APPENDIX A

.

DWELLING UNIT TYPES AND LOT DESIGN

DWELLING UNIT TYPES

.



















REVERSE FRONTAGE LOT

LOT DESIGN





APPENDIX B

.

VILLAGE DISTRICT DESIGN STANDARDS

Illustration of Side Yard and Building Restriction Line





footprints of various house shapes

with each other



with its neighbors



original rhythm of openings maintained

rhythm of openings disrupted

...

Roof Shape

There are several different roof types such as saddleback or ridge (often called gable), gambrel, hip, mansard, shed, and flat. The type and pitch (slope) determine the overall roof shape. If one roof shape is predominant, any new buildings should have a similar roof shape. If there are a variety of roof types in the area but all are pitched, then a flat roof should not be used on new construction. Additions and renovations should not add to or eliminate original stories or alter roof shapes, particularly in areas exposed to public view.

Directional Expression

The directional expression of a building is shown by the footprint of the building and the roofline. A building may have a narrow front and deep sides, a wide front and shallow sides, or it could be roughly square. A wide building can be placed within an area of narrow buildings by breaking the facade into smaller masses which match the existing buildings. Similarly, an addition should reflect the directional expression of the original structure.

Proportion and Scale

Proportion deals with the relationship of the height to the width of the building and with the relationship of each part to the whole. Scale deals with the relationship of each building to the other buildings in the area. For example, a five story structure would be out of scale in an area of two story buildings. Similarly a long, low building would not fit in with a group of narrow buildings. Therefore, when proposing a new building within a village the proportion and scale of existing structures should be considered. If there are a combination of building types in the village, scale and proportion of the buildings closest to the proposed construction should be maintained. Additions should maintain the original scale and proportion and be built at the same level as the existing building.

Rhythm of Openings

Rhythm of openings refers to the number and spacing of windows and doors in a facade. Most Colonial, Georgian, Federal, and Greek Revival buildings have a symmetrical facade with an odd number of equally spaced openings per floor. Other styles exhibit different rhythms. Any new construction should show the predominant rhythm of other buildings in the area. Additions to an existing building should maintain the original rhythm of openings. If renovations are planned, this rhythm should not be changed by the removal or addition of openings.

Platforms

Some building styles place the structure on a high foundation or "platform". Sometimes retaining walls or a short, steep slope exists between the street and building where stairs are usually provided. This also creates a platform for the structure. Where these platforms exist in the village, they should be incorporated into the design of new buildings and additions.



Massing deals with the volume created by sections of a building For example, a simple Colonial home may be one mass but a Victorian home with porch, turret, wings, etc., has a varied massing. Placing a boxlike structure in a neighborhood of Victorian buildings would be intrusive. Renovations or additions should respect the massing of existing buildings.

Sense of Entry

Every building has an entry but each may be articulated differently. The entry may be a simple door or it could be steps and a door or it might be more strongly articulated by a portico, porch, or other prominent architectural feature. If the existing buildings have a strong sense of entry, new construction should express a strong sense of entry as well. When working with an existing building, porches should not be removed or enclosed unless absolutely necessary. If enclosure is needed for additional space or other reasons, the enclosure should be done so that the space retains the appearance of a porch This can be done by using large areas of glass. Never enclose the porch with opaque materials.

Placement on the Lot

A building may be close to the street or further back, parallel to the street or at an angle, and to one side or in the middle of the lot. Predominant siting patterns should be maintained. In many villages, structures are placed close to the street; any new construction should use the predominant setback. However, there may be cases where the predominant front yard setback is smaller than what is permitted by the local zoning ordinance. In this situation, there is little the builder can do unless a variance is granted or the zoning ordinance is amended to permit a closer placement to the street. (Chapter 2 contains suggestions for appropriate building setback requirements within villages.)



Houses on a high foundation





house with one mass

house with varied massing



Porches create a strong sense of entry.



New construction should maintain the predominant building setback

Village Signs

Signs are a common problem in many areas, and villages are no exception In many cases the signs are unattractive, too large, too numerous, improperly placed, or out of character with the village. Signs are more commonly found and, therefore, typically a more serious problem in commercial villages. However, even one or two unattractive signs can have an adverse effect on a smaller, non-commercial village.

The following list outlines the most common problems encountered with signs:

- · too large or out of proportion with the building;
- too much information on one sign;
- too many signs on one property;
- signs that are too tall;
- signs that are improperly located on the property (too close to the road or adjacent properties);
- signs that are out of character with the historic atmosphere of the village (plastic, internally-lit signs);
- deteriorating signs, lack of maintenance;
- poor choice of colors;
- "amateurish" handpainted signs;
- flashing or glaring lights on signs; and
- · too many signs "competing" with each other for attention.

Because villages have their own unique characteristics, sign regulations and guidelines should be designed to complement those characteristics. This chapter contains recommendations for using signs within a village. The implementation of these recommendations can come about in two ways. Certain sign standards, such as sign type, size, and height, can be regulated through a sign ordinance. Aesthetic standards, such as color and design, can be achieved through a voluntary effort on the part of village residents and businesses. Historic, village, and business associations can work together to design sign guidelines for their communities. A combination of a good sign ordinance and the cooperation of village residents, businesses, and municipal officials should result in the successful implementation of appropriate sign standards.

DESIGN GUIDELINES

The following guidelines address the major design issues for all types of signs Design guidelines for specific types of signs are included under the section entitled "Sign Types".

Size- Typical characteristics of Bucks County villages include the residential and historic nature of buildings and shallow front yards These characteristics suggest the need for smaller signs than those found on a major commercial strip. Larger signs are often erected on the theory that "bigger means more business". However, this marketing approach is generally inappropriate for the county's villages. The general appearance of the village is much more important than sign size in relationship to the marketability of the area's businesses. Keeping the size of the signs in scale with the surrounding buildings and street is a very important





sign too large

sign in proper scale

		Reaction	Distance Traveled	Height from	Total Area of	Sign (Square Feel
Number of Lanes	Speed (APH)	Time (Secceds)	Duriag Reaction Time (Feet)	Oround (Feet)	Commercial Industrial	Rural, Residentia Institutional
2	15 30 45 60	8	176 352 528 704	12 16 20 24	8 25 50 100	6 18 36 70
4	15 30 45 60	10	220 440 660 880	14 18 22 26	8 40 90 150	6 28 64 106



sign too busy with too much information



simple effective sign

	color I Letters	color 2 Background	color 3 Accent Colors
	Gold leaf, white, ted, blue, green, cream, straw yellow	Blick	White, red green, gold teaf, blue, dark yellow
color 1 tin here	White, red	Navy bhio	Black, white, straw yellow, gold leaf
color2	Navy blue, black	Gray	White, red
5000	Gold leaf, white, red	Emerald green	White, gold leaf, black
Intiques	Gold leaf, light blue	Brown	Red. white
	Navy blue, red	Стит	Black
	Gold leaf, white, mustard yellow	Red	Black
	Navy blue, red	Mustard yellow	Red black



Though unified by common design elements, signs can still express the individual character of each business.

factor in maintaining a pleasant and attractive village. In addition, because of the proximity of the buildings to roads in villages, a motorist is able to read smaller signs without difficulty. Thus, larger signs are not only detrimental to a village's appearance, but also unnecessary.

Information- The information shown on signs should identify a business in a simple and straightforward manner. The message should be easy to read and direct. Too much information on a sign or group of signs is difficult, if not impossible, for a viewer to absorb. Signs which identify a business should limit text to the name of the business and perhaps a secondary item such as a principal product or idea. A simple illustration is often the best way to convey a product or service.

Color- No more than two or three colors should be used Colors used for the sign should match either the background or the trim color of the structure which it serves. This will link the sign to the business. In addition, when more than one sign is used, the colors on the signs should be coordinated with each other to present a unified image.

Materials- Wooden signs, either painted or carved, are usually most appropriate given the architectural character of villages. Other materials may be used only if their design is compatible with the architecture of the building and character of the village. Plastic, internally lit, or flashing signs are generally not appropriate in villages.

Uniformity versus Individuality- Signs of many different sizes, shapes, and heights create a confusing scene as they compete for the attention of the viewer. Developing a sign system can create a unifying element for a village. By using similar materials, lighting, and standardized posts for freestanding signs, the perception of the village as a distinct and unique place may be reinforced. A village, historic, or businessman's association may wish to develop sign guidelines so that appropriate standards will be geared towards the character of their village. Some standards, such as size and height limitations, can be included in a sign ordinance. Because many design standards cannot be specifically regulated, a voluntary effort on the part of village businesses will probably be the most successful approach to implementing the standards.

However, too much uniformity is as detrimental as a disjointed arrangement of signs The above guidelines allow individual expression while respecting the overall integrity of the village.

SIGN TYPES

There are four types of signs which are recommended for village commercial uses: freestanding signs, projecting signs, wall signs, and window signs. Other signs which may also be used within or near villages include directional and off-premises signs. In general, the more commercially oriented the village, the less restrictive the sign regulations need to be. If a village is principally residential with only a few commercial uses, the sign standards should be more conscrvative. The following section defines each sign type and makes recommendations on the content, location, size, lighting, and design of the signs.

FREESTANDING SIGN

A freestanding sign is supported by an upright (or uprights) permanently anchored in the ground. A freestanding sign is probably the most effective type of sign for use in a village because the signface is oriented perpendicular to the street and is easily viewed by passing motorists

> Content- The freestanding sign is generally used as the primary identifier of a business. Information on this sign type should be limited to the name and function of the business

> Size- The size of the signface should be limited to a maximum of 8 to 10 square feet. The height of the signface should not exceed 7 feet, although the upright supporting the sign may be as high as 9 feet.

> Lighting- The light source for freestanding signs should be concealed from view. Glare from light sources can be reduced through the use of shielded light fixtures or landscape plantings.

> Sign Supports- While a variety of supports could be used, a simple wooden support is recommended. Standardized sign supports could provide a visually unifying element which would help identify the village A design for a sign support is illustrated in the adjacent column. This simple post and arm support is constructed of 4×4 lumber The dimensions illustrated are maximums. In cases where a freestanding sign would be within the clear sight triangle, a projecting sign should be used instead (see below). Posts should be painted or stained a neutral background color to match the building. Accent colors may be used in coordination with building trim colors or sign lettering The sign support design (post and arm) and detailing, such as routed areas and chamfers, should be used throughout.

PROJECTING SIGN

A projecting sign is attached to and projects more than 18 inches from a wall of a building. Because projecting signs tend to interfere with the appearance of the facade, the use of this type of sign is recommended where it is not possible to use a freestanding sign. For example, a property which has little or no front yard is an appropriate situation for using a projecting sign.

Content- As with the freestanding sign, the information on a projecting sign should be limited to the name and function of the business

Location- The sign should be located so it does not block or obscure important architectural elements of the facade. Either of the front corners of a structure would be the best location. Smaller signs projecting from porches are also appropriate.

Size- The area of the signface should be limited to 8 to 10 square feet and should project no more than 5 feet from the side of the building. The bottom of the sign should be at least 10 above the ground.







Wall sign as the primary identifier of the business.

Lighting-Lighting should be shielded so that no direct light shines onto sidewalks, streets, or adjacent properties. If possible, the light source should be concealed from view.

Sign Support- The supports should be as simple and unobtrusive as possible. If the sign supports are wooden, they should be painted to match the building.

WALL SIGN

A wall sign is parallel to any exterior wall of a building. Because many of the commercial buildings in villages were originally constructed as residences, there are a limited number of places on the facades where wall signs can be located without obscuring important architectural details. However, older commercial buildings were often designed to make sign space an integral part of the facade. The lintel, which extends horizontally across the top of the store front, was generally used as the sign area for the business. Where a building has been designed in this manner, the wall sign should be used as the primary identifier of the business. In the case of residentially designed commercial buildings, wall signs should be considered as a secondary or informational type sign.

Content- If the wall sign is the primary identifier of the business, the information should be limited to the name and function of the business. If the wall sign is a smaller secondary sign, more detailed information such as store hours, products, and services may be included. This information should be placed so that it can be read by people entering the establishment.

Location- On most of the residential structures converted to commercial use, the only appropriate location for a wall sign is at the entrance of the building between the windows and door. As noted above, when the building is designed as a commercial structure with a sign area built into the facade, the wall sign should be located in that space. In the case of new buildings, the sign should be placed according to the design of the building. If the building incorporates sign space into the facade, the sign should be placed in that area. If no such space is designated, the general guidelines for residentially designed buildings should be followed.

Size- Because the size of spaces between doors and windows is generally limited on residential type structures, the size of the wall signs should be proportionately small, not to exceed 8 square feet. Care should be taken to ensure that the sign size is proportional to the wall space on which it is mounted, i.e not visually 'pinched' between the doors. Where the wall sign is part of the architectural design of the building, the sign size should be restricted to an area of not more than 15 percent of the wall area, including windows and doors, on which the sign is attached. A wall sign on any type of building should not obscure the architectural features of the building.

Lighting- The source of lighting for the wall sign should be shielded or concealed from direct view.

WINDOW SIGN

A window sign is painted on or attached to the inside surface of a window. Windows provide an excellent area for signs which do not affect the overall appearance of the structure Window signs are particularly appropriate for buildings with large display windows. The use of window signs is more limited on residentially designed commercial buildings which generally have smaller windows.

> Content- The window sign should simply state the name and function of the business. Windows should not be covered with long lists of products, prices, and other information, as this creates a cluttered and unattractive appearance. The information and design used for window signs should not be confused with temporary advertising signs, which should be avoided.

> Size- Permanent window signs should be limited to 30 percent of the total glass area of the building front. Temporary advertising signs should be limited as much as possible. As a maximum, temporary signs should cover no more than 30 percent of the window area and the signs should remain in place no longer than 30 days.

Lighting- Illumination can be provided simply and inexpensively through the use of interior backlighting.

DIRECTIONAL SIGNS

A directional sign is designed specifically to direct pedestrian or vehicular traffic flow. Directional signs should be used only when absolutely necessary in order to avoid a clutter of signs. When used, they should be visually subordinate to major identification signs.

Content- The text should contain direction messages only.

Location- Directional signs should be located where necessary to mark driveway entrances or to direct cars to parking at the rear of buildings.

Size- These signs should not exceed 3 square feet

Lighting. Lighting, when necessary, should be concealed and unobtrusive.

OFF-PREMISES SIGNS

An off-premises sign directs attention to a person, business, profession, or activity which is not conducted on the premises where the sign is located. This definition includes large advertising billboards which are not an appropriate use within or on the perimeter of villages. However, smaller off-premises signs which identify the village may be appropriate if properly regulated. These signs should be limited to one sign per entrance point to the village. The design and material used for the sign should be appropriate to the character of the village.



a simple window sign Credit: Lowell Sign Book



Off-premises sign identifying a village

APPENDIX C

NATIVE PLANT SPECIES

Materials
lant
ve P
Nativ

Large Trees

SCIENTIFIC NAME	COMMON NAME	PHYSIOGRAPHIC REGION	DESCRIPTION	WILDLIFE USERS
Acer rubrum	red maple	Piedmont Coastal Plain	Height: 40'–60', Spread: same Habit is pyramidal in youth and rounded with age. Tolerant of most soils, but prefers slightly acid, moist conditions. Naturally occurs in wet area. Excellent fall color.	Buds, flowers, and leaves provide food for many birds and mammals. Chipmunks and squirrels eat seeds and some songbirds use twigs for nest building.
Acer saccharinum	silver maple	Piedmont Coastal Plain	Height: 50'-70', Spread: 40'-50' Has strong spreading branches which form a rounded crown. Tolerant of many soil types. One of the best trees for poor soils and wet conditions. Use of this tree should be limited to areas free of buildings and heavy human use as it is prone to internal decay and subsequent loss of branches. Provides fast shade.	See red maple.
Acer saccharum	sugar maple	Piedmont Coastal Plain	Height: 60'–70', Spread: 40'–50' Upright oval to rounded habit. Prefers moist, well drained soils. Tolerates some shade.	See red maple.
Betula nigra	river birch	Piedmont Coastal Plain	Height: 40'-70', Spread: 40'-60' Pyramidal in youth and rounded with age. Often grown multistemmed. Best adapted to moist soils. Used in areas that are alternately wet and dry.	Catkins are used by redpolls and pine siskins. Foliage is used by browsers.
Betula lenta	sweet birch	Piedmont Coastal Plain	Height: 40'–55'+, Spread: 35'–45' Pyramidal in youth, forming an irregular, rounded, sometimes wide-spreading crown at maturity. Best in deep, rich, moist, slightly acid soils, however, often found on rocky, drier sites. Flowers are catkins, 2"– 3" long. Yellow leaves in fall are best among birches.	See river birch.

WILDLIFE USERS	Leaves are used by browsers. Nuts are also consumed by deer, turkey, foxes, wood ducks, and squirrels.	Fruit is popular with winter birds, especially cedar waxwing, mockingbird, and robin.	Beechnuts are eaten by birds and mammals and are important food for chipmunks and squirrels.	Moderate importance to wildlife. Seeds eaten by wood ducks, finches, and cardinals.	See white ash.
DESCRIPTION	Height: 60'-80', Spread: 40'-60' Straight trunk with an oblong crown. Bark breaks up in thin plates. Difficult to transplant, start as seedling. Good for woodland border.	Height: 40'-60', Spread: same In youth weakly pyramidal; in old age the crown is a broad top of ascending-arching branches. Medium to fast growth. Prefers rich, moist soils, but grows in dry, heavy, or sandy, rocky soils; withstands acid or alkaline conditions; moderately wet or very dry areas; tolerates wind; full sun. Fruit is fleshy, orange to dark purple, ripening in September to October. Leaves are yellow to yellow-green in fall. Useful tree for adverse growing conditions.	Height: 50'-70'+, Spread: same Often has short trunk with wide-spreading crown. Likes moist, well drained soils. Does best in full sun, but tolerates shade.	Height: 50'–80', Spread: same Pyramidal in youth and later developing an open rounded crown. Grows best on deep, well drained soils and full sun.	Height: 50'-60'+, Spread: 25'-30' Pyramidal in youth, developing upright, spreading habit at maturity. Grows quickly in full sun and in a wide range of soil conditions. Naturally found on moist bottomlands
PHYSIOGRAPHIC REGION	Piedmont Coastal Plain	Piedmont Coastal Plain	Piedmont Coastal Plain	Piedmont Coastal Plain	Piedmont Coastal Plain
COMMON NAME	shagbark hickory	common hackberry	American beech	white ash	red ash
SCIENTIFIC NAME	Carya ovata	Celtis occidentalis	Fagus grandifolia	Fraxinus americana	Fraxinus pennsylvanica

IENTIFIC NAME	COMMON NAME	PHYSIOGRAPHIC REGION	DESCRIPTION	WILDLIFE USERS
'tsia anthos	common honeylocust	Piedmont Coastal Plain	Height: 30'–70', Spread: same Usually has short trunk with open, oval crown. Fast grower. Withstands a wide range of conditions but prefers rich, moist bottomlands.	Limited wildlife value.
ans nigra	black walnut	Piedmont Coastal Plain	Height: 50'-75', Spread; same Well-formed trunk with an oval crown. Prefers rich, moist soils. Often found on bottomlands. Difficult to transplant; should be started as seedling. Produces toxins which are poisonous to many plants giving it an advantage in open field situations but creating problems for gardeners.	Nuts are eaten by woodpeckers, foxes, and squirrels.
perus niana	eastern redcedar	Piedmont Coastal Plain	Height: 40'-50', Spread: 8'-20' Densely pyramidal when young and slightly pendulous in old age. Medium rate of growth. Tolerant of adverse conditions. Prefers deep, moist soils. Will tolerate shade only in youth. Handsome reddish brown bark. Produces small cones. Useful for windbreaks, shelter belts, hedges.	Twigs and foliage eaten by browsers. Seeds are eaten most extensively by cedar waxwings. Evergreen foliage provides nesting and roosting cover for sparrows, robins, mockingbirds, juncos, and warblers.
idambar zciftua	American sweetgum	Piedmont Coastal Plain	Height: 60'–75'+, Spread: 40'–50' Pyramidal in youth, rounded crown at maturity. Likes deep, moist, acid soils. Occurs naturally on bottomlands.	Goldfinches and purple finches eat winged seeds.
dendron ijfera	tuliptree	Piedmont Coastal Plain	Height: 70'–90', Spread: 30'–50' Long, straight trunk with a narrow canopy. Fast grower. Plant in full sun and a well drained loam. Wood somewhat weak.	Moderate wildlife importance. The purple finch and cardinal are principal users.

WILDLIFE USERS	Fruit is relished by many songbirds. Users include wood ducks, robins, woodpeckers, thrashers, flickers, and mockingbirds.	Provides valuable cover and nesting sites for songbirds and mammals. Needles are used as nesting material. Seeds are eaten by quail, chickadees, grosbeaks, nuthatches, and woodpeckers.	Daks, in general, are of major importance to wildlife. Acorns are at the top of the food preference list for wood ducks, pheasants, grackles, jays, nuthatches, thrushes, woodpeckers, rabbits, foxes, squirrels, and deer.	See white oak.	See white oak.	Limited wildlife value.
DESCRIPTION	Height: 30'-50', Spread: 20'-30' Pyramidal in youth and irregularly crowned at maturity. Prefers moist, well drained, acid soils. Fuil sun or semi-shade. Deep taproot.	Height: 50'–80'+, Spread: 20'–40'+ Pyramidal in youth, crown at maturity has several horizontal and ascending branches. Fast grower. Grows best on fertile, well drained soils but is very adaptable.	Height: 100', Spread: 50'-80' Pyramidal in youth, becoming broad and rounded with wide spreading branches. Transplant as small tree. Prefers moist, well drained soils. Difficult to obtain from nurseries. Sometimes available as seedling.	Height: 60'–70', Spread: 25'–40' Strongly pyramidal with ascending branches. One of the faster growing oaks. Full sun. Tolerates wet soils but is adaptable to many soil types.	Height: 60'–75'+, Spread: 40'–50' Habit is round-topped and symmetrical. Full sun. Prefers loamy, well drained soils. Fast growing.	Height: 60'–80', Spread: 35'–50' Pyramidal in youth, assuming a rounded shape with age. Full sun or part shade. Prefers deep, moist soils, but is tolerant of heavier soils.
PHYSIOGRAPHIC REGION	Piedmont Coastal Plain	Piedmont Coastal Plain	Piedmont Coastal Plain	Piedmont Coastal Plain	Piedmont Coastal Plain	Piedmont Coastal Plain
COMMON NAME	black gum	eastern white pine	white oak	pin oak	red oak	American linden
SCIENTIFIC NAME	Nyssa sylvatica	Pinus strobus	Quercus alba	Quercus palustris	Quercus rubra	Tilia americana

WILDLIFE USERS	Provides excellent cover for deer and songbirds. Nesting site for several warblers. Seeds are eaten by juncos, chickadees, and siskins.
DESCRIPTION	Height: 40'-70', Spread: 25'-35' Pyramidal in youth becoming more pendulous with age. Likes moist, well drained soils. Plant in sheltered area. Tolerates shade. Relatively fast growing. Excellent for screens, hedges.
PHYSIOGRAPHIC Region	Piedmont Coastal Plain
COMMON NAME	eastern hemlock
SCIENTIFIC NAME	Isuga canadensis

Small Trees

SCTENTTERC		PHVSTOCPAPHTC		
NAME	COMMON NAME	REGION	DESCRIPTION	WILDLIFE USERS
Cercis canadensis	eastern redbud	Piedmont	Height: 20'–30', Spread: 25'–35' Small tree with rounded crown. Likes moist, well drained soils. Full sun to light shade.	Limited wildlife value.
Chionanthus virginicus	white fringetree	Coastal Plain	Height: 12'-20', Spread: same Open habit, often wider than high. Prefers moist, fertile soils and full sun.	Limited wildlife value.
Cornus florida	flowering dogwood	Piedmont Coastal Plain	Height: 20', Spread: 15'–20' Small tree with flat-topped crown. Place in well drained soil. Full sun to partial shade. Has character in all four seasons.	Fruit is an important source for songbirds including evening grosbeak, cardinals, robins and cedar waxwings.
Crataegus phaenopyrum	Washington hawthorn	Piedmont Coastal Plain	Height: 25'–30', Spread: 20'–25' Broadly rounded to oval, dense, thorny tree. Plant in well drained soil in full sun.	Dense thorns make excellent nesting sites for songbirds. Fruit is used by grouse, cedar waxwings, and sparrows.
Ilex opaca	American holly	Piedmont Coastal Plain	Height: 15'–30', Spread: 18'–25' Dense, pyramidal in youth, opening up with age. Plant in moist, well drained soil. Full sun or partial shade. Use one male for every three females.	Used extensively by many songbirds including thrushes, mockingbirds, catbirds, bluebirds, and thrashers. Foliage provides cover for songbirds and mammals.

٤	^	
ē	К.	
	4	
÷	2	
Ś	-	
è	-	
-	7	
~	γ	

Design of the second se							
WILDLIFE USERS	Important berry producer during the early summer months. Fruit eaten by crows, bluebirds, cardinals, and tanagers. Foliage used by browsers.	Fruit eaten by grouse, chickadees, and other songbirds.	See red chokeberny.	Limited wildlife value.	High wildlife value for fruit and browse. Used by a wide variety of mammals and songbirds, including cardinals, evening grosbeaks, robins, thrush, vireos, and cedar waxwings.	Lîmited wîldlife value.	Berries used by a wide variety of wildlife.
DESCRIPTION	Height: 6'-20', Spread: 10' Erect stems, often clumped. Blends well on the forest edge.	Height: 6'-10', Spread: 3'-5" Upright multi-stemmed shrub, somewhat open and rounded. Adaptable to many soil types. Full sun to half shade.	See red chokeberny.	Height: 3'–8', Spread: 4'–6' Oval, round-topped, erect, dense, leafy shrub. Transplant into moist organic soils. Full sun or shade. Good plant for wet areas and heavy shade.	Height: 10'-15', Spread: 10'-15' Erect, multi-stemmed shrub with short spreading branches. Suckers profusely and forms large colonies. Very adaptable, withstanding wet or dry soils, but prefers moist, well drained conditions. Full sun or shade.	Height: 20'–30', Spread: 20'–25' Small tree or multi-stemmed shrub. Prefers moist soils in full sun or partial shade.	Height: 6'–8', Spread 8'–10' Upright, multi-branched, rounded shrub. Prefers moist, acid soils.
PHYSIOGRAPHIC Region	Piedmont Coastal Plain	Piedmont Coastal Plain	Piedmont Coastal Plain	Coastal Plain	Piedmont Coastal Plain	Piedmont Coastal Plain	Coastal Plain
COMMON NAME	shadbush or shadblow serviceberry	red chokeberry	black chokeberry	summersweet clethra	silky dogwood	common witchhazel	inkberry
SCIENTIFIC NAME	Amelanchier canadensis	Aronia arbutifolia	Aronia melanocarpa	Clethra alnifolia	Cornus racemosa	Hamamelis virginiana	Ilex glabra

SCIENTIFIC NAME	COMMON NAME	PHYSIOGRAPHIC REGION	DESCRIPTION	WILDLIFE USERS
Ilex verticillata	winterberry	Piedmont Coastal Plain	Height: 6'-10', Spread: same Oval, rounded, deciduous shrub holly. Tends to form multi-stemmed clumps. Does well in light and heavy soils. Prefers moist, organic soils. Red fruit is beautiful in winter. A male plant is necessary for fertilization.	Used extensively by many songbirds, particularly thrushes, mockingbirds, robins, bluebirds, and thrashers.
Itea virginica	Virginia sweetspire	Piedmont Coastal Plain	Height: 3'-5', Spread: 6'-8' Erect shrub with clustered branches. Prefers moist, fertile soils. Full sun or shade. Suited for wet areas. Excellent fall color.	Fruit capsules are used by some songbirds.
Kalmia latifolia	mountain laurel	Piedmont Coastal Plain	Height: 7'–15', Spread: same Large, robust shrub, becomes open with age. Requires moist, well drained soils in full sun or shade.	Mammals eat foliage and twigs. Utilized extensively by mammals and birds for winter shelter.
Magnolia virginiana	sweetbay magnolia	Coastal Plain	Height: 10'–20', Spread: same Multi-stemmed, open shrub. Likes wet, acid soils. Tolerates shade.	Wildlife value is low. Seeds are eaten by some mammals and birds. Foliage is used by several birds for nest building.
Myrica pensylvanica	northern bayberry	Coastal Plain	Height: 5'-12', Spread: same Tends to sucker to form large colonies. Deciduous to semi-evergreen. Upright, rounded, dense shrub. Adaptable to many soil conditions, including poor soils. Full sun to partial shade.	Fruit is eaten by a variety of birds in small quantities including tree swallows and myrtle warblers.
Rhododendron maximum	rosebay rhododendron	Piedmont Coastal Plain	Height: 4'-10', Spread: same Rounded, evergreen shrub. Plant in moist, well drained soil. Prefers partial shade.	Limited wildlife value except as browse for deer and winter cover for songbirds.
Rhododendron periclymenoides	pinxter-flower	Piedmont Coastal Plain	Height: 4'-6', Spread: 6'-8' Multi-stemmed, stoloniferous shrub. Adapted to dry, sandy, rocky soils. Useful for naturalizing.	Limited wildlife value except as browse for deer and grouse

.

SCIENTIFIC NAME	COMMON NAME	PHYSIOGRAPHIC REGION	DESCRIPTION	WILDLIFE USERS
Vaccinium cotymbosum	highbush blueberry	Piedmont Coastal Plain	Height: 6'–12', Spread: 8'–12' Upright, multi-stemmed shrub with spreading branches. Requires moist, well drained soils. Full sun or light shade.	Used heavily by grouse, scarlet tanager, bluebirds, thrushes, and other songbirds.
Viburnum dentatum	southern arrow- wood	Piedmont Coastal Plain	Height: 6'-8', Spread: 6'-15' Multi-stemmed, dense, rounded shrub. Adaptable to most soil conditions, but prefers well drained. Suckers freely.	Used by grouse, brown thrasher, cedar waxwing, squirrels, and deer.
Viburnum lentago	nannyberry	Piedmont Coastal Plain	Height: 15'–18', Spread: 6'–10' Shrub or small tree with open habit. Adapts to a wide range of soil conditions. Sun or partial shade.	See southern arrow-wood.
Viburnum prunifolium	blackhaw virburnum	Piedmont Coastal Plain	Height: 12'–15', Spread: 8'–12' Round-headed tree or multi-stemmed shrub. Adaptable to many soil types. Sun or shade.	See southern arrow-wood.
Viburnum trilobum	American cranberry	Piedmont Coastal Plain	Height: 8'–12', Spread: same Multi-stemmed shrub, round-topped, fairly dense. Prefers well drained, moist soil. Full sun to partial shade.	See southern arrow-wood.

Meadow Wildflowers

SCIENTIFIC NAME	COMMON NAME	UPLAND OR WET MEADOW PREFERENCE
Asclepios incarnata	Swamp Milkweed	Wet
Asclepias syriaca	Common Milkweed	Upland
Asclepias tuberosa	Butterfly-weed	Upland
Aster novae-angliae	New England Aster	Upland
Chelone glabra	Turtlehead	Wet
Echinacea purpurea	Purple Coneflower	Upland
Eupatorium fistulosum	Joe-pye-weed	Wet
Eupatorium maculatum	Spotted Joe Pye-weed	Wet
Helianthus decapetalus	Thin-leaved Sunflower	Wet
Liatris spicata	Spiked Gayfeather	Upland
Lobelia cardinalis	Cardinal-flower	Wet
Lobelia siphilitica	Great Lobelia	Wet
Monarda didyma	Bee-balm	Wet
Monarda fistulosa	Wild Bergamot	Upland
Penstemon digitalis	Foxglove Beardtongue	Upland
Rudbeckia fulgida	Eastern Coneflower	Wet
Rudbeckia hirta	Black-eyed Susan	Upland
Rudbeckia laciniata	Green-headed Coneflower	Wet
Rudbeckia triloba	Thin-leaved Coneflower	Upland
Sisyrinchium angustifolium	Blue-eyed Grass	Wet
Solidago juncea	Early Goldenrod	Upland
Solidago nemoralis	Gray Goldenrod	Upland
Solidago speciosa	Showy Goldenrod	Wet
Solidago gigantea	Blue-stemmed Goldenrod	Wet
Verbena hastata	Blue Vervain	Wet
Vernonia noveboracensis	New York Ironweed	Wet
Veronicastrum virginicum	Culver's-root	Wet
Zizia aurea	Golden Alexanders	Wet

Meadow Grasses

SCIENTIFIC NAME	COMMON NAME	UPLAND OR WET MEADOW PREFERENCE
Agrostis alba	Redtop	Upland
Andropogon gerardii	Big Bluestem	Upland, Wet
Andropogon virginica	Broom-sedge	Upland
Elymus virginicus	Virginia wild-rye	Wet
Panicum virgatum	Switchgrass	Upland
Schizacharium scoparium (Andropogon scoparius)	Little Bluestem	Upland
Sorghastrum nutans	Indian-grass	Upland
Tridens flavus	Purpletop	Upland

C11

·

APPENDIX D

COMMERCIAL, INDUSTRIAL AND MANUFACTURING USES HAZARDOUS WASTE GENERATION

Table 1. COMMERCIAL/AND USES – HAZARDOUS WASTE GENERATION

Business Category (SIC)*	Hazardous Materials/Wastes/Disposal Practices (if known) Potential Large-Scale Generators
Communications Equipment sludges, Manufacturer (366)	Nitric, hydrochloric, and sulfuric acid wastes, heavy metal copper-contaminated etchant (e.g. ammonium persulfate), cutting oil and degreasing solvent (trichloroethane, Freon, or trichloroethylene), waste oils, corrosive soldering, flux, paint sludge, waste plating solution
Electric and Electronic Equipment Manufacturer (especially circuit boards) (367)	Cyanides, metal sludges, caustics (chromic acid), solvents, oils, alkalis, acids, paints, calcium fluoride sludges, methylene chloride, perchloroethylene, trichloroethane, acetone, methanol, toluene, PCBs, paint sludge
Fabricated Metal Products (344)	Paint wastes, acids, heavy metals, metal sludges, plating wastes, oils, solvents, explosive wastes
Machinery (354) = metal working & machinery (359) = miscellaneous machinery (electrical)	 (354) – oils, solvents (359) – metals, miscellaneous organics, sludges, oily metals (except shavings) Tool and die shops: lubricant and cutting oils, degreasers (TCE), metal marking fluids ("bluing"), mold release agents Oils and solvents may be reclaimed in shop or sold to recyclers, scrap metal sold to dealer
Plastic Materials and Synthetics (282) = plastic materials & synthetics	(282) – solvents, oils, miscellaneous organics (phenols, resins), paint wastes, inorganics, cyanides, acids, alkalis, wastewater treatment sludges (2821) – organic liquid wastes containing acids and alkalis
nonvulcanized elastomers	(2821) – organic influti wastes containing actus and arkans, cellulose esters, surfactants, glycols, phenols, formaldehyde, peroxides, etc.May be treated on-site or hauled to a hazardous waste facility
Primary Metal Industries (3312) = blast furnaces, steelworks, rolling mills	Heavy metal wastewater treatment sludge, pickling liquor, waste oil, ammonia scrubber liquor, acid tar sludge, alkaline cleaners, degreasing solvents, slag, metal dust
Trucking Terminals or Fleet Vehicles	Fuel tanks, repair shop wastes (chemical substances may be (4231) hauled)

Note: Up to four digits are used in the SIC codes; codes that contain only two or three digits represent less specific categories and, therefore should be treated with more caution.

Source: Wellhead Protection Tools for Local Government by Horsley Witten Hegemann, Inc. and U.S. Environmental Protection Agency, 1989

Business Category (SIC)*	Hazardous Materials/Wastes/Disposal Practices (if known) Potential Large-Scale Generators
Printing, Publishing, & Allied Industries (27, 731)	Solvents, inks, dyes, oils, miscellaneous organics, photographic chemicals (note that solvents with ink in them may be collected by solvent recovery firms; ink contains heavy metals and may be returned to ink supplier for recovery and reuse; silver in photographic chemicals is recoverable)
Public Utilities (phone, electric power, gas) (481, 491, 492) Sawmills and Planing (2421)	PCB's from transformers and capacitors, oils, solvents, sludges, acid solution, metal plating solutions (chromium, nickel, cadmium) Treated wood residue and containers (use copper quinolate, mercury, sodium bazide to control stains and fungus) (Use tanner gas to prevent lines from freezing. Paint sludges, solvents, creosote, coating and gluing wastes
Stone, Clay and Glass Products (32)	Solvents, oils and grease, alkalis, acetic wastes, asbestos, heavy (metal sludges, phenolic solids or sludges, metal-finishing sludge)
Agriculture (01)	Pesticides (containers and residues), gasoline, motor oil, welding (equipment, etc. for farm machinery)
Auto Repair (7538)	Waste oils, solvents, acids, paint, waste hydraulic fluids, miscellaneous cutting oils
Local & Interurban Passenger Transit (41)	Waste oil, solvents, miscellaneous wastes, gasoline storage
Gasoline Services Stations (554)	Oils, solvents, miscellaneous wastes (ask if they take back used motor oil and what is done with it)
New and Used Car Dealers (especially those with service departments)	Waste oils, solvents, miscellaneous wastes
Welders (7692)	Oxygen/acetylene tanks
Dry-cleaning (7216)	Solvents: perchloroethylene, petroleum solvents, Freon-1,1,3-used in machines in large quantities, distilled solvent, reused spotting chemicals: trichloroethane, methylchloroform, ammonia, peroxides, hydrochloric acid, rust removers, amyl acetate (Residues from distillation put in garbage)
Landfills, Dumps, & Junkyards	Small quantities of chemical wastes, oils, etc. (ask whether the operation has a policy on hazardous wastes if collected by mistake)
Other (Because of information found in inventory	

Special Construction Trades (1711) = plumbing, heating or air conditioning (1721) = painting, paper hanging, decorating (1742) = plastering, drywall, acoustical insulation (1751) = carpentry (1752) = flooring (1752) = flooring (1752) = flooring and sheet metal (1761) = roofing and sheet metal (1765) = wrecking and demolition (1795) = wrecking and demolition (1799) = other special construction trades Swimming Pool Cleaning & Maintenance (T399)(1799) - absetos, miscellaneous (1799) - epoxy waste, solvents, asbestos, miscellaneous (1799) -
Dystal control of the section of the sectin of the section of the section of the
(1721) = painting, paper hanging, decorating(1721) – paints, solvents, glues, miscellaneous(1742) = plastering, drywall, acoustical insulation(1721) – paints, solvents, glues, miscellaneous (1742) – solvents, adhesives, miscellaneous (waste insulation)(1742) = plastering, drywall, acoustical insulation(1742) – solvents, adhesives, miscellaneous (waste insulation)(1751) = carpentry (1752) = flooring (1761) = roofing and sheet metal (1795) = wrecking and demolition (1795) = wrecking and demolition (1799) = other special construction trades(1761) – tars, sealants, miscellaneous (1799) – epoxy waste, solvents, asbestos, miscellaneous (1799) = other special construction tradesSwimming Pool Cleaning & Maintenance (7399)Free and combined chlorine, bromine, iodine, algaecides (mercury- based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical Facilities (8071)X-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
decorating (1742) = plastering, drywall, acoustical insulation(1742) - solvents, adhesives, miscellaneous (waste insulation)(1742) = plastering, drywall, acoustical insulation(1742) - solvents, adhesives, miscellaneous (waste insulation)(1751) = carpentry (1752) = flooring (1761) = roofing and sheet metal (1761) = roofing and demolition (1795) = wrecking and demolition (1795) - asbestos, miscellaneous chemicals, miscellaneous (1799) - epoxy waste, solvents, asbestos, miscellaneous (1799) - epoxy waste, solvents, asbestos, miscellaneousSwimming Pool Cleaning & Maintenance (7399)Free and combined chlorine, bromine, iodine, algaecides (mercury- based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical Facilities (8071)X-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
Instantion(1751) = carpentry(1751) - solvents, lacquers(1752) = flooring(1752) - paint, glues, miscellaneous(1761) = roofing and sheet metal(1761) - tars, sealants, miscellaneous(1795) = wrecking and demolition(1795) - asbestos, miscellaneous chemicals, miscellaneous(1799) = other special construction trades(1799) - epoxy waste, solvents, asbestos, miscellaneousSwimming Pool Cleaning & MaintenanceFree and combined chlorine, bromine, iodine, algaecides (mercury- based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
(1751) = carpentry(1751) = solvents, haddets(1752) = flooring(1752) = paint, glues, miscellaneous(1761) = roofing and sheet metal(1761) - tars, sealants, miscellaneous(1795) = wrecking and demolition(1795) - asbestos, miscellaneous chemicals, miscellaneous(1799) = other special construction trades(1799) - epoxy waste, solvents, asbestos, miscellaneousSwimming Pool Cleaning & MaintenanceFree and combined chlorine, bromine, iodine, algaecides (mercury- based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
(1752) = hoofing(1752) = paint, gittes, iniscellaneous(1761) = roofing and sheet metal(1761) - tars, sealants, miscellaneous(1795) = wrecking and demolition(1795) - asbestos, miscellaneous chemicals, miscellaneous(1799) = other special construction trades(1799) - epoxy waste, solvents, asbestos, miscellaneousSwimming Pool Cleaning & MaintenanceFree and combined chlorine, bromine, iodine, algaecides (mercury- based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
(1761) - rooming and sheet metal(1761) - tars, searants, miscentaneous(1795) = wrecking and demolition(1795) - asbestos, miscellaneous chemicals, miscellaneous(1799) = other special construction trades(1799) - epoxy waste, solvents, asbestos, miscellaneousSwimming Pool Cleaning & MaintenanceFree and combined chlorine, bromine, iodine, algaecides (mercury- based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
(1795) = wrecking and demontion(1795) = asbestos, iniscentateous chemicals, iniscentateous(1799) = other special construction trades(1799) - epoxy waste, solvents, asbestos, miscellaneousSwimming Pool Cleaning & MaintenanceFree and combined chlorine, bromine, iodine, algaecides (mercury- based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
(1799) = other special construction trades(1799) - epoxy waste, solvents, asbestos, miscellateousSwimming Pool Cleaning & Maintenance (7399)Free and combined chlorine, bromine, iodine, algaecides (mercury- based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
Swimming Pool Cleaning & Maintenance (7399)Free and combined chlorine, bromine, iodine, algaecides (mercury- based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical Facilities (8071)X-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
(7399)based, copper-based, or quaternary), cyanuric acid, calcium or sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
sodium hypochlorite, muriatic acid, sodium carbonateMiscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
Miscellaneous Repair ServiceSolvents, acids, alkalis, paint sludges, metals, organics, miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
miscellaneous chemicalsMedical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
Medical FacilitiesX-ray developers and fixers (fixers and e-ray film contain reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
 (8071) reclaimable silver) Developer contains glutaldedyde, hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists) Veterinary Services Solvents, infectious materials, vaccines, drugs, disinfectants (0742)
hydroquinone, phenedone, potassium bromide, sodium sulfite, sodium carbonate. Fixer has thiosulfates and potassium alum. Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
sodium carbonate. Fixer has thiosulfates and potassium alum.Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists)Veterinary ServicesSolvents, infectious materials, vaccines, drugs, disinfectants (0742)
Veterinary Services Infectious wastes, radiological wastes, biological wastes, miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists) Veterinary Services Solvents, infectious materials, vaccines, drugs, disinfectants (0742)
miscellaneous chemicals, disinfectants, asbestos, beryllium, acids (from dentists) Veterinary Services Solvents, infectious materials, vaccines, drugs, disinfectants (0742)
Veterinary Services (from dentists) Veterinary Services Solvents, infectious materials, vaccines, drugs, disinfectants (0742)
Veterinary Services Solvents, infectious materials, vaccines, drugs, disinfectants (0742)
(quaternary ammonia, hexachlorophene, peroxides, chlorhexadene
chlorox)
X-ray developers and fixers (fixers and x-ray contain reclaimable
silver)
Schools (821) Solvent, chemicals, pesticides, acids, alkalis, waste oils
Furniture & Furniture Fixtures Paints, sludges, solvents, empty containers, degreasing sludges,
(Manufacture & Repair) (2512, 7641) solvent recovery sludges
Funeral Services and Crematories Formaldehyde is the main preservative used. Also use wetting
(7261) agents, fumigants, solvents
Government Offices (919) Machinery/vehicle servicing, gasoline or heating oil tanks
Home Heating Oil (5183) Underground storage tanks, truck maintenance garage
Photo Processing Laboratory Biosludges, silver sludges, cyanides, miscellaneous sludges

Business Category (SIC)*	Hazardous Materials/Wastes/Disposal Practices (if known) Potential Large-Scale Generators
Apartment and Condominium (6513)	Swimming pool cleaning and maintenance chemicals, landscaping chemicals such as pesticides and fertilizers, on-site sewage treatment plant (hazardous household wastes)
Pharmacies (591)	Spilled and returned products
Hardware Stores (525) & Carpet (5713)	Hazardous chemical products in hardware and parts stores' Stores inventories. Carpet stores use glues and similar adhesives that are hazardous products returned to stores by customers. If forklift is used at lumber, hardware or carpet store, there may be fuel tank or repair shop. Wood products, if stained or treated on-site, require hazardous chemicals (such as creosote)
Construction Materials (521)	Asbestos
Car Washes (7542)	Miscellaneous chemicals, soap, detergents, waxes
Beauty Shops (723) and Barber Shops (724)	Miscellaneous chemicals in rinses, perm solutions, dyes
Sports Shops (5951) and Hobby Shops (5945)	Gun powder and ammunition, rocket engine and model airplane fuel
Country Clubs (7997)	Pesticides, fertilizers, swimming pool chemicals, vehicle maintenance shops
Bowling Alleys (7933)	Epoxy, urethane-based floor finish
Miscellaneous	
	• • • • • • • • • • • • • • • • • • •

APPENDIX E

HISTORIC SITE INVENTORY

APPENDIX E

WEST VINCENT TOWNSHIP HISTORIC SITE INVENTORY

Map numbers correspond to numbers on the "Historic Resources" map. Where more than one value is listed for a particular resource (e.g. - medium-high), value shall be rounded up to the highest value (e.g. - high) to determine class category described in Article XXIV, Historic Preservation. NR indicates National Register of Historic Places. Values correspond to class categories contained in Article XXIV as follows:

Ι	NR (National Register site)
	Contributing (Contributing building or structure to National Register
	District
	NR eligible (Eligible for National Register)
II	High historic value
II	Medium historic value
IV	Low historic value
	I II II IV

<u>Map No.</u>	Parcel#	Comments/Notes	<u>Historic Value</u>
1	3-29.3		Low
2	3-72.1		Low-Medium
2B	3-39.2	lime kiln	High
2C	1-5	Camp Sankanac cabin	Medium
3	3-7		Medium
4	3-66		Low-Medium
5	3-74		Low-Medium
6	3-63.2		Medium
7	3-76.1E		Low-Medium
8	3-77.1		Medium
9	3-51.1		Medium
10	3-79		Medium
10A	3-57.1F	Everhart grave sites	High
11	3-110		Medium
12	3-152		Medium
13	3-148	1838	Medium
14	4-32		Medium
15	3-113		Medium
16	3-114		Low-Medium
17	4-31.1A		Medium
18	4-39 & 40		Low-Medium
19	4-36		Low-Medium
20	4-49		Medium
21	4-56		Medium

22	4-59		Low-Medium
23	4-23.5	Potential NR	NR eligible
24	4-62	c. 1765 travel lodge	Medium-High
25	4-63.14	Ŭ	Medium-High
26	4-58		Medium
27	4-57		Medium
28	4-54	In NR District	Contributing
29	4-92	In NR District	Contributing
30	4-90	In NR District	Contributing
31	4-53	In NR District	Contributing
32	4-50	Potential NR, in NR District	NR eligible
33	4-43.1	in NR District	Contributing
34	4-44	Mill site, c. 1817,	Contributing
		in NR District	C C
35	4-47	NR, store and creamery	NR
36	4-8 1	In NR District	Contributing
37	4-83	In NR District	Contributing
38	4-84	In NR District	Contributing
39	4-82	In NR District	Contributing
39A	4-77	In NR District	Contributing
39B	4-78	Birchrunville School, in	Contributing
		NR District	-
40	4-80	In NR District	Contributing
41	4-75	Bakery, etc.; in NR District	Contributing
42	4-74	In NR District	Contributing
43	4-72	In NR District	Contributing
44	4-73	In NR District	Contributing
45	4-71	In NR District	Contributing
46	4-70	In NR District	Contributing
47	4-68	In NR District	Contributing
47.1	4-64	Meeting House, in NR District	Contributing
48	4-142		High
49	4-145	Bake house, in NR District	Contributing
49A	4-144	Springhouse, in NR District	Contributing
50	4-88	In NR District	Contributing
51	4-86	In NR District	Contributing
52	4-146	n NR District	Contributing
53	4-147	In NR District	Contributing
54	4-141		Low-Medium
55	4-141		Low-Medium
56	4-148	1805, Potential NR	NR eligible
57	4-122		Low-Medium
58	4-166.1		Low-Medium

59	4-99		Low-Medium
60	4-100		Medium
61	4-101.1		Low-Medium
62	4-104.2		Medium
63	4-106	1846	Medium-High
64	4-140		Medium-High
65	5-1		Medium
66	5-1		Low
67	4-137	Potential NR	NR eligible
68	4-138	Potential NR	NR eligible
69	5-1	1810	Low
70	5-1	1010	Low
71	4-108.1	c. 1850	Medium
72	5-1		Low
73	5-1		Medium-High
73 A	5-1	Myren Mansion	
74	5-9	Potential NR	NR eligible
75	5-1		Medium-High
76	5-10		Medium
77	5-13		Medium
78	5-1	1903. Potential NR	NR eligible
79	5-3		Medium
80	5-4	NR	NR
81	5-14.1		Low-Medium
82	5-18		Low-Medium
83	5-8		Low
84	5-7	1805. Potential NR	NR eligible
85	5-28		High
86	5-50.2	Potential NR	NR eligible
87	5-46	Potential NR	NR eligible
88	5-45		Medium
89	5-34.3		Low-Medium
90	5-34-4		Medium-High
91	5-36.1	Potential NR	NR eligible
92	5-17	Chestnut Grove School	Medium-High
93	5-35		Low-Medium
94	4-182	c. 1859	Medium
95	4-112	1842	Medium
96	4-113	10.2	Medium-High
97	4-169	1870	Medium
97A	4-126		High
98	4-115		Medium
99	4-170		Low-Medium
100	4-178	1896. Potential NR	NR eligible

101 102	4-177 4-175 4-167 1	Potential NR	NR eligible Medium Medium
105	4-107.1		Low-Medium
104	4-179 0.2		Medium
105	0.3		Low-Medium
100	9-5 9_5	Potential NR	NR eligible
107	9-5 8-21	Underground RR home of	NR eligible
108	0-21	G.A. Lewis - naturalist; potential NR	The ongroup
109	9-7		Low-Medium
110	8-22		Medium
111	8-24	NR. Geo. Deery family	NR
	021	homestead	
112	4-175	Potential NR	NR eligible
113	4-175	John Stauffer house.	NR eligible
110	, 1, 2	potential NR	
114	4-175	L	Low-Medium
115	8-18	Underground RR, potential NR	NR eligible
116	8-18.3	NR. Owen J. Roberts' home	NR
117	4-67		Medium
118	8-3		Low-Medium
119	8-17	Potential NR	NR eligible
120	8-17	1802, potential NR	NR eligible
120A	8-17	Barn	High
121	8-9.2		Medium
122	8-4.1	1715 core, c. 1740 addition	High
123	7-109		Medium
124	7-99	NR	NR
125	8-12	Vincent Baptist Church	Medium
126	8-12	Vincent Baptist Church	Medium
		parsonage	
127	8-14.1	1 0	Medium
128	7-103		Medium
129	7-103		Low-Medium
130	7-103		Low-Medium
131	7-103		Low-Medium
132	7-103.5		Low-Medium
133	7-104.1		Low-Medium
134	7-105.1		Low-Medium
135	7-107		Medium
136	7-106		Medium
137	7-111.2		Low-Medium

138	7-116.1		Medium
139	7-90.1		Low-Medium
140	10-13.1	1812	Low-Medium
141	10-11		Medium
142	10-1	1835, 1819 barn	Medium
143	10-3		Medium
144	10-6	Potential NR	NR eligible
145	10-4	Potential NR	NR eligible
146	10-4		Low
147	7-87	Potential NR	NR eligible
147A	7-93	St. Matt. UCC Church &	High
		parsonage (St. Matthews School)	
148	7-84	1826 1st addition,	NR eligible
		potential NR	
149	7-94	Potential NR	NR eligible
150	7-77.1		Medium
151	7-77.1		Low
152	7-95	1831 1st addition	Low
153	7-71.1A	1793	High
154	7-98		Low-Medium
155	7-98		Low-Medium
156	7-72.1	1812 mill complex	Medium
157	7-68	Mill for site no. 156	Medium-High
158	7-63	1743 mill	Medium-High
159	7-40.2A		Low-Medium
160	7-45		Low
161	3-138	house demolished	Medium
162	4-65		Low-Medium
163	7-40	Mendenhall house, c. 1700.	High
		moved from Concord Twp.	U
164	3-116	*	Medium-High
165	3-117	Site of Revolutionary	NR eligible
100		powder mill, potential NR	U
166	3-118.1	F • • • • • • • • • • • • • • • • • • •	Medium
167	3-128		Low-Medium
168	3-120	John Rhoads house	NR eligible
100	5 12)	notential NR	1111 0118-010
169	3-133	Potential NR	NR eligible
170	3-120	Geo & Phoebe Hipple house	NR eligible
170	J 140	potential NR	
171	3-120	Potential NR	NR eligible
172	7-33.3	Log core, potential NR	NR eligible
173	7-33.3	0 /1	High

.

174	7-36	NR. 1797 Robert Rooke house	NR
175	7-175		Medium
176	7-38		Low
177	7-66		Low-Medium
178	7-67		Low-Medium
170	7-07	Thos Rooke house	High
180	7-70	1834 NR	NR
100	7.28	Potential NR	Medium-High
101	7-20		Low-Medium
102	7-00	1947 house 1931 have	Medium
103	7-20	1847 house, 1851 ban	Low-Medium
104	/~01.1 76		Low-Medium
183	7-0		Medium-High
180	7-7.1	Dotoutiol ND	ND aligible
187	7-10	Potential NK	Modium
188	/-12		Medium
189	6-83		Medium
190	6-37		Law Madium
191	6-38		Low-Medium
192	6-39		Medium
193	6-40		
194	6-41.1		Low-Medium
195	6-31.1		Medium
196	6-31		Medium
197	6-9	Early barn, potential NR	NR eligible
198	6-8	Captain Lawrence tavern	Medium
199	6-28		Low-Medium
200	6-3.1	store c. 1812	Low-Medium
201	6-62	demolished	
202	6-67		Medium
203	6-60	Potential NR	NR eligible
204	7-5.1	James John house,	NR eligible
		potential NR	
205	6-6	St. Andrews School	Medium
206	6-4		Low-Medium
207	6-3		Low
208	6-59		Medium
209	2-4		Medium
210	3-21		Medium
211	3-81		Medium
212	3-18		Low-Medium
213	7-25	Potential NR	NR eligible
214	7-24		Medium
215	7-21		Low
216	3-90	1801-05, potential NR	NR eligible
		-	

3-89		Low-Medium
3-104.1	log addition 1820, moved	Medium
	from Lebanon County	
3-121.3	Part log, potential NR	NR eligible
3-122		Low-Medium
3-108		Medium
3-69.1	NR, Nicholas East house	NR
3-69.1		High
3-99		Medium
3-98	Highland School	High
3-106		Medium-High
3-105		Medium-High
3-96		Medium-High
3-14.1	Main house	Low-Medium
3-14.1	Tenant house, potential NR	NR eligible
3-13	1761, potential NR	NR eligible
	3-89 3-104.1 3-121.3 3-122 3-108 3-69.1 3-69.1 3-99 3-98 3-106 3-105 3-96 3-14.1 3-14.1 3-13	3-893-104.1log addition 1820, moved from Lebanon County3-121.3Part log, potential NR3-1223-1083-69.1NR, Nicholas East house3-69.13-993-993-983-1063-1053-963-14.13-131761, potential NR

APPENDIX F

AREA AND BULK REGULATIONS – 1987 ZONING ORDINANCE

APPENDIX F

Article IV

RC Rural Conservation District

Section 403 AREA AND BULK REGULATIONS

A. Lot Area

Every lot shall have an area of not less than five (5) acres, provided that, in the case of an interior lot, any right of way or accessway connecting such lot to a road or street shall be in addition to the minimum lot area of five (5) acres.

1. Lot Area, Net.

Every lot shall have a net area of not less than twenty-thousand (20,000) square feet. Such area shall be contiguous and shall contain a minimum width of fifty (50) feet.

B. Lot Width

Every lot shall not be less than three hundred (300) feet in average width, with one hundred (100) feet minimum width at the building setback line.

C. Front Yard

There shall be a front yard of not less than one hundred (100) feet from the building setback line to the street line or, in the case of an interior lot, to the front lot line.

- D. <u>Side Yard</u>
 - 1. For every dwelling, there shall be two side yards, neither of which shall be less than seventy-five (75) feet in width.
 - 2. For every principal building other than a dwelling, there shall be two side yards, neither of which shall be less than seventy-five (75) feet in width.
- E. <u>Rear Yard</u>

There shall be a rear yard on each lot which shall not be less than seventy-five (75) feet in depth, unless the lot is a reverse frontage lot, in which case the requirements of Section 1803.D of this Ordinance shall apply.

F. Lot Coverage

Not more than ten (10%) percent of the area of each lot shall be occupied by buildings or other impervious cover.

G. Accessory Buildings/Structures

No accessory buildings or structures shall be situated within fifty (50) feet of any side or rear lot line. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located within the front yard as long as the minimum front yard setback of the accessory building or structure is no less than one hundred fifty (150) feet and the total ground floor area or building footprint is no greater than the total ground floor area or building footprint of the principal building on the lot. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located less than one hundred fifty (150) feet from the front lot line only under the following conditions:

- 1. In no case shall accessory buildings or structures be situated less than one hundred (100) feet from the front lot line.
- 2. In lieu of existing topographical features and/or vegetative buffers, buildings and structures shall be screened according to Section 1806 B. of this Ordinance.
- 3. Accessory buildings and structures shall not exceed one (1) story or twelve (12) feet in height, whichever is less, and five hundred (500) square feet in floor area.

Accessory agricultural buildings and structures may be located within the front yard, but in no case shall the minimum front yard, but in no case shall the minimum front yard for the accessory building or structure be less than that contained in Section 403 C. above.

H. <u>Height Restriction</u>

No structures or principal dwelling shall exceed thirty-five (35) feet in height. No accessory building, other than an accessory farm building, shall exceed twenty-five (25) feet in height.

Article V

R-3 Residential District

Section 503 AREA AND BULK REGULATIONS

A Lot Area

Every lot shall have an area of not less than three (3) acres, provided that, in the case of an interior lot, any right of way or accessway connecting such lot to a road or street shall be in addition to the minimum lot area of three (3) acres.

1. Lot Area, Net.

Every lot shall have a net area of not less than twenty-thousand (20,000) square feet. Such area shall be contiguous and shall contain a minimum width of fifty (50) feet.

B. <u>Lot Width</u>

Every lot shall not be less than two hundred twenty-five (225) feet in average width, with seventy-five (75) feet minimum width at the building setback line.

C. <u>Front Yard</u>

There shall be a front yard of not less than seventy-five (75) feet from the building setback line to the street line or, in the case of an interior lot, to the front lot line.

D. Side Yard

- a. For every dwelling, there shall be two side yards, neither of which shall be less than forty (40) feet in width.
- b. For every principal building other than a dwelling, there shall be two side yards, neither of which shall be less than fifty (50) feet in width.

E. <u>Rear Yard</u>

There shall be a rear yard on each lot which shall not be less than forty (40) feet in depth, unless the lot is a reverse frontage lot, in which case the requirements of Section 1803.D of this Ordinance shall apply.

F. Lot Coverage

Not more than twelve (12%) percent of the area of each lot shall be occupied by buildings or other impervious cover.

G. <u>Accessory Buildings/Structures</u>

No accessory buildings or structures shall be situated within thirty (30) feet of any side or rear lot line. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located within the front yard as long as the minimum front yard setback of the accessory building or structure is no less than one hundred fifty (150) feet and the total ground floor area or building footprint is no greater than the total ground floor area or building footprint of the principal building on the lot. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located less than one hundred twenty-five (125) feet from the front lot line only under the following conditions:

- 4. In no case shall accessory buildings or structures be situated less than seventy-five (75) feet from the front lot line.
- 5. In lieu of existing topographical features and/or vegetative buffers, buildings and structures shall be screened according to Section 1806 B. of this Ordinance.
- 6. Accessory buildings and structures shall not exceed one (1) story or twelve (12) feet in height, whichever is less, and five hundred (500) square feet in floor area.

Accessory agricultural buildings and structures may be located within the front yard, but in no case shall the minimum front yard, but in no case shall the minimum front yard for the accessory building or structure be less than that contained in Section 403 C. above.

H. <u>Height Restriction</u>

No structures or principal dwelling shall exceed thirty-five (35) feet in height. No accessory building, other than an accessory farm building, shall exceed twenty-five (25) feet in height.

Article VI

R-2 Residential District

Section 603 AREA AND BULK REGULATIONS

A Lot Area

Every lot shall have an area of not less than two (2) acres, provided that, in the case of an interior lot, any right of way or accessway connecting such lot to a road or street shall be in addition to the minimum lot area of two (2) acres.

2. Lot Area, Net.

Every lot shall have a net area of not less than twenty-thousand (20,000) square feet. Such area shall be contiguous and shall contain a minimum width of fifty (50) feet.

B. Lot Width

Every lot shall not be less than two hundred (200) feet in average width, with fifty (50) feet minimum width at the building setback line.

C. Front Yard

There shall be a front yard of not less than seventy-five (75) feet from the building setback line to the street line or, in the case of an interior lot, to the front lot line.

- D. Side Yard
 - c. For every dwelling, there shall be two side yards, neither of which shall be less than thirty (30) feet in width.
 - d. For every principal building other than a dwelling, there shall be two side yards, neither of which shall be less than fifty (50) feet in width.

E. <u>Rear Yard</u>

There shall be a rear yard on each lot which shall not be less than forty (40) feet in depth, unless the lot is a reverse frontage lot, in which case the requirements of Section 1803.D of this Ordinance shall apply.

F. Lot Coverage

Not more than fifteen (15%) percent of the area of each lot shall be occupied by buildings or other impervious cover.

G. <u>Accessory Buildings/Structures</u>

No accessory buildings or structures shall be situated within twenty (20) feet of any side or rear lot line. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located within the front yard as long as the minimum front yard setback of the accessory building or structure is no less than one hundred fifty (150) feet and the total ground floor area or building footprint is no greater than the total ground floor area or building footprint of the principal building on the lot. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located less than one hundred twenty-five (125) feet from the front lot line only under the following conditions:

- 7. In no case shall accessory buildings or structures be situated less than seventy-five (75) feet from the front lot line.
- 8. In lieu of existing topographical features and/or vegetative buffers, buildings and structures shall be screened according to Section 1806 B. of this Ordinance.
- 9. Accessory buildings and structures shall not exceed one (1) story or twelve (12) feet in height, whichever is less, and five hundred (500) square feet in floor area.

Accessory agricultural buildings and structures may be located within the front yard, but in no case shall the minimum front yard for the accessory building or structure be less than that contained in Section 403 C. above.

H. <u>Height Restriction</u>

No structures or principal dwelling shall exceed thirty-five (35) feet in height. No accessory building, other than an accessory farm building, shall exceed twenty-five (25) feet in height.

APPENDIX G

FRENCH CREEK SCENIC RIVER CORRIDOR DESIGNATED STREAM SEGMENTS



French Creek Scenic River Corridor

Designated Stream Segments

ZONING MAP OVERLAY West Vincent Township

Chester County, Pa.



1000 0 1000 2000 3000 Feet

Revised: June 2000

CASTLE VALLEY CONSULTANTS ENGINEERS + PLANNERS + DESIGN PROFESSIONALS

APPENDIX H

TRANSFERABLE DEVELOPMENT RIGHTS WORKSHEET

West Vincent Township Transferable Development Rights Worksheet

Parcel Number (s) *These calculations assume that there are not additional Right-of Way, easements, or additional dwellings.

Total Tract Acreage

Number of Rights*

Adjusted Tract Area (ATA) Calculation

- a.) Area occupied by existing rights-of-way or easements to a public or private acres street.
- b.) Conservation Areas

Resource		Protection Factor	Acres of Resource	Conservation Area
Floodplain,				
Submerged I	Land,			
Wetland, or	Steep			
Slopes (<25%)				
Seasonal	High			
Water Table	-			

Total Area of Resources Conservation Area Total

c.) Area occupied by high tension electrical transmission line right-of-way

Protection Factor	Acres of Resource	Area

ATA Formula

Total Tract Area	a-(subtotal of a.), b.) & c.))=Adjusted Tra	ict Area
Total Tract Area	a	Acres
Deductions	a.) Road R-O-W	Acres
	b.) Conservation Area	Acres
	c.) High Tension Line R-O-W	Acres
ATA	, ,	Acres

Net TDR Tract Area Calculation

1.) Area subject to easement

_____Acres

2.) Deduction for existing dwelling based on Tier IV Design Option

Density Reference

Zoning	Tier IV Density	
District	Acres/DU of ATA (Base Density)	DU/Acre (w/TDR Bonus)
RC		
R3		
R2		

3.) TDR Tract Area Subtotal

ATA - Easement Area - Existing Dwelling Deduction

ATA	Acres
Easement Area	Acres
Existing Dwelling Deduction	Acres
TDR Tract Area	Acres

4.) Net TDR Tract Area Subtotal

TDR Tract Area x .85 (to account for development improvements)

TDR Tract AreaAcresImprovement DeductionAcres

Development Right Calculation

Net TDR Tract Area x Tier IV Density w/TDR Bonus=Development Rights

 Net TDR Tract Area

 Density (DU/Acre)

 Development Rights:

ZONING MAP



OVERLAY DISTRICTS







Map Prepared By Castle Valley Consultants, December 1998





Water Resource Protection Areas

Legend

Fracture Trace

Surface Water Threats

Stockton Formation - Regional Aquifer

Groundwater Threats

West Vincent Township Chester County, Pennsylvania

800

800 0 8001600 Feet

Map Prepared By Castle Valley Consultants, December 1998



Historic Resources

Legend

Historic Resources

)	Township Historic Sites Survey
)	Pennsylvania Historic Resource File
	National Register of Historic Places
	Birchrunville Historic District
	Highlands Historic District

West Vincent Township Chester County, Pennsylvania

800 0 800 1600 Feet

Map Prepared By Castle Valley Consultants, December 1998









EDWARD B. WALSH & ASSOCIATES, INC. Complete Civil Engineering Design / Consultation Services

> 2025 Hankin

LEGAL DESCRIPTION THE HANKIN GROUP LUDWIGS CORNER PROJECT

ALL THAT CERTAIN lot or parcel of ground situate in West Vincent Township, Chester County, Pennsylvania, bounded and described according to a Plan of Subdivision for The Hankin Group, prepared by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors, Downingtown, PA, dated April 8, 1998, last revised January 6, 1999.

BEGINNING at an iron pin found on the Title Line in the bed of Birch Run Road (33 feet wide) a corner of lands now or late of Edward P. Loomis, thence from the beginning extending along the Title Line in the bed of said road North 85 degrees 37 minutes 32 seconds East 1004.80 feet to a point, a corner of lands now or late of John E. and Mary H. Bruner; thence extending along said land, South 11 degrees 59 minutes 51 seconds East 4.45 feet to a spike found, a corner of said Bruner and lands now or late of Steven J. and Loraine Zarichniak; thence extending along said Zarichniak the three (3) following courses and distances: (1) South 11 degrees 59 minutes 51 seconds East crossing the southernly side of Birch Run Road 734,91 feet to a point, said point being South 01 degrees 39 minutes 46 seconds East 1.11 feet from an iron pin found; (2) North 68 degrees 38 minutes 56 seconds East 1057.79 feet to a point, said point being South 18 degrees 02 minutes 52 seconds East 1.37 feet from an iron pin found; and (3) North 09 degrees 31 minutes 05 seconds East 195.06 feet to an iron pin found in line of lands now or late of West Vincent Associates, Ltd ; thence along lands now or late of said West Vincent Associates, Ltd. the following four (4) courses and distances: (1) South 58 degrees 27 minutes 10 seconds East 53.93 feet to an iron pipe found; (2) North 09 degrees 31 minutes 05 seconds East 468.93 feet to an iron pipe found; (3) North 14 degrees 43 minutes 45 seconds East 204.25 feet to an iron pipe found: and (4) North 00 degrees 31 minutes 15 seconds West, crossing the southernly side of Westover Lane, (33 feet wide), 378.10 feet to a point on the Title Line in the bed of said Westover Lane, having passed over an iron pipe on line 16.97 feet from said point; thence along the Title Line in the bed of said Westover Lane the following five (5) courses and distances: (1) South 69 degrees 42 minutes 45 seconds East 386.68 feet to a point; (2) South 74 degrees 54 minutes 45 seconds East 92.80 feet to a point; (3) South 72 degrees 01 minutes 36 seconds East

> REGISTERED PROFESSIONAL ENGINEERS - PA, NJ, DE & MD 55 Country Club Drive, Suite 100 Downingtown, PA 19335 810-618-1360 FAX 610-518-1255

720.56 feet to a point, said point being located South 69 degrees 02 minutes 34 seconds West 4.69 feet from an iron pipe found; and (4) South 21 degrees 57 minutes 26 seconds East 85.00 feet to a point, a corner of lands now or late of Franklin C. Markle, Jr;; thence along the southeasternly line of said lands, the following two (2) courses and distances: (1) crossing the easternly side of said Westover Lane, North 56 degrees 07 minutes 34 seconds East 935.50 feet to a point, said point being North 17 degrees 20 minutes 16 seconds East 22.98 feet from an iron pipe found; (2) North 83 degrees 02 minutes 34 seconds East 566.75 feet to a stone found at a corner of lands now or late of Peter J. Rodger and Barbara R. Watkins, thence along said land North 83 degrees 19 minutes 03 seconds east 448,06 feet to a stone found at a corner of lands now or late of Judith Brinton Moyer; thence along said lands South 29 degrees 33 minutes 12 seconds East 362.88 feet to an iron pin found at a corner of lands now or late of Harry B. Archinal; thence along said lands the following two (2) courses and distances: (1) South 02 degrees 10 minutes 32 seconds East 1129.32 feet to a pipe found; (2) crossing a small stream, South 01 degrees 37 minutes 11 seconds East 394.35 feet to a corner of lands now or late of James F. O'Connor; thence along said lands the following two (2) courses and distances: (1) crossing an iron pipe found 6.76 feet distant from the last mentioned point South 60 degrees 52 minutes 07 seconds West 351.28 feet to an iron pin found and; (2) crossing the northwesternly side of Fellowship Road (33 feet wide) South 29 degrees 07 minutes 53 seconds East 273.72 feet to a point on the Title Line in the bed of said road; thence along said Title Line the following two (2) courses and distances: (1) South 59 degrees 10 minutes 04 seconds West 102.27 feet to an iron pin found; and (2) South 60 degrees 40 minutes 56 seconds West 993.45 feet to an iron pipe found at the intersection of the Title Lines of said Fellowship Road and said Westover Lane, thence along the Title Line in the bed of said Fellowship Road the following five (5) course and distances: (1) South 59 degrees 42 minutes 32 seconds West 290.07 feet to a point; (2) South 14 degrees 02 minutes 39 seconds East 266.64 feet to a spike found, (3) South 17 degrees 34 minutes 59 seconds East 531.42 feet to a spike found; (4) South 17 degrees 37 minutes 00 seconds East 360.69 feet to a point on or near the line dividing West Vincent and Upper Uwchlan Townships, and (5) along said Township Line South 73 degrees 50 minutes 50 seconds West 1.17 feet to a point; continuing along said Township Line, along lands now or late of Fellowship Associates, crossing the westernly right-of-way line of Fellowship Road, South 73 degrees 50 minutes 50 seconds West 1146.59 feet and crossing the northeasternly side of Conestoga Pike (S.R. 0401) (46 feet wide) to a point on the Title Line in the bed of said Conestoga Pike; thence along said Title Line the following four (4) courses and distances: (1) North 50 degrees 46 minutes 08 seconds West 177.53 feet to a point; (2) North 52 degrees 46 minutes 08 seconds West 560.57 feet to a point; (3) North 53 degrees 05 minutes 44 seconds West 533.62 feet to a point; (4) North 53 degrees 45 minutes 00 seconds West 496.92 feet to a point found, said point being North 70 degrees 26 minutes 26 seconds East 2.17 feet from a spike found; thence crossing the northeasternly side of said Conestoga Pike, along lands now or late of Susan V. Stevens, North 70 degrees 26 minutes 26 seconds East 69.39 feet to a spike found in a paved driveway; thence along lands now or late of said Stevens and lands now or late of Robert E. and Bette H. Mooney, North 18 degrees 58 minutes 54 seconds West 649.87 feet to an iron pin found, a corner of said Mooney; thence along said lands, South 64 degrees 56 minutes 06 seconds West crossing the northeasternly side of Conestoga Pike (Route 401) (46 feet wide), the distance of 820.41 feet to a point on the Title Line in the bed of said road, thence extending along the Title Line in the bed of said road the following four (4) courses and distances: (1) North 53 degrees 45 minutes 00 seconds West 811.83 feet to a point; (2) North 51 degrees 38 minutes 09 seconds West 341.44 feet to a point, (3) North 51 degrees 19 minutes 20 seconds West 334 62 feet to a point; and (4) North 38 degrees 29 minutes 20 seconds West 142.85 feet to a point, a corner of lands now or late of Edward P. Loomis, thence extending along said lands North 11 degrees 30 minutes 00 seconds East recrossing the northeasternly side of Conestoga Road and recrossing the southernly side of Birch Run Road 572.94 feet to the first mentioned point and place of beginning.

CONTAINING: 298.084 Acres of land, be the same, more or less