

APPENDIX V

DESIGN GUIDELINES FOR LANDSCAPING IN THE TOWN COMMON DISTRICT, BUSINESS DISTRICT NORTH AND BUSINESS DISTRICT SOUTH

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AMENDED:

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Design Guidelines for Landscaping in the Town Common District, Business District North and Business District South

A. INTRODUCTION

Landscaping should be an integral part of all site plan developments. Trees, shrubs, and other landscape elements can be used to accentuate buildings, create a sense of identity, reduce the amount of impervious surfaces, and provide human scale. Applicants should carefully evaluate the physical characteristics of each site and their own maintenance abilities when making the final selection to ensure that the plantings will survive and achieve maturity in their selected locations.

These Guidelines are intended to support, illustrate, and amplify the existing landscaping Standards found within the Site Plan Review Regulations. The provisions for landscaping may vary from district to district.

Hampton Falls should be characterized by a rich variety of landscape materials that enhance human scale, complement the architecture, reinforce circulation paths, highlight entrances, provide canopy shade, and add seasonal interest.

B. DESIGN OBJECTIVES AND PRINCIPLES

- Incorporate appropriate plantings that are in scale with their surroundings.
- Separate roadways from commercial development by attractive landscape planter strips.
- Incorporate plantings in parking lots to add aesthetic value, reduce their scale, provide canopy shade, reduce radiant heat from the surface, reduce headlight glare and add seasonal interest.
- Preserve mature trees and other significant landscape features which help define the character of the community.
- Help define areas where pedestrians are safely separated from a road or drive pattern.
- Manage invasive species using ecologically sound practices.
- Reinforce way finding by emphasizing entrances and circulation patterns.

C. DESIGN GUIDELINES

1. Landscape Plans

Landscape plans should be prepared by a landscape architect registered in New Hampshire, or other qualified professional familiar with local growing conditions. The plan should be accompanied by a simple narrative that describes the design intent, the plantings and other landscape features, maintenance, tree protection, and other relevant features of the plan.

a) Coordination with Site Features

The landscape plan should show all utilities, signage, lighting, and other site features that may influence the selection or location of plantings. The plan should be designed to avoid conflicts (both at the time of planting and in the future) between plantings and other site elements.

b) Safety

The selection of plant materials should consider public health and safety. Plants to be avoided include those with poisonous fruits, large thorns, or invasive growth patterns. The ultimate form and height of plantings as they mature should be considered so they will not create unsafe conditions, interfere with utilities or block sight lines for pedestrians, bicyclists, or motorists.

c) Rock

Large rocks should be used very sparingly as landscape elements and only as accents in mass plantings. Rocks should not be used as substitutes for shrubs.

d) Variety

Plant materials should exhibit some seasonal color and interesting texture to create a distinctive, yet low maintenance environment. Landscape plans should strike a balance between monoculture (the use of a single species) and excessive variety. A list of recommended plant materials is included within.

e) Minimum Plant Sizes

Plant materials should meet the following minimum sizes at planting:

| | |
|--------------------|--------------------|
| Street Trees | 2 ½ inch caliper |
| Ornamental Trees | 2 inch caliper |
| Evergreen Trees | 5-7 foot height |
| Deciduous Shrubs | 30 inch height |
| Evergreen Shrubs | 18 inch ht./spread |
| Perennials | 2 year clumps |
| Ornamental Grasses | 2 year clumps |
| Ground Covers | 3 inch pots |

The measurement for deciduous trees (caliper) is taken at a point 4 feet above ground level.

f) Irrigation

Underground irrigation is encouraged in front setbacks, public spaces, and other highly visible areas. It should be designed to prevent overflow or flooding onto walkways or parking lots.

Rain water collection systems are encouraged.

g) Planting Design

Planting design should stress simplicity in form and limit the number of species. Plantings should be massed to soften edges, corners, and pavement areas and to integrate the building into the landscape.

2. Planting Strips

Commercial development should be separated from the adjacent roads by landscaped planting strips. These areas should be designed to screen parking areas and separate land uses.

a) Ground Covers

Appropriate groundcovers include turf grass, ornamental grasses, perennials, low-growing evergreens and flowering shrubs. Planting other than turf grass should be spaced close enough to achieve full coverage within 3 years after installation. Stone, wood chips, or other similar inert material should not be used as a substitute for vegetated groundcover.

b) Mulch

Mulch may be used directly under plantings to preserve soil moisture. However, it should not be used as the primary groundcover. Where used it should consist of dark, decomposed shredded bark.

c) Plant Masses

Shrubs, perennials, annuals, and ornamental grasses used in planter strips should be installed in masses or 'drifts' that emphasize colors, forms, and textures. The use of excessive numbers of different species as well as strict monoculture should be avoided.

d) Street Side Trees

The required trees within planter strips may be installed in a linear fashion or informal groupings. Linear plantings may be appropriate along roadways to create a boulevard effect, using large spreading deciduous trees to define the edge of the travel way, provide shade for pedestrians, and add scale to commercial corridors. Informal groupings may be appropriate in areas where existing vegetation has already established a particular rhythm and pattern to the streetscape.

e) Roadside Plantings

Trees should be planted a minimum of 5 feet from the edge of the roadway, driveways, and parking areas. Trees and other landscaping planted at intersections should preserve a clear area for sight lines.

f) Parking Lots

Parking lots should be separated from the street by plantings, earth berms, walls, and/or other landscape elements to minimize headlight glare and the view of vehicles, while still allowing the public to see the building.

3. Parking Lot Landscaping

Landscaping in parking lots can be used to improve its appearance, reduce the scale and amount of paved areas, define edges, provide shade, reduce headlight glare, and add seasonal interest.

a) Trees & Shrubs

- High-maintenance trees that may damage automobiles with dripping sap, messy fruit, or hard seeds should not be used in or around parking lots.
- Trees in parking lots should be planted in informal groups, straight rows, or irregular groupings as space permits, or concentrated in certain areas. Trees should be planted a minimum of five feet from the end of parking lot islands.
- Shrubs and ornamental plantings in parking lot islands should not exceed 3 feet in height to avoid blocking visibility.

b) Parking Stall Separation

See Site Plan Regulation 8.4.5.

c) Snow Storage

Landscape material surrounding parking lots and in islands should be able to tolerate large quantities of snow stored during winter months. Delicate woody plant material should not be used in areas where it is likely to be damaged by snow. Perennials (e.g., daylilies, hostas) can withstand snow mounds and return each spring unharmed.

4. Recommended Species

Plants that are tolerant to road salt are italicized.

STREET TREES

Aesculus hippocastanum

Aces x. freemanii

Acer rubrum

Acer saccharum

Betula nigra

Cercidiphyllum japon

Clasrastis lutea

Fagus grandifolia

Fraxinus Americana

Baumanii Horsechestnut

Autumn Blaze Maple

Red Maple

Sugar Maple

River Birch

Katsura Tree

Yellowwood

American Beech

White Ash: 'Aut.Purp' 'Aut. Applause'

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| | |
|-------------------------------|-------------------------------|
| <i>Fraxinus pennsylvanica</i> | Green Ash |
| <i>Ginkgo biloba</i> | <i>Maidenhair Tree (m)</i> |
| <i>Gleditsia triacanthos</i> | <i>Thornless Honey Locust</i> |
| <i>Prunus Maackii</i> | Amur Chokecherry |
| <i>Pyrus calleryana</i> | Callery Pear |
| <i>Quercus alba</i> | White Oak |
| <i>Quercus bicolor</i> | Swamp White Oak |
| <i>Quercus coccinea</i> | Scarlet Oak |
| <i>Quercus palustris</i> | Pin Oak |
| <i>Quercus robur</i> | Upright English Oak |
| <i>Quercus rubra</i> | <i>Red Oak</i> |
| <i>Quercus shumardi</i> | Shumard Red Oak |
| <i>Sophora japonica</i> | Regent Scholartree |
| <i>Tilla americana</i> | American Linden |
| <i>Tilla cordata</i> | Littleleaf Linden |
| <i>Tilla tomentosa</i> | Silver Linden |
| <i>Ulmus americana</i> | Princeton American |
| Elm; Frontier Elm | |
| <i>Zelkova serrata</i> | Greenvase Zeklova |

ORNMANETAL TREES

| | |
|-------------------------------|-------------------|
| <i>Aesculus carnea</i> | Red Horsechestnut |
| <i>Amelanchier Canadensis</i> | Service Berry |
| <i>Carpinus betulus</i> | European Hornbeam |
| <i>Carpinus caroliniana</i> | American Hornbeam |
| <i>Celtis occidentalis</i> | Hackberry |

5. Invasive Plant Species

Plant species that are considered invasive or potentially invasive in New Hampshire should not be used in the landscape. The Landscape Plan should indicate how existing invasive species present on the site will be removed, using Best Management Practices. The following species are among those considered invasive in Hampton Falls:

NEW HAMPSHIRE PROHIBITED PLANT SPECIES (2009):

| | |
|------------------------------|----------------------|
| <i>Acer platanoides**</i> | Norway Maple |
| <i>Ailanthus altissima</i> | Tree of Heaven |
| <i>Alliaria petiolata</i> | Garlic Mustard |
| <i>Berberis thunbergii**</i> | Japanese Barberry |
| <i>Berberis vulgaris</i> | European Barberry |
| <i>Butomous umbellate*</i> | Flowering Rush |
| <i>Cabomba caroliniana*</i> | Fanwort |
| <i>Celastrus orbiculatus</i> | Oriental Bittersweet |
| <i>Cynanchum nigrum</i> | Black Swallowwort |
| <i>Cynanchum rossicum</i> | Pale Swallow-wort |
| <i>Egeria densa*</i> | Brazilian elodea |

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| | |
|-----------------------------|------------------------|
| Elaeagnus umbellata | Autumn Olive |
| Euonymus alatus** | Burning Bush |
| Heracleum mantegazzianum | Giant Hogweed |
| Hydrilla verticillata* | Hydrilla |
| Hydrocharis morsus-ranae* | European Frogbit |
| Iris pseudacorus | Water-flag |
| Ligustrum obtusifolium | Blunt-leaved Privet |
| Lonicera x bella Showy | Bush Honeysuckle |
| Lonicera japonica | Japanese Honeysuckle |
| Lonicera morrowii | Morrow's Honeysuckle |
| Lonicera tatarica | Tartarian Honeysuckle |
| Lythrum salicaria* | Purple loosestrife |
| Myriophyllum aquaticum* | Parrot Feather |
| Myriophyllum heterophyllum* | Variable Milfoil |
| Myriophyllum spicatum* | European Water-Milfoil |
| Najas minor* | European Naiad |
| Nymphoides peltata* | Yellow Floating Heart |
| Phragmites australis* | Common Reed |
| Polygonum cuspidatum | Japanese Knotweed |
| Potamogeton crispus* | Curly-leaf Pondweed |
| Rhamnus cathartica | Common Buckthorn |
| Rhamnus frangula | Glossy Buckthorn |
| Rosa multiflora | Multiflora Rose |

* species is currently regulated by the Department of Environmental Services [DES]

** species is banned in New Hampshire

For updates to the Prohibited Invasive Plant Species Rules visit:

<http://www.agriculture.nh.gov/publications-forms/documents/prohibited-invasive-species.pdf>

6. Resources

The following sources are recommended for additional information on the planting and care of trees:

American Standard for Nursery Stock: ANSI www.anla.org/applications/Documents/Docs/ANLStandard2004.pdf

Architectural Graphic Standards. Planting Details, James Urban, ASLA. pp. 178-182. 1998.

Principles and Practice of Planting Trees and Shrubs. International Society of Arboriculture. 1997.

Trees in the Urban Landscape. Site Assessment, Design, and Installation. Peter J. Trowbridge and Nina L. Bassuk. John Wiley & Sons. 2004.

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