purple trillium)
Trillium undulatum (painted trillium)
Uvularia sessilifolia (wildoats, merrybells)
Verbena hastata (blue verbena, blue vervain)
Viola conspersa (American dog violet)
Viola soraria (common blue violet, meadow violet)
Zizia aurea (golden alexanders)

Grasses/Grass-like plants

Agrostis scabra (ticklegass, fly-away grass)
Andropogon gerardii (big bluestem)
Carex stricta (tussock sedge)
Carex utriculata (beaked sedge)
Danthonia spicata (poverty grass)
Deschampsia cespitosa (tufted hairgrass)
Eleocharis smallii (creeping spikeseed, spike rush)
Elymus canadensis (Canada wild rye)
Eragrostis spectabilis (purple lovegrass, tumblegrass)
Glyceria grandis (American mannagrass, reed meadowgrass)
Hierochloa odorata (sweet grass)
Juncus effusus var. solutus (soft rush)
Leersia oryzoides (rice cut grass)
Panicum virgatum (switchgrass)

Grasses/Grass-like plants - continued

Schizachyrium scoparium (little bluestem)
Sorghastrum nutans (Indian grass)

Shrubs (deciduous)

Amelanchier arborea (downy serviceberry, shadbush, Juneberry)
Aronia melanocarpa (black chokeberry)
Ceanothus americanus (New Jersey tea, red root)
Cephalanthus occidentalis (buttonbush)
Clethra alnifolia (summer sweet)
Cornus alternifolia (pogoda dogwood, alternate-leaved dogwood)
Cornus amomum ssp. obliqua (swamp dogwood, silky dogwood)
Cornus racemosa (gray dogwood)
Corylus americana (American hazelnut or filbert)
Corylus cornuta (beaked hazelnut or filbert)
Diervilla lonicera (bush honeysuckle)
Lindera benzoin (spicebush)
Lyonia ligustrina (male-berry, male-blueberry)
Prunus virginiana (chokecherry)
Rhododendron canadense (rhodora)
Ribes cynosbati (prickly gooseberry, dogberry)
Rosa blanda (early wild rose, smooth rose)
Rosa carolina (Carolina rose)
Rubus idaeus ssp. strigosus (red raspberry)
Rubus occidentalis (black raspberry, thimbleberry)
Rubus odoratus (thimbleberry)
Salix discolor (pussy willow)
Sambucus canadensis (elderberry, common elder)
Sambucus racemosa var. pubens (scarlet elderberry)
Spiraea tomentosa (steepleshub, hardhack)
Vaccinium angustifolium (low-bush blueberry)
Vaccinium corymbosum (highbush blueberry)
Viburnum acerifolium (maple leaf viburnum)
Viburnum edule (moosewood viburnum)
Viburnum lentago (black haw, nannyberry)
Viburnum nudum var. cassinoides (wild raisin)
Viburnum opulus var. americanum (high-bush cranberry)

Shrubs (evergreen)

Arctostaphylos uva-ursi (bearberry, kinnikinnik)
Epigaea repens (trailing arbutus)
Gaultheria hispidula (creeping snowberry)
Gaultheria procumbens (wintergreen, checkerberry)
Juniperus communis (common juniper)
Kalmia angustifolia (sheep laurel, lambkill kalmia)
Kalmia latifolia (mountain laurel)
Kalmia polifolia (swamp laurel, bog laurel)
Ledum groenlandicum (Labrador tea, muskeg tea)
Taxus canadensis (Canada yew)

New Hampshire Naitive Plant List - continued

Trees (deciduous)

Acer negundo (box elder)
 Acer pensylvanicum (striped maple)
 Acer rubrum (red maple)
 Acer saccharinum (silver maple)
 Acer saccharum (sugar maple)
 Acer spicatum (mountain maple)
 Amelanchier canadensis (shadblow serviceberry, Juneberry)
 Betula alleghaniensis (yellow birch)
 Betula papyrifera (paper birch)
 Carpinus caroliniana (blue beech, hornbeam, musclewood)
 Carya ovata (shagbark hickory)
 Fagus grandifolia var. grandifolia (beech)
 Fraxinus americana (white ash)
 Fraxinus pensylvanica (green ash)
 Hamamelis virginiana (witch hazel)
 Larix laricina (tamarack, American larch)
 Prunus nigra (Canada plum)
 Prunus pensylvanica (fire or pin cherry)
 Prunus serotina (black cherry)
 Quercus alba (white oak)
 Quercus rubra (red oak)
 Quercus velutina (black oak)
 Sorbus americana (mountain ash)
 Tilia americana (American linden, basswood)
 Ulmus americana (American elm)

Trees (evergreen)

Abies balsamea (balsam fir)
 Juniperus virginiana (eastern red cedar)
 Picea glauca (white spruce)
 Pinus resinosa (red pine, Norway pine)
 Pinus rigida (pitch pine)
 Pinus strobus (eastern white pine)
 Thuja occidentalis (arbor vitae, northern white cedar)
 Tsuga canadensis (eastern hemlock)

Vines (deciduous)

Clematis occidentalis var. occidentalis (purple clematis)
 Clematis virginiana (virgin's bower)
 Lonicera sempervirens (coral honeysuckle)
 Parthenocissus quinquefolia (Virginia creeper)

General Landscape Guidelines :

- Plant area of Meadowgrass seed mix along all road edges in leau of lawn (approximately 5'-0" to 6'-0" wide strip)
- Maintain a minimum 3'-0" clear buffer between plantings and building foundation walls.
- Maintain and keep open existing snow drop areas as identified by the Coolidge Falls maintenance staff and identified in the masterplan.
- Add Naitive Plantings as needed to screen all electrical transformers within the development.
- Areas in the master plan noted as "allow wooded edge to grow closer to rock walls" plant understory and groundcover plants tolerant of dry, infertile conditions to eliminate high maintenance .lawn and the need for constant soil augmentation. Allow the woods to advance naturally over time in order to ensure the reinforcement and stability of the soil, thereby preventing erosion.

LANDSCAPE FINGER PLANTINGS

The following list was developed to be used as a guide in determining the distribution quantities of various plant materials within the landscaped fingers throughout the development. The list is based on those landscape finger areas needing supplemental plantings and those landscape fingers that need to be created.

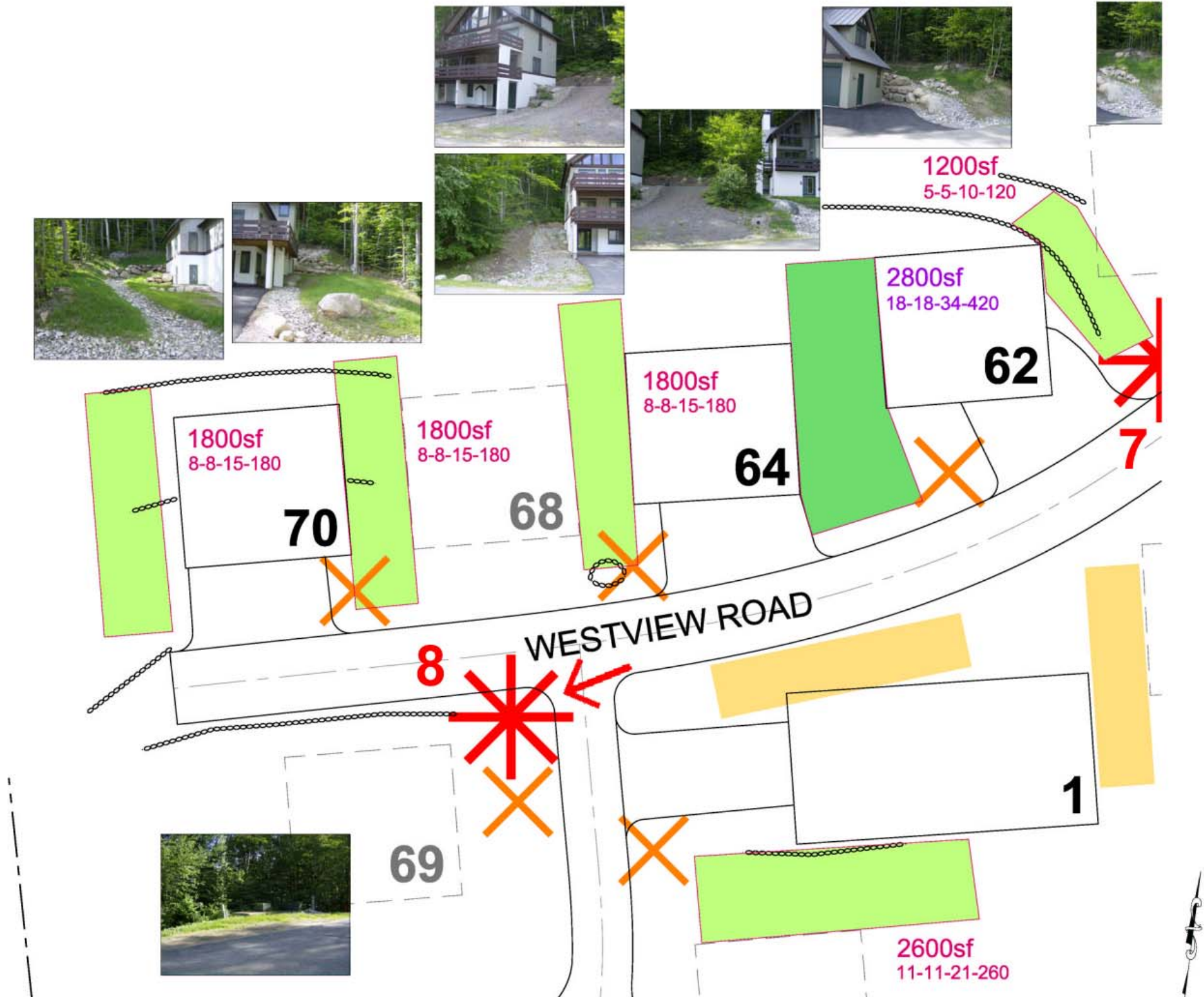
TYPE	SUPLIMENT	NEW	TOTAL
Evergreen Tree	349	356	705
Deciduous Tree	349	356	705
Shrub	686	695	1381
Understory Plant	8370	8520	16890

Plants Per Square Foot

TYPE	SUPLIMENT	NEW
Evergreen Tree	0.004/sf	0.006/sf
Deciduous Tree	0.004/sf	0.006/sf
Shrub	0.008/sf	0.012/sf
Understory Plant	0.1/sf	0.15/sf

Landscape Assessment and Recommendations

View #1
Westview Road



#62 - Supplement woodland finger to the East and create new finger to the West. Add low plantings to screen blank facades and stairs.



#64 - Create woodland finger to the East and supplement finger to the West. No additional mitigation required.

#68 - Unbuilt parcel

FOCAL POINT #8 - Marks the intersection of Blueberry Road and Westview Road. Prominent from only one direction, the plantings in this area should provide some privacy screening for the future unit #69.

#69 - Unbuilt parcel

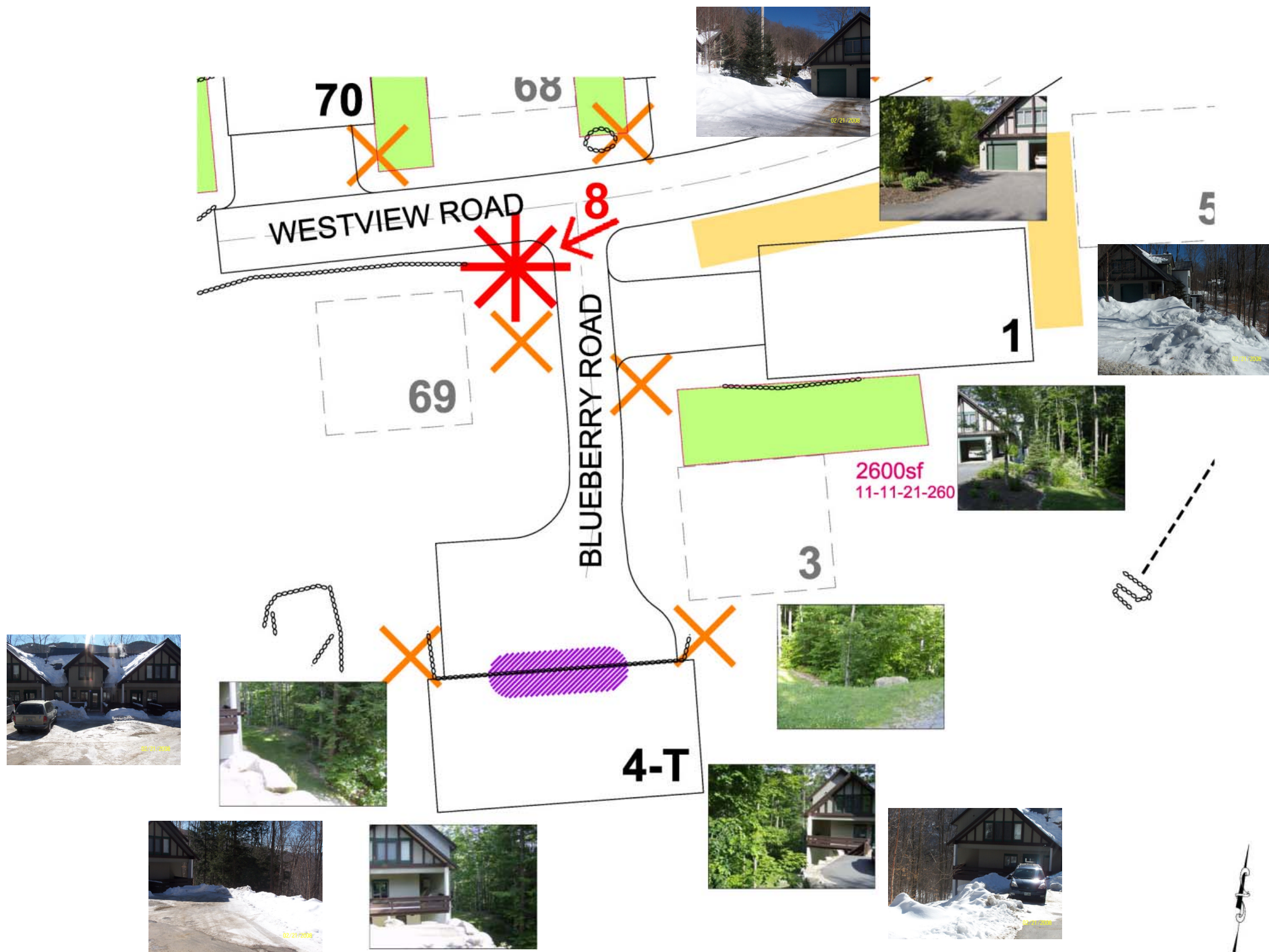
#70 - Supplement woodland finger to the East and West. No additional mitigation required.

-  **STONE WALL**
-  **NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING**
-  **SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF**
-  **PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT**
-  **ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.**
-  **NATURALIZE AREA - ADD NATIVE PLANTS**
-  **SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'-0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)**
-  **ADD TREES BETWEEN BUILDING UNITS**
-  **TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING**
-  **DIRECTION OF VIEWING FOR FOCAL POINT**
-  **NATURAL LANDSCAPED 'FINGER' - NO MITIGATION**
-  **SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS**
-  **CREATE WOODED 'FINGER'**



Landscape Assessment and Recommendations

View #2
Blueberry Road




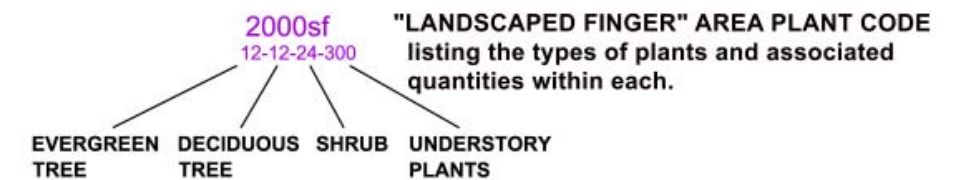
#1 - Maintain existing woodland finger to the North and East, supplement finger to the South. No additional mitigation required.



#3 - Unbuilt parcel

#4 - Maintain existing woodland finger to the East and West. Add trees to wells between unit entries.

-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NAITIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #3
Westview Road



#47 - Unbuilt parcel

#48 - Unbuilt parcel

#50 - Unbuilt parcel

#51 - Unbuilt parcel

FOCAL POINT # 6 - Marks the corner of Blackberry Road and Westview Road. Prominant from only one direction, the plantings in this area should provide some privacy screening for the future unit #51.

#56 - Maintain existing woodland finger to the East and create new finger to the West. No additional mitigation required.



#58 - Unbuilt parcel

FOCAL POINT #7 - North Side of Westview. Prominant from only one direction, the plantings in this area should remain distinct from the enhanced woodland finger between unit #58 and unit #62.

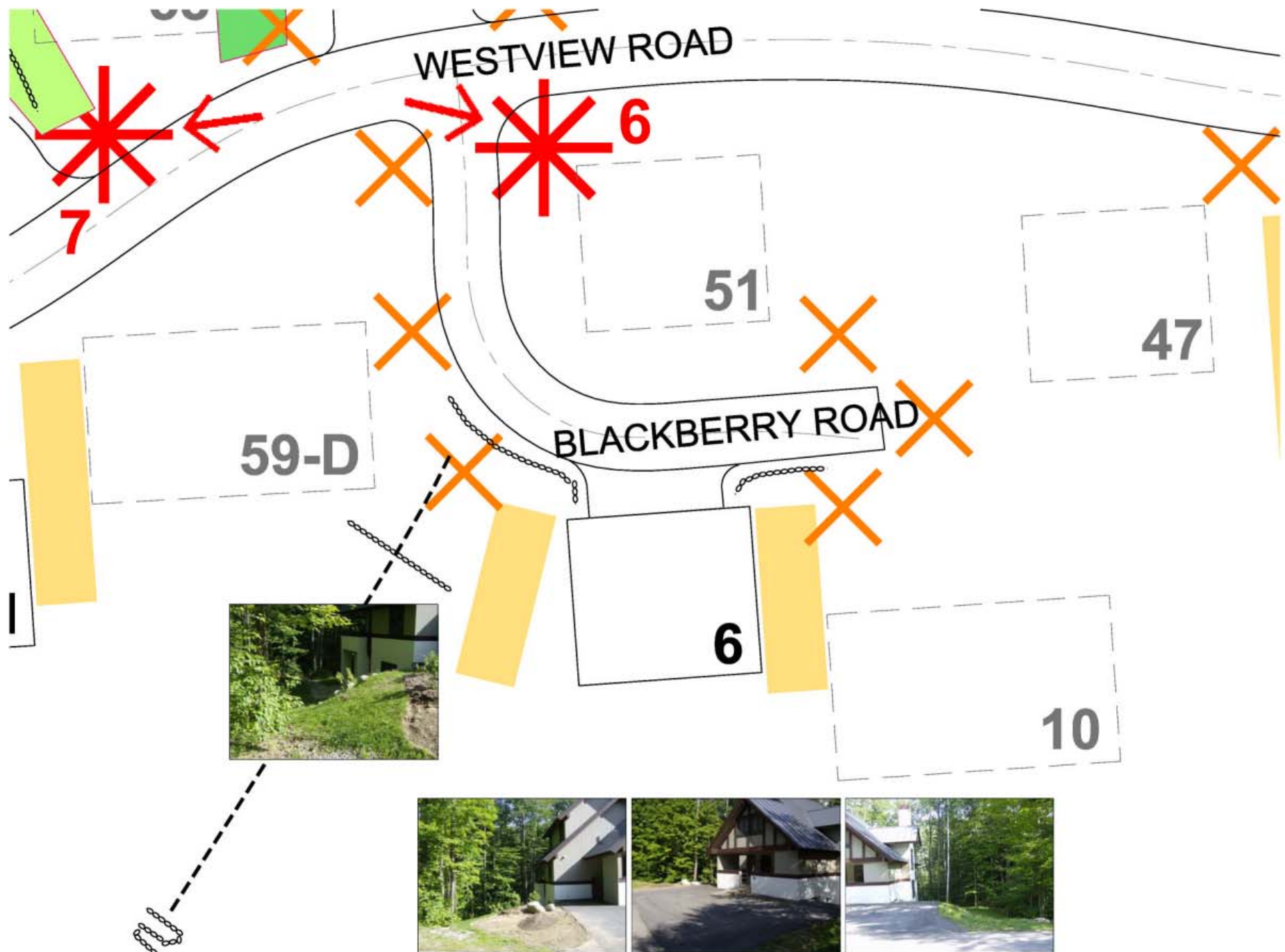
#59 - Unbuilt parcel

-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NAITIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #4
Blackberry Road

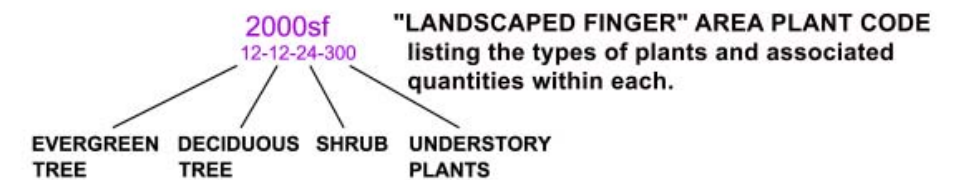


#6 - Maintain existing woodland finger to the East and West. No additional mitigation required.



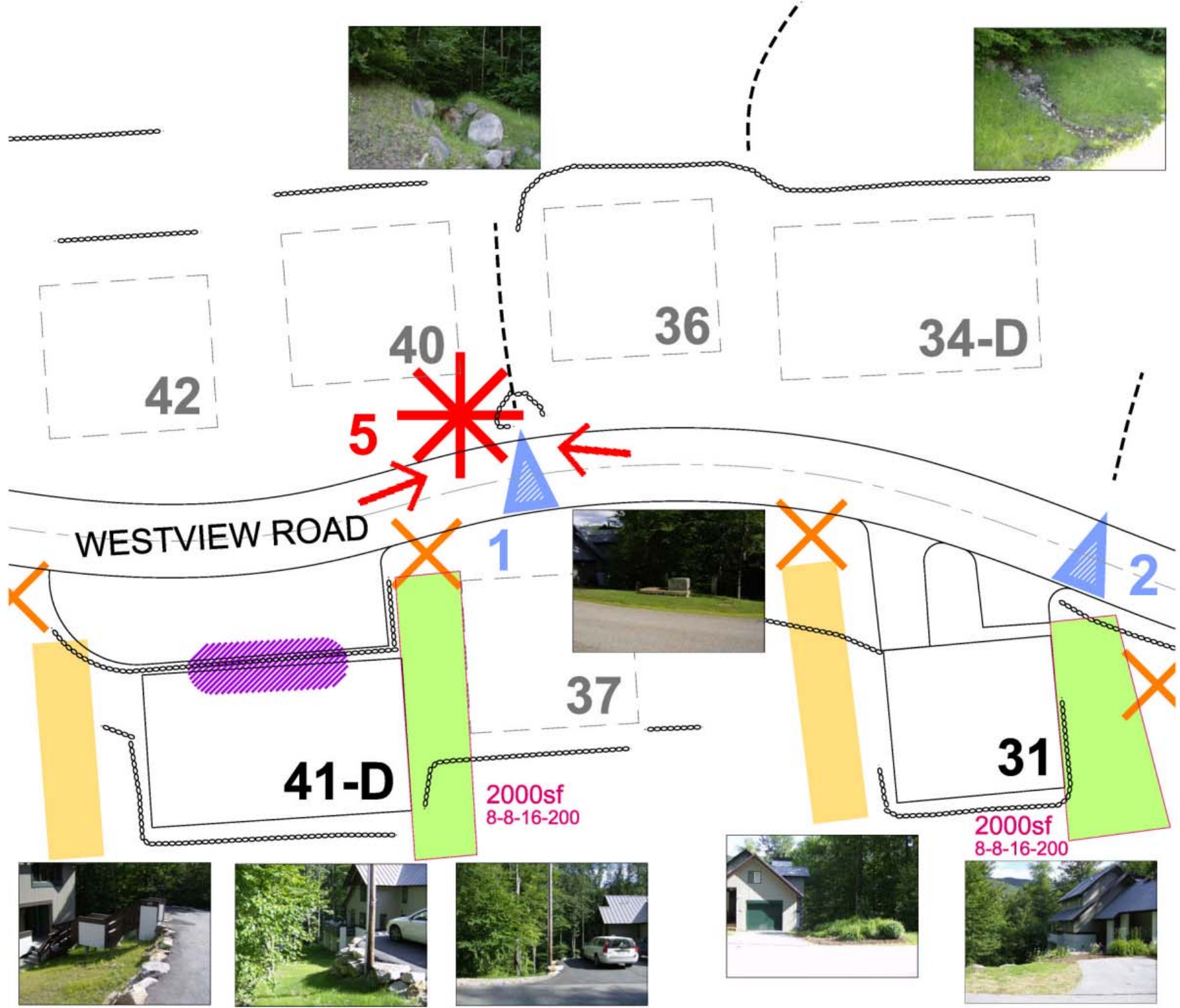
#10 - Unbuilt parcel

-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NAITIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #5
Westview Road



WATERFALL FEATURE #2 - Visible but without significant plantings, this feature should be enhanced with a concentration of colorful, multi-seasonal effect shrubs, groundcovers and perennials. An intensive level of planting is appropriate for waterfall features. Construction of this feature should be deferred till after construction of unit #34.



WATERFALL FEATURE #1 - Visible but without significant plantings, this feature should be enhanced with a concentration of colorful, multi-seasonal effect shrubs, groundcovers and perennials. An intensive level of planting is appropriate for waterfall features. Construction of this feature should be deferred till after construction of unit #36 and unit #40.



#31 - Supplement woodland finger to the East and maintain existing finger to the West. No additional mitigation required.

#40 - Unbuilt parcel

#34 - Unbuilt parcel

#41 - Supplement Woodland Finger to the East and maintain existing finger to the West. Add trees to wells between unit entries.

#36 - Unbuilt parcel



#37 - Unbuilt parcel

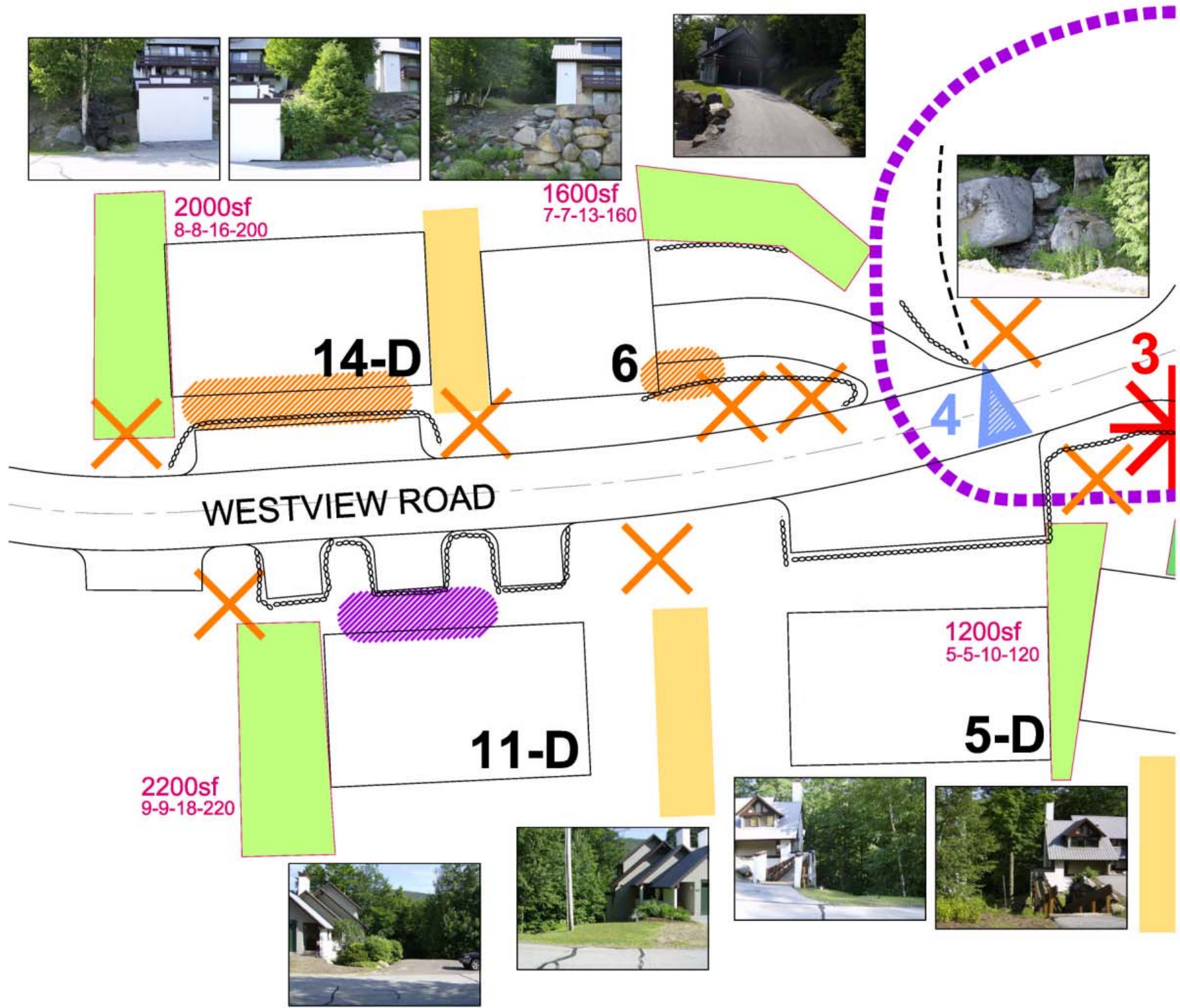
#40 - Unbuilt parcel

FOCAL POINT #5 - North Side of Westview Road. Prominent from two directions and in close proximity to WATERFALL Feature #1, this area should be treated integrally with the treatment of WATERFALL Feature #1. Care should be taken to provide for the future construction of unit #36 and unit #40.



Landscape Assessment and Recommendations

View #6
Westview Road



WATERFALL FEATURE #4 - Visible but with minimal plantings, this feature should be enhanced with a concentration of colorful, multi-seasonal effect shrubs, groundcovers and perennials. An intensive level of planting is appropriate for waterfall features.



#5 - Supplement woodland finger to the East and maintain existing finger to the West. Add trees between units.

#6 - Supplement woodland finger to the North and maintain existing finger to the West. Add native plantings.



#11 - Maintain good woodland finger to the East and supplement finger to the West. Add trees to wells between unit entries.



FOCAL POINT #4 - South side of Westview Road (West of detail plan area - see overall plans) - Prominent from two directions, plantings in this area should be done integrally with the enhancement of Waterfall Feature #3 across the road.

WATERFALL FEATURE #3 - (West of detail plan area - see overall plans) - Visible and significantly planted, this feature can be enhanced with addition of colorful, multi-seasonal effect shrubs, groundcovers and perennials. An intensive level of planting is appropriate for Waterfall Features.



#14 - Maintain existing finger to the East and supplement finger to the West. Add low plantings to screen blank facades and stairs.

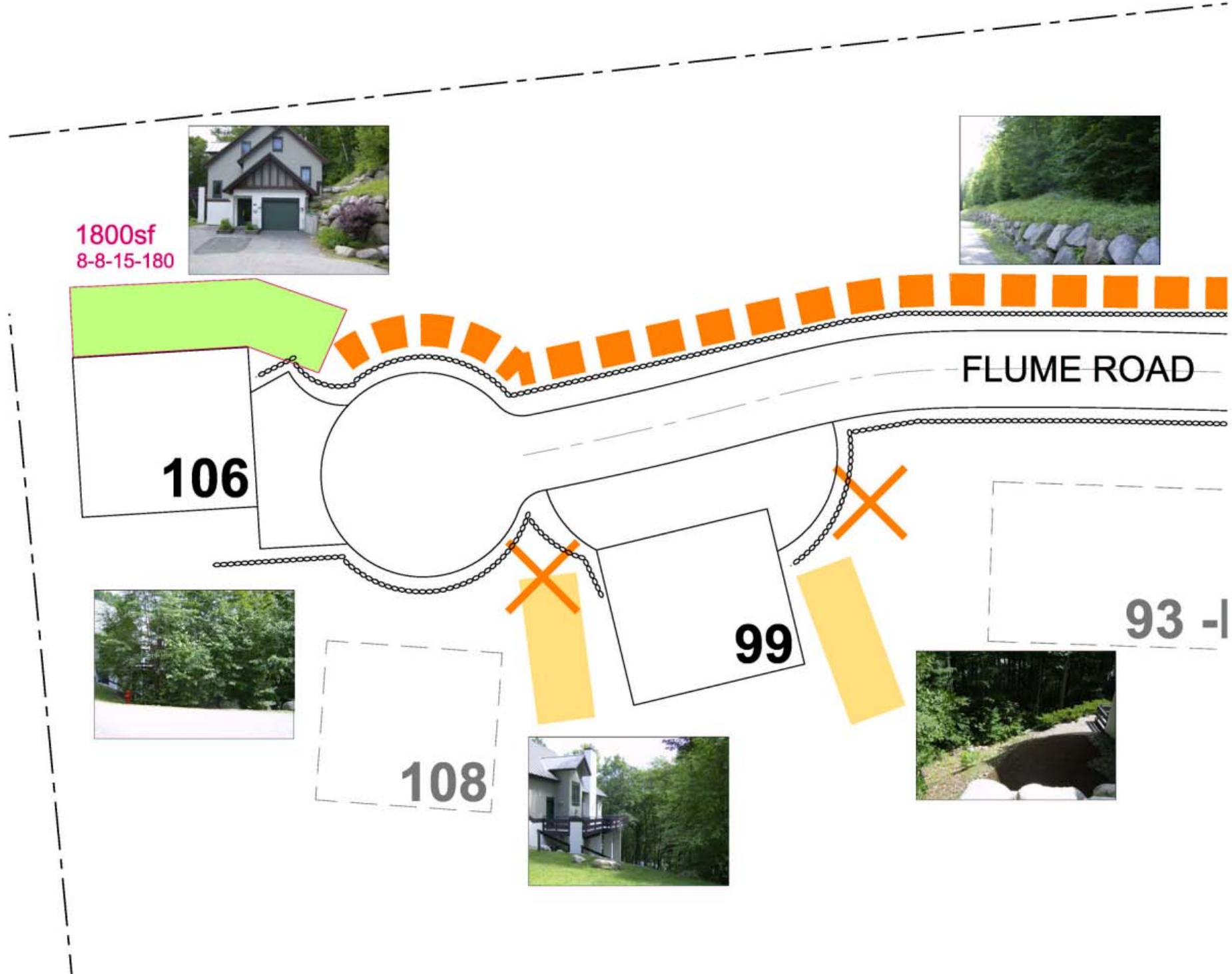


WESTVIEW PARK - A prominent open space at the intersection of Westview Road and Coolidge Road, this area should be intensively planted using contrasting plant materials with some lawn areas to reinforce the "Park" identity of this area. A stone dust or mulch path along with seating will make this a destination space, taking foot traffic away from the road intersection. Care should be taken to provide a privacy buffer and screening for adjacent unit #66.



Landscape Assessment and Recommendations

View #7
Flume Road



#93 - Unbuilt parcel

#99 - Maintain existing finger to the East and West. No additional mitigation required.

#106 - Supplement woodland finger to the North and maintain existing finger to the South. No additional mitigation required.

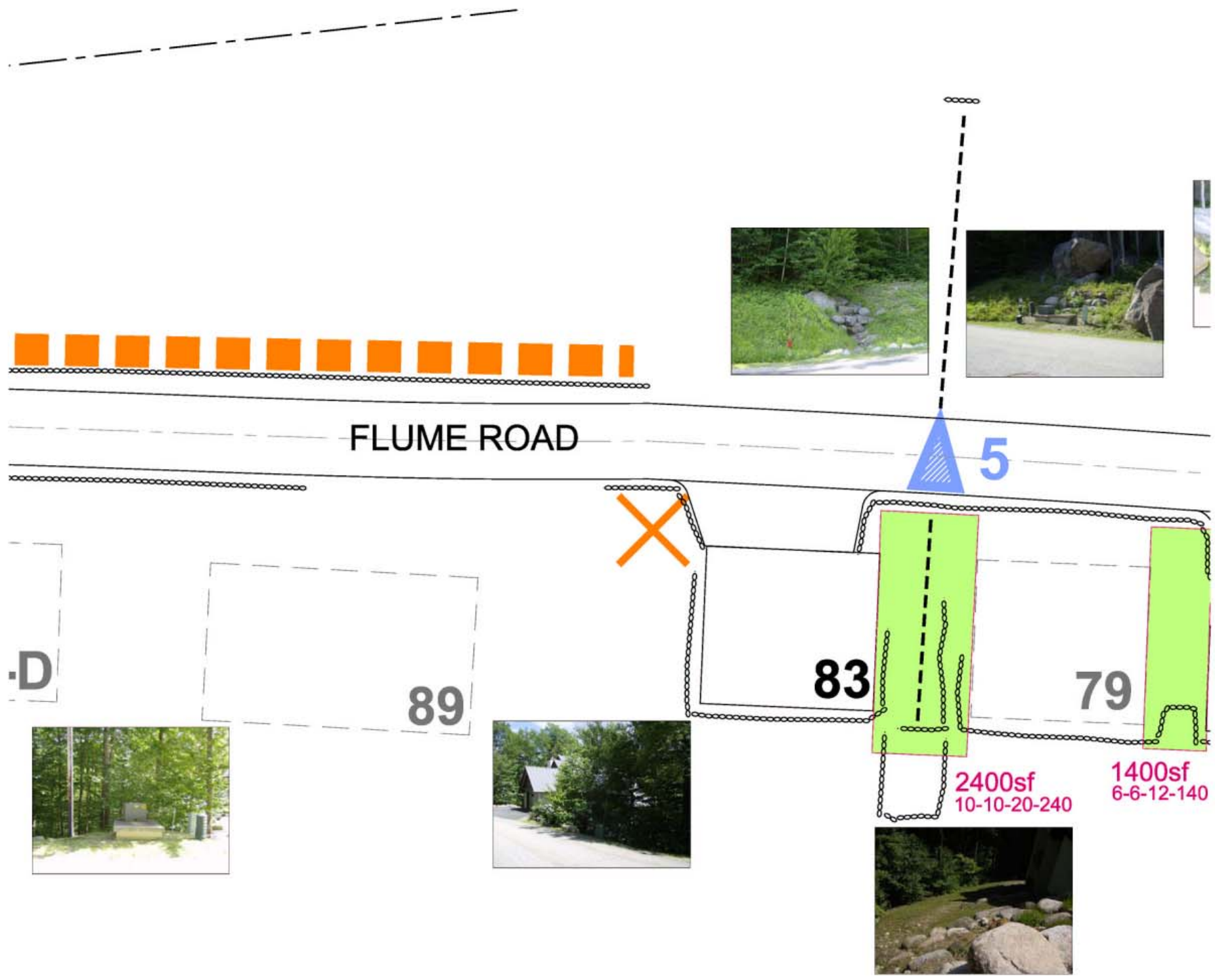
#108 - Unbuilt parcel

-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NATIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'-0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #8
Flume Road



WATERFALL FEATURE #5 - Visible but with minimal plantings, this feature should be enhanced with a concentration of colorful, multi-seasonal effect shrubs, groundcovers and perennials. An intensive level of planting is appropriate for Waterfall Features.



#79 - Unbuilt parcel - Supplement woodland finger to the East and West

#83 - Supplement woodland finger to the East and maintain existing finger to the West. No additional mitigation required.

#89 - Unbuilt parcel

-  **STONE WALL**
-  **NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING**
-  **SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF**
-  **PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT**
-  **ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.**
-  **NATURALIZE AREA - ADD NAITIVE PLANTS**
-  **SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)**
-  **ADD TREES BETWEEN BUILDING UNITS**
-  **TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING**
-  **DIRECTION OF VIEWING FOR FOCAL POINT**
-  **NATURAL LANDSCAPED 'FINGER' - NO MITIGATION**
-  **SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS**
-  **CREATE WOODED 'FINGER'**



Landscape Assessment and Recommendations

View #9
Flume Road



#67 - Supplement woodland finger to the East and maintain existing finger to the West. No additional mitigation required.

FOCAL POINT #14 - North side of Flume Road - Prominent from only one direction, the plantings in this area should remain distinct from the enhanced woodland finger between unit #68 and unit #62

#68 - Supplement woodland finger to the East and West. No additional mitigation required.

#71 - Unbuilt parcel

WATERFALL FEATURE #6 - Obscured by overhanging vegetation and without significant plantings, this feature should be made more visible by selective pruning of materials and enhanced with a concentration of colorful, multi-seasonal effect shrubs, groundcovers and perennials. An intensive level of planting is appropriate for Waterfall Features.




#72 - Supplement woodland finger to the East and West. No additional mitigation required.

#75 - Create woodland finger to the East and supplement woodland finger to West. No additional mitigation required.



#76 - Supplement woodland finger to the East and West. No additional mitigation required.

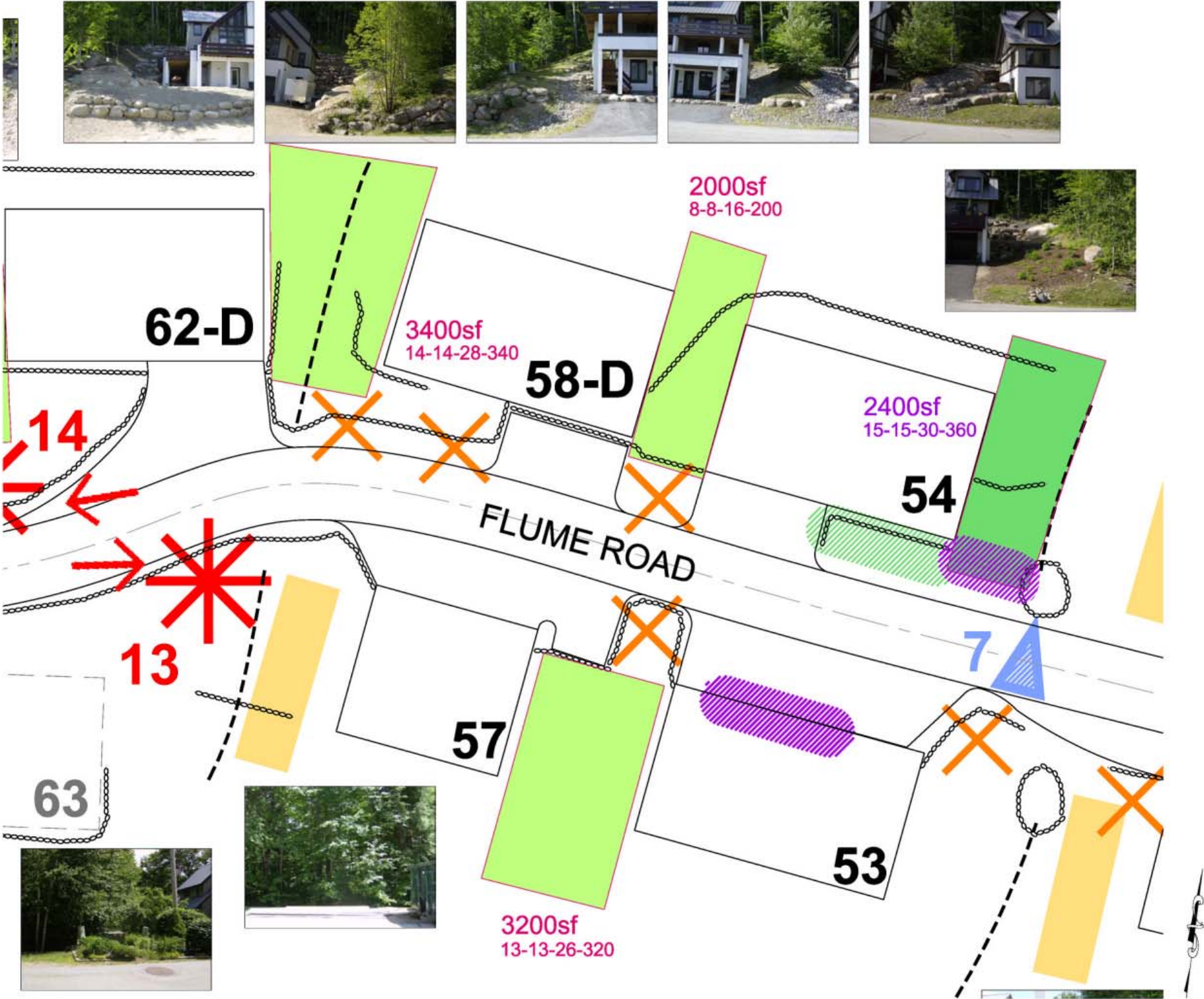
-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NAITIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #10

Flume Road



#53 - Maintain existing woodland finger to the East and supplement finger to the West. Add trees to wells between unit entries to break-up prominence of roof lines.



FOCAL POINT #13 - South side of Flume Road - Prominent from only one direction, the plantings in this area should remain distinct from the existing woodland finger between unit #57 and future unit #63. Plantings should be protected during the construction of unit #63.

WATERFALL FEATURE #7 - Visible but without significant plantings, this feature should be enhanced with a concentration of colorful, multi-seasonal effect shrubs, groundcovers and perennials. An intensive level of planting is appropriate for Waterfall Features.



#62 - Supplement woodland finger to the East and West. Add native plantings in lieu of lawn.



#63 - Unbuilt parcel

#54 - Create woodland finger to the East and supplement finger to the West. Supplement new woodland finger to the East with large trees at street side edge to break up continuous line of building facades.

#57 - Supplement woodland finger to the East and maintain existing finger to the West. No additional mitigation required.

#58 - Supplement woodland finger to the East and West. No additional mitigation required.

-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NAIIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'-0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #11
Flume Road



#39 - Unbuilt parcel

FOCAL POINT #12 - South Side of Flume Road - Prominant from two directions, the plantings in this area should remain distinct from the new woodland finger created between unit #33 and future unit #39. Plantings should be protected during the construction of unit #39.

#40 - Create woodland finger to the East and West. Add native plantings in leau of lawn. Suppliment new woodland finger to the East and West with large trees at street side edge to break up continuous line of building facades.



#42 - Create woodland finger to the East and West. Add low plantings to screen blank facades and stairs. Suppliment new woodland finger to the East and West with large trees at street side edge to break up continuous line of building facades.



#43 -Suppliment woodland finger to the East and create new finger to the West. No additional mitigation required.

WATERFALL FEATURE #8 - Visible but without significant plantings, this feature should be enhanced with a concentration of colorful, multi-seasonal effect shrubs, groundcovers and perennials. Attempts should be made to screen blank facades and stairs of unit #42 and unit #48 abutting the Waterfall Feature,without concealing it. An intensive level of planting is appropriate for Waterfall Features.



#47 - Create woodland finger to the East and maintain existing finger to the West. No additional mitigation required.

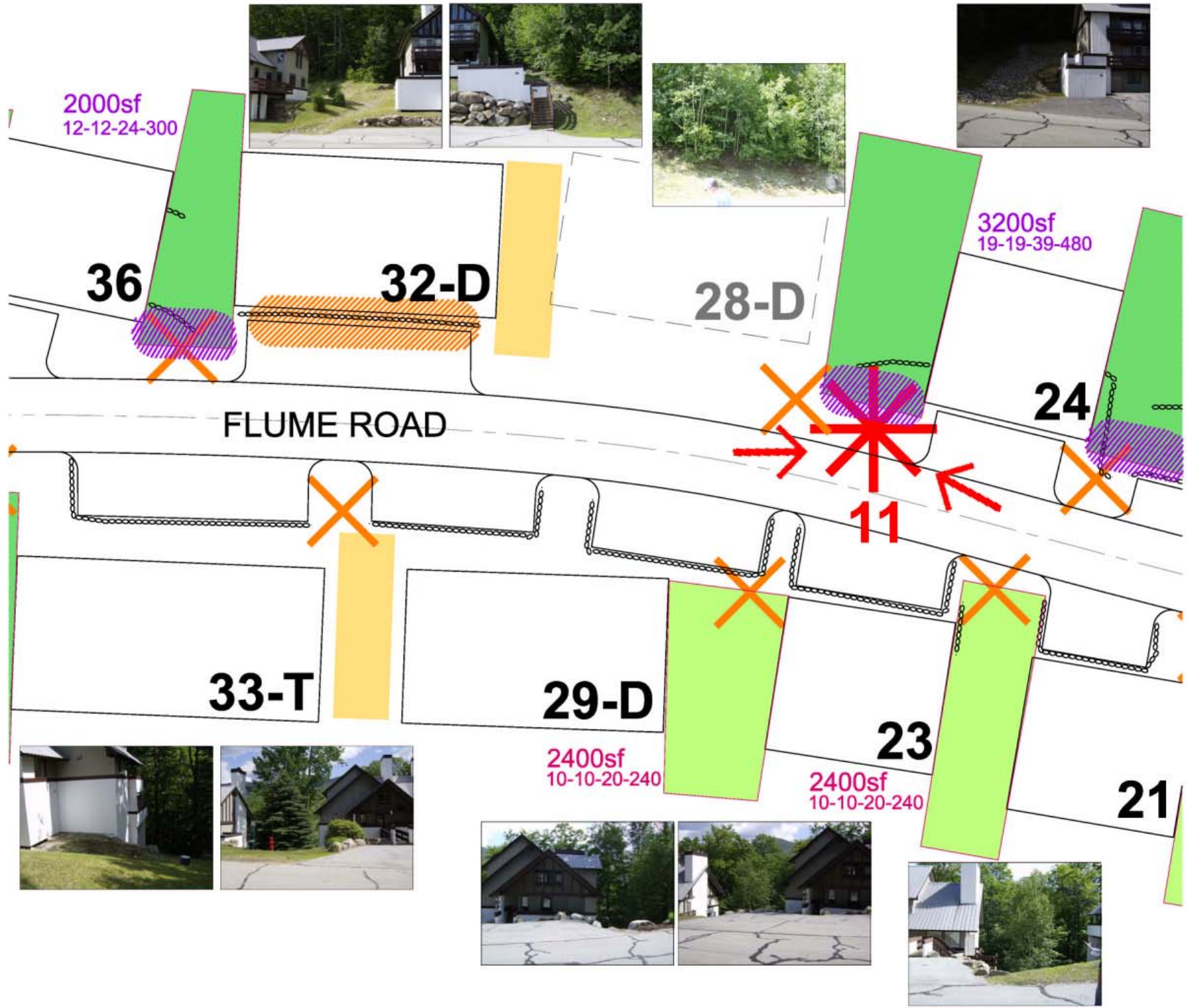


#48 - Create woodland finger to the East and maintain existing finger to the West. Add low plantings to screen blank facades and stairs. Suppliment new woodland finger to the East with large trees at street side edge to break up continuous line of building facades.



Landscape Assessment and Recommendations

View #12
Flume Road



#21 - Supplement woodland finger to the East and West. No additional mitigation required.

#23 - Supplement woodland finger to the East and West. No additional mitigation required.

#24 - Create woodland finger to the East and West. Supplement new woodland finger to the East and West with large trees at street side edge to break up continuous line of building facades. No additional mitigation required.

FOCAL POINT #11 - North side of Flume Road - Prominent from two directions, the plantings in this area should remain distinct from the new woodland finger being created between unit #24 and future unit #28. Plantings should be protected during the construction of unit #28.

#28 - Unbuilt parcel. Supplement new woodland finger to the West with large trees at street side edge to break up continuous line of building facades.

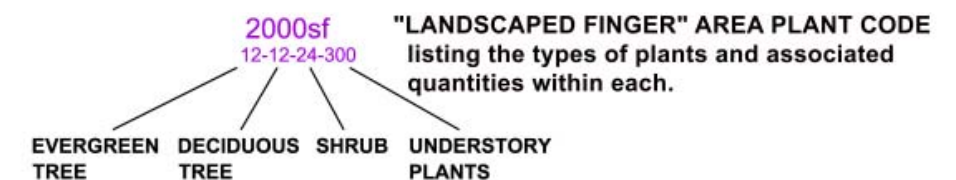
#29 - Supplement woodland finger to the East and maintain existing finger to the West. No additional mitigation required.



#32 - Maintain existing woodland finger to the East and create new finger to the West. Add low plantings to screen blank facades and stairs.

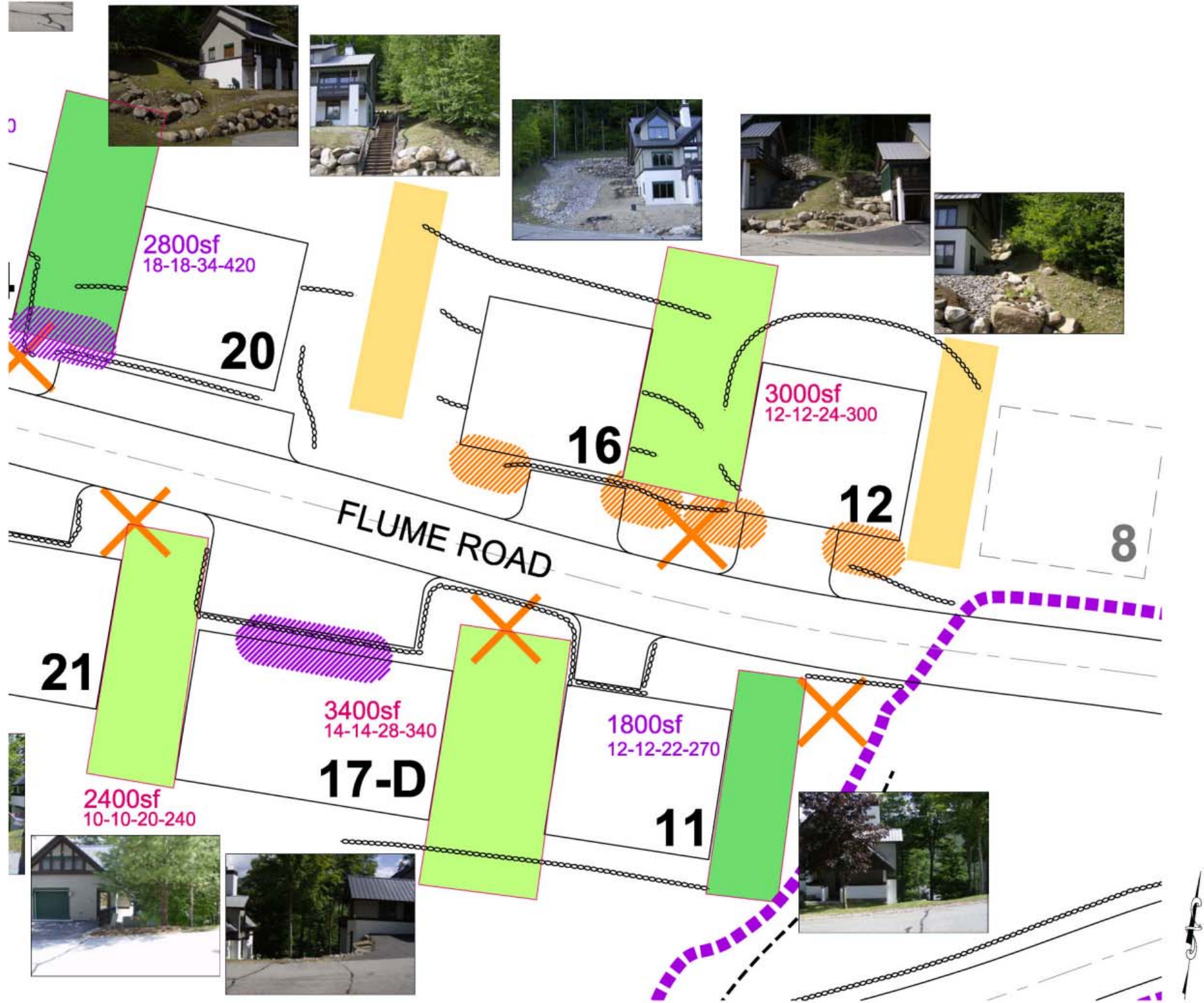
#33 - Maintain existing woodland finger to the East and create new finger to the West. No additional mitigation required.

#36 - Create woodland finger to the East and West. Add native plantings in leau of lawn. Supplement new woodland finger to the East and West with large trees at street side edge to break up continuous line of building facades.



Landscape Assessment and Recommendations

View #13
Flume Road



#8 - Unbuilt parcel

#11 - Create woodland finger to the East and supplement finger to the West. No additional mitigation required.

#12 - Maintain existing woodland finger to the East and supplement Finger to the West. Add low plantings to screen blank facades and stairs.



#16 - Supplement woodland finger to the East and maintain existing finger to the West. Add low plantings to screen blank facades and stairs.

#17 - Supplement woodland finger to the East and West. Add trees to wells between units

#20 - Maintain existing woodland finger to the East and create finger to the West. Add low plantings to screen blank facades and stairs. Supplement new woodland finger to the West with large trees at street side edge to break up continuous line of building facades.

FLUME PARK - A prominent open space located in the Western quadrant of the intersection of Flume Road, Bridgeview Road and Coolidge Road, this area should be treated with intensively planted areas of contrasting plant materials and areas of lawn to help reinforce the unique "Park" identity of the space. A stone dust or mulch path with seating elements can provide social space as well as removing foot traffic from the roadway intersection. Plantings should be protected during the construction of unit #11.

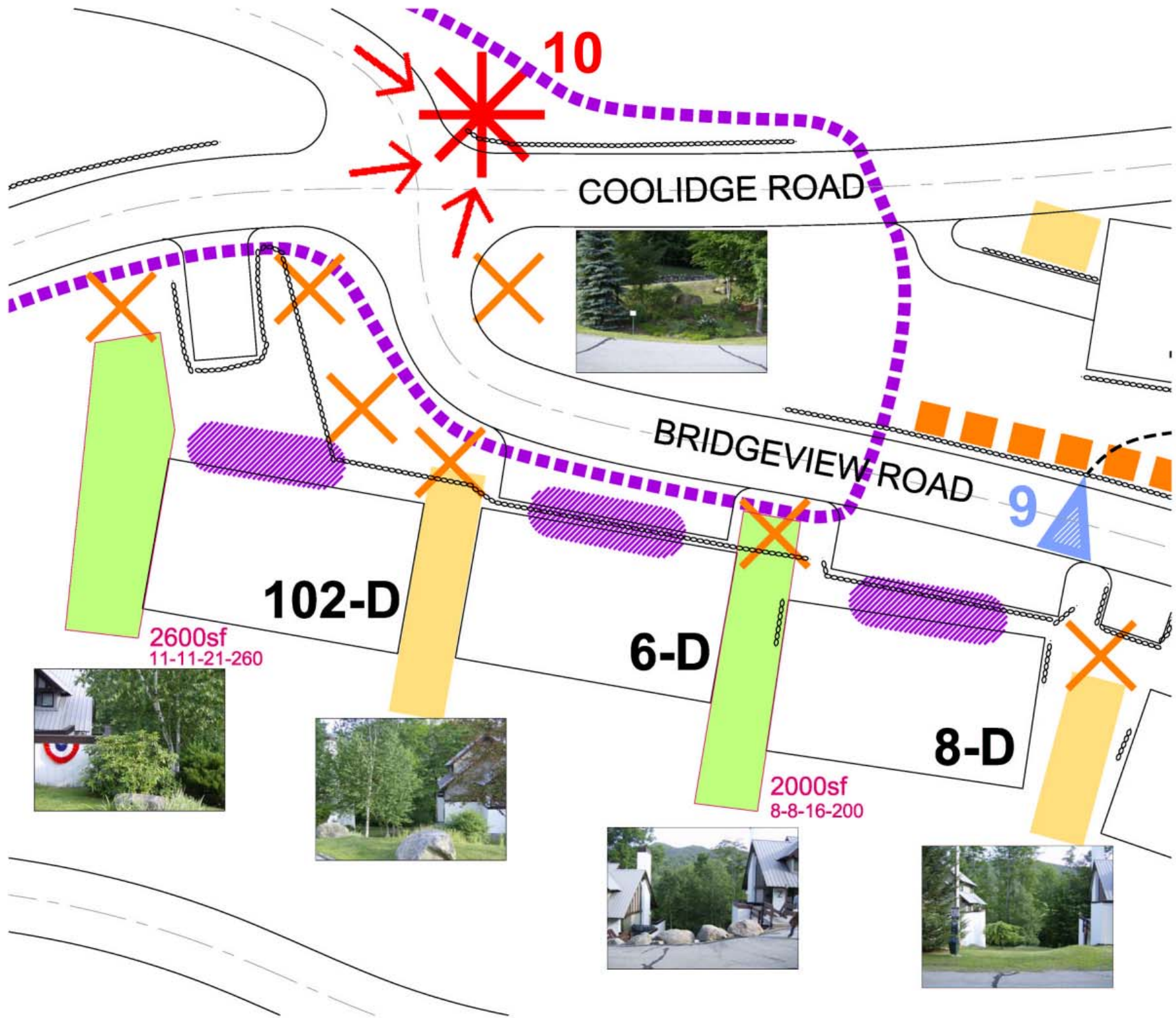


-  **STONE WALL**
-  **NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING**
-  **SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF**
-  **PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT**
-  **ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.**
-  **NATURALIZE AREA - ADD NATIVE PLANTS**
-  **SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'-0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)**
-  **ADD TREES BETWEEN BUILDING UNITS**
-  **TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING**
-  **DIRECTION OF VIEWING FOR FOCAL POINT**
-  **NATURAL LANDSCAPED 'FINGER' - NO MITIGATION**
-  **SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS**
-  **CREATE WOODED 'FINGER'**



Landscape Assessment and Recommendations

View #14
Bridgeview Road



FOCAL POINT #10 - North East quadrant of Coolidge Road, Flume Road & Bridgeview Road intersections - Prominant from several directions, this focal point marks one of the two major intersections within Coolidge Falls and therefore should be treated with more significant landscaping.

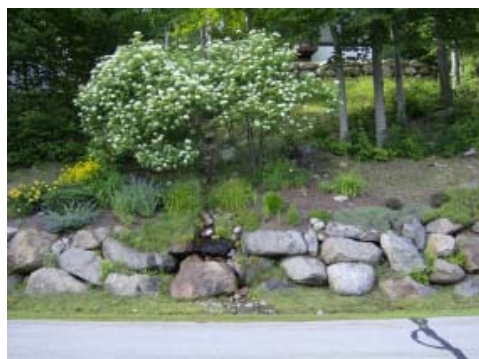
#102 - Maintain existing woodland finger to the East and suppliment finger to the West. Add trees in wells between unit entries.

#6 - Suppliment woodland finger to the East and maintain existing finger to the West. Add trees to wells between unit entries.

#8 - Maintain existing woodland finger to the East and suppliment finger to the West. Add trees to wells between unit entries



WATERFALL FEATURE #9 - Visible but with only a sparse level of planting, this feature should be enhanced with additional concentrations of colorful, multi-seasonal effect shrubs, groundcovers and perennials. An intensive level of planting is appropriate for Waterfall Features.



BRIDGEVIEW PARK - A prominent open space located in the Eastern quadrant of the intersection of Flume Road, Bridgeview Road and Coolidge Road, this area should be treated with intensively planted areas of contrasting plant materials and areas of lawn to help reinforce the unique "Park" identity of the space. A stonedust or mulch path with seating elements traversing the area can provide social space as well as removing foot traffic from the roadway intersection. New plant materials should be of the species list established for Coolidge Park area at the entrance. Care should be taken to respect the New Landscape Finger being created to the East of Unit #11.



Landscape Assessment and Recommendations

View #15
Bridgeview Road



#14 - Maintain existing woodland finger to the East and West. Add trees to wells between unit entries.

#20 -Suppliment woodland finger to the East and maintain existing finger to the West. Add naitive plantings

FOCAL POINT #15 - North Side of Bridgeview Road - Prominant from two directions, the plantings in this area should remain distinct from the supplimented woodland finger west of unit #21.

#21 - Suppliment woodland finger to the East and West. Add low plantings to screen blank facades and stairs



Landscape Assessment and Recommendations

View #16
Bridgeview Road



#23 - Maintain existing woodland finger to the East and supplement finger to the West. Add low plantings to screen blank facades and stairs


#24- Maintain existing woodland finger to the East and supplement finger to the West. Add trees to wells between unit entries



#25 - Unbuilt parcel

#27 - Supplement woodland finger to the South. No additional mitigation required.

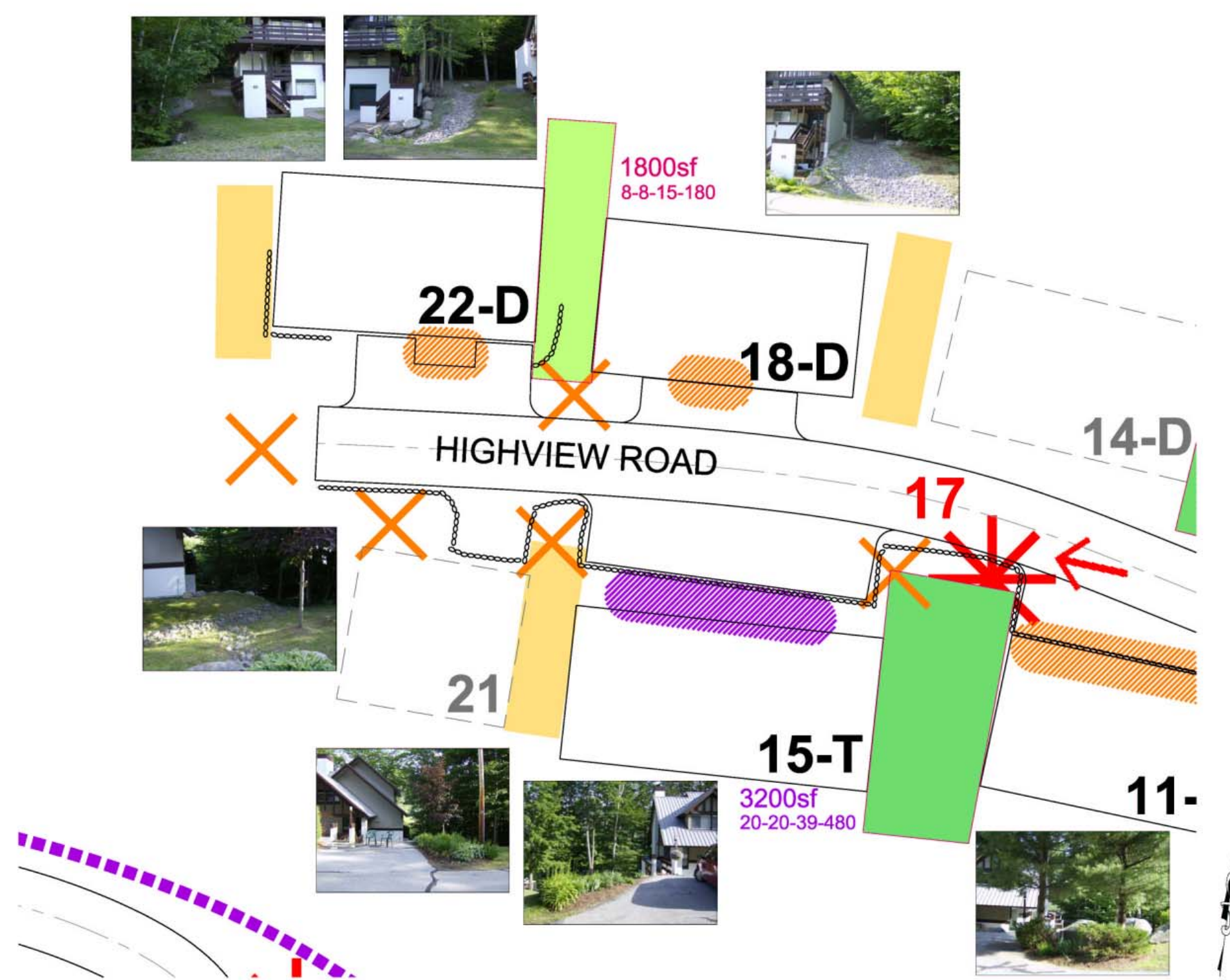
#28 - Supplement woodland finger to the East and maintain existing finger to the West. No additional mitigation required.

-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NATIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #17
Highview Road



#11 - Create woodland finger to the East and West.



#22 - Supplement woodland finger to the East and maintain existing finger to the West. Add native plantings in lieu of lawn. Add low plantings to screen blank facades and stairs.



#14 - Unbuilt parcel

FOCAL POINT #17 - South side of Highview Road - Prominent from only one direction, the plantings in this area should remain distinct from the created woodland finger between unit #11 and future unit #15.

#15 - Create woodland finger to the East and maintain existing finger to the West. Add trees to wells between unit entries.



#18 - Maintain existing woodland finger to the East and supplement finger to the West. Add native plantings in lieu of lawn. Add low plantings to screen blank facades and stairs.



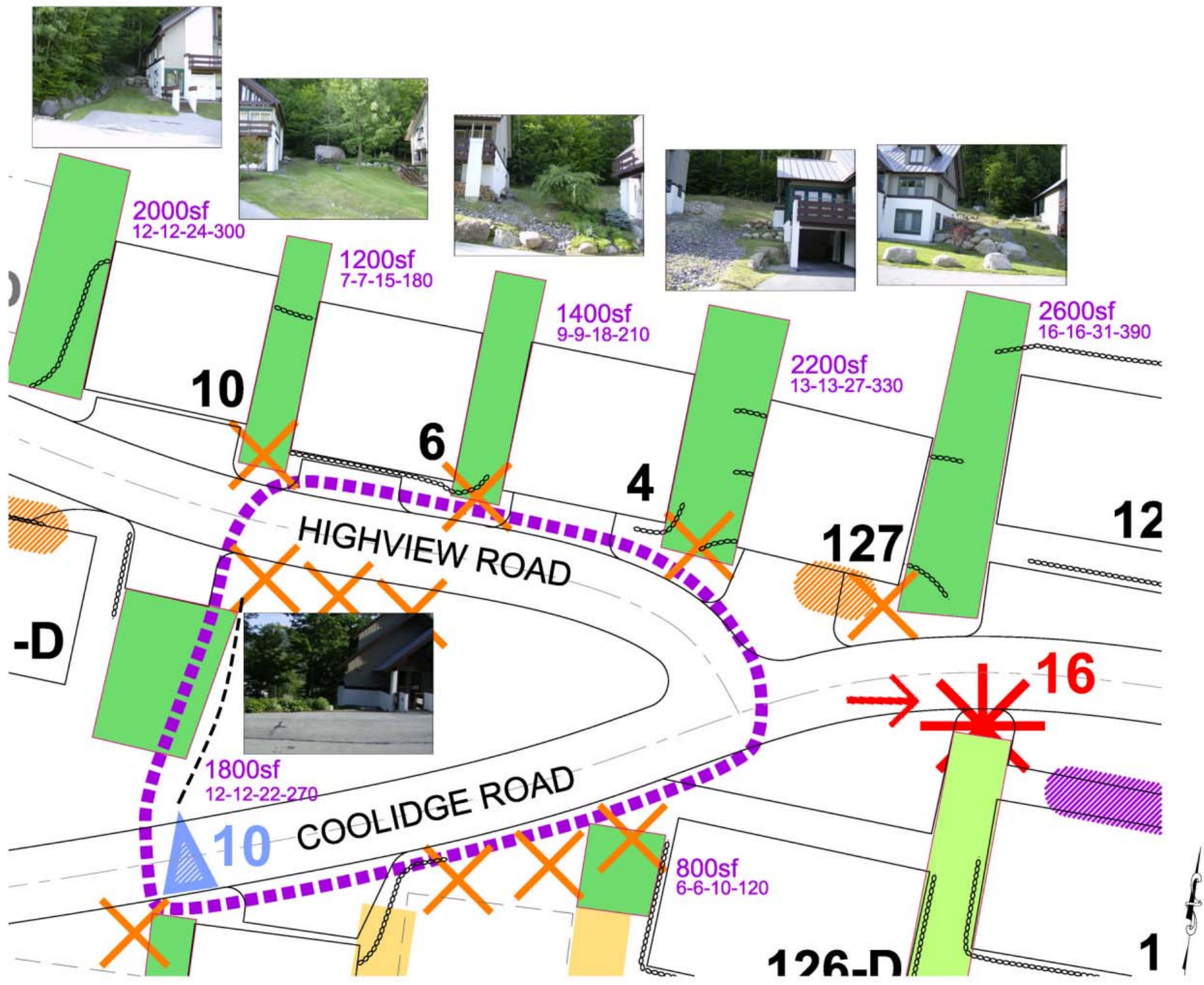
#21 - Unbuilt parcel

-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NAITIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'-0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #18
Highview Road



#4 - Create woodland finger to the East and West. No additional mitigation required.

#6 - Create woodland finger to the East and West. No additional mitigation required.

#10 - Create woodland finger to the East and West. No additional mitigation required.



HIGHVIEW PARK - A prominent open space located at the intersection of Highview Road and Coolidge Road, this area should be treated with intensively planted areas of contrasting plant materials and areas of lawn to help reinforce the unique "Park" identity of the space. A pedestrian path of stonedust or mulch with seating elements traversing the area can provide social space as well as removing foot traffic from the roadway intersection. Care should be taken to respect the new landscape finger being created to the East of unit #11.

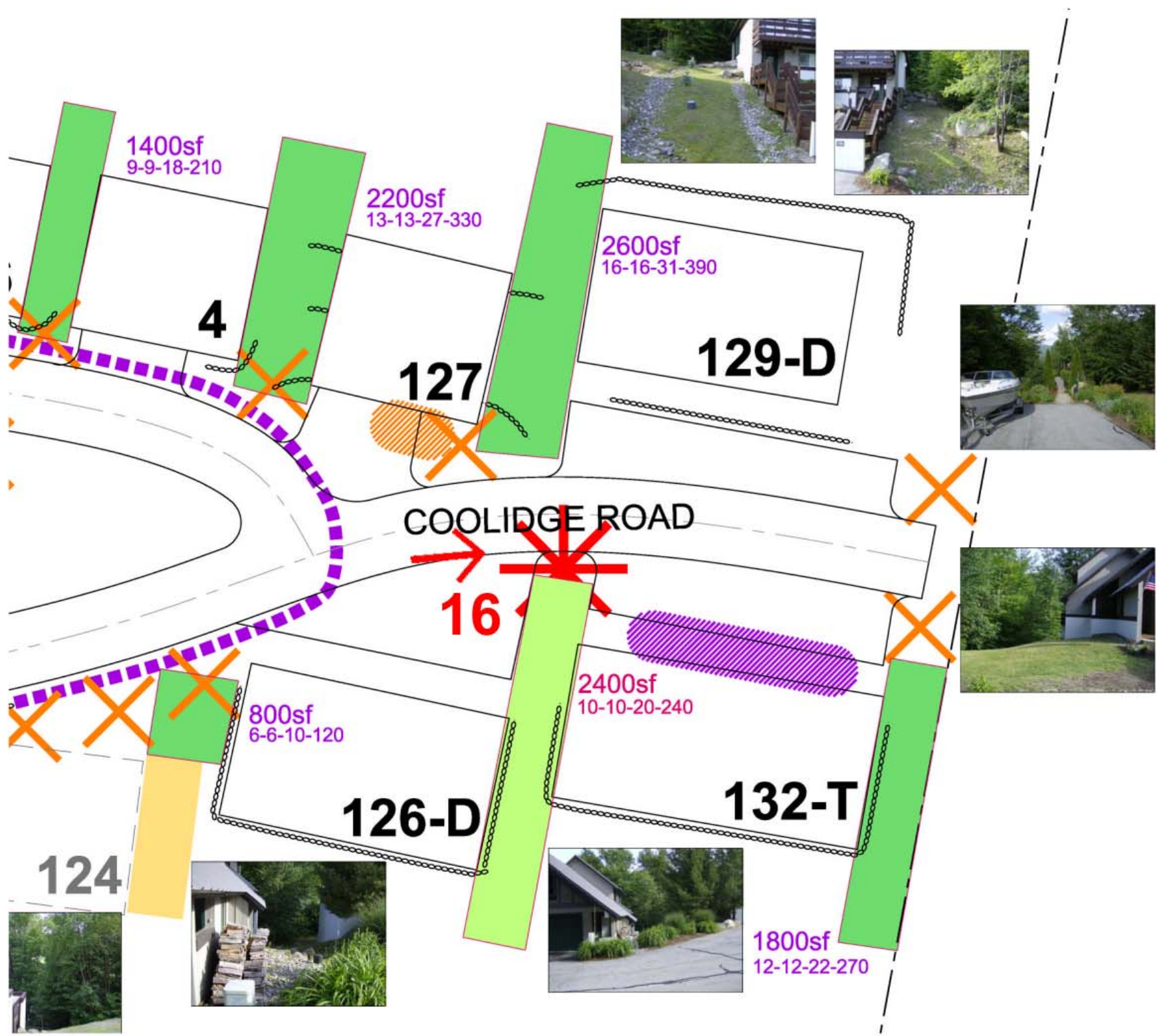


-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NAITIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #19
Coolidge Road



#126 - Supplement woodland finger to the East and create new finger to the West. No additional mitigation required

#127 - Create new woodland finger to the East and West. Add plantings to screen blank facades.




#129 - Maintain existing woodland finger to the East and supplement finger to the West. No additional mitigation required.

FOCAL POINT #16 - South side of Coolidge Road - Prominent from only one direction, the plantings in this area should remain distinct from the supplemented woodland finger between unit #126 and unit #132.

#132 - Create woodland finger to the East and supplement finger to the West. Add trees to wells between unit entries including tall evergreen trees to screen roof views.

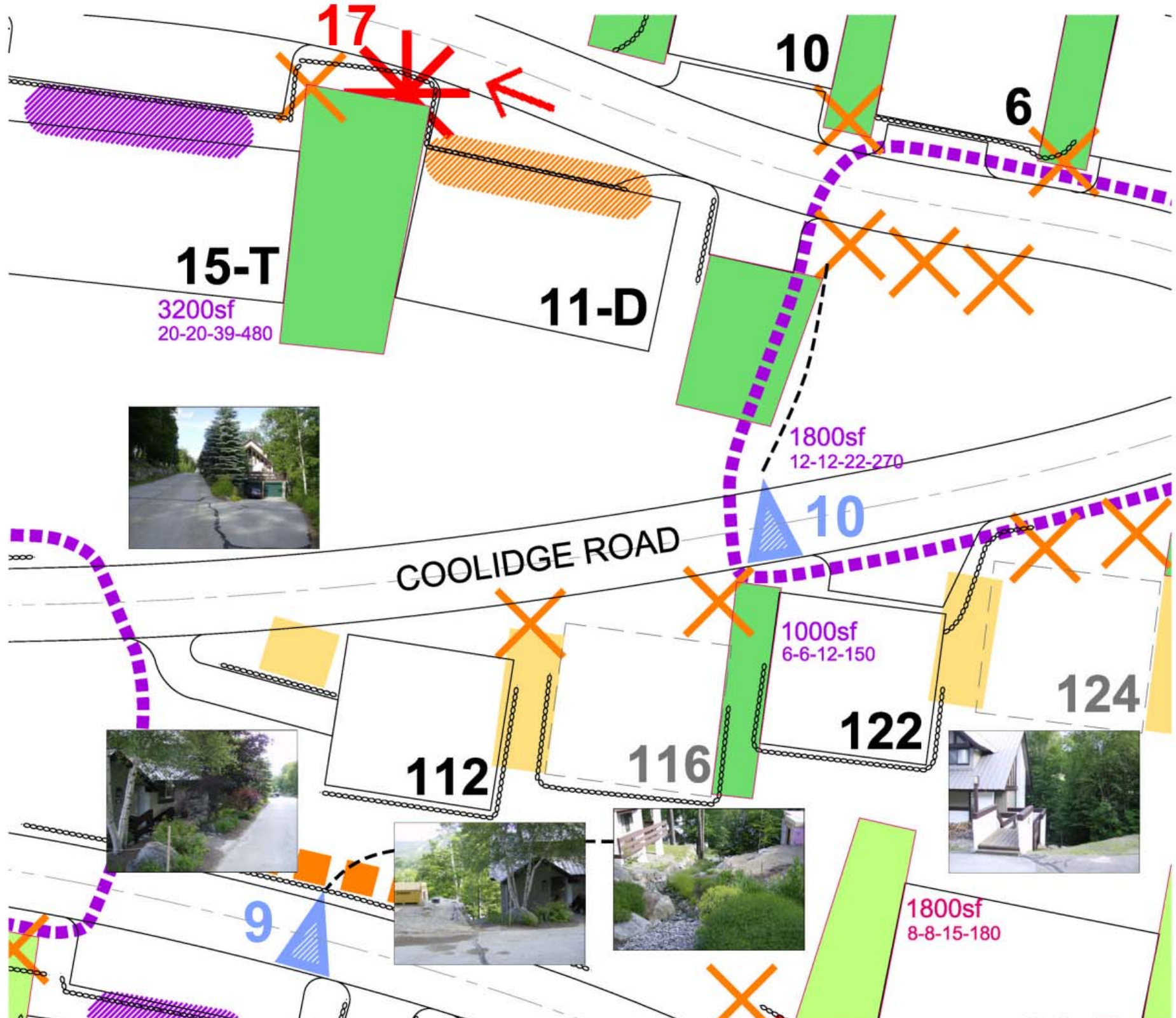


-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NATIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'-0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODED 'FINGER'



Landscape Assessment and Recommendations

View #20
Coolidge Road



#112 - Maintain existing woodland finger to the East and create New finger to the West. No additional mitigation required.

#116 - Unbuilt parcel


#122 - Maintain existing woodland finger to the East and West. No additional mitigation required.



WATERFALL FEATURE #10 - Visible but with only a sparse level of planting, this feature should be enhanced with the addition of concentrations of colorful, multi-seasonal effect shrubs, groundcovers and perennials. An intensive level of planting is appropriate for Waterfall Features.



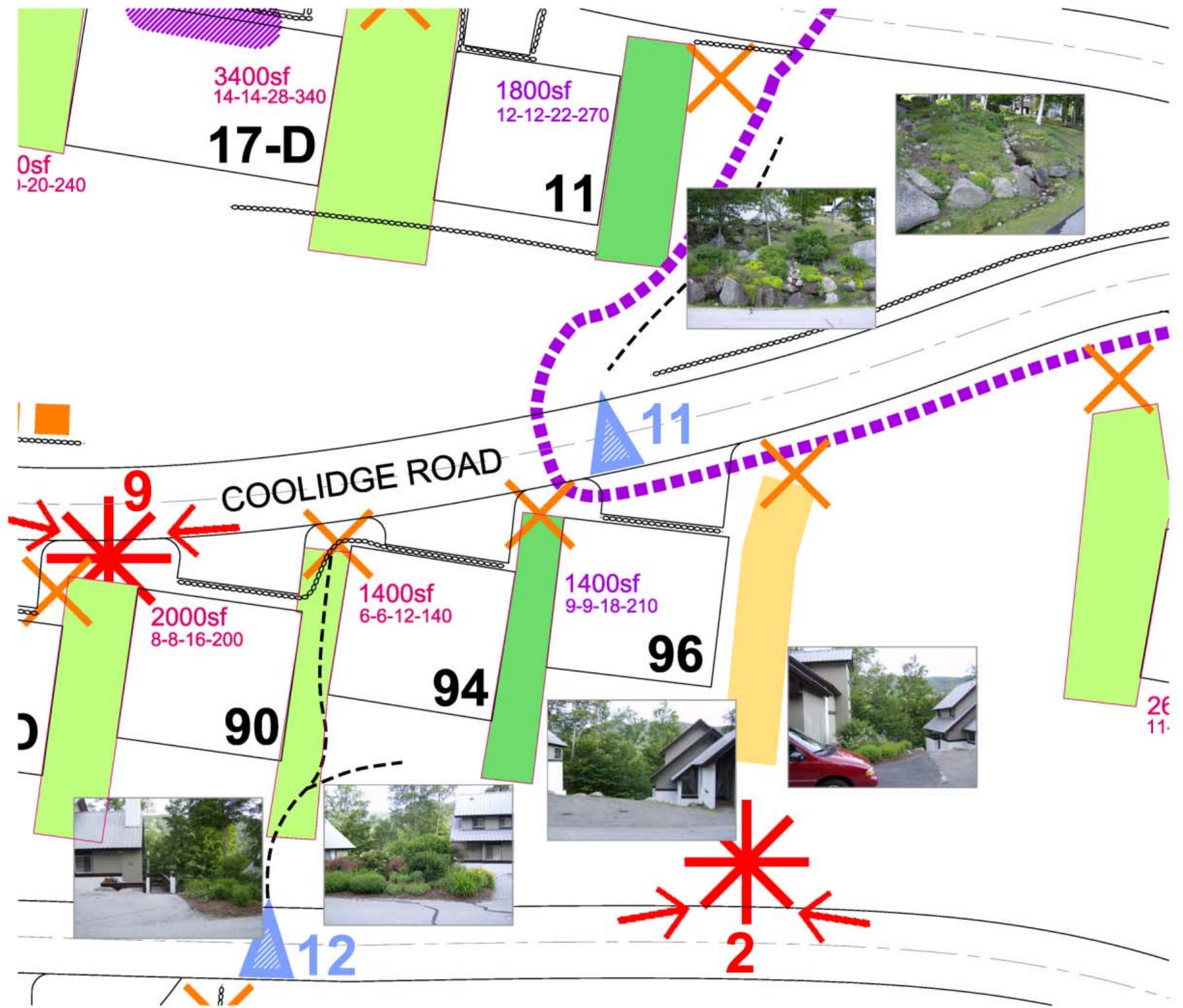
#124 - Unbuilt parcel

-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
-  ALLOW WOODDED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.
-  NATURALIZE AREA - ADD NAITIVE PLANTS
-  SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)
-  ADD TREES BETWEEN BUILDING UNITS
-  TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING
-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
-  SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS
-  CREATE WOODDED 'FINGER'



Landscape Assessment and Recommendations

View #21
Coolidge Road



FOCAL POINT #9- South Side of Coolidge Road - Prominant from two directions, the plantings in this area should remain distinct from the supplimented woodland finger west of unit #90

#90 - Suppliment woodland finger to the East and West. No additional mitigation required.


#94 - Create new woodland finger to the East and suppliment finger to the West. No additional mitigation required.

#96 - Maintain existing woodland finger to the East and create new finger to the West. No additional mitigation required.

WATERFALL FEATURE #11 - Visible and well planted, this is a good example of appropriate plantings for a Waterfall Feature. Additional colorful, multi-seasonal effect shrubs, groundcovers and perennials can be added to further enhance this feature. An intensive level of planting is appropriate for Waterfall Features.



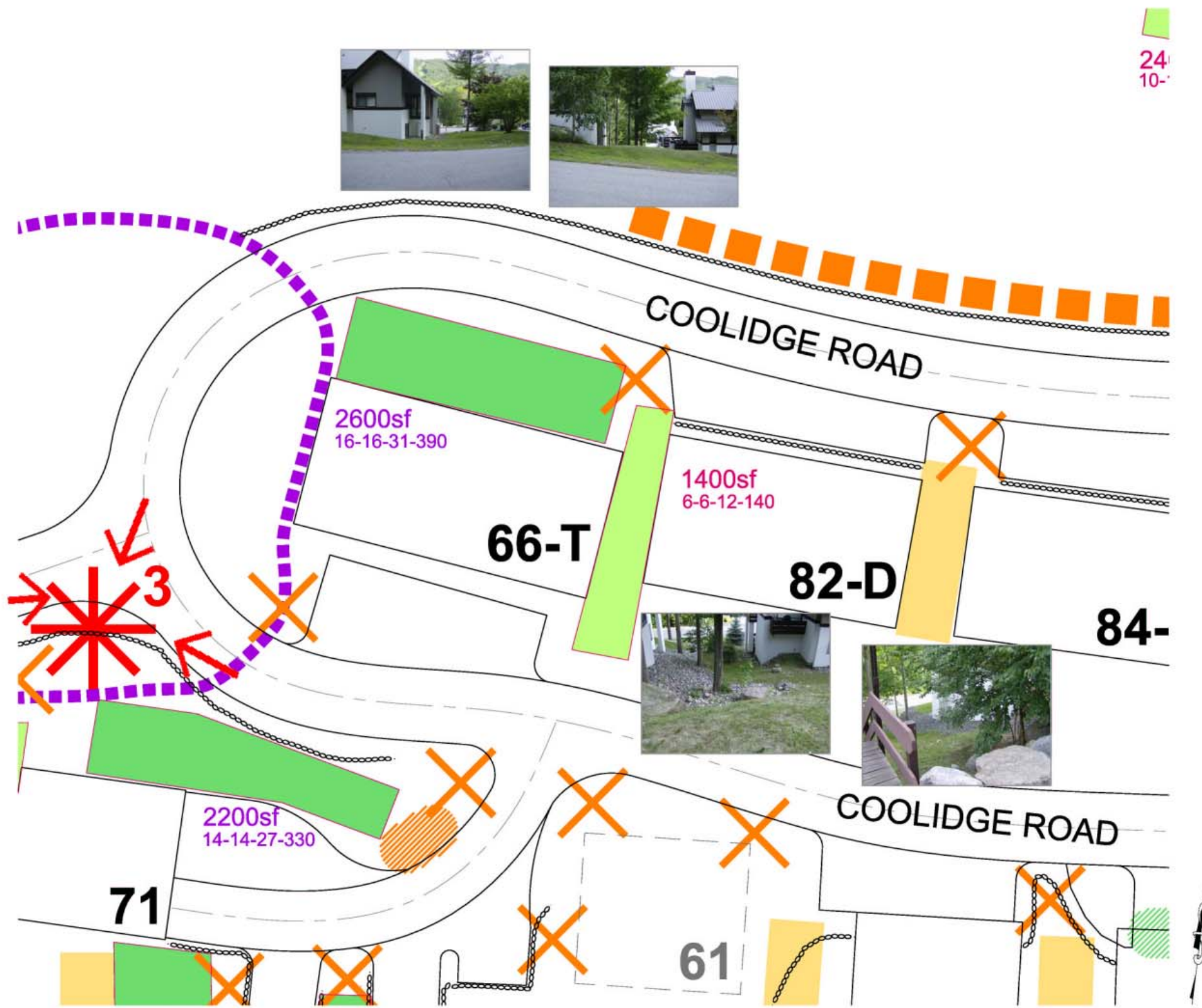
FOCAL POINT #2-North Side of Coolidge Road - Prominant from two directions, the plantings in this area should remain distinct from the good woodland finger created east of unit #96

-  **STONE WALL**
-  **NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING**
-  **SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF**
-  **PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT**
-  **ALLOW WOODDED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.**
-  **NATURALIZE AREA - ADD NAITIVE PLANTS**
-  **SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)**
-  **ADD TREES BETWEEN BUILDING UNITS**
-  **TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING**
-  **DIRECTION OF VIEWING FOR FOCAL POINT**
-  **NATURAL LANDSCAPED 'FINGER' - NO MITIGATION**
-  **SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS**
-  **CREATE WOODDED 'FINGER'**



Landscape Assessment and Recommendations

View #22
Coolidge Road



#66 - Supplement woodland finger to the East and create new finger to the North. Add plantings to screen blank facades.

FOCAL POINT #3 - Southwestern Corner of Coolidge Road & Westview Road - Prominent from several directions, this Focal Point marks one of the two major intersections within Coolidge Falls and therefore should be treated more significantly.

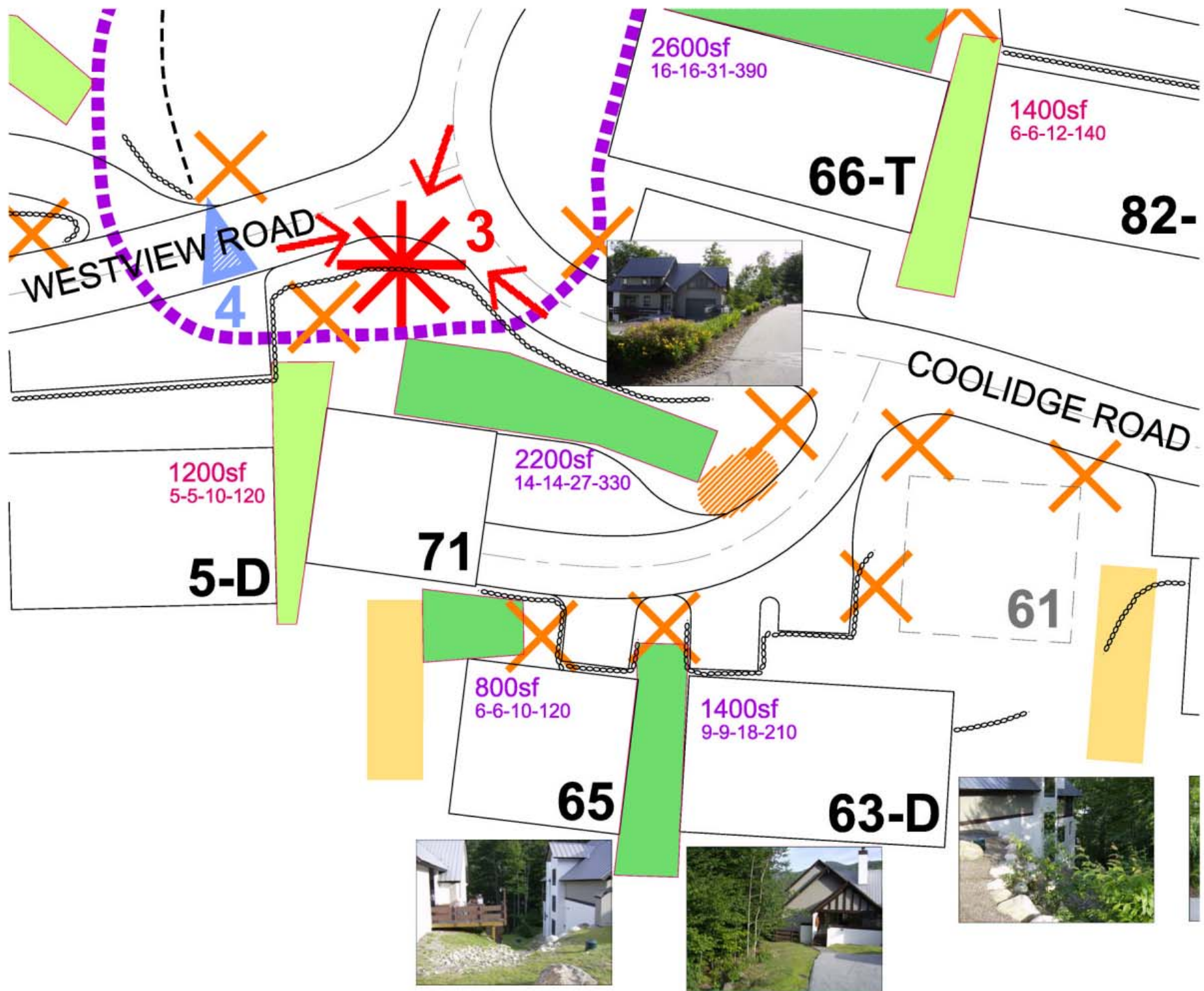
#82 - Maintain existing woodland finger to the East and supplement finger to the West. No additional mitigation required.

#84 - Supplement woodland finger to the East and maintain existing finger to the West. No additional mitigation required.



Landscape Assessment and Recommendations

View #23
Coolidge Road



#61 - Unbuilt parcel

#63 - Maintain existing woodland finger to the East and create new finger to the West. No additional mitigation required.

#65 - Create new woodland finger to the East and North and maintain existing finger to the West. No additional mitigation required.

#71 - Create new woodland finger to the North and South and supplement finger to the West. Add plantings to screen paved area.

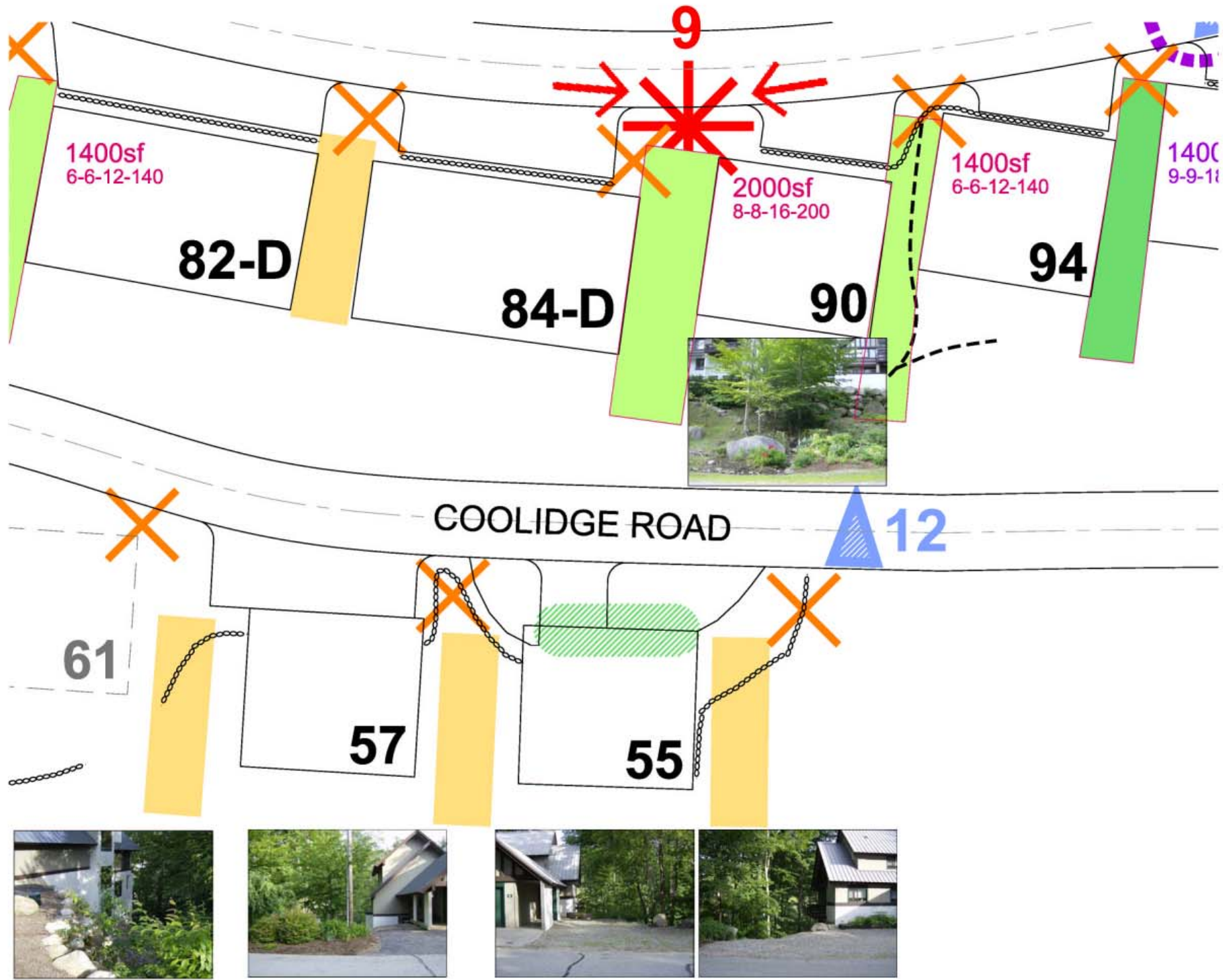


-  STONE WALL
-  NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING
-  SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF
-  PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT
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-  NATURALIZE AREA - ADD NAITIVE PLANTS
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-  DIRECTION OF VIEWING FOR FOCAL POINT
-  NATURAL LANDSCAPED 'FINGER' - NO MITIGATION
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Landscape Assessment and Recommendations

View #24
Coolidge Road



FOCAL POINT #1 - North Side of Coolidge Road (off map half way to Entrance) - Prominant from only one direction, the plantings in this area should demark the 'Gateway' to Coolidge Falls. This area is visible from nearly the main entry and therefore should be larger and treated as more significant.

WATERFALL FEATURE #12 - Visible and well planted, this is a good example of appropriate plantings for a Waterfall Feature. Additional colorful, multi-seasonal effect shrubs, groundcovers and perennials can be added to further enhance this feature. An intensive level of planting is appropriate for Waterfall Features.



#55 - Maintain existing woodland finger to the East and West. Add naitive plantings

#57 - Maintain existing woodland finger to the East and West. No additional mitigation required.



-  **STONE WALL**
-  **NATURAL WATERFALL FEATURE WITH ENHANCED LANDSCAPING**
-  **SNOW DROP AREA IDENTIFIED BY COOLIDGE FALLS MAINTENANCE STAFF**
-  **PARK AREA WITH INTENSIVE LANDSCAPE TREATMENT**
-  **ALLOW WOODED EDGE TO GROW CLOSER TO ROCK WALLS AT ROAD EDGE - ELIMINATE LAWN & PLANT UNDERSTORY PLANTS FOR DRY/INFERTILE CONDITIONS & ALLOW WOODS TO NATURALLY ADVANCE TO THE EDGE TO REINFORCE SOIL STABILITY.**
-  **NATURALIZE AREA - ADD NAITIVE PLANTS**
-  **SCREEN FOUNDATIONS - ADD LOW PLANTINGS (MAINTAIN A MINIMUM 3'- 0" BUFFER FOR PLANTINGS AROUND BUILDING FOUNDATIONS)**
-  **ADD TREES BETWEEN BUILDING UNITS**
-  **TERMINOUS VIEWS FOCAL POINT ALONG ROADWAY WITH ENHANCED LANDSCAPING**
-  **DIRECTION OF VIEWING FOR FOCAL POINT**
-  **NATURAL LANDSCAPED 'FINGER' - NO MITIGATION**
-  **SUPPLEMENT 'FINGER' WITH ADDITIONAL PLANTINGS**
-  **CREATE WOODED 'FINGER'**



Prototypical House Lot
Conceptual Planting Plan



- DECIDUOUS TREE (TYP)
- 1800sf 'NEW'
LANDSCAPE FINGER
12-12-22-270
- EVERGREEN TREE (TYP)
- SHRUB (TYP)
- AREA OF GROUND COVER
& UNDERSTORY PLANTINGS (TYP)
- AREA OF MEADOWGRASS (TYP)
- AREA OF NAITIVE PLANTINGS
FOR SCREENING (TYP)
- 1200sf 'SUPPLIMENT'
LANDSCAPE FINGER
7-7-15-180
- TYPICAL LOT - TYPE 'A'**
- SCALE: NTS

Landscape Areas
Category Types

The following area categories were considered as "common areas", or areas outside an individual homeowner's lot. These areas have been identified and defined in the master plan as follows:

- 1. Terminal View Points:**
 - Terminal view areas are areas along the road, typically at the end of a long vista or at a curve that would be planted with ornamental plantings to capture the attention of the passer-by enhancing the landscape character of the development.
- 2. Water Fall Features:**
 - Areas surrounding a waterfall where enhanced landscaping would be. A typical area around a waterfall feature was estimated to be approximately 1,000 Sq. Ft.
- 3. Walls, Road Edge, Street trees:**
 - Landscape treatment along the edge of the roadway throughout the development.
- 4. Intersection Parks:**
 - Landscape enhancements at roadway intersection corners and other prominent junction areas.

Landscape improvement areas within the individual home owner's lot were identified as follows:

- 1. Landscape Fingers: areas between homes**
 - **New Landscape Finger** refers to an area currently with no plant or shrubs that would need to be established in total
 - **Supplement Landscape Finger** referees to an area between two homes that has some established plantings, but in order to achieve the desired character would need more plantings added.

Cost Estimate

The master plan identifies landscape improvement areas throughout the development where with supplemental landscaping would achieve the established goals and criteria for the desired landscape design character. An estimate of probable construction cost was determined for the various category areas based on an average cost per square foot.

To determine the average cost per square foot an area within each category was looked at to determine the approximate number of trees, shrubs, perennials and/or groundcover required to achieve the desired landscape character. The areas approximate square footage was calculated and a general cost per square foot was then determined. The square footage cost was used to arrive at an approximate cost for construction for the areas category types.

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Project Phasing

A landscape improvement phasing plan was developed for a five year period. Improvements to the various category areas are identified for each phase using the numbering identification system established in the master plan.

- **Phase 1** it was determined to concentrate the landscape improvements along the roadways throughout the development focusing exclusively on trees.
- **Phase 2** begins to landscape the terminus view areas and some of the waterfall areas.
- **Phase 3** continues with the terminus views and waterfall areas and begins improvements at the Intersection parks.
- **Phase 4** finishes the remaining terminus view points, the waterfalls and intersection parks.
- **Phase 5**, using shrubs, perennials, groundcover and grasses completes the improvements along the roadways.

Coolidge Falls Lincoln, NH					
DAVID BERARDUCCI LANDSCAPE ARCHITECTURE					
Item	Quantity	Units	Cost /Unit	Total Cost	Notes
Parks - 88,000 sf					
Trees	40	Each	\$250.00	\$10,000.00	10 per Park
Shrubs (3'-0" o.c.)	984	Each	\$25.00	\$24,600.00	10% of the Area
Understory/Groundcover (6" o.c.)	312	Flat of a Dozen	\$10.00	\$3,120.00	10% of the Area
Lawn	2668	Square Yard	\$4.00	\$10,672.00	30% of the Area
				SUB TOTAL	\$48,392.00
Terminal Views - 17x1,500 = 25,500 sf					
Trees	85	Each	\$250.00	\$21,250.00	5 per View
Shrubs (3'-0" o.c.)	255	Each	\$25.00	\$6,375.00	15% of the Area
Understory/Groundcover (6" o.c.)	2414	Flat of a Dozen	\$10.00	\$24,140.00	25% of the Area
				SUB TOTAL	\$51,765.00
Waterfall Features - 12x1,000 = 12,000 sf					
Shrubs (3'-0" o.c.)	500	Each	\$25.00	\$12,500.00	30% of the Area
Understory/Groundcover (6" o.c.)	3180	Flat of a Dozen	\$10.00	\$31,800.00	70% of the Area
				SUB TOTAL	\$44,300.00
Wall Edge - 5' Wide x 800 lf = 4,000 sf					
Understory/Groundcover (6" o.c.)	1516	Flat of a Dozen	\$10.00	\$15,160.00	
				SUB TOTAL	\$15,160.00
Road Edge - 5' Wide x 19,000 lf = 95,000 sf (10,555 sy)					
Meadowgrass Mix	10555	Square Yard	\$5.00	\$52,775.00	
				SUB TOTAL	\$52,775.00
				TOTAL	\$212,392.00
				cost per square foot	\$1.40
Typical House Lot - Type A					
<u>Suppliment Landscape Finger (1200 SF)</u>					
Trees	14	Each	\$150.00	\$2,100.00	Small Stock
Shrubs (3'-0" o.c.)	15	Each	\$25.00	\$375.00	
Understory/Groundcover (6" o.c.)	15	Flat of a Dozen	\$10.00	\$150.00	
				TOTAL	\$2,625.00
<u>New Landscape Finger (1800SF)</u>					
Trees	24	Each	\$150.00	\$3,600.00	Small Stock
Shrubs (3'-0" o.c.)	22	Each	\$25.00	\$550.00	
Understory/Groundcover (6" o.c.)	25	Flat of a Dozen	\$10.00	\$250.00	
				TOTAL	\$4,400.00

	Terminus Views:	Cost	Water-fall Areas	Cost	Intersection Park Areas	Cost	Trees Between Units	Cost	Walls, Road-edge	Cost
PHASE 1	3	\$3,045.00						\$53,445.00		
Total cost:										
\$56,490.00										
PHASE 2	1, 2, 5, 7, 10, 11,13, 15, 17	\$30,450.00	1, 4, 8, 9, 10, 11, 12	\$25,850.00						
Total cost:										
\$56,300.00										
PHASE 3	4, 8, 9, 12	\$12,200.00	3, 5, 7	\$11,000.00	Coolidge, Westview	\$24, 200.00				
Total cost:										
\$47,400.00										
PHASE 4	6, 14, 16	\$ 9,100.00	2, 6	\$7,500.00	Flume, Highview, Bridgeview	\$36,300.00				
Total cost:										
\$52,900.00										
PHASE 5										\$68,000.00
Total cost:										
\$68,000.00										