

KALA

Karen Arent Landscape Architect

To: Chairman Donald Serotta and the Town of Chester Planning Board

From: Karen Arent, Landscape Architect

Date: October 1, 2018

Subject: 191 Lehigh Avenue

Consultant: Fellenzer Engineering

COMMENTS:

1. Plans specify Norway Spruces for screen planting. During the meeting, Green Giant Arborvitaes, planted 6' apart were discussed. Proposed Norway Spruces should be revised to show Green Giant Arborvitaes, spaced 6' apart. Also, the plan states that the Norway Spruces should be spaced 8' apart, yet they are shown 10' apart. Plant symbols should be shown spaced to scale and in accordance with recommended spacing.
2. The shrub shown between the existing Norway Spruces is called out as Weeping Hemlock. Is this what is desired? I think Forsythia was discussed. Forsythia is not evergreen but does grow dense enough to provide winter screening. In my opinion, Weeping Hemlock is not a suitable screening plant because it is very slow growing and is likely to be infested by an insect that requires spraying to maintain the health of the plant.
3. Forsythias are shown on the drawing with an evergreen symbol. Forsythias should be shown with a symbol that depicts a deciduous plant.
4. I believe tall evergreen screening was discussed to screen the area where Forsythias are shown to block views of the outdoor storage located on a higher terraced area.
5. Trees exist on the slope behind the building. Existing vegetation to remain should be labeled on the drawing. A cloud like symbol could be drawn and the trees could be approximately located with a list that identifies the trees that will remain. This will help insure that the trees will in fact remain and if they are removed, there is a list of what existed.
6. Sheds are shown in the front yard. Zoning codes usually prohibit sheds in front yards.
7. There are two types of fences detailed on the drawings. The wood fencing shown should have a more finished appearance since it will be in the front yard. Attached are two images to illustrate a wood fence with a more formal, finished appearance. These fences have 1x4 top and bottom trim, 2x6 cap board, 6x6 posts. The posts should have some type of decorative top such as the copper pointed top. The vinyl fencing detail looks good, except, instead of tan, a color that resembles wood should be chosen. The illusions fence company has the grand illusions vinyl wood bond

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fence that has wood grains and will appear like a wood fence and will be long lasting. From the website, it appears that mahogany, cherry or walnut would be suitable colors, however, colors should not be chosen from a website but from a sample. It would be great if the consultants could bring a sample of the fence and colors to the meeting. The detail should show a nice cap for the posts, along with all the information listed above to make sure the highest quality fence is installed. The Planning Board may want to request the high-quality vinyl fence because it will not rot. However, it is imperative to see a sample of this fence.



8. A 20' high sliding gate may be difficult to operate during snowy conditions. What can be done to make sure this gate will function properly? Will there be pavement on the path the gate wheel will travel? If so, it must be shown on the drawing. Will the motor housing or slide driver unit be on the inside? If not, what will they look like? Please clarify these details to make sure the gate looks great on the street side and

operates well. Should notes be put on the drawing to ensure that the gate will remain closed most of the time? If the gate is wood, it appears it must be a swing gate that will open out. This may cause traffic stacking problems that must be discussed. Perhaps all fencing and gates should be the high-quality vinyl wood grain fencing to avoid this issue?

9. The gate should be constructed with the same exact fencing material. The detail mentions that the fencing is not installed on the "tail". I'm not sure how this will look. The consultants should bring a photo of a gate like this one to the meeting, so we can see what the "tail" looks like. If the tail will be on the inside of the fence, not visible from the street, it should be labeled to install it on the inside and it's not necessary to bring a photograph to the meeting. The gate should be specified to be the same height as the fence.
10. The chain link fencing shown on the slide driver gate mechanism drawing should be removed to avoid confusion. All mechanism components should be on the inside of the gate so that there are no ugly parts that don't match the gate (i.e.: metal supports or mechanisms).
11. The dumpster enclosure should be the same material as the fence.
12. What is the light square outside the gate on the existing survey? Are they the columns that currently exist with lights on them? If so, the foot candles of the lights should be included on the lighting plan. The columns should also be re-built as necessary, so they are in good condition. If these indeed are the columns, is it necessary to install bollards on the outside of the fence? If it is necessary, the bollards should be decorative, not a yellow painted steel pole. Could the bollards be wood, perhaps with yellow stripping and reflectors? Perhaps there a way to make the bollards visible in an aesthetically pleasing way.
13. The lighting photometric diagram only shows 2-foot candles. Usually there is more foot candles closer to the fixture. This should be double checked to make sure the lights are not super bright by the bulb. Perhaps new fixtures that point down should be considered to minimize glare?