

KALA

Karen Arent Landscape Architect

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

From: Karen Arent, Landscape Architect

Date: March 29, 2019

Subject: 1251 Kings Highway - *Ostreicher*

Consultant: Arden Engineers

COMMENTS:

1. Hedge rows and wooded areas to remain should be shown on the site plan so it is clear what vegetation will remain in perpetuity. Existing vegetation provides significant screening from several viewpoints.

Building One

2. The building will sit low in the ground. A hedge row and berm exist along Kings Highway screening the site from the road. This berm and hedge row should be preserved to save the significant screening that exists. The hedge row should be shown on the drawing and preservation fencing and notes should be included. The grading of the infiltration basin extends into this hedge row. Is it possible to design the detention basin a little differently so grading does not extend up into the hedge row? Norway Spruces are shown to be planted in the area of the hedge row. This will change the rural character of the screening and will allow views into the site as they are proposed 20' apart. They should be removed from the drawing.
3. Views will exist into the site at the openings to the highway as they are quite wide. Significant vegetation must be planted to block views. Infiltration basin #1 takes up much of the space for screening on the west side. This basin should be designed to allow space for significant screening. Layers of screening are needed. The hedge row and berm provide screening of the ground plan and slightly above, whereas trees further down the hill will provide future screening of the building and roof. It would be great if this basin could be designed to enable space for layers of screening.
4. A combination of deciduous trees and White Pines should be shown on the slope between the hedge row and infiltration basin and proposed parking. A naturalistic arrangement should be shown to create a landscape that fits with the character of the surrounding area. White Pines could be dappled along the slope with some Red Maples and other native trees that exist in the general vicinity. White Pines can be used in this location as the berm and hedge row will provide the screening up to the deer browse line and the White Pines will provide screening above this line.

5. Studies have shown that wood chips spread over exposed, native soils allow seedlings of trees to germinate. This could be an option if there is a deer control and landscape monitoring plan proposed. Planting as described in comment three could be less if this "wood chip" option is presented in a way that is acceptable. Deer control must be secure deer fencing for several years until the trees grow above the deer browse line.
6. A native seed mixture should be specified for all disturbed areas. A pH test of the existing soils should be taken and a seed mixture that consists of local native plants that will thrive in existing soils should be specified. Please note that one seed mixture will not suffice for all the different soil types and sun exposures that exist on the site.
7. Notes should be put on the drawing to take another pH test after fine grading to make sure the specified wildflower grass mix will thrive. Changes to the seed mixture should be made if necessary. All plants specified in the seed mixture must be native and found within the general vicinity of the project site.
8. The seed mixture of the infiltration basin should be native.
9. Existing vegetation along the western property line should be shown and preservation notes and details should be included on the drawing. This vegetation should be supplemented with Norway Spruces and if screening is needed above the deer browse line, White Pines.

Building Two

10. A hedge row exists along Belvale Road that provides screening and should remain.
11. Screen planting of the building using White Pines and native deciduous trees should be provided in accordance with comments described for building one.
12. A hedgerow exists along the northern section of the eastern property line. Show this hedge row and notes and fencing needed to preserve it.
13. The hedge row along the railroad tracks and wooded areas in the rear of the property should be shown to remain.