



# Kent County Subdivisions — Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: Badgers Lair File # SL-06-24 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, September 14, 2006 Year Filed: 2006

Site Acreage: 19.12 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Northwest corner of the intersection of Roesville Road (Co. Rd. 387) and Carpenters Bridge Road (Co. Rd. 35) southwest of Frederica.

Number of Units: <u>30</u>	Single Family: <u>30</u>	Open Space (acres): <u>6.82</u>
Density (units per acre): <u>1.57</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>3.46</u>
Avg Lot Area Sq Ft: <u>13,350</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.3</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>10,000</u>	Apartments: <u>0</u>	Fire District: <u>49 - Frederica</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>21,003</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.48</u>	Restricted Community: _____	
Growth Zone: <u>No</u>	Owner: <u>Susan &amp; Justin Comegys</u>	
Year Recorded: <u>          </u>	Developer: <u>Delaware Land Development</u>	
	Prepared By: <u>Morris &amp; Ritchie, Associates, Inc.</u>	

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Subdivision Name: Brockonbridge Village File # SL-08-03 Status: **UNDER REVIEW**

Regional Planning Commission Meeting: Thursday, October 09, 2008 Year Filed: 2008

Site Acreage: 68.76 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Easterly side of Anderson Road (Co. Rd. 358), approximately 925 ft. northwest of Irish Hill Road (Co. Rd. 31), southwest of Magnolia.

Number of Units: <u>167</u>	Single Family: <u>167</u>	Open Space (acres): <u>13.15</u>
Density (units per acre): <u>2.42</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>1.6</u>
Avg Lot Area Sq Ft: <u>10,875</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.25</u>	Duplex: <u>0</u>	School District: <u>Caesar Rodney</u>
Minimum Lot Area Sq Ft: <u>10,000</u>	Apartments: <u>0</u>	Fire District: <u>55 - Magnolia</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>19,857</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.46</u>	Restricted Community: _____	
Growth Zone: <u>Yes</u>	Owner: <u>Anderson Farm, LLC</u>	
Year Recorded: <u>          </u>	Developer: _____	
	Prepared By: <u>Becker Morgan Group</u>	

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# Kent County Subdivisions — Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: Butterfields File # SL-06-31 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, November 09, 2006 Year Filed: 2006

Site Acreage: 12.83 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Westerly side of Canterbury Road (DE Rt. 15), approximately 800 ft. northwest of Indian Point Road (Co. Rd. 382) east of Felton.

Number of Units: <u>28</u>	Single Family: <u>28</u>	Open Space (acres): <u>2.63</u>
Density (units per acre): <u>2.18</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>0</u>
Avg Lot Area Sq Ft: <u>11,194</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.26</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>10,000</u>	Apartments: <u>0</u>	Fire District: <u>48 - Felton</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>15,827</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.36</u>	Restricted Community: _____	
Growth Zone: <u>No</u>	Owner: <u>Barros - Harrington, LLC</u>	
Year Recorded: <u>          </u>	Developer: <u>Barros - Harrington, LLC</u>	
	Prepared By: <u>Davis, Bowen &amp; Friedel</u>	

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Subdivision Name: Byler Farm File # SL-07-11 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, February 08, 2007 Year Filed: 2007

Site Acreage: 61.49 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Northely side of West Dennys Road (Co. Rd. ), approximately 1,580 ft. west of Blue Heron Road (Co. Rd. ), west of Dover.

Number of Units: <u>25</u>	Single Family: <u>25</u>	Open Space (acres): <u>14.9</u>
Density (units per acre): <u>0.41</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>4.91</u>
Avg Lot Area Sq Ft: <u>71,698</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>1.64</u>	Duplex: <u>0</u>	School District: <u>Capital</u>
Minimum Lot Area Sq Ft: <u>65,465</u>	Apartments: <u>0</u>	Fire District: <u>43 - Cheswold</u>
Minimum Lot Area (acres): <u>1.5</u>	Condominiums: <u>0</u>	Water: <u>On Site</u> Sewer: <u>On Site</u>
Maximum Lot Area Sq Ft: <u>103,268</u>	Zoning Classification: <u>AR - Agricultural Residential</u>	
Maximum Lot Area (acres): <u>2.37</u>	Restricted Community: _____	
Growth Zone: <u>No</u>	Owner: <u>Byler Farm Partnership, LLC</u>	
Year Recorded: <u>          </u>	Developer: <u>Byler Farm Partnership, LLC</u>	
	Prepared By: <u>Ron Sutton, PE</u>	

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## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: D & R Estates File # SL-08-04 Status: **UNDER REVIEW**

Regional Planning Commission Meeting: Thursday, November 13, 2008 Year Filed: 2006

Site Acreage: 6.7 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: South side of Midstate Road approximately 950 ft. east of U.S. Rt. 13, east of Felton.

Number of Units: <u>11</u>	Single Family: <u>11</u>	Open Space (acres): <u>0</u>
Density (units per acre): <u>1.8</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>0</u>
Avg Lot Area Sq Ft: <u>12,409</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.28</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>10,772</u>	Apartments: <u>0</u>	Fire District: <u>48 - Felton</u>
Minimum Lot Area (acres): <u>0.28</u>	Condominiums: <u>0</u>	Water: <u>On Site</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>27,555</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.632</u>	Restricted Community: _____	
Growth Zone: <u>No</u>	Owner: _____	
Year Recorded: <u>          </u>	Developer: _____	
	Prepared By: _____	

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Subdivision Name: Dickinson Grove File # SL-07-03 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, February 08, 2007 Year Filed: 2007

Site Acreage: 130.4 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: North side of Rowsville Road (Co. Rd. 387), approximately 1,360 ft. west of Carpenters Bridge Road (Co. Rd. 35) west of Frederica.

Number of Units: <u>213</u>	Single Family: <u>213</u>	Open Space (acres): <u>58.5</u>
Density (units per acre): <u>1.6</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>38.7</u>
Avg Lot Area Sq Ft: <u>10,909</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.25</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>10,000</u>	Apartments: <u>0</u>	Fire District: <u>49 - Frederica</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>14,449</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.33</u>	Restricted Community: _____	
Growth Zone: <u>No</u>	Owner: <u>Webber Revocable Trust - David R. Webber, Trustee</u>	
Year Recorded: <u>          </u>	Developer: <u>Lessard Roesville Properties, LLC</u>	
	Prepared By: <u>Gary T. Cupples - ECI Corp.</u>	

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# Kent County Subdivisions — Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: Estates of Verona Woods File # CS-06-17 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, July 13, 2006 Year Filed: 2006

Site Acreage: 152.22 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Northeast corner of the intersection of Lewis Drive (Co. Rd. 332), and Korean War Veterans Memorial Highway (DE Rt. 1), northeast of Dover.

Number of Units: <u>152</u>	Single Family: <u>152</u>	Open Space (acres): <u>90.62</u>
Density (units per acre): <u>1.0</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>30.91</u>
Avg Lot Area Sq Ft: <u>12,747</u>	Village Homes: <u>0</u>	Plan Type: <u>Conditional Use (Cluster Development)</u>
Average Lot Area (acres): <u>0.293</u>	Duplex: <u>0</u>	School District: <u>Capital</u>
Minimum Lot Area Sq Ft: <u>11,163</u>	Apartments: <u>0</u>	Fire District: <u>46 - Dover</u>
Minimum Lot Area (acres): <u>0.256</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>18,936</u>	Zoning Classification: <u>AR - Agricultural Residential</u>	
Maximum Lot Area (acres): <u>0.435</u>	Restricted Community: _____	

Growth Zone: No

Year Recorded:

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Owner: Alezach Lands, LLC and Fruitopia, LLC

Developer: Adventuris Properties, LLC

Prepared By: Davis, Bowen & Friedel

Subdivision Name: Falcons Nest File # SL-06-34 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, December 14, 2006 Year Filed: 2006

Site Acreage: 83.2 Streets: Public - Built to DELDOT Standards

Physical Location: Southwesterly side of Canterbury Road (DE Rt. 15), approximately 534.6 ft. southeast of Indian Point Road, east of Felton

Number of Units: <u>140</u>	Single Family: <u>140</u>	Open Space (acres): <u>34.71</u>
Density (units per acre): <u>1.68</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>17.8</u>
Avg Lot Area Sq Ft: <u>14,933</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.34</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>10,204</u>	Apartments: <u>0</u>	Fire District: <u>48 - Felton</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>33,364</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.77</u>	Restricted Community: _____	

Growth Zone: Yes

Year Recorded:

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Owner: \_\_\_\_\_

Developer: Sandy National Bank

Prepared By: Scott Engineering



# Kent County Subdivisions — Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: Harmony Hill File # SL-07-13 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, September 09, 2004 Year Filed: 2007

Site Acreage: 9.7 Streets: Public - Built to DELDOT Standards

Physical Location: Southeast side of Peachtree Run (Co. Rd. 105) approximately 1,300 ft. northeast of Lochmeath Way (Co. Rd. 361), southeast of Camden

Number of Units: <u>32</u>	Single Family: <u>32</u>	Open Space (acres): <u>1.82</u>
Density (units per acre): <u>3.7</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>          </u>
Avg Lot Area Sq Ft: <u>          </u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>          </u>	Duplex: <u>0</u>	School District: <u>Caesar Rodney</u>
Minimum Lot Area Sq Ft: <u>          </u>	Apartments: <u>0</u>	Fire District: <u>41 - Camden</u>
Minimum Lot Area (acres): <u>          </u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>          </u>	Zoning Classification: <u>AR - Agricultural Residential</u>	
Maximum Lot Area (acres): <u>          </u>	Restricted Community: <u>          </u>	
Growth Zone: <u>Yes</u>	Owner: <u>          </u>	
Year Recorded: <u>          </u>	Developer: <u>Sun Ray Holdings, LLC</u>	
	Prepared By: <u>Donovan Associates</u>	

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Subdivision Name: Heron Creek File # SL-07-10 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, February 08, 2007 Year Filed: 2007

Site Acreage: 62.9 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Northerly side of Hazletville Road (Co. Rd. 73), approximately 3,240 ft. west of Rose Valley School Road ( Co. Rd. ) west of Dover.

Number of Units: <u>22</u>	Single Family: <u>22</u>	Open Space (acres): <u>23.61</u>
Density (units per acre): <u>0.35</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>10.36</u>
Avg Lot Area Sq Ft: <u>67,911</u>	Village Homes: <u>0</u>	Plan Type: <u>Sketch Plan</u>
Average Lot Area (acres): <u>1.56</u>	Duplex: <u>0</u>	School District: <u>Capital</u>
Minimum Lot Area Sq Ft: <u>65,400</u>	Apartments: <u>0</u>	Fire District: <u>46 - Dover</u>
Minimum Lot Area (acres): <u>1.501</u>	Condominiums: <u>0</u>	Water: <u>On Site</u> Sewer: <u>On Site</u>
Maximum Lot Area Sq Ft: <u>77,704</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>1.78</u>	Restricted Community: <u>          </u>	
Growth Zone: <u>No</u>	Owner: <u>Land Vestors, LLC</u>	
Year Recorded: <u>          </u>	Developer: <u>Land Vestors, LLC</u>	
	Prepared By: <u>Ron Sutton, PE</u>	

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# Kent County Subdivisions – Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: Hills Market Farm File # SL-06-29 Status: **APPROVED**  
 Regional Planning Commission Meeting: Thursday, October 12, 2006 Year Filed: 2006  
 Site Acreage: 64.79 Streets: Private - Maintained by Property Owners

Physical Location: Located on the north side of Hills Market Rd. (Co.Rd.285) approx 215 feet east of Sportsman Rd. (Co.Rd. 283) southwest of Felton.

Number of Units: <u>10</u>	Single Family: <u>10</u>	Open Space (acres): <u>3.23</u>
Density (units per acre): <u>0.15</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>11.122</u>
Avg Lot Area Sq Ft: <u>152,460</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>3.5</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>74,487</u>	Apartments: <u>0</u>	Fire District: <u>48 - Felton</u>
Minimum Lot Area (acres): <u>1.71</u>	Condominiums: <u>0</u>	Water: <u>On Site</u> Sewer: <u>On Site</u>
Maximum Lot Area Sq Ft: <u>350,222</u>	Zoning Classification: <u>AR - Agricultural Residential</u>	
Maximum Lot Area (acres): <u>8.04</u>	Restricted Community: _____	

Growth Zone: No Owner: Hills Market Farm, LLC  
 Year Recorded:  RECORDED DOCUMENTS Plat Book and Page Developer: Fred Voshell  
 Prepared By: Mountain Consulting, Inc.

Subdivision Name: Jarrell Ridge File # SL-06-25 Status: **APPROVED**  
 Regional Planning Commission Meeting: Thursday, September 14, 2006 Year Filed: 2006  
 Site Acreage: 133.30 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: South side of Evens Road (Co. Rd. 108), approximately, 1,070 feet west of Turkey Point Road (Co. Rd. 240), north side of Firetower Road, approximately 925 feet west of Turkey Point Road (Co. Rd. 240), southwest and adjacent to the town of Viola.

Number of Units: <u>214</u>	Single Family: <u>0</u>	Open Space (acres): <u>67.79</u>
Density (units per acre): <u>1.61</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>23</u>
Avg Lot Area Sq Ft: <u>10,000</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.23</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>8,000</u>	Apartments: <u>0</u>	Fire District: <u>48 - Felton</u>
Minimum Lot Area (acres): <u>0.18</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>23,685</u>	Zoning Classification: <u>AR - Agricultural Residential</u>	
Maximum Lot Area (acres): <u>0.54</u>	Restricted Community: _____	

Growth Zone: No Owner: Ronald W. & Barbara Jarrell  
 Year Recorded:  RECORDED DOCUMENTS Plat Book and Page Developer: Delaware Land Development  
 Prepared By: Morris & Ritchie, Associates, Inc.



# Kent County Subdivisions — Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: Loden Creek Meadows File # SL-07-14 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, March 08, 2007 Year Filed: 2007

Site Acreage: 12.38 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Easterly side of Upper King Road (DE rt. 15), approximately 1,610 ft. south of Henry Cowgill Road (DE Rt. 10-A), south of Woodside

Number of Units: <u>10</u>	Single Family: <u>10</u>	Open Space (acres): <u>4.33</u>
Density (units per acre): <u>0.81</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>1.73</u>
Avg Lot Area Sq Ft: <u>26,206</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.602</u>	Duplex: <u>0</u>	School District: <u>Caesar Rodney</u>
Minimum Lot Area Sq Ft: <u>22,275</u>	Apartments: <u>0</u>	Fire District: <u>41 - Camden</u>
Minimum Lot Area (acres): <u>0.511</u>	Condominiums: <u>0</u>	Water: <u>On Site</u> Sewer: <u>On Site</u>
Maximum Lot Area Sq Ft: <u>34,672</u>	Zoning Classification: <u>AR - Agricultural Residential</u>	
Maximum Lot Area (acres): <u>0.796</u>	Restricted Community: _____	

Growth Zone: No

Year Recorded:

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Owner: Woodside Garden Group, LLC/hummel Builders

Developer: Woodside Garden Group, LLC/Hummel Builders

Prepared By: Becker Morgan Group

Subdivision Name: Pinehurst Village III File # SL-07-04 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, February 08, 2007 Year Filed: 2007

Site Acreage: 15.449 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: South side of Irish Hill Road (Co. Rd. 31), approximately 525 ft. west of Fox Chase Road (Co. Rd. 381), southeast of Woodside.

Number of Units: <u>35</u>	Single Family: <u>35</u>	Open Space (acres): <u>1.36</u>
Density (units per acre): <u>2.27</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>0</u>
Avg Lot Area Sq Ft: <u>13,364</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.3</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>10,152</u>	Apartments: <u>0</u>	Fire District: <u>48 - Felton</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>18,498</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.42</u>	Restricted Community: _____	

Growth Zone: No

Year Recorded:

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Owner: Pinehurst, LLC

Developer: Pinehurst, LLC

Prepared By: Davis, Bowen & Friedel



# Kent County Subdivisions — Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: Pinehurst Village Section II File # SL-07-02 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, January 11, 2007 Year Filed: 2007

Site Acreage: 23.76 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: West side of Fox Chase Road (Co. Rd. ), approximately 265 ft. north of Barratts Chapel Road (Co. Rd. 371), southeast of Woodside.

Number of Units: <u>37</u>	Single Family: <u>37</u>	Open Space (acres): <u>12.3</u>
Density (units per acre): <u>1.56</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>6.83</u>
Avg Lot Area Sq Ft: <u>10,763</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.247</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>10,050</u>	Apartments: <u>0</u>	Fire District: <u>48 - Felton</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>16,372</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.375</u>	Restricted Community: _____	
Growth Zone: <u>No</u>	Owner: <u>Irish Hill Associates, LLC</u>	
Year Recorded: <u>          </u>	Developer: <u>Irish Hill Associates, LLC</u>	
	Prepared By: <u>Davis, Bowen &amp; Friedel</u>	

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Subdivision Name: Saxton Mill File # CS-06-10 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, May 11, 2006 Year Filed: 2006

Site Acreage: 197.78 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Northwest side of Church Hill Road (Co. Rd. 404), approximately 340 ft. southwest of Tub Mill Pond Road (Co. Rd. 119), and on the southeast corner of Church Hill Road (Co. Rd. 404), Tub Mill Pond Road (Co. Rd. 119), north of Milford.

Number of Units: <u>76</u>	Single Family: <u>283</u>	Open Space (acres): <u>60.48</u>
Density (units per acre): <u>3.0</u>	Townhouse: <u>140</u>	Woodland Preservation Acreage: <u>13.32</u>
Avg Lot Area Sq Ft: <u>10,198</u>	Village Homes: <u>0</u>	Plan Type: <u>Conditional Use (Planned Unit Development)</u>
Average Lot Area (acres): <u>0.23</u>	Duplex: <u>0</u>	School District: <u>Milford</u>
Minimum Lot Area Sq Ft: <u>8,047</u>	Apartments: <u>160</u>	Fire District: <u>42 - Carlisle (Milford)</u>
Minimum Lot Area (acres): <u>0.18</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>20,246</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.46</u>	Restricted Community: _____	
Growth Zone: <u>No</u>	Owner: <u>Isaacs FamilyLP</u>	
Year Recorded: <u>          </u>	Developer: <u>Wells-Harrington</u>	
	Prepared By: <u>Davis, Bowen &amp; Friedel</u>	

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# Kent County Subdivisions — Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: Serotina Village File # SL-07-08 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, February 08, 2007 Year Filed: 2007

Site Acreage: 12.76 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Westerly side of Canterbury Road (DE Rt. 15), approximately 2,585 ft. northwest of Indian Point Road (Co. Rd. ), northeast of Felton.

Number of Units: <u>28</u>	Single Family: <u>28</u>	Open Space (acres): <u>0.56</u>
Density (units per acre): <u>2.19</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>0</u>
Avg Lot Area Sq Ft: <u>11,646</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.26</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>10,050</u>	Apartments: <u>0</u>	Fire District: <u>48 - Felton</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>17,752</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.41</u>	Restricted Community: _____	

Growth Zone: No

Year Recorded:

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Owner: Richard F. Adams

Developer: MC Associates, LLC

Prepared By: Charles D. Murphy, Inc.

Subdivision Name: Shearwater Village File # SL-06-16 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, May 11, 2006 Year Filed: 2006

Site Acreage: 33.05 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: South side of Barratts Chapel Road (Co. Rd. 371) approximately 2,050 ft. west of Buffalo Road (Co. Rd. 376), north, northwest of Frederica

Number of Units: <u>131</u>	Single Family: <u>27</u>	Open Space (acres): <u>13.33</u>
Density (units per acre): <u>3.96</u>	Townhouse: <u>104</u>	Woodland Preservation Acreage: <u>13.92</u>
Avg Lot Area Sq Ft: <u>4,448</u>	Village Homes: <u>0</u>	Plan Type: <u>Conditional Use (Planned Unit Development)</u>
Average Lot Area (acres): <u>0.11</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>2,263</u>	Apartments: <u>0</u>	Fire District: <u>49 - Frederica</u>
Minimum Lot Area (acres): <u>0.05</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>16,981</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.39</u>	Restricted Community: _____	

Growth Zone: No

Year Recorded:

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Owner: George P. Deveelshouwer

Developer: Eastern states Development Company

Prepared By: McCrone



# Kent County Subdivisions – Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: The Reserve at Steeplechase File # SL-07-01 Status: **UNDER REVIEW**

Regional Planning Commission Meeting: Thursday, January 11, 2007 Year Filed: 2007

Site Acreage: 177.9 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: North side of Barratts Chapel Road (Co. Rd. 371), approximately 1,435 ft. east of McGinnis Pond Road (Co. Rd. ) north of Frederica.

Number of Units: <u>175</u>	Single Family: <u>175</u>	Open Space (acres): <u>111.5</u>
Density (units per acre): <u>0.98</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>21.38</u>
Avg Lot Area Sq Ft: <u>17,498</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.401</u>	Duplex: <u>0</u>	School District: <u>Lake Forest</u>
Minimum Lot Area Sq Ft: <u>10,000</u>	Apartments: <u>0</u>	Fire District: <u>49 - Frederica</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>24,984</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.57</u>	Restricted Community: _____	

Growth Zone: No

Year Recorded:

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Owner: Floyd Blessing and Helen Blessing

Developer: Tamari Properties, LLC - Robert Sipple

Prepared By: Morris & Ritchie, Associates, Inc.

Subdivision Name: Walden Ridge File # SL-06-35 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, December 14, 2006 Year Filed: 2006

Site Acreage: 82 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Southwesterly side of South State Street (U.S. Rt. 113-A), approximately 680' southeast of Locust Grove Road (Co. Rd. 362), northwest of Magnolia.

Number of Units: <u>124</u>	Single Family: <u>124</u>	Open Space (acres): <u>39.87</u>
Density (units per acre): <u>1.51</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>0.1</u>
Avg Lot Area Sq Ft: <u>11,174</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.25</u>	Duplex: <u>0</u>	School District: <u>Caesar Rodney</u>
Minimum Lot Area Sq Ft: <u>10,000</u>	Apartments: <u>0</u>	Fire District: <u>55 - Magnolia</u>
Minimum Lot Area (acres): <u>0.23</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>24,460</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.56</u>	Restricted Community: _____	

Growth Zone: No

Year Recorded:

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Owner: Doris Thompson

Developer: Delaware Land Development, Inc.

Prepared By: Morris & Ritchie, Associates, Inc.



# Kent County Subdivisions – Active Subdivision File Status

## SUBDIVISION AUDIT

Approved, Preliminary Approved, and Under Review

Subdivision Name: Winterberry Woods File # SL-06-23 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, September 14, 2006 Year Filed: 2006

Site Acreage: 166.28 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: Northwest corner of the intersection of Almshouse Road (Co. Rd. 232) and Thicket Road (Co. Rd. 231), west of Camden.

Number of Units: <u>166</u>	Single Family: <u>166</u>	Open Space (acres): <u>53.92</u>
Density (units per acre): <u>1.0</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>0</u>
Avg Lot Area Sq Ft: <u>24,066</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.55</u>	Duplex: <u>0</u>	School District: <u>Caesar Rodney</u>
Minimum Lot Area Sq Ft: <u>21,780</u>	Apartments: <u>0</u>	Fire District: <u>41 - Camden</u>
Minimum Lot Area (acres): <u>0.5</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Camden-Wyo</u>
Maximum Lot Area Sq Ft: <u>42,950</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.98</u>	Restricted Community: _____	
Growth Zone: <u>No</u>	Owner: <u>Chase-Alexa, LLC</u>	
Year Recorded: <u>          </u>	Developer: <u>Chase-Alexa, LLC</u>	
	Prepared By: <u>Davis, Bowen &amp; Friedel</u>	

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Subdivision Name: Woodcreek Estates File # SL-06-27 Status: **APPROVED**

Regional Planning Commission Meeting: Thursday, October 12, 2006 Year Filed: 2006

Site Acreage: 8.7 Streets: Public - To be constructed according to Delaware Division of Highways specifications.

Physical Location: West side of Woodleytown Road (Co. Rd. 106) approximately 719 ft. southwest of Autumn Moon Road (Co. Rd. 369), southwest of Magnolia.

Number of Units: <u>15</u>	Single Family: <u>15</u>	Open Space (acres): <u>1.61</u>
Density (units per acre): <u>1.724</u>	Townhouse: <u>0</u>	Woodland Preservation Acreage: <u>2.2</u>
Avg Lot Area Sq Ft: <u>12,638</u>	Village Homes: <u>0</u>	Plan Type: <u>Subdivision Plan</u>
Average Lot Area (acres): <u>0.29</u>	Duplex: <u>0</u>	School District: <u>Caesar Rodney</u>
Minimum Lot Area Sq Ft: <u>10,000</u>	Apartments: <u>0</u>	Fire District: <u>55 - Magnolia</u>
Minimum Lot Area (acres): <u>0.229</u>	Condominiums: <u>0</u>	Water: <u>Central</u> Sewer: <u>Kent County</u>
Maximum Lot Area Sq Ft: <u>22,622</u>	Zoning Classification: <u>AC - Agricultural Conservation</u>	
Maximum Lot Area (acres): <u>0.519</u>	Restricted Community: _____	
Growth Zone: <u>No</u>	Owner: <u>Cullen Brothers Properties, LLC</u>	
Year Recorded: <u>          </u>	Developer: _____	
	Prepared By: <u>Woodin, Wentling &amp; Associates, Inc.</u>	

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# Kent County Subdivisions — Active Subdivision File Status

SUBDIVISION AUDIT

Approved, Preliminarily Approved, and Under Review