



# Kent County

## Department of Planning Services Division of Planning

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### DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

Regional Planning Commission Public Hearing of December 1, 2022

Regional Planning Commission Business Meeting of December 8, 2022

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<b>Plan Number and Title</b>	:	SL-22-01 Mulberry Meadows
<b>Location</b>	:	Located on the east side of Peachtree Run (Co. Rd. 105), 858' south of Walnut Shade Rd. (Co. Rd. 30), east of Woodside.
<b>Owner / Applicant</b>	:	Red Knot Farms, LLC c/o Linda Samost PO Box 368 West Berlin, NJ 08091
<b>Engineer</b>	:	Bohler Engineering VA, LLC Steve Fortunato 18958 Coastal Hwy Suite D Rehoboth Beach, DE 19971
<b>Present Zoning District</b>	:	AC (Agricultural Conservation)
<b>Levy Court District</b>	:	5 <sup>th</sup> - Sweeney
<b>School District</b>	:	Caesar Rodney
<b>Fire District</b>	:	Magnolia
<b>Size of Site</b>	:	68.12 acres $\pm$
<b>Number of Proposed Lots</b>	:	104 Single Family Lots

<b>Active Open Space</b>	:	0.72 acres ±
<b>Passive Open Space</b>	:	32.62 acres ±
<b>Stormwater Management Area</b>	:	4.25 acres ±
<b>Wetlands Area</b>	:	12.61 acres ±
<b>Total Acres Within Woodlands</b>	:	15.5 acres ±
<b>Average Lot Area</b>	:	10,792 sq. ft. (0.25 acres ±)
<b>Minimum Lot Area</b>	:	10,003 sq. ft. (0.23 acres ±)
<b>Maximum Lot Area</b>	:	16,043 sq. ft. (0.37 acres ±)
<b>Maximum Impervious Coverage</b>	:	35%
<b>Relation to Growth Zone</b>	:	Inside
<b>Density</b>	:	1.5 units per acre
<b>Streets</b>	:	Public – To be constructed according to Delaware Division of Highways Specifications
<b>Water</b>	:	Public - Tidewater Utilities
<b>Sewer</b>	:	Public - Kent County
<b>Kent County Property Identification Number</b>	:	NM-00-112.00-01-01.00-000