PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
June 23, 2026 10:51 AM

PLUS ID: 2026-07-01

State Strategy Level: 2-3 and Out of Play

PLUS Application Type - Subdivision

Title: SPARTAN VILLAGE
County: Kent County **Municipality:** Unincorporated
Description of PLUS project/plan:
MARKET RATE RESIDENTIAL COMMUNITY COMPRISED OF 265 DETACHED SINGLE FAMILY DWELLINGS.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 8-00-13900-01-5600-00001

Project Location: KILLENS POND ROAD, FELTON, DE - APPROX 2,600' EAST OF S. DUPONT HWY INTERSECTION

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

PRAIRIE GRAIN, LLC.
16045 S. DUPONT HWY
HARRINGTON, DE 19952
Phone: 302-398-8014
Email: TJ@SCHIFFFARMS.COM
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
SCHIFF LAND DEVELOPMENT, LLC.
16045 S. DUPONT HWY

HARRINGTON, DE 19952
Phone: 302-398-8014
Email: TJ@SCHIFFFARMS.COM
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Morris & Ritchie Associates, Inc.
CHRIS FLATHERS
Phone: 302-326-2200
Email: CFLATHERS@MRAGTA.COM
Fax: 999-999-9999

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **100**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2005-12-02**

Zoning Information

Present Zoning for this project area: **AC**
Proposed Zoning for this project: **AC**

Land Use Information

Present Use for this project area: **AGRICULTURAL - ROW CROPS**
Proposed Use for this project: **RESIDENTIAL - MARKET RATE SINGLE FAMILY**

Residential Development Information

Type of Residential: **Single Family**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **265**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	265		

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Other KENT COUNTY**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	14	Yes	4.8

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **5**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **No**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:

INFILTRATION BASIN, BIO-RETENTION AND/OR EXTENDED DETENTION WET PONDS

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **32.8**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)? **No**
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday. **2,404**
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
NO VIABLE OPPRTUNITIES TO INTERCONNECT; EXISTING SCHOOL TO EAST, STREAM/WETLANDS TO NORTH, WETLANDS ALONG LIKELY CONNECTIVITY POINT TO THE WEST

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
Yes

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

If yes, please provide details regarding known historic/cultural resources near the project site.
K02840 & K02841 - (CREADICH HOUSE) EXISTING STRUCTURES ON S. SIDE OF KILLENS POND ROAD

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Spartan Village

Project ID (to be completed by OSPC): 2026-07-01

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

6/23/2026
Date

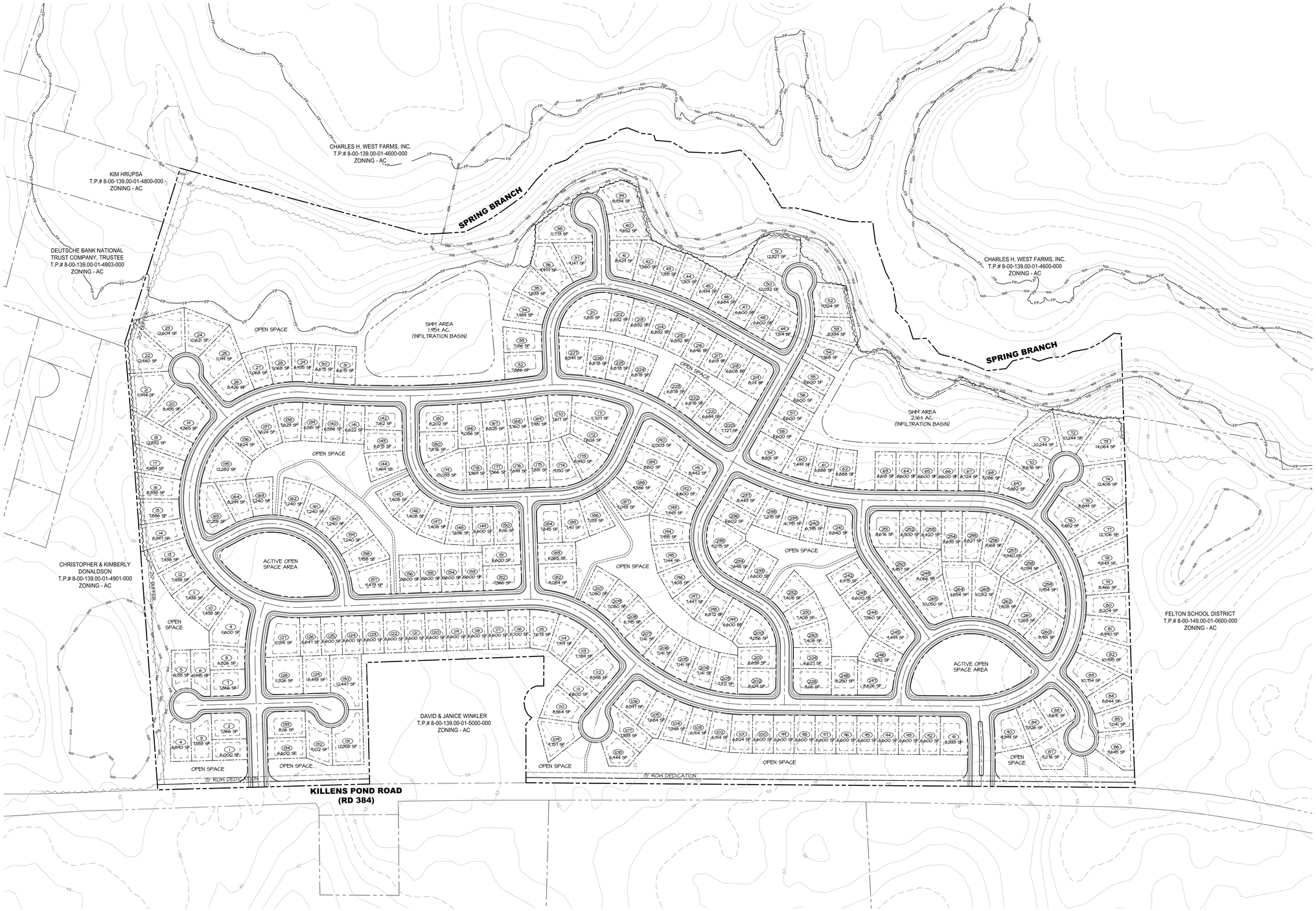
TJ Schaff
Property Owner (Please Print)

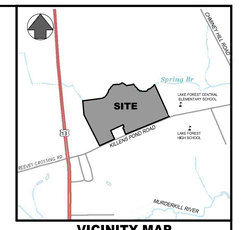
Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

Published January 2022





VICINITY MAP
SCALE: 1"=2000'

SITE DATA

TAX PARCEL:	8-00-139.00-01-5600-000
TOTAL SITE ACRAGE:	100.10± AC
ZONING:	AC
PROPOSED USE:	265 SINGLE FAMILY LOTS
LOT SIZE:	
MINIMUM:	6,000 S.F.
MAXIMUM:	14,064 S.F.
AVERAGE:	8,050 S.F.
BUILDING SETBACKS:	
FRONT SETBACK:	20'
REAR SETBACK:	10'
SIDE YARD:	5' MIN.
AREA BREAKDOWN:	
LOTS	48.47± AC.
RIGHT-OF-WAY	18.33± AC.
OPEN SPACE	32.80± AC.
OPEN SPACE ANALYSIS:	
TOTAL REQUIRED:	
15% X 100.10± AC. =	15.03± AC.
TOTAL PROVIDED: =	32.80± AC.
ACTIVE REQUIRED	
265 LOTS X 300 SF/LOT =	1.83± AC.
ACTIVE PROVIDED =	2.06± AC.

NOTE: SITE FALLS ENTIRELY WITHIN A GROUNDWATER RECHARGE AREA.

NOTE:
THIS PLAN WAS PREPARED USING INFORMATION OBTAINED FROM AVAILABLE COUNTY GIS DATABASES AND WITHOUT THE BENEFIT OF BOUNDARY SURVEY OR FIELD-RUN TOPOGRAPHY. A WETLAND DELINEATION HAS NOT BEEN PERFORMED FOR THE SUBJECT PARCELS. PLAN IS SUBJECT TO CHANGE PENDING RESULTS OF SURVEY AND FINAL WETLAND DELINEATION.

LEGEND

- EXISTING R/W LINE
- EXISTING PROPERTY LINE
- EXISTING WOODLANDS LINE
- EXISTING STREAM
- EXISTING EXCELLENT GROUNDWATER RECHARGE AREA
- EXISTING CONTOUR LINE
- PROPOSED R/W LINE
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSE BUILDING FOOT PRINT LINE
- WOODLAND PRESERVATION LINE

100 50 0 50 100 200
SCALE: 1" = 100'

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
111 RUTHAR DRIVE
NEWARK, DE 19711
(302) 326-2200
MRAGTA.COM

CONCEPT SKETCH PLAN
FOR
SPARTAN VILLAGE
FELTON, DELAWARE

DATE	REVISIONS		
		JOB NO.:	23766
		SCALE:	1"=100'
		DATE:	06/22/2026
		DRAWN BY:	CJF
		DESIGN BY:	PLT
		REVIEW BY:	PLT
		SHEET:	1 OF 1

G:\23766-Spartan Village\Planning\CAD\Civil\CP\PP3_Sheet_1.dwg, 6/22/2026 3:20:23 PM, CFlothers

PUBLIC PRE CHECK Results for State Parcel(s): 8-00-13900-01-5600-00001

Wetlands: Issue Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - New Castle County: No Issues Found

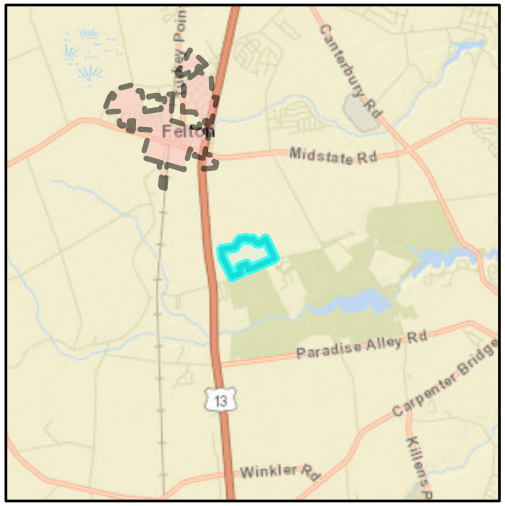
Preliminary Land Use Service (PLUS)

2026-07-01 SPARTAN VILLAGE

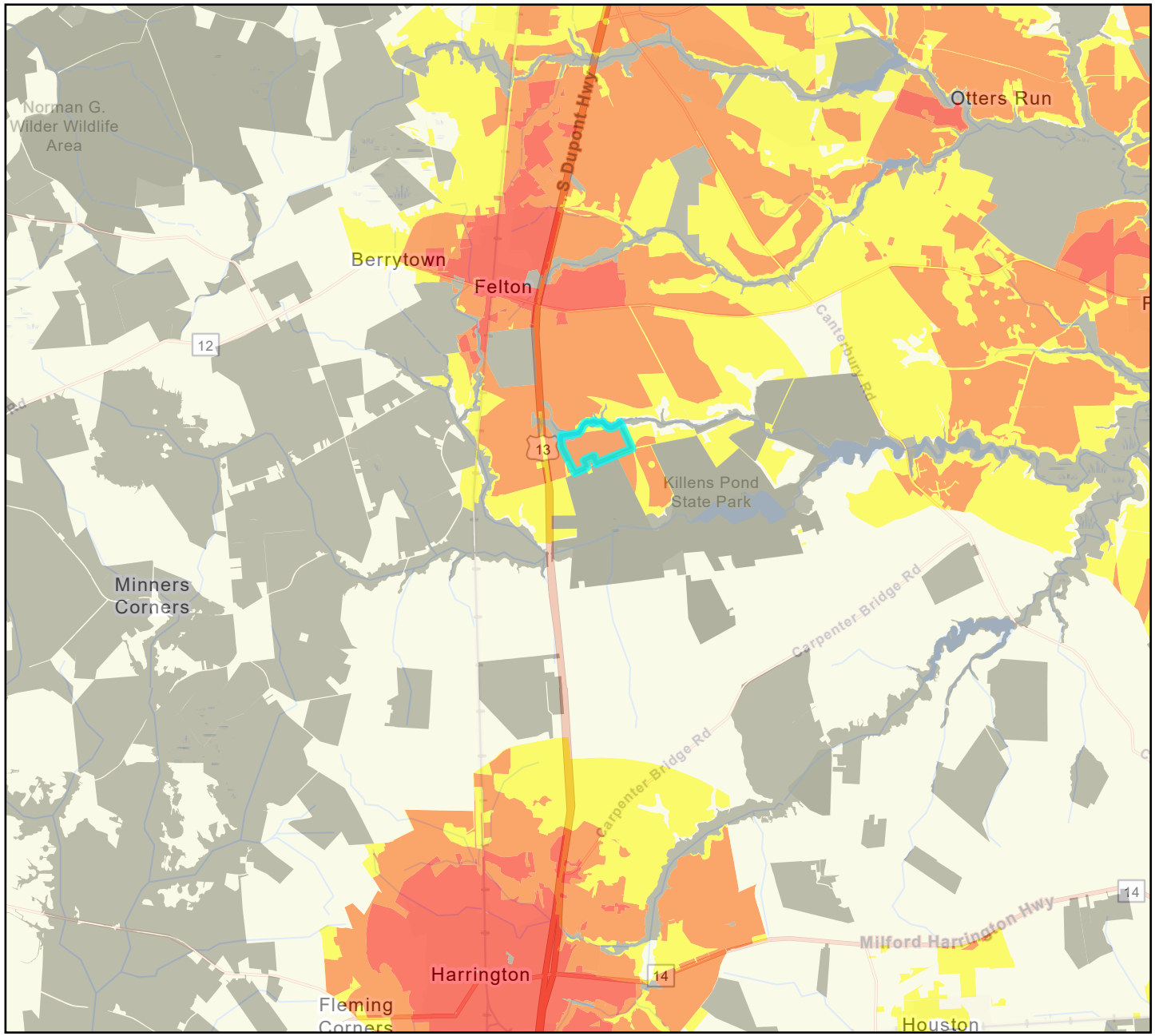


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-07-01 SPARTAN VILLAGE



Legend

PLUS Project

Investment Level

- 1
- 2
- 3
- 4
- Out of Play

