KENT COUNTY LEVY COURT
Dover, DE 19901 (302) 744-2300
www.kentcountyde.gov

Kent County Regional Planning Commission Business Meeting Notice and Agenda
555 Bay Rd.
Dover, DE 19901
Levy Court Chambers - Room 203
Thursday, November 12, 2026

6:00 PM, RPC BUSINESS MEETING

In addition to the live meeting, this meeting may also be held virtually by phone and video conferencing to enable the applicant, owner, and/or members of the public to provide their testimony on the applications described below.

Join the meeting via Webex by going to:
https://kentcountyde.webex.com/kentcountyde/j.php?MTID=m81b0e34f85659dc281e4599cbeab3246
or by phone, by calling 1-408-418-9388. Meeting number (access code) 2345 326 2357
Meeting password: ieUmMVdH238

Call to Order for Business Meeting

The Pledge of Allegiance

Roll Call and Determination of Quorum

Approval of Agenda

Approval of Minutes
October 8, 2026 - Draft

Levy Court Action on Commission Recommendations

Application:	RPC Rec.	LC Action
CS-26-06 Faith Life Church	Cond Approval	Cond Approval

Old Business

New Business

CZ-26-03 / LC26-15 Stoltzfus, John M. & Ruth R.: Request to amend the Zoning Map from IL(Light Industrial) and IG(General Industrial) to IL(Light Industrial), IG(General Industrial) and BG(General Business) located inside the Growth Zone Overlay District /

Parcel # ED-00-057.00-01-13.00-000

SL-26-07 Spartan Village: Request for preliminary approval of a 265 lot major subdivision plan(single-family detached) located inside the Growth Zone Overlay District / Parcel # SM-00-139.00-01-56.00-000

Public Comment

Commission Comments

Other Business

Adjournment

POSTING DATE: 11/02/2026
REVISED DATE: 11/5/2026
POSTING TIME: 10:00 AM
REVISED DATE: 11/5/2026
POSTED BY: Kathleen Andrews. Planning Tech
REVISED TIME: 4:00 pm
TAKE DOWN: 11/13/2026
REVISED FOR: Corrected date for Approval of the October Business Meeting

29 Del.C. §10004(e)(2). The Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the meeting.

Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE:	November 12, 2026
SUBMITTED BY:	Kathleen Andrews, Planning Services
ITEM TYPE:	Application
AGENDA SECTION:	**New Business**
SUBJECT:	**SL-26-07 Spartan Village:** Request for preliminary approval of a 265 lot major subdivision plan(single-family detached) located inside the Growth Zone Overlay District / Parcel # SM-00-139.00-01-56.00-000

ATTACHMENTS:

SL-26-07 Staff Rec Report
SL-26-07 Data Sheet
SL-26-07 Exhibit A
SL-26-07 Exhibit B
SL-26-07 Exhibit C
SL-26-07 Waiver Request (dtd. 9/25/26)
SL-26-07 Dover Kent MPO Comments 10/8/26
SL-26-07 DNREC -Division of Fish and Wildlife Comments (dtd. 10/6/26)
SL-26-07 PLUS Comments with Applicant's Response
SL-26-07 Preliminary Plan

DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT
November 12, 2026

Application Number	:	SL-26-07
Preliminary Plan Title	:	Spartan Village
Zoning District	:	AC (Agricultural Conservation)
Site Area	:	100.49± acres
Proposed Number of Lots	:	265 Single Family
Relation to Growth Zone	:	Inside

I. STAFF RECOMMENDATION:

Staff recommends **CONDITIONAL APPROVAL** based on the information submitted as the application demonstrates compliance with the conditions for approval as outlined in the Code, as follows:

A. Code Requirements:

1. The final plan must meet all requirements of Chapters 171, 187, and 205 of the Kent County Code and all items in the final plan column of Appendix D of Chapter 187. This may include items that are not specifically outlined below. The final plan must be recorded within 24 months of the date of preliminary approval.

2. In accordance with §187-43, it is required that a bond be filed for or deposited in escrow with the County or a letter of credit issued in a sum sufficient to ensure completion of requirements such as buffers, landscaping, and/or open space improvements imposed by the Levy Court or Regional Planning Commission. Such surety bond or letter of credit shall be required prior to issuance of a building permit. This surety will guarantee that, if the developer is not able to financially complete the project, the funds will be available to complete the amenities promised to the residents of the community.

3. §187-62 requires the development to have a bus stop. The plan proposes two stops, one in front of each of the open space parcels along Greece Dr. If required by the school District and/or Delaware Transit Corporation (DTC), the plan

should also show a bus turnout area consistent with the design exhibits shown in Sections 187-62.D. and E.

4. In accordance with §187-70, a copy of all Homeowners' Association documents must be submitted for review by the Planning Department prior to consideration by the RPC for final approval, including the Articles of Incorporation for the Homeowners' Association, Bylaws, and Maintenance Obligations Declaration documents.

5. The subject site is entirely located within an Excellent Groundwater Recharge Area. The project will need to comply with the requirements of §187-79.2D. In the applicant's PLUS Comment Responses (attached), they have stated that the project will comply with the requirements and that they anticipate the use of infiltration-based practices.

6. This project will be required to join a stormwater maintenance district in accordance with § 187-90.4(D)(1-5) of the Code. Perpetual easements granting the District access for the inspection and maintenance of stormwater infrastructure shall be shown on the record plan, and a separate recorded easement agreement in a form determined by Kent County shall be required.

7. §116-3.3.E. requires that all new major subdivisions shall include an evaluation by a Delaware licensed professional engineer that determines the suitability of basements and recommendations of minimum basement elevations. The evaluation shall be submitted prior to final plan approval.

8. In the data column, revise the active open space acreage listed for the pavilion/gazebo areas to reflect the square footage of the improvements only.

9. All stormwater management ponds must meet the 30' setback from the nearest residential property line.

10. Any proposed street trees must be located entirely on one parcel. Please revise the location of any trees proposed on lot lines.

11. Include the approximate location and description of the protective tree fencing, staking, or continuous ribbon to be installed which, at a minimum, shall follow the dripline of all trees to be retained along adjoining areas of clearing, grading, or other construction activity.

B. Recommendations:

Kent County Code §187-56(C) states that subdivision and/or land development plans shall be designed in accordance with the design requirements and standards contained in this chapter, with the objective of achieving the most advantageous and efficient

use of land resources and yielding high quality living environments. For this reason, Staff has the following recommendations:

1. **The disc golf course should be redesigned to a six-hole course, with holes that vary in length from 100'-300', trees should be incorporated within the design for each hole, and the improvements should be installed prior to issuance of the first building permit for the adjacent lots.** The current design proposes holes that are approximately 250'-650', which are too long to be useable by newer players. Shorter holes will ensure the course is more accessible for people of all abilities and will allow additional holes to be added. All tee pads and baskets shall be located outside of the wetlands buffer and a minimum of 30' from all lot lines, though the baskets should be located even further to help avoid discs entering neighboring yards. Staff also recommend that some of the project's trees be re-located into this open space area. Strategically providing two to three trees per hole will allow players to experience different types of shots and provide shade for those using the space. A potential illustration of such a redesign is provided as Exhibit B, attached.

2. **In accordance with §187-58(H), the Aura Ct., Venus Ct., and Kratos Ct. cul-de-sacs should be redesigned as street stubs with temporary turnarounds. Additionally, Venus Ct. and Kratos Ct. should be redesigned in a manner that would allow future connection of the streets in the case that parcel 50.00 is developed in the future.** An example of this recommendation is provided in Exhibit C, attached. The previous subdivision application on the site, referenced in the Background section below, did include a future connection point along the property line shared with the eastern side of parcel 50.00 and in accordance with §187-58(H). Although this plan only called for a cul-de-sac bulb, Staff recommend a temporary turnaround on both Venus Ct. and Kratos Ct. would be more beneficial. This design would allow for a street connection to be made all the way through the development if parcel 50.00 were to be subdivided.

3. **The 20' drainage and utility easements should be located off lot wherever possible.** Shifting the lot lines to locate the easements within the open space will reduce potential impacts to the individual lot owners and will also create additional connection points.

4. **Landscaping and/or fencing should be provided along the walking trails to help delineate the open space areas from the lots.**

5. **Street trees shown on the Landscape Plan should be planted prior to the issuance of a Certificate of Occupancy for the lots where street trees are**

proposed, to avoid conflict with individual lot owners or future improvements made by lot owners. A note should be added to the plan to this effect.

6. **Any tree clearing should not occur from April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, as recommended by DFW.**

II. WAIVER REQUESTS:

The applicant has requested a waiver from Kent County Code §187-53I(4), Table X-3, requiring that stormwater management ponds/basins meet a minimum distance of 100' from the nearest residential dwelling setback line. The applicant is requesting the waiver to allow the stormwater ponds to be 40' from the nearest residential dwelling setback line. Staff recommends that this waiver request be **APPROVED**. The proposed distance will maintain the 30' setback required from parcel lines, which allows sufficient buffer from the residential lots and provides enough room for access and maintenance of the stormwater area.

III. BACKGROUND INFORMATION:

- The subject property is located on the north side of Killens Pond Rd., 0.29 miles east of S. Dupont Hwy., southeast of Felton. It is currently utilized for agriculture.

- The Comprehensive Plan calls for low-density residential uses in the project area. The proposed subdivision plan is in conformance with the Comprehensive Plan.

- There have been two previous applications on the subject site:
  - Application CS-06-11 received preliminary approval for a 270-lot Planned Unit Development on 5/23/2006. The required subdivision application was submitted by the applicant to seek final approval of the project.
  - Application SL-06-26 received final approval for a 268-lot subdivision (139 single-family and 129 townhouse units) on 7/29/2008. Construction never began and the application was expunged on 4/30/2014.

- The character of the surrounding area is primarily residential, institutional and agricultural, with a few commercial uses. The adjacent parcel to the north of the subject property is used agriculturally, as are multiple parcels south of the project across Killens Pond Rd. The other parcels to the south include Lake Forest Mobile Estates manufactured home park, a couple single-family residences, and Lake Forest High School. Directly east of the subject site is Lake Forest Central Elementary School. To the west of the project are a few single-family residences and vacant lots, as well as a place of worship and a construction equipment supplier.

- The site will be served by Kent County Sanitary Sewer and Town of Felton Water.

- A landscape plan has been provided showing the proposed active open space improvements and tree plantings. Based upon the area of this project, the applicant is required to plant 216 trees. The applicant is proposing to provide 220 trees as street trees. The applicant is proposing a total of 5.78± acres of active open space area, which includes a disc-golf course, community pavilion, and gazebo. A few walking trails are also proposed within the development.

- This proposal went through the PLUS process in 2026 (application 2026-07-01). A copy of the PLUS comments and applicant's responses (dated September 9, 2026) are attached to this report.

IV. AGENCY COMMENTS:

The following County and State agencies have reviewed the preliminary plan prepared by Morris & Ritchie Associates, Inc. and have provided the following requirements, conditions and recommendations:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division
Contact: Brian L. Hall, Engineering Project Manager II
Requirements:

1. The property is "legally" located in KCSDD1 – Felton Area.
2. An updated Technical Feasibility Study (TFS) is required to be prepared/issued due to the vintage of the prior ones. Applicants' written acceptance of the updated TFS will be required prior to this Department's possible approval of the Record/Site Plans and review of the Utility Plans.
3. Direct sanitary sewer (SS) service must be provided to parcel 50.00.
4. Depiction of all existing and proposed SS easement, R-O-W, and dedication areas.
5. Proposal must proceed in accordance with all applicable requirements of the Kent County Code (Chapter 128 – Fees & Chapter 180 – Standards).
6. Creation of Kent County streetlighting & garbage collection districts (Kent County Code, Chapter 187).

B. KENT CONSERVATION DISTRICT
Contact: Jared Adkins
Requirements:

1. As the disturbance for this site will exceed 1 Acre, a detailed sediment and stormwater management plan must be reviewed and approved by Kent Conservation District prior to any land disturbance (i.e. clearing, grubbing, filling, grading, etc.). The review fee and a completed application for a Detailed Plan are due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:
3. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.

4. The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
5. A clear statement of defined maintenance responsibility for stormwater management facilities.

Advisory Comments to the Applicant:

1. The entire project is located in an excellent groundwater recharge area and the stormwater management approach will need to show compliance with County groundwater recharge requirements as well as State Stormwater requirements.
2. An SAS (stormwater assessment study) must be submitted and a pre-application meeting will be required to be held with KCD prior to plan submittal. We request that geotechnical testing be conducted prior to the pre application meeting.
3. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
4. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

C. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION (Dover/Kent MPO)
Contact: Malcolm Jacob, Transportation Planner
Comments: Attached.

D. DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) DIVISION OF FISH & WILDLIFE
Contact: Faith Garcia, Environmental Review Coordinator
Comments: Attached.

V. OWNER/DEVELOPER:

The owner shall be aware of and be prepared to comply with all comments regarding this project stated in this report. All comments must be addressed in the final plan prior to final approval. Letters of "No Objection to Final Approval" from the following agencies will be required prior to final approval:

A. DelDOT, Division of Highways
B. Kent Conservation District
C. Office of State Fire Marshal
D. Kent County Department of Public Works
E. Kent County Division of GIS / 911 Addressing
F. Town of Felton (water)

This recommendation is offered without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning Services.

ENC: Data Sheet
Exhibit A – Location Map
Exhibit B – Staff Recommendation, Disc Golf
Exhibit C – Staff Recommendation, Roads
Waiver Request (dtd. 9/25/26)
Dover/Kent MPO Comments (dtd. 10/8/26)
DNREC – Division of Fish & Wildlife Comments (dt. 10/6/26)
PLUS Comments with Applicant's Response
Preliminary Plan

DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

Regional Planning Commission Business Meeting of: **Thursday, November 12, 2026**

Plan Number and Title	:	SL-26-07 Spartan Village
Location	:	Located on the north side of Killens Pond Rd., approximately 0.24 miles east of S Dupont Hwy, south of Felton.
Owner	:	Prairie Grain, LLC 16054 S Dupont Hwy. Harrington, DE 19952
Applicant	:	Schiff Land Development Co., LLC c/o TJ Schiff 16054 S Dupont Hwy. Harrington, DE 19952
Engineer	:	Morris & Ritchie Associates, Inc. c/o Chris Flathers, PE 111 Ruthar Dr. Newark, DE 19711
Present Zoning District	:	AC (Agricultural Conservation)
Levy Court District	:	6th - Hertz
School District	:	Lake Forest
Fire District	:	Felton
Size of Site	:	100.49 acres ±
Number of Proposed Lots	:	265 Single Family Lots
Active Open Space	:	2.07 acres ±
Passive Open Space	:	30.27 acres ±
Stormwater Management Area	:	4.1 acres ±
Wetlands Area	:	5.0 acres ±

Total Acres Within Woodlands	**:**	14.0 acres ±
Woodland Preservation	**:**	9.2 acres ±
Average Lot Area	**:**	8,050 sq. ft. (0.18 acres ±)
Minimum Lot Area	**:**	6,260 sq. ft. (0.08 acres ±)
Maximum Lot Area	**:**	13,165 sq. ft. (0.27 acres ±)
Relation to Growth Zone	**:**	Inside
Density	**:**	2.65
Streets	**:**	Public – To be constructed according to Delaware Division of Highways Specifications
Water	**:**	Town of Felton
Sewer	**:**	Kent County Sewer
Kent County Property Identification Numbers	**:**	SM-00-139.00-01-56.00-000

Kent County Levy Court

LOCATION AND ZONING MAP

Exhibit A

Application: SL-26-07
Spartan Village

APPLICANT:
Schiff Land Development Co., LLC
c/o TJ Schiff

OWNER: Prairie Grain, LLC

ENGINEER:
Morris & Ritchie Associates, Inc
c/o Chris Flathers, PE

PRESENT ZONING DISTRICT:
AC (Agricultural Conservation)

PRESENT USE:
Agricultural/Residential

PROPOSED USE:
265 Single Family Lots

LEVY COURT DISTRICT:
6th - Hertz

TAX MAP NO:
SM-00-139.00-01-56.00-000

LOCATION: Located on the north side of Killens Pond Rd., approximately 0.24 miles east of S Dupont Hwy, south of Felton

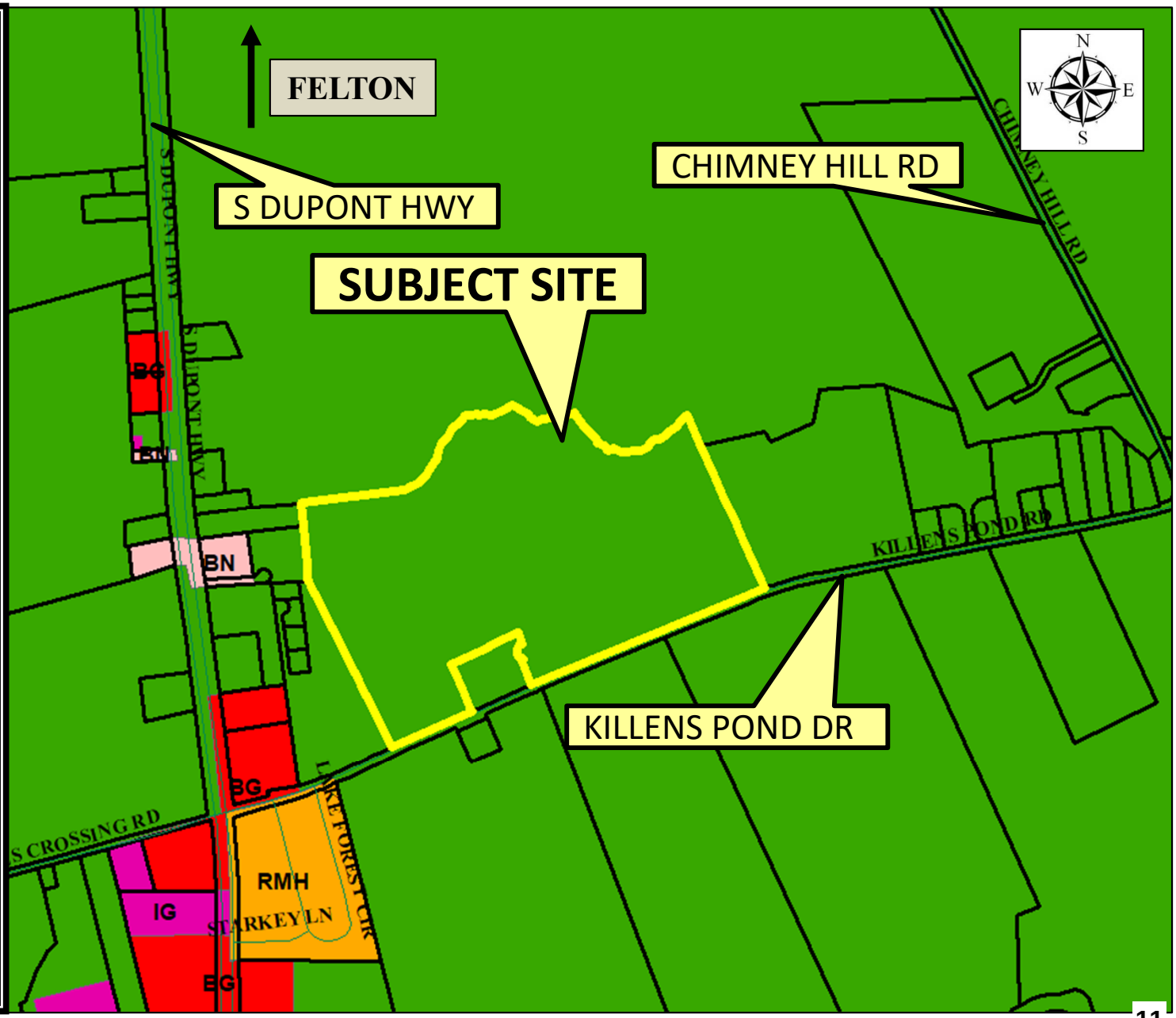


Exhibit B – Staff Recommendation, Disc Golf

Application: SL-26-07
Spartan Village

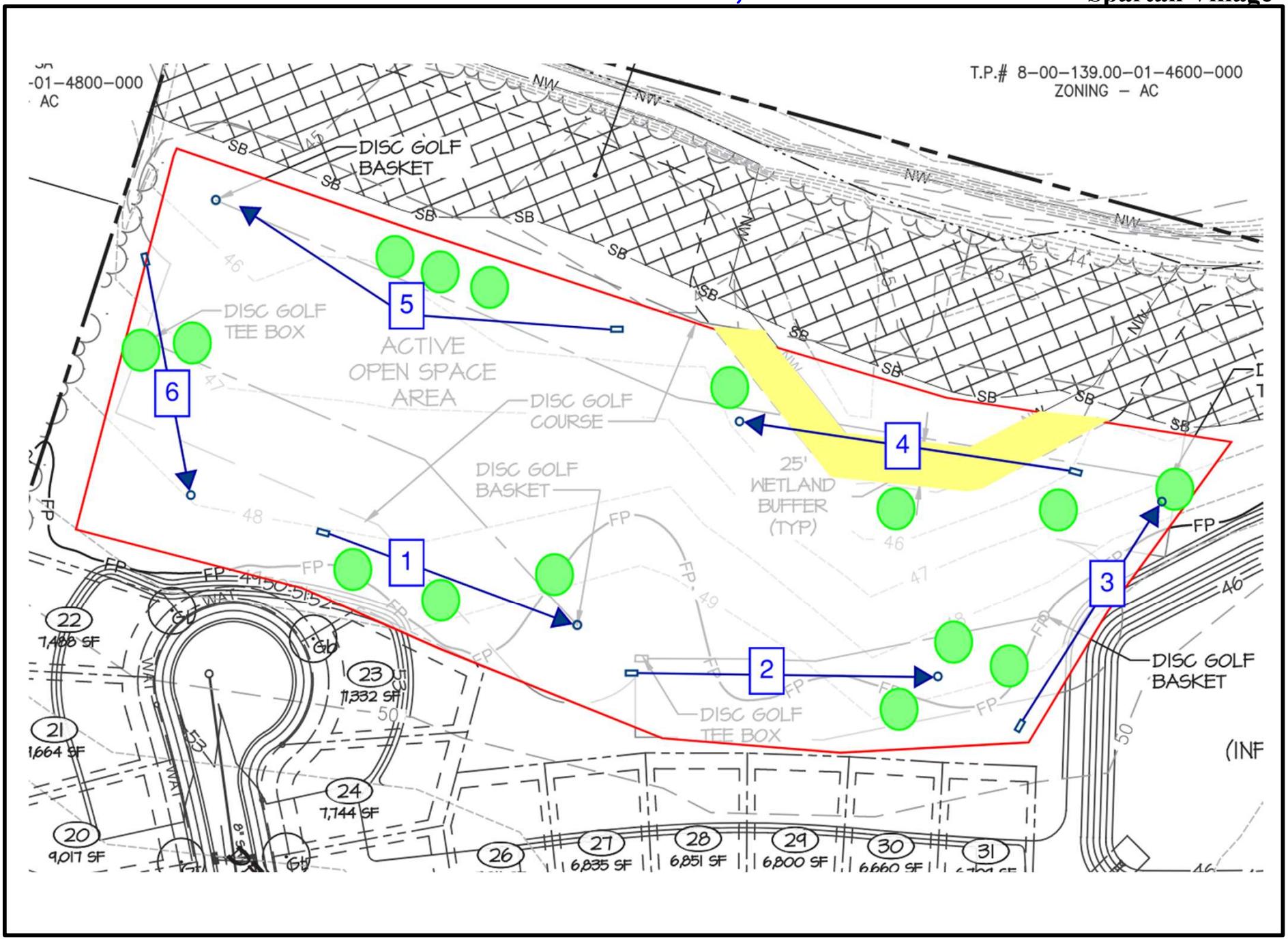
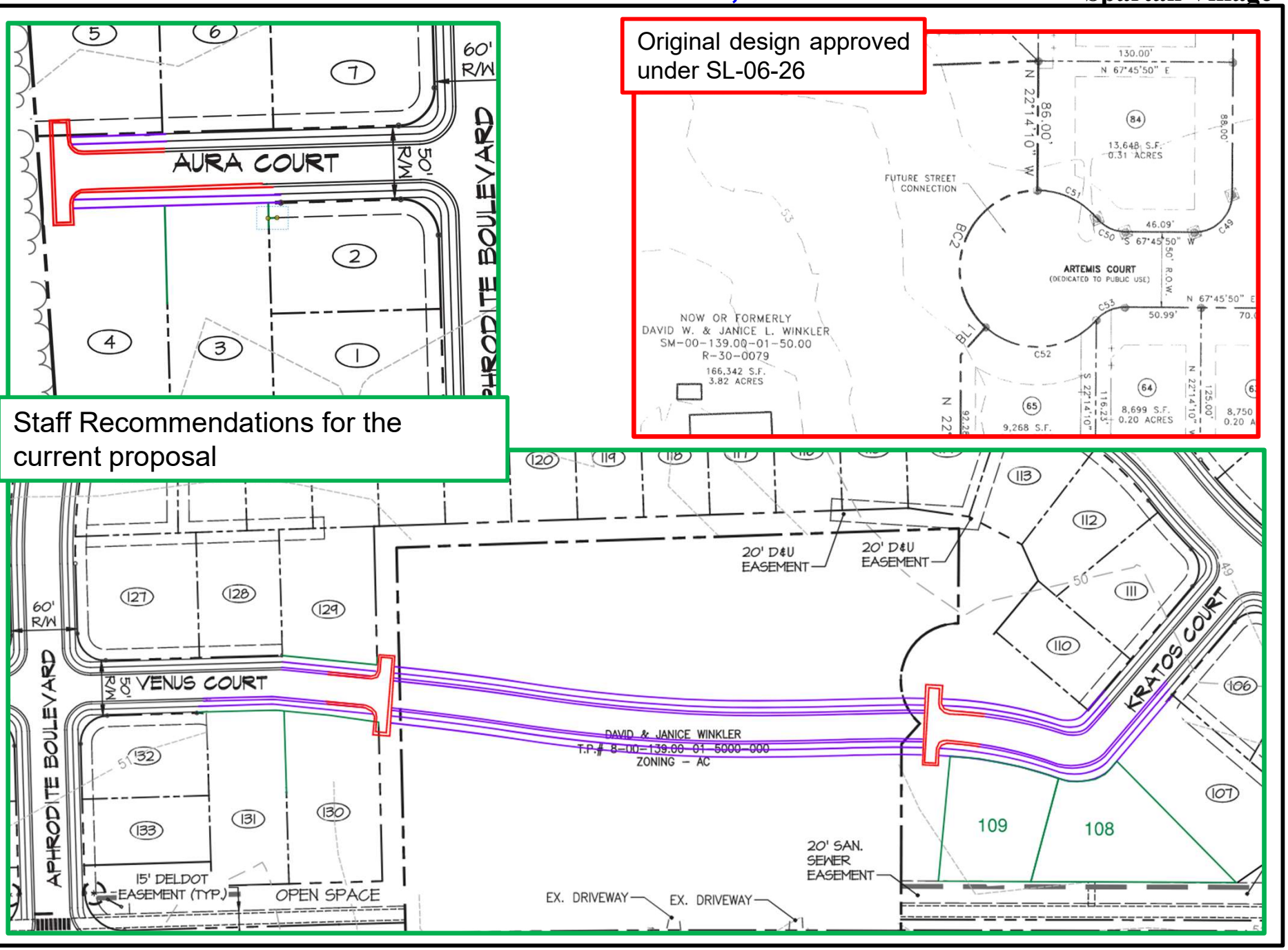


Exhibit C – Staff Recommendation, Roads

Application: SL-26-07
Spartan Village



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

September 25, 2026

Kent County Dept. of Planning Services
Kent County Administrative Complex
555 Bay Road
Dover, DE 19901
Attention: Ms. Sarah Keifer

Subject: Spartan Village
Subdivision
Stormwater Setback Waiver

Dear Ms. Keifer,

On behalf of our client, Mr. T.J. Schiff of Schiff Land Development, LLC., Morris & Ritchie Associates (MRA) would like to request a waiver from the requirements of section 187-53.I.(4) Table X-3. This section of the code states:

I. Utility Infrastructure Bulk Standards

(4). The table that follows establishes minimum bulk standards that shall be adhered to with the placement of certain major utility and infrastructure components such as community sanitary sewer disposal system buildings, structures and drain fields, sanitary sewer treatment plants, pump stations, electric substations, stormwater management basins, etc., within residential neighborhoods:

Utility Structure or Use	*Setback from Parcel Lines*	*Distance from Nearest Residential Dwelling Setback Line*
Stormwater management Ponds/basins	*30 feet*	*100 feet*

The layout for the proposed Spartan Village has been designed with consideration given to utilizing the open space areas throughout the community in a thoughtful manner to provide areas for active recreation and community gathering spaces. Providing expansive buffer areas between the residential lot and stormwater areas creates open areas that are not conducive to being utilized and enjoyed by the community while increasing project construction costs and burdening the community with additional expenses for maintenance of under-utilized open space areas. By allowing the distance to the dwelling setback line to be reduced to 40 feet, while maintaining the setback to parcel lines at the required 30 feet, the project area can be better utilized. This reduced area will still provide adequate area for access and maintenance for the stormwater facilities and meet the recommendations for setbacks to buildings and structures in Appendix 8

We respectfully request that, based on the above circumstances, the revised Spartan Village e subdivision be granted a waiver from the specific requirement of section 187-53I.(4) Table X-3 of the Kent County Code as noted above.

Very truly yours,
Morris & Ritchie, Associates, Inc.

Christopher J. Flathers, P.E.
Associate

Cc:
TJ Schiff, Schiff Land Development
P. Tolliver
File (23766)

SL-26-07 Spartan Village

Killens Pond Road is a minor collector road that experiences an Annual Average Daily Traffic (AADT) of 2,107 vehicles per day.[1] The road has a posted speed limit of 40 mph (except within the school zone, where the speed limit is reduced to 20 mph). The shoulders are less than two (2) feet in width in most places; this lack of shoulders, combined with the high speed limit, contributes to generally unsafe conditions for bicyclists and pedestrians. Furthermore, although there is an existing shared use pathway on the southern side of the road, it is worth noting that Killens Pond Road itself has a Bicycle Level of Traffic Stress (LTS) of 4, meaning it is the type of road that is only comfortable for the most experienced bicyclists.[2]

The above data is included to emphasize the need for pedestrian facilities across the property's frontage with Killens Pond Road. A shared use pathway is depicted along the road frontage within the site plan. This is the best option as it will create a safe path for bicyclists as well as pedestrians, and therefore it will provide better connectivity than a standard 5-foot sidewalk. These facilities are especially important because two schools, Lake Forest Central Elementary School and Lake Forest High School, are immediately to the east of the subject property. A single-family neighborhood such as this is likely to have a large number of children, who will most likely be attending Lake Forest schools. The shared use path on the south side of the road will not be usable for students living in this neighborhood, as there is no safe, designated crossing at this time. To create a safe route to the schools, pedestrian facilities should cover the entire frontage of the subject property and extend as far east as Lake Forest Central Elementary School.

The applicant should also consider coordinating with the owner of parcel #8-00-13900-01-5000-00001 and working to add pedestrian facilities to this property as well. Although it is a separate property, by not adding pathways to this location, there will be a gap in the pedestrian network. Pedestrians tend to take the most direct route to their destination, which means they are most likely to continue along the frontage of the property; walking around the property through the neighborhood, by contrast, is an indirect route that would be less appealing to most pedestrians. This is why the remaining gap in the network should be addressed.

The travel demand modeling completed as part of Dover Kent MPO's Metropolitan Transportation Plan (MTP), *Innovations 2050*, does not anticipate any capacity issues on Killens Pond Road in the coming years.[3] However, the proposed development on the subject property has the potential to significantly change the capacity needs of the road. The proposal includes 265 single-family residential units, and assuming that each household takes an average of ten (10) trips per day, this would add approximately 2,650 trips to Killens Pond Road, increasing its daily trips by 126%. Coordination with DelDOT will be necessary to ensure the road can handle its new traffic volume as a result of this development.

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[1] "Traffic Counts." DelDOT Gateway. Delaware Department of Transportation (DelDOT). https://experience.arcgis.com/experience/e8679c5c19e14bafbff864eeaf553251.

[2] "Bicycle/Pedestrian/Trails and Pathways." DelDOT Gateway. Delaware Department of Transportation (DelDOT). https://experience.arcgis.com/experience/7e27bdc85b3b463f8699abb86919e49e.

[3] *Innovations 2050*. Dover/Kent County MPO (2025). https://doverkentmpo.delaware.gov/files/2025/01/Innovations-2050-FINAL-1-8-2025-compressed-with-cover.pdf.

One beneficial feature of the proposed neighborhood is that it has two separate entrances. Although both entrances connect to Killens Pond Road, this feature should alleviate congestion issues during peak hours, and it should also improve the ability of first responders to access the neighborhood during an emergency. It is also beneficial to see a stub connector on the western edge of Greece Drive. This should also help with connectivity and accessibility in the future should the adjacent parcel, #8-00-13900-01-4901-000, be developed.

Finally, the site plan depicts a network of sidewalks on both sides of the street throughout the neighborhood. These facilities should be accompanied by marked crosswalks and ADA ramps at all intersections and other key crossing locations. There should also be crosswalks and ADA ramps running across the two entrances to the neighborhood, which will allow pedestrians to safely cross the entrances and continue along the pathway.

DELAWARE DEPARTMENT OF
NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL

89 Kings Highway
Dover, DE 19901
302-739-9000
dnrec.delaware.gov

October 6, 2026

Sarah Keifer and Kristopher Connelly

Kent County Department of Planning Services

Division of Planning

555 Bay Road

Dover, DE 19901

Re: November 2026 Kent County Quality of Life (QOL) Notification – DNREC Division of Fish and Wildlife Comments

1. **CZ-26-03 / LC26-15 Stoltzfus, John M & Ruth R.:** Request to amend the Zoning Map from IL(Light Industrial) and IG(General Industrial) to IL(Light Industrial), IG(General Industrial) and BG(General Business) located inside the Growth Zone Overlay District / Parcel # ED-00-057.00-01-13.00-000.

   DFW Comments: No comments.

2. **SL-26-07 Spartan Village:** Request for preliminary approval of a 265 lot major subdivision plan (single-family detached) located inside the Growth Zone overlay district / Parcel # SM-00-139.00-01-56.00-000.

   DFW Comments:

Delaware Ecological Network

Habitat on this parcel has been identified as ecologically important by the Delaware Ecological Network (DEN) and is classified as a core area. The DEN, although non-regulatory, is a statewide conservation network developed using GIS and field collected datasets that help to identify and prioritize ecologically important areas for natural resource protection. The DEN includes ecologically important areas such as forests, wetlands, streams, and habitats that supports rare species and areas of especially high quality. The DEN includes the following key elements: 1) Core areas – which contain relatively intact natural ecosystems, and provide high-quality habitat for native plants and animals, 2) Hubs – which are slightly fragmented aggregations of core areas with contiguous natural cover and 3) Corridors – which link core areas together, allowing wildlife movement and seed and pollen transfer between them. The DEN can be accessed through First Map: Delaware Ecological Network 2.0 | Delaware Ecological Network 2.0 | State of Delaware (arcgis.com). We recommend that this DEN designated area be protected to the fullest extent possible.

Forested Wetlands

The forested wetlands on this property could support an array of plants and animals, most notably wetland dependent species such as amphibians. To reduce impacts to these species, we recommend following:

1. Avoid disturbance to and filling of isolated wetlands.
2. Maintain an upland buffer of at least 100 ft along wetlands.
3. Maintain input to natural wetlands at the pre-construction level. Avoid causing an increase or decrease in the naturally occurring water level.
4. Avoid diverting surface water from roadways and stormwater facilities into the wetlands on site. Water quality could be detrimentally affected by run-off, which can contain oil and other pollutants.
5. Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
6. Design the development to exclude curbs. If road curbing is part of the design, curbing that allows small animals, such as turtles and salamanders, to climb out of the roadbed (such as Type 2 or Cape Cod curbing) is preferred over steep, vertical curbing.

7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

For further information, contact our Environmental Review team (DNREC_EnvReview@delaware.gov). Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC) 'Habitat management guidelines for amphibians and reptiles of the Northeastern United States' or the PARC website: http://www.parcplace.org.

Forest Loss and Fragmentation

Based on a study conducted by the Delaware Forest Service, between 2002 and 2009, nearly 16,000 acres of unprotected forests occurred on land approved for development. The study also found that the average size of a forested parcel is less than 10 acres, illustrating that along with forest loss is an increase in forest fragmentation. Another study found that the cumulative loss of forest in Delaware has led to a corresponding loss of forest-dependent species (Environmental Law Institute. 1999. Protecting Delaware's Natural Heritage: Tools for Biodiversity Conservation. ISBN#1-58576-000-5).

For migratory birds, it is extremely important to conserve large tracts of forests in the State of Delaware due to its position within the Atlantic flyway. In addition, forests provide environmental services that benefit humans directly such as water quality protection (erosion control and sediment, nutrient, biological and toxics removal), climate moderation, aesthetic value and recreational opportunities.

Developments that occur within wooded areas significantly reduce the habitat value for wildlife due to clearing, fragmentation, and subsequent landowner activities. Actual forest loss may be higher than initial estimates once this site is built out and homes, driveways, sidewalks, roadways, and stormwater management ponds are constructed. In addition, residents may clear additional trees for play areas, dog kennels, sheds, swimming pools, etc. Species that can tolerate habitat loss and fragmentation may attempt to co-exist with residents, while more sensitive species will likely be extirpated from the site and be forced into surrounding areas. Either scenario can result in an increase in human/animal conflicts.

Cumulative forest loss throughout the state is of utmost concern to our Division which is responsible for conserving and managing the states wildlife (see www.fw.delaware.gov and the Delaware State Code, Title 7). Because of an overall lack of regulatory protection, we must rely on landowners and/or the entity that approves projects (i.e.,

counties and municipalities) to consider implementing measures that will aide in forest loss reduction.

Although leaving a forest intact is usually more beneficial to the existing wildlife and is preferential to clearing, we offer the following recommendations which, if implemented, will reduce impacts:

1. To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, we recommend that clearing not occur **April 1st to July 31st**. This clearing recommendation would only protect those species during one breeding season, because once trees are cleared the result is an overall loss of habitat.

2. We recommend that efforts to minimize the amount of clearing needed for the footprint of homes and infrastructure be employed. Landowners will likely desire amenities such as dog kennels, swimming pools, sheds, play areas etc. If feasible, mechanisms should also be put in place to reduce future clearing by landowners.

3. Given the benefit of trees in erosion control and flood abatement, tree removal for stormwater management should be minimized. This could include site plan reconfiguration to locate stormwater management facilities to non-forested areas, reducing the number and/or size of ponds, or employing alternative methods that do not require tree removal. Options should be discussed with project engineers or with the appropriate Sediment and Stormwater Plan approval agency.

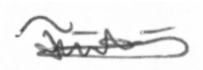
4. To protect the function and integrity of wetlands, a minimum **100 ft buffer** should be left intact around the perimeter. This recommendation is based on peer reviewed scientific literature that shows an adequately sized buffer that effectively protects wetlands and streams - in most circumstances - is about 100-foot in width. Upland buffers also serve as habitat for many terrestrial species that are dependent on aquatic and wetlands habitats for a portion of their annual life cycle. Lot lines, roadways, and infrastructure should not be placed within this buffer zone. Buffers are an integral component of aquatic and wetland habitats, reducing the amount of sediments, pollutants, and other non-point source material that may affect the function and integrity of habitat and the condition and survivability of aquatic organisms.

5. Larger, connected areas of open space should be left intact rather than smaller, fragmented sections that are often placed throughout subdivisions. These small, disconnected areas behind lots, on corners, and in other irregular places are often underutilized and can become a maintenance problem. In general, larger, connected areas are more beneficial to wildlife and may be more useful to the

residential community as well. Forest fragmentation separates wildlife populations, increases road mortality, and increases “edge effects” that leave many forest dwelling species vulnerable to predation and allows the infiltration of invasive species.

Please feel free to contact me with any questions or if you require additional information.

Sincerely,



Faith Garcia

Environmental Review Coordinator

Phone: (302) 735-8665

Cell: (302) 443-3812

Email: christinefaith.garcia@delaware.gov

89 Kings Highway

Dover, DE 19901

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

Date: September 9, 2026

Office of State Planning Coordination
122 Martin Luther King Jr. Blvd. South
Dover, DE 19901
Attention: Mr. David Edgell, Director

RE: Spartan Village
PLUS Review 2026-07-01

Dear Mr. Edgell:

We are in receipt of your comment letter dated August 19, 2026 with regard to the Concept Plan associated with the proposed Spartan Village residential subdivision proposed in Kent County and respond as follows:

Strategies for State Policies and Spending

Comment 1: The proposed subdivision is located in unincorporated Kent County within the Growth Zone and is within Investment Levels 2 and 3 according to the 2025 Strategies for State Policies and Spending. Small portions of the site are located in the Out-of-Play area due to the 100-year floodplain present on the property. Fortunately, the majority of proposed lots on the subdivision plan are within the Level 2 area with minor portions in Level 3 and they avoid the Out-of-Play area.

Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. Because the majority of the proposed lots are in Level 2 and consistent with the 2025 Strategies for State Policies and Spending, the Office of State Planning Coordination supports this subdivision plan.

Response: *Comment acknowledged. Site design, including preservation and protection of existing natural resources, will be performed in compliance with all State and Kent County regulations in effect at the time of the Preliminary Plan application with regard to impacts to environmental resources.*

Code Requirements/Agency Permitting Requirements

Department of Transportation - Contact Stephen Bayer 302-760-4834

Comment 2: Killens Pond Road is a state-owned and state-maintained road. As such, any access point onto Killens Pond Road must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

Response: *Comment acknowledged; the site access will be designed in accordance with the Development Coordination Manual.*

Comment 3: Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at

https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?0802 2017.

Response: *Comment acknowledged; we will reach out to DelDOT to schedule a meeting following Preliminary Plan approval by Kent County.*

Comment 4: Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

Response: *Comment acknowledged; applicable review fees will be provided in accordance with the guidance of the DCM and current DelDOT policy.*

Comment 5: In terms of traffic analysis and based on the requirements of the Development Coordination Manual this proposed project will require a Traffic Impact Study (TIS).

Response: *Comment acknowledged; a TIS has been prepared and submitted by The Traffice Group to DelDOT for review and approval. All site access points and associated project improvements will be designed in accordance with the requirements of the approved TIS.*

Comment 6: As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of all State maintained roads. The following right-of-way dedication note is required, **"An 30-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

Response: *Comment addressed; the Preliminary Plan notes additional right-of-way along the Killens Pond Road site frontage as needed in accordance with the requirements of the DCM.*

Comment 7: In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage with State maintained roadways. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, **"A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

Response: *Comment addressed; the Preliminary Plan shows DelDOT easement areas along each frontage in accordance with the DCM.*

Comment 8: In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all State maintained roads.

Response: *Comment addressed; all SWM areas shown on the Preliminary Plan are setback more than 20' from proposed DelDOT Right-of-Way areas.*

Comment 9: Section 3.5.4.2 of the Development Coordination Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is required. DelDOT anticipates requiring an SUP along the site frontage on Killens Pond Road.

Response: *Comment addressed; shared use paths have been shown along the frontage area on the current Preliminary Plan.*

Comment 10: Referring to Section 3.4.2.1 of the Development Coordination Manual, the following items, among other things, are required on the Record Plan:

- A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
- Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

Response: *Comment addressed; the Preliminary Plan includes a Traffic Generation Diagram for each site entrance consistent with the information provided in the TIS. Notes related to any offsite improvements, agreements, and/or project contributions will be incorporated in the Record Plan prior to submittal to DelDOT for LONO review.*

Comment 11: In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

Response: *Comment acknowledged; site triangles will be added to Record Plan prior to DelDOT submittal for Record Plan / LONO approval.*

Comment 12: In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Response: *Comment acknowledged; plans will be developed and submitted for DelDOT review in accordance with current DelDOT requirements.*

Comment 13: In accordance with Section 5.2.9 of the Development Coordination Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

Response: *Comment acknowledged; site entrance will be designed in accordance with current DelDOT requirements. Supporting design calculations will be provided as part of the plan review package.*

Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480

Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project

Special Flood Hazard Area

According to the newest Flood Insurance Rate Maps (FIRM), a portion of this parcel is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards.

Although houses are proposed outside of the Special Flood Hazard Area (SFHA), some houses may still be required by lenders to purchase flood insurance, based on the proximity to the SFHA.

A portion of this site is also situated within the moderate risk floodplain, or 500-year floodplain (0.2% annual chance of flooding), identified as a shaded zone-X.

Comment 14: The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. A floodplain permit issued by the Community Floodplain Official may be required. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at https://floodplanning.dnrec.delaware.gov/

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.

Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Response: *Comment addressed; current FEMA floodplain information is reflected on Preliminary Plan. All lot and roadway areas are located outside of the mapped 100-YR floodplain; no fill is anticipated to be placed within the floodplain as a result of the proposed site development.*

Stormwater Management

The project proposes greater than 5,000 square feet of land disturbing activities and will be subject to Delaware's Sediment and Stormwater Regulations.

Comment 15: A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Kent Conservation District.

Response: *Comment acknowledged; Sediment and Stormwater Management Plans will be developed in accordance with the requirements of Kent Conservation District (KCD) and the Delaware Sediment and Stormwater Regulations (DSSR).*

Comment 16: Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (https://apps.dnrec.state.de.us/enoi/, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

Response: *Comment acknowledged; NOI will be submitted as part of the plan approval process with KCD.*

Comment 17: Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Kent Conservation District at (302) 608-5370. Website: http://kentcd .org/

General Stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov

Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Response: *Comment acknowledged; pre-application meeting will be coordinated with KCD prior to formal submittal of plans and reports for review associated with the proposed land disturbance activities.*

Excellent Groundwater Recharge Area

An Excellent Groundwater Recharge Area is located on the entire site. These areas have soils that are conducive to water infiltrating downward from surface water into groundwater. Preservation of these areas is important for replenishing groundwater supplies and ensuring drinking water for future generations.

Comment 18: The applicant must comply with all county and municipal requirements for construction and uses in Excellent Groundwater Recharge Areas.

Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/waterallocation/assessment-and-protection/

Response: *Comment acknowledged; the site design will comply with the applicable Kent County regulations regarding the Excellent Groundwater Recharge Area. It is anticipated that infiltration based SWM practices will be utilized to maintain groundwater recharge in accordance with the Delaware Sediment and Stormwater Regulations.*

Wastewater Disposal Systems – Large Systems

Comment 19: For wastewater conveyance offsite by way of a new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services Section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/

Response: *Comment acknowledged; the project is proposed to be serviced by connection to the existing Kent County sewer infrastructure. Construction plan approval will be coordinated through Kent County DPW and permitted through DNREC.*

Wetlands and Waterways

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of nontidal wetlands in the northern portion of the site, as well as a potential blue line stream known as Spring Branch located along the northern property boundary. The application indicates that wetlands have not been delineated. The application states that the project does not propose direct impacts to the wetlands/waterways.

Comment 20: If plans change and wetlands or stream are disturbed, please contact the Wetlands and Waterways Section for more information on permitting requirements.

State Contact: DNREC Wetlands and Waterways Section at (302) 739-9943.

Website: https://dnrec.delaware.gov/water/wetlands/

Response: *Comment addressed; a wetland delineation was performed by Geo-Technology Associates, Inc. (GTA) in July 2026. The Preliminary Plan has been prepared to reflect this field delineation and incorporates all applicable setbacks and buffers in accordance with Kent County regulations related to Spring Branch and the non-tidal wetlands associated therewith.*

Electric Vehicle Charging

Electric vehicle charging infrastructure is now required for new residential construction in Delaware under 7 DE Admin. Code 2101 Regulations for State Energy Conservation Code, which incorporates Appendix RE – Electric Vehicle Charging Infrastructure with amendments. This requirement is effective April 11, 2026 and supersedes 16 Del. C. § 8001- § 8006, which sunset upon DNREC's publication of notice that Appendix RE meets or exceeds its standards. County and municipal building and plumbing codes must incorporate the updated code by April 11, 2027.

Requirements are summarized below. Consult 7 DE Admin. Code 2101, Appendix RE, directly for further details.

Comment 21: For new one- and two-family dwellings with a designated attached or detached garage or other on-site private parking provided adjacent to the dwelling unit: parking shall be provided with one electric vehicle-ready space or electric vehicle supply equipment space per dwelling unit.

Contact: DNREC Division of Climate, Coastal & Energy, Energy Section at (302) 735-3480.

Website: https://dnrec.delaware.gov/climate-coastal-energy/energy-office/

Response: *Comment acknowledged. This electric service requirement is not anticipated to have any impact on the site layout or configuration of the community. This information will be provided to the developer and builder for their consideration in design of the residential units.*

Air Quality – Particulate Emissions

Particulate emissions are regulated by DNREC's Division of Air Quality. To control particulate emissions from construction and materials handling operations, the following is required:

Comment 22: The applicant must use dust suppressants and other measures during demolition activities, grading, land clearing, excavation of non-paved roads, material movement or storage, and sandblasting activities.

Contact: DNREC Division of Air Quality at (302) 739-9402.

Website: https://dnrec.delaware.gov/air/permitting/

Response: *Comment acknowledged. The site contractor will utilize dust control and other erosion and sediment control measures in accordance with DNREC guidance to minimize dust during site construction.*

Delaware Emergency Management Agency – Contact Tara Wilbur 302-659-2325

Proposed Project Parcel Flood Concern

Comment 23: The northeast portion of this parcel is located within an area of a 1% Annual Chance Flood Hazard, Special Flood Hazard Area AE. The majority of the parcel is located in a Minimal Flood Concern of 1,000 years or greater.

Response: *Comment acknowledged; all lots and site improvements have been located outside of the delineated 100-YR flood zone.*

Parcel Status within County Evacuation Zone Location

Comment 24: The parcel is located no yet located within Kent County Evacuation Zone.

Response: *Comment acknowledged.*

Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

Comment 25: The parcel is not located within the 10-mile EPZ for the Salem Nuclear Power Plant.

Response: *Comment acknowledged.*

State Historic Preservation Office (SHPO) – Contact Carlton Hall 302-736-7400

Comment 26: The Delaware SHPO does not support and strongly recommends against development in Out-of-Play areas, as they are environmentally and archaeologically sensitive. The Killens Pond area including the State Park is known for archaeological sites of varying ages. As such, the project area has a moderate to high potential for archaeological resources.

Response: *Recommendation acknowledged. As shown on the Preliminary Plan, the development area is located outside of the wetlands and floodplain areas located along the northerly portion of the site, with buffering provided in accordance with Kent County regulations.*

Comment 27: Our Office recommends an archaeological survey prior to any ground disturbing activities. We also request that the applicant review the Delaware Unmarked Human Burials and Skeletal Remains Law (Delaware Code: Title 7, Chapter 54), which addresses the process around the treatment and disposition of unmarked human burials that are inadvertently discovered. The law also prohibits any failure to report their discovery.

Response: *Recommendation acknowledged. As noted above, buffer / setback areas have been provided along the Spring Branch area in accordance with Kent County standards. The site contractor will be required to follow all State and Federal laws regarding discovery of human remains should be encountered during site construction.*

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Response: *Comment acknowledged; plans and associated fee will be provided in accordance with current requirements noted on the DSFMO checklist for site applications.*

Fire Protection Water Requirements:

Comment 28: Where a water distribution system is proposed for single family dwellings it shall be capable of delivering at least 500 gpm for l-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required. (One & Two- Family Dwelling)

Response: *Comment acknowledged; flow tests will be performed to confirm available flow and pressure requirements of the DSFPR. Hydrants will be provided for on-site areas in accordance with spacing requirements consistent with the proposed residential unit type(s) proposed by this project.*

Comment 29: One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.

Response: *Comment acknowledged.*

Comment 30: Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Response: *Comment acknowledged; water main sizing will be noted on plan submitted for review.*

Accessibility:

Comment 31: All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Killens Pond Road must be constructed so fire department apparatus may negotiate it.

Response: *Comment addressed; all site access and subdivision streets will be in designed in accordance with DelDOT standards to accommodate fire apparatus.*

Comment 32: Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door. Streets designed without parking need to develop a plan for enforcement once HOA takes charge. Fire apparatus still need to negotiate the streets.

Response: *Comment acknowledged; all residential structures are anticipated to front directly on the public rights-of-way and all structures are anticipated to be located within 100' of these public streets.*

Comment 33: Any dead-end road more than 300 feet in length shall be provided with a tum-around or cul-de-sac arranged such that fire apparatus will be able to tum around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or tum-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or tum around.

Response: *Comment addressed; one dead-end road is proposed within the Creekside Reserve project. This cul-de-sac has been designed in to provide the minimum paving standard noted above in accordance with DelDOT standards.*

Comment 34: The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

Response: *Comment acknowledged; no speed bumps or other structural speed reduction features are anticipated to be installed within the subdivision.*

Comment 35: The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Response: *Comment addressed; no gates limiting access to the development or individual lots are proposed as part of this project.*

Gas Piping and System Information:

Comment 36: Provide type of fuel proposed, and show locations of bulk containers on plan.

Response: *Comment addressed; no bulk gas storage containers are proposed by this project.*

Required Notes:

Comment 37: Provide a note on the final plans submitted for review to read " All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"

Proposed Use

Square footage of each structure (Total of all Floors)

National Fire Protection Association (NFPA) Construction Type

Maximum Height of Buildings (including number of stories)

Note indicating if building(s) is/are to be sprinklered

Name of Water Provider

Letter from Water Provider approving the system layout

Provide Road Names, even for County Roads

Response: *Comment acknowledged; plan for Fire Marshal review will be developed in accordance requirements of the DSFPR and include the applicable notes and information as detail in the plan application checklist.*

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.

Department of Transportation – Stephen Bayer 302-760-4834

Recommendation 1: The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

Response: *Comment acknowledged; Preliminary Plan has been prepared to address requirements as noted above. Record Plans will be revised to incorporate TAC review of Preliminary Plan prior to submittal of Record Plan to DelDOT for LONO approval.*

Recommendation 2: Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/.

Response: *Comment acknowledged; plans to be submitted to DelDOT will reference latest General Notes for Record Plans, Entrance Plans, and Maintenance of Traffic Plans.*

Recommendation 3: Killens Pond Road has a functional classification of minor collector. Minor collectors serve to gather traffic from local roads and connect them to the arterial network. This project will place a considerable number of trips on Killens Pond Road and may not be alignment with the purposes of a minor collector road.

Response: *Comment acknowledged; if the Department has concerns with the classification of the road, then they may need to adjust the classification accordingly given that Killens Pond Road is already the location of two schools and the Killens Pond State Park.*

Recommendation 4: This project is located primarily in Investment Level 2 according to the 2025 State Strategies for Policies and Spending. In Investment Level 2 DelDOT prioritizes

improving safety; expanding access to transit, pedestrian, and bicycle facilities; supporting economic development; and improving connections among existing, redeveloping, and new neighborhoods, public facilities, and commercial areas, consistent with local growth forecasts. This project is generally in line with these policy goals.

Response: *Comment acknowledged.*

Recommendation 5: DelDOT strongly encourages the developer to provide for interconnectivity to potential future development as well as provide adequate bicycle and pedestrian facilities to connect with the neighboring school. The project location is within one mile of Lake Forest Central Elementary. Please feel free to contact Chip Kneavel at (302) 760-2527 for resources that are available through the Department's Safe Routes to School Program.

Response: *Comment addressed; a shared use path is proposed to be provided along the project frontage to provide potential pedestrian interconnection to the school property. Road stubs have been shown on the Preliminary Plan for potential interconnection to the undeveloped parcel to the west.*

Department of Natural Resources and Environmental Control – Beth Krumrine 302-735-3480

Removal of Mature Forest in Delaware Ecological Network

Recommendation 6: The preliminary plan proposes the elimination of approximately 5 of 14 acres of forest on the site. An analysis of historical data indicates that the forest area located on the northern portion of the site has likely maintained some degree of forest cover since 1937 and could be considered mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- Removing forested areas for development, especially mature forests, should be avoided to the greatest extent possible.
- The forest on this site occurs within the Delaware Ecological Network, a statewide network of interconnected lands having significant ecological value. Avoid disturbance within these habitats.
- In general, contiguous forest and connected areas of natural habitat are more beneficial to wildlife, allowing for safer movement from one area to another while reducing roadway mortality
- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, it is recommended that tree clearing not occur from April 1st to July 31st

Contact: DNREC Wildlife Species Conservation & Research Program at 302-735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/contact-information/.

Response: *Recommendations acknowledged; Preliminary Plan shows forest clearing is well below the permissible threshold of the Kent County Code. All on-site construction will be performed in accordance with applicable County & State regulations.*

Forested Wetlands and Vegetated Buffer Zones

Recommendation 7: Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the southern portion of the site. This habitat type is known to support an array of plants and animals, most notably wetland dependent species such as amphibians.

To reduce impacts to these species, the following is recommended

- As proposed, do not disturb forested wetlands. Increase upland buffer to at least 100 feet along all wetlands, waterways, and sensitive habitats, including those containing existing forest or natural vegetative cover.
- Vegetated buffer zones should be identified outside of the Limit of Disturbance on the engineering plans.
- Maintain vegetated buffer zones as native species meadows or forest.
- Vegetated buffer zones should be deeded as community open space and not contained within any lot lines. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.
- Maintain habitat connections to undeveloped open space, which are especially important for species movement across the landscape.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600.

Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

Response: *Recommendations acknowledged; the Preliminary Plan has provided buffer and setback areas to the stream and non-tidal wetlands meet or exceed Kent County Code requirements. Much of this area is located within forest area that has been designated to remain on site, with minimal area of disturbance associated with the outfall from the proposed on-site stormwater facilities. Additionally, re-forestation of the non-wooded portions of the steam buffer area is proposed as shown on the Preliminary Plan.*

Stormwater Management

Recommendation 8: For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Kent Conservation District at (302) 608-5370.
Website: http://kentcd.org/

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov.

Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Response: *Recommendation acknowledged; stormwater management will be provided in accordance with KCD requirements and the Delaware Sediment and Stormwater Regulations (DSSR). Forest preservation and open space areas as shown by the Preliminary Plan far exceed the minimum requirements of Kent County Code.*

Excellent Groundwater Recharge

Recommendation 9: For Excellent Groundwater Recharge Areas, limit impervious surfaces to no more than 20% of the entire area designated as having excellent recharge.

Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9948. Website: https://dnrec.delaware.gov/water/commercial-government/waterallocation/assessment-and-protection/

Response: *Recommendation acknowledged; overall site impervious cover will meet all applicable requirements of the Kent County Code. As noted above, it is anticipated that infiltration based SWM practices will be utilized to help maintain groundwater recharge across the developed site.*

Water Quality

Recommendation 10: This site lies within the Murderkill Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Implement vegetated buffers with a width of at least 100 feet around all water features on or adjacent to the site.
- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.
- Reduce stormwater runoff by integrating infiltration basins, bioretention (rain gardens), filter strips, and by preserving existing trees, wetlands, and passive open space.
- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. https://dnrec.alpha.delaware.gov/watershed-stewardship/

Response: *Recommendations acknowledged; as noted above, the Preliminary Plan provides buffers and setbacks to the stream and wetland areas in accordance with Kent County standards. The primary source of impervious area on site are associated with the internal subdivision streets that have been designed in accordance with DelDOT standards. All forest removal is below the thresholds allowed by the Kent County Code; no removal of, or impacts to wetlands are proposed by this project. All proposed open space plantings are anticipated to utilize native plantings.*

Special Flood Hazard Areas

Recommendation 11: As proposed, locate all structures outside of the floodplain. If this is not possible, the developer should consider designing structures to a higher standard to avoid potential future flood damage and loss.

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.

Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Response: *Recommendations acknowledged; as noted above, all lots and roadway areas are located outside of the delineated floodplain area.*

Air Quality – Design to Minimize Mobile Source Emissions

Mobile sources include a variety of motor vehicles and mobile equipment that generate air emissions, such as ozone, particle pollution, and air toxics. The DNREC Mobile Sources Control Program reduces motor vehicle-related pollution from both on-road vehicles and non-road vehicles.

Recommendation 12: Consider designing the project to connect to local pedestrian and bicycle networks, as well as public transit. The closest bus stop appears to be less than 1 mile from this site. Designing for travel alternatives has the potential to minimize the overall tailpipe emissions associated with the use of this site.

Response: *Recommendations acknowledged; a shared use path has been provided along the project frontage to encourage pedestrian and bicycle use.*

Recommendation 13: Consider designing the project for low maintenance green spaces. Designing green spaces to be less dependent on gas-powered lawn and garden equipment has the potential to minimize emissions associated with the on-going maintenance of this site.

Contact: DNREC Division of Air Quality's Mobile Sources Program at (302) 739-9402. Website: https://dnrec.delaware.gov/air/mobile-sources/

Response: *Recommendations acknowledged; consideration will be given to utilize meadow type plantings and other native plantings within the open space areas adjacent to Spring Branch.*

Sustainable Practices

Recommendation 14: Several lots appear to be designed without direct views of open space. Consider redesigning Lots 171-180 and 251-259 to allow residents to have direct views of open space. Quality views of the natural environment can enhance resident experiences.

Response: *Recommendations acknowledged; site layout was developed to maximize direct connections to open space areas where practicable.*

Recommendation 15: Provide a walking path to connect the site to Lake Forest Central Elementary School, which is located adjacent to the site to the east. For the safety of the elementary students, it is recommended to direct this path away from the road frontage and away from the school's stormwater management facility.

Response: *Recommendations acknowledged; as noted, a shared use path is provided along the project frontage to provide pedestrian and bicycle connection to the school site located on the adjacent parcel There are no existing pedestrian facilities located on the school parcel to connect to at this time.*

Recommendation 16: As proposed, provide a walking path to connect to Lake Forest High School, which is located across from the site to the south.

Response: *Recommendation acknowledged; opportunities to provide pedestrian connections in accordance with State standards will be discussed during the pre-submittal meeting with DelDOT. .*

Recommendation 17: Offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. For community facilities, consider using renewable energy

infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (https://dnrec.delaware.gov/climate-coastalenergy/renewable/assistance/).

Response: *Recommendation acknowledged; this comment does not effect the site layout. Information will be provided to the developer for their consideration during home construction.*

Recommendation 18: Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

Response: *Recommendation acknowledged; this comment does not effect the site layout. Information will be provided to the developer for their consideration during home construction.*

Recommendation 19: Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.

Response: *Recommendation addressed; shared use paths are provided along the project frontage, with walking trails and bike racks to be provided as part of the active recreation areas to reduce vehicle trips. .*

Recommendation 20: Consider planting select areas with native trees. Native trees improve air, water, and soil quality. Planting and nurturing trees is also a nature-based solution to reducing the greenhouse gases that drive climate change. In addition, native trees have an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

Response: *Recommendation acknowledged; native trees and plantings are anticipated to be utilized for open space areas throughout the community.*

Recommendation 21: Consider planting select areas with meadow comprised of native species. Native plants are well-suited to our climate and require limited maintenance. Mowing in these areas should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

Response: *Recommendation acknowledged; as noted above, opportunities to implement meadow plantings will be examined during the development of the final landscape plans for the site.*

Recommendation 22: Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

Response: *Recommendation acknowledged; this comment does not effect the site layout. Information will be provided to the developer for their consideration during home construction.*

Recommendation 23: Use recycled materials, such as reclaimed asphalt pavement, to reduce heat

island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480. Website: https://dnrec.delaware.gov/climate-coastal-energy/

Response: *Recommendation acknowledged; opportunities to utilize recycled materials will be discussed with DelDOT and the site developer as part of the final construction plan preparation.*

Delaware Emergency Management Agency (DEMA) – Contact Tara Wilbur 302-659-2325

Population

Recommendation 24: The county has a population density of 310.20 persons per square mile based on the US 2020 Census report; an increase from 2010 at 271.30 persons per square mile. The specific census block(s) the project is located on has a total population of 133 persons, though, with development, this will undoubtedly change. The 13 adjacent blocks aggregated bring the area to a total population of 950 persons.

Response: *Comment acknowledged.*

FEMA National Risk Index

Recommendation 25: The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the *Community Resilience.*

Response: *Comment acknowledged.*

Recommendation 26: According to FEMA's National Risk Index, the parcel is considered relatively moderate for overall natural hazards risks

Response: *Comment acknowledged.*

Recommendation 27: Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.

Response: *Comment acknowledged.*

Recommendation 28: Its community resilience is rated as relatively moderate whereas its social vulnerability is rated as relatively high.

Response: *Comment acknowledged.*

Renewable Energy Commitment

Recommendation 29: Regarding energy use and consumption, the census tract utilizes electricity as the predominant fuel type for heating purposes.

Response: *Comment acknowledged.*

Recommendation 30: DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs or solar panels where applicable and allowable, and the like.

Response: *Comment acknowledged. Your recommendations will be provided to potential builders for their consideration in implementing for the house construction.*

Recommendation 31: In reference to the flood zones, DEMA strongly discourages construction of any type directly within, adjacent to or within proximity to a 100-year floodplain as water knows no bounds. If the homes are being constructed at flood level or below and a mortgage is obtained, an NFIP insurance policy is also required. Regardless of whether within or adjacent to a floodplain, should construction continue, we recommend utilizing additional mitigation strategies to reduce the risk from flooding. This could include, but isn't limited to, wet/dry floodproofing, elevating the home out of the flood plain, elevating mechanicals/HVAC/Electricity out of the flood waters, mass notification systems, large drainage systems (increased diameter pipes, ditches, basins, etc.) and other similar methods.

Response: *Comment addressed; all lots and roadway areas are located outside of the delineated flooplain areas.*

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

Recommendation 32: Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for an appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Response: *Comment acknowledged. We will coordinate with the DSFMO to hold a pre-submittal meeting in advance of the application and plan submittal.*

Fire Department Comments:

Recommendation 33: • The volunteer fire department is obligated to provide Fire and EMS service to this property. In addition, new developments in their Fire and EMS district have put a financial strain on their volunteer fire service. As their call volume increases yearly due to the unprecedented growth within the service area, current funding does not keep up with development within the district. State, County, and Local funding does not keep up with the growth of the fire district, so the developer and future residents need to help financially support the Volunteer Fire Department. Future residents need to consider joining the fire department to serve their new community.

Response: *Comment acknowledged.*

A Preliminary Plan application has been submitted to Kent County Department of Planning and Zoning for review and approval. If you should require additional information regarding this PLUS application, please contact me at your convenience at 302-326-2200.

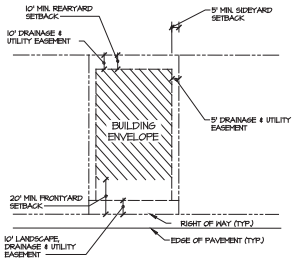
Truly Yours,
MORRIS & RITCHIE ASSOCIATES, INC.

Christopher J. Flathers, P.E.
Associate

c.c. Jesse Lindenberg, Kent County
T.J. Shiff, Schiff Land Development, LLC
File

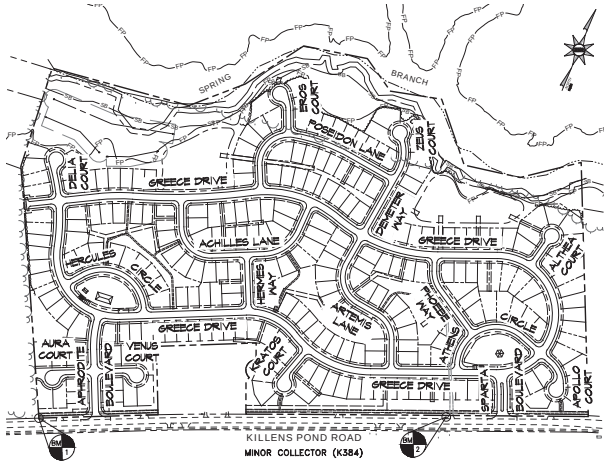
SPARTAN VILLAGE

PRELIMINARY PLAN



TYPICAL LAYOUT SINGLE FAMILY LOT

NOT TO SCALE



LEGEND

EXISTING PROPERTY LINE

PROPOSED R/W LINE

PROPOSED LOT LINE

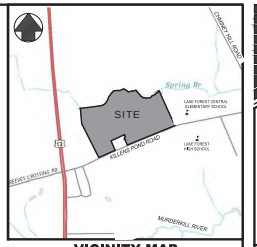
KENT COUNTY, DELAWARE

300 150 0 150 300 600

SCALE: 1" = 300'

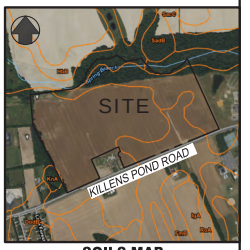
SITE DATA

TAX PARCEL:	8-00-134.00-01-5600-000	
OWNER:	PRAIRIE GRAIN, LLC ATTN: MR. TJ SCHIFF 16254 S. DUPONT HWY. HARRINGTON, DE 19952	
APPLICANT:	SCHIFF LAND DEVELOPMENT CO., LLC ATTN: MR. TJ SCHIFF 16254 S. DUPONT HWY. HARRINGTON, DE 19952	
EXITING ZONING:	AC (WITHIN GROWTH ZONE)	
PROPOSED ZONING:	AC	
EXISTING USE:	AGRICULTURAL	
PROPOSE USE:	RESIDENTIAL 265 DETACHED SINGLE-FAMILY LOTS	
TOTAL SITE AREA:	100.44± AC	
SITE AREA BREAKDOWN:		
PR. SWM AREAS:	4.1± AC.	
PR. LOT AREA:	44.85± AC.	
PR. RIGHT OF WAY AREA:	18.57± AC.	
REQUIRED ACTIVE OPEN SPACE:	(800 S.F. / LOT) X 265 LOTS = 1.83 AC.	
PR. ACTIVE OPEN SPACE:	PAVILIONS/GAZEBO AREAS = 2.07 ± AC. WALKING TRAILS = 0.25 ± AC. DISC GOLF COURSE = 3.46 ± AC. TOTAL = 5.78 ± AC.	
PR. PASSIVE OPEN SPACE:	30.28± AC.	
EX. WETLANDS:	5.0± AC.	
EX. WOODLAND:	14.0± AC.	
PR. WOODLAND PRESERVATION:	9.2± AC. (66% RETAINED)	
PR. TRAILS:	0.26± AC.	
LOT AREAS		
MINIMUM:	6,261 S.F.	
MAXIMUM:	13,165 S.F.	
AVERAGE:	8,149 S.F.	
BUILDING SETBACKS:		
FRONT SETBACK:	20'	
REAR SETBACK:	10'	
SIDE YARD:	5' MIN.	
PROPOSED DENSITY:	2.65 DU/AC.	
EXISTING MONUMENTS:	2 FOUND	
PROPOSED MONUMENTS:	45	
MAXIMUM PERCENT IMPERVIOUS:	48%	
SITE SLOPES		
MINIMUM:	0.50%	
MAXIMUM:	10%	
RECHARGE AREA:	SITE FALLS ENTIRELY WITHIN AN EXCELLENT GROUNDWATER RECHARGE AREA.	
TOPOGRAPHY:	CONTOUR INFORMATION SHOWN HEREON IS BASED UPON MRA SURVEY BASED ON NAVD 88 DATUM.	
WETLANDS:	WETLANDS INFORMATION SHOWN HEREON IS BASED UPON FIELD DELINEATION BY GEOTECHNOLOGY ASSOCIATES INC. DATED JUNE 2026.	
FLOODPLAIN:	PORTIONS OF THE SITE AREA LOCATED WITHIN THE 100-YR FLOODPLAIN ZONE AE AS SHOWN ON FIRM MAPS 10001C0385J AND 10001C0385K, EFFECTIVE DATE JULY 7, 2014.	
PUBLIC WATER:	TOWN OF FELTON	
PUBLIC SEWER:	KENT COUNTY	
KENT COUNTY FILE NUMBER:	SL-26-07	
PROJECT BENCHMARKS:	BMH N - 351,241.208 E - 614,518.371 ELEV- 51.31 FOUND CAPPED REBAR BMH2 N - 351,497.482 E - 616,437.874 ELEV- 57.49 TRAVERSE POINT CAPPED REBAR	



VICINITY MAP

SCALE: 1"=2000'



SOILS MAP

SCALE: 1"=1000'



WETLANDS MAP

SCALE: 1"=1000'

INDEX

SHEET 1	PRELIMINARY PLAN TITLE SHEET
SHEET 2	PRELIMINARY DETAILED PLAN
SHEET 3	PRELIMINARY EASEMENT PLAN
SHEET 4	PRELIMINARY NOTES AND DETAILS
SHEET 5	PRELIMINARY GRADING & UTILITY PLAN
SHEET 6	PRELIMINARY LANDSCAPE PLAN
SHEET 7	PRELIMINARY LANDSCAPE NOTES & DETAILS

GENERAL NOTES

I. THE OWNER/DEVELOPER UNDERSTANDS THAT THE TRACT DEPICTED HEREON MAY BE IMPACTED BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS FOR INFORMATION AND GUIDANCE IN REGARD TO JURISDICTIONAL DETERMINATIONS AND FEDERAL PERMITS PRIOR TO THE START OF CONSTRUCTION.

2. A SIX (6) FOOT HIGH OPAQUE BARRIER SHALL BE INSTALLED ALONG ANY PROPERTY LINE THAT ADJOINS A PROPERTY WITH AN AGRICULTURAL USE.

3. ANNOTATED BUFFERS MUST BE DEPICTED ON SALES BROCHURES, SITE MAPS AND APPLICABLE DEEDS. POTENTIAL PURCHASERS OF AFFECTED LOTS WITH BUFFERS, MUST SIGN AN ACKNOWLEDGMENT OF SAID BUFFERS PRIOR TO SETTLEMENT AND A COPY OF THIS SIGNED ACKNOWLEDGMENT MUST BE SENT TO THE KENT COUNTY PLANNING DEPARTMENT.

4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED 1994.

5. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS IT DEEMS NECESSARY.

6. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.

7. DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL AND WATER CONSERVATION SEDIMENT AND STORMWATER PROGRAM OR ITS DELEGATED AGENCY, THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT STORMWATER MANAGEMENT AREAS WITHIN STORMWATER MANAGEMENT EASEMENTS. IN EVENT THAT THE DELEGATED AGENCY DETERMINES THAT MAINTENANCE IS REQUIRED WITHIN SAID STORMWATER MANAGEMENT AREAS, ALL EXPENSES SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.

8. OWNER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR SEDIMENT AND STORMWATER CONTROLS DURING CONSTRUCTION, AND FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS UNTIL SUCH TIME AS THE DEVELOPMENT HAS BEEN COMPLETED AND KENT CONSERVATION DISTRICT HAS APPROVED ALL SEDIMENT AND STORMWATER IMPROVEMENTS. AFTER THE OWNER/DEVELOPER IS RELEASED BY KCD FROM FURTHER RESPONSIBILITY, THEN THE STORMWATER MANAGEMENT AREAS SHALL BECOME PART OF THE KENT COUNTY STORMWATER MAINTENANCE DISTRICT.

9. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS ONLY. DIRECT ACCESS TO COUNTY ROADS FROM INDIVIDUAL LOTS IS PROHIBITED.

10. ALL ROADWAYS SHALL BE CONSTRUCTED TO THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AND SHALL BE DEDICATED TO PUBLIC USE.

11. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AND WILL BE SUBJECTED TO ITS APPROVAL.

12. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.

13. SUBDIVISION SIGNS WILL NOT BE PERMITTED WITHIN THE DEDICATED RIGHTS-OF-WAY.

14. ALL TRANSIT AND SCHOOL BUS REQUIREMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE KENT COUNTY ZONING CODE AND SUBDIVISION REGULATIONS.

15. ALL ELECTRICAL, TELEPHONE, TV CABLE, COMMUNICATIONS, ETC. LINES AND CABLES SHALL BE PLACED UNDERGROUND.

16. ALL PUBLIC UTILITIES NOT LOCATED WITHIN COUNTY ROAD RIGHT-OF-WAY SHALL BE CONTAINED WITHIN A PUBLIC DRAINAGE AND UTILITY EASEMENT.

17. ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPES, AND SPRINKLER SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS, DATED JANUARY 15, 1993 AND LAST REVISED JULY 1, 1997.

18. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT FOR WHICH THE OCCUPANCY PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO KENT COUNTY AND THE STATE OF DELAWARE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR IMPROVEMENTS.

19. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT UNTIL ALL STREET SIGNS ARE IN PLACE FOR THE STREETS LEADING FROM THE ENTRANCE TO THE DEVELOPMENT TO THE LOT FOR WHICH THE PERMIT IS TO BE ISSUED.

20. DECLARANT HEREBY GRANTS KENT COUNTY, ITS ASSIGNS AND SUCCESSORS, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT ALL OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THE KENT COUNTY CODE AND WITH ALL CONDITIONS OF APPROVAL IMPOSED UPON THIS SUBDIVISION. MAINTENANCE OF THE OPEN SPACES AND ALL EXPENSES OF MAINTENANCE SHALL BE BY THE HOMEOWNERS ASSOCIATION. IN THE EVENT THE HOMEOWNERS ASSOCIATION FAILS TO MAINTAIN THE OPEN SPACE ACCORDING TO THE STANDARDS OF THE KENT COUNTY CODE AND IN ACCORDANCE WITH THE RECORDED OR APPROVED PLAN, THE COUNTY MAY, FOLLOWING REASONABLE NOTICE DEMAND THE DEFICIENCY OF MAINTENANCE BE CORRECTED AND/OR ENTER THE OPEN SPACE AREA TO MAINTAIN SAME. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE HOMEOWNERS ASSOCIATION. THIS PROVISION IS PURSUANT TO CHAPTER 187, SUBDIVISION AND LAND DEVELOPMENT, OF THE KENT COUNTY CODE, AS AMENDED.

21. NO REVISION OR RE-RECORDATION WILL BE MADE TO ANY RECORDED SUBDIVISION IN KENT COUNTY WITHOUT THE WRITTEN APPROVAL OF ALL (100%) OWNERS ADJACENT TO OR SHARE A COMMON BOUNDARY WITH THE PROPOSED REVISION IN ADDITION TO 75% OF THE LOT OWNERS WITHIN THE ENTIRE SUBDIVISION.

22. THE WETLANDS SHOWN ON THIS PLAN ARE FROM A WETLAND DELINEATION PERFORMED IN JULY 2026 BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA).

23. MONUMENTS SHALL BE SET IN PLACE ON EACH CORNER OF EACH BUILDING LOT PRIOR TO FINAL SETTLEMENT OF EACH LOT.

24. EXISTING TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY PERFORMED BY MRA IN AUGUST 2026. ADDITIONAL OFFSITE AREAS SUPPLEMENTED BY 615 CONTOURS OBTAINED THROUGH STATE OF DELAWARE (FIRST MAP / DATAHUB). ALL SURVEY IS BASED UPON NAD 83 / NAVD 88.

25. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH AGRICULTURAL USES AND ACTIVITIES HAVE BEEN APPORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS.

26. ALL ACTIVE OPEN SPACE AREAS, EXCLUSIVE OF IMPROVEMENTS AND PLAY EQUIPMENT AREAS, SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF APPENDIX B, ACTIVE OPEN SPACE CONSTRUCTION AND MAINTENANCE STANDARDS, TO BE MADE PART OF THE MAINTENANCE DECLARATION.

27. A PORTION OF THE SITE IS LOCATED WITHIN ZONE AE AS SHOWN BY FEMA FIRM NUMBERS 10001C0390K, DATED JUNE 20, 2018 & 10001C0385J, DATED JULY 7, 2014.

28. A STREELIGHT DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

29. A TRASH DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

30. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO, ALL FUTURE MAINTENANCE AND REPAIRS OF ALL OPEN SPACE AREAS, AREAS OF ACTIVE RECREATION, STREET TREES, AND THE SUBDIVISION ENTRANCE SIGNS. THE DEVELOPER SHALL BE RESPONSIBLE UNTIL SUCH TIME THAT A HOMEOWNER'S ASSOCIATION OR MAINTENANCE CORPORATION ASSUMES RESPONSIBILITY.

31. HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, INSURANCE, TAXES, FEES, AND OTHER BURDENS CUSTOMARY TO THE OWNERSHIP OF REAL PROPERTY AND ALL IMPROVEMENTS AND CONSTRUCTIONS THEREON, INCLUDING BUT NOT LIMITED TO ALL RECREATION AMENITIES, WALKWAYS, LANDSCAPING, AND SANITARY SEWER AND OTHER UTILITIES NOT OWNED BY KENT COUNTY. IN ACCORDANCE WITH SECTION 187-10(E), THE DEVELOPER SHALL PLACE $300 PER LOT OR UNIT WITHIN THE SUBDIVISION IN AN INTEREST-BEARING ESCROW ACCOUNT. ALL PRINCIPAL AND INTEREST THAT ACCRUES IN THIS ACCOUNT SHALL BE TURNED OVER TO THE HOMEOWNERS' ASSOCIATION AS SET FORTH BELOW.

I. A DEPOSIT OF $300 SHALL BE MADE TO THE ESCROW ACCOUNT WITH EACH INITIAL REAL ESTATE SETTLEMENT AND SHALL BE VERIFIED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION OF UNITS BEYOND THE INITIAL 80% OF THE LOTS OR UNITS WITHIN THE SUBDIVISION. THE BALANCE OF THE ESCROW ACCOUNT SHALL BE REFLECTED ON THE FINANCIAL STATEMENT.

II. THE DEVELOPER MUST DEMONSTRATE THAT THE FUNDS HAVE BEEN PLACED IN AN INDEPENDENT ESCROW ACCOUNT SEPARATE FROM THE OPERATING FUND OF THE DEVELOPER.

III. THE ESCROW FUNDS SHALL NOT BE WITHDRAWN BY THE DEVELOPER OR ANY PERSON ACTING ON BEHALF OF THE DEVELOPER.

IV. AT THE TIME GOVERNANCE OF THE HOMEOWNERS' ASSOCIATION IS TRANSFERRED TO THE RESIDENTS, THE ESCROW COLLECTED TO DATE PLUS ANY INTEREST SHALL BE TRANSFERRED TO THE ASSOCIATION.

V. THE BALANCE OF THE MAINTENANCE ESCROW COLLECTED AFTER TRANSFER OF HOMEOWNERS' ASSOCIATION PRIOR TO FINAL INSPECTION OF THE SUBDIVISION OR LAND DEVELOPMENT AND/OR RELEASE OF ANY COUNTY-HELD SURETY BONDS OR LETTER OF CREDIT.

32. EXCAVATED MATERIAL FROM THE PROPOSED STORMWATER PONDS MAY NOT BE USED OFF-SITE WITHOUT PRIOR APPROVAL OF A CONDITIONAL USE FOR A BORROW PIT.

33. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING, LANDSCAPING OR OTHER WORK AS REQUIRED BY THE APPROVED PLANS OR NECESSARY.

34. "DECLARANT HEREBY GRANTS UNTO KENT COUNTY, ITS ASSIGNS AND SUCCESSORS, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT ALL THE OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THIS DECLARATION AND THE DEED RESTRICTIONS AT THE EXPENSE OF THE OWNERS OF SAID LOTS. IN THE EVENT THAT KENT COUNTY DETERMINES THAT MAINTENANCE OF THE OPEN SPACES, AS SET FORTH ABOVE, IS REQUIRED, ALL EXPENSES OF MAINTENANCE SHALL BE COLLECTIBLE BY KENT COUNTY IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY KENT COUNTY FOR THAT PURPOSE, OR IN THE MANNER SET FORTH ABOVE IN RELATION TO COLLECTION BY THE MAINTENANCE CORPORATION. ANY LIEN FOR SUCH EXPENSES UNDER THE PROVISIONS OF THIS DECLARATION ASSERTED BY THE COUNTY AND FILED WITH THE RECORDER OF DEEDS SHALL BE A LIEN FROM THE TIME OF RECORDING AND SHALL HAVE PRIORITY IN RELATION TO OTHER LIENS, EITHER GENERAL OR SPECIAL, INCLUDING MORTGAGES AND OTHER LIENS ACCORDING TO THE TIME OF RECORDING OF SUCH LIENS."

35. "ALL REQUIRED LANDSCAPE BUFFERS SHALL BE PLANTED PRIOR TO ISSUANCE OF 50% BY BONDED PHASE OF THE CERTIFICATES OF OCCUPANCY AND MAINTAINED BY THE APPLICANT UNTIL ALL OF THE CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED; PROVIDED, HOWEVER, THAT NO REQUIRED LANDSCAPE PLANTING SHOULD BE CONDUCTED BETWEEN MAY 15 AND SEPTEMBER 15."

36. "OPEN SPACE SHALL BE COMPLETED IN PROPORTION EQUAL TO OR GREATER THAN THE PROPORTION OF RESIDENTIAL DWELLING UNITS COMPLETED, EXCEPT THAT 100% OF RECREATION AREAS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE 80TH PERMIT."

37. "ONE HUNDRED PERCENT OF THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS SHALL BE COMPLETED PRIOR TO ISSUING BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS PROPOSED OR PRIOR TO SUCH TIME AS THE DEVELOPER TRANSFERS THE MAINTENANCE RESPONSIBILITIES FOR THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS TO THE HOMEOWNERS' ASSOCIATION."

38. "WITHIN ONE YEAR OF INITIAL CONSTRUCTION OF ALL STORMWATER MANAGEMENT FACILITIES, WETLAND AND LANDSCAPE PLANTINGS SHALL BE INSTALLED AND PERMANENT METALLIC SIGNAGE SHALL BE PLACED AT THE SWM DETENTION AREA INDICATING: 'WATER QUALITY MANAGEMENT AREA – DO NOT MOW.'"

39. "§116-33.E MAJOR SUBDIVISIONS

I. ALL DRAINAGE FACILITIES SHALL MEET DELDOT STANDARDS AND SPECIFICATIONS UNLESS DEVIATION IS APPROVED BY THE KENT CONSERVATION DISTRICT. SUCH DEVIATIONS MAY INCLUDE PIPE COVER, AND NON-STANDARD DRAINAGE STRUCTURES USED TO MEET SITE SPECIFIC CONSTRAINTS APPROVED ON A CASE-BY-CASE BASIS.

II. IN CASES WHERE SWALES ARE UTILIZED TO PROVIDE REAR YARD DRAINAGE, NO MORE THAN 300 FEET OF CONVEYANCE SWALE CAN BE ROUTED THROUGH ADJACENT LOTS, NOT TO EXCEED THREE SIDE-BY-SIDE LOTS, PRIOR TO ENTERING A CLOSED DRAINAGE SYSTEM. IN CASES WHERE SWALES ARE LOCATED IN OPEN SPACE, SWALES CAN EXCEED 300 FEET IN LENGTH.

III. ALL NEW MAJOR SUBDIVISIONS SHALL INCLUDE AN EVALUATION BY A DELAWARE LICENSED PROFESSIONAL ENGINEER THAT DETERMINES THE SUITABILITY OF BASEMENTS AND RECOMMENDATIONS OF MINIMUM BASEMENT ELEVATIONS. THE EVALUATION SHALL BE SUBMITTED PRIOR TO FINAL PLAN APPROVAL.

IV. IN NO CASE SHALL BASEMENTS BE LOWER THAN TWO (2) FEET ABOVE THE PERMANENT WATER SURFACE ELEVATION OF THE CLOSEST STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE APPROVED SEDIMENT AND STORMWATER PLAN OR ADJACENT WETLANDS."

OWNER CERTIFICATION

I HEREBY CERTIFY THAT PRAIRIE GRAIN, LLC IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN HAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

TJ SCHIFF DATE

WETLANDS STATEMENT

GEO-TECHNOLOGY ASSOCIATES, INC (GTA) HAS CONDUCTED A FIELD REVIEW WITHIN THE BOUNDARIES OF THIS SITE TO EVALUATE THE PRESENCE OR ABSENCE OF POTENTIAL STATE AND FEDERAL JURISDICTIONAL WETLANDS FOR THE PURPOSES OF DELAWARE WETLAND AND SUBAQUEOUS LAND REGULATIONS AND SECTION 404 OF THE CLEAN WATER ACT. GTA'S REVIEW WAS CONDUCTED IN GENERAL ACCORDANCE WITH TECHNIQUES AND CRITERIA PROVIDED IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0). A JURISDICTIONAL DETERMINATION HAS NOT OBTAINED FOR THIS PROPERTY.

ANDREW STANSFIELD DATE
GEO-TECHNOLOGY ASSOCIATES, INC.

ENGINEER'S CERTIFICATION

I, PHILLIP L. TOLLIVER, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

PHILLIP L. TOLLIVER, P.E. DATE

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

111 RUTHAR DRIVE
NEWARK, DE 19711
302-326-2200

DEVELOPER
SCHIFF LAND DEVELOPMENT CO., LLC
16254 S. DUPONT HWY.
HARRINGTON, DE 19952

SPARTAN VILLAGE

KENT COUNTY, DE

PHILLIP L. TOLLIVER
No. 23486
PROFESSIONAL ENGINEER
STATE OF DELAWARE
3/3/26

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NO.	REVISION	DATE
1	REV. LOTS 51-53, 71-72	11/2/26

JOB NO.	DRAWN BY	CHECKED BY	ISSUED
23766	RDS	CJF	9/23/2026

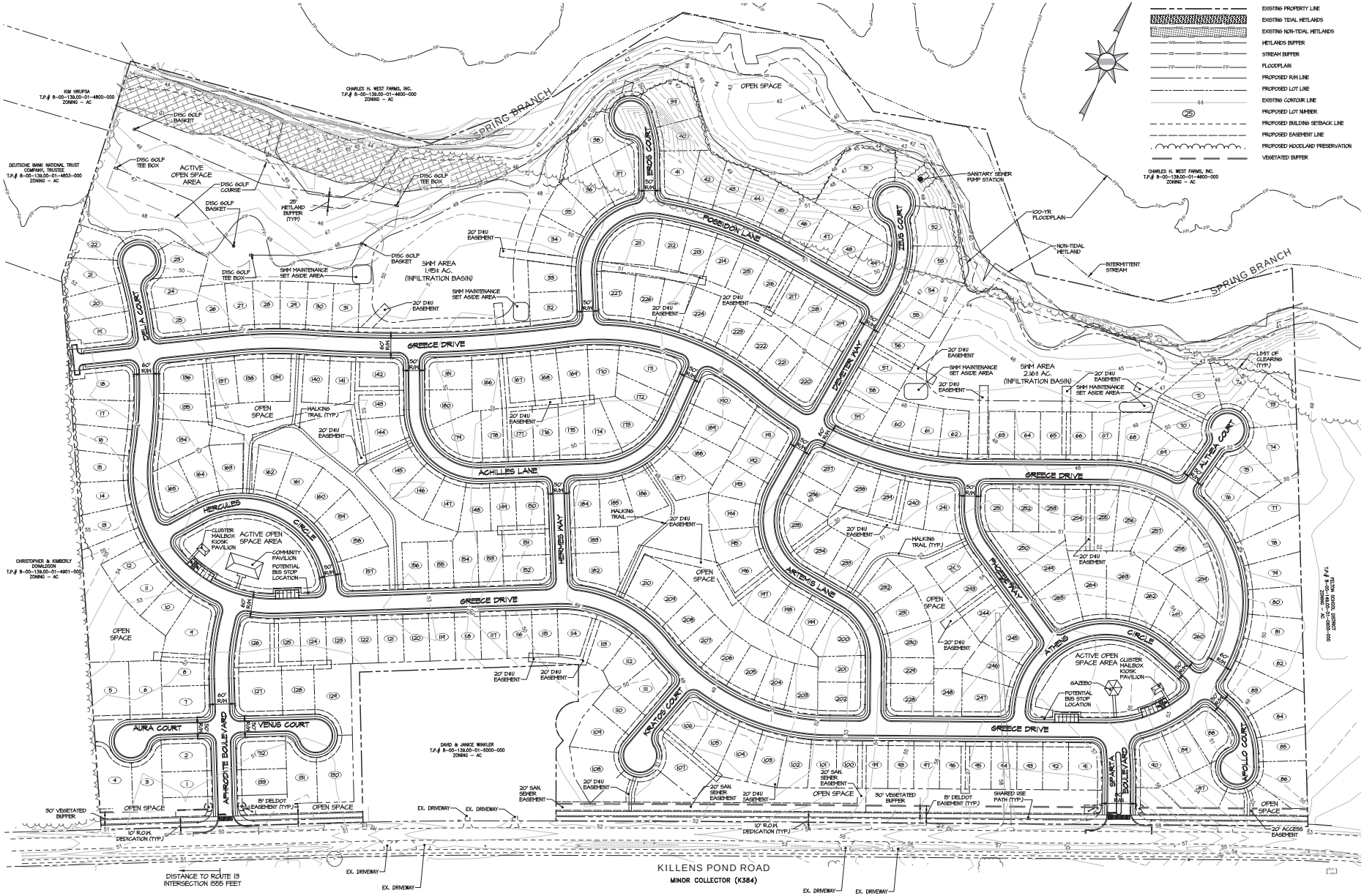
SHEET TITLE

PRELIMINARY PLAN TITLE SHEET

SHEET NUMBER

1 OF 7

PRELIM



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

DEVELOPER:
SCHIPP LAND DEVELOPMENT CO., LLC
1656 S. DUPONT HWY.
HARRINGTON, DE 19952

SPARTAN VILLAGE

KENT COUNTY, DE

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NO.	REVISION	DATE
1	REV. LOTS 51-53, 71-72	11/2/26

JOB NO.	DRAWN BY	CHECKED BY	ISSUED
23766	RDS	CJF	9/23/2026

SHEET TITLE

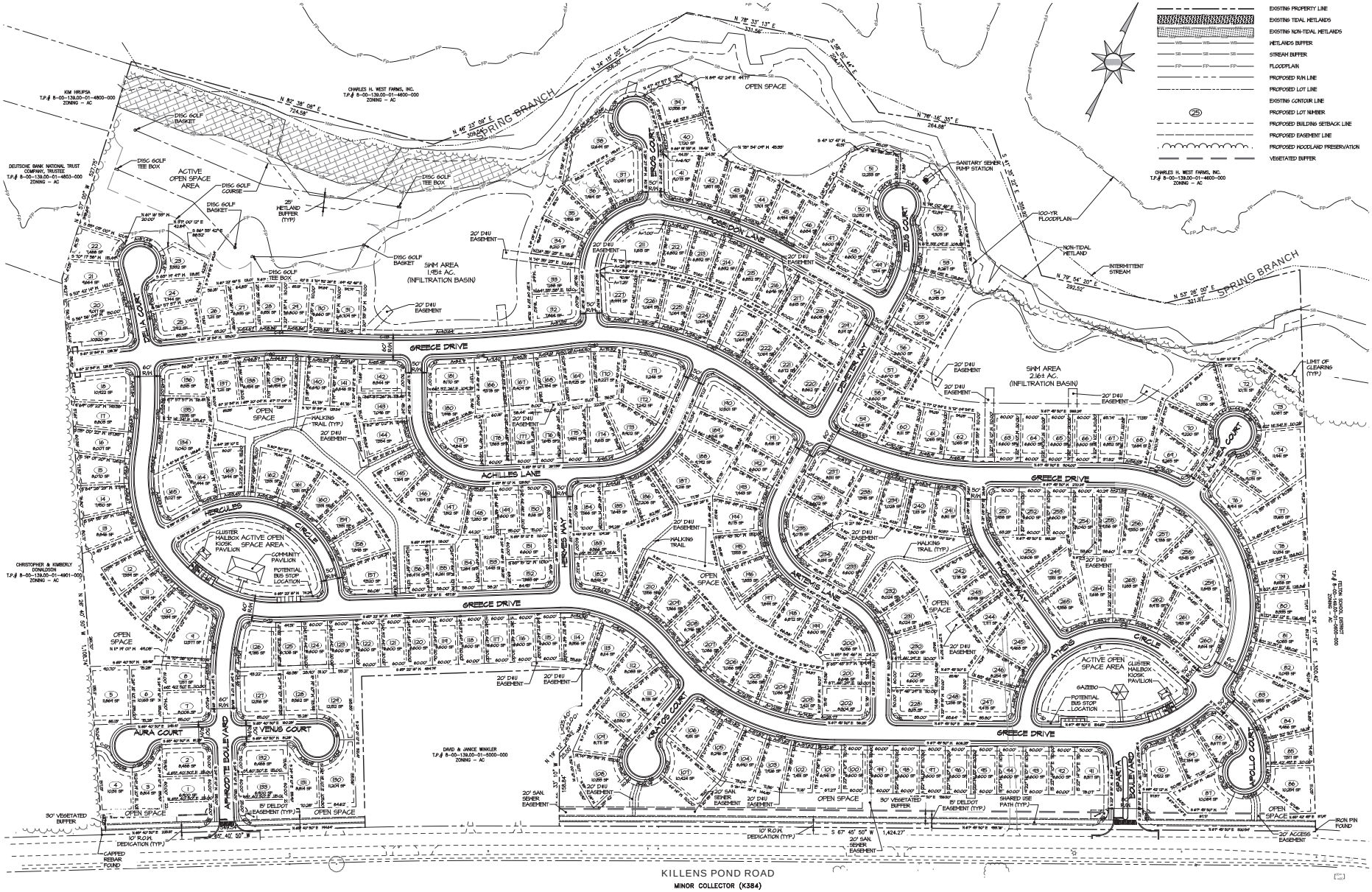
PRELIMINARY DETAILED PLAN

SHEET NUMBER

2 OF 7

PRELIM

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MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

111 RUTHAR DRIVE
NEWARK, DE 19711
302-326-2200

DEVELOPER:
SCHIPH LAND DEVELOPMENT CO., LLC
16956 S. DUPONT HWY.
HARRINGTON, DE 19952

SPARTAN VILLAGE

KENT COUNTY, DE

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NO.	REVISION	DATE
1	REV. LOTS 51-53, 71-72	11/2/26

JOB NO.	DRAWN BY	CHECKED BY	ISSUED
23766	RDS	CJF	9/23/2026

SHEET TITLE

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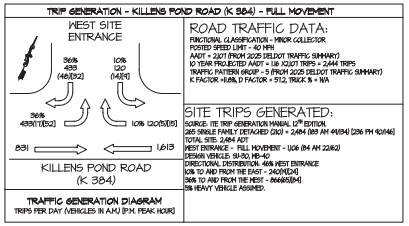
SHEET NUMBER

3 OF 7

PRELIM

©\23766-Spartan Village\PLANNING\PRELIMINARY PLOT\23766_EASEMENT PLAN_Prelim.DWG, 11/2/2026 8:27:00 PM, CFarkas

TRIP GENERATION - KILLENS POND ROAD (K 384) - FULL MOVEMENT



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - MINOR COLLECTOR
POSTED SPEED LIMIT - 40 MPH
AADT = 2,107 (FROM 2025 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = (.15 X 2,107 TRIPS = 2,444 TRIPS
TRAFFIC PATTERN GROUP - 5 (FROM 2025 DELDOT TRAFFIC SUMMARY)
K FACTOR =11.8%, D FACTOR = 51/2, TRUCK % = N/A

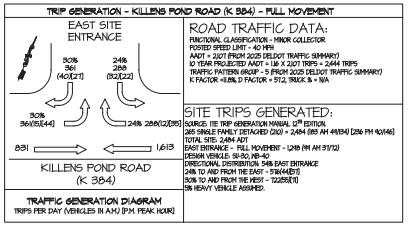
SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION MANUAL 12TH EDITION.
265 SINGLE FAMILY DETACHED (210) = 2,484 (183 AM 49/134) (236 PM 161/146)
TOTAL SITE: 2,484 ADT
WEST ENTRANCE - FULL MOVEMENT - (.10 (64 AM 22/42)
DESIGN VEHICLE: SU-30, WB-40
DIRECTIONAL DISTRIBUTION: 46% WEST ENTRANCE
10% TO AND FROM THE EAST - 240/[144]
36% TO AND FROM THE WEST - 864/[65]/[34]
5% HEAVY VEHICLE ASSUMED.

TRAFFIC GENERATION DIAGRAM

TRIPS PER DAY (VEHICLES IN A/H) [P.M. PEAK HOUR]

TRIP GENERATION - KILLENS POND ROAD (K 384) - FULL MOVEMENT



ROAD TRAFFIC DATA:

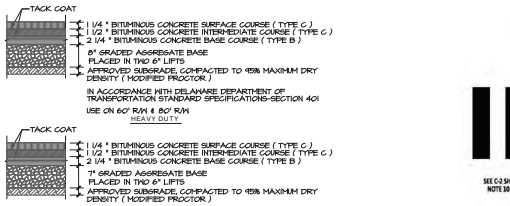
FUNCTIONAL CLASSIFICATION - MINOR COLLECTOR
POSTED SPEED LIMIT - 40 MPH
AADT = 2,107 (FROM 2025 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = (.15 X 2,107 TRIPS = 2,444 TRIPS
TRAFFIC PATTERN GROUP - 5 (FROM 2025 DELDOT TRAFFIC SUMMARY)
K FACTOR =11.8%, D FACTOR = 51/2, TRUCK % = N/A

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION MANUAL 12TH EDITION.
265 SINGLE FAMILY DETACHED (210) = 2,484 (183 AM 49/134) (236 PM 161/146)
TOTAL SITE: 2,484 ADT
EAST ENTRANCE - FULL MOVEMENT - (.24) (64 AM 31/72)
DESIGN VEHICLE: SU-30, WB-40
DIRECTIONAL DISTRIBUTION: 54% EAST ENTRANCE
24% TO AND FROM THE EAST - 576/[144]/[72]
30% TO AND FROM THE WEST - 722/[65]/[72]
5% HEAVY VEHICLE ASSUMED.

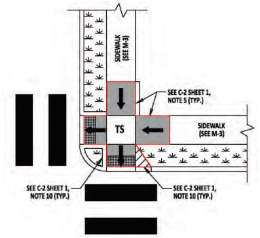
TRAFFIC GENERATION DIAGRAM

TRIPS PER DAY (VEHICLES IN A/H) [P.M. PEAK HOUR]



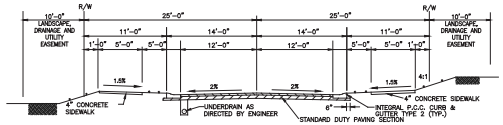
PAVING SECTIONS

NOT TO SCALE



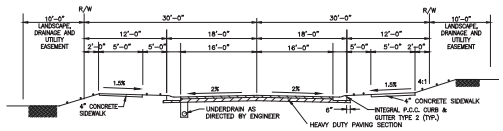
DELDOT ACCESS CURB RAMP

NOT TO SCALE



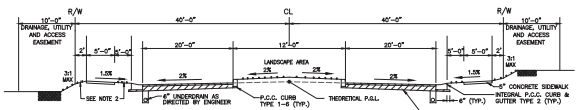
TYPICAL 50' R/W STREET SECTION

NOT TO SCALE



TYPICAL 60' R/W STREET SECTION

NOT TO SCALE



TYPICAL 60' R/W STREET SECTION

NOT TO SCALE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	82.41'	125.00'	37.78'	S 40° 01' 56" E	80.93'
C-2	38.79'	25.00'	88.91'	S 23° 18' 35" W	35.02'
C-3	562.79'	270.00'	119.43'	N 52° 31' 21" W	466.30'
C-4	44.41'	25.00'	101.78'	N 58° 04' 45" E	38.80'
C-5	260.56'	225.00'	66.35'	N 75° 47' 31" E	246.24'
C-6	34.24'	25.00'	78.46'	N 81° 50' 54" E	31.62'
C-7	170.82'	265.00'	36.93'	N 49° 17' 50" E	167.88'
C-8	44.52'	25.00'	102.02'	N 20° 10' 54" W	38.86'
C-9	376.89'	175.00'	123.39'	S 47° 06' 31" W	308.16'
C-10	42.61'	25.00'	97.65'	S 63° 24' 44" E	37.63'
C-11	37.27'	25.00'	85.42'	N 25° 03' 14" E	33.91'
C-12	146.08'	225.00'	37.20'	N 00° 56' 36" E	143.53'
C-13	34.24'	25.00'	78.46'	S 19° 41' 19" E	31.62'
C-14	64.71'	175.00'	21.19'	S 31° 44' 13" E	64.34'
C-15	37.81'	25.00'	86.65'	S 64° 28' 05" E	34.31'
C-16	304.91'	830.00'	21.05'	S 82° 43' 57" W	303.20'
C-17	41.68'	25.00'	95.52'	N 49° 17' 01" E	37.02'
C-18	99.39'	545.00'	10.45'	N 77° 43' 59" W	99.25'
C-19	86.87'	830.00'	6.00'	N 77° 02' 24" W	86.83'
C-20	37.94'	25.00'	86.96'	S 49° 46' 49" W	34.40'
C-21	37.93'	25.00'	86.93'	N 36° 34' 28" W	34.39'
C-22	195.67'	125.00'	89.69'	S 37° 57' 19" E	176.30'
C-23	273.94'	175.00'	89.69'	N 37° 57' 19" W	246.81'
C-24	185.01'	175.00'	60.57'	S 52° 30' 45" E	176.52'
C-25	132.15'	125.00'	60.57'	N 52° 30' 45" W	126.08'
C-26	39.27'	25.00'	90.00'	S 67° 13' 50" E	35.36'
C-27	39.27'	25.00'	90.00'	N 22° 46' 10" E	35.35'
C-28	421.89'	470.00'	51.43'	S 86° 31' 14" E	407.87'
C-29	251.26'	330.00'	43.63'	S 82° 37' 04" E	245.24'
C-30	400.35'	605.00'	37.91'	N 88° 26' 11" E	393.09'
C-31	96.11'	770.00'	7.15'	S 76° 00' 33" E	96.05'
C-32	40.81'	25.00'	93.53'	N 53° 39' 09" E	36.43'
C-33	39.27'	25.00'	90.00'	N 38° 06' 39" W	35.36'
C-34	297.02'	850.00'	20.02'	S 86° 52' 42" W	295.52'
C-35	222.40'	125.00'	101.94'	S 25° 53' 50" W	194.20'
C-36	37.28'	25.00'	85.45'	S 67° 47' 49" E	33.92'
C-37	199.34'	125.00'	91.37'	S 69° 03' 41" E	178.88'
C-38	194.65'	175.00'	63.73'	N 33° 23' 21" E	184.77'
C-39	41.68'	25.00'	95.52'	N 46° 14' 03" W	37.02'
C-40	249.28'	545.00'	26.21'	S 72° 54' 12" W	247.12'
C-41	311.28'	3030.00'	5.89'	S 62° 44' 35" W	311.15'
C-42	38.86'	25.00'	89.06'	S 21° 09' 18" W	35.06'
C-43	54.61'	225.00'	13.91'	N 56° 46' 50" E	54.48'
C-44	39.27'	25.00'	90.00'	N 20° 15' 12" E	35.36'
C-45	34.78'	24.95'	79.87'	S 64° 35' 18" E	32.03'
C-46	252.35'	280.00'	51.64'	N 88° 48' 34" W	243.90'
C-47	42.98'	25.00'	98.51'	S 16° 06' 59" W	37.88'
C-48	350.47'	185.00'	108.54'	S 87° 24' 38" E	300.37'
C-49	44.20'	25.00'	101.31'	N 12° 20' 11" W	38.67'
C-50	58.86'	1030.00'	3.27'	N 20° 23' 49" W	58.85'
C-51	89.37'	275.00'	18.62'	N 31° 18' 30" W	88.98'
C-52	44.20'	25.00'	101.31'	N 88° 58' 17" E	38.67'
C-53	458.67'	235.00'	111.83'	S 85° 46' 05" E	389.25'
C-54	36.99'	25.00'	84.78'	S 72° 14' 28" E	33.71'
C-55	39.32'	25.00'	90.12'	N 20° 18' 44" E	35.39'
C-56	39.27'	25.00'	90.00'	N 69° 44' 48" W	35.36'
C-57	279.08'	175.00'	91.37'	N 69° 03' 41" W	250.43'
C-58	38.86'	25.00'	89.06'	N 67° 54' 26" W	35.06'
C-59	200.40'	3030.00'	3.79'	S 69° 27' 23" W	200.36'
C-60	169.15'	970.00'	9.99'	S 66° 21' 19" W	168.94'
C-61	37.48'	25.00'	85.90'	N 18° 24' 40" E	34.07'
C-62	54.97'	35.00'	90.00'	N 22° 46' 10" E	49.49'
C-63	37.26'	25.00'	85.40'	N 69° 32' 12" W	33.91'
C-64	321.46'	530.00'	34.75'	S 85° 08' 23" W	316.56'
C-65	321.46'	530.00'	34.75'	S 85° 08' 23" W	316.56'
C-66	37.01'	25.00'	84.83'	N 60° 05' 59" E	33.73'
C-67	40.75'	35.00'	66.71'	N 15° 40' 19" W	38.49'
C-68	86.74'	51.00'	97.45'	N 64° 59' 13" E	76.66'
C-69	37.01'	25.00'	84.83'	S 24° 43' 53" E	33.73'
C-70	58.66'	533.48'	6.30'	N 63° 58' 34" W	58.63'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-71	253.64'	270.00'	53.82'	N 87° 43' 01" W	244.41'
C-72	62.08'	330.00'	10.78'	S 70° 36' 05" W	61.99'
C-73	37.12'	25.00'	85.08'	S 33° 17' 35" W	33.80'
C-74	123.65'	470.00'	15.07'	S 16° 46' 57" E	123.30'
C-75	39.27'	25.00'	90.00'	S 69° 19' 10" E	35.36'
C-76	219.60'	51.00'	246.71'	S 09° 02' 12" W	85.20'
C-77	40.75'	35.00'	66.71'	N 80° 57' 48" W	38.49'
C-78	39.27'	25.00'	90.00'	S 20° 40' 50" W	35.36'
C-79	54.98'	35.00'	90.00'	S 69° 19' 10" E	49.50'
C-80	54.98'	35.00'	90.00'	S 67° 13' 50" E	49.50'
C-81	43.47'	530.00'	4.70'	S 24° 31' 53" E	43.46'
C-82	34.67'	25.00'	79.45'	S 12° 53' 15" W	31.96'
C-83	147.15'	330.00'	25.55'	S 39° 50' 17" W	145.93'
C-84	35.74'	25.00'	81.90'	S 68° 00' 56" W	32.77'
C-85	41.55'	125.00'	19.04'	N 61° 30' 39" W	41.36'
C-86	52.95'	35.00'	86.68'	N 08° 38' 48" W	48.04'
C-87	212.72'	51.00'	238.98'	N 84° 47' 46" W	88.78'
C-88	142.78'	175.00'	46.75'	S 47° 39' 37" E	138.85'
C-89	35.74'	25.00'	81.90'	S 30° 04' 53" E	32.77'
C-90	462.33'	330.00'	80.27'	S 29° 15' 56" E	425.44'
C-91	35.74'	25.00'	81.90'	S 28° 26' 59" E	32.77'
C-92	21.32'	25.00'	48.86'	S 36° 55' 56" W	20.68'
C-93	247.20'	51.00'	277.72'	S 77° 29' 53" E	67.11'
C-94	21.32'	25.00'	48.86'	N 11° 55' 42" W	20.68'
C-95	35.74'	25.00'	81.90'	N 53° 27' 13" E	32.77'
C-96	153.44'	330.00'	26.64'	N 81° 05' 04" E	152.06'
C-97	335.38'	770.00'	24.96'	N 80° 14' 30" E	332.73'
C-98	41.09'	25.00'	94.17'	N 40° 11' 45" W	36.62'
C-99	55.10'	225.00'	14.03'	N 15° 25' 54" W	54.96'
C-100	20.30'	25.00'	46.52'	N 12° 49' 00" W	19.74'
C-101	69.76'	50.00'	79.93'	S 29° 03' 45" W	64.24'
C-102	22.20'	25.00'	50.88'	S 60° 25' 33" E	21.48'
C-103	88.48'	175.00'	28.97'	S 07° 35' 43" E	87.54'
C-104	39.27'	25.00'	90.02'	S 51° 53' 21" W	35.36'
C-105	58.38'	900.00'	3.72'	S 86° 10' 57" W	58.37'
C-106	34.37'	25.00'	78.78'	S 62° 51' 03" E	31.73'
C-107	49.58'	175.00'	16.23'	S 29° 19' 32" E	49.42'
C-108	217.04'	51.00'	243.84'	N 20° 49' 26" E	86.58'
C-109	47.42'	35.00'	77.63'	N 62° 16' 39" W	43.88'
C-110	32.95'	25.00'	75.52'	N 14° 18' 01" E	30.62'
C-111	52.50'	175.00'	17.19'	S 30° 25' 39" W	52.30'
C-112	36.98'	25.00'	84.75'	S 17° 18' 07" W	33.70'
C-113	401.64'	2970.00'	7.75'	S 65° 14' 23" W	401.33'
C-114	58.86'	1030.00'	3.27'	S 66° 02' 15" W	58.85'
C-115	38.45'	25.00'	88.12'	N 74° 34' 56" W	34.77'
C-116	45.00'	1025.00'	2.52'	N 31° 46' 55" W	45.00'
C-117	39.44'	35.00'	64.56'	N 02° 48' 30" W	37.38'
C-118	87.49'	51.00'	98.28'	S 77° 51' 39" W	77.15'
C-119	66.99'	975.00'	3.94'	S 35° 19' 40" E	66.98'
C-120	40.05'	25.00'	91.78'	S 15° 28' 10" W	35.90'
C-121	41.14'	25.00'	94.28'	N 71° 30' 06" W	36.65'
C-122	174.97'	970.00'	10.33'	N 19° 11' 44" W	174.73'
C-123	431.87'	340.00'	72.78'	N 50° 25' 00" W	403.41'
C-124	34.13'	25.15'	77.76'	N 47° 39' 09" W	31.57'
C-125	468.89'	234.00'	114.81'	S 84° 16' 41" E	394.29'
C-126	39.27'	25.00'	90.00'	N 20° 40' 50" E	35.36'
C-127	40.75'	35.00'	66.71'	S 80° 57' 48" E	38.49'
C-128	118.12'	51.00'	132.70'	S 66° 02' 39" W	93.43'
C-129	41.41'	35.00'	67.78'	S 31° 48' 25" W	39.03'
C-130	39.27'	25.00'	90.00'	N 69° 19' 10" W	35.36'
C-131	54.98'	35.00'	90.00'	N 20° 40' 50" E	49.50'
C-132	146.34'	530.00'	15.82'	N 16° 24' 35" W	145.87'

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

DEVELOPER
SCHIFF LAND DEVELOPMENT CO., LLC
16054 S. DUPONT HWY.
HARRINGTON, DE 19952

SPARTAN VILLAGE

KENT COUNTY, DE



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NO.	REVISION	DATE
1	REV. LOTS 51-53, 71-72	11/2/26

JOB NO.	DRAWN BY	CHECKED BY	ISSUED
23766	RDS	CJF	9/23/2026

SHEET TITLE

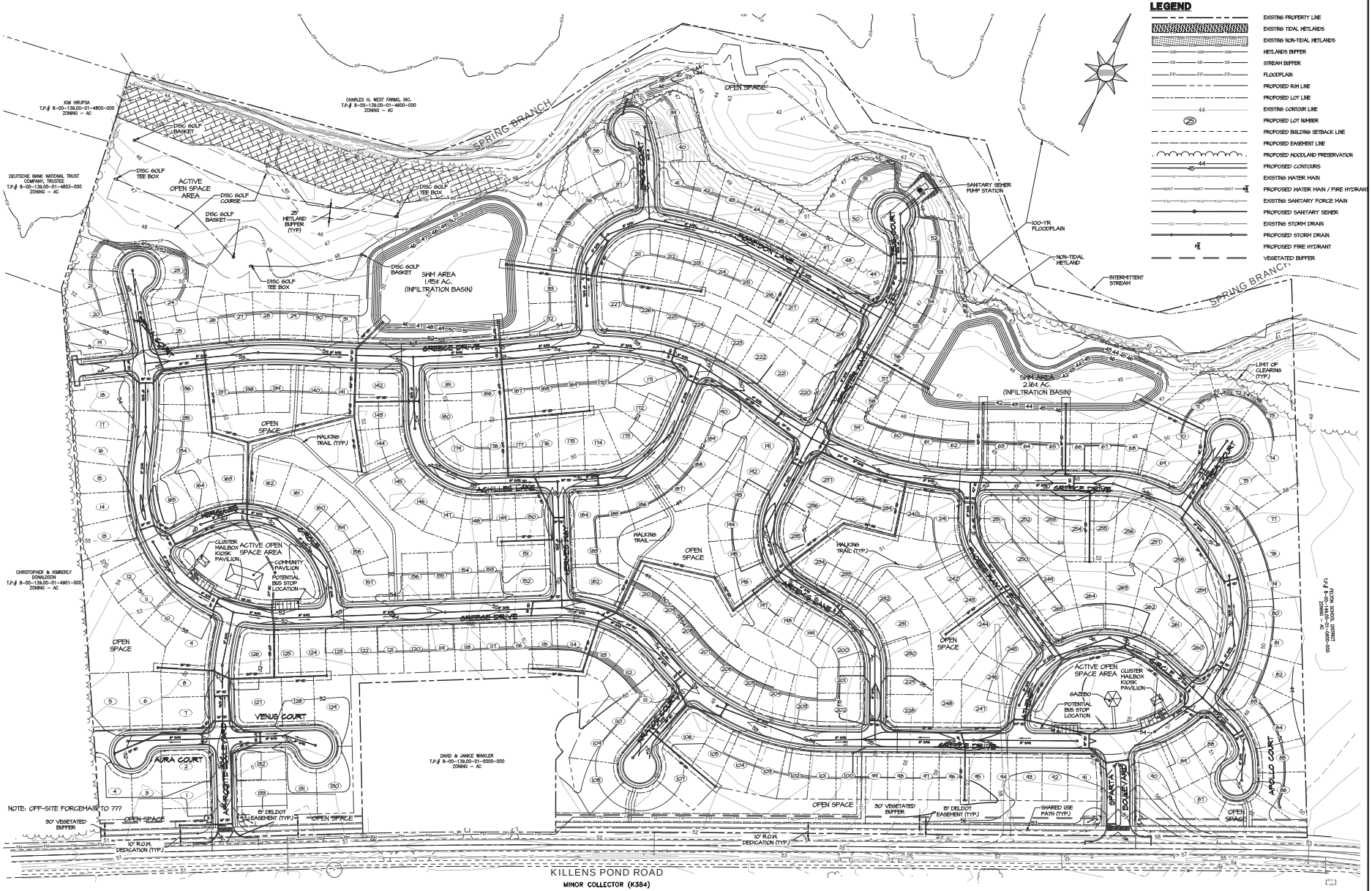
PRELIMINARY NOTES & DETAILS

SHEET NUMBER

4 OF 7

PRELIM

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DEVELOPER:
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23766	RDS	CJF	9/23/2026

SHEET TITLE

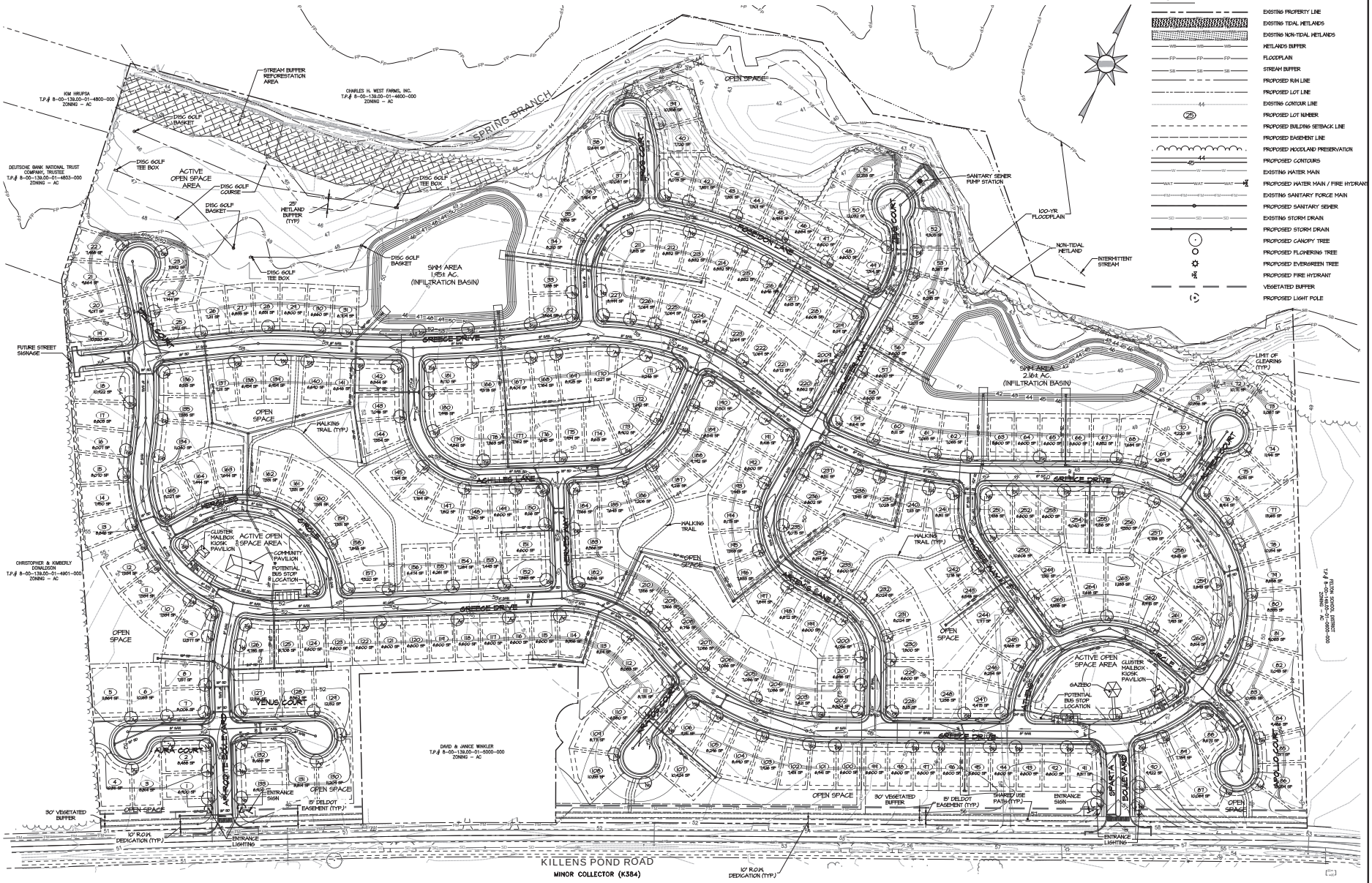
PRELIMINARY GRADING & UTILITY PLAN

SHEET NUMBER

5 OF 7

PRELIM

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1	REV. LOTS 51-53, 71-72	11/2/20

JOB NO.	DRAWN BY	CHECKED BY	ISSUED
23766	RDS	CJF	9/23/2020

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

6 OF 7

PRELIM

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12'X16' MONTFORD PAVILION



40'X80' KINGSTON PAVILION

LANCASTER COUNTY BACKYARD
211 S NEW HOLLAND RD, KINZERS, PA 17535
(267) 636-6483

OR APPROVED EQUAL

PAVILION DETAIL

NOT TO SCALE

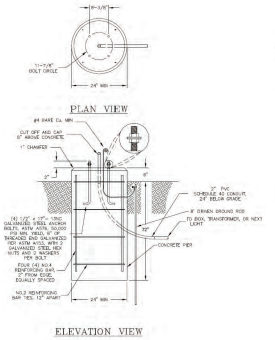


20' VINYL DODECAGON GAZEBO
BY GAZEBOCREATIONS.COM

OR APPROVED EQUAL

GAZEBO DETAIL

NOT TO SCALE



LIGHT POLE FOOTING DETAIL

NOT TO SCALE

Plain Granville
Post Light with 16' Burlington Post



50 Watt LED
Catalogue Number
Holophane GVD2P204D6ASMBKSBSGP7

Pole
Catalogue Number
Hapco 74167-005P1
Holophane BLA1654/11P07ABGBK

OR APPROVED EQUAL

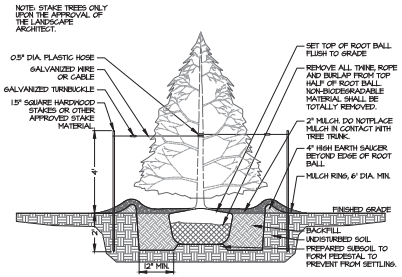
LIGHT STANDARD DETAIL

NOT TO SCALE



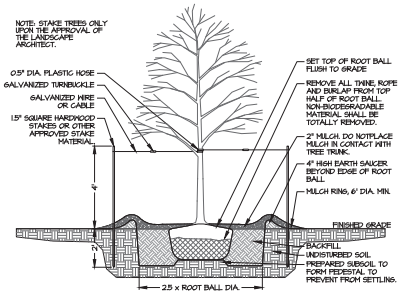
WALKING PATH PAVING SECTION

NOT TO SCALE



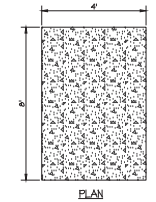
EVERGREEN TREE DETAIL

NOT TO SCALE

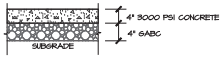


DECIDUOUS TREE DETAIL

NOT TO SCALE



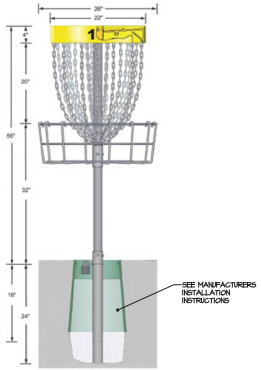
PLAN



SECTION

DISC GOLF TEE PAD

NOT TO SCALE

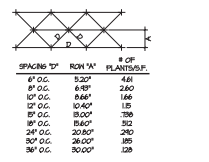


DISCatcher® Pro
Permanent Installation

OR APPROVED EQUAL

DISC GOLF BASKET

NOT TO SCALE



SPACING "S"	ROW "A"	# OF PLANTS/S.F.
6" O.C.	5.20"	4.61
8" O.C.	6.93"	2.60
10" O.C.	8.66"	1.66
12" O.C.	10.40"	1.15
15" O.C.	13.00"	.738
18" O.C.	15.60"	.512
24" O.C.	20.80"	.240
30" O.C.	26.00"	.185
36" O.C.	30.00"	.128

PLANT SPACING CHART

NOT TO SCALE

NOTE: FOR USE ONLY WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER AS SHOWN AND SPECIFIED IN THE PLAT LIST.

SITE DATA

TAX PARCEL:	8-00-134.00-01-5600-000
OWNER:	PRAIRIE GRAIN, LLC ATTN: MR. TJ SCHIFF 16054 S. DUPONT HWY. HARRINGTON, DE 19952
APPLICANT:	SCHIFF LAND DEVELOPMENT CO., LLC ATTN: MR. TJ SCHIFF 16054 S. DUPONT HWY. HARRINGTON, DE 19952 (302) 398-8014
DESIGN PROFESSIONAL:	PHILLIP L. TOLLIVER III RUTHAR DRIVE NEWARK, DE 19711 (302) 326-2200
TOTAL SITE AREA:	100.44± AC
SITE AREA BREAKDOWN:	
EX. WETLANDS:	5.01± AC.
EX. WOODLAND:	14.01± AC.
PR. WOODLAND PRESERVATION:	9.21± AC. (66% RETAINED)
LOT AREAS:	
MINIMUM:	6,261 S.F.
MAXIMUM:	13,165 S.F.
AVERAGE:	8,250 S.F.
BUILDING SETBACKS:	
FRONT SETBACK:	20'
REAR SETBACK:	10'
SIDE YARD:	5' MIN.
WETLANDS:	WETLANDS INFORMATION SHOWN HEREON IS BASED UPON FIELD DELINEATION BY GEOTECHNOLOGY ASSOCIATES INC. DATED JUNE 2026.

GENERAL PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEANUP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSE FOLIAGE, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.
4. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FOR TREES AND A MINIMUM OF ONE (1) YEAR FOR SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. THE DEVELOPER IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL 1st TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.
6. INSOFAR AS IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOTBALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1-1986 (OR CURRENT EDITION) "AMERICAN STANDARD FOR NURSERY STOCK," LAST REVISION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK AND BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES MUST NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING ONLY WHEN CONDITIONS MERIT. ALL TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED.
16. SHOULD A PLANT BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND TO KENT COUNTY PLANNING.
17. AREAS TO BE LANDSCAPED SHALL RECEIVE STOCKPILED TOPSOIL TO A MINIMUM DEPTH OF FOUR (4) TO SIX (6) INCHES. ORGANIC MATTER CONTENT OF TOPSOIL SHALL BE A MINIMUM OF 4%. IN THE EVENT THAT ORGANIC MATTER CONTENT IS DEFICIENT, SOIL AMENDMENTS SHALL BE ADDED AS NECESSARY TO ACHIEVE THE REQUIRED PERCENTAGE.
18. PLANTING OPERATIONS SHALL INCLUDE THE COMPLETE REMOVAL OF ALL SYNTHETIC MATERIAL (IF USED) FROM THE ROOTBALL PRIOR TO PLANTING.
19. ALL DISTURBED AREAS NOT PAVED OR MULCHED SHALL BE SEEDED.
20. WHEN TREE GROWTH BEGINS, ALL STAKES AND/OR GUYING SHALL BE REMOVED.
21. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
22. THE CONSTRUCTION / IMPROVEMENT OF OPEN SPACE AREAS SHALL BE COMPLETED IN A PROPORTION EQUAL TO OR GREATER THAN THE PROPORTION OF RESIDENTIAL DWELLING UNITS COMPLETED, EXCEPT THAT 100% OF THE RECREATION AREAS SHALL BE COMPLETED PRIOR TO ISSUING BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS PROPOSED, UNLESS WRITTEN AGREEMENT IS IN PLACE BETWEEN THE APPLICANT AND THE PLANNING SERVICES DEPARTMENT.
23. ALL PLANTINGS SHALL HAVE A ONE-YEAR FULL PRICE REPLACEMENT GUARANTEE.

STREAM BUFFER - REFORESTATION PLANTINGS

Non-forested buffer area = 1.68 ac±

required		Provided
2	4" cal. Canopy Trees	2
7	3" cal. Canopy Trees	7
17	1.5" cal. Canopy trees	17
10	5'-6' Understory trees	10
84	Whips	84
50	1 gal. Shrub	50

Key	Botanical Name	Common Name				
Canopy Trees			Whips	1.5" Cal.	3" Cal.	4" Cal.
Ra	Acer rubrum	Silver Maple	17	4	2	1
Ar	Acer rubrum	Red Maple	17	4	2	1
Bn	Betula nigra	River Birch	17	3	1	0
Qa	Quercus alba	White Oak	17	3	1	0
Qp	Quercus phellos	Willow Oak	16	3	1	0
			84	17	7	2

Understory Trees			5'-6'
Ac	Amelanchier canadensis	Service Berry	5
Cs	Cercis canadensis	Redbud	5
			10

Shrubs			5'-6'
Aa	Aronia arbutifolia	Chokeberry	10
Cs	Cornus amomum	Silky dogwood	10
Ig	Ilex glabra	Inkberry	10
Iv	Ilex virginica	Sweetspire	10
Lb	Lindera benzoin	Spicebush	10
			50

Plan shrubs in groups of three like species. Mulch individually with 3" of shredded hardwood bark mulch. Mix species evenly throughout the reforestation areas.

Reforestation areas disturbed during construction shall be seeded, fertilized, and planted with the specified native see mix prior to the issuance of certificates of occupancy. Areas existing as meadow (undisturbed,), shall be cleared of any invasive weeds on a spot removal basis. New trees and shrubs shall be planted and the meadow maintained during the forest canopy establishment. In areas of Old Field with existing seedlings and meadow mixed, remove invasive plants, seed disturbed areas and field locate new trees and shrubs around existing native seedlings to remain.

MEADOW & REFORESTATION AREA SEED MIX AT 50 lbs/ac

30%	Shizachyrium scoparium	Little Bluestem
25%	Sourghestrum nutans	Indian Grass
20%	Andropogon geradi	Big Bluestem
15%	Elymus virginicus	Virginia Wild Rye
10%	Panicum virgatum	Switchgrass

PRELIMINARY PLANTING SCHEDULE

Qty	Key	Botanical Name	Common Name	Size	Root
CANOPY TREES					
50	Ar	Acer rubrum 'Red Sunset'	"Red Sunset" Maple	1.75" Cal	B&B
61	Gt	Gleditsia triacanthos 'Shademaster'	"Shademaster" Honeylocust	1.75" Cal	B&B
51	Ns	Nyssa sylvatica	Black Tupelo	1.75" Cal	B&B
58	Gb	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	1.75" Cal	B&B

220 OF TREES PROPOSED

LANDSCAPE RATIONALE

Woodland Preservation:

Density = 1-6 DU/acre
Percentage Existing Woodland
Required to be Preserved: 50%
Existing Woodlands: 609,840 s.f.
Preserved Existing Woodlands: 400,752 s.f.
Percentage Existing Woodlands
Proposed to be Preserved: 66%

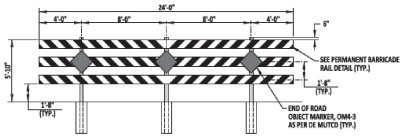
Tree Planting:
Requirement: 1 Tree/10,000 s.f. Lot Area
Lot Area: 2,159,863 s.f.
Trees Required: 216
Trees Provided: 220



NOTE: ACTUAL ENTRANCE SIGN SUBJECT TO CHANGE AT DEVELOPERS DISCRETION

ENTRANCE SIGN DETAIL

NOT TO SCALE



FUTURE STREET SIGNAGE DETAIL

NOT TO SCALE

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SPARTAN VILLAGE

KENT COUNTY, DE

PHILLIP L. TOLLIVER III — No. 12489 — PROFESSIONAL ENGINEER — STATE OF DELAWARE — 11/02/26

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SHEET TITLE
PRELIMINARY LANDSCAPE NOTES & DETAILS

SHEET NUMBER
7 OF 7

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