



## DEPARTMENT OF PLANNING SERVICES

### DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

Regional Planning Commission Public Hearing of: **Thursday, May 7, 2026**

Regional Planning Commission Business Meeting of: **Thursday, May 14, 2026**

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<b>Plan Number and Title</b>	:	SL-26-04 Hampton Ridge
<b>Location</b>	:	Located on the east side of Canterbury Rd., 0.26 miles north of Waterside Dr., west of Frederica.
<b>Owner</b>	:	Canterbury Farms Holding LLC 8800 N Gainey Center Dr., Suite 345 Scottsdale, AZ 85258
<b>Applicant</b>	:	D.R. Horton c/o Matt Connelly 671 S. Carter Rd., Suite 6 Smyrna, DE 19977
<b>Engineer</b>	:	Morris & Ritchie Associates, Inc. c/o Chris Flathers 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>	:	Lake Forest
<b>Fire District</b>	:	Frederica
<b>Size of Site</b>	:	69.91 acres ±
<b>Number of Proposed Lots</b>	:	175 Single-Family
<b>Active Open Space</b>	:	2.49 acres ±
<b>Passive Open Space</b>	:	15.42 acres ±
<b>Stormwater Management Area</b>	:	3.83 acres ±
<b>Wetlands Area</b>	:	1.39 acres ±

<b>Total Acres Within Woodlands</b>	:	19.52 acres ±
<b>Woodland Preservation</b>	:	8.36 acres ±
<b>Average Lot Area</b>	:	9,566 sq. ft. (0.22 acres ±)
<b>Minimum Lot Area</b>	:	7,527 sq. ft. (0.17 acres ±)
<b>Maximum Lot Area</b>	:	26,725 sq. ft. (0.61 acres ±)
<b>Relation to Growth Zone</b>	:	Inside
<b>Density</b>	:	2.49 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 Numbers</b>	:	SM-00-140.00-01-46.00-000