



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 **February 2, 2023**

Regional Planning Commission Business Meeting of **February 9, 2023**

Plan Number and Title	:	SL-23-01 Webber Farm
Location	:	Located on the north side of Roesville Rd. (Co. Rd. 387), 1,300' west of Carpenter Bridge Rd. (Co. Rd. 35), west of Frederica.
Owner	:	David L. Webber Rev Tr of D Webber David L. Webber Rev Tr of J. Webber 6411 China Back Ln Meggett, SC 29449
Applicant	:	K. Hovanian Delaware Division, Inc 2499 S. Dupont Blvd, Suite 6 Smyrna, DE 19977
Present Zoning District	:	AC (Agricultural Conservation)
Levy Court District	:	4 th - Scott
School District	:	Lake Forest
Fire District	:	Frederica
Size of Site	:	140.6 acres \pm
Number of Proposed Lots	:	203 Single Family Lots
Active Open Space	:	2.5 acres \pm

Total Open Space	:	60.2 acres ±
Stormwater Management Area	:	3.6 acres ±
Wetlands Area	:	16.0 acres ±
Total Acres Within Woodlands	:	53.66 acres ±
Average Lot Area	:	11,649 sq. ft. (0.27 acres ±)
Minimum Lot Area	:	10,000 sq. ft. (0.23 acres ±)
Maximum Lot Area	:	23,864 sq. ft. (0.55 acres ±)
Maximum Impervious Coverage	:	35%
Relation to Growth Zone	:	Inside
Density	:	1.44 units per acre
Streets	:	Public – To be constructed according to Delaware Division of Highways Specifications
Water	:	Public – Artesian Water
Sewer	:	Public - Kent County
Kent County Property Identification Number	:	SM-00-140.00-01-34.00-000 & SM-00-140.00-01-33.01-000