



## 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

---

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

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