LANDSCAPE PLAN CONCEPT SUMMARY:

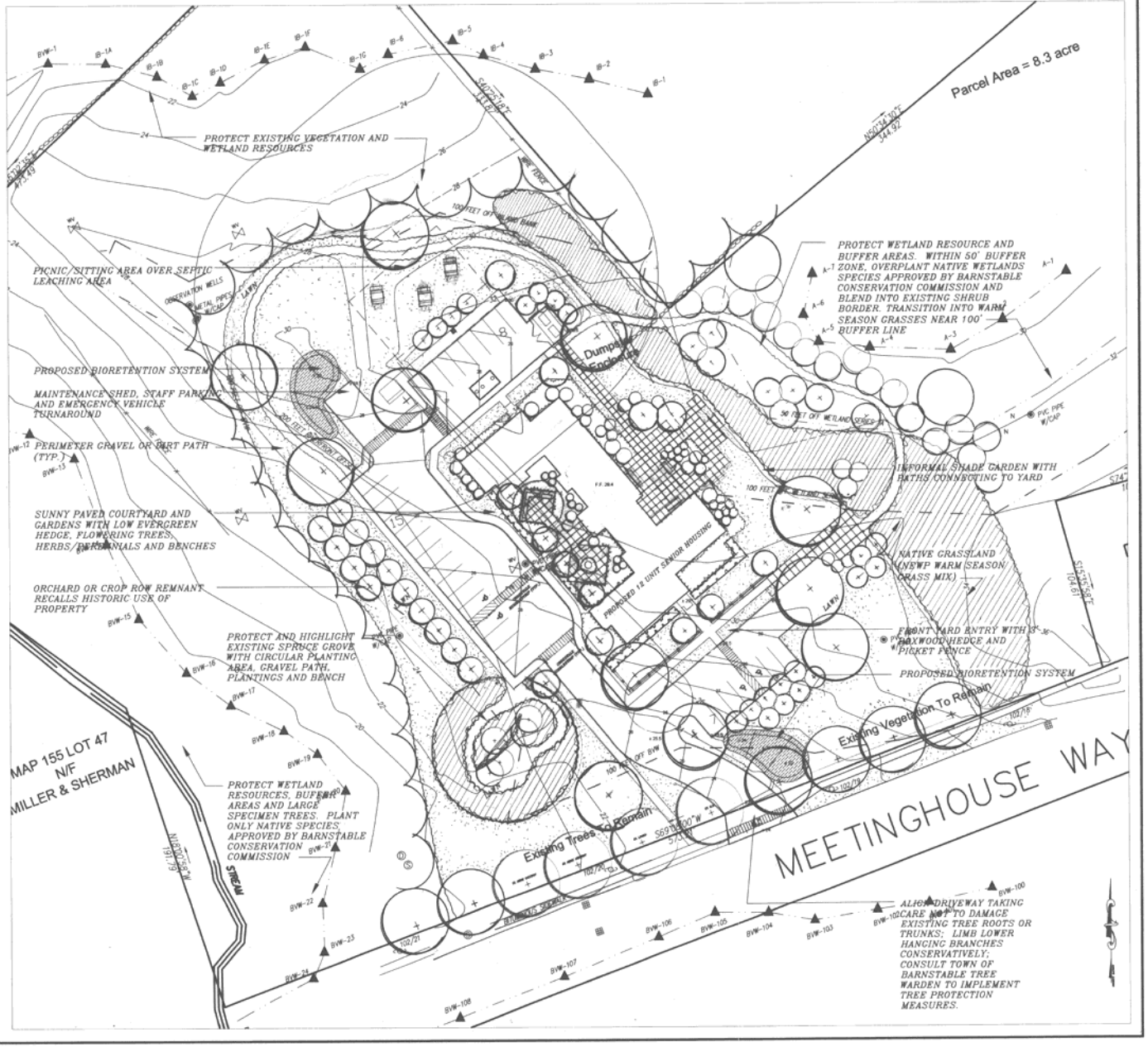
* CREATE ATTRACTIVE AND SAFE SITE ENTRANCES;
* ADHERE TO ZONING SETBACKS, LIMITS AND PLANTING REQUIREMENTS AS SET FORTH IN TOWN OF BARNSTABLE BYLAWS;
* COMPLEMENT AND SOFTEN PROPOSED ARCHITECTURE;
* MAXIMIZE PEDESTRIAN AMENITIES IN AND AROUND BUILDING AND PARKING AREAS;
* CREATE SMALL-SCALE SENSE OF "HOME" FOR RESIDENTS INCLUDING PROVISION OF SMALL-SCALE OUTDOOR GATHERING PLACES AND RESIDENTIAL LANDSCAPE DESIGN ELEMENTS;
* PROVIDE SAFE PEDESTRIAN CIRCULATION ROUTES AND OPPORTUNITIES FOR ACCESSING NATURAL SURROUNDINGS VIA GRAVEL PATHWAYS;
* USE PLANT MATERIALS TO SCREEN/BUFFER BUILDING AND PARKING AREAS;
* MAXIMIZE USE OF LOW-MAINTENANCE, LOW WATER-USE NATIVE PLANTS AND INTEGRATE WITH SURROUNDING WETLAND HABITATS;
* MINIMIZE POTENTIAL IMPACTS TO WETLAND RESOURCE VALUES;
* HIGHLIGHT EXISTING NATURAL SITE FEATURES AND PROVIDE OPPORTUNITIES FOR VISUAL AND PHYSICAL ACCESS;
* RECALL HISTORIC USE AND DESIGN BY INCORPORATING RURAL FEATURES

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME
GRASSES AND FORBS	
Lawn Grass Seed Mix New England Wetland Plants Inc. - Warm Season Grass Mix	Agway High Traffic Mix of Equivalent Little Bluestem (Schizachyrium scoparium), Switchgrass (Panicum virgatum), Big Bluestem (Andropogon gerardi), Creeping Red Fescue (Festuca rubra), Indiangrass (Sorghastrum nutans), Silky Wild Rye (Elymus villosus), Virginia Wild-Rye (Elymus virginicus)
Miscanthus sinensis purpurascens	Red banded miscanthus
Panicum virgatum	Switch Grass
Panicum virgatum "heavy metal"	Heavy metal blue Switch Grass
Pennisetum alopecuroides "Little Bunny"	Fountain grass
PERENNIALS, FLOWERS & GROUNDCOVERS - To Be Determined During Schematic Design Phase	
SHRUBS	
Aronia melanocarpa	Black chokeberry
*Aronia arbutifolia	Red Chokeberry
Azalea evergreen "Hino crimson"	Hino crimson azalea
Buddleia davidii "Nanho alba"	Dwarf White butterfly bush
*Calycalycanthus occidentalis	Sutton bush
* Caryopteris clandonia 'Body Spice'	Ruby spice summer sweet
Cornus sericea	Goldentwig dogwood
Cornus stolonifera	Red-osier dogwood
Cotoneaster dammeri 'coral beauty'	Bearberry cotoneaster
Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel
*Hydrangea heteroia	Black huckleberry
*Hamamelis vernalis	Witch Hazel
Hibiscus syriacus 'Aphrodite'	Aphrodite Rose of Sharon
Hydrangea macrophylla 'Lanarth white'	Lanarth white lacecap hydrangea
Hydrangea macrophylla 'Nikko Blue'	Nikko blue Hydrangea
Hydrangea paniculata 'Tardiva'	Tardiva
Hydrangea quercifolia 'Snow Flake'	Snowflake Hydrangea
Hypericum spp.	Sunburst St. Johnswort
Ilex crenata 'Sonogondowa'	Sonogondowa Japanese holly
*Ilex glabra	Inkberry
Ilex glabra "Compacta"	Compact Inkberry
Ilex glabra 'nigra'	Inkberry cultivar
*Ilex verticillata 'sparkleberry'	Winterberry
Ilex x meserveae 'Blue Princess'	Blue princess holly
*Kalmia angustifolium	Sheep laurel
Lonicra korlybia	Mountain Laurel
Leucothoe spp.	Leucothoe
*Lindera benzoin	Spicebush
*Myrica pensylvanica	Bayberry
Pinus mugo pumilo	Dwarf Mugo pine
*Potentilla fruticosa "Jackmanii"	Jackmanii Shrubby Cinquefoil
Prunus maritima	Beach plum
Rhododendron "exbury" Hybrids	Exbury Rhododendron
Prunus serrulata	Black cherry
Rhododendron P.J.M.	PJM rhododendron
Spiraea betifolia	Meadowsweet
Rhododendron viscosum	Swamp Azalea
*Taxus canadensis	Pointed yew
Syringa vulgaris	Lilac bush
*Vaccinium angustifolium	Low bush blueberry
*Vaccinium corymbosum	High bush blueberry
* Viburnum dentatum	Arrowwood Viburnum
* Viburnum dentatum 'Chicadom'	Blue Muffin Arrowwood Viburnum
* Viburnum cassinoides	Wild Raisin
* Viburnum opulus 'compactum'	Compact European cranberry bush
* Viburnum plicatum var. tomentosum	Doublefile viburnum
TREES	
*Acer rubrum	Red maple
*Amelanchier canadensis	Shadblush
*Betula nigra 'heritage'	Heritage River birch
Carpinus betulus 'fastigiata'	Pyramidal European Hornbeam
*Cornus florida	Flowering Dogwood
Cornus kousa	Kousa dogwood
*Juniperus virginiana	Eastern Red Cedar
*Ilex opaca	American holly
Liquidambar styraciflua	American sweetgum
Liriodendron tulipifera	Tulip poplar
*Pinus strobus	Eastern white pine
Prunus serrulata 'Kwanzan'	Kwanzan cherry
Pyrus calleryana 'Bradford'	Bradford pear
Stewartia pseudocamellia	Japanese stewartia
* Tilia americana	American basswood
Tilia cordata 'greenspire'	Greenspire littleleaf linden
Zelkova serrata	Japanese zelkova

Note: (*) Plants marked with an asterisk are listed on the Town of Barnstable's list of "Fresh Water Resource Buffer Zone Trees & Shrubs - Lakes, Ponds, & DPW" provided to Horsley Land Design by the Barnstable Conservation Commission. These plants are the only species to be used within wetland buffer zones. (0) Plants marked with a number sign are those specified by Horsley Witten Group for use within bio-retention areas. Herbaceous plants to be specified during Schematic Design phase.

GENERAL NOTES:
1. THIS IS A CONCEPTUAL DRAWING ONLY AND NOT INTENDED FOR CONSTRUCTION. CONCEPTS PROPOSED SHALL BE FURTHER DEVELOPED DURING SUBSEQUENT DESIGN PHASES.
2. TOPOGRAPHIC SURVEY PLAN PROVIDED BY HORSLEY WITTEN GROUP ON "EXISTING CONDITIONS PLAN - LOMBARD PROPERTY" DATED 3-21-06.
3. SITE PLAN PROVIDED BY HORSLEY WITTEN GROUP ON "LOMBARD PARCEL SITE PLAN" DATED APRIL 2006, REVISED JUNE 6, 2006.
4. PROPOSED GRADING PROVIDED BY HORSLEY WITTEN GROUP ON "LOMBARD PARCEL SITE PLAN - GRADING AND DRAINAGE" DATED APRIL 2006, REVISED JUNE 6, 2006.
5. SEE PRELIMINARY PLANT LIST FOR PROPOSED PLANT SPECIES . WETLAND BUFFER ZONE PLANTS PER BARNSTABLE CONSERVATION COMMISSION LIST. BIORETENTION AREA PLANTS PER HORSLEY WITTEN GROUP LISTS.
6. THIS PLAN IS IN ACCORDANCE WITH TOWN OF BARNSTABLE ZONING BYLAW 4-2.6. THE FOLLOWING SPECIFIC REQUIREMENTS HAVE BEEN ADDRESSED:
* 30' WIDE FRONT LANDSCAPED SETBACK FROM PARKING
* 10' WIDE SIDE AND REAR LANDSCAPED SETBACK FROM PARKING
* 19 TREES (MIN.) PLANTED WITHIN FRONT YARD SETBACK (570' FRONTAGE/30' = 19 TREES)
* 10' WIDE (MIN.) LANDSCAPED BUFFER BETWEEN BUILDING AND PARKING LOT
* DENSE EVERGREEN HEDGE SCREEN OR FENCE AROUND PARKING AREA WITHIN OR ADJACENT TO RESIDENTIAL DISTRICTS
* 4 TREES (MIN.) FOR PARKING AREA (30 SPACES/8 = 4 TREES)



REVISIONS:

NO.	DATE	DESCRIPTION

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
203 WILLOW STREET, SUITE A — PH: 508-362-8362
YARMOUTHPORT, MA 02675 — FAX: 508-362-3809

HELIOS LAND DESIGN
Jeff Thibodeau, MLA
P.O. BOX 341
Orleans, MA 02653
508. 237. 9000.

CONCEPTUAL LANDSCAPE & PLANTING PLAN

for PROPOSED 12 UNIT SENIOR HOUSING DEVELOPMENT at:

Lombard Farm
Meetinghouse Way (Route 149)
West Barnstable, Massachusetts

JUNE 23, 2006

Prepared for:
Housing Assistance Corp.

LOCUS INFORMATION

CURRENT OWNER:	TOWN OF BARNSTABLE
PLAN REFERENCE:	
ASSESSORS MAP & PARCEL:	
ZONING DISTRICT:	RESIDENTIAL (RF) WITH WELL PROTECTION OVERLAY (WP)
SETBACKS:	F-30', S-15', R-15'
MINIMUM LOT SIZE:	43,560 S.F.
TOTAL LOT AREA:	
NITROGEN SENSITIVE ZONE:	
FEMA FLOOD:	
HISTORIC DISTRICT:	
OTHER DISTRICTS:	

NOTES: LOCUS INFO TAKEN FROM HORSLEY WITTEN GROUP SURVEY PLAN DATED JUNE 2006, OTHERWISE TAKEN FROM TOWN OF BARNSTABLE ZONING ORDINANCES ADOPTED APR. 2003 AND ZONING MAP DATED 10/05/04.

PROJECT ENGINEER:

Horsley Witten Group, Inc.
90 Route 6A Sandwich, MA
Phone: (508) 833-6600
Fax: (508) 833-3150

SCALE: 1" = 30'

PROJ. MGR.:	JEFF THIBODEAU
FIELD:	JEFF THIBODEAU
DESIGN:	B. JEFF THIBODEAU
DWN. BY:	JEFF THIBODEAU
CHECKED BY:	
OTHER:	HWG JOB NO. 9806

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