



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

Regional Planning Commission Public Hearing of: **Thursday, February 5, 2026**

Regional Planning Commission Business Meeting of: **Thursday, February 12, 2026**

Plan Number and Title	:	SL-26-01 Thompson Ridge
Location	:	Located on the south side of S. State St., 1,780'± west of Banning Rd., northwest of Magnolia.
Owner/Applicant	:	Rick M. & Ronald L. Thompson 658 Barkers Landing Rd. Magnolia, DE 19962
Engineer	:	Morris & Ritchie Associates, Inc. 111 Ruthar Dr Newark, DE 19711
Present Zoning District	:	AC (Agricultural Conservation)
Levy Court District	:	4 th - Scott
School District	:	Caesar Rodney
Fire District	:	Magnolia
Size of Site	:	81.07 acres ±
Number of Proposed Lots	:	107 Single Family Dwellings
Active Open Space	:	1.96 acres ±
Passive Open Space	:	46.39 acres ±
Stormwater Management Area	:	2.65 acres ±
Wetlands Area	:	9.39 acres ±
Total Acres Within Woodlands	:	16.17 acres ±
Woodland Preservation	:	14.47 acres ±
Average Lot Area	:	10,189 sq. ft. (0.234 acres ±)

Minimum Lot Area	:	8,845 sq. ft. (0.20 acres \pm)
Maximum Lot Area	:	13,937 sq. ft. (0.32 acres \pm)
Relation to Growth Zone	:	Inside
Density	:	1.28 units per acre
Streets	:	Public – To be constructed according to Delaware Division of Highways Specifications
Water	:	Artesian Water Company
Sewer	:	Kent County Sewer
Kent County Property Identification Number	:	NM-00-104.00-01-66.00-000