Preliminary Land Use Service

Application Form

Submitted Time:
February 27, 2025 1:39 PM

PLUS ID: 2025-03-02

State Strategy Level: 3 & 4

PLUS Application Type - Subdivision

Title: Generals Run
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
AR-1 Cluster Subdivision

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
2

Parcel ID(s): 234-29.00-009.00, 234-29.00-031.00

Project Location: John J. Williams Highway (Route 24), Millsboro, DE

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

Section II: Project Contact Information

Owner Contact Information

Dawson Bros. Enterprises, LLC
709 S. Kaywood Drive
Salisbury, MD 21804
Phone: (717) 460-7029
Email: webster.gray@yahoo.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Grayway Developers, LLC
507 North York Street, Suite 1B
Mechanicsburg, PA 17055
Phone: (717) 460-7029
Email: webster.gray@yahoo.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
George, Miles, & Buhr, LLC
Christopher Pfeifer, P.E.
Phone: (410) 742-3115
Email: cpfeifer@gmbnet.com
Fax: (410) 548-5790

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

Section III: Project Details

Project Area (Acres): **49.84**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **AR-1**

Land Use Information

Present Use for this project area: **Partly Wooded**
Proposed Use for this project: **Cluster Subdivision**

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Second home**
Total number of Homeownership units: **99**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	99		

Commercial Development Information

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

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

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

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

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

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Webster Gray (717) 460-7029

Section IV: Utilities

Water Supply Details

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

Wastewater Supply Details

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

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	35.8	Yes	18.05

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

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

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

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

Stormwater Management Details

List the proposed stormwater management practices for this site:
BMP's, wet ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **26.01**

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

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
1,000
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

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

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
N/A

Mobility Details

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

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

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			

Proposed to add?	Yes	No	
Type proposed	Internal		

Section VII: Historic / Cultural Information

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

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

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

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

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

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

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

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

Signature of Person completing form on behalf of the Property Owner



PLUS

Project Owner Signature

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

Project Name: Generals Run

Project ID (to be completed by OSPC): _____

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

David R. Dawson, Manager — 2/25/2025

Signature of Property Owner — Date

DAVID R. DAWSON

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

OSPC

Published January 2022

PLUS

Project Owner Signature

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

Project Name: General's Run

Project ID (to be completed by OSPC): _____

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



Signature of Property Owner

2/26/25

Date

Alan C. Price

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

Date

_____

Additional Owner (Please Print)

OSPC

Published January 2022



G:\Projects\SLM\Dan Ryan Builders\Rte 24 Long Neck - 30 acres\Exhibits\Concept G AR Cluster a.dwg, 2/24/2025, Kelja Kalinski

SITE DATA:

OWNER:	DAWSON BROS ENTERPRISES, LLC. 709 S. KAYWOOD DR. SALISBURY, MD 21804
TAX MAP:	234-29.00-9.00
DEED REFERENCE:	5201/316
OWNER:	CYRIL H. & DORIS C. PRICE TR 7 CORPORAL RD. CAMBRIDGE, MA
TAX MAP:	P/O 234-29.00-31.00
DEED REFERENCE:	
DEVELOPER/APPLICANT:	GRAYWAY DEVELOPERS, LLC 507 NORTH YORK STREET, SUITE 1B MECHANICSBURG, PA 17055 CONTACT: WEBSTER GRAY
CIVIL ENGINEER:	GEORGE, MILES & BUHR, LLC 206 WEST MAIN ST. SALISBURY, MD 21801 PHONE: 410.742.3115 CONTACT: CHRISTOPHER PFEIFER, P.E.
EXISTING ZONING:	AR-1 - AGRICULTURAL RESIDENTIAL
PROPOSED ZONING:	AR-1 CLUSTER
COMPREHENSIVE PLAN MAP:	COASTAL AREA
TOTAL SITE AREA:	±36.34 ACRES (TM 234-29.00-9.00) ±13.5 ACRES (P/O TM 234-29.00-31.00) ±49.84 ACRES TOTAL

LEGEND:

SINGLE FAMILY LOTS: 99
MIN. LOT SIZE: 7,500 SF

TOTAL SITE AREA:	+/-49.84 AC.
EXISTING WOODS:	+/-35.8 AC.
LOT AREA:	+/-18.45 AC.
ROW:	+/-5.38 AC.
OPEN SPACE:	+/-26.01 AC.
SWM:	+/-2.5 AC.
WOODS REMAINING:	+/-17.75 AC.

0 75 150 300 450
SCALE: 1" = 150'

PRINTS ISSUED FOR:
REVIEW

NO.	REVISIONS	DATE

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

GENERALS RUN
SUSSEX COUNTY, DELAWARE

CONCEPT PLAN

SCALE	1" = 150'
DESIGN BY	KK
DRAWN BY	KK
CHECKED BY	
GMB FILE	
DATE	FEB 2025

SHEET NO.
CP1.0

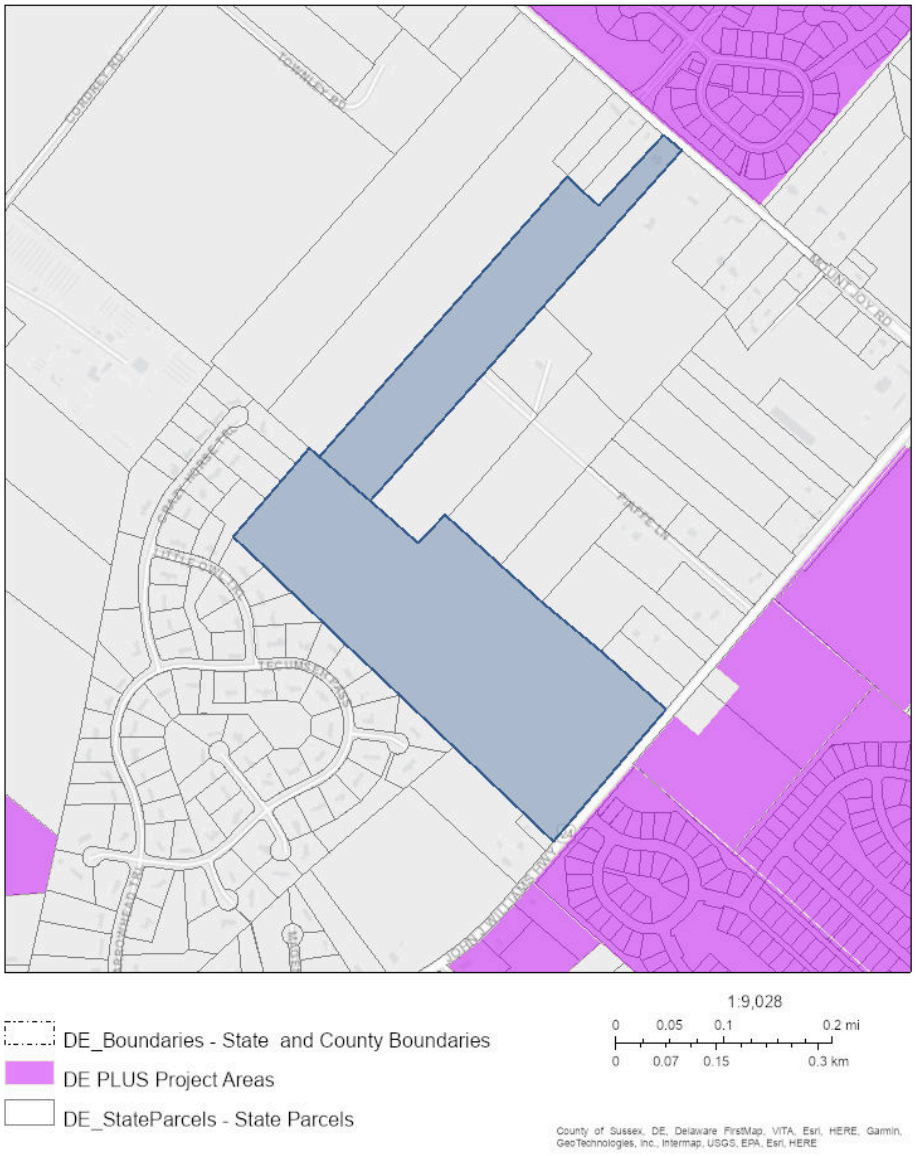
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Screening Report

Area of Interest (AOI) Information

Area : 2,239,652.56 ft²

Mar 4 2025 17:34:47 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	2	2,239,652.62	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	6	2,239,663.60	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	2,239,652.56	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	234-29.00-31.00	15.07	656,509.38
2	234-29.00-9.00	36.34	1,583,143.25

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Pepperbox loamy sand, 0 to 2 percent slopes	40.39
2	Henlopen loamy sand, 2 to 5 percent slopes	90,481.49
3	Pepperbox-Rockawalkin complex, 0 to 2 percent slopes	239,665.78
4	Runclint loamy sand, 0 to 2 percent slopes	262,621.08
5	Henlopen loamy sand, 0 to 2 percent slopes	279,660.79
6	Fort Mott loamy sand, 0 to 2 percent slopes	1,367,194.06

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,239,652.56

PUBLIC PRE CHECK Results for State Parcel(s): 234-29.00-31.00,234-29.00-9.00

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Well Head Protection Areas: Issues Found

DE FIRM: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

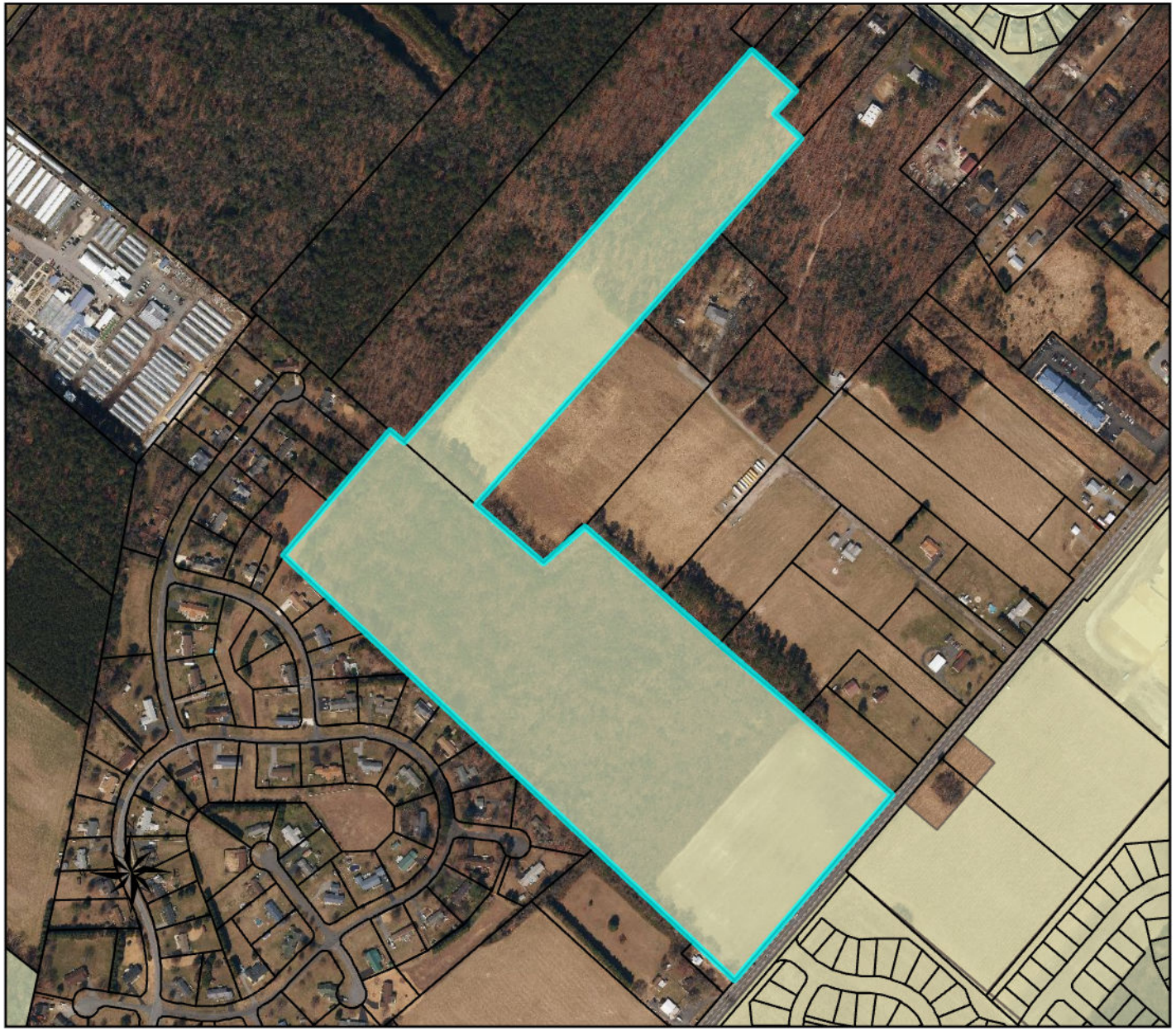
WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

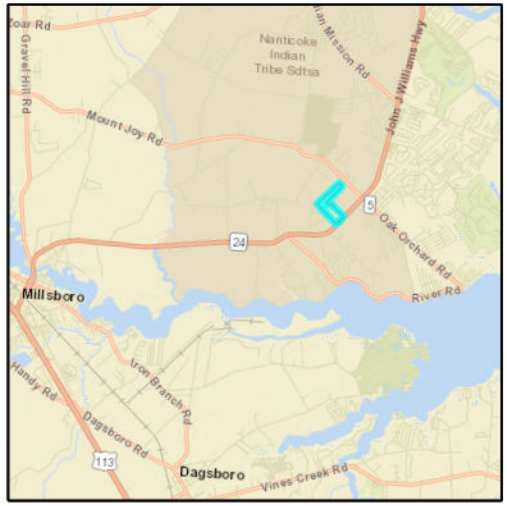
Preliminary Land Use Service (PLUS)

2025-03-02 Generals Run



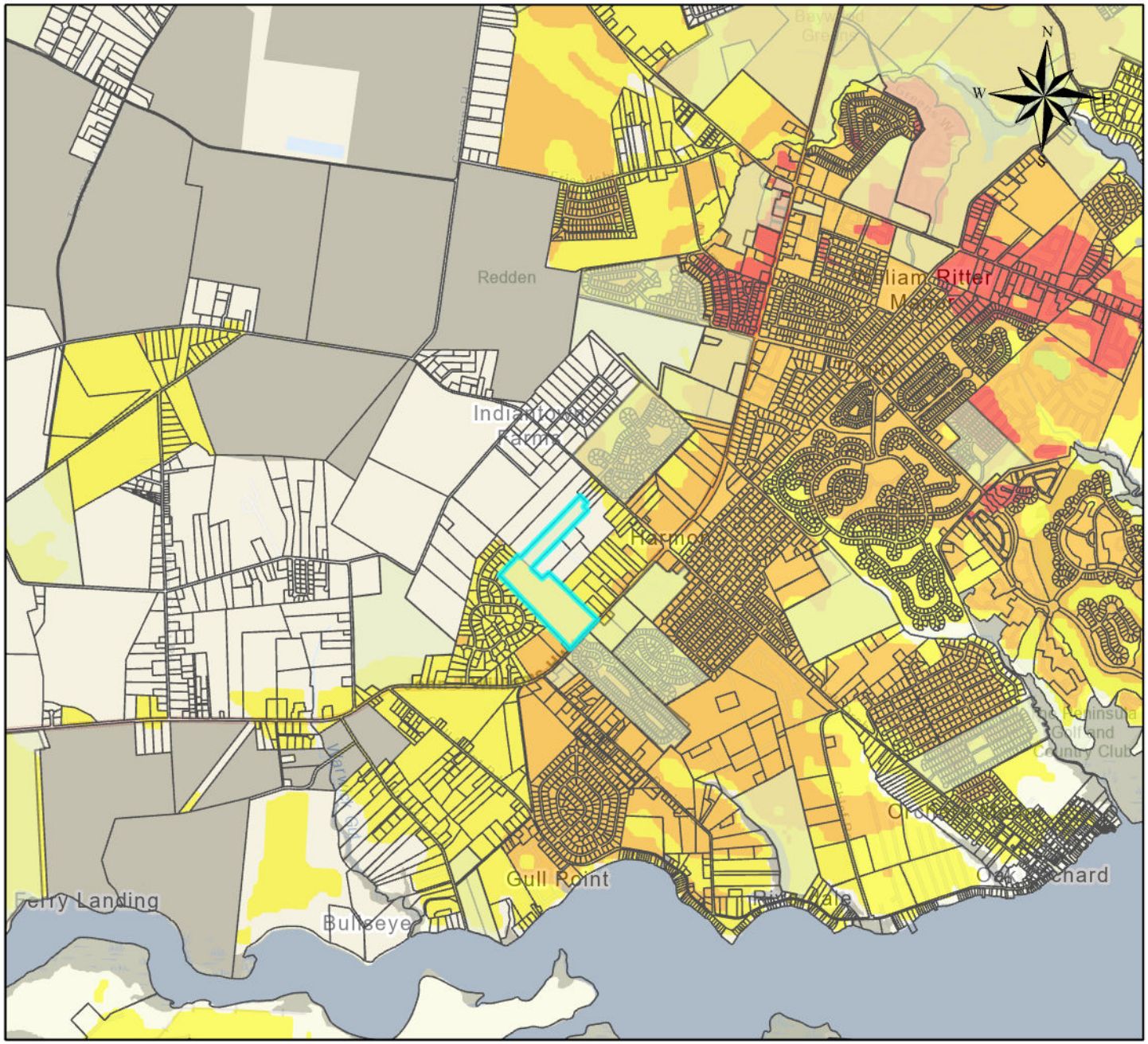
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-03-02 Generals Run



Legend

2020 State Strategies

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

