

# 24: Ponds at Woodward



**Location**  
Kennett Township

**Tract size**  
120.40 acres

**Open space**  
74% (89 acres)

**Number of units**  
31 single-family units  
24 townhouses

**Year approved**  
1983

The Ponds at Woodward is located in Kennett Township about one mile south of the intersection of Route 1 and Route 52. The entrance to the Ponds from Route 52 is subtle and elegant; defined by a lawn in the foreground and street trees along the narrow access roadway. The access road turns towards the south and is bordered on the left-hand side by a large area of meadow. Two groupings of three townhouses are located on the right-hand side of the road just before the orchards come into view. The remaining townhouses are located in the southwestern corner of the development.

The single-family homes are located in the northern portion of the development near the entrance from Hillendale Road. The attention to detail and facade treatment of all of the dwelling units are very apparent.

This design quality is continued in the treatment of street lighting fixtures, signage, and landscaping.

The namesake of the development, the ponds, creates a spectacular backdrop to the townhouse design in the southeastern corner of the development (see aerial). The orchards, which comprise almost the entire southwestern portion of the tract, create views from almost every vantage point. The preserved farmhouse and associated farm buildings within the orchard only add to the charm of this use. Every dwelling unit in the Ponds at Woodward has a view into the orchards, the ponds, and/or the woodland near the intersection of Hillendale Road and Route 52.

The Ponds at Woodward is an example of how attention to detail and the maintenance of existing uses and character can result in a unique and charming community.



*The mature trees and ponds provide views and reflect the attention to detail typical of this development.*



*The orchards provide a rural backdrop to the attractive facade treatments of the single-family homes in the Ponds.*