



PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

July 30, 2009

TASB 0501

**Ms. Dorothy Morris, Planner/ PLUS Coordinator**  
**Office of State Planning Coordination**  
122 William Penn Street – Suite 302  
Haslet Building – Third Floor  
Dover, Delaware 19901

**RE: The Ovations Residential Subdivision Project**  
**Tax Parcel #KH-04-018.06-01-65.00-000**  
**Town of Clayton, Delaware**

Dear Ms. Morris:

Pennoni Associates Inc. (“Pennoni”) serves as lead civil engineering consultant to Providence Creek II, LLC in support of The Ovations Residential Subdivision Project on land (Tax Parcel #KH-04-018.06-01.65.00-000) in the Town of Clayton, Delaware. If you recall, this project was presented to the Office of State Planning Coordination at a November 26, 2008 Preliminary Land Use Service (“PLUS”) Meeting (PLUS Application #2008-11-06). At that time, the project involved the construction of two hundred (200) age-restricted (i.e., 55-and-over) duplex and triplex residential dwelling units. Applicable agency approvals were procured and the application was recorded in accordance with local and State regulations.

Providence Creek II, LLC has since decided to modify the application in order to eliminate the age-restricted designation. This will require the review and approval of a new subdivision application with the Town of Clayton. However, before the Town of Clayton will act on the new application, the project must first be presented to the various State agencies through the PLUS process so advisory comments may be provided. There are no changes proposed to the previously approved site configuration or the associated stormwater management practices, landscaping and active recreational amenities. However, there may be slight design modifications to the previously-approved utility design and/or entrance design.

Upon receipt, please contact me at this office at (302) 655-4451 or via e-mail at [dbarry@pennoni.com](mailto:dbarry@pennoni.com) to confirm that this application will be scheduled for the August 26, 2009 PLUS Meeting. In the meantime, if you have any questions/comments or require additional information, please do not hesitate to contact me. As always, we appreciate your assistance and thank you for your involvement with this project.

Respectfully submitted,

**PENNONI ASSOCIATES INC.**

Douglas D. Barry, P.E., Project Manager

Attachments

cc: Mr. Antoine Ashburn – Ashburn Homes Incorporated  
Mr. Jeff Hurlock – Town of Clayton

## Preliminary land Use Service (PLUS)

### Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. All questions **must** be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[datamil.delaware.gov](http://datamil.delaware.gov)

1. Project Title/Name: THE OVATIONS

2. Location ( please be specific): WEST SIDE OF DUCK CREEK ROAD JUST SOUTH OF PROVIDENCE CREEK

3. Parcel Identification #: KH-04-018.06-01-65.00-000

4. County or Local Jurisdiction Name: TOWN OF CLAYTON

5. Owner's Name: PROVIDENCE CREEK II, LLC

Address: 872-A WALKER ROAD

City: DOVER

State: DELAWARE

Zip: 19904

Phone: (302)-677-1940

Fax: (302)-677-1872

Email: TONY@ASHBURNHOMES.NET

6. Applicant's Name: ASHBURN HOMES INCORPORATED

Address: 872-A WALKER ROAD

City: DOVER

State: DELAWARE

Zip: 19904

Phone: (302)-677-1940

Fax: (302)-677-1872

Email: TONY@ASHBURNHOMES.NET

7. Project Designer/Engineer: PENNONI ASSOCIATES INC.

Address: 62 ROCKFORD ROAD – SUITE 201

City: WILMINGTON

State: DELAWARE

Zip: 19806

Phone: (302)-655-4451

Fax: (302)-654-2895

Email: DBARRY@PENNONI.COM

8. Please Designate a Contact Person, including phone number, for this Project: DOUGLAS D. BARRY, P.E.

**Information Regarding Site:**

9. Type of Review:  Rezoning  Comp. Plan Amendment (Kent County Only)  Site Plan Review  
 Subdivision

10. Brief Explanation of Project being reviewed: SUBDIVISION OF 50 ACRES OF LAND INTO 200 DUPLEX AND TRIPLEX RESIDENTIAL UNITS

11. Area of Project(Acres +/-): 50.0

12. According to the State Strategies Map, in what Investment Strategy Level is the project located?  Investment Level 1  
 Investment Level 2  Investment Level 3  Investment Level 4  Environmentally Sensitive Developing (Sussex Only)

13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.  
 2008-11-06 (DATED NOVEMBER 26, 2008)

14. Present Zoning: RS

15. Proposed Zoning: RS

16. Present Use: OPEN SPACE/ AGRICULTURAL

17. Proposed Use: CLUSTER RESIDENTIAL

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:  
 AGRICULTURAL

19. Comprehensive Plan recommendation: NOT IN COUNTY (TOWN OF CLAYTON)

If in the County, which area, according to their comprehensive plan, is the project located in:

- New Castle  Kent  Sussex   
 Suburban  Inside growth zone  Town Center  Low Density   
 Suburban reserve  Outside growth zone  Developing   
 Other  Environ. Sensitive Dev. District

20. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: TOWN OF CLAYTON

Will a new public well be located on the site?  Yes  No What is the estimated water demand for this project? 50,000 GPD

How will this demand be met? EXISTING CAPACITY

21. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: TOWN OF CLAYTON

22. If a site plan please indicate gross floor area: N/A

23. If a subdivision:  Commercial  Residential  Mixed Use

24. If residential, indicated the number of number of Lots/units: 200 Gross Density of Project: 4.0 Net Density 6.0  
 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:  
Number of renter-occupied units: 0  
Number of owner-occupied units: 200

Target Population (check all that apply):

Renter-occupied units

- Family
- Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

- First-time homebuyer – if checked, how many units 67 UNITS
- Move-up buyer – if checked, how many units 67 UNITS
- Second home buyer – if checked, how many units 66 UNITS
- Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0%                      Proposed Use: % of Impervious Surfaces: 53%  
Square Feet: 0    Square Feet: 1,150,000 SF

27. What are the environmental impacts this project will have? FLOODPLAIN DEVELOPMENT (CLOMR-F APPLICATION APPROVED BY FEMA)

How much forest land is presently on-site? 0    How much forest land will be removed? 0

Are there known rare, threatened, or endangered species on-site?  Yes     No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area?  Yes     No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area?  Yes     No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)?  Yes     No (CLOMR-F APPLICATION APPROVED BY FEMA)

Will this project contribute more rainwater runoff to flood hazard areas than prior to development?  Yes     No If "Yes," please include this information on the site map. ADDITIONAL STORMWATER VOLUME (TYPICAL)

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site?  Yes     No

Are the wetlands:     Tidal    Acres  
                               Non-tidal    Acres 0.32

If "Yes", have the wetlands been delineated?  Yes     No

Has the Army Corp of Engineers signed off on the delineation?  Yes     No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes     No If "Yes", describe the impacts: HOME CONSTRUCTION WITHIN 100' OF WETLAND AREAS ASSOCIATED WITH PROVIDENCE CREEK

Will there be ground disturbance within 100 feet of wetlands  Yes     No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: TWO DRY STORMWATER DETENTION PONDS</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): PROVIDENCE CREEK</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 15.9 Acres 692,604 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 13.6 AC / 592,416 SF acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? ACTIVE RECREATION, PASSIVE RECREATION, STORMWATER MANAGEMENT</p> <p>Where is the open space located? ADJACENT TO WETLANDS, INTERIOR TO SITE, ADJACENT TO DUCK CREEK ROAD</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? DUCK CREEK ROAD IMPROVEMENTS</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 0.0</p> <p>Acres on-site that will be restored 0.0</p> <p>Acres of required wetland mitigation 0.0</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed TWO (2) STORMWATER DETENTION PONDS</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 25' – 150'</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

38. Will this project generate additional traffic?  Yes  No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1,967

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0% (UNDER NORMAL CONDITIONS)

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

ONE CONNECTION TO DUCK CREEK ROAD ADJACENT TO LONGWOOD LANE; DUCK CREEK ROAD TO BE IMPROVED TO ACCOMMODATE 10' RIGHT TURN LANE, 5' BIKE LANE, 11' TRAVEL LANES, 11' LEFT TURN LANE AND 3' SHOULDERS

40. Will the street rights of way be public, private, or town? TOWN OF CLAYTON

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program?  Yes  No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. CONNECTIONS TO ADJACENT PROPERTY (TAX PARCEL# 3040180601650000) ARE CONTEMPLATED VIA STUB STREETS ADJACENT TO CRESCITA LANE.

43. Are there existing or proposed sidewalks?  Yes  No; bike paths  Yes  No

Is there an opportunity to connect to a larger bike/pedestrian network?  Yes  No

44. Is this site in the vicinity of any known historic/cultural resources or sites  Yes  No

Has this site been evaluated for historic and/or cultural resources?  Yes  No

Will this project affect, physically or visually, any historic or cultural resources?  Yes  No

If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

42. Are any federal permits, licensing, or funding anticipated?  Yes  No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

Yes  No If yes, please List them: TRASH

45. Please make note of the time-line for this project: CONSTRUCTION TO BEGIN AS EARLY AS FALL 2009



LINE TABLE		CURVE TABLE				CURVE TABLE						
LINE	LENGTH	CURVE	LENGTH	RADIUS	CHORD	CHORD-DIRECTION	CURVE	LENGTH	RADIUS	CHORD	CHORD-DIRECTION	
L1	20.00	N7740°38'E	C1	14.14	9.00	12.73	S5719°22'E	C64	14.89	9.75	13.48	S7519°42'E
L2	20.00	S39°34'2"E	C2	145.17	525.00	144.71	S6945°20'W	C65	99.55	360.00	99.23	S6945°20'W
L3	20.00	S39°13'39"E	C3	386.94	475.00	376.16	S382°23'W	C66	94.02	340.00	93.72	S8945°20'W
L4	79.00	S39°13'39"E	C4	42.94	275.00	42.94	S39°13'39"E	C67	12.57	8.00	11.31	N5719°22'W
L5	20.00	S39°13'39"E	C5	115.12	275.00	114.28	N35°51'31"E	C68	12.57	8.00	11.31	N5719°22'W
L6	20.00	N50°46'21"E	C6	189.98	125.00	172.21	S04°18'43"W	C69	214.20	575.00	212.97	S67°00'18"W
L7	20.00	N50°46'21"E	C7	14.14	9.00	12.73	N50°46'21"E	C70	10.20	7.00	9.32	S81°50'56"E
L8	20.00	N7740°38'E	C8	14.14	9.00	12.73	S09°46'21'W	C71	51.29	290.00	51.22	S54°26'01"E
L9	20.00	N67°51'54"E	C9	130.38	275.00	129.16	S64°05'43'W	C72	21.67	585.00	21.67	N58°26'21'W
L10	20.00	N73°35'18"E	C10	14.14	9.00	12.73	S32°40'38'W	C73	11.45	8.00	10.50	N81°37'1"E
L11	22.28	S50°46'21'W	C11	14.14	9.00	12.73	N5719°22'W	C74	51.46	320.00	51.40	S49°32'26"W
L12	25.46	N142°24'24"W	C12	14.14	9.00	12.73	N32°40'38'E	C75	44.19	300.00	44.15	S45°36'38'W
L13	31.41	S22°08'06"E	C13	14.14	9.00	12.73	N5719°22'W	C76	13.30	8.00	11.82	S06°14'33"E
L14	31.41	S22°08'06"E	C14	14.14	9.00	12.73	N32°40'38'E	C77	11.61	585.00	210.45	N32°40'38'W
L15	20.00	N7740°38'E	C15	11.00	7.00	9.90	N5719°22'W	C78	12.29	8.00	11.11	S77°09'00"E
L16	14.74	N7740°38'E	C16	131.35	475.00	130.93	S6945°20'W	C79	41.20	275.00	41.17	N35°52'37'W
L17	14.74	N7740°38'E	C17	15.35	8.00	13.55	S12°39'02"W	C80	35.68	240.00	35.60	S33°24'00'W
L18	20.00	S50°46'21'W	C18	13.61	9.00	12.35	N7740°38'W	C81	45.10	225.00	45.03	S33°24'00'W
L19	32.55	S50°30'01"E	C19	158.68	425.00	157.76	S48°15'12"W	C82	14.23	9.00	12.79	S75°51'25"E
L20	20.00	N31°08'57"W	C20	121.46	425.00	121.04	S28°39'58'W	C83	14.21	9.00	12.78	N13°37'59"E
L21	46.68	N42°03'02"W	C21	14.18	9.00	12.75	S28°38'31"E	C84	53.28	310.00	53.21	S54°34'7"E
L22	23.71	N58°51'03"E	C22	14.72	9.00	13.16	S61°55'00'W	C85	258.56	565.00	256.31	N46°23'25'W
L23	57.10	N42°03'02"W	C23	50.01	325.00	49.96	N19°27'31"E	C86	12.86	8.00	11.52	N12°47'07"E
L24	32.55	S50°30'01"E	C24	136.05	425.00	135.51	S35°31'31"E	C87	49.47	260.00	49.39	S33°24'00'W
L25	22.28	S50°46'21'W	C25	113.99	75.00	103.33	S04°18'43'W	C88	136.61	325.00	135.61	N54°02'35'W
L26	22.28	S50°46'21'W	C26	11.00	7.00	9.90	S84°13'39"E	C89	31.93	325.00	31.91	N88°56'54'W
L27	20.00	N42°24'24"W	C27	11.00	7.00	9.90	S05°46'21'W	C90	23.77	275.00	23.76	N88°36'37'W
L28	48.50	S39°13'39"E	C28	14.14	9.00	12.73	S84°13'39"E	C91	103.81	275.00	102.96	N55°01'36'W
L29	20.00	N60°43'12"E	C29	13.71	9.00	12.42	N07°08'07"E	C92	89.26	175.00	88.29	N27°26'19'W
L30	20.00	S20°25'55"E	C30	14.61	9.00	13.06	S82°42'51"E	C93	9.99	9.00	9.49	N18°58'22"E
L31	64.11	S40°10'10"W	C31	140.78	135.00	139.68	S85°15'04'W	C94	16.77	9.00	14.45	N67°45'43'W
L32	65.89	N40°10'10"W	C32	14.14	9.00	12.73	N32°40'38'E	C95	11.39	9.00	10.64	S22°36'13'W
L33	50.00	N7740°38'E	C33	106.02	475.00	105.80	S71°16'58'W	C96	15.66	9.00	13.76	S82°41'14"E
L34	10.00	N121°22'W	C34	50.06	475.00	50.03	S61°52'12'W	C97	52.79	225.00	52.67	S74°10'28'W
L35	20.00	N121°22'W	C35	8.95	7.00	8.35	S61°52'12'W	C98	15.21	9.00	13.47	N37°28'09"E
L36	23.57	S09°40'59'W	C36	238.10	625.00	236.66	S25°17'14"E	C99	19.79	13.00	17.94	N88°51'46'W
L37	20.00	S80°19'01"E	C37	238.98	660.00	237.68	S24°44'48"E	C100	21.07	13.00	18.84	N01°11'16"E
L38	42.45	N09°40'59"E	C38	25.74	135.00	25.72	N18°15'15'W	C101	53.88	980.00	53.87	S49°11'51'W
L39	26.43	S09°40'59"E	C39	28.45	210.00	28.43	N18°15'15'W	C102	13.96	8.00	12.25	N79°15'14'W
L40	20.00	N28°06'40'W	C40	14.07	8.00	12.32	S64°44'32"E	C103	4.62	8.00	4.55	S12°44'52"E
L41	20.00	S64°32'20'W	C41	70.96	318.00	70.83	S71°16'58'W	C104	32.37	60.00	31.98	N11°40'10'W
L42	25.04	S25°08'40"E	C42	66.51	298.00	66.38	S71°16'58'W	C105	17.50	13.00	16.28	S03°22'32"E
L43	6.55	N69°53'02"E	C43	12.57	8.00	11.31	N32°40'38'E	C106	9.47	7.00	8.76	N60°21'17'W
L44	9.75	N69°53'02"E	C44	12.57	8.00	11.31	N32°40'38'E	C107	92.01	175.00	90.95	S65°50'04'W
L45	18.53	N47°06'17"E	C45	9.99	135.00	9.99	S12°39'02"W	C108	36.08	110.00	35.92	S60°10'15'W
L46	18.24	N47°06'17"E	C46	11.42	160.00	11.42	N142°20'2"W	C109	175.49	675.00	175.00	S29°03'14"E
L47	30.50	S39°02'15"E	C47	12.57	8.00	11.31	N32°40'38'E	C110	29.52	90.00	29.39	S60°10'13'W
L48	28.72	S39°02'15"E	C48	166.27	450.00	167.30	S65°37'52'W	C111	20.42	13.00	18.38	S05°46'21'W
L49	20.00	N7740°38'E	C49	12.57	8.00	11.31	N5719°22'W	C112	20.42	13.00	18.38	N84°13'39'W
L50	30.00	S121°22'W	C50	166.77	430.00	165.73	S65°33'59'W	C113	20.65	275.00	20.65	S38°01'05"E
L51	28.28	S57°19'22"E	C51	11.47	8.00	10.51	S23°48'16'W	C114	74.53	480.00	74.46	N39°44'45"E
L52	15.00	N7740°38'E	C52	62.24	440.00	62.21	S20°33'37"E	C115	77.64	500.00	77.56	N39°44'45"E
L53	20.00	N7740°38'E	C53	14.09	8.00	12.34	S73°18'00"E	C116	112.52	980.00	112.46	N47°29'00"E
L54	15.00	S121°22'W	C54	11.40	8.00	10.46	S14°38'48'W	C117	56.73	1000.00	56.73	N49°08'50"E
L55	15.00	S121°22'W	C55	98.83	640.00	98.74	S30°35'11"E	C118	54.98	1000.00	54.97	S49°11'51'W
L56	15.00	S121°22'W	C56	12.57	8.00	11.31	N5719°22'W	C119	64.80	40.00	57.94	N04°21'40"E
L57	4.73	N47°56'58"E	C57	12.32	8.00	11.14	S33°34'09'W	C120	23.29	13.00	20.30	S86°37'25'W
L58	25.08	N7740°38'E	C58	116.48	525.00	116.24	S71°16'16'W	C121	32.83	325.00	32.81	S37°16'34"E
L59	176.71	N7740°38'E	C59	12.82	8.00	11.49	S62°05'51"E	C122	36.29	325.00	36.21	S82°54'34'W
L60	101.21	S7740°38'W	C60	12.57	8.00	11.31	N32°40'38'E	C123	12.65	1000.00	12.65	N44°33'24"E
L61	145.99	N7740°38'E	C61	58.33	525.00	58.30	S89°30'57'W	C124	20.46	13.00	18.41	S00°09'51"E
L62	131.93	S7740°38'W	C62	14.79	8.00	13.18	S09°15'00'W	C125	19.77	13.00	17.92	S88°48'44"E
L63	14.19	N50°46'21'E	C63	35.28	325.00	35.27	N44°14'14'W					

**SITE DATA:**

1. AREA IN EXIST. OVERALL PARCEL	50.00 ACRES
2. AREA IN PROPOSED RIGHT-OF-WAY	12.73 ACRES
3. AREA IN PROPOSED LOTS	21.51 ACRES
4. AREA IN OPEN SPACE	15.76 ACRES

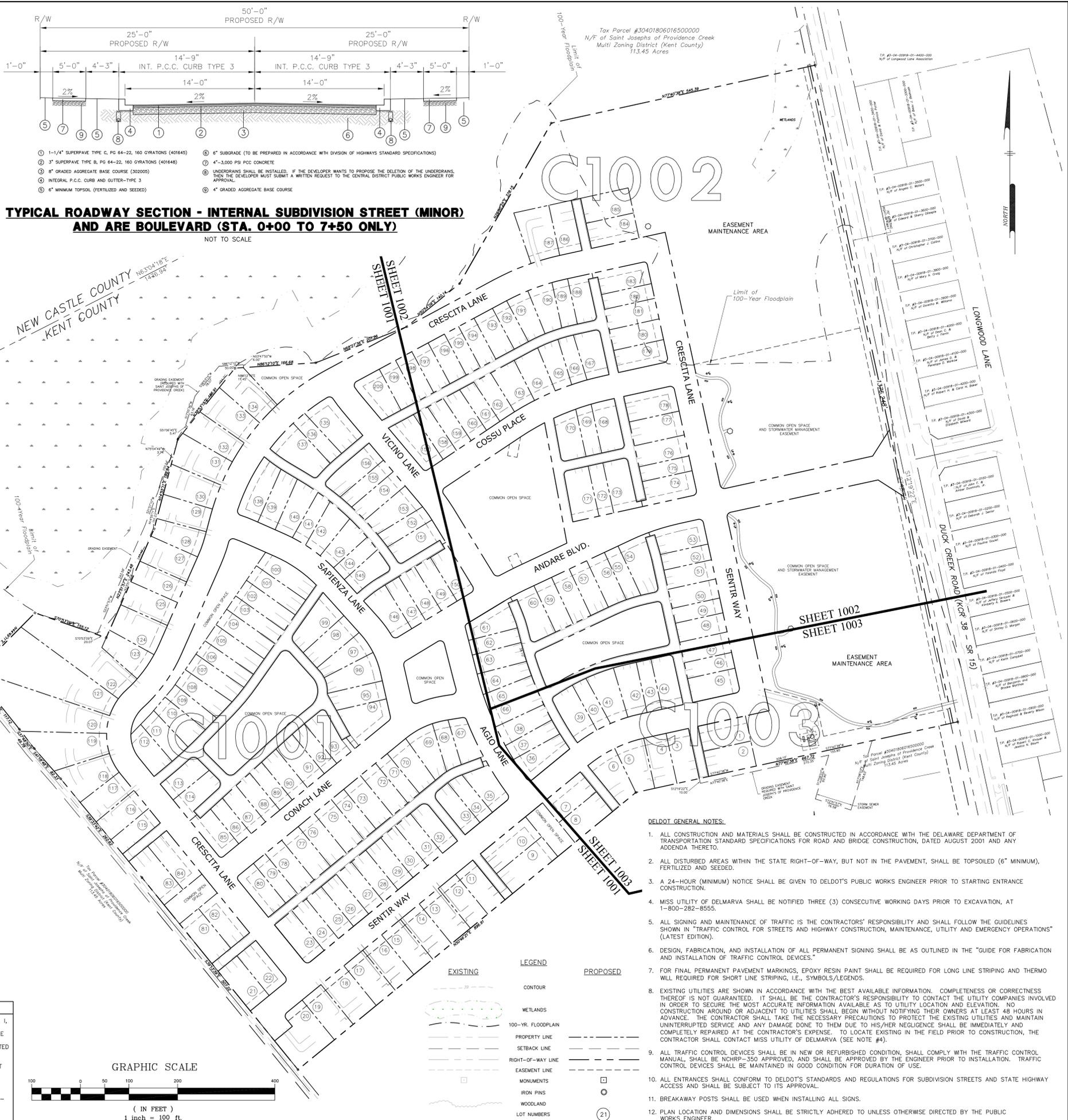
**APPLICATION/PROPERTY INFORMATION**

OWNER NAME	PROVIDENCE CREEK II, LLC
OWNER ADDRESS	872-A WALKER ROAD DOVER, DELAWARE 19904
PLAN PREPARER NAME	PENNONI ASSOCIATES INC.
PLAN PREPARER ADDRESS	62 ROCKFORD ROAD - SUITE 201 WILMINGTON, DELAWARE 19806
DATE OF SURVEY	JANUARY 21, 2005
TYPE OF APPLICATION	RESIDENTIAL SUBDIVISION (CLUSTER DEVELOPMENT)
TAX PARCEL NO.	KH-04-018-06-01-65.00-000
PROPERTY ACREAGE	50.00 AC.
ZONING REQUIREMENTS - CLUSTER DEVELOPMENT	REQUIRED: 50 ACRES PROVIDED: 4 D.U.
MINIMUM TRACT AREA	50 ACRES
MAXIMUM DENSITY PER ACRE	4 D.U.
MAXIMUM ALLOWED DWELLING UNITS	200 D.U.'S
MINIMUM OPEN SPACE	25% (15.76 acres) 32% (15.76 acres)
PARKING REQUIREMENTS	REQUIRED: 2 SPACES PER DWELLING UNIT
PROVIDED:	400 (2 GARAGE SPACES FOR EACH DWELLING UNIT)

**GENERAL NOTES:**

- PHOTOGRAMMETRY WAS PERFORMED BY SPECTRUM MAPPING, L.L.C. AERIAL MAPPING WAS PERFORMED ON JANUARY 21, 2005. ADDITIONAL TOPOGRAPHIC SURVEY WAS PERFORMED BY PENNONI ASSOCIATES, INC. SURVEY DATUM NAVD 88. BENCHMARK - TRAVERSE POINT #103 (TP-103). ELEVATION = 39.03' NEAR THE INTERSECTION OF DUJOK CREEK ROAD AND WILSON AVENUE.
- THE SITE LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN OF THE PROVIDENCE CREEK AS DELINEATED PER FEMA FIRM PANEL NO. 10001C0042H, EFFECTIVE DATE MAY 5, 2003. THE 100-YEAR FLOOD ELEVATION IS 29.0 (NAVD 88).
- A WETLANDS DELINEATION WAS PERFORMED BY ENVIRONMENTAL CONSULTING SERVICES, INC. IN MARCH 2005. THE WETLANDS ARE ILLUSTRATED ON THE PLANS.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE TOWN OF CLAYTON FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE TOWN. THE TOWN ASSUMES NO RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE TOWN.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- SEDIMENTS REMOVED FROM STORMWATER MANAGEMENT FACILITIES DURING PERIODIC MAINTENANCE OPERATIONS DURING CONSTRUCTION SHALL BE PLACED IN THE APPROPRIATE TOPSOIL STOCKPILE LOCATION. AFTER CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED, SEDIMENTS SHALL BE PLACED IN THE DESIGNATED OPEN SPACE AREAS AND STABILIZED ACCORDING TO THE APPROPRIATE SEEDING SPECIFICATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE LONG TERM MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES UNTIL THAT RESPONSIBILITY IS ASSUMED BY A HOMEOWNER'S ASSOCIATION OR MAINTENANCE CORPORATION.
- LOTS 179 THROUGH 185 SHALL NOT BE CONSTRUCTED WITH BASEMENTS.
- THE 8' DELAWARE MUNICIPAL ELECTRIC COMPANY (DEMCO) GAS LINE MAY NEED TO BE RELOCATED. THE RELOCATION WILL BE DONE BY DEMCO/EASTERN SHORE NATURAL GAS COMPANY (ESNG). THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY AND ALL WORK ASSOCIATED WITH THE INVESTIGATION AND RELOCATION EXPENSES. THIS INCLUDES THE COST ASSOCIATED WITH ANY AND ALL EASEMENTS AS NEEDED.
- A COPY OF THE FINAL RECORDED DRAWINGS SHALL BE GIVEN TO DEMCO.
- THE HOMES TO BE CONSTRUCTED SHALL BE IN STRICT CONFORMANCE WITH THE TRADITIONAL NEIGHBORHOOD DESIGN THEME PRESENTED TO TOWN COUNCIL DURING THE SUBDIVISION APPROVAL PROCESS.
- PLANS ILLUSTRATING THE LOCATION, SIZE AND ARCHITECTURE OF THE PROPOSED SUBDIVISION SIGNS TO BE INSTALLED BY THE DEVELOPER MUST BE SUBMITTED, REVIEWED AND APPROVED BY THE TOWN OF CLAYTON PRIOR TO INSTALLATION IN THE FIELD.
- CONSTRUCTION IS PERMITTED ONLY ON ONE (1) SIDE OF THE SUBDIVISION STREETS. PLEASE REFER TO SHEETS C1001, C1002 AND C1003 FOR PROPOSED LOCATION OF ONE-SIDED PARKING.

PLANNING COMMISSION APPROVAL	
PLANNING COMMISSION CHAIRPERSON	DATE
ENGINEER CERTIFICATION	
I, DOUGLAS D. BARRY, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.	
DOUGLAS D. BARRY, P.E. PENNONI ASSOCIATES INC. LICENSE NUMBER 13061	DATE
AS AUTHORIZED REPRESENTATIVE OF PROVIDENCE CREEK II, LLC, I, ANTOINE ASHBURN, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE, THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.	DATE
ANTOINE ASHBURN PROVIDENCE CREEK II, LLC	DATE



**LEGEND**

EXISTING	PROPOSED
CONTOUR	CONTOUR
WETLANDS	WETLANDS
100-YR. FLOODPLAIN	100-YR. FLOODPLAIN
PROPERTY LINE	PROPERTY LINE
SETBACK LINE	SETBACK LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
MONUMENTS	MONUMENTS
IRON PINS	IRON PINS
WOODLAND	WOODLAND
LOT NUMBERS	LOT NUMBERS

**GRAPHIC SCALE**  
0 50 100 200 400  
( IN FEET )  
1 inch = 100 feet

**DEDOT GENERAL NOTES:**

- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DATED AUGUST 2001 AND ANY ADDENDA THERETO.
- ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- A 24-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO DELDOT'S PUBLIC WORKS ENGINEER PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- MISS UTILITY OF DELMARVA SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- ALL SIGNING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTORS' RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROL FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS" (LATEST EDITION).
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
- FOR FINAL PERMANENT PAVEMENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR SHORT LINE STRIPING, I.E., SYMBOLS/LEGENDS.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGAIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (SEE NOTE #4).
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, SHALL BE NCHRP-350 APPROVED, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
- BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE PUBLIC WORKS ENGINEER.



NOTE: SEE CURVE AND LINE TABLES ON SHEET C1000 FOR TAG DIMENSIONS

MATCHLINE - SEE SHEET C1002

MATCHLINE - SEE SHEET C1003

**NO PARKING FIRE LANE**

- NOTES:
1. THE SIGN SHALL BE METAL, 12" X 18" WHITE SCOTCHLITE BACKGROUND WITH RED LETTERS.
  2. ALL LETTERING SHALL BE MINIMUM 2" IN HEIGHT CENTERED.
  3. JUSTIFIED READING "NO PARKING FIRE LANE" IN ALL CAPS WITH EACH WORD ON ITS OWN LINE.
  4. THE SIGNS SHALL BE LOCATED AT EACH END & 150' ON CENTER ALONG FIRE LANES.



**Pennoni**  
Engineers • Surveyors • Planners • Landscape Architects

62 Rockford Road - Suite 201  
Wilmington, Delaware 19806  
Tel: (302) 655-4451 Fax: (302) 654-2895

**Pennoni Associates Inc.**

DATE	NO.	REVISIONS	BY

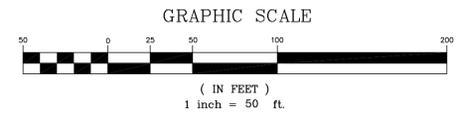
ALL DIMENSIONS MUST BE VERIFIED BY THE CLIENT PRIOR TO CONSTRUCTION. PENNONI ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**PARTIAL RECORD PLAN**  
ASHBURN HOMES INCORPORATED  
872-A WALKER ROAD  
DOVER, DELAWARE 19904

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OF LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

JOB NO.	TASB 0501
BLOCK MAP NO.	SHEET
2 OF 4	

SCALE	1" = 50'	DRAWING NO.	C1001
DRAWN BY	JGA	DATE	07-29-09
APPROVED	DDB		



Tax Parcel #30401806016500000  
N/F of Saint Josephs of Providence Creek  
Multi Zoning District (Kent County)  
113.45 Acres

Deed Book 273-280 (Dated 05/08/1998) : Access Easement to Hanover Foods Corporation (20' Width)  
Deed Book 473-308 (Dated 05/20/02): Access Easement to the Sisters of the Blessed Sacrament for Indians and Colored People (No Width Given)



Deed Record 485-033, 15' Wide Permanent Easement for Delaware Municipal Electric Corporation (DMEC)

Tax Parcel #30401808016500000  
N/E of Saint Josephs of Providence Creek  
Multi Zoning District (Kent County)  
113.45 Acres

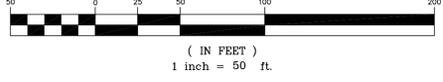


Limit of 100-Year Floodplain

**NO PARKING FIRE LANE**

- NOTES:**
1. THE SIGN SHALL BE METAL, 12" X 18" WHITE SCOTCHLITE BACKGROUND WITH RED LETTERS.
  2. ALL LETTERING SHALL BE MINIMUM 2" IN HEIGHT CENTERED JUSTIFIED READING "NO PARKING FIRE LANE" IN ALL CAPS WITH EACH WORD ON ITS OWN LINE.
  3. THE SIGNS SHALL BE LOCATED AT EACH END & 150' ON CENTER ALONG FIRE LANES.

GRAPHIC SCALE



MATCHLINE - SEE SHEET C1001

NOTE: SEE CURVE AND LINE TABLES ON SHEET C1000 FOR TAG DIMENSIONS

MATCHLINE - SEE SHEET C1003



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Associates Inc.

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Wilmington, Delaware 19806  
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Engineers • Surveyors • Planners • Landscape Architects

DATE	NO.	REVISIONS	BY

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ALL DIMENSIONS MUST BE VERIFIED BY CONSULTOR. NO CORRECTIONS WILL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**PARTIAL RECORD PLAN**  
ASHBURN HOMES INCORPORATED  
872-A WALKER ROAD  
DOVER, DELAWARE 19904

SCALE 1" = 50'	DRAWING NO. <b>C1002</b>
DRAWN BY JGA	
DATE 07-29-09	
APPROVED DDB	

MATCHLINE - SEE SHEET C1002



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Wilmington, Delaware 19806  
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DATE	NO.	REVISIONS	BY

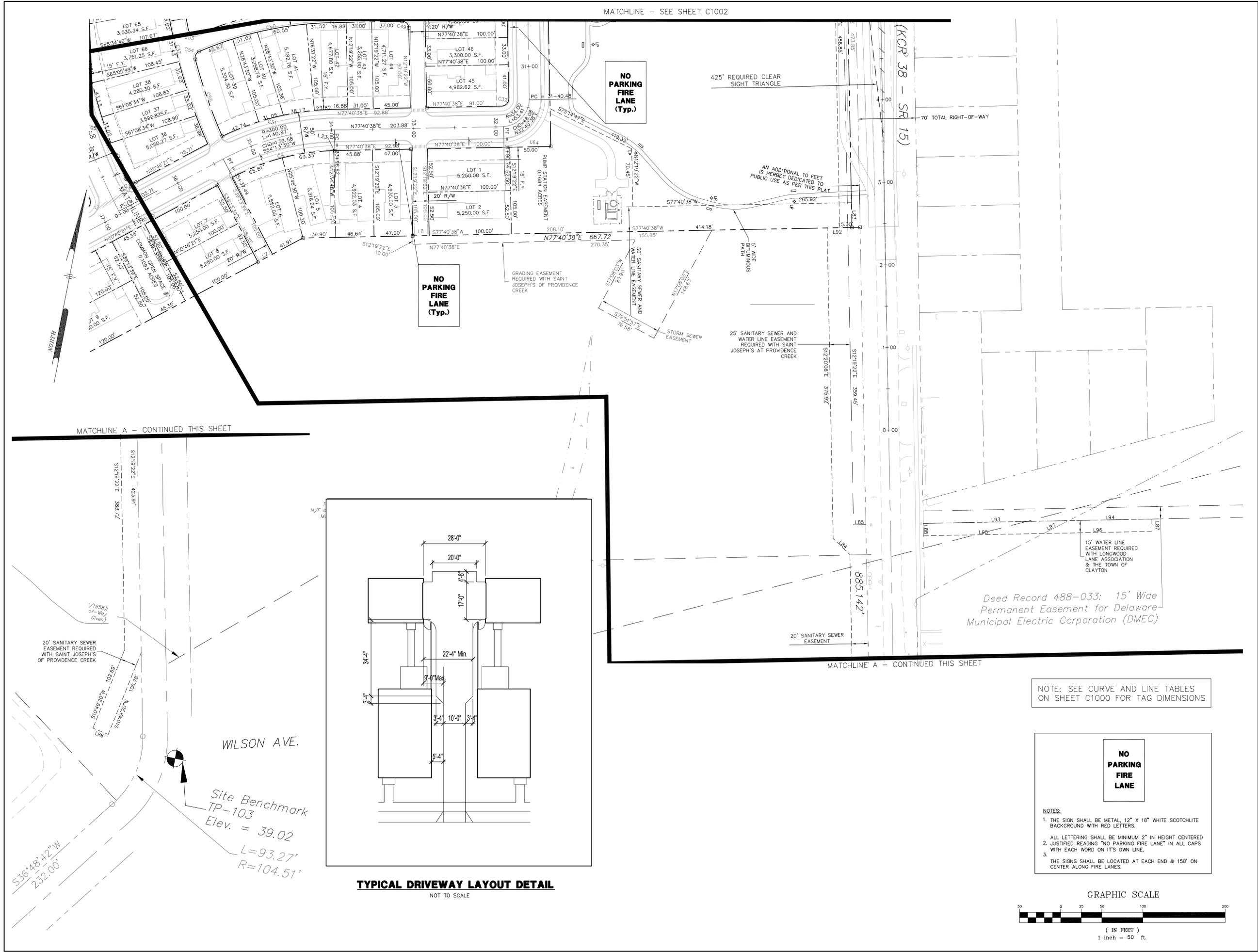
ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NO DIMENSIONS SHOULD BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**PARTIAL RECORD PLAN**  
ASHBURN HOMES INCORPORATED  
872-A WALKER ROAD  
DOVER, DELAWARE 19904

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JOB NO.	TASB 0501
BLOCK MAP NO.	SHEET
	4 OF 4

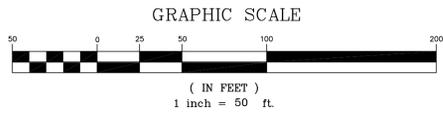
SCALE	1" = 50'	DRAWING NO.	C1003
DRAWN BY	JGA		
DATE	07-29-09		
APPROVED	DDB		



NOTE: SEE CURVE AND LINE TABLES ON SHEET C1000 FOR TAG DIMENSIONS

**NO PARKING FIRE LANE**

NOTES:  
 1. THE SIGN SHALL BE METAL, 12" X 18" WHITE SCOTCHLITE BACKGROUND WITH RED LETTERS.  
 2. ALL LETTERING SHALL BE MINIMUM 2" IN HEIGHT CENTERED WITH EACH WORD ON IT'S OWN LINE.  
 3. THE SIGNS SHALL BE LOCATED AT EACH END & 150' ON CENTER ALONG FIRE LANES.



TYPICAL DRIVEWAY LAYOUT DETAIL  
NOT TO SCALE

MATCHLINE A - CONTINUED THIS SHEET

MATCHLINE A - CONTINUED THIS SHEET

# Preliminary Land Use Service (PLUS)

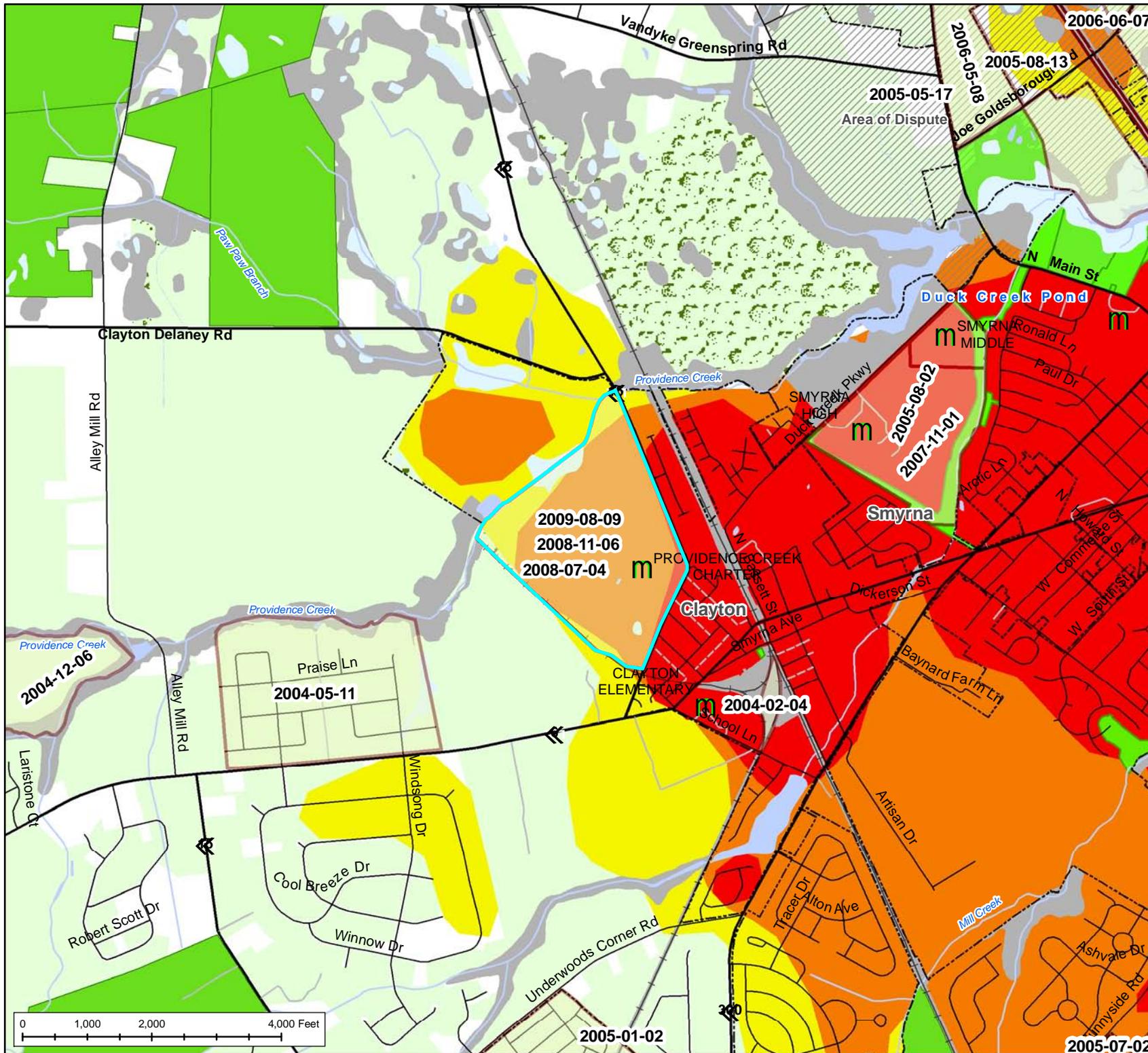
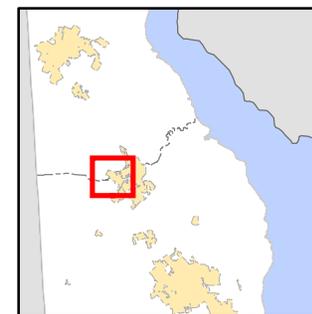
Ovations  
2009-08-09

-  Project Areas
  -  Municipalities
  -  Purchased Dev. Rights
  -  Ag District
  -  Public Owned/Protected
  -  Forestry Easements
  -  Delaware State Forests
  -  Working Forests
  -  Highest Value Agriculture
- State Strategies**
-  Level 1
  -  Level 2
  -  Level 3
  -  Level 4
  -  Nat. Res. & Rec. Priorities
  -  Out of Play
  -  Area of Dispute
  -  Area of Study
  -  Env. Sens. Dev. (Sussex)

1:24,000



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stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

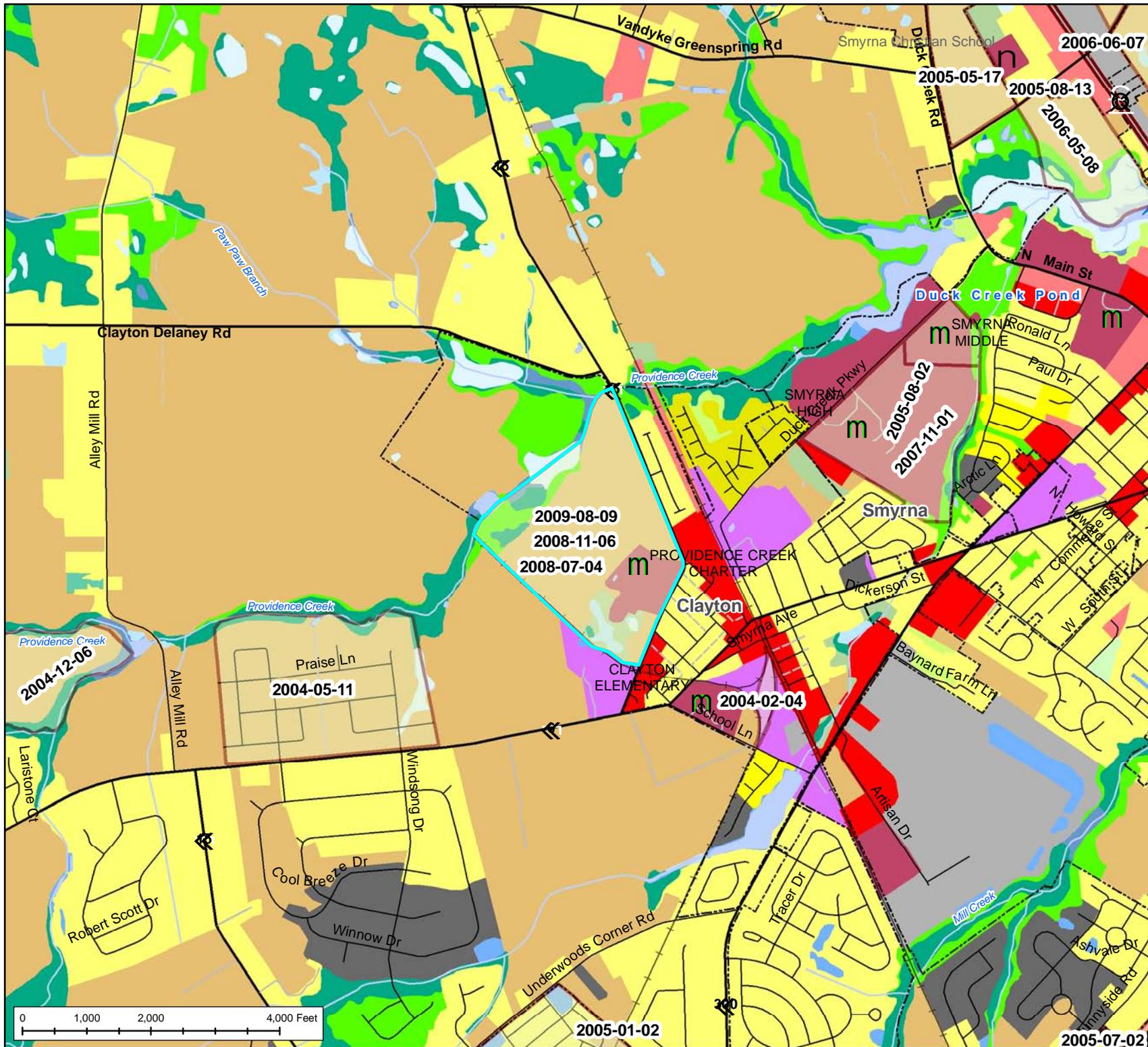
Ovations  
2009-08-09

- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:24,000



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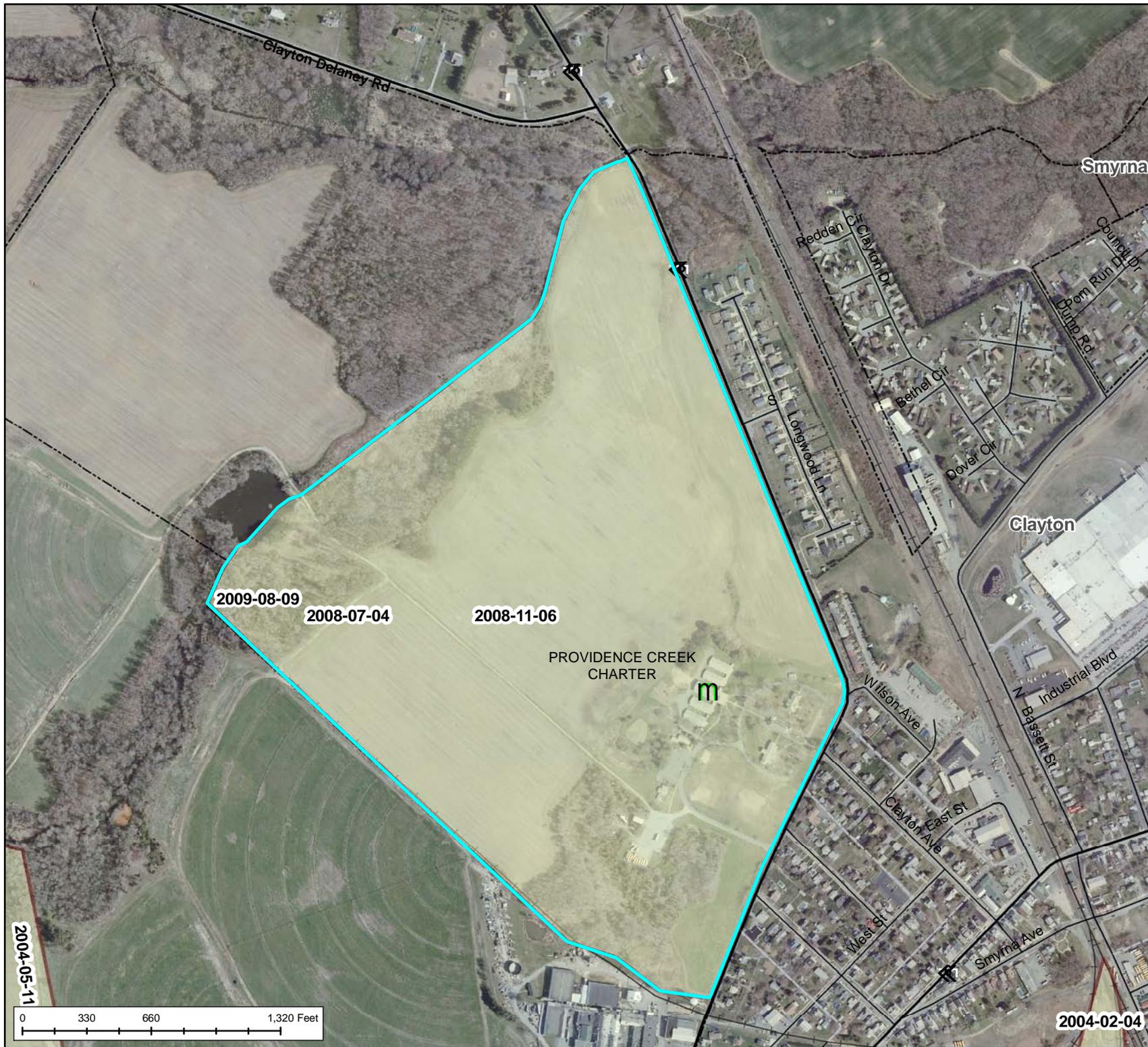


# Preliminary Land Use Service (PLUS)

Ovations  
2009-08-09

-  Project Areas
-  Municipalities

2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



Clayton

Smyrna

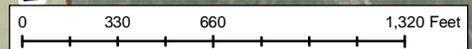
PROVIDENCE CREEK  
CHARTER



1:7,897



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2004-05-11

2004-02-04

2009-08-09

2008-07-04

2008-11-06