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MILLWOOD DESIGN GUIDELINES

Prepared by the New Castle Board of Architectural Review and the New Castle Planning Board
in consultation with Anderson LaRocca Anderson and Frederick P. Clark Associates, Inc.

MILLWOOD DESIGN GUIDELINES

A Project Funded by the
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MILLWOOD CENTER

MILLWOOD CENTER

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INTRODUCTION

The Problem

Millwood Center is a typically visually chaotic centrum of an otherwise beautiful and well-planned community. The area lacks a compelling and effective three-dimensional design concept with which to direct a long-term solution to its problems.

The community is, and has been, investing in comprehensive community planning studies of traffic, parking, land use, physical features and growth patterns. The Board of Architectural Review and the Planning Board have quite rightly underscored the need for three-dimensional overall design guidelines for the Town's most problematic area, Millwood Center. The basic steps in the study have been as follows:

The Process

1. STEP ONE: Concept

- a. The existing community planning data on traffic, parking, land use, physical features, growth patterns, etc. has been reviewed.
- b. Base maps of infrastructure have been gathered.
- c. Meetings with interested community groups (e.g. Millwood Task Force, New Castle Board of Architectural Review, Planning Board) have been held to obtain input.
- d. A visual analysis of the existing conditions, landmarks, open spaces, views, axes and architectural preservation needs has been completed. Not only problems of blight and conflict, but also the opportunities inherent in these areas have been considered.
- e. A three-dimensional design concept to upgrade the visual environment, both existing and future, and a concept to address problems of traffic, parking, access for the handicapped, land use and potential growth have been proposed, reviewed, and approved by the Town.

2. STEP TWO: Establishment of Guidelines

Graphic and written guidelines have been provided in this booklet for the following general areas of concern:

- a. The streetscape.
- b. The sites adjacent to the streetscape.
- c. The signage displayed.
- d. The architecture.

3. NEXT STEPS

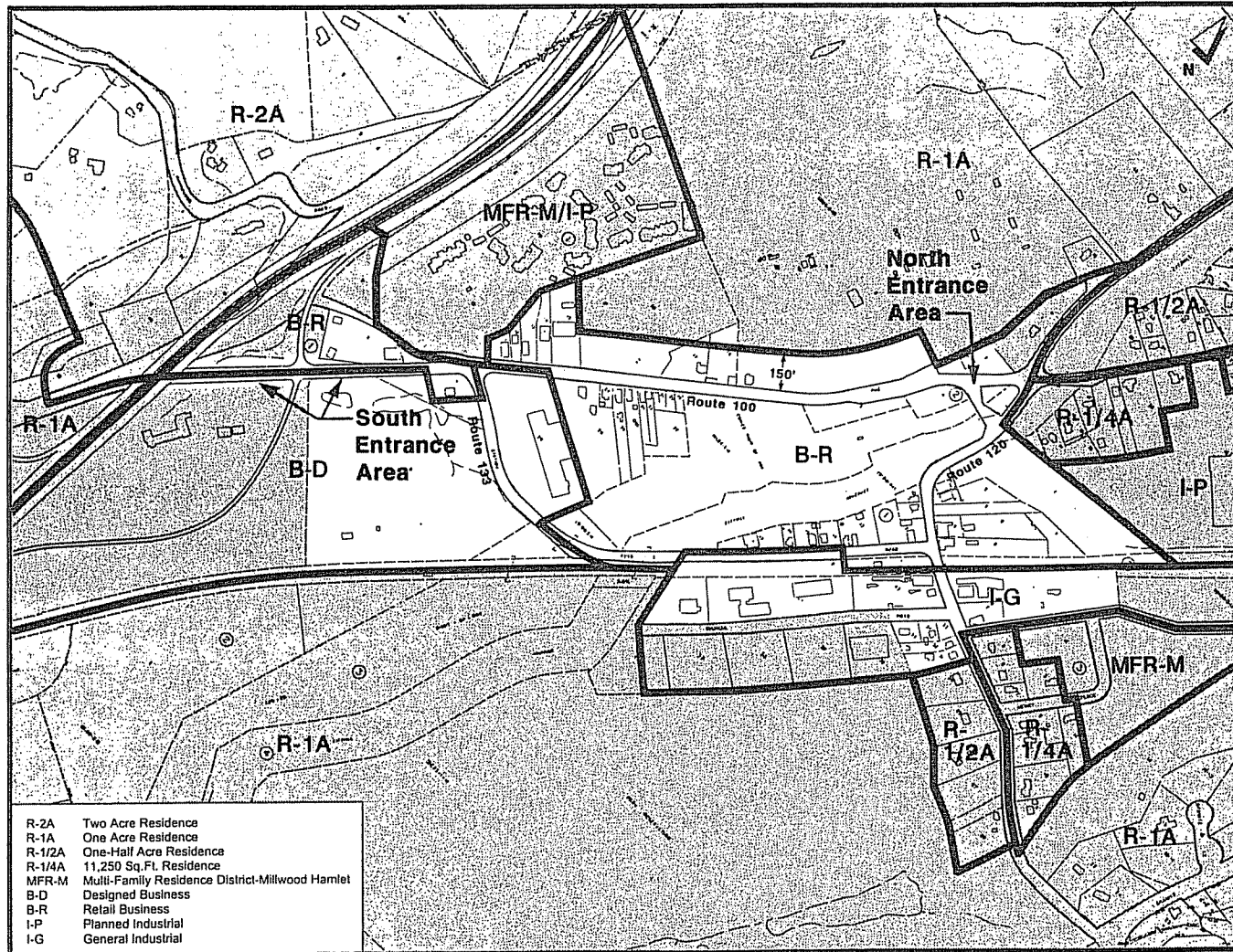
- a. The legal and governmental work necessary to implement the Guidelines must be put in place.
- b. The monitoring process needed to guide future growth of Millwood Center must be established.

MILLWOOD CENTER

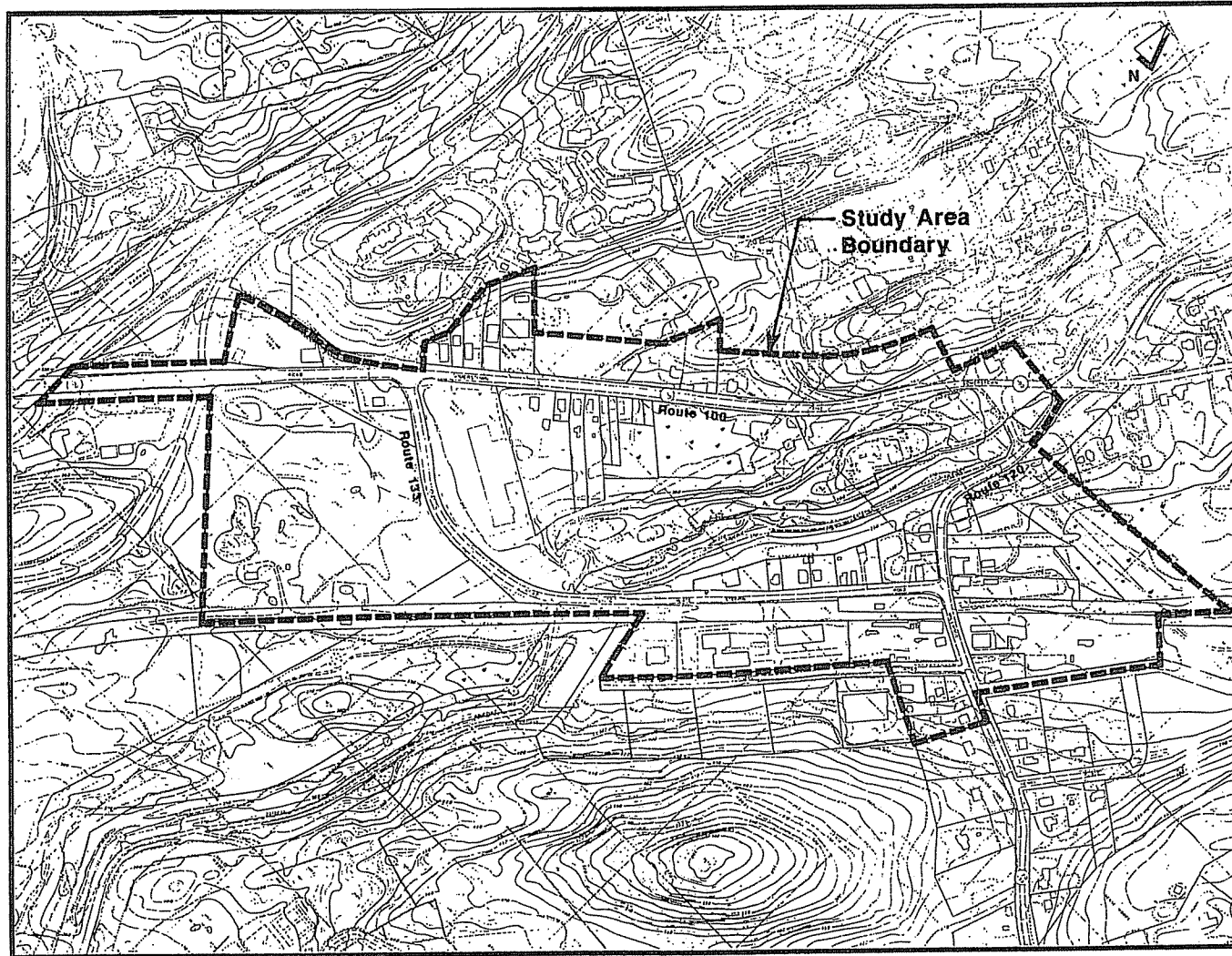
OVERVIEW

This figure shows in white the properties that are located within the Millwood Center Study Area. The Guidelines are applicable to all properties in the Study Area. They are intended to result in the creation of a hamlet-scale environment and, in particular, to achieve the following objectives:

- Maintain a small scale of commercial development, which exhibits a residential character;
- Introduce pedestrian-scale elements and emphasize features that encourage walking within the hamlet center, while still accommodating necessary vehicular circulation functions;
- Orient buildings toward the street side, with rear entrances to be used only for service and safety purposes;
- Encourage irregular building forms, and the creation of interior walkways and courtyards to avoid the creation of unimaginative strip development;
- Emphasize landscaping elements; and
- Improve signage and encourage harmonious design treatments.



STUDY AREA



STUDY AREA

MILLWOOD CENTER

PHYSICAL FEATURES

This figure illustrates the general topographical features of the lots in Millwood Center, as well as the location of some major areas of wetlands and a number of other physical features such as overhead transmission lines.

This illustration is included in these Guidelines for the purpose of acquainting the reader with the general physical characteristics of Millwood Center. The data included in this illustration has been obtained from topographical base maps prepared for the Town of New Castle. It is not intended to be used as a substitute for site-specific investigations that should be undertaken before any development is proposed for a particular lot.

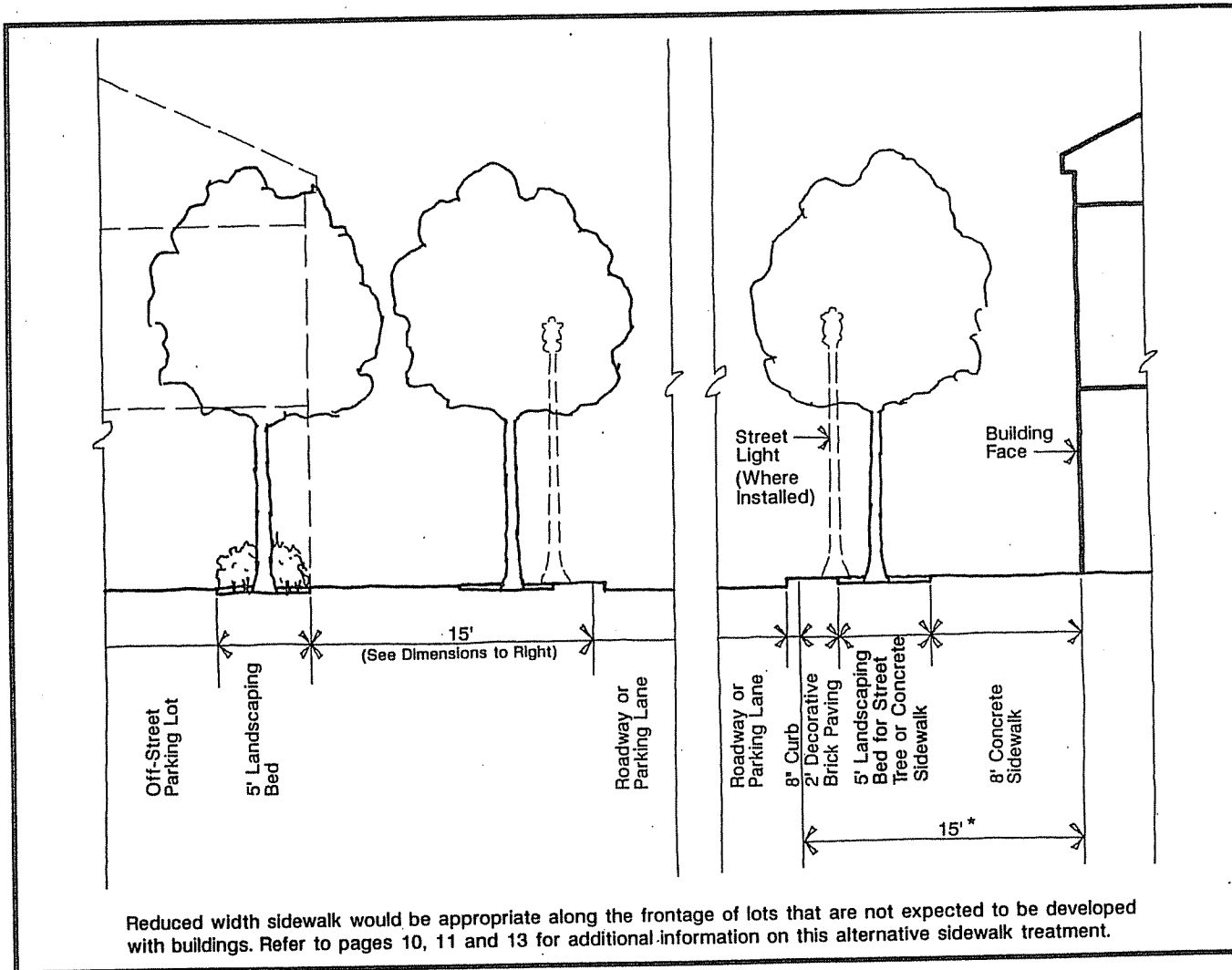
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STREETSCAPE ZONE REQUIREMENTS

The creation of a distinctive and recognizable streetscape in Millwood Center should be achieved through a combination of three principal factors: (1) maximum building setbacks; (2) required sidewalk width and design treatment; and (3) the installation of street trees. These concepts and the dimensions applicable to them are identified in the illustration to the left.

For purposes of applying these Guidelines, a "Build-To" Line must first be established, as described on page 6.

These Guidelines encourage the placement of buildings close to the street and the location of off-street parking lots to the rear of these buildings. There may be instances, however, where the placement of an off-street parking lot to the side of a building is necessary because of particular lot conditions, i.e., small lot size or shallow depth. In those cases, supplementary landscaping should be installed along the "Build-To" Line to buffer the off-street parking lot, as shown in the illustration to the left.



STREETSCAPE GUIDELINES

A

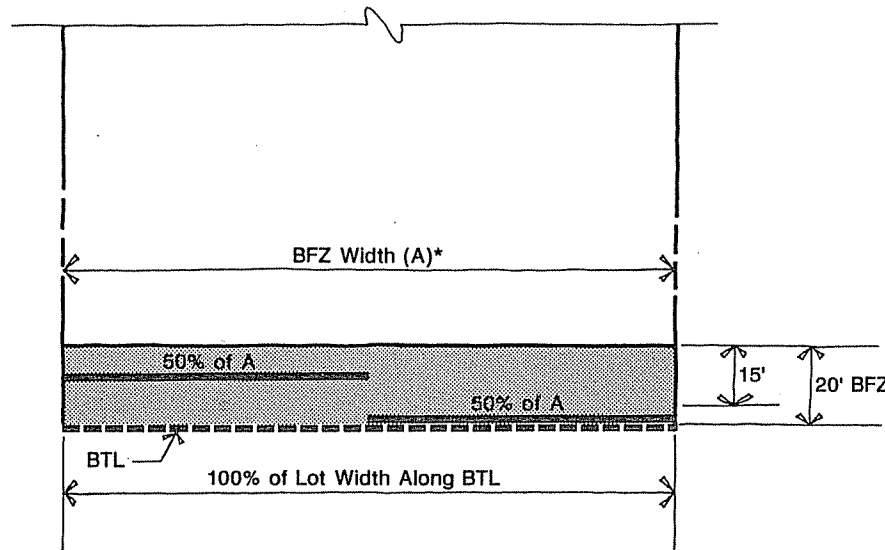
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BUILDING FRONTAGE ZONE REQUIREMENT

For purposes of defining the streetscape in Millwood Center, a zone should be established within which **building frontages** and primary building entrances (i.e., those used for regular, not service or emergency, access) must be located on each lot, i.e., **Building Frontage Zone (BFZ)**.

"Building frontage" is defined as a building wall facing a street and approximately parallel to it. The BFZ is created by first identifying the "Build-To" Line (BTL) for the lot, as described on page 6. The BFZ is defined as an area 20 feet in depth and extending the full width of the lot along the BTL.

For all lots, the entire width of the BFZ must contain **building frontages**, except for portions occupied by access driveways, interior walkways/courtyards, landscaping beds and pedestrian walkways. Of the total amount of **building frontage** required to be located in the BFZ, 50% must be located on the BTL and the remaining 50% must be located within the rearmost 15 feet of the BFZ.



* Those portions of the BFZ in which building frontages are not required to be located include the areas occupied by the following:

- (1) permitted one-way access driveways not exceeding 16 feet in width and permitted two-way access driveways not exceeding 24 feet in width;
- (2) required interior walkways/courtyards as described on page 8;
- (3) required side yard landscaping beds as described on page 23; and
- (4) permitted landscaping beds and/or pedestrian walkways adjacent to building foundations and not exceeding 5 feet in width.

STREETSCAPE GUIDELINES

MILLWOOD CENTER

"BUILD-TO" LINE REQUIREMENT

The "Build-To" Line (BTL) is a point of reference to be established for each lot in Millwood Center. As shown in Figure A, it is generally located at a distance of 29 feet from the centerline of the adjacent roadway pavement in order to accommodate a 14-foot wide travel lane (including shoulder). The location of the BTL may vary depending on the location of the roadway pavement within the street right-of-way as well as the existence of curbing.

If the BTL falls within the street right-of-way, it should be located to coincide with the front property line of the lot (Figure B). If on-street parking is located on the adjacent roadway and the parking lane is defined by a curb, the BTL should be established at a distance of 15 feet from the inside edge of the curb (Figure C).

It is recommended that Applicants consult with Town staff early in the formulation of their development concepts to seek guidance on the appropriate location of the "Build-To" Line.

A

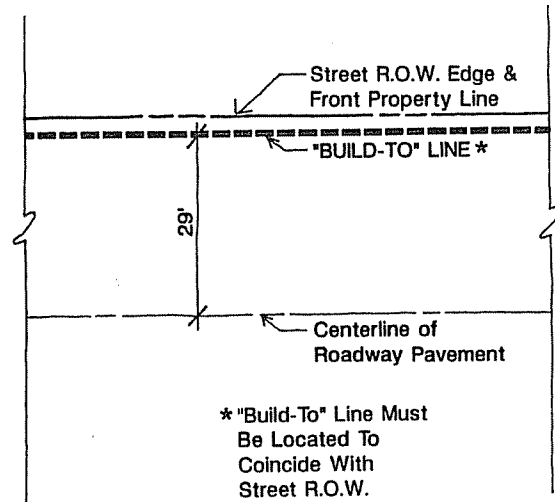


Figure B

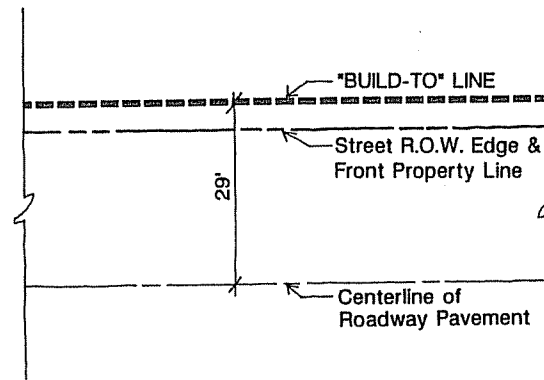


Figure A

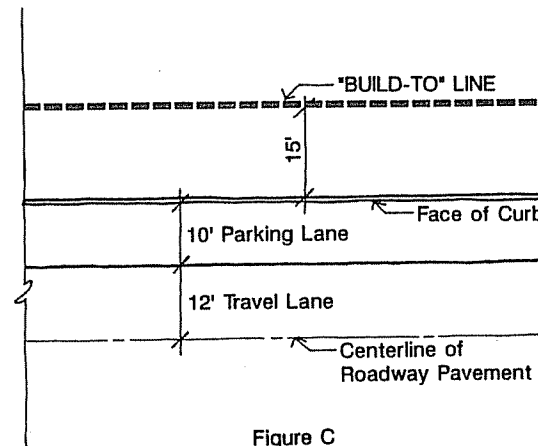


Figure C

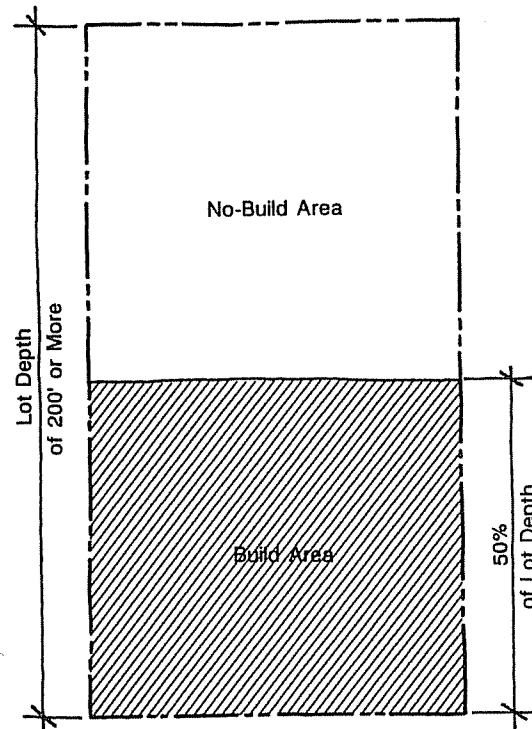
STREETSCAPE GUIDELINES

MILLWOOD CENTER

BUILDING LOCATION REQUIREMENT

To further reinforce the objectives of clustering buildings close to the street and locating off-street parking lots generally behind these buildings, these Guidelines include a requirement concerning the location of proposed buildings on a **Deep Lot**. A "**Deep Lot**" is defined as one having a **lot depth** of 200 feet or more.

On all **Deep Lots** within Millwood Center, all proposed buildings should be located within the defined **Build Area**. The "**Build Area**" is a zone parallel to the adjacent street, the depth of which is equal to one-half of the **lot depth**. "**Lot depth**" should be measured as that term is defined in the Town Zoning Law. If the development site is composed of multiple tax lots, **lot depth** should be measured with reference to the outermost boundaries of the development site, as though the interior lot lines did not exist.



STREETSCAPE GUIDELINES

A

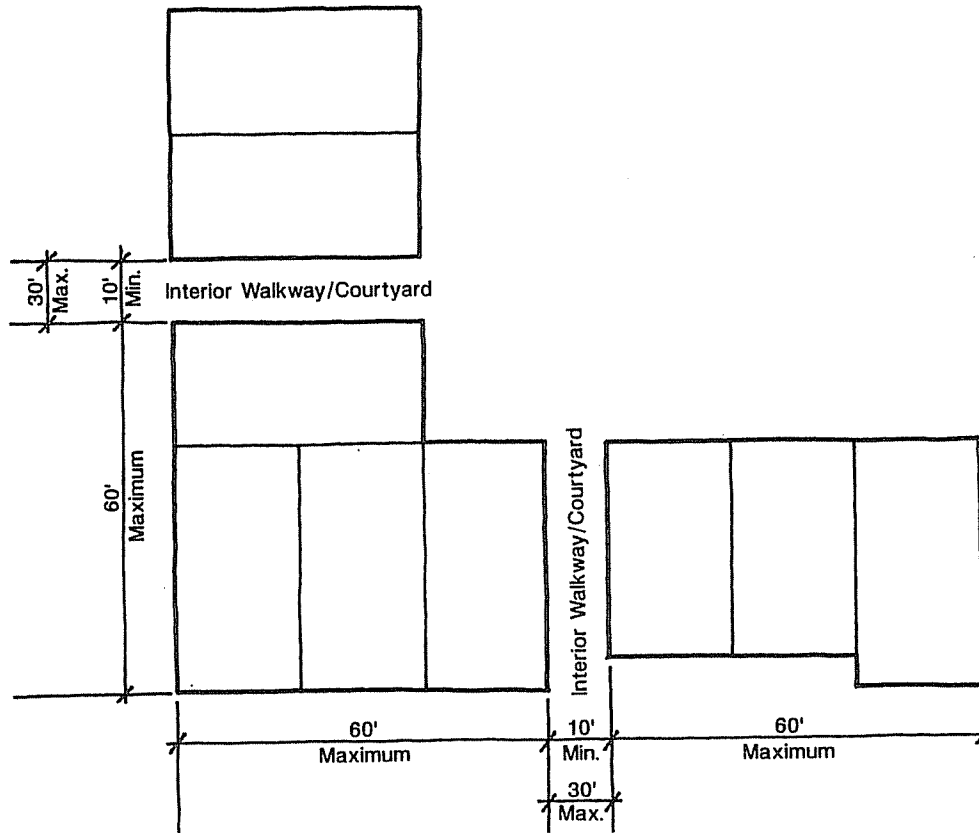
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BUILDING WALL LENGTH REQUIREMENT

To further reinforce the objectives of maintaining a small scale of development, encouraging pedestrian circulation and avoiding the creation of unimaginative strip development, these Guidelines include a requirement concerning the maximum length of building walls.

On all lots, no building wall should exceed a length of 60 feet in any direction. On lots where the floor area proposed requires the construction of more than one building to comply with this requirement, an **interior walkway** having a width of not less than 10 feet and not more than 30 feet should be created between adjacent buildings. Where such **interior walkways** are created, windows should be placed along the building walls facing them and lighting should be provided. If the **interior walkways** are sufficiently wide to permit them to be designed as **courtyards** (e.g., greater than 15 feet in width), additional amenities such as benches and planters should also be installed to encourage the use of this space as a destination.

A



STREETSCAPE GUIDELINES

MILLWOOD CENTER

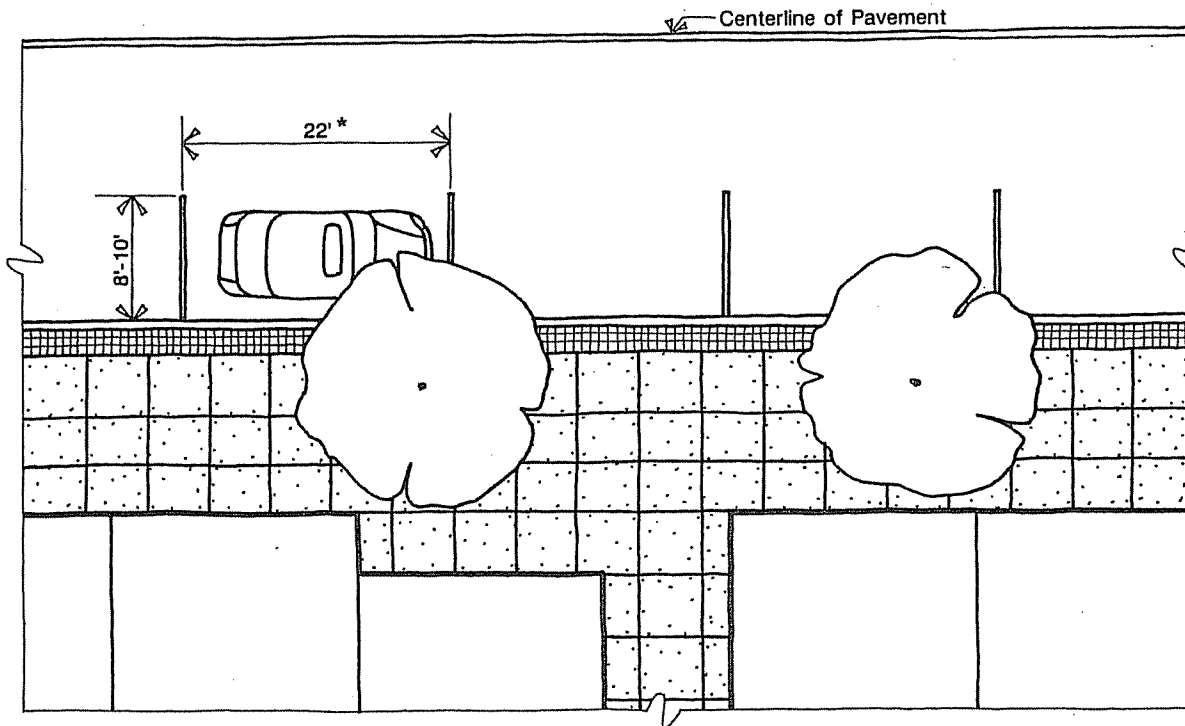
ON-STREET PARKING

On-street parallel parking should be provided as a convenience to customers where such parking can be accommodated within the street right-of-way. Such parking should be limited to a short-term duration (e.g., 15-30 minutes) and the parking spaces should be signed to disclose this requirement. For longer-term parking, off-street parking lots should be used instead.

Where on-street parking is provided, the parking spaces should be 22 feet in length (except for "end" spaces, which may be 20 feet in length). The parking lane should be 8-10 feet in width, depending on the width of the adjacent travel lane.

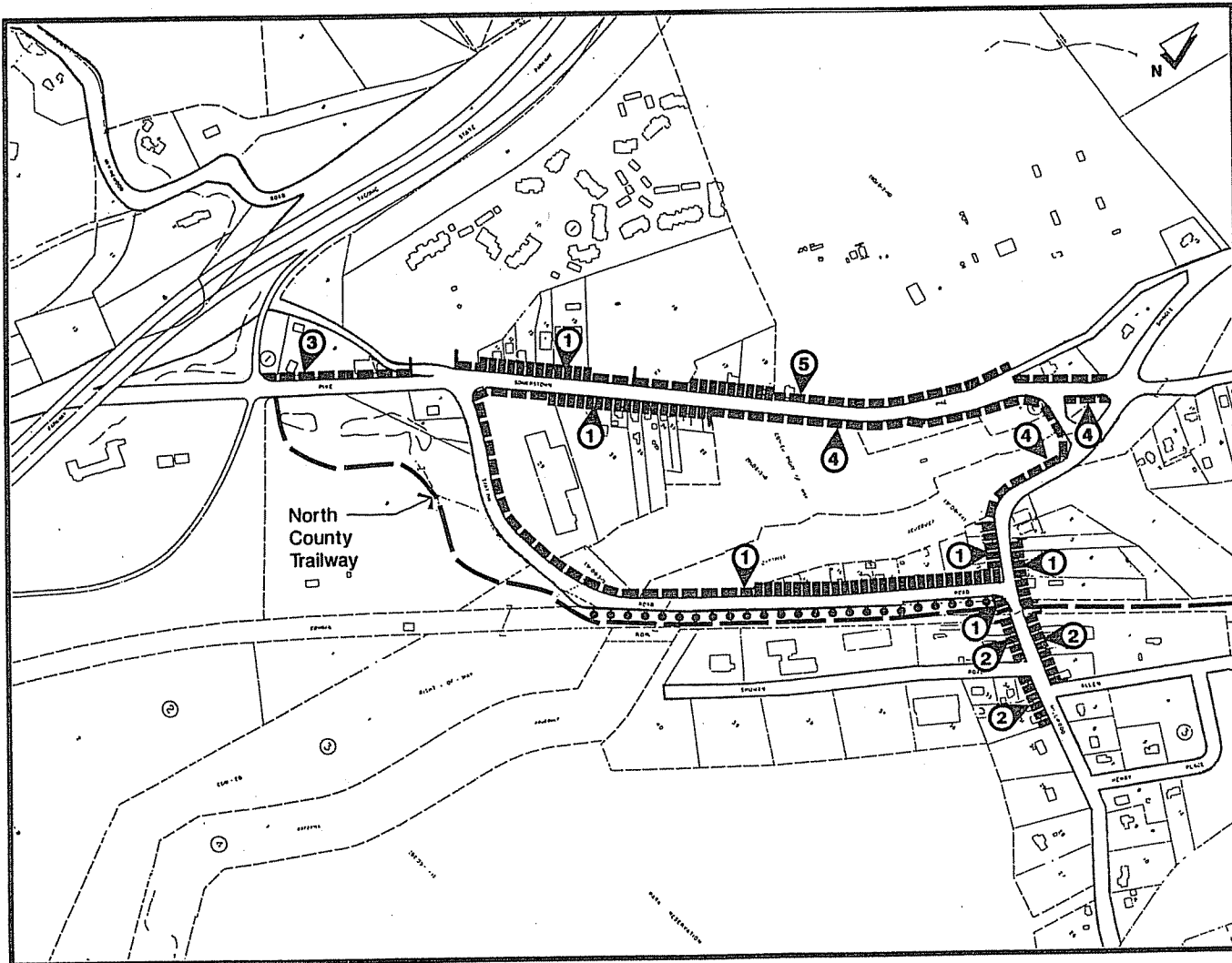
The specific locations selected for the creation of on-street parking spaces should be guided by the characteristics of the street on which they are proposed (e.g., function of street, width of street right-of-way, adjacent land uses to be served, etc.) and the requirement for provision of adequate sight lines for vehicles exiting nearby driveways.

A



*This parking space may be 20 feet in length when located at the end of a row of parking spaces

STREETSCAPE GUIDELINES



MILLWOOD CENTER

SIDEWALKS AND CURBS Plan View

Based on the existing zoning and development potential of lots in Millwood Center and the desire to encourage pedestrian circulation, these Guidelines recommend that the sidewalk system be established in accordance with the following priorities:

1. North side of Millwood Road; south side of Millwood Road; west side of Station Road; west side of Route 100; and east side of Route 100.
2. North side of Millwood Road and south side of Millwood Road.
3. West side of Route 100.
4. East side of Route 100 and south side of Millwood Road.
5. West side of Route 100.

As shown in the illustration to the left and described on page 4, two alternative sidewalk treatments are recommended depending on the use of the adjacent land. Curbing should be installed wherever sidewalks are installed. In addition, curbing should be installed alone in some locations.

▤▤▤▤▤ Sidewalk "A"

▤▤▤▤▤ Sidewalk "B"

●●●●● Curbing

A

STREETSCAPE GUIDELINES

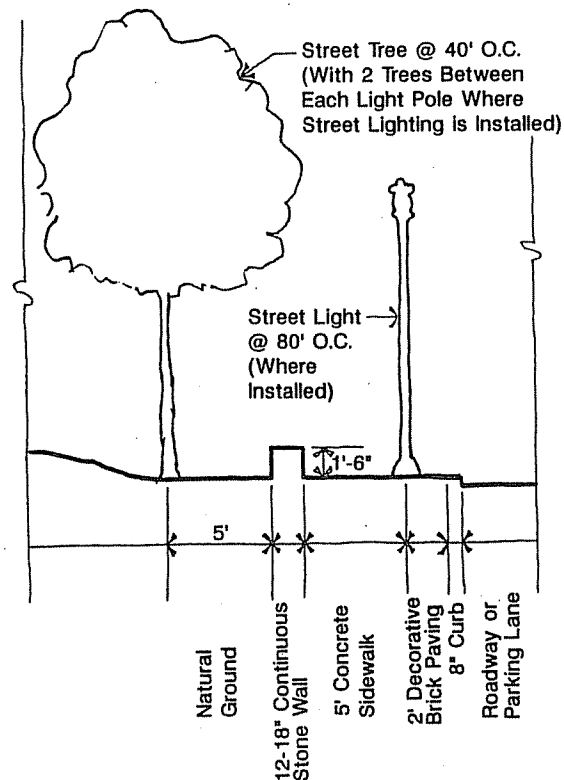
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SIDEWALKS AND CURBS Alternative Section View

The illustration to the left depicts the typical sidewalk section where Sidewalk "B" should be installed. This alternative treatment is recommended for installation along the frontage of lots where no building construction is expected to occur, or where existing development is set back a considerable distance from the street and is expected to remain unchanged for the foreseeable future. Examples include the rights-of-way containing the Con Edison overhead utility lines and the New York City Catskill Aqueduct, both of which cross through Millwood Center, as well as Millwood Park and the existing A&P Shopping Center.

Where Sidewalk "B" is installed, a low stone wall should define the inside edge of the sidewalk to give the sidewalk a finished appearance where it runs along undeveloped land. In these locations, street trees should be planted every 40 feet on center behind the stone wall. Where street lighting is installed, light poles should be spaced 80 feet apart centered between street trees.

A



STREETSCAPE GUIDELINES

MILLWOOD CENTER

SIDEWALKS AND CURBS Details – Part One

The illustration to the left depicts typical sidewalk specifications for Millwood Center.

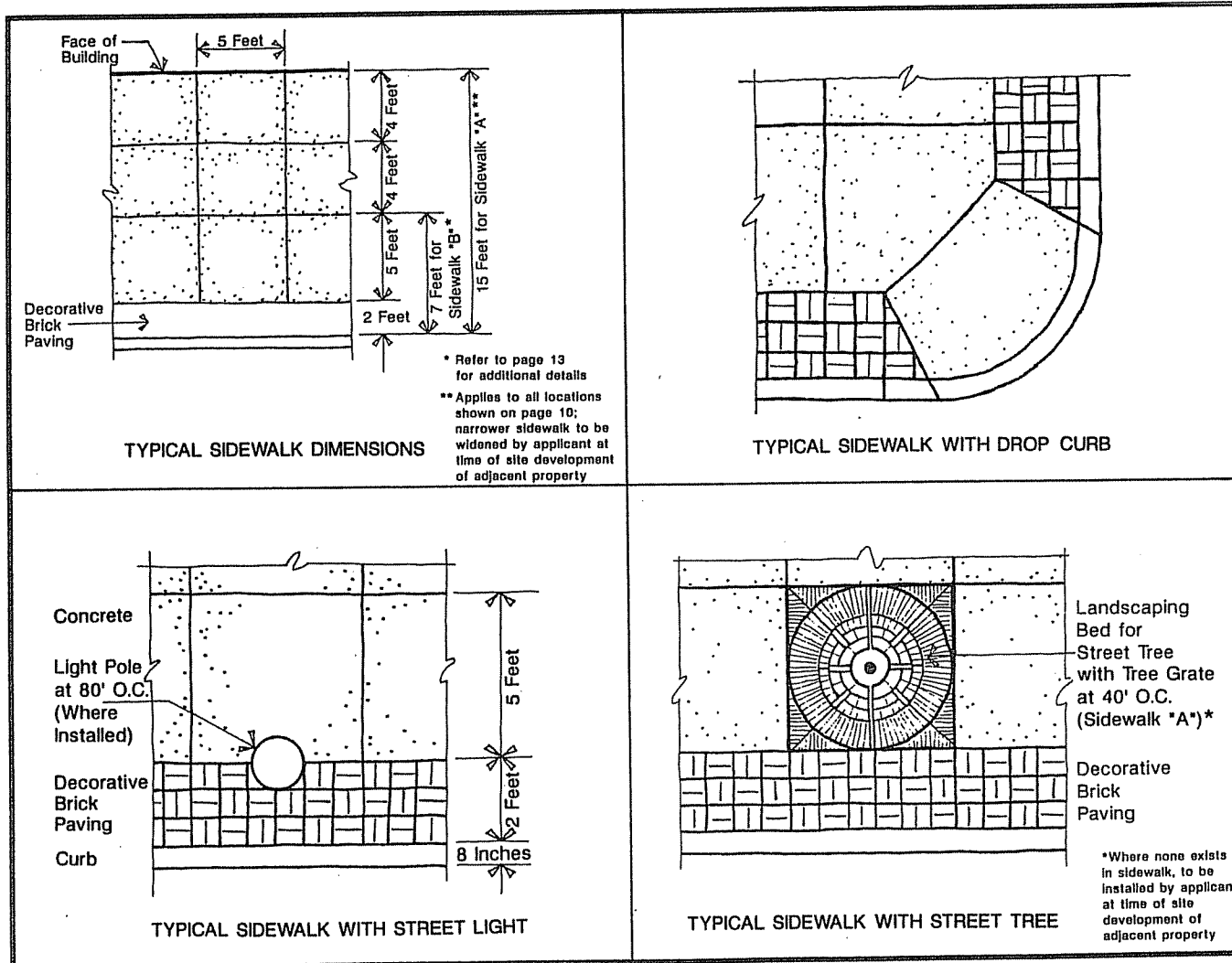
Concrete should be used as the surface material closest to the building to provide a uniform walking surface for pedestrians that can be easily maintained. Decorative paving should be used as an accent feature on the edge closest to the street to add "country charm" to the area.

Where buildings are set back from the street a greater distance than shown in the illustration, the sidewalk should either be extended to meet the building frontage or additional landscaping should be installed between the sidewalk and the building.

All curb cuts should be located and installed in accordance with the applicable requirements of the Americans with Disabilities Act and the New York State Department of Transportation.

The area under tree grates should be properly maintained to avoid growth of weeds and accumulation of debris.

A



STREETSCAPE GUIDELINES

MILLWOOD CENTER

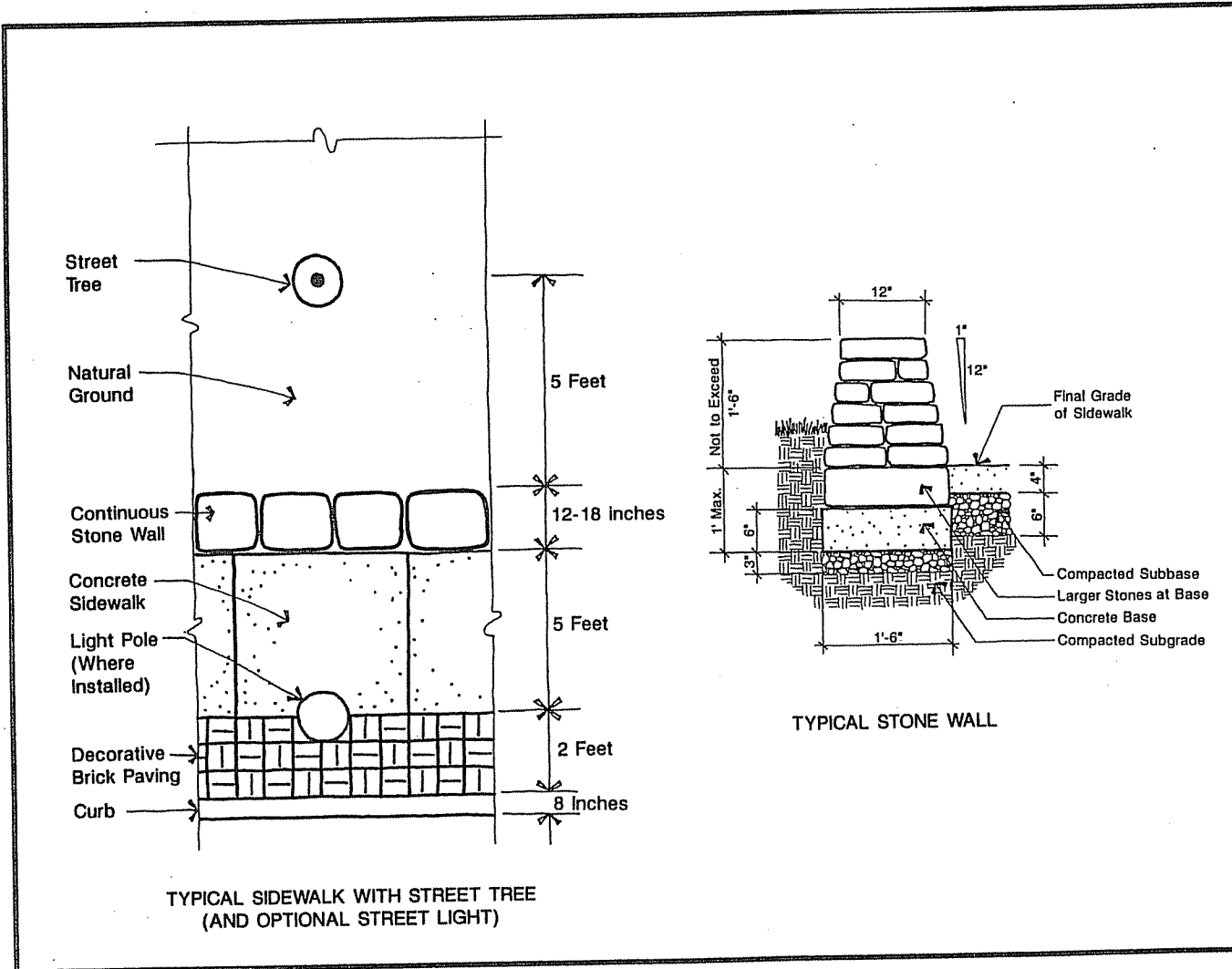
SIDEWALKS AND CURBS Details – Part Two

The illustration to the left depicts typical sidewalk specifications for Sidewalk "B."

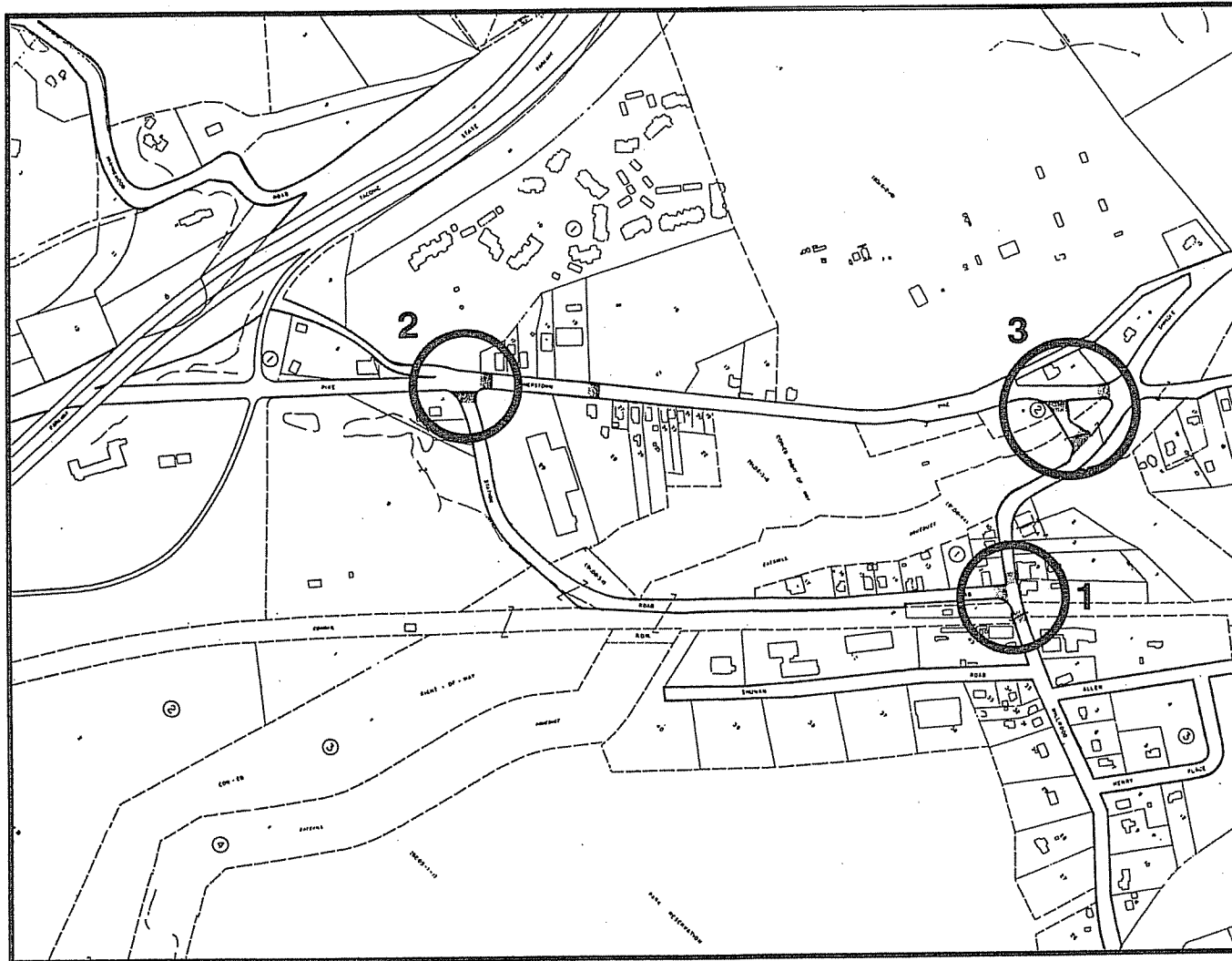
To provide continuity in sidewalk treatment throughout Millwood Center, the walking surface should be the same as that used for Sidewalk "A" but narrower in width. Since the Sidewalk "B" treatment would be located adjacent to vegetated areas that exhibit variable conditions of visual appeal and maintenance, the installation of a low dry laid stone wall along the inside edge of the sidewalk is recommended. This type of wall would provide a finished appearance to the sidewalk treatment, while preserving and enhancing the residential character of Millwood Center. The installation of a low wall at this location would also provide a greater sense of comfort and safety to pedestrians using this sidewalk.

Street trees should be installed behind the stone wall in natural vegetated areas, as shown on page 11. Where street lighting is proposed, light poles should be centered between the street trees.

A



STREETSCAPE GUIDELINES



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CROSSWALKS

To facilitate pedestrian circulation, these Guidelines recommend that pedestrian crosswalks be installed at selected locations in Millwood Center where the volume of pedestrian activity is expected to be high. At a minimum, these locations include the following intersections:

1. Millwood Road and Station Road.
2. Route 100 and Station Road.
3. Route 100 at the North Entrance Area.

Establishment of mid-block crosswalks between intersections may also be necessary at selected locations where pedestrian activity is high and they can be safely accommodated.

Pedestrian crosswalks should be approximately 8 feet in width and have a surface that is different in color and texture from that of the travel lanes over which it crosses. Recommended materials include albino or color-tinted asphalt, imprinted asphalt, precast concrete pavers or reinforced concrete.

A

STREETSCAPE GUIDELINES



STREET LIGHTING

To retain a predominantly residential character in Millwood Center, this type of lighting should have a color rendering index (CRI) of 90 or higher (e.g., induction or incandescent). Lighting with a CRI of less than 90 (e.g., metal halide or high pressure sodium) is not considered appropriate.

These lights should have a mounting height of no more than 15 feet. This type of lighting should be designed to provide no more than 0.6 footcandles of illumination on average, with shielding installed to direct light toward the sidewalk and away from adjacent properties. The style of this lighting should be decorative, consistent with that which has been installed along a portion of Station Road.

Areas Recommended for Decorative Street Lighting

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STREET FURNITURE

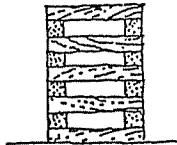
Street furniture should be installed along sidewalks and within courtyards as space permits. These include benches and waste receptacles, as well as other similar pedestrian amenities.

The design and scale of and materials used for street furniture should reflect and reinforce the "country charm" of Millwood Center. All street furniture should be constructed of wood or metal, or a combination of both, but concrete should not be used. Street furniture constructed of wood should have a stained finish. Colors should be in conformance with the Architectural Guidelines in Section D.

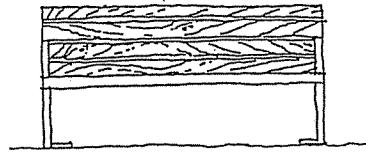
The illustration to the left depicts a typical design for street furniture.



Plan



WASTE RECEPTACLE

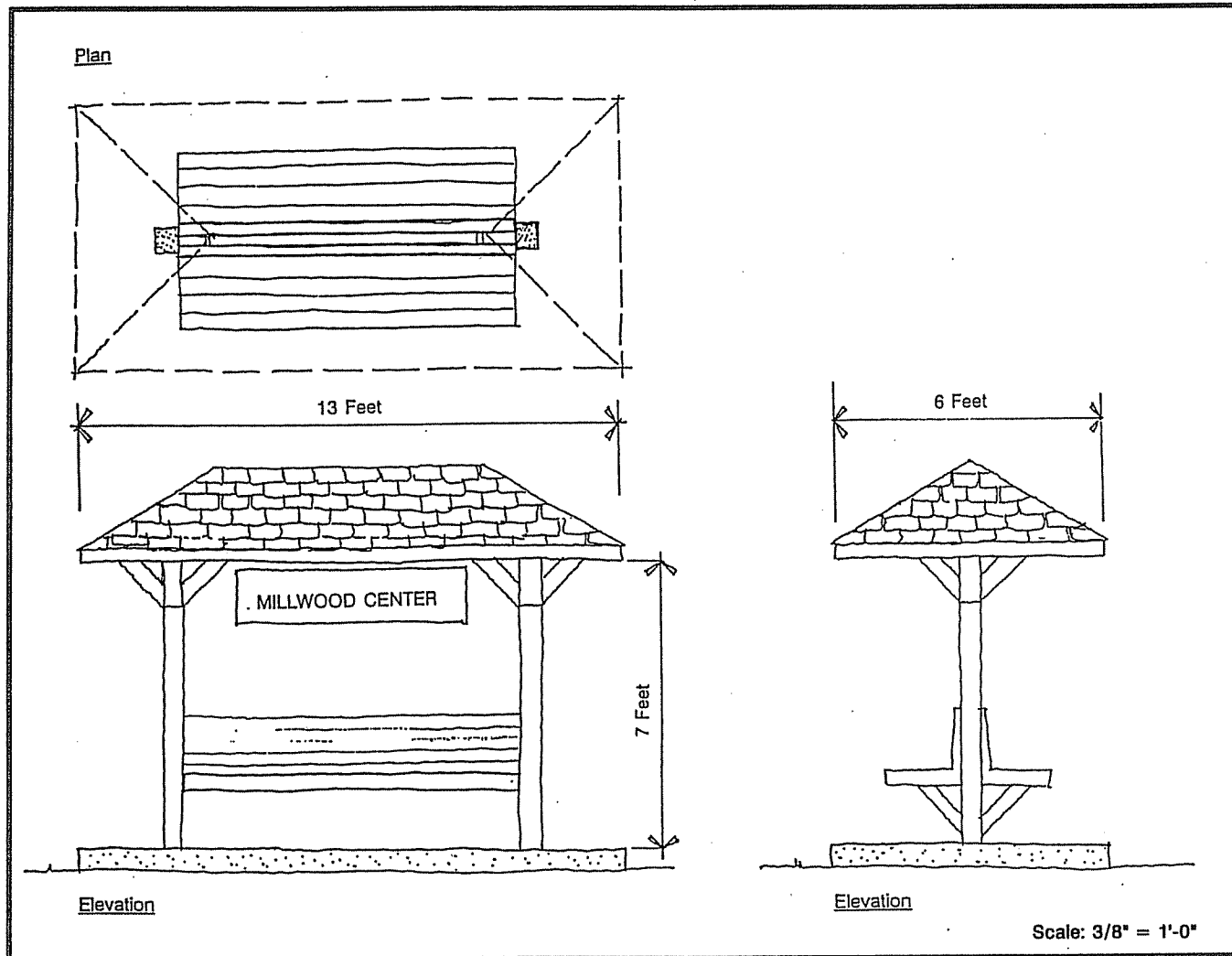


BENCH

Scale: 3/8" = 1'-0"

STREETSCAPE GUIDELINES

A



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BUS SHELTER

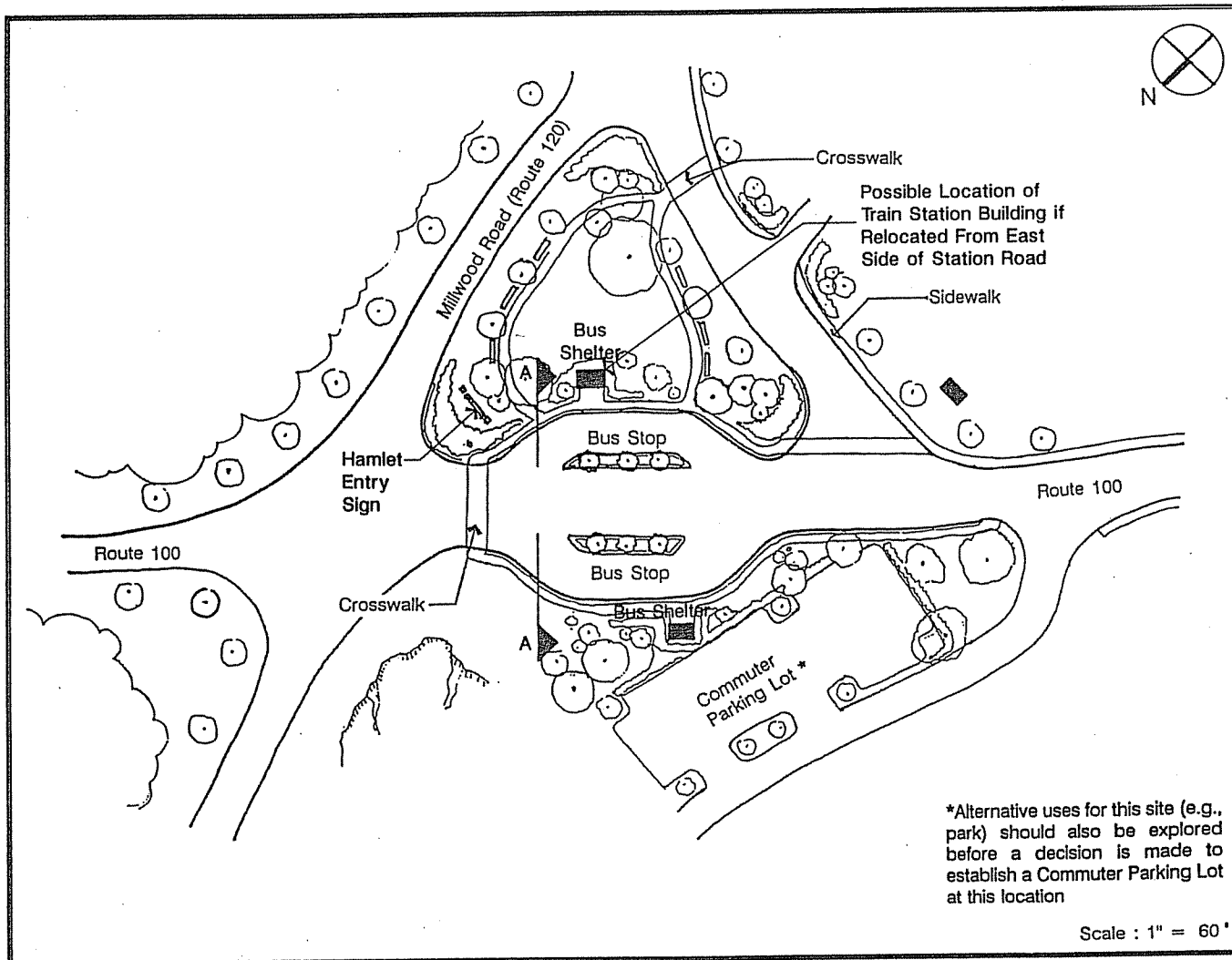
The illustration to the left depicts the typical design recommended for any Bus Shelter erected in Millwood Center.

The scale and material of the Bus Shelter should reflect and reinforce the "country charm" of the Town, as well as provide shelter from the elements for users of public transportation.

All Bus Shelters should be stained. Colors selected should conform to the Architectural Guidelines described in Section D.

A

STREETSCAPE GUIDELINES



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NORTH ENTRANCE AREA Plan View

The illustration to the left depicts the overall concept for the North Entrance Area of Millwood Center.

The North Entrance Area is characterized by the following features:

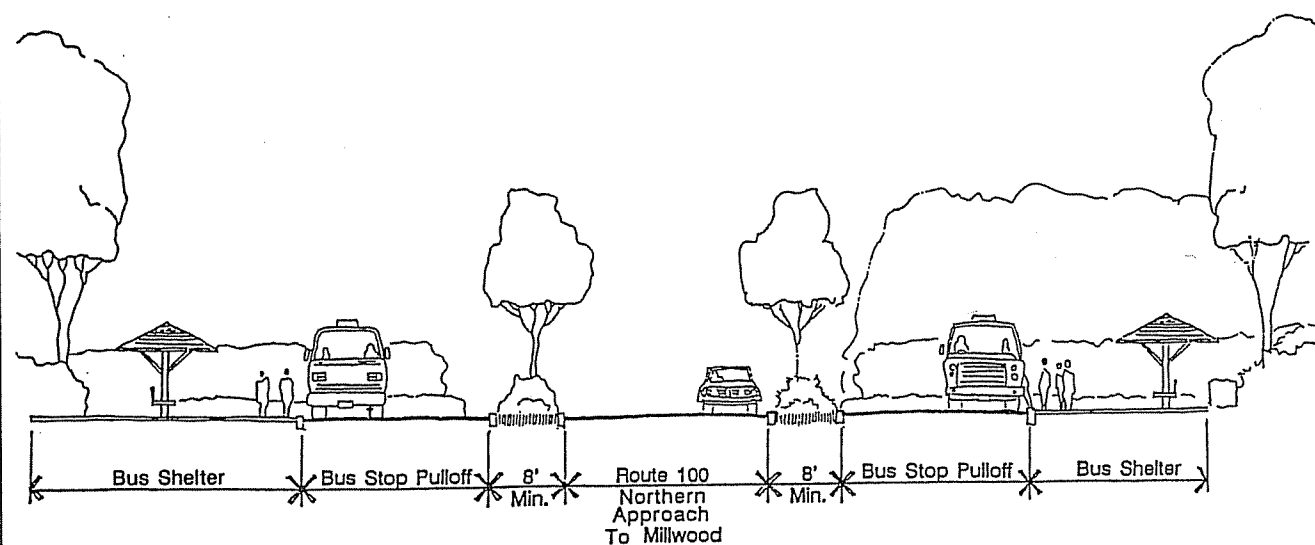
1. A Bus Pull-Off Area on both sides of Route 100.
2. A "park and ride" lot for commuters on the west side of Route 100.
3. A Hamlet Entry Sign.

For additional details on the Hamlet Entry Sign, refer to the Signage Guidelines described in Section C.

A

STREETSCAPE GUIDELINES

SECTION A-A



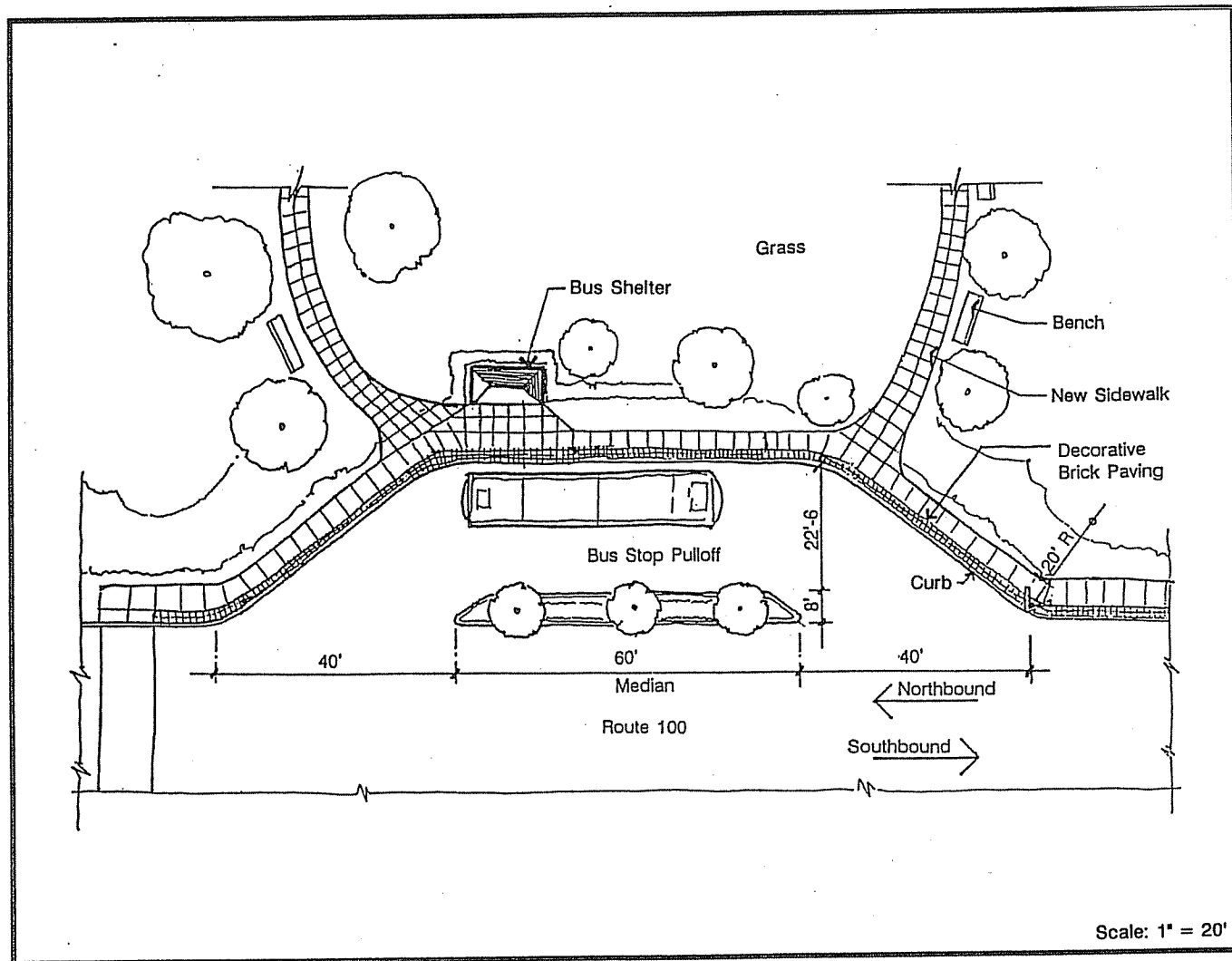
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**NORTH ENTRANCE AREA
Section View**

This illustration depicts the vertical scale for the North Entrance Area and the relationship between the Bus Pull-Off Area and the landscaped medians along the roadway.

STREETSCAPE GUIDELINES

A



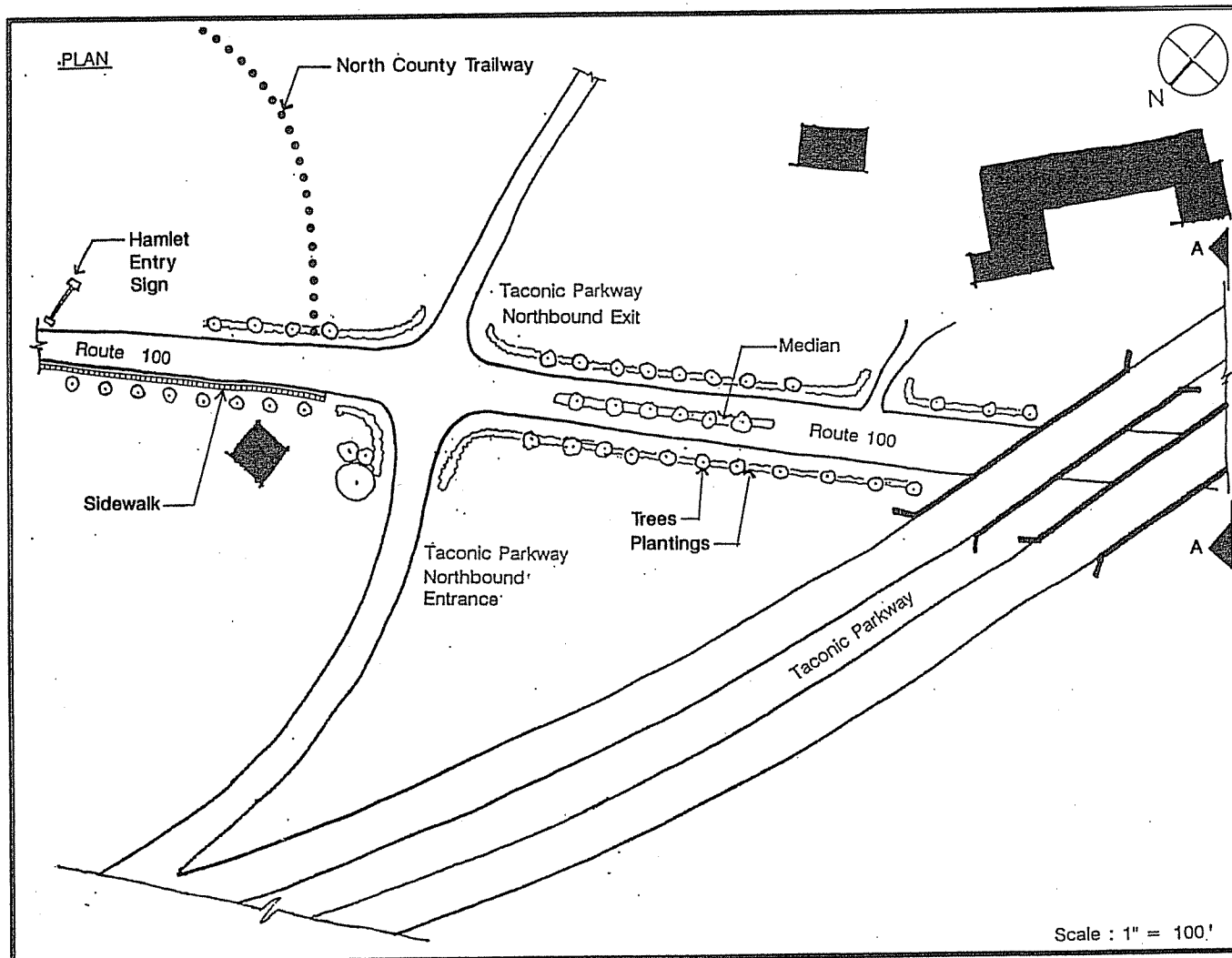
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NORTH ENTRANCE AREA Enlargement of Bus Pull-Off Area

This illustration depicts the specific dimensional requirements for the Bus Pull-Off Area.

Additional details concerning sidewalk specifications and street furniture can be found elsewhere in this section describing Streetscape Design Guidelines.

A



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SOUTH ENTRANCE AREA Plan View

The illustration to the left depicts the overall concept for the South Entrance Area of Millwood Center.

The South Entrance Area is characterized by the following features:

1. A landscaped median in the center of Route 100.
2. Installation of landscaping on both sides of Route 100 flanking the center median.
3. A Hamlet Entry Sign.

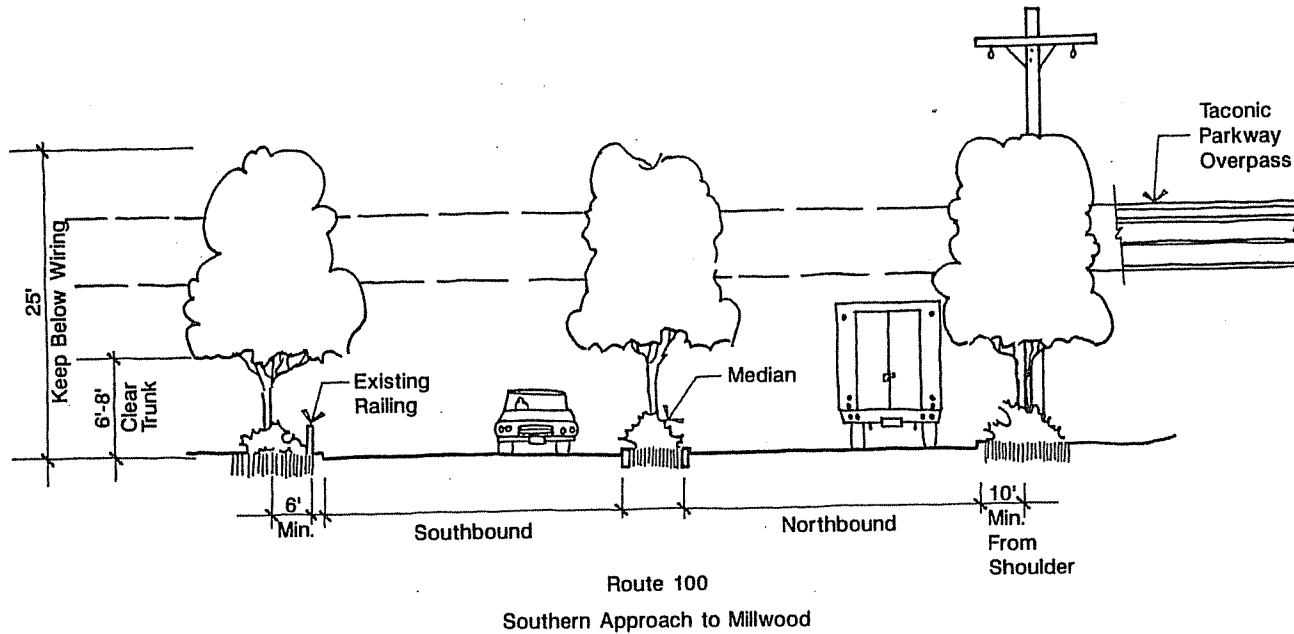
This plan provides a formal axis for the entry to Millwood Center and also helps to screen objectionable views and overhead wires. It is recommended that the landscaped median in the center of Route 100 be wide enough to accommodate the planting of street trees.

For additional details on the Hamlet Entry Sign, refer to the Signage Guidelines described in Section C.

A

STREETSCAPE GUIDELINES

SECTION A - A



Scale: 1" = 10'

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SOUTH ENTRANCE AREA Section View

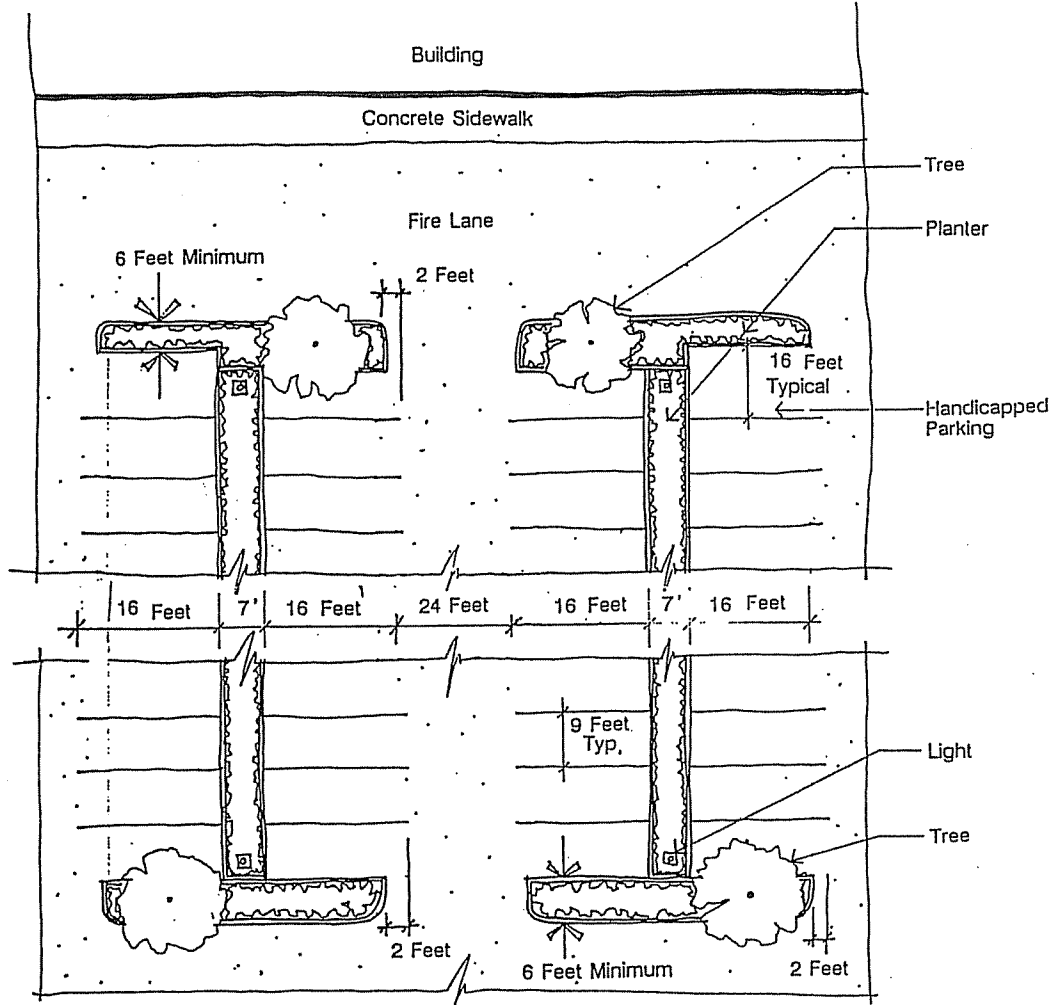
This illustration depicts the vertical scale for the South Entrance Area and pertinent vertical clearance requirements.

It is noted that the configuration of the median shown in the center of Route 100 is schematic only. To accommodate street trees within such a median, it is anticipated that its width will need to be approximately 15 feet in order to meet the requirements of the New York State Department of Transportation. The trees will need to be installed in a centered 5-foot wide planting bed.

A

STREETSCAPE GUIDELINES

PLAN



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OFF-STREET PARKING LOTS

This illustration depicts the recommended design of off-street parking lots. The landscaped island to be installed between facing rows of parking spaces should provide for a 2-foot clear space for the overhang of parked cars. Landscaped islands having a minimum width of 6 feet should also be provided between every 7-10 adjacent parking spaces. Trees and shrubs should be planted in these islands.

Where off-street parking lots are located adjacent to side and rear property lines of a lot, a minimum 5-foot wide landscaping bed should also be installed between the edge of the off-street parking lot and these property lines. Where off-street parking lots are located adjacent to a street, landscaping should also be installed between the parking lot and the sidewalk, as discussed in the Streetscape Guidelines in Section A.

Off-street parking lots should be designed so that internal linkages between adjacent off-street parking lots can be provided wherever possible for use by pedestrians and vehicles.

B

SITE DESIGN GUIDELINES

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LANDSCAPING Tree Plantings

Trees recommended for use in Millwood Center are listed in the chart to the left.

This information is presented to assist in the selection of trees appropriate for various needs and planting conditions found throughout Millwood Center. It is further recommended that applicants seek the advice of landscape architects or other qualified professionals in order to prepare planting plans that are appropriate for the particular conditions of each lot.

For street tree applications, careful plant selection is particularly important in order to ensure the long-term health of trees planted near roadways. To minimize the potential loss of all street trees in the event of a disease outbreak, monoculture plantings should be avoided. It is recommended that Thornless Honey Locust and London Plane trees be planted within Sidewalk "A" and that a combination of Red Maple, Sugar Maple and Red Oak trees be planted along Sidewalk "B."

B

BOTANICAL NAME COMMON NAME	PLANT REQUIREMENTS				PLANT CHARACTERISTICS					BEST PLANTING TIME	MINIMUM PLANTING WIDTH NEEDED	NOTES
	Exposure	Soil Moisture (1)	Soil pH	Spacing (3)	Height	Post Resistant	Salt Tolerant	Fall Color	Shape and/or Texture			
SHADE TREES												
<i>Acer rubrum</i> Red Maple	Full Sun to Light Shade	Moist Soils	Slightly Acid	30 ft. to 40 ft.	40 ft. to 60 ft.	Moderate	Slight	Yellow to Red	Oval to Rounded, Medium-Fine	Spring	6 ft.	
<i>Acer saccharum</i> 'Green Mountain' Sugar Maple	Full Sun to Light Shade	Well Drained Soils	Slightly Acid	35 ft. to 45 ft.	50 ft. to 70 ft.	Moderate	Low	Yellow to orange	Oval to Rounded, Medium	Spring or Fall	12 ft.	Requires large planting area.
<i>Ginkgo biloba</i> Princeton Sentry, Ginkgo	Full Sun to Light Shade	Tolerates Drought	Wide Range	25 ft. to 35 ft.	50 ft. to 80 ft.	Yes	Yes	Yellow	Pyramidal	Spring	6 ft.	Specify male forms only.
<i>Gleditsia triacanthos</i> 'Shademaster' Thornless Honey Locust	Full Sun	Wide Range (2)	Wide Range	25 ft. to 35 ft.	30 ft. to 70 ft.	Moderate	Yes	Yellow	Medium Height, Light Texture	Spring or Fall	4 ft.	
<i>Koelreuteria paniculata</i> Goldenrain Tree	Full Sun to Light Shade	Tolerates Drought	Wide Range	25 ft. to 35 ft.	30 ft. to 40 ft.	Yes	Yes	Yellow	Rounded, Dense	Spring	6 ft.	Has showy yellow flowers in July.
<i>Liquidambar styraciflua</i> 'Obtusiloba' Sweetgum	Full Sun	Moist Soils	Slightly Acid	35 ft. to 45 ft.	60 ft. to 75 ft.	Moderate	Slight	Yellow to Purple- Red	Pyramidal to Oblong	Spring	12 ft.	Roots require large area to develop.
<i>Platanus x acerifolia</i> 'Bloodgood' London Plane Tree	Full Sun to Light Shade	Moist Soils	Acid to Neutral	35 ft. to 45 ft.	70 ft. to 100 ft.	Moderate	Slight	Yellow Brown	Tall, Heavy Texture	Spring or Fall	6 ft.	Will grow to be quite large.
<i>Pyrus calleryana</i> 'Aristocrat' Callery Pear	Full Sun	Wide Range (2)	Acid to Neutral	25 ft. to 40 ft.	30 ft. to 50 ft.	Yes	Yes	Varies	Medium Height	Fall	6 ft.	
<i>Quercus phellos</i> Willow Oak	Full Sun to Light Shade	Moist Soils	Acid	25 ft. to 35 ft.	40 ft. to 60 ft.	Moderate	Yes	Yellow to Yellow- Brown	Pyramidal to Oblong	Spring	6 ft.	
<i>Quercus robur</i> English Oak	Full Sun to Light Shade	Moist Soils	Wide Range	30 ft. to 40 ft.	40 ft. to 60 ft.	Moderate	Yes	Limited	Massive Rounded	Spring	6 ft.	
<i>Quercus rubra</i> Red Oak	Full Sun to Light Shade	Wide Range (2)	Acid	40 ft. to 50 ft.	60 ft. to 75 ft.	Yes	Yes	Red Brown	Tall, Heavy Texture	Spring or Fall	6 ft.	
<i>Sophora japonica</i> 'Regent' Scholar Tree	Full Sun	Dry	Wide Range	35 ft. to 50 ft.	50 ft. to 75 ft.	Yes	Yes	Yellow Green	Tall, Medium to Light Texture	Spring or Fall	12 ft.	
<i>Tilia cordata</i> Littleleaf Linden	Full Sun to Light Shade	Moist Soils	Wide Range	35 ft. to 45 ft.	60 ft. to 80 ft.	Moderate	Yes	Yellowish	Medium	Spring or Fall	6 ft.	
<i>Zelkova serrata</i> 'Halka' Japanese Zelkova	Full Sun to Light Shade	Tolerates Drought	Wide Range	35 ft. to 40 ft.	50 ft. to 80 ft.	Yes	Yes	Yellow- Orange- Brown	Vase-Shaped, Medium Texture	Spring	6 ft.	

SITE DESIGN GUIDELINES

BOTANICAL NAME COMMON NAME	PLANT REQUIREMENTS				PLANT CHARACTERISTICS					BEST PLANTING TIME	MINIMUM PLANTING WIDTH NEEDED	NOTES
	Exposure	Soil Moisture (1)	Soil pH	Spacing (3)	Height	Pest Resistant	Salt Tolerant	Fall Color	Shape and/or Texture			
FLOWERING TREES												
<i>Cercis canadensis</i> Eastern Redbud	Full Sun to Light Shade	Moist Soils	Wide Range	10 ft.	20 ft. to 30 ft.	Slight	Low	Yellow- Green	Medium	Spring or Fall	6 ft.	Specify tree form.
<i>Cornus kousa</i> Kousa Dogwood	Full Sun to Light Shade	Well Drained Soils	Slightly Acid	10 ft.	20 ft. to 30 ft.	Yes	Moderate	Reddish- Purple to Scarlet	Medium	Spring	6 ft.	
<i>Crataegus phaenopyrum</i> Washington Hawthorn	Full Sun to Light Shade	Wide Range (2)	Wide Range	15 ft. to 25 ft.	25 ft. to 30 ft.	Yes	Yes	Varies	Medium Height and Texture	Fall	4 ft.	Large thorns. Use single stem, tree form for all plantings near rights-of-way.
<i>Magnolia x Soulangiana</i> Saucer Magnolia	Full Sun	Wide Range (2), But Prefers Moist Soils	Acid to Neutral	15 ft. to 30 ft.	20 ft. to 30 ft.	Moderate	No	Yellow Brown	Medium Height, Coarse Texture	Fall	12 ft.	
<i>Malus baccata</i> "Snowdrift" Flowering Crabapple	Full Sun to Light Shade	Wide Range (2)	Acid to Neutral	15 ft. to 25 ft.	15 ft. to 20 ft.	Moderate	Yes	Varies	Medium Height and Texture	Spring or Fall	4 ft. to 6 ft.	Other Crabapples offer different colors and sizes.
<i>Malus sieboldii</i> var. zumii "Calocarpa" Flowering Crabapple	Full Sun to Light Shade	Wide Range (2)	Acid to Neutral	20 ft. to 25 ft.	20 ft. to 25 ft.	Moderate	Yes	Varies	Medium Height and Texture	Spring or Fall	4 ft. to 6 ft.	Other Crabapples offer different colors and sizes.

- (1) All plants on this list require soils that are well drained.
- (2) The phrase "Wide Range" indicates that the plant has no specific limiting requirements, but can grow in all ranges of the particular parameter. For water, the plant can grow in wet, regular or dry soil conditions; for soil pH, the plant can grow in acid, neutral or alkaline soils.
- (3) The distance between trees when planting more than one tree.

MILLWOOD CENTER

LANDSCAPING Tree Plantings (Cont'd)

Trees recommended for use in Millwood Center are listed in the chart to the left.

This information is presented to assist in the selection of trees appropriate for various needs and planting conditions found throughout Millwood Center. It is further recommended that applicants seek the advice of landscape architects or other qualified professionals in order to prepare planting plans that are appropriate for the particular conditions of each lot.

For street tree applications, careful plant selection is particularly important in order to ensure the long-term health of trees planted near roadways. To minimize the potential loss of all street trees in the event of a disease outbreak, monoculture plantings should be avoided. It is recommended that Thornless Honey Locust and London Plane trees be planted within Sidewalk "A" and that a combination of Red Maple, Sugar Maple and Red Oak trees be planted along Sidewalk "B."

B

SITE DESIGN GUIDELINES

BOTANICAL NAME COMMON NAME	PLANT REQUIREMENTS						PRUNING (6)	TIME TO PRUNE
	Exposure	Water(1)	Soil pH	Soil Fertility	Fertilizer	Spacing(5)		
<i>Barberis x gladwynensis</i> William Penn Barberry	Sun to Partial Shade	Wide Range (2) Drought Tolerant (3)	Wide Range	Wide Range	Regular to Light	3 ft. to 4 ft. O.C.	Trim	Winter
<i>Chamaecyparis pisifera</i> 'Filifera' Threat Cypress	Sun	Regular (4)	Acid	Fertile	Regular	5 ft. Dia.	Trim Head	Early Spring
<i>Cotoneaster horizontalis</i> Rock Spray Cotoneaster	Sun to Partial Shade	Wide Range (2) Drought Tolerant (3)	Acid	Wide Range	Light	3 ft. to 4 ft. O.C.	Thin	Anytime
<i>Cotoneaster salicifolius</i> 'Autumn Fire' Fallfire Cotoneaster	Sun to Partial Shade	Wide Range (2) Drought Tolerant (3)	Acid	Wide Range	Light	3 ft. to 4 ft. O.C.	Thin	After Flower
<i>Euonymus klatschovicus</i> 'Manhattan' Spreading Euonymus	Sun to Partial Shade	Wide Range (2)	Wide Range	Wide Range	Regular to Light	3 ft. to 4 ft. O.C.	Trim Trim	Anytime
<i>Forsythia x intermedia</i> 'Linwood' Linwood Gold Forsythia	Sun	Regular (4)	Wide Range	Wide Range	Wide Range	5 ft. to 6 ft. O.C.	Trim Thin	After Flower
<i>Hydrangea paniculata</i> Pee Gee Hydrangea	Sun to Partial Shade	Wide Range (2)	Wide Range	Fertile	Heavy	6 ft. Dia.	Thin	Winter Early Spring
<i>Hydrangea quercifolia</i> 'Snow Queen' Snow Queen Oakleaf Hydrangea	Sun to Partial Shade	Wide Range (2) Not Drought Tolerant (3)	Acid	Fertile	Regular	5 ft. to 10 ft. O.C.	Thin	After Flower
<i>Ilex crenata</i> 'Beehive' Japanese Holly	Sun to Partial Shade	Wide Range (2)	Acid	Fertile	Regular	3 ft. to 4 ft. O.C.	Trim	After Flower
<i>Ilex crenata</i> 'Hetzli' Japanese Holly	Sun to Partial Shade	Wide Range (2)	Acid	Fertile	Regular	4 ft. O.C.	Trim Thin	Summer
<i>Ilex glabra</i> 'Compacta' Compact Inkberry	Sun to Partial Shade	Moist Soils	Acid	Wide Range	Regular	3 ft. O.C.	Trim	Summer
<i>Ilex verticillata</i> Winterberry	Sun to Partial Shade	Wide Range (2)	Acid	Wide Range Prefers High Organic Matter	Regular to Light	6 ft. Dia.	Trim	Summer
<i>Juniperus chinensis</i> 'Pfitzeriana' Compact Pfitzer	Sun	Regular (4) Drought Tolerant (3)	Wide Range	Wide Range	Regular to Light	3 ft. to 4 ft. O.C.	Trim	Summer
<i>Juniperus chinensis</i> 'Pyramidalis' Columnar Juniper	Sun	Regular (4) Drought Tolerant (3)	Wide Range	Wide Range	Regular to Light	4 ft. to 6 ft. O.C.	Trim	Summer
<i>Kentia japonica</i> 'Pleioflora' Japanese Globe Flower	Partial Sun to Full Shade	Regular (4)	Acid	Infertile	Light	4 ft. to 6 ft. O.C.	Thin	Summer
<i>Leucothoe fontanesiana</i> Drooping Leucothoe	Partial Sun to Full Shade	Regular (4)	Acid	Fertile	Light	2 ft. to 4 ft. O.C.	Thin	After Flower
<i>Lonicera fragrantissima</i> Winter Honeysuckle	Sun to Full Shade	Regular (4) Drought Tolerant (3)	Wide Range	Wide Range	Regular to Light	4 ft. to 8 ft. O.C.	Thin Head	After Flower

MILLWOOD CENTER

LANDSCAPING Shrub Plantings

Shrubs recommended for use in Millwood Center are listed in the chart to the left.

For additional information on the characteristics of these shrubs, refer to pages 28 and 29.

At the end of this chart, there are recommendations on plants that can be used for seasonal color.

This information is presented to assist in the selection of shrubs appropriate for various needs and planting conditions found throughout Millwood Center. It is further recommended that applicants seek the advice of landscape architects or other qualified professionals in order to prepare planting plans that are appropriate for the particular conditions of each lot.

B

SITE DESIGN GUIDELINES

BOTANICAL NAME COMMON NAME	PLANT REQUIREMENTS						PRUNING (6)	TIME TO PRUNE
	Exposure	Water(1)	Soil pH	Soil Fertility	Fertilizer	Spacing(5)		
<i>Mahonia aquifolium</i> Oregon Grape Holly	Sun to Shade	Wide Range (2) Prefers Moist Soil	Acid	Wide Range	Regular	3 ft. to 5 ft. O.C.	Thin	Spring
<i>Pieris japonica</i> 'Browers Beauty' Andromeda	Sun to Partial Shade	Regular (4)	Acid	Fertile	Regular	4 ft. O.C. or Dia.	Thin	After Flower
<i>Polenilla fruticosa</i> 'Katherine Dykes' or 'Moonlight' Cinquefoil	Sun to Partial Shade	Regular (4) Drought Tolerant (3)	Wide Range	Wide Range	Light	2 ft. to 4 ft. O.C.	Thin	Spring
<i>Pyracantha coccinea</i> 'Lalandei' Lalandei Firethorn	Sun to Partial Shade	Regular (4) Drought Tolerant (3)	Wide Range	Wide Range	Regular to Light	4 ft. to 8 ft. O.C.	Trim	Spring
Bonica Meiland Rose	Sun	Regular (4)	Wide Range	Fertile	Regular	3 ft. O.C.	Thin	Early Spring
White Meiland Rose	Sun	Regular (4)	Wide Range	Fertile	Regular	3 ft. O.C.	Thin	Early Spring
<i>Rosa rugosa</i> 'Alba' White Rugosa	Sun to Partial Shade	Regular (4) Drought Tolerant (3)	Alkaline	Fertile	Regular	3 ft. O.C.	Thin	Early Spring
<i>Syringa meyeri</i> 'Palibin' Dwarf Korean Lilac	Sun to Partial Shade	Drought Tolerant (3)	Acid	Fertile	Regular	4 ft. to 5 ft. Dia.	Thin	After Flower
<i>Taxus media</i> 'Hatfield' Hatfield Yew	Sun to Full Shade	Regular (4)	Wide Range	Fertile	Regular to Light	4 ft. to 5 ft. O.C.	Thin Trim	Summer
<i>Viburnum carlesii</i> Korean Spice Viburnum	Sun to Partial Shade	Regular (4)	Wide Range	Fertile	Regular to Light	3 ft. to 4 ft. Dia.	Thin	After Flower
<i>Liriodaphne spicata</i> Lilyturf	Sun to Full Shade	Wide Range (2) Drought Tolerant (3)	Wide Range	Wide Range	Regular	1 ft. O.C.	Trim	Spring
<i>Parthenocissus tricuspidata</i> Boston Ivy	Sun to Full Shade	Wide Range (2) Drought Tolerant (3)	Wide Range	Wide Range	Light	1 ft. O.C.	Thin	Anytime
<i>Wisteria sinensis</i> 'Caroline' Caroline Wisteria	Sun	Regular (4)	Wide Range	Wide Range	Regular to Light	5 ft. to 10 ft. O.C.	Thin	Winter

(1) All plants on this list require soils that are well drained.

(2) The phrase "Wide Range" indicates that the plant has no specific limiting requirements, but can grow in all ranges of the particular parameter. For water, the plant can grow in wet, regular or dry soil conditions; for soil pH, the plant can grow in acid, neutral or alkaline soils.

(3) Plants indicated as being "Drought Tolerant" are especially adapted to growing in areas where minimal water is available after the plants have become established (usually one growing season), even though they may also grow under other conditions.

(4) "Regular" water requirements mean that after the plant is established, the plant requires soils that are not excessively dry, nor excessively wet.

(5) The spacing for shrubs is given as an "On Center" (O.C.) measurement for planting of hedges, or as a "Diameter" (Dia.) when the planting of only one shrub is recommended, indicating how much area should be provided around the plant.

(6) Trim - General trimming of the outside of a plant to create a uniform shape.

Head - Cut the top to force the plant to grow wider.

Thin - Cut out individual branches from the interior of the plant to obtain more light and growth.

MILLWOOD CENTER

LANDSCAPING

Shrub Plantings (Cont'd)

Shrubs recommended for use in Millwood Center are listed in the chart to the left.

For additional information on the characteristics of these shrubs, refer to pages 28 and 29.

At the end of this chart, there are recommendations on plants that can be used for seasonal color.

This information is presented to assist in the selection of shrubs appropriate for various needs and planting conditions found throughout Millwood Center. It is further recommended that applicants seek the advice of landscape architects or other qualified professionals in order to prepare planting plans that are appropriate for the particular conditions of each lot.

B

SITE DESIGN GUIDELINES

MILLWOOD CENTER

LANDSCAPING Shrub Plantings Supplementary Information

Shrubs recommended for use in Millwood Center are listed in the chart to the left.

This chart provides further information to assist in the selection of shrubs appropriate for various needs and planting conditions found throughout Millwood Center. As previously indicated, it is further recommended that applicants seek the advice of landscape architects or other qualified professionals in order to prepare planting plans that are appropriate for the particular conditions of each lot.

B

BOTANICAL NAME COMMON NAME	PLANT CHARACTERISTICS								PLANT USES (1)	NOTES
	Height	Pest Resistant	Salt Tolerant	Fragrant	Fruit	Fall Color	Winter Look	Other Characteristics		
<i>Berberis x gladiolensis</i> William Penn Barberry	4 ft.	Yes	Yes	No	Red Berry	Bronze	Evergreen	Dense Thorny	Specimen, Screening Hedge	
<i>Chamaecyparis pisifera</i> 'Fillifera' Thread Cypress	10 ft.	Yes	No	No	Cones	Green	Evergreen		Specimen	Use as focal point.
<i>Cotoneaster horizontalis</i> Rock Spray Cotoneaster	2 ft.	No	Slight	No	Small Red Berry	Red Purple	Semi- Evergreen	Dense Mat	Ground Cover	Hangs down walls and slopes.
<i>Cotoneaster salicifolius</i> 'Autumn Fire' Fallfire Cotoneaster	3 ft.	No	Slight	No	Small Red Berry	Red Purple	Evergreen	Dense Mat	Ground Cover	Hangs down walls and slopes.
<i>Euonymus kiautschovicus</i> 'Manhattan' Spreading Euonymus	4 ft. to 6 ft.	No	Yes	No	Orange	Green Brown	Semi- Evergreen	Dense	Screening Hedge, Wall Planting	Can stand heavy trimming.
<i>Forsythia x intermedia</i> 'Lynwood' Lynwood Gold Forsythia	6 ft. to 8 ft.	Yes	No	No	None	Yellow Green	Deciduous	Dense	Specimen, Privacy Hedge	Needs a large wall.
<i>Hydrangea paniculata</i> Pee Gee Hydrangea	6 ft. to 10 ft.	Yes	No	No	Capsule	Yellow Green	Deciduous, Flower Heads Remain	Coarse	Specimen	Very coarse.
<i>Hydrangea quercifolia</i> 'Snow Queen' Oakleaf Hydrangea	4 ft. to 6 ft.	No	No	No	Capsule	Dull Green	Evergreen	Coarse	Specimen	Needs a large wall and supports.
<i>Ilex crenata</i> 'Beehive' Japanese Holly	4 ft. to 6 ft.	Yes	No	No	Black Berry	Dark Green	Evergreen	Dense	Screening Hedge	Formal looking plant.
<i>Ilex crenata</i> 'Hetzl' Japanese Holly	4 ft. to 6 ft.	Yes	No	No	Black Berry	Dark Green	Evergreen	Dense	Screening Hedge	Formal looking plant.
<i>Ilex glabra</i> 'Compacta' Compact Inkberry	4 ft. to 6 ft.	Yes	No	No	Black Berry	Green	Evergreen	Dense	Screening Hedge, Massing	Less dense than other hollies.
<i>Ilex verticillata</i> Winterberry	6 ft. to 10 ft.	Yes	Slight	No	Red Berry	None	Deciduous		Massing	
<i>Juniperus chinensis</i> 'Pfitzeriana Compacta' Compact Pfitzer	4 ft. to 6 ft.	Yes	Yes	No	Cone	Green	Evergreen	Dense Stickers	Screening Hedge, Massing	Looks best if allowed to maintain natural spreading shape.
<i>Juniperus chinensis</i> 'Pyramidalis' Columnar Juniper	6 ft. to 10 ft.	Yes	Yes	No	Cone	Green	Evergreen	Dense Stickers	Privacy Hedge	Will most likely require pruning.
<i>Keria japonica</i> 'Pleniflora' Japanese Globe Flower	4 ft. to 6 ft.	Yes	No	Yes	None	Green	Deciduous	Medium Dense	Screening Hedge, Massing	
<i>Leucothoe fontanesiana</i> Drooping Leucothoe	2 ft. to 4 ft.	Yes	No	No	Capsule	Bronze Purple	Evergreen		Ground Cover	Spreads by runners.
<i>Lonicera fragrantissima</i> Winter Honeysuckle	6 ft. to 10 ft.	Yes	No	Yes	Red Berry	Green Brown	Deciduous	Dense	Privacy Hedge	

SITE DESIGN GUIDELINES

MILLWOOD CENTER

LANDSCAPING Shrub Plantings Supplementary Information (Cont'd)

Shrubs recommended for use in Millwood Center are listed in the chart to the left.

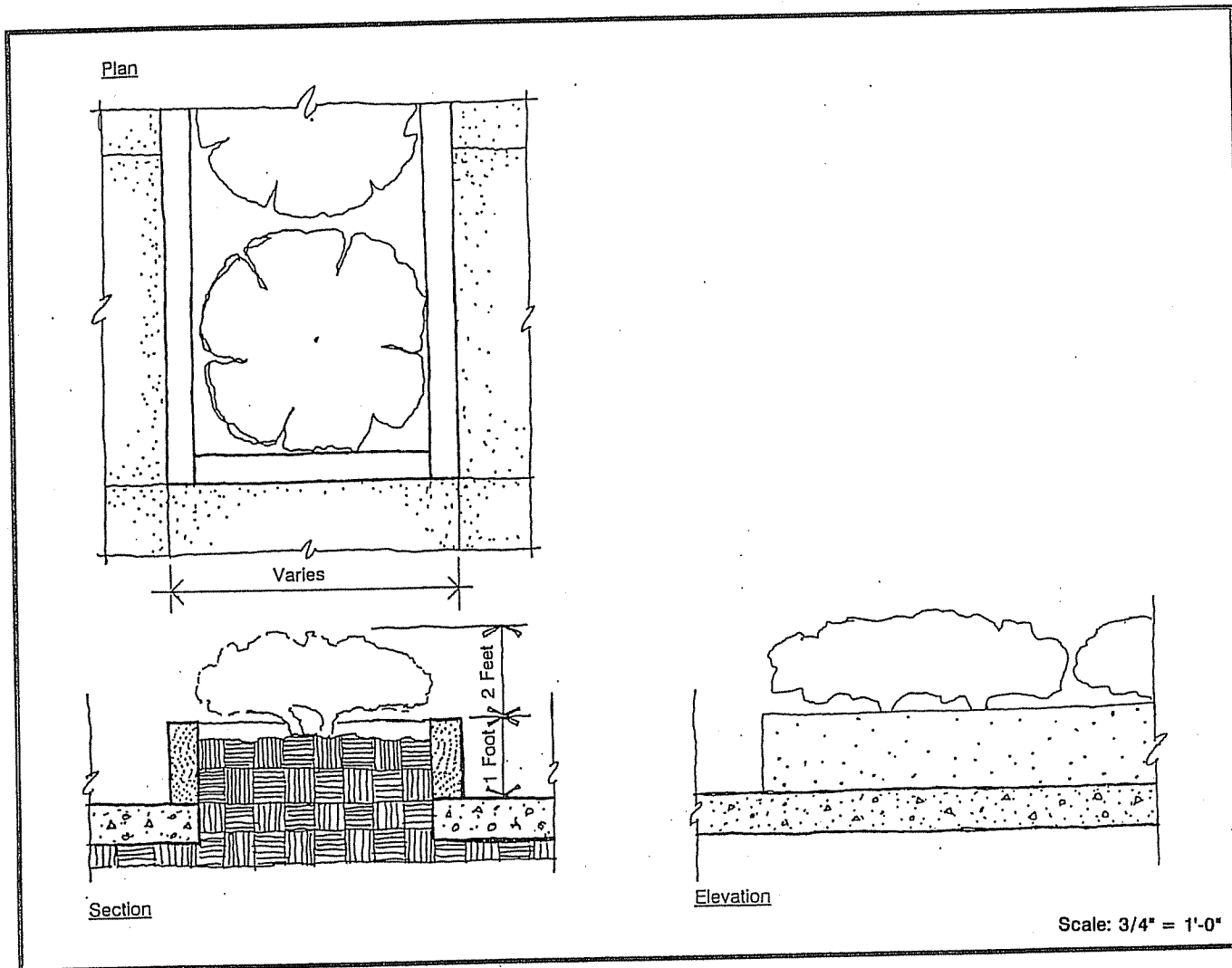
This chart provides further information to assist in the selection of shrubs appropriate for various needs and planting conditions found throughout Millwood Center. As previously indicated, it is further recommended that applicants seek the advice of landscape architects or other qualified professionals in order to prepare planting plans that are appropriate for the particular conditions of each lot.

BOTANICAL NAME COMMON NAME	PLANT CHARACTERISTICS								PLANT USES (1)	NOTES
	Height	Pest Resistant	Salt Tolerant	Fragrant	Fruit	Fall Color	Winter Look	Other Characteristics		
<i>Mahonia aquifolium</i> Oregon Grape Holly	3 ft. to 6 ft.	Moderate	Yes	Slightly	Blue-Black Berry	Purplish-Bronze	Evergreen	Medium Texture	Specimen, Screening Hedge	
<i>Pieris japonica</i> 'Browers Beauty' Andromeda	4 ft. to 6 ft.	No	No	Yes	Capsule	Dark Green	Evergreen		Specimen, Screening Hedge, Massing	
<i>Potentilla fruticosa</i> 'Katherine Dykes' or 'Moonlight' Cinquefoil	2 ft. to 4 ft.	Yes	Yes	No	Capsule	Green Yellow	Deciduous		Massing, Low Hedge	
<i>Pyracantha coccinea</i> 'Lalandei' Lalandei Firethorn	10 ft. to 15 ft.	No	Yes	No	Orange Berry	Brown Green	Evergreen	Thorny	Screening Hedge	Best when trained against a wall.
<i>Rosa rugosa</i> 'Alba' White Rugosa Rose	4 ft. to 6 ft.	Yes	Yes	No	Red Hip	Brown	Deciduous	Dense Thorny	Screening Hedge	
<i>Syringa meyeri</i> 'Palibin' Dwarf Korean Lilac	4 ft. to 6 ft.	Yes	No	Yes	Capsule	Dull Green	Deciduous		Specimen	Compact, early blooming Lilac.
<i>Taxus media</i> 'Hatfield' Hatfield Yew	4 ft. to 6 ft.	Yes	No	No	Red Berry	Dark Green	Evergreen	Dense	Screening Hedge	Upright form of Yew.
<i>Viburnum carlesii</i> Korean Spice Viburnum	3 ft. to 6 ft.	Yes	No	Yes	Red Berry	Red	Deciduous		Specimen	
<i>Liriodendron spicata</i> Lilyturf	4 in. to 8 in.	Yes	Yes	No	None	Green	Evergreen		Ground Cover	
<i>Parthenocissus tricuspidata</i> Boston Ivy	6 in.	Yes	Yes	No	None	Red	Deciduous		Ground Cover	
<i>Wisteria sinensis</i> 'Caroline' Caroline Wisteria	Vine Can Grow to 20 ft.	Yes	No	No	Pod	Green	Deciduous		Specimen	Needs trellis for support.

- (1) Ground Cover - A low growing plant used to cover large open areas instead of lawn.
 Massing - A large non-linear grouping of similar plants.
 Privacy Hedge - A hedge 5 ft. or more in height.
 Screening Hedge - A hedge 2 to 15 ft. high to screen cars, dumpsters or other object.
 Specimen - A single plant used as a focal point.

SITE DESIGN GUIDELINES

B



MILLWOOD CENTER

PLANTERS

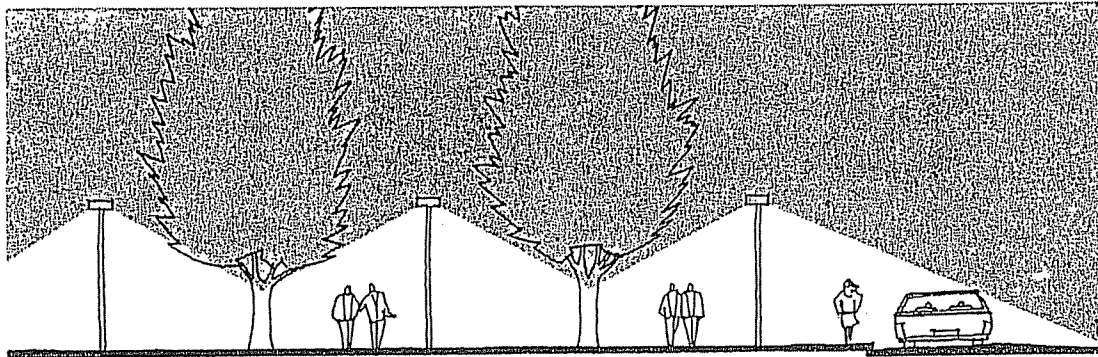
This illustration depicts typical details for planters. Planters should have a stone face or be constructed of concrete with an architectural surface treatment. Planters constructed of railroad ties should not be used.

Shrubs and flowers should be added to planters installed along sidewalks and other pedestrian walkways to enhance the character of Millwood Center.

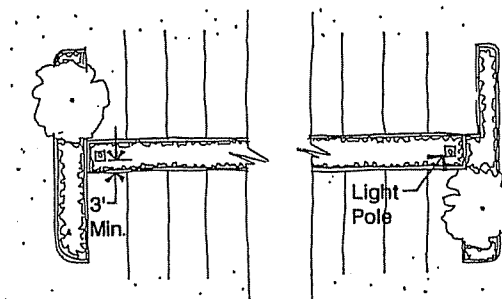
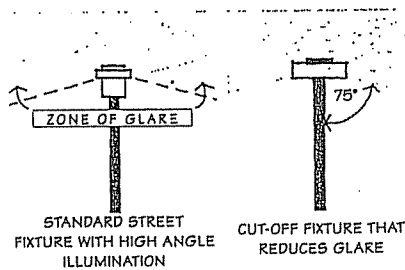
Recommended plant materials are identified and described on pages 26 through 29 inclusive.

B

SITE DESIGN GUIDELINES



LOW MOUNT FIGURES PROVIDE FOR BETTER UNIFORMITY AND VERTICAL SURFACE ILLUMINATION



RECOMMENDED LOCATION OF LIGHT POLES

Source: Time-Saver Standards for Landscape Architecture (1998)

MILLWOOD CENTER

SITE LIGHTING

Exterior site lighting of driveways and interior access roads, parking areas and interior walkways/courtyards on lots used for nonresidential purposes in Millwood Center should be provided as necessary to facilitate the orderly and safe movement of vehicular and pedestrian traffic.

Site lighting should have a color rendering index (CRI) of 90 or higher (e.g., induction or incandescent). It should be of the down light variety, installed on wood or metal poles with a mounting height of no more than 12 feet. Floodlighting should not be used. An average maintained illumination level of 0.5-1.0 footcandle maximum should be provided, with an average-to-minimum uniformity ratio of no more than 3:1. The base of all light poles should be located in landscaped islands.

Site lighting should be sensitively designed according to the proposed user and site layout, the expected amount of nighttime activity, the proximity of lighting to surrounding uses and other relevant factors. Shielding should be provided near any adjacent residential property.

B

SITE DESIGN GUIDELINES

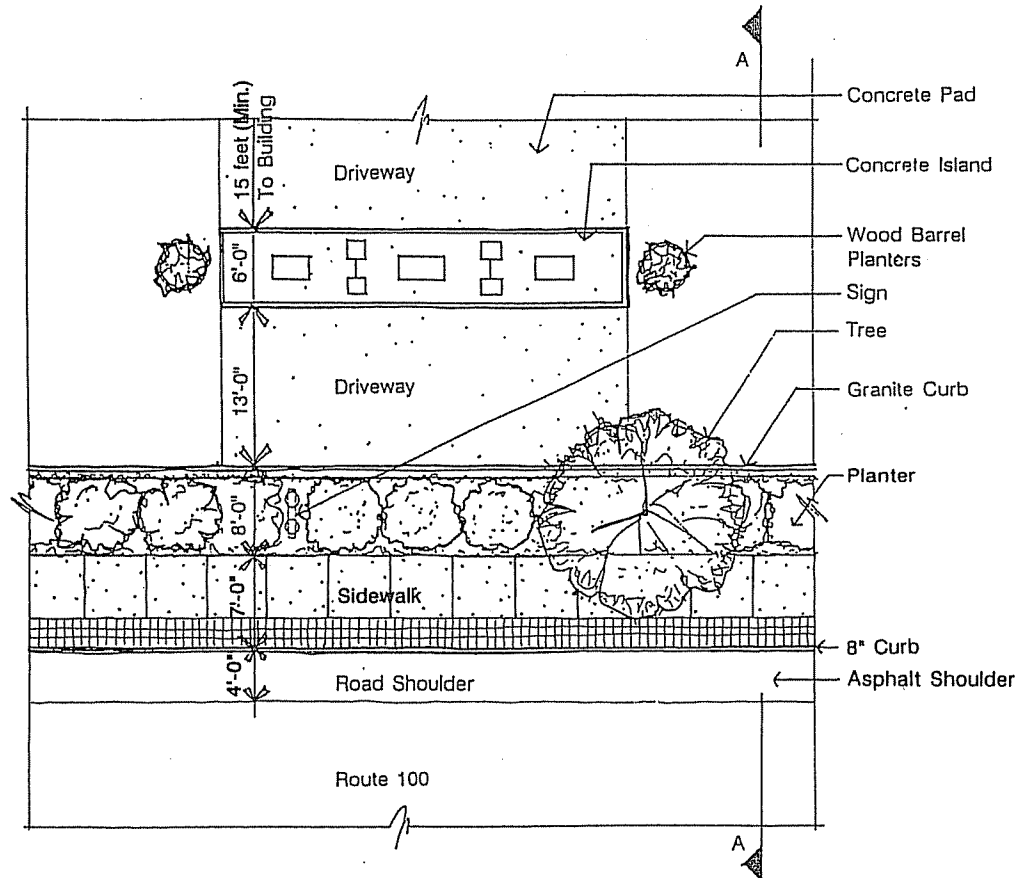
MILLWOOD CENTER

SPECIAL CONSIDERATIONS FOR GASOLINE SERVICE STATIONS Plan View

Sites containing gasoline service stations should be designed in accordance with the illustration to the left.

Driveway openings should be no wider than necessary to accomplish their intended access function. Elsewhere along the frontage of the lot, an 8-foot wide landscaping bed should be installed. This bed should be planted with street trees and shrubs designed to buffer the view of service station operations and still provide for adequate sight lines at driveways.

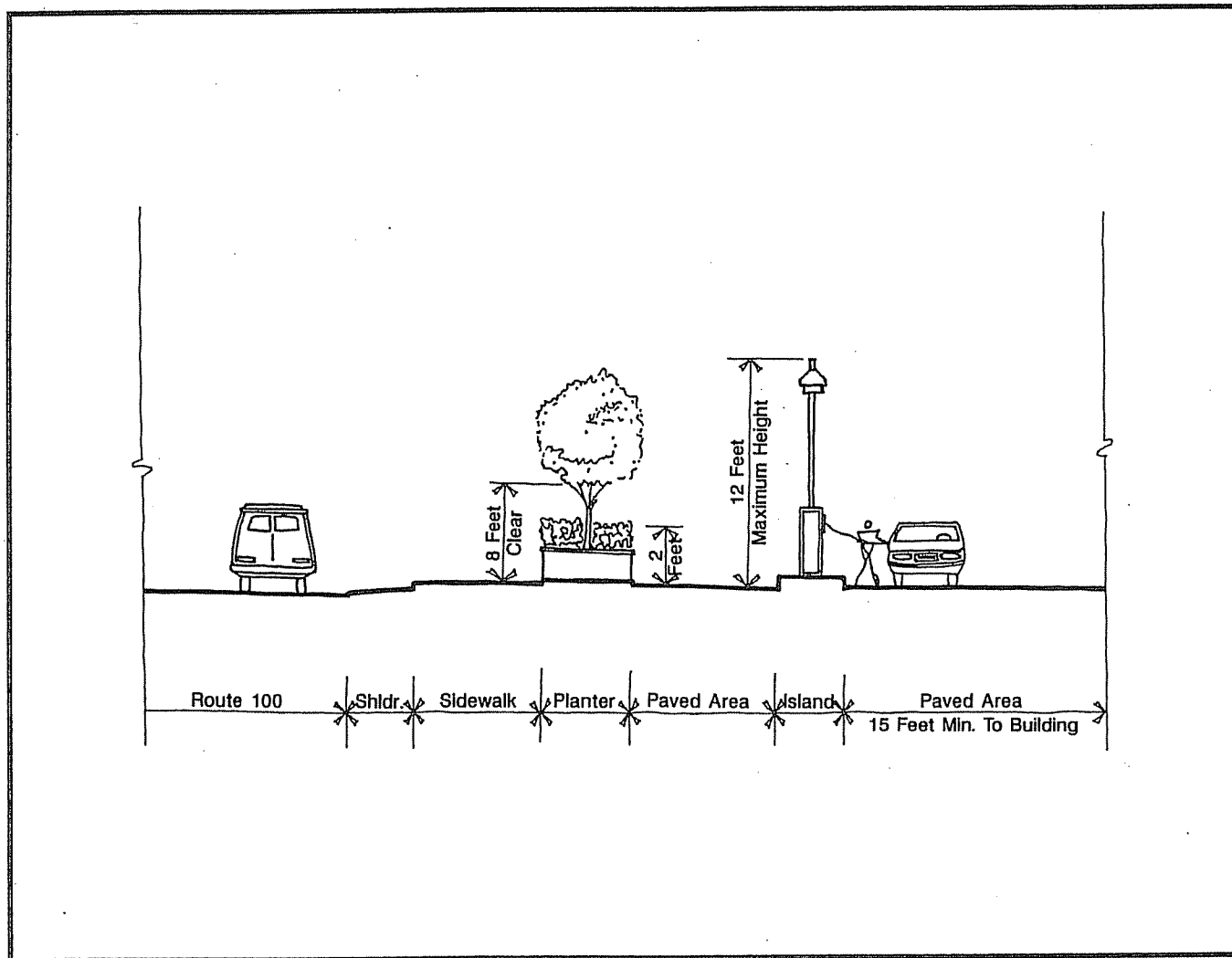
Along any lot line where a gasoline service station abuts a residential zoning district, a 6-foot high screen wall should be erected with a 3-5 foot wide landscaping bed installed between the lot line and the wall. A gate should be installed in the screen wall to provide access for plant maintenance purposes. The design of the screen wall should be consistent with the Architectural Guidelines in Section D.



Scale: 1" = 10'

SITE DESIGN GUIDELINES

B



MILLWOOD CENTER

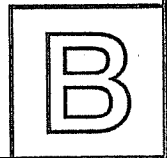
SPECIAL CONSIDERATIONS FOR GASOLINE SERVICE STATIONS Section View

This illustration depicts the vertical relationship between the gasoline service station and the landscaping bed along the lot frontage.

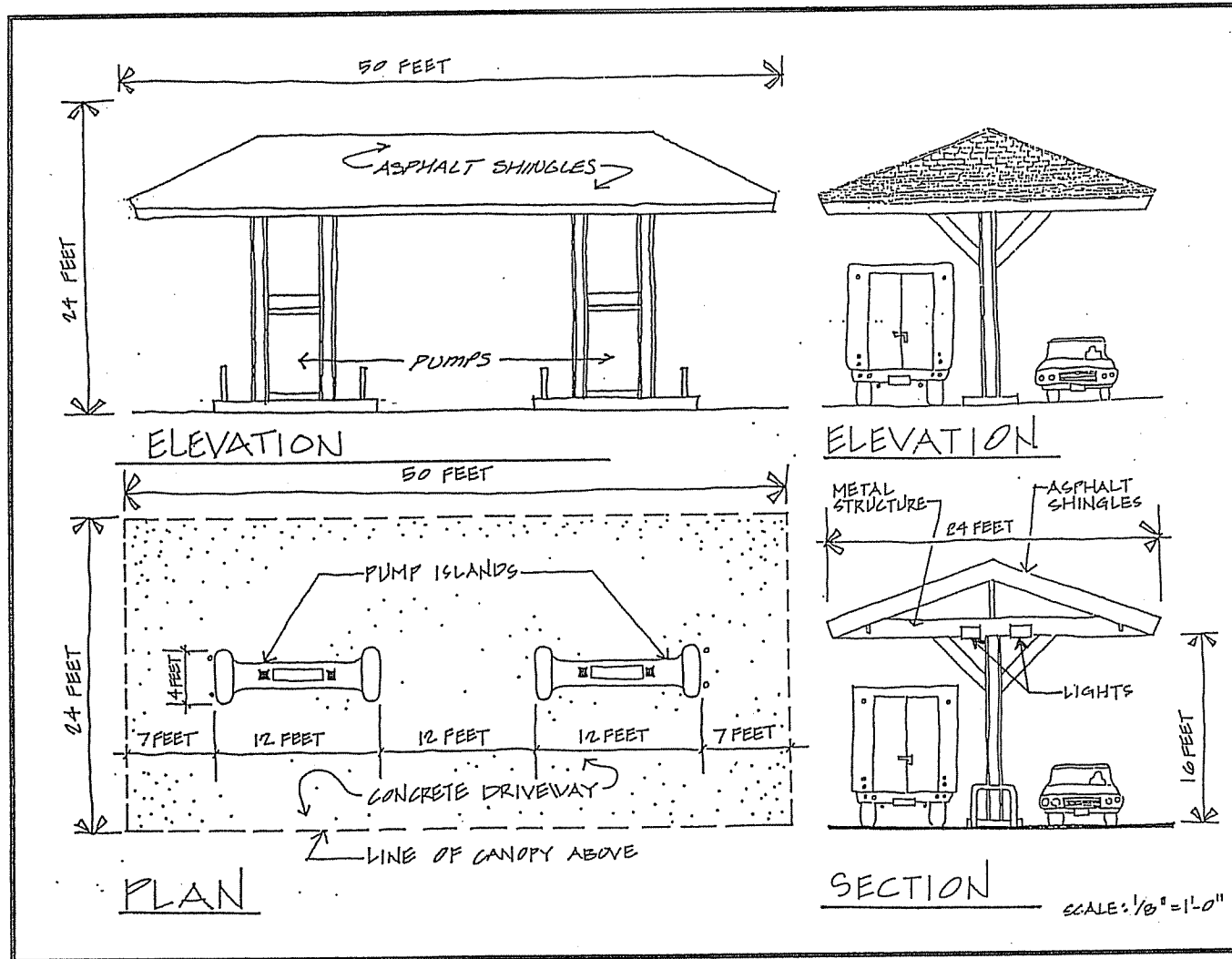
Site lighting for gasoline service stations should have a color rendering index (CRI) of 60 or higher (e.g., metal halide, induction or incandescent) and should be designed to conform to the average maintained illumination levels (expressed in footcandles) that are identified below:

- Approach – 1.5 fc
- Driveway – 1.5 fc
- Pump Island – 20.0 fc
- Service Area – 3.0 fc

All site lighting should be shielded and/or directed away from properties in residential zoning districts, and should otherwise comply with the "Site Lighting" policies of these Guidelines.



SITE DESIGN GUIDELINES



SITE DESIGN GUIDELINES

MILLWOOD CENTER

SPECIAL CONSIDERATIONS FOR GASOLINE SERVICE STATIONS Canopy Details

Where a canopy is proposed as part of a gasoline service station, it should be designed to conform to the illustration to the left.

The basic roof form should be a gable roof with hip roof ends. It should have a pitch of 4-on-12.

The structure and underside of the canopy should be constructed of metal painted white. The roof material should be asphalt shingles.

Canopy lighting should conform to the specifications identified on the preceding page.

B

Mark Twain was probably one of the first Americans to comment on signage regulations. In his book A Tramp Abroad, he told of an American citizen who had painted large signs, such as "Try Benzoline for the blood," on the rocky slopes of beautiful Switzerland. The Swiss responded by sentencing the American to the following:

- Two years' of hard labor;
- Horsewhipping;
- Tar and feathering;
- Having his ears cut off; and
- Riding on a rail to the border and banishment.

Although it is not recommended that these penalties be written into the New Castle signage regulations, it is certainly tempting to do so, considering the visual chaos of some roadways, townscapes and cityscapes.

It is recommended, however, that the following supplementary guidelines be followed in addition to basic standards concerning size and location.

1. RELATIONSHIP TO BUILDINGS

- a. Signs should be designed in careful consideration of their architectural context. They should not cover architectural features such as columns, cornices, decorative elements or windows. Signs should relate in scale, color and style to those displayed on the same building as well as surrounding buildings.
- b. The intended location for display of signs should be an integral part of the architecture of a building, and should be identified on proposed building plans when submitted to the Board of Architectural Review.
- c. On a single building containing multiple businesses or on a single site containing multiple buildings, all signs should be consistent in location, size, materials, color, lettering and illumination.

2. SIZE

- a. No sign should be larger than the maximum size permitted by these Guidelines or the Code of the Town of New Castle, whichever is more restrictive. All signs should be of a scale that is in character with the hamlet environment.

3. MATERIALS AND COLOR

- a. All signs should be constructed of wood.
- b. The color intensity of all signs should be consistent with the colors used in Millwood Center as described in the Architectural Guidelines in Section D. No fluorescent or high-intensity colors will be permitted on any signs, whether for short-term or long-term display purposes.

MILLWOOD CENTER

GENERAL PRINCIPLES

Signage guidelines relating to architectural context, size, materials and color, illumination and types are described in this section. They are applicable to all lots in Millwood Center.

SIGNAGE GUIDELINES

C

4. ILLUMINATION

- a. The color of illumination should be the same for all signs on a building to provide consistency in visual character.
- b. Incandescent fixtures should be used for sign lighting and an average maintained illumination level of 10 footcandles on the sign face should be provided. Other types of lighting, such as fluorescent, quartz, mercury vapor, metal halide or high pressure sodium, and signs constructed of neon tubing will not be permitted.
- c. Interior illumination of signs should not be permitted. All sign lighting should be from exterior shielded sources directed at the sign face so that the lamp is not visible to passing motorists.

5. SIGN TYPES AND APPLICATIONS

- a. Signs depicting in graphic form the type of business within a building should be encouraged. These signs should be either affixed to or hung on the buildings. This type of sign is easy to "read" from a car or by a pedestrian and adds visual interest to the shopping environment.
- b. The display of a bracket sign only should be required for any business whose building frontage is located on the "Build-To Line" as defined on page 6 of these Guidelines, as well as any business whose primary entrances are located on an interior walkway/courtyard.
- c. The display of a wall sign only should be required for any business whose building frontage is located behind the Building Frontage Zone as defined on page 5.
- d. The display of either a bracket sign or a wall sign should be permitted for any business whose building frontage is located behind the "Build-To" Line within the Building Frontage Zone.
- e. The use of a freestanding sign should be required at the primary access driveway to a site containing an off-street parking lot for the common use of multiple businesses located on such site, provided that one or more of the building(s) on such site are located behind the Building Frontage Zone. Such freestanding sign should display the names of the businesses located on such site if individual signs for each business are not visible from the street.
- f. All businesses should be required to display a sign identifying the name of their business.

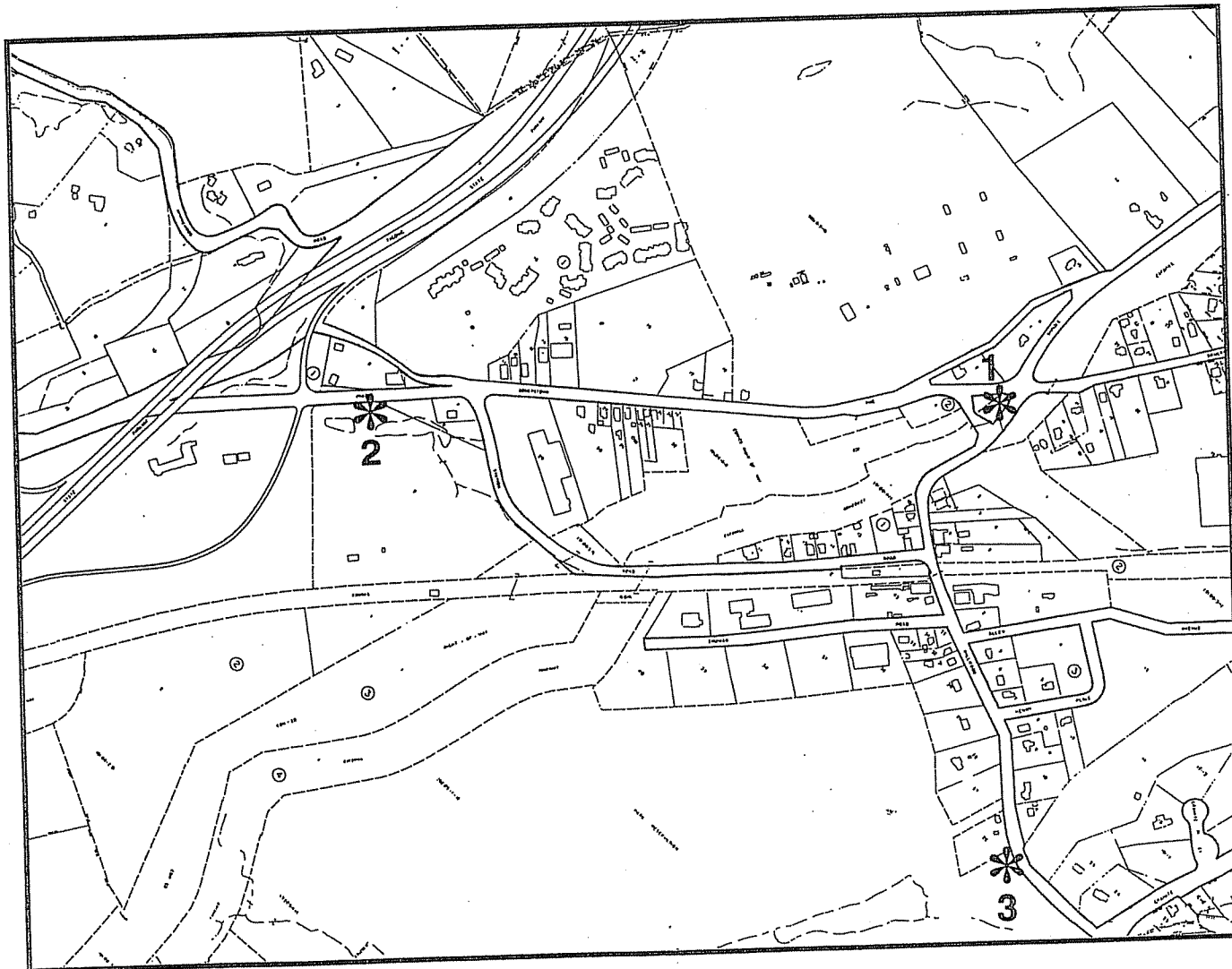
MILLWOOD CENTER

GENERAL PRINCIPLES (Cont'd)

Signage guidelines relating to architectural context, size, materials and color, illumination and types are described in this section. They are applicable to all lots in Millwood Center.

SIGNAGE GUIDELINES

C



SIGNAGE GUIDELINES

MILLWOOD CENTER

HAMLET ENTRY SIGNS

Freestanding signs announcing the entrance to Millwood Center should be installed in three locations as follows:

1. Northern approach to Millwood Center — east side of Route 100 at intersection with Millwood Road and Shingle House Road.
2. Southern approach to Millwood Center — east side of Route 100 north of Campfire Road.
3. Eastern approach to Millwood Center — south side of Millwood Road near Gedney Park (technically outside of Study Area).

Each of these signs should be identical in style and designed in accordance with the Architectural Guidelines in Section D. The sign face should be 30 inches high by 42 inches wide. A clearance of 6 feet should be maintained under the sign when displayed. These signs should be illuminated with incandescent light fixtures providing an average maintained illumination level of 20 footcandles on the sign face.

C

The architecture of a community cannot be separated from the streetscape in the Town's quest to achieve a better overall aesthetic environment.

Some hamlets and villages are definitely more attractive than others ... but why?

There are common denominators between attractive and harmonious New England villages, the central business districts of Scarsdale, Bronxville, Scotts Corners, West Palm Beach, and many European towns. Each of these places exhibit a large degree of visual harmony and unity, achieved by the use of similar building materials, forms, color and scale. There is generally enough visual excitement in window displays and human activity to create adequate visual interest in any central business district.

On most American streetscapes and roadways, the unrestricted competition of contrasting building colors, forms and signage has created endless highway ugliness and visual chaos. In simple terms appropriate to a growing suburban hamlet, the streetscape, site design, signage and architectural guidelines contained in this document will bring to Millwood Center—over the long-range—a greatly enhanced community visual environment.

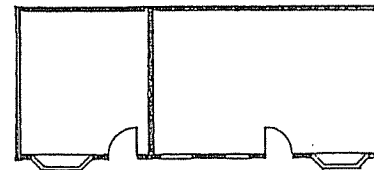
1. COLORS

The technique that is least costly and simplest to apply, and one that will have the most immediate impact, is to use **analogous colors** in painting and other finishes on existing and new buildings. Beiges, browns and warm greys are recommended as typical colors to be used on walls and roofs of buildings.

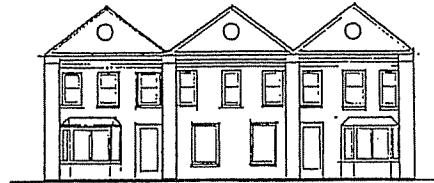
The installation of awnings having a uniform color is also recommended to shelter pedestrians as well as to visually unify the storefronts. Forest green awnings with white trim and lettering should be used.

2. SCALE

Scale is a more difficult **aesthetic criterion** to define and understand, and therefore control. For the purpose of establishing these Guidelines, it may suffice to state that small scale buildings, building components and materials should be used, as described in more detail below:



Building Plan



Vertical Emphasis

Acceptable



Horizontal Emphasis

Not Acceptable

BUILDINGS

MILLWOOD CENTER

GENERAL PRINCIPLES

Architectural guidelines relating to colors, scale, and harmony and unity are described in this section. They are applicable to all lots in Millwood Center.

The procedures for determining compliance with these Guidelines, and definitions for some of the terms used in Section D are described at the end of this section.

D

ARCHITECTURAL GUIDELINES

a. Buildings

The buildings themselves should be of small scale in their **massing and proportions**. The design of a small building or a larger building should be vertical in emphasis to create a **harmonious assemblage** of "small scale" structures. Thus, a new building with a wide frontage should be emphatically broken into smaller vertical components as viewed from the street.

b. Building Components

Windows, doors and roof forms should also be "small" in scale, **harmoniously** emphasizing the general **verticality** of the massing. In designing a building, the **proportions and placement** of these features and the materials used for them should be carefully considered. Storefronts should have glass areas that are broken into smaller elements by vertical and horizontal mullions. Plastic or aluminum combination windows and doors and plastic contemporary coverings are not acceptable.

c. Materials

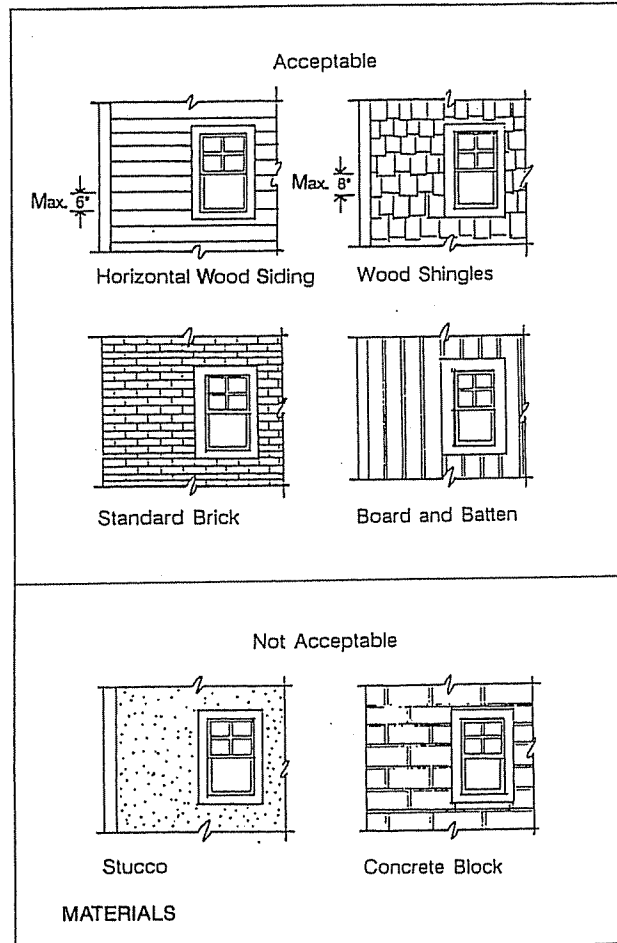
The following materials are acceptable for use, as shown on the accompanying illustration:

- Smaller sizes and coursing of horizontal siding, up to 6" high courses maximum.
- Smaller sizes and coursing of shingles, up to 8" high courses maximum.
- Standard brick as, opposed to concrete block.
- Board and batten, as opposed to vertical siding.

In selecting materials to meet the above Guidelines, compliance with the applicable provisions of the New York State Uniform Fire Prevention and Building Code will also be required.

The following materials are not acceptable for use, as shown on the accompanying illustration:

- Large areas of unbroken, **monolithic**, scaleless materials such as stucco, large sheets of paneling, stone, glass or plastic.



MILLWOOD CENTER

GENERAL PRINCIPLES (CONT'D)

Architectural guidelines relating to colors, scale, and harmony and unity are described in this section. They are applicable to all lots in Millwood Center.

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D

ARCHITECTURAL GUIDELINES

d. Ornament

The use of classical ornament on the facades of buildings is encouraged. Dormers and sloped roofs, classically decorative wall shingle courses, bay windows (especially at the storefront), balconies with ornamental railings, ornamental glass and ornamental accessories, for example, are details that add visual interest to the streetscape and are encouraged. All features and details should be in proportion to the facade and building structure.

3. HARMONY AND UNITY

The previously described Guidelines concerning analogous colors and consistent scale will result in a harmonious appearance and greatly enhance the visually quality of a townscape. A few other constraints must also be applied, most of which are obvious.

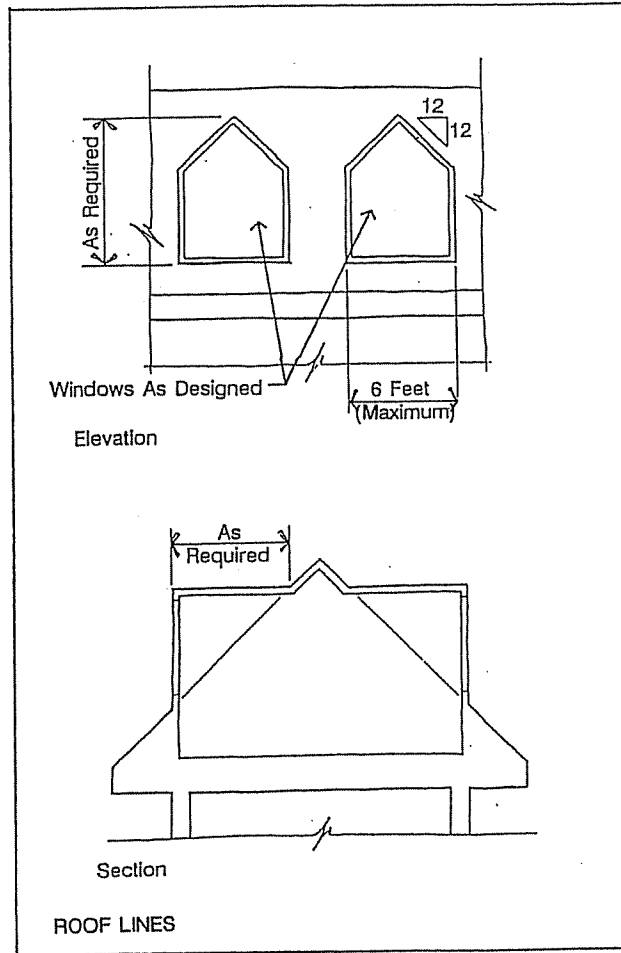
a. Roof Lines

A uniform style of roof lines should be used for all new buildings in Millwood Center. Sloped roofs should be used on all buildings. The construction of a third story, where permitted, should be accomplished through the use of dormers with windows installed on a sloped roof. Multiple dormers may be used but all dormers should conform to the maximum size shown on the accompanying illustration. Buildings with flat roofs and parapets are not acceptable.

b. Building Forms

Unusual and strident building forms, such as "A" frames or "free-form" styles, should not be used. All roof forms should be a gable style, with a minimum slope of 6" on 12" up to a slope of 12" on 12."

Mechanical equipment mounted on buildings, such as condensers, satellite dishes and other antennas, and solar energy collector panels, should be mounted or screened in such a way as to conceal them from view at the street level.



MILLWOOD CENTER

GENERAL PRINCIPLES (CONT'D)

Architectural guidelines relating to colors, scale, and harmony and unity are described in this section. They are applicable to all lots in Millwood Center.

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D

ARCHITECTURAL GUIDELINES

c. Site Forms

Service lines from utility poles should be taken underground to all buildings. Utility lines servicing decorative street lights should also be placed underground, and vaults for underground utilities should be installed as part of any new sidewalk construction, even if they are not used initially. Opportunities to place other pole-to-pole utility lines underground should be explored wherever possible.

All mechanical equipment installed on the ground, such as condensers, should be screened from view by fences or landscaping. All dumpster and trash storage areas should be screened from view with a 6-foot high fence with lockable gate. The fencing materials should be consistent with the recommended materials previously identified.

Where fences are installed within the Front Setback Zone, they should be 2 feet 6 inches in height and constructed of wood material.

4. SITE PLAN AND DESIGN REVIEW

Where new construction, the renovation of existing buildings and/or other site modifications are proposed on any lot in Millwood Center, site plans and/or building construction plans will be subject to review by the Planning Board and the Board of Architectural Review, respectively. In consultation with the Board of Architectural Review, as necessary, the Planning Board will be responsible for determining compliance with the Streetscape Guidelines and the Site Design Guidelines. The Board of Architectural Review will be responsible for determining compliance with the Signage Guidelines and the Architectural Guidelines.

5. DEFINITIONS

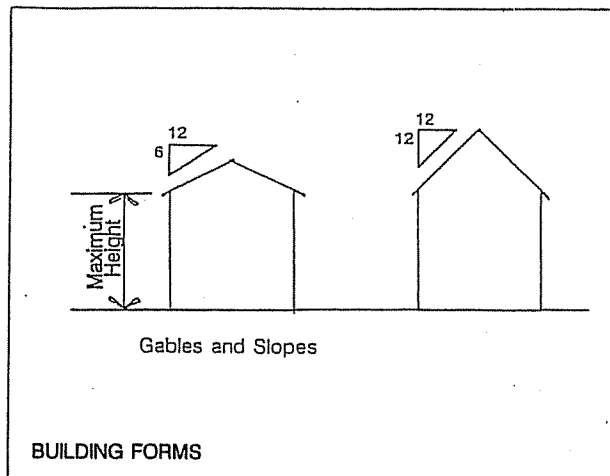
The following are definitions for some of the key words or phrases used in the Architectural Guidelines.

Aesthetic Criterion – Artistic standard for judgment.

Analogous Colors – Colors that are similar in hue and intensity.

Gable – A triangular wall section at the end of a pitched roof.

Harmonious – Consisting of pleasingly combined components.



MILLWOOD CENTER

GENERAL PRINCIPLES (CONT'D)

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ARCHITECTURAL GUIDELINES

D

Massing – The harmonious assemblage of components to form a building facade.

Monolithic – Massive and uniform, without detail.

Proportions – Harmonious relation; balance.

Verticality – A predominantly vertical element..

Visual Environment – Relating to the surroundings seen by the human eye.

MILLWOOD CENTER

GENERAL PRINCIPLES (CONT'D)

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ARCHITECTURAL GUIDELINES

