

Under Review With Developers

Subdivision Name | **School District** | **Growth Zone**

ABADON ESTATES | **Units 5** | **Capital** | **No**

Single Family Lots: 5 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums: 0** **Tax ID:** WD-00-083.00-01-25.00-000

File #: SL-06-20 *Southeast corner of the intersection of Nault Road (Co. Rd. 199) and Yoder Road (Co. Rd. 200), west of Dover.*

Developer: Pamela J. and Hooshang Shanehsaz **Comments:**

ABBOTTS POND ACRES | **Units 121** | **Milford** | **No**

Single Family Lots: 121 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums: 0** **Tax ID:** MD-00-189.00-01-17.00-000

File #: SL-06-32 *South side of Abbotts Pond Road (Co. Rd. 442), approximately 2,250 ft. southeast of Williamsville Road (Co. Rd. 443), and on the east side of Deep Grass Lane (Co. Rd. 384) approximately 1,975 ft. south of Williamsville Road (Co. Rd. 116), south of Houston.*

Developer: Hammond Farms, LLC **Comments:**

ASHFORD WOODS | **Units 60** | **Capital** | **No**

Single Family Lots: 60 **Townhouse Lots:** **Apartments:** **Village Homes:**

Duplexes: **Condominiums:** **Tax ID:** ED-00-075.00-01-04.01-000

File #: CS-03-17 *North side of Sharon Hill Road (Co. Rd. 162) approximately 650 ft. southeast of Chestnut Grove Road (Co. Rd. 158), west of Dover*

Developer: Tony Asburn & Son **Comments:** CLUSTER

AUBURN HILLS | **Units 285** | **Lake Forest** | **Yes**

Single Family Lots: 285 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** SM-00-121.00-01-67.00-000

File #: SL-06-09 *North side of Barrats Chapel Road approximately 3,200 ft. west of Buffalo Road (Co. Rd. 376) north of Frederica.*

Developer: Bay Developers **Comments:**

Subdivision Name | **School District** | **Growth Zone**

AUBURN MEADOWS Units **465** **Smyrna** | **Yes**

Single Family Lots: 96 **Townhouse Lots: 369** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** KH-00-036.00-02-31.00-000

File #: SL-06-13 *Southeast side of Brenford Road (Co. Rd. 42), approximately 790 ft. southwest of Rynas Road (Co. Rd. 146) south of Smyrna*

Developer: Darley Properties, LLC **Comments:** SETBACKS AND ACREAGES FOR SF UNIT AND TH UNIT

AUTUMN GLEN Units **327** **Lake Forest** | **Yes**

Single Family Lots: 327 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** SM-00-140.00-01-75.00-000

File #: SL-06-06 *East side of Carpenters bridge Road (Co. Rd. 35), approximately 1,950 ft. south of Roesville Road (Co. Rd. 387), southwest of Frederica.*

Developer: Millenium Land Development, LLC **Comments:**

BADGERS LAIR Units **30** **Lake Forest** | **Yes**

Single Family Lots: 30 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums: 0** **Tax ID:** SM-00-140.00-01-33.00-000

File #: SL-06-24 *Northwest corner of the intersection of Roesville Road (Co. Rd. 387) and Carpenters Bridge Road (Co. Rd. 35) southwest of Frederica.*

Developer: Delaware Land Development **Comments:** SEE PLAN IN REGARDS TO SETBACK ALONG COUNTY

BIG OAK SUBDIVISION Units **49** **Smyrna** | **Yes**

Single Family Lots: 49 **Townhouse Lots:** **Apartments:** **Village Homes:**

Duplexes: **Condominiums:** **Tax ID:** DC-00-028.00-01-04.00-000

File #: SL-04-06 *19.79 Acres located on the south side Brenford Road (Co. Rd. 42), approximately 1,870 ft. west of South DuPont Highway (U.S. Rt. 13), south of Smyrna.*

Developer: Elizabeth Wisk c/o Lois David **Comments:**

<i>Subdivision Name</i>	<i>School District</i> <i>Growth Zone</i>
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BIG OAK SUBDIVISION_2	Units 49	Smyrna	Yes
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Single Family Lots: 49 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: 0 Tax ID: DC-00-028.00-01-04.00-010

File #: SL-06-21 *South side of Brenford Road (Co. Rd. 42), approximately 730 ft. southwest of S. DuPont Hwy. (U.S. Rt. 13) south of Smyrna.*

Developer: Jeffrey Stover *Comments:*

BLUE HERONS NEST	Units 66	Capital	No
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Single Family Lots: 66 Townhouse Lots: Apartments: Village Homes:

Duplexes: Condominiums: Tax ID: LC-00-047.00-01-61.00-000

File #: SL-03-21 *Northerly intersection of Dyke Branch Road (Co. Rd. 331) and East Dennys Road (Co. Rd. 330), north of Dover*

Developer: Harrington Realty, Inc. *Comments:*

BRENFORD STATION - SECTION 2	Units 37	Smyrna	Yes
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Single Family Lots: 37 Townhouse Lots: Apartments: Village Homes:

Duplexes: Condominiums: Tax ID: DC-00-028.00-01-35.00-001

File #: SL-00-17 *Northwesterly side of Brenford Road (Co. Rd. 42), approx. 1,543 ft. northeast of Hickory Ridge Road (Co. Rd. 149, south of Smyrna near Garrisons Lake.*

Developer: Shallcross Builders, Inc. *Comments:* FRONT YARD SETBACK IS 30 FT. ON PLAN OF RECORD

BROOKFIELD - SECTION 4	Units 105	Caesar Rodney	Yes
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Single Family Lots: 105 Townhouse Lots: Apartments: Village Homes:

Duplexes: Condominiums: Tax ID: NM-00-103.00-02-05.00-004

File #: SL-05-15 *Southeast corner of the intersection of Lochmeath Way (Co. Rd. 361) and Peachtree Run (Co. Rd. 105), southeast of Camden.*

Developer: Douglas Buniski *Comments:*

Subdivision Name**School District | Growth Zone****BUTTERFIELDS** **Units 28** **Lake Forest** | **Yes****Single Family Lots: 28** **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0****Duplexes: 0** **Condominiums: 0** **Tax ID:** SM-00-129.00-02-49.00-000**File #:** SL-06-31 *Westerly side of Canterbury Road (DE Rt. 15), approximately 800 ft. northwest of Indian Point Road (Co. Rd. 382) east of Felton.***Developer:** Barros - Harrington, LLC **Comments:****CARPENTERS BRIDGE CROSSING** **Units 193** **Lake Forest** | **Yes****Single Family Lots: 193** **Townhouse Lots:** **Apartments:** **Village Homes:****Duplexes:** **Condominiums:** **Tax ID:** SM-00-140.00-01-62.00-000**File #:** SL-05-02 *Westerly side of Carpenters Bridge Road (Co. Rd. 35) approximately 1,750 ft. south of Roesville Road (Co. Rd. 387) southwest of Frederica***Developer:** Harrington Realty **Comments:****CATTAIL CREEK** **Units 271** **Lake Forest** | **Yes****Single Family Lots: 114** **Townhouse Lots: 158** **Apartments: 0** **Village Homes:****Duplexes: 0** **Condominiums:** **Tax ID:** SM-00-131.00-01-01.00-000**File #:** SL-06-14 *Southwesterly side of Barratts Chapel Road (Co. Rd. 371), opposite the intersection of Buffalo Road (Co. Rd. 376), north of Frederica.***Developer:** **Comments:****CAULK PROPERTY** **Units 192** **Lake Forest** | **Yes****Single Family Lots: 192** **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0****Duplexes: 0** **Condominiums:** **Tax ID:** SM-00-122.00-02-27.00-000**File #:** SL-05-35 *Northerly side of Barratts Chapel Road (Co. rd. 371), and the easterly side of Buffalo Road (Co. Rd. 376), south of Magnolia.***Developer:** Heritage Land Group **Comments:**

Subdivision Name | **School District** | **Growth Zone**

CHAPEL FARMS Units **559** Lake Forest | Yes

Single Family Lots: 326 Townhouse Lots: 233 Apartments: Village Homes:

Duplexes: Condominiums: Tax ID: SM-00-131.00-01-12.00-000

File #: SL-05-37 South west corner of the intersection of U.S. Rt. 113, and Barratt's Chapel Road (Co. Rd. 371) north of Frederica.

Developer: Ronald and Linda Galeski *Comments:* PLANNED UNIT DEVELOPMENT

CHURCH HILL LANDING Units **50** Milford | No

Single Family Lots: 50 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: Tax ID: MD-00-173.00-01-74.04-000

File #: SL-05-27 Southerly side of Milford Harrington Road (DE Rt. 14), approximately 1,580 ft. east of Blairs pond Road Co. Rd. 444) west of Milford.

Developer: Rollin Dunes, LLC *Comments:*

COLONY SOUTH (REVISION) Units **36** Milford | Yes

Single Family Lots: 36 Townhouse Lots: Apartments: Village Homes:

Duplexes: Condominiums: Tax ID: MD-00-163.18-01-33.00-000

File #: XS-87-01 Westerly sidebut not adjacent to U.S. Rt 113 and on the east side of Tub Mill Pond Road (Co. Rd 119), approximately 1,810 ft. southeast of Church Hill Road (Co. Rd. 404) north of Milford.

Developer: Interfaith Housing *Comments:* PARTIAL REVISION TO COLONY WEST DEVELOPMENT

CYPRESS CREEK Units **346** Caesar Rodney | Yes

Single Family Lots: 346 Townhouse Lots: Apartments: Village Homes:

Duplexes: Condominiums: Tax ID: NM-00-105.00-01-01.00-000

File #: CS-04-09 Northwesterly side of Plaindealing Road (Co. Rd. 365), approximately 2,449 ft. northeast of South State Street Extended (U.S. Rt. 113-A), north of Magnolia.

Developer: Cross Check Communities, LLC *Comments:*

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D & R ESTATES	Units 11	Lake Forest	Yes
<i>Single Family Lots: 11 Townhouse Lots: 0 Apartments: 0 Village Homes: 0</i> <i>Duplexes: 0 Condominiums:</i>			
		Tax ID: SM-00-139.00-01-41.00-000	
File #: SL-06-10	<i>South side of Midstate Road approximately 950 ft. east of U.S. Rt. 13, east of Felton.</i>		
Developer:	Comments:		

DANFIELD ESTATES	Units 19	Smyrna	Yes
<i>Single Family Lots: 19 Townhouse Lots: 0 Apartments: 0 Village Homes: 0</i> <i>Duplexes: 0 Condominiums:</i>			
		Tax ID: DC-00-018.00-01-10.01-000	
File #: SL-05-11	<i>Northwesterly side of Sunnyside Road (Co. Rd. 90), approximately 635 ft. southwest of Rbbit Chase Road (Co. Rd. 145), south of Smyrna.</i>		
Developer:	Comments: CASH IN LIEU OF OPEN SPACE		

DAWSON CREEK	Units 127	Caesar Rodney	Yes
<i>Single Family Lots: 127 Townhouse Lots: 0 Apartments: 0 Village Homes: 0</i> <i>Duplexes: 0 Condominiums: 0</i>			
		Tax ID: SM-00-113.00-01-03.00-000	
File #: SL-06-36	<i>Southeast side of Woodlytown Road (Co. Rd. 106), approximately 800 ft. southwest of South State Street (U.S. Rt. 113-A), northwest of Magnolia.</i>		
Developer: Dawson Creek Partners, LLC	Comments:		

ESTATES OF VERONA WOODS	Units 152	Capital	No
<i>Single Family Lots: 152 Townhouse Lots: 0 Apartments: 0 Village Homes: 0</i> <i>Duplexes: 0 Condominiums: 0</i>			
		Tax ID: LC-00-047.00-01-81.00-000	
File #: CS-06-17	<i>Northeast corner of the intersection of Lewis Drive (Co. Rd. 332), and Korean War Veterans Memorial Highway (DE Rt. 1), northeast of Dover.</i>		
Developer: Adventuris Properties, LLC	Comments:		

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FALCONS NEST	Units 140	Lake Forest	 	Yes
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Single Family Lots: 140 Townhouse Lots: Apartments: Village Homes:

Duplexes: Condominiums: Tax ID: SM-00-129.00-02-56.00-001

File #: SL-06-34 *Southwesterly side of Canterbury Road (DE Rt. 15), approximately 534.6 ft. southeast of Indian Point Road, east of Felton*

Developer: Sandy National Bank *Comments:*

FIDDLERS CREEK	Units 67	Lake Forest	 	Yes
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Single Family Lots: 67 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: 0 Tax ID: SM-00-141.00-01-19.00-000

File #: CS-06-21 *Southwest side of Carpenters Bridge Road (Co. Rd. 35), approximately 2,425 ft. southeast of Johnnycake Landing Road (DE Rt. 12), southwest of Fredrica.*

Developer: Carpenter Bridge Properties, LLC *Comments:*

FIELDSTONE CONDOMINIUM AND RETAIL COMPLEX	Units 36	Caesar Rodney	 	Yes
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Single Family Lots: 0 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: 36 Tax ID: NM-00-086.00-01-31.00-011

File #: CS-06-12 *North side of DE Rt. 10, approximately 75 east of Lbanon Road (Co. Rd. 156), south of Dover.*

Developer: Joseph Petrosky *Comments:*
REFER TO PLAN FOR SETBACKS OF CONDOMINIUMS

FORK LANDING WEST	Units 127	Lake Forest	 	Yes
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Single Family Lots: 127 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: Tax ID: MD-00-152.00-02-02.00-000

File #: SL-05-13 *Northeast side of Canterbury Road (DE Rt. 15), approximately 975 ft. northwest of Carpernters Bridge Road (Co. Rd. 35), southwest of Frederica.*

Developer: Harrington Realty *Comments:*

Subdivision Name | **School District** | **Growth Zone**

FORTY NINE PINES | **Units 107** | **Capital** | **Yes**

Single Family Lots: 107 **Townhouse Lots:** **Apartments:** **Village Homes:**

Duplexes: **Condominiums:** **Tax ID:** ED-00-066.00-02-05.00-000

File #: SL-05-04 *Southeast side of West Dennys Road (Co. Rd. 100), approximately 1,650 ft. southwest of Kenton Road (Co. Rd. 104), northwest of Dover*

Developer: **Comments:**
Forty Nine Pines, LLC

FOX TRAIL MEADOWS | **Units 169** | **Lake Forest** | **Yes**

Single Family Lots: 169 **Townhouse Lots: 0** **Apartments: 0** **Village Homes:**

Duplexes: 0 **Condominiums:** **Tax ID:** SM-00-122.00-01-38.01-000

File #: SL-05-16 *Northeasterly side of the intersection of Buffalo Road (Co. Rd. 376) and Barrats Chapel Road (Co. Rd. 371) north of Frederica.*

Developer: **Comments:**
Heritage Building Group, Inc.

GARRISON LAKE GREEN PHASE II | **Units 97** | **Smyrna** | **Yes**

Single Family Lots: 97 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** KH-00-036.00-02-31.03-000

File #: CS-06-09 *South side of Brenford Road (Co. Rd. 42), approximately 650 ft. southwest of Hickory Ridge Road (Co. Rd. 149)*

Developer: **Comments:**
Garrison Farms, L.P.

GRAY DAWN ACRES | **Units 129** | **Woodbridge** | **No**

Single Family Lots: 129 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums: 0** **Tax ID:** MN-00-193.00-02-24.00-001

File #: SL-06-19 *Southerly corner of the intersection of Woodyard Road (Co. Rd. 117) and Gun and Rod Club Road (Co. Rd. 434), and the west side of Woodyard Road (Co. Rd. 117) approximately 765 ft. southwest of Gun and Rod club Road (Co. Rd. 434), and the west side of Woodyard Road (Co. Rd. 117) approximately 730 ft. south of Beebe Road (Co. Rd. 439), southeast of Farmington.*

Developer: **Comments:**
Gray Dawn Acres

<i>Subdivision Name</i>	<i>School District Growth Zone</i>
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GREENE HILL FARM ESTATES	Units 139	Smyrna	 	Yes
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Single Family Lots: 139 Townhouse Lots: 0 Apartments: 0 Village Homes:

Duplexes: 0 Condominiums: *Tax ID:* KH-00-036.00-02-29.00-000

File #: SL-05-21 *Intersection of Hillyard Road (Co. Rd. 147), Brenford Road (Co. Rd. 42), and Massey Mill Road (Co. Rd. 148), north of Cheswold.*

Developer: Benchmark Builders *Comments:*

HAMPTON RIDGE	Units 132	Lake Forest	 	Yes
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Single Family Lots: 132 Townhouse Lots: *Apartments:* *Village Homes:*

Duplexes: *Condominiums:* *Tax ID:* SM-00-140.00-01-46.00-000

File #: SL-05-03 *East side of Canterbury Road (DE Rt. 15), approximately 3,300 ft south of Roseville Road (Co. Rd. 387)west of Frederica.*

Developer: Hampton Ridge, LLC c/o Dr. James Schiff *Comments:*

HARMONY HILL	Units 35	Caesar Rodney	 	Yes
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Single Family Lots: 35 Townhouse Lots: *Apartments:* *Village Homes:*

Duplexes: *Condominiums:* *Tax ID:* NM-00-094.00-02-42.00-000

File #: SL-04-12 *Southeast side of Peachtree Run (Co. Rd. 105) approximately 1,300 ft. northeast of Lochmeath Way (Co. Rd. 361), southeast of Camden*

Developer: Sun Ray Holdings, LLC *Comments:*

HENLEY ESTATES - ESTATES - PHASE I	Units 216	Lake Forest	 	Yes
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Single Family Lots: 216 Townhouse Lots: 0 Apartments: 0 Village Homes:

Duplexes: 0 Condominiums: *Tax ID:* SM-00-140.00-01-76.00-000

File #: SL-05-23 *Easterly side of Carpenters Bridge Road (Co. Rd. 35) across from Roesville Road (Co. Rd 387), southwest of Frederica.*

Developer: Millenium Land Development, LLC *Comments:* **FORMALLY TUSCANY ESTATES. PHASE I - 216 LOTS; P**

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HENLEY ESTATES - PHASE II	Units 362	Lake Forest	Yes
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Single Family Lots: 362 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: Tax ID: SM-00-140.00-01-76.00-005

File #: SL-06-01 *Easterly side of carpenters Bridge Road (Co. Rd. 35), opposite the intersection of Roesville Road (Co. Rd. 387), southwest of Frederica.*

Developer: Millenium Land Development, LLC *Comments:* FORMALLY TUSCANY ESTATES.

HIDDEN HOLLOWES	Units 8	Lake Forest	No
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Single Family Lots: 8 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: Tax ID: MN-00-180.00-03-24.00-000

File #: SL-06-08 *North side of Gun and Rod Club Road (Co. Rd. 434), approximately 1,150 ft. northeast of Hunting Quarter Road (Co. Rd. 429), southeast of Harrington.*

Developer: Ron Messick Land Development *Comments:*

HILLS MARKET FARM	Units 10	Lake Forest	No
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Single Family Lots: 10 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: 0 Tax ID: SM-00-148.00-01-34.00-000

File #: SL-06-29 *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.*

Developer: Fred Voshell *Comments:* STATE SET BACK 60 FT - SIDE SET BACK 15 FT WITH 60

INVITATIONAL FIELDS	Units 56	Caesar Rodney	Yes
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Single Family Lots: 56 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: 0 Tax ID: NM-00-104.00-02-75.00-000

File #: SL-06-22 *Northerly side of Millcop Lane (Co. Rd. 368), approximately 225 feet east of Briarbush Road (Co. Rd. 367), northwest of Magnolia*

Developer: Mitchell Investments, LLC *Comments:*

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JARRELL RIDGE **Units 214** **Lake Forest** | **Yes**

Single Family Lots: 0 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums: 0** **Tax ID:** NM-00-119.00-02-24.01-000

File #: SL-06-25 *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.*

Developer: Delaware Land Development **Comments:**

JOHNSON FARM **Units 214** **Smyrna** | **No**

Single Family Lots: 214 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums: 0** **Tax ID:** KH-00-045.00-01-43.00-000

File #: SL-06-15 *Northwest side of Seeneytown Road (Co. Rd. 168), approximately 1,654 ft. northeast of Shaws Corner Road (Co. Rd. 166), and the northeast side of Shaws Corner Road (Co. Rd. 166) approximately 1,185 ft. northwest of Seeneytown Road (Co. rd. 168), west of Cheswold.*

Developer: Tony Ashburn and Son, Inc. **Comments:**

JONATHANS LANDING - PHASE I **Units 132** **Caesar Rodney** | **Yes**

Single Family Lots: 132 **Townhouse Lots:** **Apartments:** **Village Homes:**

Duplexes: **Condominiums:** **Tax ID:** NM-00-105.01-02-78.00-000

File #: SL-01-02 *East and south of, but not adjacent to, Ponderosa drive (Co. Rd. 364), north of Magnolia.*

Developer: Jack Beiser **Comments:**

KEELER SUBDIVISION **Units 2** **Smyrna** | **No**

Single Family Lots: 2 **Townhouse Lots: 0** **Apartments: 0** **Village Homes:**

Duplexes: 0 **Condominiums:** **Tax ID:** KH-00-016.00-02-13.06-000

File #: SL-05-18 *Southwesterly side of Longridge Road (Co, Rd. 129), Approximately 3,000 ft. northwest of Millington Road (DE Rt. 6), west of Clayton*

Developer: **Comments:**

Subdivision Name | **School District** | **Growth Zone**

KNOLLWOOD | **Units 280** | **Caesar Rodney** | **Yes**

Single Family Lots: 280 **Townhouse Lots: 0** **Apartments: 0** **Village Homes:**

Duplexes: 0 **Condominiums:** **Tax ID:** NM-00-120.00-01-62.00-000

File #: SL-05-33 *North side of Irish Hill Road (Co. Rd. 31) and west side of Peachtree Run (Co. Rd. 105), east of Viola.*

Developer: Robbins, L.L.C. c/o Robert D. McKeown **Comments:**

LOWBAR ACRES | **Units 11** | **Lake Forest** | **Yes**

Single Family Lots: 11 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** SM-00-140.00-01-09.00-000

File #: SL-06-17 *South side of Midstate Road (DE Rt. 12), approximately 2000 ft. southwest of Andrews Lake Road (Co. Rd. 380), west of Frederica.*

Developer: John and Marian Green **Comments:**

LYNNWOOD VILLAGE | **Units 42** | **Lake Forest** | **Yes**

Single Family Lots: 80 **Townhouse Lots:** **Apartments:** **Village Homes:**

Duplexes: **Condominiums:** **Tax ID:** SM-00-130.00-02-67.00-000

File #: SL-05-06 *North side of Midstate road (DE Rt. 12), approximately 861 ft. southwest of Andrews Lake Road, west of Frederica.*

Developer: David C. Wisniewski **Comments:**

MAGNOLIA ESTATES | **Units 189** | **Caesar Rodney** | **Yes**

Single Family Lots: 84 **Townhouse Lots:** **Apartments:** **Village Homes:**

Duplexes: **Condominiums:** **Tax ID:** NM-00-104.00-01-42.00-000

File #: SL-04-16 *East side of South State Street (U.S. Rt. 113-A) and adjacent to Ponderosa Drive (Co. Rd. 364), northwest of Magnolia*

Developer: Frank Pullella **Comments:**

Subdivision Name | **School District** | **Growth Zone**

MILLWOOD CROSSING | **Units 179** | **Capital** | **No**

Single Family Lots: 179 **Townhouse Lots: 0** **Apartments: 0** **Village Homes:**

Duplexes: 0 **Condominiums:** **Tax ID:** LC-00-047.00-01-60.02-000

File #: CS-06-23 *Northwesterly side of Dyke Branch Road (Co. Rd 331), approximately 1,500 ft. northeast of Korean War Veterans Memorial Highway (DE Rt. 1), north of Dover.*

Developer: Millwood Crossing, LLC **Comments:**

MOORES MEADOWS PHASE IV | **Units 26** | **Capital** | **Yes**

Single Family Lots: 26 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** LC-00-047.00-01-50.01-000

File #: SL-06-12 *Southwest side of Korean War Veterans Hwy. (DE Rt.1), approximately 1,420 ft. southeast of Simms Woods Road (Co. Rd. 345), southeast of Cheswold.*

Developer: J. Kenneth Moore **Comments:**

OLD COURSEYS MILL | **Units 213** | **Lake Forest** | **Yes**

Single Family Lots: 213 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** SM-00-140.00-01-44.00-000

File #: SL-06-02 *Southeast corner of the intersection of Canterbury Road (DE Rt. 15), and Roesville Road (Co. Rd. 387), west of Frederica.*

Developer: Barratts Chapal, LLC **Comments:**

PICKERING POINTE | **Units 51** | **Caesar Rodney** | **Yes**

Single Family Lots: 51 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** NM-00-095.00-01-28.00-001

File #: SL-05-10 *Northeasterly side of Cypress Branch Road (Co. Rd. 363), approximately 2,740 ft. southeast of Sorghum Mill Road (Co. Rd. 26), north of Magnolia.*

Developer: Greg Coury **Comments:**

Subdivision Name

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RESERVE AT CHESTNUT RIDGE **Units 261** **Caesar Rodney** | **Yes**

Single Family Lots: 261 **Townhouse Lots: 0** **Apartments: 0** **Village Homes:**

Duplexes: 0 **Condominiums:** **Tax ID:** NM-00-112.00-01-16.05-000

File #: SL-05-28 *Northerly side of Irish hill Road (Co. Rd. 31), the westerly side of Woodleytown Road (Co. Rd. 106), and on the easterly side of Peachtree Run (Co. Rd. 105), west of Magnolia.*

Developer: **Comments:**

ROCK CREEK VILLAGE **Units 142** **Lake Forest** | **Yes**

Single Family Lots: 142 **Townhouse Lots: 0** **Apartments: 0** **Village Homes:**

Duplexes: **Condominiums:** **Tax ID:** MD-00-150.00-01-13.00-000

File #: SL-05-08 *Westerly side of Canterbury Road (DE Rt. 15) approximately 3,400 ft. north of Carpenters Bridge Road (Co. Rd. 35), southwest of Frederica*

Developer: **Comments:**
Harrington Realty, Inc.

ROESVILLE ESTATES - PHASE II **Units 257** **Lake Forest** | **Yes**

Single Family Lots: 257 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** SM-00-140.00-01-47.00-003

File #: SL-06-03 *Southside of Roesville Road (Co. Rd. 387), approximately 3,159 ft. west of Carpenters Bridge Road (Co. Rd. 35), southwest of Frederica.*

Developer: **Comments:**
Millenium Land Development, LLC

SAXTON MILL **Units 594** **Milford** | **Yes**

Single Family Lots: 289 **Townhouse Lots: 145** **Apartments: 160** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** MD-00-163.00-01-55.00-000

File #: CS-06-10 *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), nort of Milford.*

Developer: **Comments:**
Wells-Harrington **TOWN HOUSE LOT SETBACKS PLEASE REFER TO PLA**

Subdivision Name

School District | Growth Zone

SHEARWATER VILLAGE Units **131** Lake Forest | **Yes**

Single Family Lots: 27 **Townhouse Lots: 104** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums:** **Tax ID:** SM-00-122.00-01-43.00-011

File #: SL-06-16 *South side of Barratts Chapel Road (Co. Rd. 371) approximately 2,050 ft. west of Buffalo Road (Co. Rd. 376), north, northwest of Frederica*

Developer: Eastern states Development Company **Comments:** REFER TO SET BACKS TO PLAN OF RECORD IN REFER

SHEPPARDS CROOK Units **9** Caesar Rodney | **No**

Single Family Lots: 9 **Townhouse Lots: 0** **Apartments: 0** **Village Homes:**

Duplexes: 0 **Condominiums:** **Tax ID:** WD-00-092.00-01-11.20-000

File #: SL-05-19 *Southeast side of Hazletteville Road (Co. Rd. 73), approximately 1,800 ft. northeast of Westville Road (Co. Rd. 206), East of Camden*

Developer: Sheppards Crook LLC **Comments:**

SILVER OAK FARMS Units **229** Smyrna | **No**

Single Family Lots: 229 **Townhouse Lots: 0** **Apartments: 0** **Village Homes:**

Duplexes: 0 **Condominiums:** **Tax ID:** KH-00-017.00-01-67.02-000

File #: SL-05-24 *North and South side of Millington Road (DE Rt. 6), approximately 4,500 ft. west of Alley Corner Rd (Co. Rd. 138), west of Clayton.*

Developer: Hill Top Farms, L.L.C. **Comments:**

SOLDIER FIELD Units **85** Woodbridge | **No**

Single Family Lots: 85 **Townhouse Lots: 0** **Apartments: 0** **Village Homes: 0**

Duplexes: 0 **Condominiums: 0** **Tax ID:** MN-00-194.00-01-37.00-000

File #: SL-06-18 *Southeast corner of the intersection of Woodyard road (Co. Rd. 117) and Beebe Road (Co. Rd. 439), southeast of Farmington.*

Developer: Edward Mihm **Comments:**

Subdivision Name | **School District** | **Growth Zone**

SPARTAN VILLAGE Units **268** Lake Forest | **Yes**

Single Family Lots: 139 Townhouse Lots: 129 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: Tax ID: SM-00-139.00-01-48.00-000

File #: SL-06-26 North side of Killens Pond Road (Co.Rd. 384), approximately 735 ft. east of U.S. Rt. 13 southeast of Felton.

Developer: Winkler-Harrington, LLC *Comments:* TOWN HOUSE LOTS PLEASE REFER TO PLOT CONDITION

SPRING CREEK ESTATES Units **132** Lake Forest | **Yes**

Single Family Lots: 132 Townhouse Lots: 0 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: Tax ID: MD-00-150.00-01-08.00-000

File #: SL-06-11 North side of Paradis Alley Road (Co. Rd. 426), approximately 2,300 feet northwest of Carpenters Bridge Road (Co. Rd. 35), west of Frederica.

Developer: *Comments:*

STEEPLE CHASE Units **341** Caesar Rodney | **Yes**

Single Family Lots: 237 Townhouse Lots: 219 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: Tax ID: SM-00-121.00-01-57.01-001

File #: CS-06-07 North and south sides of Barrats Chapel Road (Co. Rd. 371), approximately 1,500 ft. east of McGinnis Pond Road (Co. Rd. 378), north of Frederica.

Developer: Robert Sipple *Comments:*

STRATFORD VILLAGE Units **164** Caesar Rodney | **Yes**

Single Family Lots: 0 Townhouse Lots: 164 Apartments: 0 Village Homes: 0

Duplexes: 0 Condominiums: Tax ID: NM-00-111.02-05-01.00-000

File #: SL-06-04 Southwesterly corner of the intersection of Walnut Shade Road (Co. Rd. 30) and Peachtree Run (Co. Rd. 105), east of Wood Side.

Developer: Dilsheimer Communities, LLC *Comments:* TOWNHOUSE COMMUNITY

<i>Subdivision Name</i>	<i>School District</i> <i>Growth Zone</i>
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THE ESTATES AT PICKERING POINTE	Units 48	Caesar Rodney	Yes
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Single Family Lots: 48 Townhouse Lots: 0 Apartments: 0 Village Homes:

Duplexes: 0 Condominiums: *Tax ID:* NM-00-095.00-01-28.00-000

File #: SL-05-20 *East side of Cypress Branch Road (Co. Rd. 363), Approximately 2,740 ft. south of Sorghum Mill Road (Co. Rd. 26), north of Magnolia*

Developer: *Comments:*
 Gregory L. Coury

THE LANDINGS OF FELTON	Units 57	Lake Forest	Yes
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Single Family Lots: 56 Townhouse Lots: 0 Apartments: 0 Village Homes:

Duplexes: 0 Condominiums: *Tax ID:* SM-00-129.00-01-21.00-000

File #: SL-05-38 *Easterly side of Turkey Point Road (co. Rd. 240), approximately 780 ft. north of Peach Basket Road (Co. Rd. 241), north of Felton.*

Developer: *Comments:*
 Crossway development

THE PONDS AT KENT	Units 306	Smyrna	Yes
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Single Family Lots: 306 Townhouse Lots: Apartments: Village Homes:

Duplexes: *Condominiums:* *Tax ID:* DC-00-028.00-01-01.00-000

File #: SL-03-27 *Garrison's Lake Golf Course*

Developer: *Comments:*
 Garrisons Lake Golf Club

THORNBERRY CROSSING	Units 56	Caesar Rodney	Yes
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Single Family Lots: 56 Townhouse Lots: 0 Apartments: 0 Village Homes:

Duplexes: 0 Condominiums: *Tax ID:* SM-00-113.00-02-31.00-000

File #: SL-05-30 *South side of Sophers Row (Co. Rd. 377), approximately 2,500 ft. south of U.S. Rt. 113-A, south of Magnolia.*

Developer: *Comments:*
 Magnolia Real Estate Holdings, L.L.C.

Subdivision Name**School District | Growth Zone**

THOROUGHbred FARMS	Units 35	Capital	Yes
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Single Family Lots: 35 Townhouse Lots: 0 Apartments: 0 Village Homes:

Duplexes: 0 Condominiums: **Tax ID:** KH-00-056.00-01-01.01-000

File #: SL-05-25 *Southerly side of Pearsons Corner Road (Co. Rd. 101), approximately 2,100 ft. southwest of Kenton Road (Co. Rd. 104), southwest of Cheswold.*

Developer: **Comments:**
 Michael C. Van Orden and Paula A. Fontello

TWIN FARMS	Units 208	Lake Forest	Yes
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Single Family Lots: 208 Townhouse Lots: Apartments: Village Homes:

Duplexes: *Condominiums:* **Tax ID:** SM-00-140.00-01-24.00-000

File #: SL-04-14 *South side of Johnnycake Landing Road (DE Rt. 12), approx. 3,348 ft. west of Carpenter Bridge Road (Co. Rd. 35), west of Frederica.*

Developer: **Comments:**
 Jim Moody

VILLAGE OF EASTRIDGE	Units 188	Smyrna	Yes
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Single Family Lots: 188 Townhouse Lots: 0 Apartments: 0 Village Homes:

Duplexes: 0 Condominiums: **Tax ID:** KH-00-036.00-02-29.00-001

File #: SL-05-36 *Easterly side of Brenford Road (Co. Rd. 42), approximately 930 ft. north of Moorton Road (Co. Rd. 92), southwest of Smyrna*

Developer: **Comments:**
 Benchmark Builders **ORIGINALLY FILED AS A CONDITIONAL USE SITE PLAN (**

VILLAGE OF NOBLES POND	Units 1021	Capital	Yes
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Single Family Lots: 793 Townhouse Lots: Apartments: Village Homes:

Duplexes: 228 Condominiums: **Tax ID:** KH-00-056.00-01-12.00-000

File #: SL-05-14 *Easterly side of Kenton Road (Co. Rd. 104), approximately 1,400 ft. south of Pearsons Corner Road (Co. Rd. 101), and on the west side of McKee Road (Co. Rd. 156), approximately 500 ft. south of Rose Bowl Road (Co. Rd. 156), south of Cheswold*

Developer: **Comments:**
 Urban Research and Development Co. **ORIGINALLY FILED AS A CONDITIONAL USE SITE PLAN (**

Subdivision Name**School District | Growth Zone**

WALDEN RIDGE **Units 124** **Caesar Rodney** | **Yes**

Single Family Lots: 124 *Townhouse Lots: 0* *Apartments: 0* *Village Homes: 0*

Duplexes: 0 *Condominiums: 0* *Tax ID:* NM-00-104.00-01-66.00-000

File #: SL-06-35 *Southwesterly side of South State Street (U.S. Rt. 113-A), approximately 680' southeast of Locust Grove Road (Co. Rd. 362), northwest of Magnolia.*

Developer: Delaware Land Development, Inc. *Comments:*

WESTMINSTER CHASE AT SILVER OAK FARMS **Units 306** **Smyrna** | **No**

Single Family Lots: 306 *Townhouse Lots: 0* *Apartments: 0* *Village Homes: 0*

Duplexes: 0 *Condominiums:* *Tax ID:* KH-00-017.00-01-67.00-001

File #: SL-06-05 *Easterly side of Deer Antler Road (Co. Rd. 130), approximately 2,207 ft. south of Holletts Corner Road (Co. Rd. 126), west of Clayton.*

Developer: Davis Properties, LLC *Comments:*

WILLOW CREEK **Units 213** **Smyrna** | **No**

Single Family Lots: 213 *Townhouse Lots:* *Apartments:* *Village Homes:*

Duplexes: *Condominiums:* *Tax ID:* DC-00-028.00-02-54.02-000

File #: SL-04-08 *South side of Twin Willows Road (Co. Rd. 84) east of Korean War Veterans Memorial Highway (DE Rt. 1), southeast of Smyrna.*

Developer: P. Lloyd Sheats *Comments:*

WILLOWWOOD **Units 498** **Smyrna** | **Yes**

Single Family Lots: 498 *Townhouse Lots:* *Apartments:* *Village Homes:*

Duplexes: *Condominiums:* *Tax ID:* DC-00-028.00-01-32.00-000

File #: SL-03-30 *Southeast side of Brenford Road (Co. Rd 42), opposite Rabbit Chase Lane (Co. Rd. 145), south of Smyrna*

Developer: Joseph and Frederick Wick *Comments:*

Subdivision Name

School District | Growth Zone

WINTERBERRY WOODS **Units 166** **Caesar Rodney** | **No**

Single Family Lots: 166 *Townhouse Lots: 0* *Apartments: 0* *Village Homes: 0*

Duplexes: 0 *Condominiums: 0* *Tax ID:* NM-00-102.00-01-04.00-000

File #: SL-06-23 *Northwest corner of the intersection of Almshouse Road (Co. Rd. 232) and Thicket Road (Co. Rd. 231), west of Camden.*

Developer: Chase-Alexa, LLC *Comments:*

WOODCREEK ESTATES **Units 15** **Caesar Rodney** | **Yes**

Single Family Lots: 15 *Townhouse Lots: 0* *Apartments: 0* *Village Homes: 0*

Duplexes: 0 *Condominiums: 0* *Tax ID:* NM-00-112.00-01-16.01-000

File #: SL-06-27 *West side of Woodleytown Road (Co. Rd. 106) approximately 719 ft. southwest of Autumn Moon Road (Co. Rd. 369), southwest of Magnolia.*

Developer: *Comments:*

YODER PROPERTY **Units 89** **Capital** | **Yes**

Single Family Lots: 0 *Townhouse Lots: 0* *Apartments: 0* *Village Homes: 0*

Duplexes: 0 *Condominiums:* *Tax ID:* KH-00-056.00-01-03.00-111

File #: SL-05-26 *Westerly side of Kenton Road (Co. Rd. 104) approximately 1,588 ft. north of Beech Drive, north of Dover*

Developer: Tony Ashburn and Sons, Inc. *Comments:*