Preliminary Land Use Service

Application Form

Submitted Time:
May 26, 2026 2:06 PM

PLUS ID: 2026-06-03

State Strategy Level: 2-4

PLUS Application Type - Site Plan Review

Title: Hunters' Run Development Project
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
85 acre commercial development project to include 270 units of workforce housing, medical office space, approximately 200,000 square feet of retail space, and approximately 100,000 square feet of dining space (restaurants).

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): 233-5.00-146.00-00001, 233-5.00-146.07-00001

Project Location: 30836 DuPont Boulevard, Dagsboro, DE 19971

If contiguous to a municipality, are you seeking Annexation? Yes

Section II: Project Contact Information

Owner Contact Information

3rd Array, LLC
1401 Pennsylvania Avenue, Suite 105
Wilmington, DE 19806
Phone: 302-559-6798
Email: michaelstrong855@yahoo.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherTorre Engineering
Javier Torrijos
Phone: 302-367-8365
Email: jtorrijos@torrellc.com
Fax: 302-760-9711

Please designate a Primary Contact for this Project/Application.
Owner

Section III: Project Details

Project Area (Acres): **85**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial**

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: **Class R Residential**
Proposed Zoning for this project: **Commercial / Residential**

Land Use Information

Present Use for this project area: **Residential**
Proposed Use for this project: **Commercial / Residential**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Multi-Family *5+ units/bldg, Duplex or Townhouse**

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Affordable *Includes Govt funds, deed and/or income eligibility restrictions, Market rate**
Total number Rental Units: **91**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
270	168	91	168

Commercial Development Information

Type of Commercial: **Retail Shopping Center**
Type of Industrial:
Institution Type:
Total Square footage: **200,000**

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? Yes
If yes, please provide a brief description of the conditional use justification:
C1 zoning to be extended

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:
Victoria Vetter (302) 359-2911

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: **Other Town of Dagsboro**
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	60	Yes	55

Wetlands Details

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

Tidal Wetlands

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

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **6**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
If yes, estimated acres of wetlands impacted: **5**

Wetland Delineation

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

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)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
DNREC stormwater regulations & Sussex County Conservation & Sediment Control & Storm Water Management Regulations

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **5**
What kind of Open Space? **Passive Recreation, Stormwater Management, Wildlife Habitat**
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? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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)?
unknown

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.
Route 113 & Molly Field Road / Yes willing to discuss.

Mobility Details

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

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

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

Table of Mobility Connectivity Parameters

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

Section VII: Historic / Cultural Information

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

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

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

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

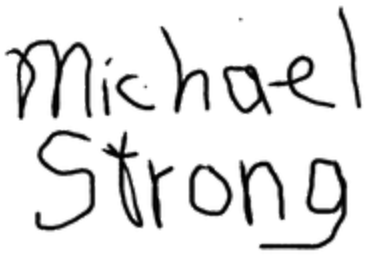
If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

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? **Yes**

If yes, Signature of Owner completing form



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

Signature of Person completing form on behalf of the Property Owner

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

PLUS

Property 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: Hunters' Run Town & Business Center

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

05/27/26
Date

Michael Strong
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

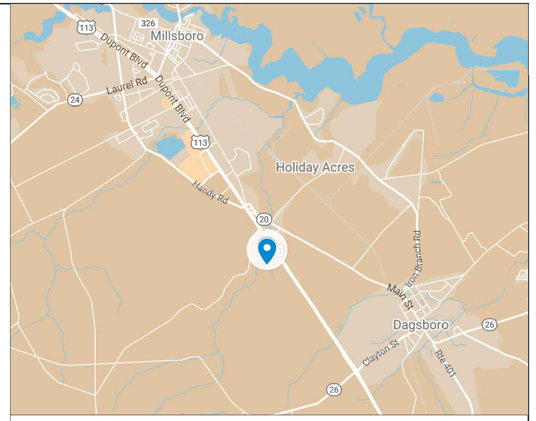
05/27/26
Date

David Caprario
Additional Owner (Please Print)

OSPC

Published January 2022





LOCATION MAP NOT TO SCALE

64.52

GENERAL DATA COLUMN

1. TAX PARCEL NUMBER: 233-5.00-146.00 (PARCEL 1) & 233-5.00-146.07 (PARCEL 2)
2. TOTAL NUMBER LOTS: 1 EXISTING, 2 PROPOSED.
3. AREA: PARCEL 1 PARCEL 2
   ACRES 20.24 ACRES
4. GROSS AREA: 84.76 ACRES.
5. AREA REGULATIONS CLASSIFICATIONS 64.52 ACRES 20.24 ACRES
   MINIMUM LOT AREA: 40,000 SQ.FT.
   MINIUM LOT WIDTH: 150 ft.
   MINIUM LOT DEPTH: 100 ft.
   FRONT YARD SETBACK: 60 ft.
   SIDE YARD SETBACK: 20 ft.
   REAR YARD SETBACK: 30 ft.
   Max. HEIGHT:
6. FEMA FLOOD MAP, EFFECTIVE DATE AND IMPACT TO THE PROPERTY: FEMA FLOOD MAP 10005C0467K 03/16/2015,LOCATION IS WITHIN THE FEMA 100-YEAR FLOODPLAN.
7. CURRENT ZONE: GENERAL COMMERCIAL DISTRICT C-1.
8. NAME AND ADDRESS OF ALL OWNERS OF RECORD: FRAZIER DAVID WINIFRED KEE MARY DOCKHAM & DONNA W MARTIN SARAH M ANDERSON, 30 ELEANOR LEE LANE E REHOBOTH BEACH, DE 19971.
9. SURVEY DATUM: HORIZONTAL DISTANCE STATE PLANE (NAD83) 2011 VERTICAL NAVD 1988.
10. DEED REFERENCE: D 5112/181
11. SURVEY OF RECORD: JAVIER G. TORRIJOS P.E.
12. NO WETLAND DELINEATION WAS PERFORMED WITH THIS SURVEY.
17. SPEED LIMIT: 50 mph.
18. WATER PROVIDER: N/A.
19. SEWER PROVIDER: N/A.
20. TRANSPORTATION IMPROVEMENT DISTRICT: HENLOPEN DISTRICT.

0 100 200 300 400 500 1000

SCALE: 1" = 200'

LEGEND

- FOUND IRON REBAR
- FOUND IRON PIPE
- SET IRON REBAR
- CONCRETE MONUMENT
- PROPERTY LINE
- DELMARVA POWER & LIGHT COMPANY 150' RIGHT OF WAY.
- POB POINT OF BEGINNING.
- SIGHT TRIANGLE

NOTES:

1. THIS PLAN IS A PRELIMINARY CONCEPT FOR REVIEW PURPOSES ONLY. ALL ITEMS SHOWN ARE SUBJECT TO ENVIRONMENTAL REGULATIONS, AERIAL EASEMENTS, DELDOT ENTRANCE PERMIT APPROVAL, AND SUSSEX COUNTY ANNEXATION APPROVAL.
2. THIS DOCUMENT IS A CONCEPTUAL PLAN INTENDED SOLELY FOR PRELIMINARY DISCUSSION AND COORDINATION WITH SUSSEX COUNTY PLANNING AND OTHER APPLICABLE AGENCIES. IT IS NOT A FINAL ENGINEERED DESIGN.

TORRENGINEERING LLC
26 E. COMMERCE ST. SUITE #1
SMYRNA, DE 19977

OVERSEEING ENGINEERING SOLUTIONS
TORRENGINEERING

TORRENGINEERING LLC
Overseeing Engineering Solutions
26 E. Commerce St. Suite #1
Smyrna, DE 19977
302-5085160
302-7609711
www.torrellc.com
Javier G. Torrijos, P.E.
jtorrijos@torrellc.com

Project:
30836 DUPONT BLVD, DAGSBORO DE, 19971.

Content:
PROPOSED CONCEPT PLAN FOR REVIEW

Notes:

Revision History: By: Date:

Job Number:

Scale: 1"=200'

Drawn By: *JUAN ARDILA, EIT.*

Approved By:

DATE: 03/12/26

Plan Number:

TIDEWATER UTILITIES, INC.
A Middlesex Water Company Affiliate

March 10, 2026

Michael Strong
3rd Array, LLC
1401 Pennsylvania Ave, Suite 105
Wilmington, DE 19806

RE: Willing & Able Letter – Tax Map Parcel No(s). 233-5.00-146.00 and 233-5.00-146.07

Dear Mr. Strong,

Tidewater Utilities, Inc. (Tidewater) is willing and able to serve public water, *including fire protection*, to the following parcels identified as Tax Map Parcel No(s). 233-5.00-146.00 and 233-5.00-146.07. Water service is contingent on the terms and conditions of a Water Service Agreement by and between Tidewater and the Project Owner. This parcel is located within Tidewater's existing water Certificate of Public Convenience and Necessity (CPCN) franchise area

Please send a site plan and construction schedule to Tidewater. Please feel free to contact me at 302-590-0715 if you have any questions or concerns regarding this matter. Tidewater looks forward to meeting the water needs of this project.

Sincerely,

Kirstin Anton

Kirstin N. Anton
CPCN Coordinator

Sewer Service Concept Evaluation

Engineer info:

TORREngineering LLC
26 E Commerce St. Smyrna DE, 19977
Javier G. Torrijos P.E.
(302) 367-8365

Developer info:

3rd Array, LLC
1401 Pennsylvania Avenue, Suite 105, Wilmington, Delaware 19806
Michael strong
(302) 559-6798

Project Name:

Hunter's Run Town & Business Center

Tax Map & Parcel(s):

233-5.00-146.00 & 233-5.00-146.07

Proposed EDUs:

567

Current Zoning:

Developing area & Commercial

Proposed Zoning:

Residential & Commercial

Acreage:

84.76 Acres (64.52+20.24)

Concept Plan Drawing is attached

PARCEL 1 / 233-5.00-146.00			
		PARKING SPACES	EDU
WALMART	90906.74	810	30
DUNKIN	50 SEATS	52	1
STEAK HOUSE	300 SEATS	96	6
RETAIL CENTER	23561.06	220	8
TOTAL		**1178**	**45**

PARCEL 2 / 233-5.00-146.0707			
		PARKING SPACES	EDU
WAWA	6986.97	173	2
TRACTOR SUPPLY	36401.84	172	12
RETAIL CENTER 1	21859.56	320	7
RETAIL CENTER 2	32525.42		11
TOWN HOUSES	168	/	168
NURSING HOME	52190.07	150	43
RESTAURANT	250.00	165	5
WORK FORCE HOUSING	91.00	270	273
TOTAL		**1250**	**522**

PARCEL 1 & 2	567			EDU
TOTAL	141731			GPD

PUBLIC PRE CHECK Results for State Parcel(s): 233-5.00-146.00,233-5.00-146.07

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 3,846,567.75 ft²

Jun 5 2026 11:22:12 Eastern Daylight Time



DE_Boundaries - State and County Boundaries
DE PLUS Project Areas
DE_StateParcels - State Parcels
DE State Strategies - 2025 State Strategies
2
3
4

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km

County of Sussex, DE, DelDOT, FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	2	3,846,567.77	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	4	3,459,742.73	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	8	3,846,568.68	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)	11	1,451,495.79	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	2	3,846,566.41	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	233-5.00-146.07	19.58	852,959.44
2	233-5.00-146.00	68.72	2,993,608.33

Delaware Ecological Network

#	ID	Area(ft²)
1	11,021.00	2,441.26
2	11,187.00	46,993.68
3	11,207.00	846,695.73
4	11,349.00	2,563,612.06

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Hurlock loamy sand, 0 to 2 percent slopes	179.94
2	Runclint loamy sand, 2 to 5 percent slopes	65,978.08
3	Pepperbox-Rosedale complex, 0 to 2 percent slopes	74,692.35
4	Longmarsh and Indiantown soils, frequently flooded	165,646.70
5	Klej loamy sand, 0 to 2 percent slopes	414,930.58
6	Mullica-Berryland complex, 0 to 2 percent slopes	3,125,141.02

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	1.62	50.18
2	16.66	8,922.00
3	0.21	9,244.22
4	1.07	13,758.04
5	0.32	13,929.87
6	0.65	28,274.84
7	2.44	95,512.47
8	3.99	116,123.10
9	38.83	192,663.95
10	6.77	230,993.75
11	37.32	742,023.37

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	3,846,566.41

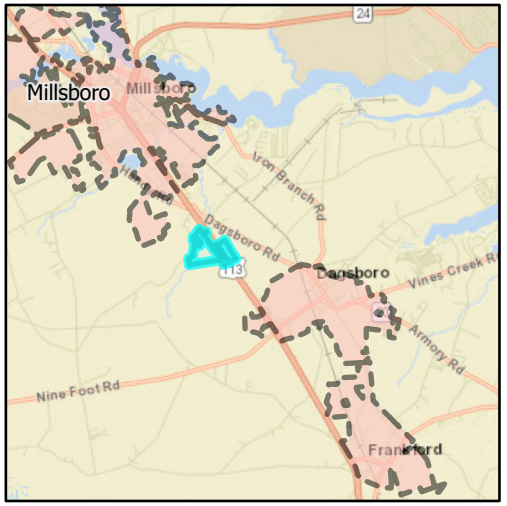
Preliminary Land Use Service (PLUS)

2026-06-03 Hunters' Run Development Project

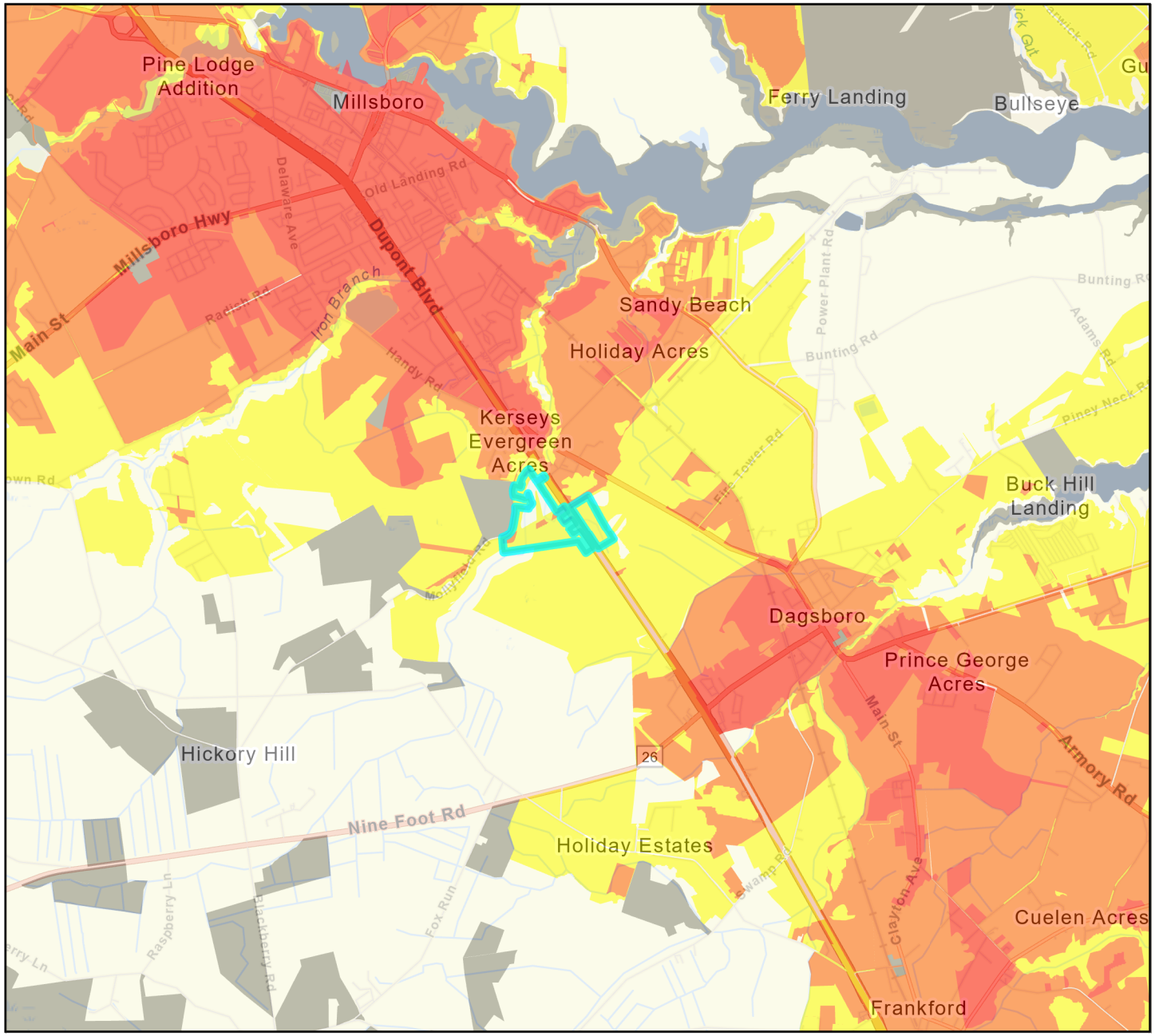


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-06-03 Hunters' Run Development Project



Legend

PLUS Project

Investment Level

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

