

Copley Wolff Design Group

September 17, 2020

To: Peter Ellison, PE, The Engineering Corp

From: Christine Wilson, PLA

Re: Essex Pastures, Ipswich, MA

Copley Wolff Design Group has conducted a peer review of the landscape design package dated 3/9/2020 for Essex Pastures, 42-44 Essex Road, Ipswich, MA. Based on our review, Copley Wolff recommends the following:

- Planting and irrigation specifications to be provided to the Town for review.
- Planting should take place prior to the summer months.
- Shrubs and other understory planting to be included in the water use calculation.
- A reference for the water use calculations be provided to the Town.
- An efficient irrigation system to be installed with a smart controller, drip irrigation instead of spray irrigation for trees and planting beds, moisture sensors, and/or a rainwater harvesting system to offset irrigation water use from the municipal supply. Any spray system for lawn areas to be designed with a uniform, low flow rate to prevent runoff and soil saturation.
- Design planting plan based on site microclimates, responding to sun exposure and topography as it relates to stormwater runoff. Drought-tolerant species should be placed in upland areas receiving no to limited stormwater runoff, and in zones that receive no to limited shade from buildings and other site elements.
- Native species that prefer moist soil, such as *Acer rubrum*, *Carpinus caroliniana*, *Platanus x acerifolia*, *Quercus palustris*, *Ilex verticillata*, and *Itea virginica*, should be placed in low-lying areas that will receive stormwater runoff.
- Avoid using non-natives that are also not drought-tolerant, such as *Zelkova serrata*, *Syringa vulgaris*, and *Magnolia x soulangiana*.
- Plant material that is not salt-tolerant, such as *Acer saccharum*, should be located away from roadways and parking lots.
- In the 15' right-of-way, if tree planting is not feasible, landscape berms may be utilized to provide screening between properties.
- Lighting to be energy-efficient and dark sky friendly.

Additional input has been marked up on the drawings provided. Please do not hesitate to reach out to Copley Wolff for more information.

Christine Wilson, PLA

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