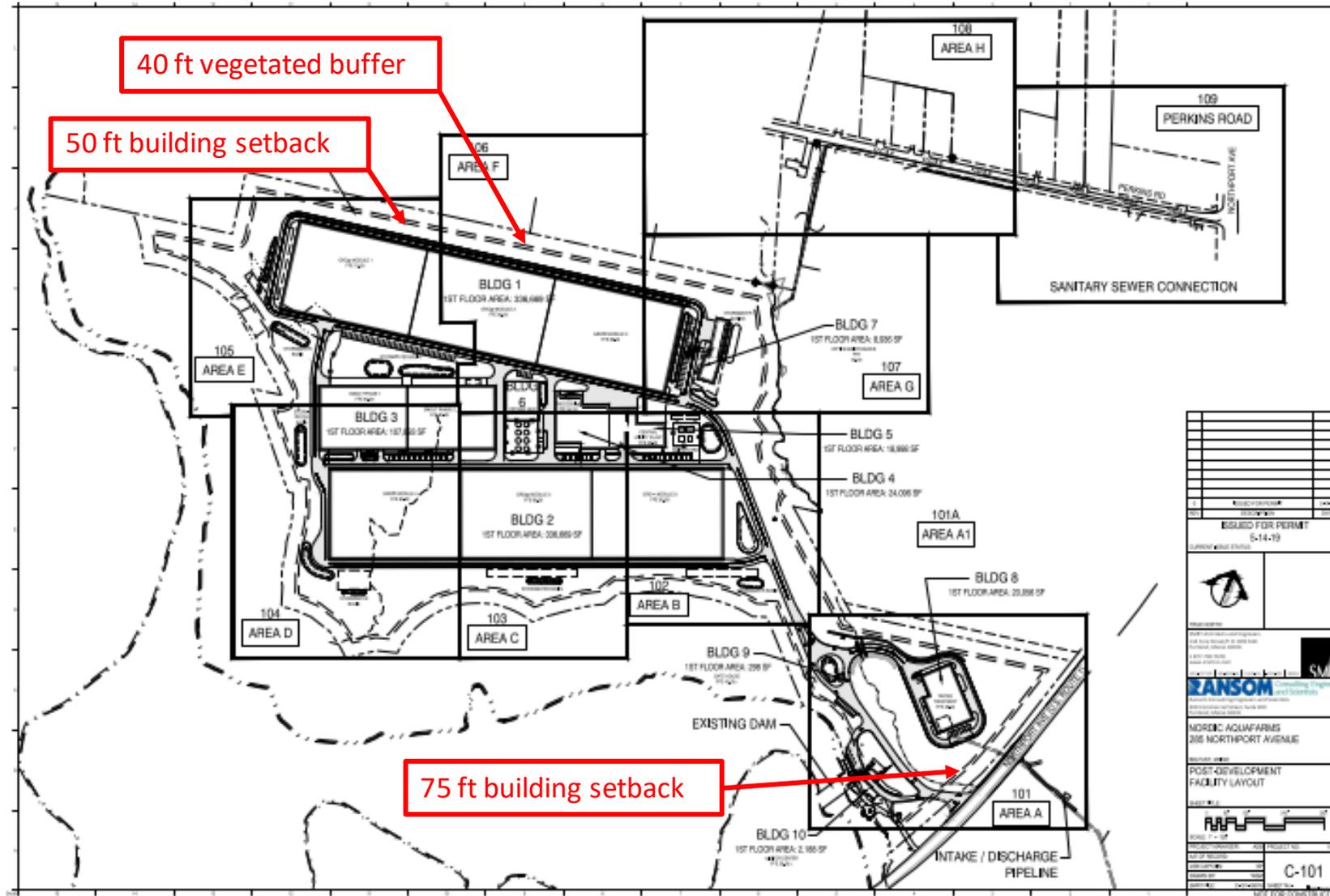


# Proposed Development: Buffers

Three basic strategies:

- Building setback from property lines
- Existing buffers: use existing vegetation and topography to conceal views
- Enhance plantings along property lines to shield views

# Proposed Development Setbacks



# Existing Vegetation and Enhanced Plantings

Vegetation Retained

Added Plantings



# Buffers: Existing Vegetation and Topography

Viewpoints from south side of site



# Buffers: Existing Vegetation

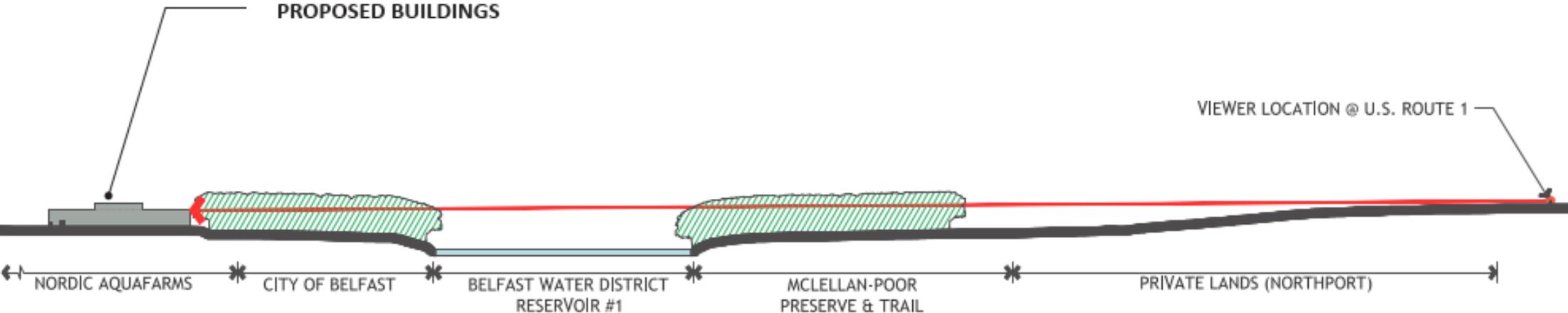
## View From Trail

Looking towards Building 2 from  
Belfast side of Reservoir

Safety Vest is approximately  
100ft from trail



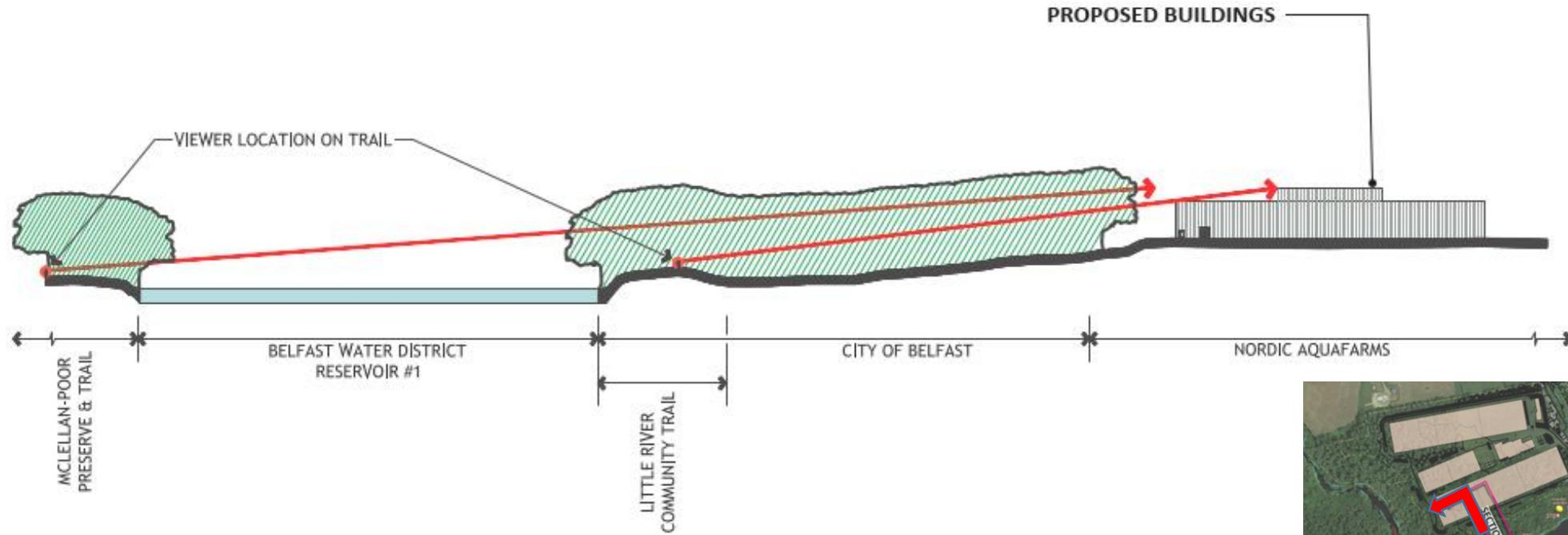
# Buffers: Existing Topography



US1 (Northport) Viewpoint



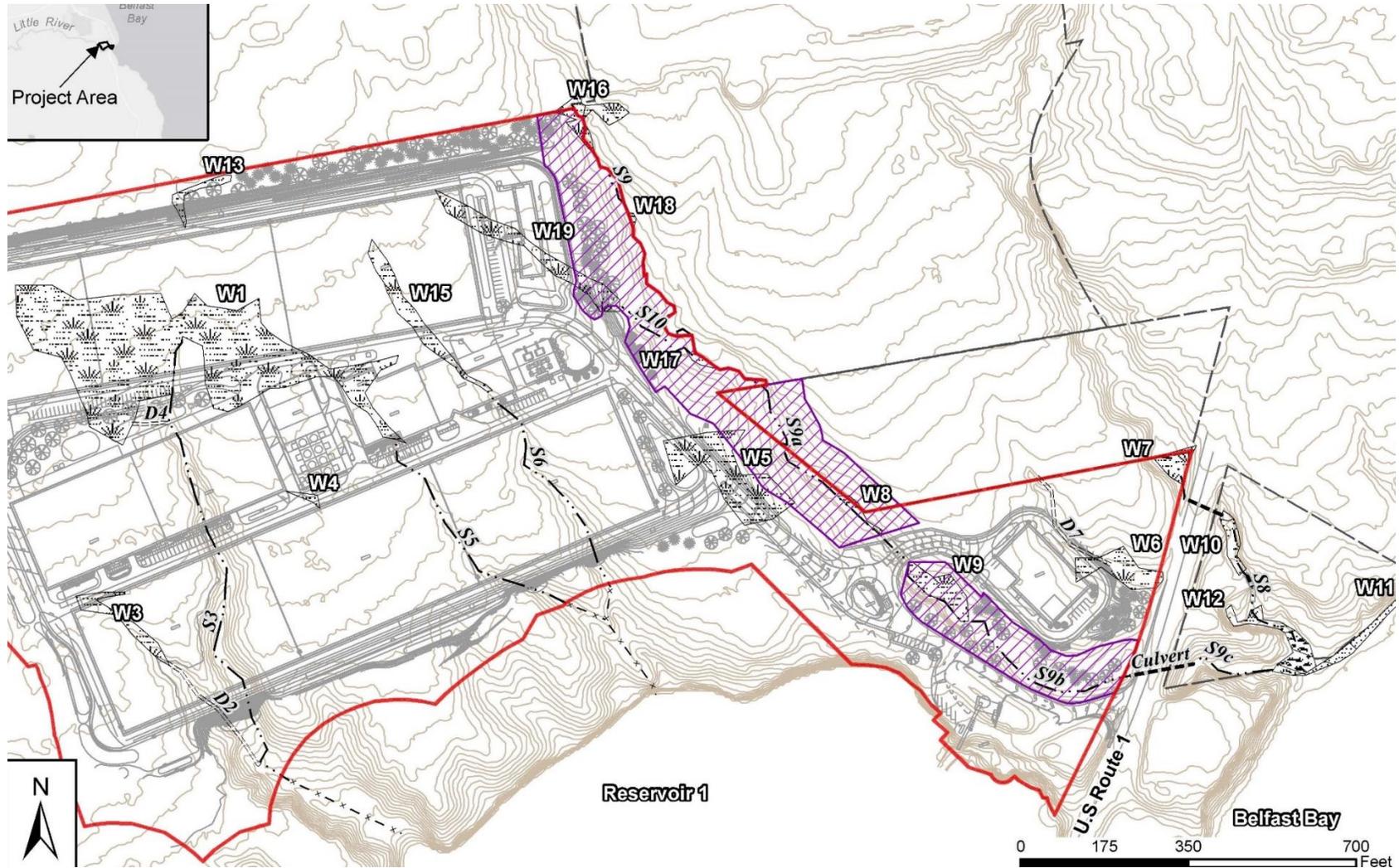
# Buffers: Existing Topography



Trail Viewpoint



# Buffers: Enhanced Plantings



# Buffers: Enhanced Plantings



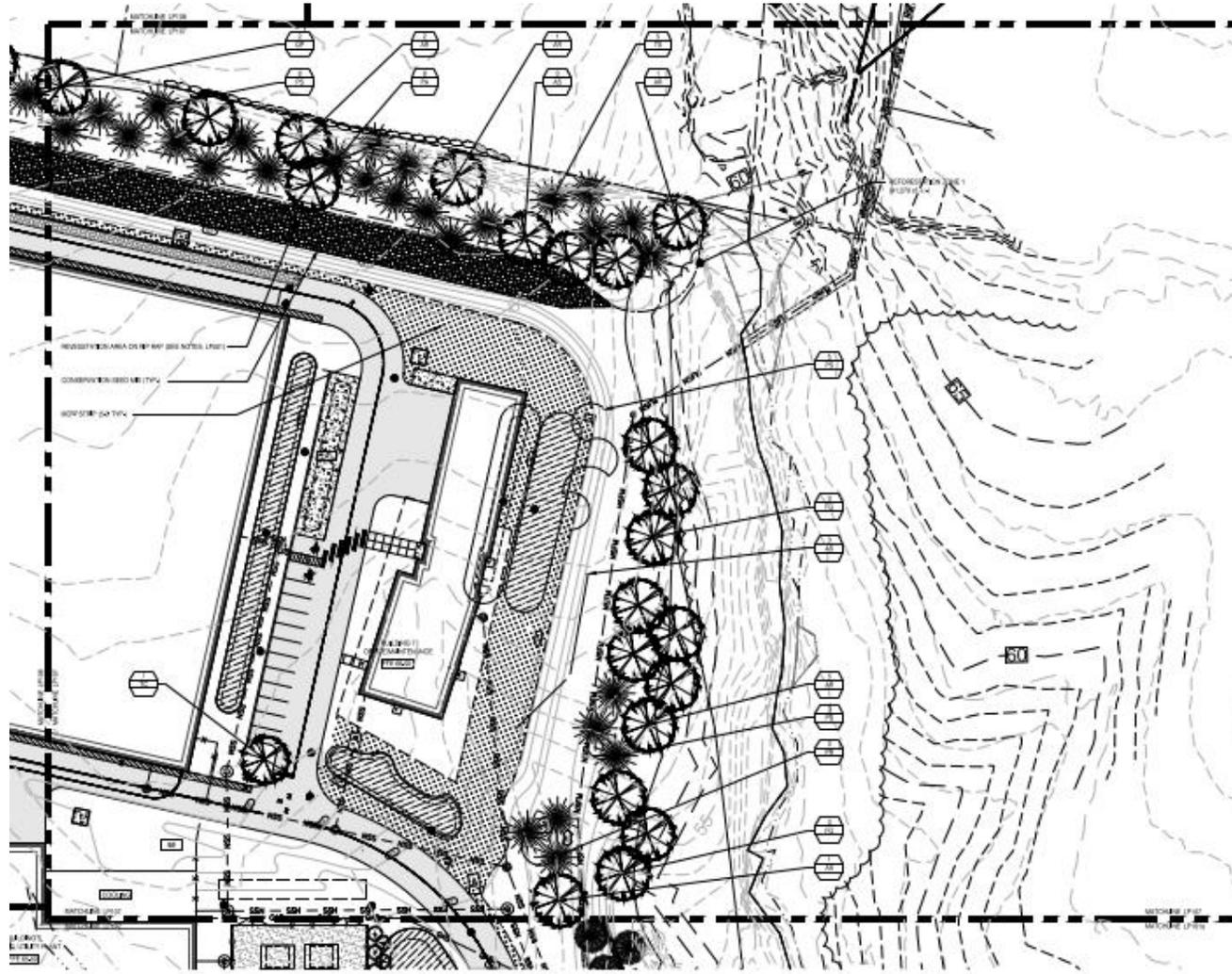
Existing View of Stream S9a



Existing View of cleared reach of Stream S9a facing downstream

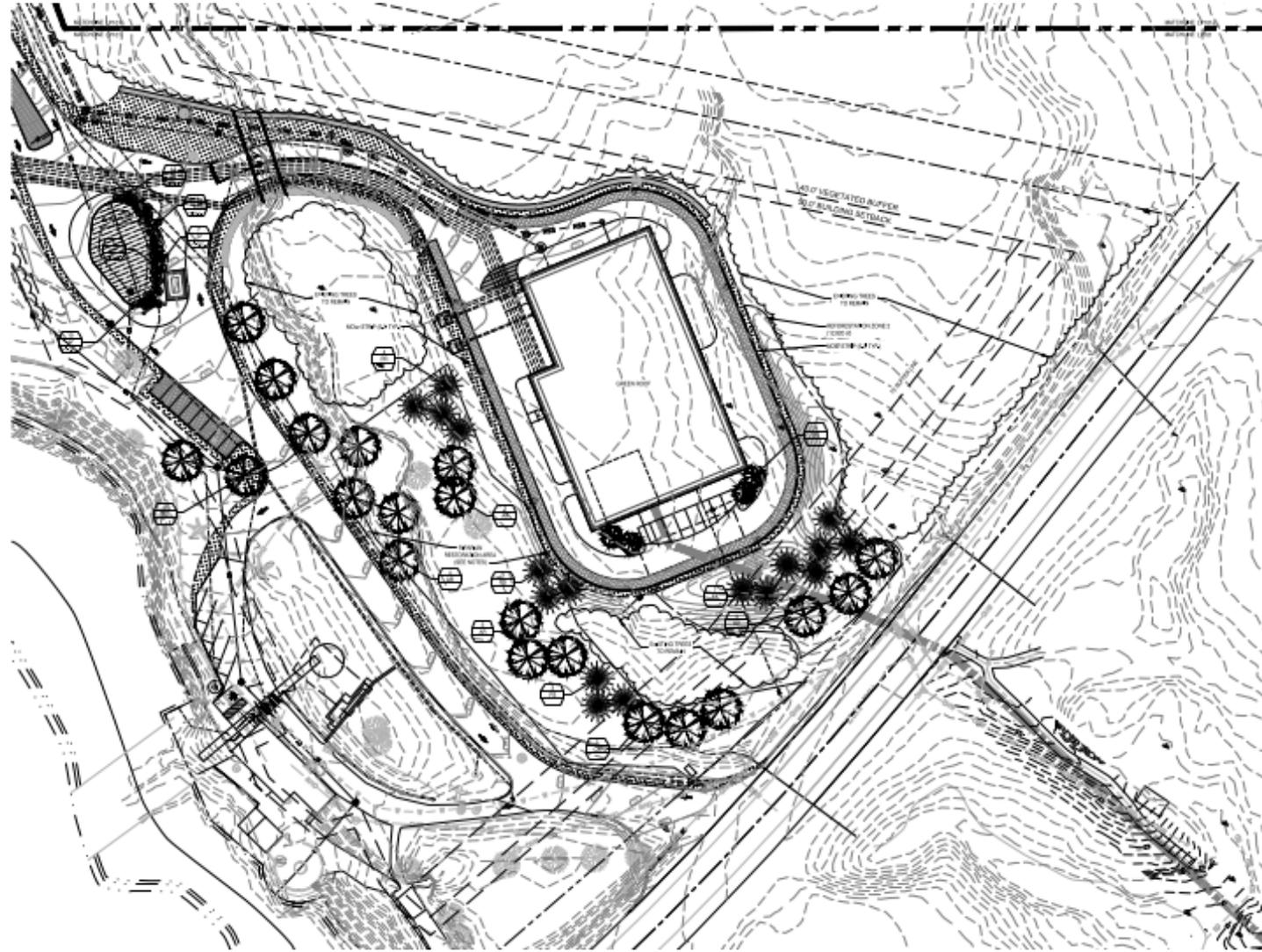
# Buffers: Enhanced Plantings

Planting Plan:  
northeast corner of  
property



# Buffers: Enhanced Plantings

Planting Plan:  
entry and along US1



# Buffers: Enhanced Plantings

**NEW ENGLAND WETLAND PLANTS, INC**  
 820 WEST STREET, AMHERST, MA 01002  
 PHONE: 413-548-8000 FAX 413-545-4000  
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM  
**New England Wetmix (Wetland Seed Mix)**

Botanical Name	Common Name	Indicator
<i>Carex vulpinoidea</i>	Fox Sedge	OBL
<i>Carex scoparia</i>	Blunt Broom Sedge	FACW
<i>Carex lurida</i>	Lurid Sedge	OBL
<i>Carex lupulina</i>	Hop Sedge	OBL
<i>Poa palustris</i>	Fowl Bluegrass	FACW
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Scirpus atrovirens</i>	Green Bulrush	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Carex crinita</i>	Fringed Sedge	OBL
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Juncus effusus</i>	Soft Rush	FACW+
<i>Aster laevis</i> ( <i>Symphoricarum lateriflorum</i> )	Starved/Calico Aster	FACW
<i>Iris versicolor</i>	Blue Flag	OBL
<i>Glyceria grandis</i>	American Mannagrass	OBL
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower	OBL
<i>Eupatorium maculatum</i> ( <i>Eutrochium maculatum</i> )	Spotted Joe Pye Weed	OBL

PRICE PER LB. \$135.00 MIN. QUANTITY 1 LBS. TOTAL: \$135.00 APPLY: 18 LBS./ACRE (2500 sq ft/lb)

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. The mix is well suited for detention basin borders and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months the seed mix will germinate the following spring. During the first season of growth several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons.

The wetland seeds in this mix can be sown by hand, with a hand-held spreader, or hydro-seeded on large or hard to reach sites. Lightly rake to insure good seed-to-soil contact. Seeding can take place on frozen soil, as the freezing and thawing weather of late fall and late winter will work the seed into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended. New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is 5 bulk pound, FOB warehouse, Plus SH and applicable taxes.

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**New England Conservation/Wildlife Mix**

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefol	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpurascens</i> ( <i>Eutrochium maculatum</i> )	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus</i> ( <i>Symphoricarum pilosum</i> )	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	FACU-

PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS. TOTAL: \$79.00 APPLY: 25 LBS./ACRE (1750 sq ft/lb)

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes for both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is 5 bulk pound, FOB warehouse, Plus SH and applicable taxes.

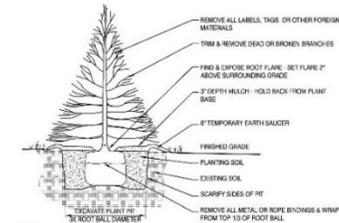
## Seeding Notes for Areas 1, 2, and 4:

- Restore to original grade (see cross sections on Sheet 3)
- Hydroseed mulch all areas of disturbed soil

## Seeding Notes for Area 3:

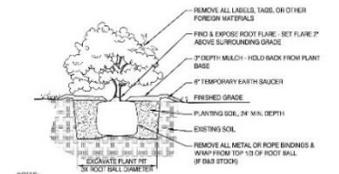
- Scarify and decompact soils in areas to be seeded
- Hydroseed mulch with specified seed mix or equivalent

## Planting details provided by SMRT



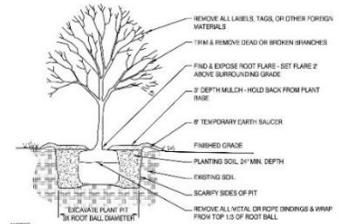
- NOTES:
1. TREE TO BE SET PLUMB.
  2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
  3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

STANDARD EVERGREEN TREE PLANTING (H1)  
NOT TO SCALE



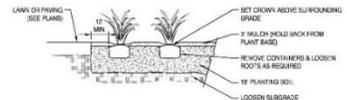
- NOTES:
1. SHRUB TO BE SET PLUMB.

STANDARD SHRUB PLANTING (D1)  
NOT TO SCALE



- NOTES:
1. TREE TO BE SET PLUMB.
  2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
  3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

STANDARD DECIDUOUS TREE PLANTING (A1)  
NOT TO SCALE



STANDARD PERENNIAL PLANTING (A5)  
NOT TO SCALE

# Buffers: Viewpoints

## Submitted Locus Map

Viewpoints Identified



# Buffers: Enhanced Planting

View: NAF Entry From US1

Entry to Project Site



# Buffers: Enhanced Planting

View: from Route 1

Little River Church



# Buffers: Enhanced Planting

## View: Perkins Road East

Between 34 and 38 Perkins



# Buffers: Enhanced Planting

View: Perkins Road West

Between 38 and 52 Perkins



# Buffers: Summary

Proposed Development meets or exceeds City requirements for Buffers.

## Chapter 90:

- Exceeds setback requirements along all property lines.
- Provides extensive vegetated buffers at all property lines using plants native to the region and consistent with the property.
- No parking, trash or recycling containers are located in the building setback areas.
- Crossings through setback are limited to existing driveway and underground utilities.

## Chapter 102:

- Landscaping plans delineate significant new plantings along property edges and within site.