



# 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 September 6, 2018

Regional Planning Commission Business Meeting of September 13, 2018

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<b>Plan Number and Title</b>	:	SL-18-02 Knollwood
<b>Location</b>	:	Located on the northwest side of Irish Hill Road (Co. Rd. 31), at the northwest corner of the intersection with Peach Tree Run (Co. Rd. 105), southwest of Magnolia
<b>Owner / Applicant</b>	:	Schiff Farms, Inc. c/o Dr. James W. Schiff 16054 S. Dupont Highway Harrington, DE 19952
<b>Engineer</b>	:	Phillip Tolliver, P.E. Morris & Ritchie Associates, Inc. 18 Boulden Circle, Ste 36 New Castle, DE 19720
<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>	:	Felton
<b>Size of Site</b>	:	146.26 acres ±
<b>Number of Proposed Lots</b>	:	289 Single Family Lots

<b>Active Open Space</b>	:	3.27 acres ±
<b>Passive Open Space</b>	:	45.01 acres ±
<b>Stormwater Management Area</b>	:	8.3 acres ±
<b>Wetlands Area</b>	:	3.13 acres ±
<b>Total Acres Within Woodlands</b>	:	15.0 acres ± (12.9 acres ± in Woodland Preservation)
<b>Average Lot Area</b>	:	11,493 sq. ft. (0.26 acres ±)
<b>Minimum Lot Area</b>	:	10,000 sq. ft. (0.23 acres ±)
<b>Maximum Lot Area</b>	:	29,389 sq. ft. (0.67 acres ±)
<b>Maximum Impervious Coverage</b>	:	30%
<b>Relation to Growth Zone</b>	:	Inside
<b>Density</b>	:	1.98 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- KCSSD 1
<b>Kent County Property Identification Number</b>	:	NM-00-120.00-01-62.00-000