

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		CURB
		CURB DEPRESSION
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		FLOODPLAIN
		GUIDE RAIL
		MARKING, HANDICAP PARKING
		POWER, OVERHEAD
		POWER, UNDERGROUND
		POWER, UTILITY POLE
		PROPERTY LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		WATER LINE
		PROPERTY, CONCRETE MONUMENT
		PROPERTY, ADJOINING LINED
		PROPERTY, LINE RESERVED
		RAIL, MILE MARKER
		RAIL, PANEL BOX
		RAIL, TRACK
		BUILDING
		SITE, MAIL BOX
		SITE, SIGN POST AND BOARD
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
		SOIL LABEL
		SANITARY SEWER, CLEAN-OUT
		SANITARY SEWER, FORCE MAIN
		SANITARY SEWER, FORCE MAIN MANHOLE
		SANITARY SEWER, FORCE STUB OUT
		SANITARY SEWER, LATERAL
		SANITARY SEWER, MANHOLE
		SANITARY SEWER, UNDERGROUND (4" DIA TO 10" DIA)
		SANITARY SEWER, SEPTIC TANK
		SANITARY SEWER, STUB OUT
		SANITARY SEWER, VALVE
		STREAM
		STORM SEWER, INLET
		STORM SEWER, HEADWALL
		STORM SEWER, MANHOLE
		STORM SEWER, UNDERGROUND
		STORM SEWER, CLEAN-OUT
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		FIRE HYDRANT

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN

EXISTING CONDITIONS NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, PERFORMED IN MARCH 2025. ALL PROVIDED EASEMENTS ARE SHOWN ON THIS PLAN; HOWEVER, THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS.
- DEED REFERENCE: D13500208 AND D13566/53
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10001C0245J, MAP ISSUED 07/07/2014; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) WHICH IS AN AREA TO BE DETERMINED OUTSIDE THE 500 - YEAR FLOODPLAIN.
- A WETLANDS INVESTIGATION WAS CONDUCTED FOR THE PINTAIL CROSSING SUBDIVISION BY PENNONI ON SEPTEMBER 2025. FRESHWATER WETLANDS WERE FOUND TO EXIST ON SITE AND ARE SHOWN ON THIS PLAN.

*** ACTIVE RECREATION CALCULATIONS**

WITHIN GROWTH ZONE: 300 SF/DU OR 1/2 ACRES OF LAND, WHICHEVER IS GREATER = 0.50 ACRES.
 A 0.00 ACRE ACTIVE RECREATION AREA IS PROPOSED. A FEE-IN-LIEU OF ACTIVE RECREATION IS PROPOSED FOR THE REMAINING 0.50 ACRES.

PINTAIL CROSSING PRELIMINARY PLANS

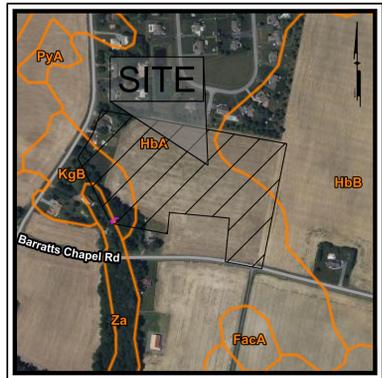
ASBHM-25001

**BARRATTS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946**

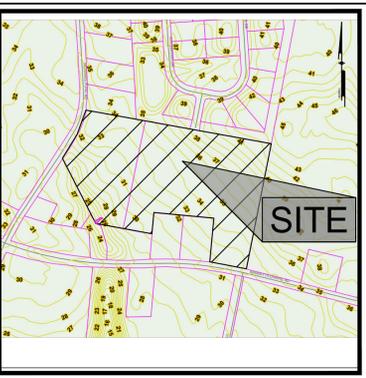
REVISED FEBRUARY 27, 2026

**PREPARED FOR:
OWNER/DEVELOPER
BEDFORD HOLDINGS LLC**

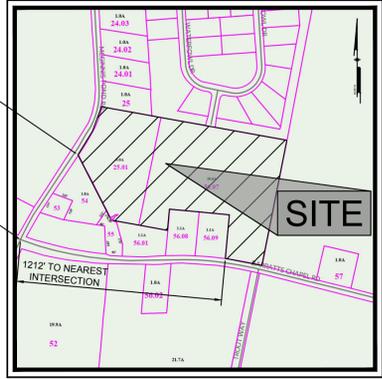
**872-A WALKER ROAD
DOVER, DELAWARE 19904**



SOILS MAP
Scale: 1" = 500'



TOPOGRAPHIC MAP
Scale: 1" = 500'



LOCATION MAP
Scale: 1" = 500'



WETLANDS MAP
Scale: 1" = 500'

GENERAL NOTES

- EXCAVATED MATERIAL FROM THE PROPOSED STORMWATER PONDS MAY NOT BE USED OFF-SITE WITHOUT PRIOR APPROVAL OF A CONDITIONAL USE FOR A BORROW PIT.
- ONE HUNDRED PERCENT OF THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS SHALL BE COMPLETED PRIOR TO ISSUING BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS PROPOSED OR PRIOR TO SUCH TIME AS THE DEVELOPER TRANSFERS THE MAINTENANCE RESPONSIBILITIES FOR THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS TO THE HOMEOWNERS ASSOCIATION.
- OPEN SPACE SHALL BE COMPLETED IN PROPORTION EQUAL TO A GREATER THAN THE PROPORTION OF RESIDENTIAL DWELLING UNITS COMPLETED, EXCEPT THAT 100% OF RECREATION AREAS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE 60% PERMIT.
- ALL REQUIRED LANDSCAPING SHALL BE PLANTED PRIOR TO ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY BY BONDED PHASE AND MAINTAINED BY THE APPLICANT UNTIL ALL CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED; PROVIDED, HOWEVER, THAT NO REQUIRED LANDSCAPE PLANTINGS SHOULD BE CONDUCTED BETWEEN MAY 15 AND SEPTEMBER 1. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS' ASSOCIATION OF MAINTENANCE CORPORATION. THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS' ASSOCIATION OR THE MAINTENANCE CORPORATION.
- MAINTENANCE ESCROW NOTES:
THE DEVELOPER SHALL PLACE \$300 PER LOT OR UNIT WITHIN A SUBDIVISION OR LAND DEVELOPMENT IN AN INTEREST-BEARING ESCROW ACCOUNT. ALL PRINCIPAL AND INTEREST THAT ACCRUES IN THIS ACCOUNT SHALL BE TURNED OVER TO THE HOMEOWNERS' ASSOCIATION AS SET FORTH BELOW.
 - A DEPOSIT OF \$300 SHALL BE MADE TO THE ESCROW ACCOUNT WITH EACH INITIAL REAL ESTATE SETTLEMENT. IT SHALL BE VERIFIED BEFORE THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION OF UNITS BEYOND THE INITIAL 80% OF THE LOTS OR UNITS WITHIN THE SUBDIVISION. THE BALANCE OF THE ESCROW ACCOUNT SHALL BE REFLECTED ON THE FINANCIAL STATEMENT.
 - THE DEVELOPER MUST DEMONSTRATE THAT THE FUNDS HAVE BEEN PLACED IN A INDEPENDENT ESCROW ACCOUNT SEPARATE FROM THE OPERATING FUND OF THE DEVELOPER.
 - THE ESCROW FUNDS SHALL NOT BE WITHDRAWN BY THE DEVELOPER OR ANY PERSON ACTING ON BEHALF OF THE DEVELOPER.
 - AT THE TIME GOVERNANCE OF THE HOMEOWNERS' ASSOCIATION IS TRANSFERRED TO THE RESIDENTS, THE ESCROW COLLECTED TO DATE PLUS ANY INTEREST SHALL BE TRANSFERRED TO THE ASSOCIATION.
 - THE BALANCE OF THE MAINTENANCE ESCROW COLLECTED AFTER TRANSFER OF ASSOCIATION GOVERNANCE TO THE RESIDENTS SHALL BE PROVIDED TO THE HOMEOWNERS' ASSOCIATION PRIOR TO FINAL INSPECTION OF THE SUBDIVISION OR LAND DEVELOPMENT AND/OR RELEASE OF ANY COUNTY-HELD SURETY BONDS OR LETTER OF CREDIT.
- MAJOR SUBDIVISIONS:
 - ALL DRAINAGE FACILITIES SHALL MEET DELDOT STANDARDS AND SPECIFICATIONS UNLESS DEVIATION IS APPROVED BY THE KENT CONSERVATION DISTRICT. SUCH DEVIATIONS MAY INCLUDE PIPE COVER AND NON-STANDARD DRAINAGE STRUCTURES USED TO MEET SITE-SPECIFIC CONSTRAINTS APPROVED ON A CASE-BY-CASE BASIS.
 - IN CASES WHERE SWALES ARE UTILIZED TO PROVIDE REAR YARD DRAINAGE, NO MORE THAN 300 FEET OF CONVEYANCE SWALE CAN BE ROUTED THROUGH ADJACENT LOTS, NOT TO EXCEED THREE SIDE-BY-SIDE LOTS, PRIOR TO ENTERING A CLOSE DRAINAGE SYSTEM. IN CASES WHERE SWALES ARE LOCATED IN OPEN SPACE, SWALES CAN EXCEED 300 FEET IN LENGTH.
 - ALL NEW MAJOR SUBDIVISION SHALL INCLUDE AN EVALUATION BY A DELAWARE LICENSED PROFESSIONAL ENGINEER THAT DETERMINES THE SUITABILITY OF BASEMENT AND RECOMMENDATIONS OF MINIMUM BASEMENT ELEVATIONS. THE EVALUATION SHALL BE SUBMITTED PRIOR TO FINAL PLAN APPROVAL.
 - IN NO CASE SHALL BASEMENT BE LOWER THAN TWO (2) FEET ABOVE THE PERMANENT WATER SURFACE ELEVATION OF THE CLOSEST STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE APPROVED SEDIMENT AND STORMWATER PLAN OR ADJACENT WETLANDS.
- A STREETLIGHT DISTRICT SHALL BE CREATED FOR THE DEVELOPMENT. IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS, THIS SHALL BE NOTED ON THE PLAN; ADDITIONALLY, THE SUBDIVISION MUST INCLUDE A LIGHTED ENTRANCE. DETAILS OF THE PROPOSED LIGHTING MUST ALSO BE INCLUDED.
- A TRASH DISTRICT SHALL BE CREATED IN ACCORDANCE WITH REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS UNLESS SPECIFICALLY NOT REQUIRED BY THE COMMISSION.

PROPERTY SUMMARY

KENT COUNTY APPLICATION NO:	SL-26-02
PARCEL ID:	
PARCEL #1:	8-00-12100-01-5607-00001
PARCEL #2:	8-00-12100-01-2501-00001
DEED BVP:	
PARCEL #1:	D13500208
PARCEL #2:	D13566/53
PLAT BOOK:	0149 0024
SITE ADDRESS:	
PARCEL #1:	BARRATTS CHAPEL RD FREDERICA, KENT COUNTY, DE 19946
PARCEL #2:	1008 MCGINNIS POND RD FREDERICA, KENT COUNTY, DE 19946
OWNER:	
PARCEL #1:	BEDFORD HOLDINGS LLC
PARCEL #2:	JORDAN ASHBURN
OWNER ADDRESS:	
PARCEL #1:	872 WALKER ROAD SUITE A DOVER, DE 19904
PARCEL #2:	872 WALKER ROAD SUITE A DOVER, DELAWARE 19904
DEVELOPER:	ASHBURN HOMES INC.
DEVELOPER ADDRESS:	872-A WALKER ROAD DOVER, DELAWARE 19904
LOT AREA:	
PARCEL #1:	10.55 ACRES
PARCEL #2:	5.03 ACRES 15.58 (TO BE CONSOLIDATED)
ZONING:	AC - AGRICULTURAL CONSERVATION
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	DUPLEXES - 52 SINGE FAMILY (EXISTING) - 1
EXISTING NUMBER OF LOTS:	2
PROPOSED NUMBER OF LOTS:	53
ENVIRONMENTAL CONSTRAINTS:	WETLANDS (PARCEL #2) NOT WITHIN 100-YEAR FLOODPLAIN
GROWTH ZONE OVERLAY:	INSIDE
WATER SERVICE:	PUBLIC (ARTESIAN)
SANITARY SERVICE:	PUBLIC (KENT COUNTY)
PERCENTAGE OF WOODLAND AREA TO BE PROTECTED:	100%-(0.82 ACRES)
EXISTING MONUMENTS:	16
PROPOSED MONUMENTS:	78 MONUMENTS, 59 IRON PINS
MAXIMUM SLOPE:	15%
MINIMUM SLOPE:	1% (PERVIOUS) 0.5% (IMPERVIOUS)

ZONING INFORMATION (AC - AGRICULTURAL CONSERVATION):

DUPLEX REQUIREMENTS:	REQUIRED	PROPOSED
MIN. LOT AREA	4,000 SF	4,000 SF
MIN. LOT WIDTH	40 FT	40 FT
MIN. LOT DEPTH	---	100 FT
MINIMUM FRONT SETBACK	20 FT	20 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	10 FT	10 FT
SINGLE FAMILY REQUIREMENTS:		
MIN. LOT AREA	5,000 SF	32,955 SF
MIN. LOT WIDTH	50 FT	173 FT
MIN. LOT DEPTH	---	---
MINIMUM FRONT SETBACK	50 FT	32.3 FT*
MINIMUM SIDE YARD SETBACK	5 FT	45.1 FT
MINIMUM REAR YARD SETBACK	10 FT	92.3 FT
SANITARY SEWER PUMP STATION REQUIREMENTS:		
SETBACK FROM PARCEL LINES:	30 FT	30 FT
DISTANCE FROM NEAREST RESIDENTIAL DWELLING SETBACK LINE:	50 FT	50 FT
* VARIANCE REQUIRED		

PROPOSED SUBDIVISION AREAS

TOTAL ACREAGE WITHIN BOUNDARIES:	15.58 ACRES
TOTAL ACREAGE WITHIN STREETS / RIGHT OF WAY:	2.19 ACRES
TOTAL ACREAGE WITHIN LOTS:	5.89 ACRES
TOTAL ACREAGE WITHIN ACTIVE RECREATION OPEN SPACE:	0.00 ACRES *
TOTAL ACREAGE WITHIN PASSIVE OPEN SPACE:	6.42 ACRES
TOTAL ACREAGE WITHIN WETLANDS:	0.01 ACRES
TOTAL STORMWATER MANAGEMENT AREA:	1.721 ACRES
MINIMUM LOT AREA:	4,000 SF
AVERAGE LOT AREA:	4,841 SF
DENSITY:	3.4 DWELLING UNITS PER ACRE

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION

PREPARED BY:
PENNONI ASSOCIATES INC.



Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451
F 302.654.2895

WETLAND CERTIFICATION
I, UNDERSIGNED, CERTIFY THE SUBJECT PROPERTY WAS EVALUATED FOR WATERS OF THE UNITED STATES, INCLUDING WETLANDS, SUBJECT TO THE U.S. ARMY CORPS OF ENGINEERS REGULATORY PROGRAM, AND STATE REGULATED WETLANDS AND SUBAQUEOUS LANDS SUBJECT TO REGULATION BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL UNDER TITLE 7 CHAPTERS 66 AND 72 OF THE DELAWARE CODE. AN ON-SITE INVESTIGATION WAS CONDUCTED ON AUGUST 5, 2021 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL IN CONJUNCTION WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL ATLANTIC AND GULF COASTAL PLAIN REGION, VERSION 2.0 (NOVEMBER 2010) AND ASSOCIATED REGULATORY GUIDANCE DOCUMENTS. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGMENT, ACCURATELY DEPICTS THE LIMITS OF WATERS OF THE UNITED STATES, WETLANDS, AND SUBAQUEOUS LANDS WITHIN THE SUBJECT PROPERTY. NO STATE REGULATED WETLANDS ARE PRESENT WITHIN THE SUBJECT PROPERTY.

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PLOT/FILE: 2/27/2026 1:50 PM, Pl. Zambor-Hyman
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**PINTAIL CROSSING
PRELIMINARY PLANS**
BARRATTS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946

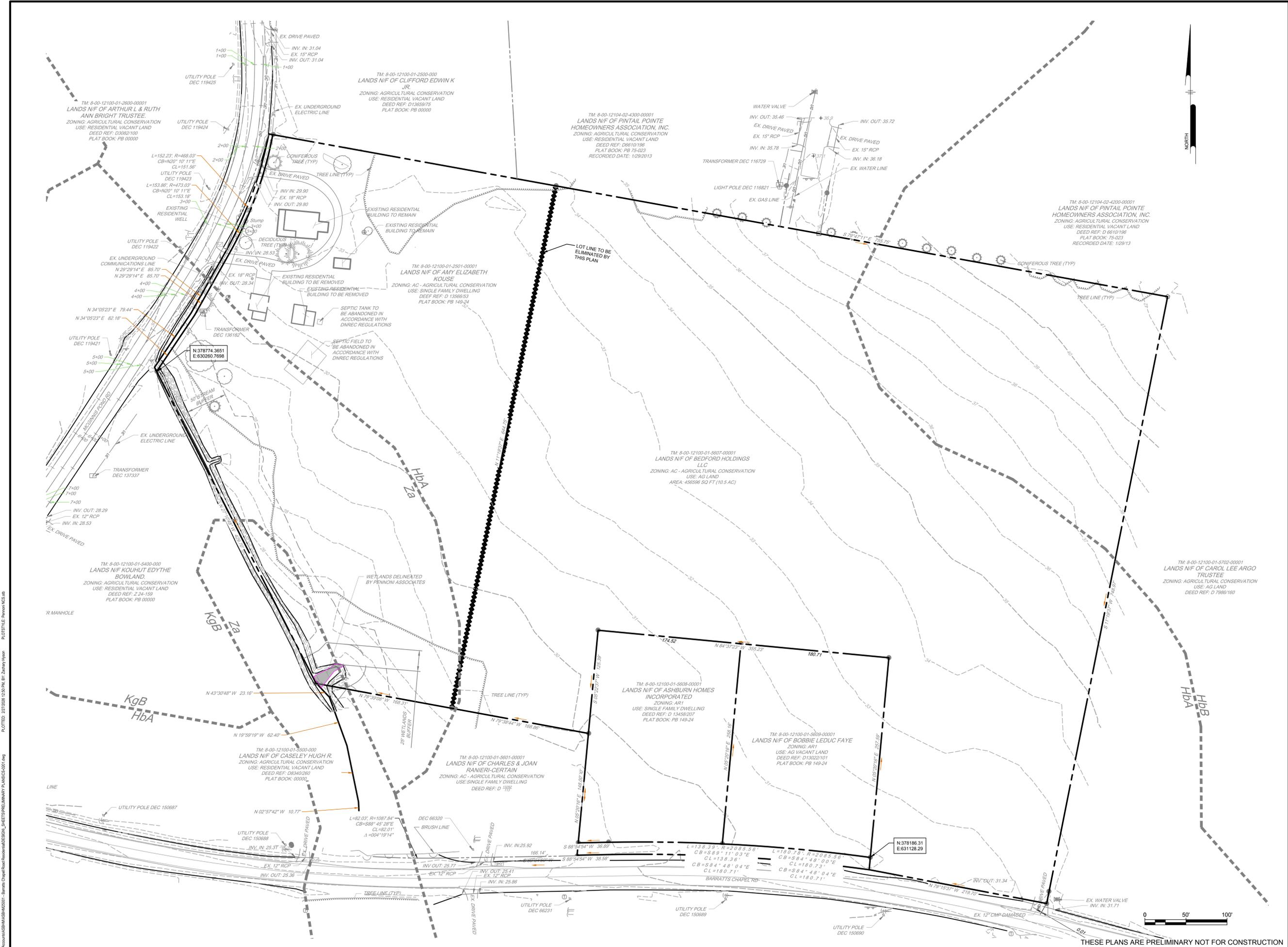
COVER SHEET
BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

NO.	REVISIONS	DATE	BY
1	REV PER COUNTY COMMENTS	2-27-26	ZDH
2			
3			
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10			

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PROJECT: **ASBHM25001**
 DATE: 2026-02-11
 DRAWING SCALE: NTS
 DRAWN BY: ZDH
 APPROVED BY: DDB

CS-0001
SHEET 1 OF 6



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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PINTAIL CROSSING PRELIMINARY PLANS
 EXISTING CONDITIONS PLAN

BEDFORD HOLDINGS LLC
 872-A WALKER ROAD
 DOVER, DELAWARE 19904

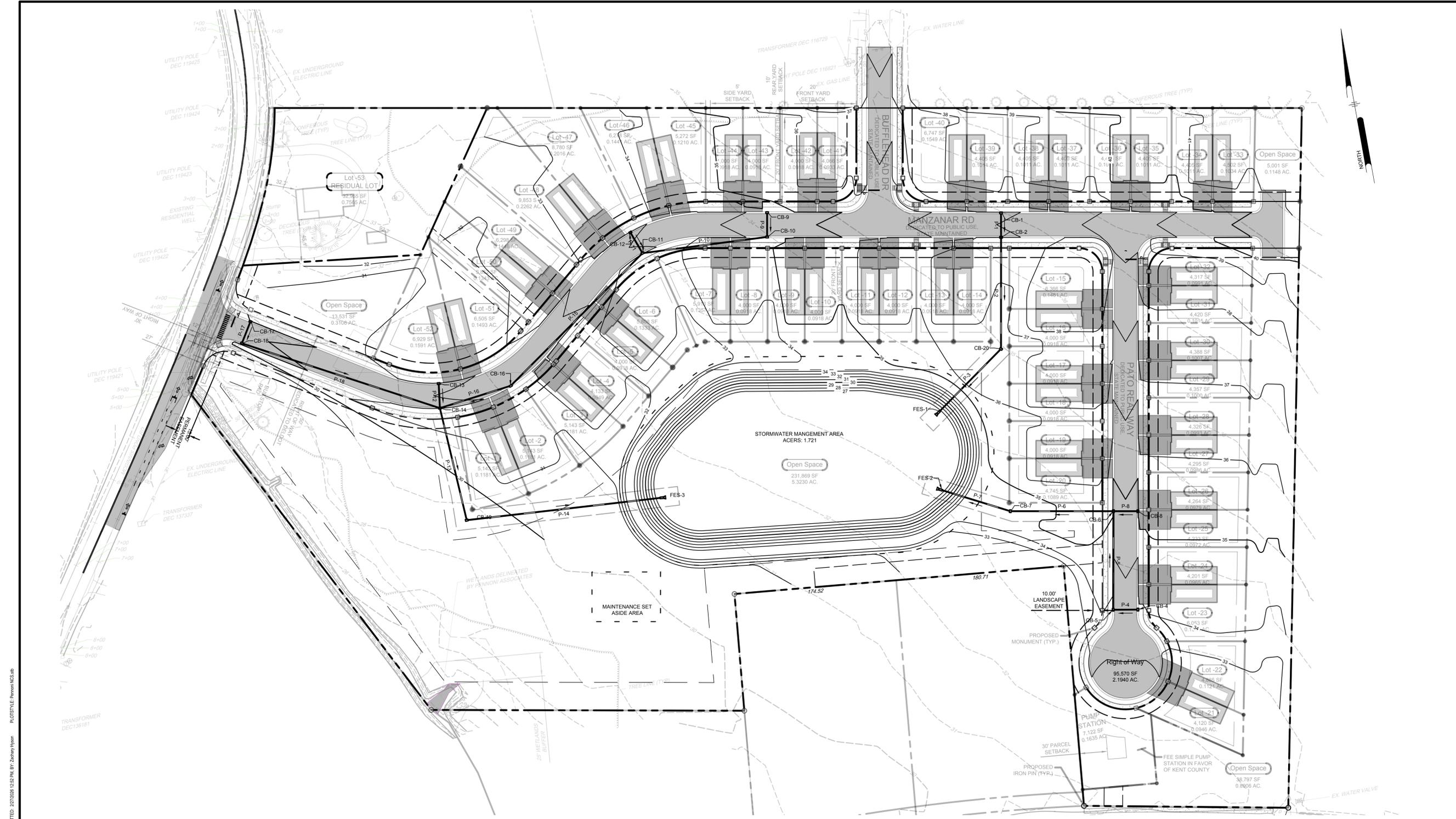
NO.	DATE	REV PER COUNTY COMMENTS	BY
1	2-27-26		ZDH

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PROJECT: **ASBHM25001**
 DATE: 2026-02-11
 DRAWING SCALE: 1" = 50'
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 APPROVED BY: DDB

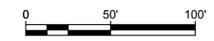
CS-0201
 SHEET 2 OF 6

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION



STORMWATER DISTRICT NOTES:

1. INCLUSION WITHIN THE STORMWATER MAINTENANCE DISTRICT SHALL BE AUTOMATIC AS A CONDITION FOR PRELIMINARY PLAN APPROVAL AND SHALL BE MEMORIALIZED ON THE FINAL AND/OR RECORD PLAN.
2. PERPETUAL EASEMENT GRANTING THE DISTRICT ACCESS FOR THE INSPECTION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE SHALL BE SHOWN ON THE RECORD PLAN. A SEPARATE RECORDED EASEMENT AGREEMENT IN A FORM DETERMINED BY KENT COUNTY SHALL ALSO BE REQUIRED.
3. THE DISTRICT SHALL NOT ASSUME RESPONSIBILITY FOR THE STORMWATER FACILITIES AND INFRASTRUCTURE UNTIL THE SUBDIVISION OR LAND DEVELOPMENT, OR PHASE THEREOF, IS SUBSTANTIALLY COMPLETE AND THE KENT CONSERVATION DISTRICT HAS PROVIDED FINAL APPROVAL OF CONSTRUCTION.
4. FEES SHALL NOT BE ASSESSED TO PROPERTY OWNERS UNTIL THE DISTRICT ASSUMES RESPONSIBILITY FOR MAINTENANCE. ONCE THE DISTRICT ASSUMES RESPONSIBILITY, THE UNITS WITHIN THE SUBDIVISION OR LAND DEVELOPMENT, OR PHASE THEREOF, SHALL BE SUBJECT TO ANNUAL BILLING.



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PINTAIL CROSSING PRELIMINARY PLANS
FARRAGUTS CHAPEL RD
FREDERICK, KENT COUNTY, DE 19946

GRADING PLAN
BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

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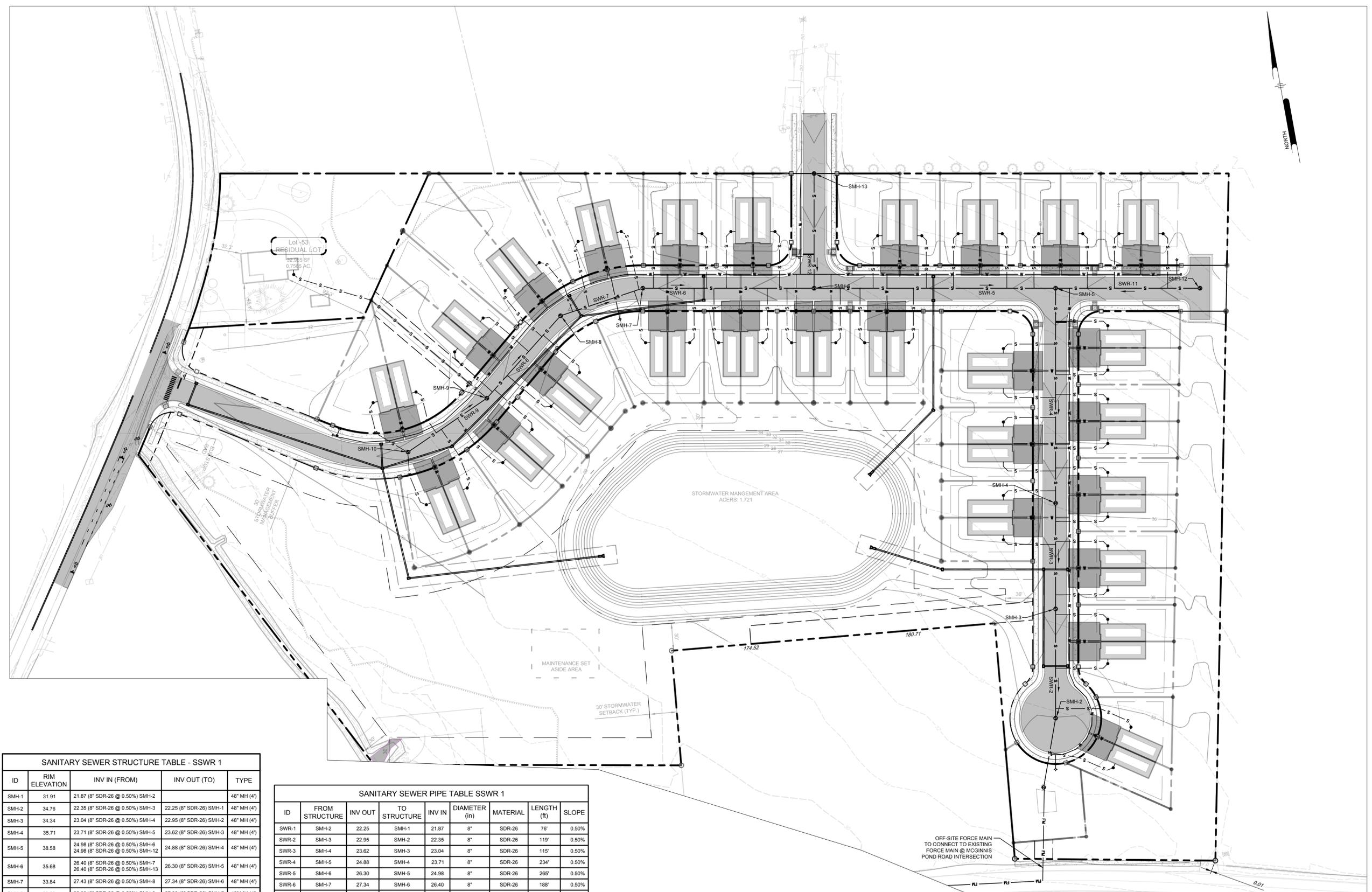
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PROJECT: **ASBHM25001**
DATE: 2026-02-11
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APPROVED BY: DDB

CS-1501
SHEET 4 OF 6

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 PLOTSTYLE: Pennon_VS2.ctb



SANITARY SEWER STRUCTURE TABLE - SSWR 1

ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE
SMH-1	31.91	21.87 (8" SDR-26 @ 0.50%) SMH-2		48" MH (4')
SMH-2	34.76	22.35 (8" SDR-26 @ 0.50%) SMH-3	22.25 (8" SDR-26) SMH-1	48" MH (4')
SMH-3	34.34	23.04 (8" SDR-26 @ 0.50%) SMH-4	22.95 (8" SDR-26) SMH-2	48" MH (4')
SMH-4	35.71	23.71 (8" SDR-26 @ 0.50%) SMH-5	23.62 (8" SDR-26) SMH-3	48" MH (4')
SMH-5	38.58	24.98 (8" SDR-26 @ 0.50%) SMH-6 24.98 (8" SDR-26 @ 0.50%) SMH-12	24.88 (8" SDR-26) SMH-4	48" MH (4')
SMH-6	35.68	26.40 (8" SDR-26 @ 0.50%) SMH-7 26.40 (8" SDR-26 @ 0.50%) SMH-13	26.30 (8" SDR-26) SMH-5	48" MH (4')
SMH-7	33.84	27.43 (8" SDR-26 @ 0.50%) SMH-8	27.34 (8" SDR-26) SMH-6	48" MH (4')
SMH-8	32.90	28.00 (8" SDR-26 @ 0.50%) SMH-9	27.90 (8" SDR-26) SMH-7	48" MH (4')
SMH-9	31.75	28.70 (8" SDR-26 @ 0.50%) SMH-10	28.60 (8" SDR-26) SMH-8	48" MH (4')
SMH-10	34.50		29.22 (8" SDR-26) SMH-9	48" MH (4')
SMH-12	40.82		25.77 (8" SDR-26) SMH-5	48" MH (4')
SMH-13	36.65		27.03 (8" SDR-26) SMH-6	48" MH (4')

SANITARY SEWER PIPE TABLE SSWR 1

ID	FROM STRUCTURE	INV OUT	TO STRUCTURE	INV IN	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SWR-1	SMH-2	22.25	SMH-1	21.87	8"	SDR-26	76'	0.50%
SWR-2	SMH-3	22.95	SMH-2	22.35	8"	SDR-26	119'	0.50%
SWR-3	SMH-4	23.62	SMH-3	23.04	8"	SDR-26	115'	0.50%
SWR-4	SMH-5	24.88	SMH-4	23.71	8"	SDR-26	234'	0.50%
SWR-5	SMH-6	26.30	SMH-5	24.98	8"	SDR-26	265'	0.50%
SWR-6	SMH-7	27.34	SMH-6	26.40	8"	SDR-26	188'	0.50%
SWR-7	SMH-8	27.90	SMH-7	27.43	8"	SDR-26	95'	0.50%
SWR-8	SMH-9	28.60	SMH-8	28.00	8"	SDR-26	121'	0.50%
SWR-9	SMH-10	29.22	SMH-9	28.70	8"	SDR-26	104'	0.50%
SWR-11	SMH-12	25.77	SMH-5	24.98	8"	SDR-26	158'	0.50%
SWR-12	SMH-13	27.03	SMH-6	26.40	8"	SDR-26	125'	0.50%

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 872-A WALKER ROAD
 DOVER, DELAWARE 19904

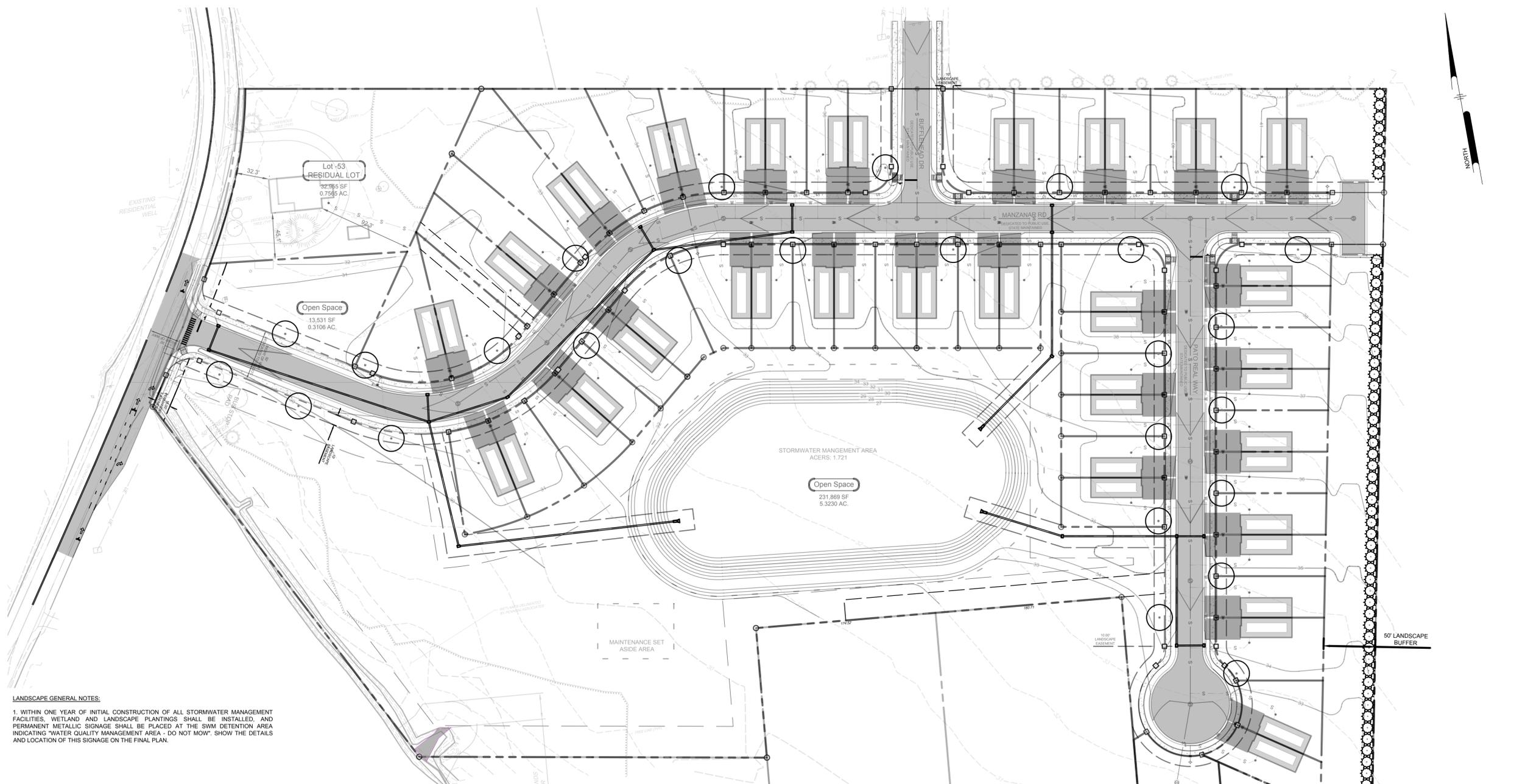
NO.	DATE	REVISIONS	BY
1	2-27-26	REV PER COUNTY COMMENTS	ZDH

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PROJECT: **ASBHM25001**
 DATE: 2026-02-11
 DRAWING SCALE: 1" = 50'
 DRAWN BY: ZDH
 APPROVED BY: DDB

CS-1701
 SHEET 5 OF 6

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE GENERAL NOTES:

1. WITHIN ONE YEAR OF INITIAL CONSTRUCTION OF ALL STORMWATER MANAGEMENT FACILITIES, WETLAND AND LANDSCAPE PLANTINGS SHALL BE INSTALLED, AND PERMANENT METALLIC SIGNAGE SHALL BE PLACED AT THE SWM DETENTION AREA INDICATING "WATER QUALITY MANAGEMENT AREA - DO NOT MOW". SHOW THE DETAILS AND LOCATION OF THIS SIGNAGE ON THE FINAL PLAN.

TREE PLANTING REQUIREMENTS IN NON-WOODLANDS:

INSIDE THE GROWTH ZONE, FOR NON-WOODLAND PORTIONS OF DEVELOPMENT TRACTS, NEW TREES SHALL BE PLANTED AT A RATE OF ONE TREE PER 10,000 SQUARE FEET OF LOT AREA FOR RESIDENTIAL LAND DEVELOPMENT

REQUIRED TREES: 256,453 SF OF LOT AREA / 10,000 SF = 25.65 > 26

PROVIDED TREES: 26

BUFFER REQUIREMENTS

BUFFERING FROM AGRICULTURAL USES:

VISUAL SCREENING SHALL BE PROVIDED ON RESIDENTIAL DEVELOPMENT PROPERTIES WHEN ADJOINING AGRICULTURAL USE PROPERTIES. SUCH SCREENING MAY CONSIST OF:

A. DENSE, DURABLE, AND CONTINUOUS EVERGREEN TREE SCREEN OF AT LEAST SIX FEET IN HEIGHT AT THE TIME OF PLANTING AND ARRANGED TO EFFECTIVELY ACHIEVE AN OPAQUE VISUAL BUFFER.

LANDSCAPE PLANTING NOTES AND SPECIFICATIONS:

1. ALL PLANT MATERIAL SHALL BE PROVIDED AND INSTALLED IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS LATEST EDITIONS.
2. THE CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA PRIOR TO COMMENCING WITH ANY EXCAVATIONS AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
3. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. IF A DISCREPANCY SHOULD ARISE BETWEEN THE AMOUNT OF PLANTS SHOWN ON THE PLAN VS. THE PLANT SCHEDULE, THE PLAN SHALL GOVERN.
4. ALL PLANTS SHALL BE NURSERY GROWN.
5. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
6. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.
7. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR IF APPROVED BY THE LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE.
8. ALL AREAS TO BE SHOWN AS LAWN SHALL BE SEEDED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
9. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF UTILITIES, FIELD CONDITIONS, OR FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THEIR REPRESENTATIVE IF ADJUSTMENTS ARE NECESSARY.
10. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH.
11. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
12. PLANTS WITH BROKEN ROOT BALLS, TRUNK AND BARK DAMAGE OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
13. ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. ALL NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED. WIRE BASKETS SHALL BE CAREFULLY REMOVED ENTIRELY AT THE TIME OF PLANTING, PREFERABLY AFTER THE ROOT BALL HAS BEEN INSTALLED IN THE PLANTING PIT.
14. PREPARATION OF PLANTING: CLEAN SOIL EXCAVATED FROM PLANTING PIT OF ROOTS, PLANTS, STONES LARGER THAN 2", CLAY LUMPS, AND OTHER EXTRANEIOUS

MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.

15. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
16. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER EQUAL.
17. INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOTBALL IS SLIGHTLY ABOVE FINISHED GRADE. IN NO CASE SHALL THE PLAN BE INSTALLED WITH NO LESS THAN THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL ROOT CROWN. EXCESS SOIL MAY EXIST AROUND THE ROOT CROWN FROM NURSERY OPERATIONS. THIS EXCESS MATERIAL SHALL BE REMOVED PRIOR TO PLANTING TO DETERMINE THE PROPER BALL INSTALLATION DEPTH.
18. ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRIPLINE SHALL NOT BE TRAVELED ACROSS BY CONSTRUCTION TRAFFIC.
19. TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6'.
20. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL NON-BIODEGRADABLE ROOT WRAPPING MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.
21. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS MINIMUM.
22. THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWING. THE LAYOUT OF PLANTING WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
23. AT PLANTING TIME, ALL PLANT MATERIAL SHALL TRIMMED TO REMOVE BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
24. ALL PLANTS SHALL BE INSTALLED AS PER THE PLANTING DETAILS AND THE CONTRACT SPECIFICATIONS, WHERE APPLICABLE.
25. ALL PLANTS SHALL BE INSTALLED PLUMB UNLESS OTHERWISE SPECIFIED.
26. ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
27. CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT

REPRESENTATIVE.

28. WARRANT TREES AND SHRUBS FOR A MINIMUM PERIOD OF ONE (1) YEAR AFTER DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR THE OWNERS AUTHORIZED REPRESENTATIVE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MONITOR THE PROJECT PLANTINGS DURING THE WARRANTY PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY AND REPLACED.

PLANT SPECIES RECOMMENDATIONS

* INDICATES PLANT SPECIES WHICH ARE SUITABLE FOR PLANTING IN WET ZONES

CANOPY/SHADE/STREET TREES	EVERGREEN TREES
ACER RUBRUM *	CRYPTOMERIA JAPONICA
BETULA NIGRA *	ILEX VARIETIES
FRAXINUS PENNSYLVANICA *	MAGNOLIA GRANDIFLORA *
LIQUIDAMBAR STRYACIFLUA *	PICEA VARIETIES
NYSSA SYLVATICA *	PINUS VARIETIES
PLATANUS VARIETIES *	PSEUDOTSUGA MENZIESII
QUERCUS PHELLOS	THUJA PLICATA
QUERCUS PALUSTRIS *	
QUERCUS RUBRUM	
ZELKOVA VARIETIES	
TILIA VARIETIES	

CONCEPT PLANT SCHEDULE

	MAJOR DECIDUOUS TREE	26
	EVERGREEN TREE	61

2026-02-10 13:35

LANDSCAPE ARCHITECT CERTIFICATION

I, GREGORY B. RISHEL, HEREBY CERTIFY THAT I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD LANDSCAPE ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

GREGORY B. RISHEL, P.L.A. DELAWARE LA LICENSE #S1-0000435 DATE _____

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Pennoni

PENNONI ASSOCIATES INC.
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Newark, DE 19713-4310
T 302.655.4451 F 302.654.2885

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PINTAIL CROSSING
PRELIMINARY PLANS
BARRETTTS CHAPEL RD
FREDERICK, KENT COUNTY, DE 19946

LANDSCAPE PLAN
BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

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