



555 East Lookerman St.
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

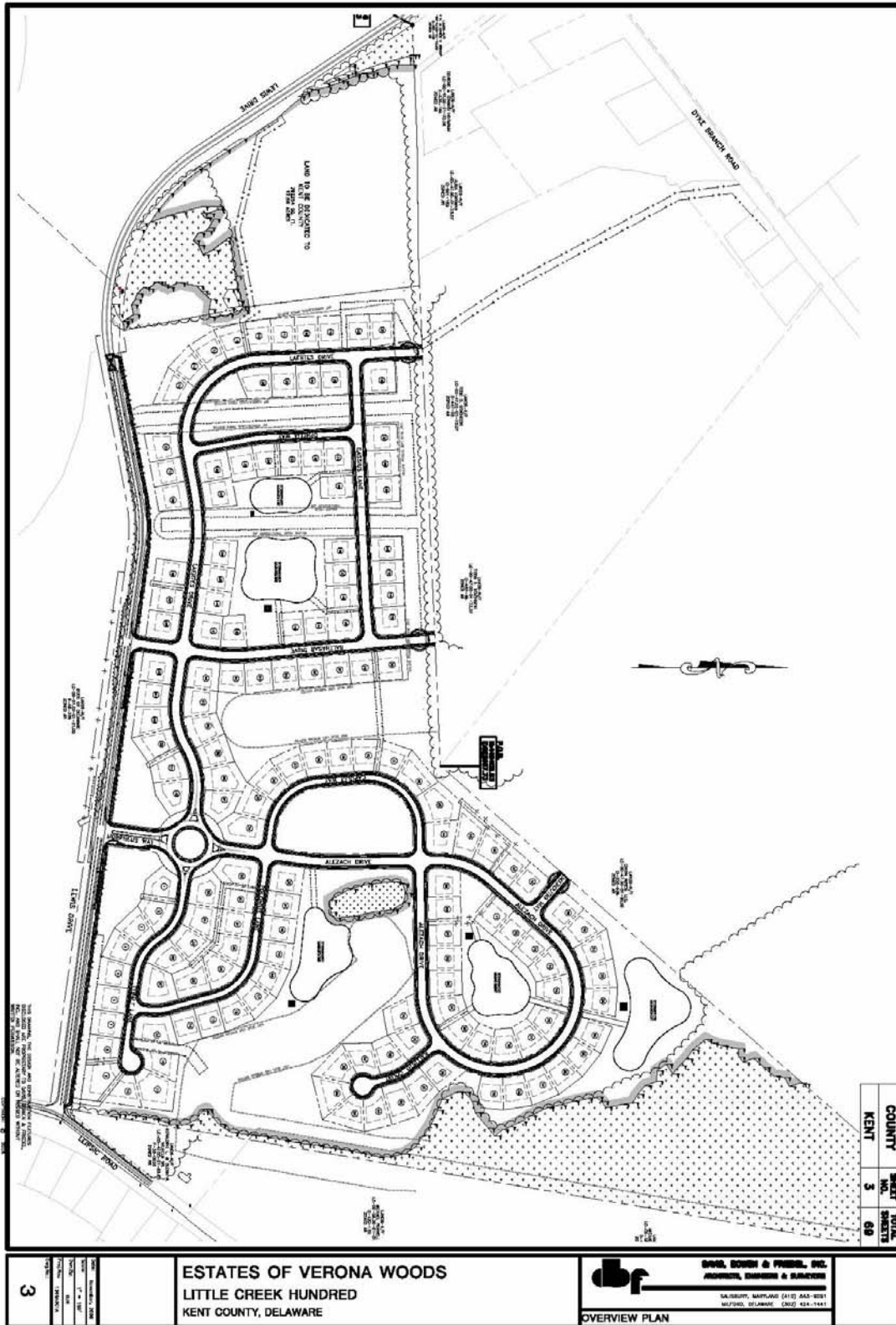
VERONA WOOD S RESIDENTIAL SUBDIVISION
LEWIS DRIVE & LEIPSIC ROAD, DOVER, KENT COUNTY, DELAWARE 19904
OFFICE FILE # : 29075 * MLS # : 6081685

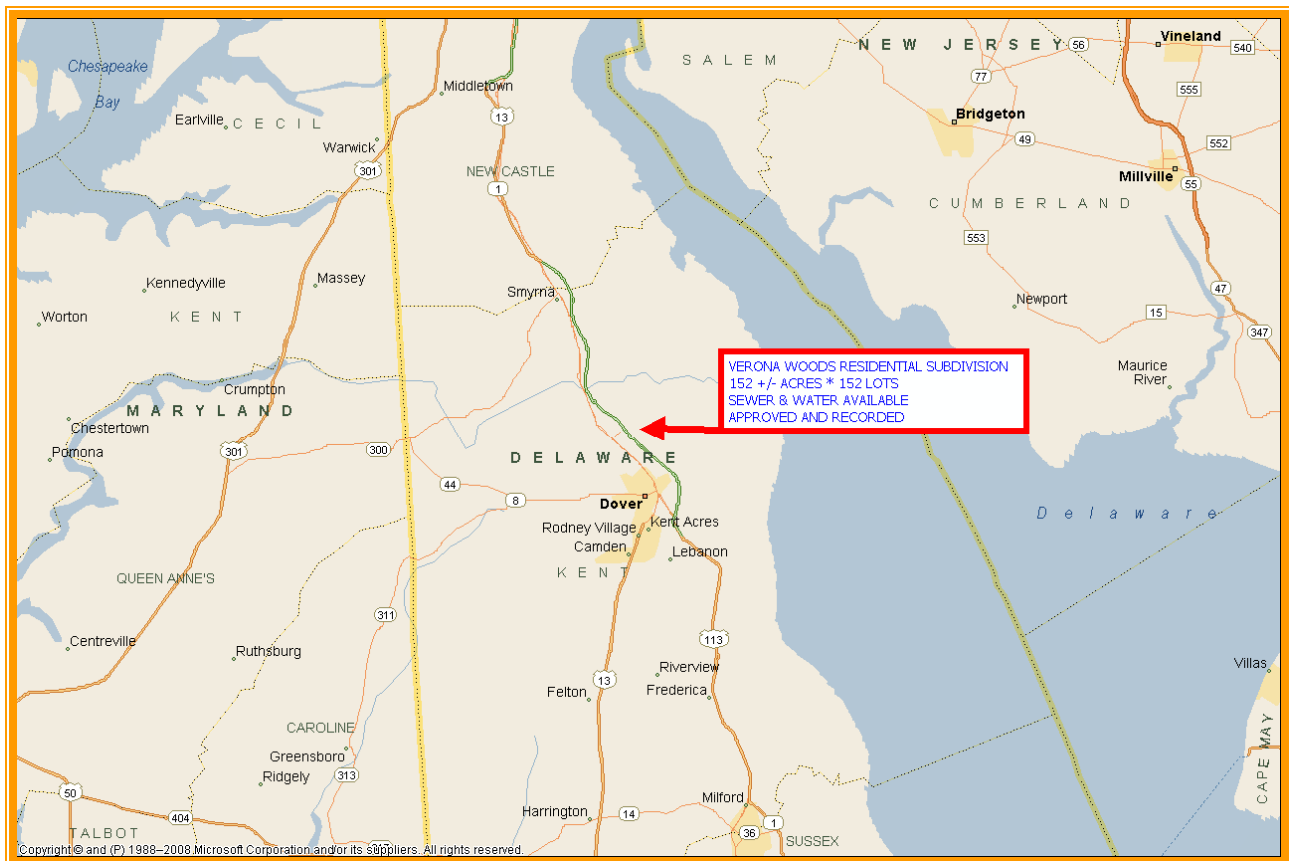
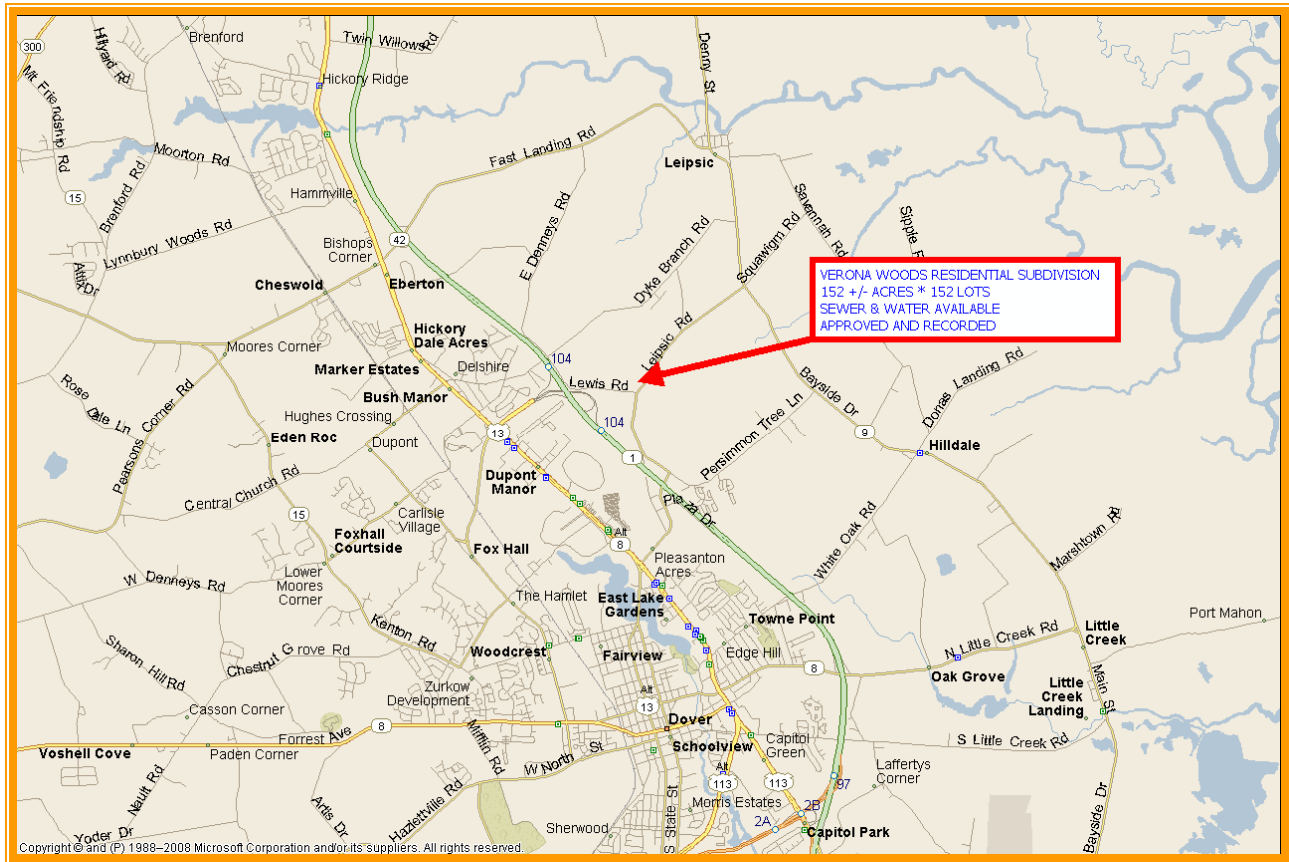


SALE PRICE \$ 3,040,000 * \$ 20,000 +/- PER LOT

NUMBER OF LOTS	152	
TOTAL LAND AREA	152.20	ACRES
DENSITY	1.00	LOTS / ACRE
AREA IN LOTS	44.48	ACRES
AVERAGE SIZE	12,747	SF / LOT
PRICE PER LOT	\$25,000	
TOTAL GROSS PRICE	\$3,800,000	
PUBLIC WATER	TIDEWATER	
SANITARY SEWER	KENT COUNTY	
APPROVED & RECORDED	KENT COUNTY	

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
PAGE 1 OF 4 PAGES





ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

PAGE 3 OF 4 PAGES

DATA COLUMN

TAX MAP ID	:LC-00-047.00-01-81.00-000
DEED REF	:D-2082-0340
EXISTING ZONING	:AR
EXISTING USE	:AGRICULTURE
PROPOSED USE	:SINGLE FAMILY CLUSTER SUBDIVISION
RELATION TO GROWTH ZONE	:OUTSIDE GROWTH ZONE

TOTAL SITE AREA	:PARCEL A - 149.7720±AC
	PARCEL B - 2.45±AC
	TOTAL - 152.222±AC

MINIMUM LOT SIZE ALLOWED	:10,000 SQ.FT.
MINIMUM ROAD FRONTAGE	:35'
MINIMUM LOT WIDTH	:80'
FRONT YARD SETBACK	:30'
SIDE YARD SETBACK	:10'
REAR YARD SETBACK	:30'

PROPOSED NUMBER OF LOTS	:152 SINGLE FAMILY RESIDENTIAL
-------------------------	--------------------------------

TOTAL AMOUNT OF PROPOSED RIGHT-OF-WAY	:16.79±AC
TOTAL AREA OF LOTS	:44.48±AC

TOTAL AMOUNT OF REQUIRED OPEN SPACE	:41.11±AC
TOTAL AMOUNT OF PROPOSED OPEN SPACE	:65.17±AC
TOTAL AMOUNT OF REQUIRED ACTIVE OPEN SPACE	:2.09±AC
TOTAL AMOUNT OF PROPOSED ACTIVE OPEN SPACE	:2.81±AC

TOTAL AMOUNT OF WETLANDS	:25.630±AC
TOTAL AMOUNT OF STORMWATER	:14.03±AC
EXIST AMOUNT OF WOODLANDS	:30.91±AC
TOTAL AMOUNT OF EXISTING WOODLAND PRESERVATION	:30.91±AC
PERCENTAGE OF EXISTING WOODLAND RETAINED	:100%
PROPOSED PRESERVATION WITHIN BUFFER AREAS	:18.63±AC
TOTAL	
EXISTING MAX SLOPE	:6%
MAXIMUM SLOPE	:6%
FLOOR RATIO	:0.30

BUILDING MATERIAL	:WOOD
MAX BUILDING HEIGHT	:2 STORIES

AVERAGE DENSITY OF LOTS	:1 UNIT/ACRE
MINIMUM LOT SIZE	:11,163 SQ.FT.
MAXIMUM LOT SIZE	:18,936 SQ.FT.
AVERAGE LOT SIZE	:12,747 SQ.FT.

PROPOSED SEWER	:KENT COUNTY
PROPOSED WATER	:TIDEWATER UTILITIES, INC.

FIRE DISTRICT	:LEIPSIC
SCHOOL DISTRICT	:CAPITOL
LEVY COURT DISTRICT	:3RD

PERMANENT MONUMENTS FOUND	:8
PERMANENT MONUMENTS PLACED	:8

VERTICAL DATUM	:NAVD 88
----------------	----------

OWNERS
ALEZACH LANDS, L.L.C.
30 THE GREEN
DOVER, DELAWARE 19901

DEVELOPER
AVENTURIS PROPERTIES, L.L.C.
502 SOUTH STATE STREET
DOVER, DELAWARE 19934

ENGINEER/SURVEYOR
DAVIS, BOWEN & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DELAWARE 19963

WETLANDS CONSULTANTS
ENVIRONMENTAL RESOURCES, INC.
ONE PLAZA EAST, SUITE 319
SALISBURY, MARYLAND 21801

ALL INFORMATION
CONTAINED HEREIN
PURCHASERS SHOULD

BE INFORMED THAT THIS
INFORMATION IS FOR
PROSPECTIVE PURCHASERS
AND DOES NOT REPRESENT
THE SELLER'S OFFER.