PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
November 2, 2026 4:03 PM

PLUS ID: 2026-11-07

State Strategy Level: 2 - 4

PLUS Application Type - Subdivision

Title: Hunter's Run - Residential Planned Community
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Residential Planned Community with 194 townhouse units along with 181, 363 sq.ft. retail

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): 233-5.00-146.00 233-5.00-146.07

Project Location: East side and west side of RT 113, 2600' south of the intersection with Molly Field Road

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

Section II: Project Contact Information

Owner Contact Information

3D Array, LLC / Michael Strong
1401 Pennsylvania Ave
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**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Larson Engineering Group, Inc
Doug Liberman, PE
Phone: 302-731-7434
Email: dliberman@larsonengineering.net
Fax: 302-731-8211

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

Section III: Project Details

Project Area (Acres): **84.76**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial, Institutional**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1 / C-1**
Proposed Zoning for this project: **MR-RPC / C-1**

Land Use Information

Present Use for this project area: **VACANT**
Proposed Use for this project: **RESIDENTIAL TOWNHOUSES / RETAIL / OFFICE / ASSISTED LIVING FACILITY**

Residential Development Information

Type of Residential: **Duplex or Townhouse**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level**
Total number of Homeownership units: **194**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
			194

Commercial Development Information

Type of Commercial: **Retail Shopping Center**
Type of Industrial:
Institution Type: **Health Care**
Total Square footage: **181,320**

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? Unknown
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
Yes
If yes, please describe/elaborate
US ARMY CORPS OF ENGINEERING PERMIT TO FILL NON-TIDAL WETLANDS

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:
MICHAEL STRONG - 302-559-6798

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**
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	80	Yes	60

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: **7.86**

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: **1.5**

Wetland Delineation

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

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:
WET POND

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **20**
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? **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)?
5

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.
CONNECT TO RT 113 ADN MOLLYFIELD ROAD

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	Unknown
Type existing	-	-	-
Proposed to add?	Yes	Yes	-
Type proposed	Internal, Within Right-of-Way	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.

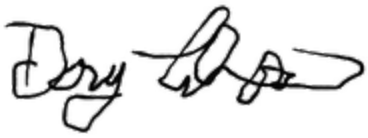
Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

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

Signature of Person completing form on behalf of the Property Owner



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

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.

_____ 11-04-2026

Signature of Property Owner Date

Michael Strong

Property Owner (Please Print)

_____ 11/4/26

Signature of Additional Owner (if applicable) Date

DAVID CAPRARO

Additional Owner (Please Print)

OSPC

Published January 2022

CONCEPTUAL SITE PLANS/RESIDENTIAL PLANNED COMMUNITY
FOR
HUNTER'S RUN
DAGSBORO HUNDRED, SUSSEX COUNTY, DELAWARE

1. These drawings show information obtained from the best available records regarding pipes, conduits, telephone lines, and other structures and conditions which exist along the lines of the work at and below the surface of the ground. The owner and engineer disclaim any responsibilities for the accuracy or completeness of said information given. If the contractor relies on said information, he does so at his own risk. The giving of the information on the contract drawings will not relieve the contractor of his obligations to support and protect all pipes, conduit, telephone lines, and other structures/improvements.

2. The contractor shall notify the following, two (2) weeks prior to the start of construction and shall coordinate construction and erosion control with the utility companies involved:

   Miss Utility.....1-800-282-8555
   Sussex County Soil Conservation District.....1-302-856-2105
   Town of _____.....1-302-xxx-xxxx
   Larson Engineering Group, Inc.....1-302-731-7434

3. All construction shall be marked for traffic and pedestrian safety.

4. The contractor shall provide all equipment, labor, and materials for any miscellaneous or test pit excavations required by the engineer.

5. The owner is responsible for the acquisition of all easements, both permanent and temporary.

6. The contractor assumes all responsibility for any deviations from these plans unless said deviation is approved by the engineer. Contractor shall receive written permission from the engineer if a deviation of the plans is necessary.

7. All sidewalks shall meet each door at finished floor elevation.

7. All disturbed areas shall be smoothly graded to provide positive drainage in the direction of flow arrows herein and stabilized with topsoil, seed, and mulch. If settlement occurs, topsoil seed, and mulching shall be repeated until settlement subsides (see erosion and sediment control specifications).

8. Trenches shall not remain open overnight. If it is necessary for trenches to remain open, steel plates capable of bearing traffic shall be used to completely cover the trench openings.

9. All sediment and erosion control facilities shall conform to Delaware Erosion and Sediment Control Handbook 2003, or newest edition.

10. All fire lanes, fire hydrants, and Fire Department connections shall be marked in accordance with the State Fire Protection regulations.

11. Topography was field generated by _____ in _____.

12. Boundary information was taken from _____ and dated _____.

13. The Sussex Conservation District reserves the right to add, modify or delete any erosion and sediment control measures as it deems necessary.

14. All construction/demolition debris shall be removed off-site to an approved solid waste facility.

15. All construction shall be done in accordance with Delaware Department of Transportation Standard Specifications for Road and Bridge Construction, dated August 2016, and Standard Construction Details, dated 11/26/07.

16. All sidewalk, handicap accessible features and parking spaces are to be constructed and signage placed in accordance with A.D.A. regulations.

17. This site was inspected for wetlands by _____ in _____ and no wetlands were found.

18. The site is not located in the 100 year flood plain per F.I.R.M # _____ and dated _____, _____.

19. The Owner: _____ assumes maintenance of the stormwater management facilities shown hereon, after project completion.

20. Contractor shall verify all connection inverts and utilities prior to construction. Contractor shall contact engineer immediately if any discrepancy exists.

Know what's below. Call before you dig.

DEVELOPER/PROPERTY OWNER

3D Array, LLC
1401 Pennsylvania Ave
Wilmington, DE 19806
Contact: Michael Strong

SHEET INDEX

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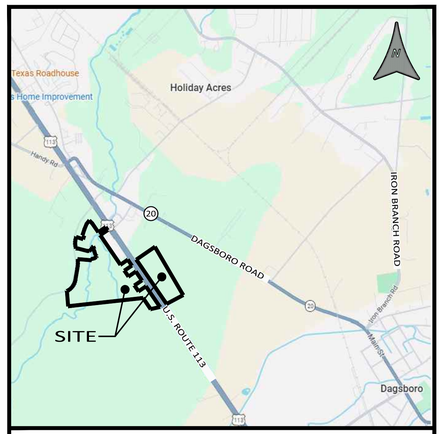
CONCEPTUAL COMMERCIAL PLAN. . . . . .3 OF 4
CONCEPTUAL RESIDENTIAL PLAN. . . . . .4 OF 4



LOCATION MAP SCALE: 1"= 2,000'

LEGEND

EXISTING		PROPOSED
333	CONTOUR	333
33x33	SPOT ELEVATION	33x33
	CURB ELEVATION	TC=55.55 FL=55.55
	DRAINAGE FLOW DIRECTION	
SD	STORM DRAIN LINE	
D	STORM DRAIN MANHOLE	D
SS	SAN. SEWER LINE	
S	SANITARY SEWER MANHOLE	S
C	SEWER CLEANOUT	C
W	WATER LINE	W
	FIRE HYDRANT	
WV	WATER VALVE	
G	GAS LINE	G
	UTILITY POLE	
	GUY WIRE	
OHE	OVERHEAD ELECTRIC	
	LIGHT POLE	
T	TELEPHONE MANHOLE	
T	TELEPHONE PEDESTAL	
	SIGN	
x	FENCE LINE	x
o	BOLLARD	o
	LIMITS OF DISTURBANCE	LOD

DATA COLUMN

Plan Purpose: To show conceptual design of MR-RPC Residential Planned Community on two parcels.

1. Tax Parcel Number(s): 233-5.00-146.00
   233-5.00-146.07
2. Datum: Horizontal.....Delaware State Plane
   Vertical.....NAVD 88
3. Site Address: DuPont Blvd (Unassigned)
   Dagsboro, DE
4. Lot Area: Lot 1 (146.00).....64.52 Acres
   Lot 2 (146.07).....20.24 Acres
   Total Area.....84.76 Acres
5. Zoning: C-1 & AR-1
6. Building Area: Lot 1 (C-1 Zoning)
   Proposed Assisted Living Facility.....52,190 Sq. Ft.
   Proposed Office.....3,911 Sq. Ft.
   Convenience Store with gas.....6,987 Sq. Ft.
   Proposed Fast Food.....3,694 Sq. Ft. (1,900 Sq. Ft. Patron Use)
   Total.....80,863 Sq. Ft.

   Townhouse Lots: 194 lots (20'x110' Average Lot Area)

   Lot 2 (C-1 Zoning)
   Proposed Grocery Store/Retail.....81,000 Sq. Ft. (64,800 Sq. Ft. Sales Area)
   Proposed Retail.....19,300 Sq. Ft. (15,440 Sq. Ft. Sales Area)
   Total.....100,300 Sq. Ft.
7. Setbacks Required: (MR-RPC Zoning): Front Yard.....40ft (C-1 Zoning): Front Yard.....40ft
   Side Yard.....20ft Side Yard.....10ft
   Rear Yard.....10ft Rear Yard.....10ft
8. Parking Required:...Parcel 146.00:
   -Proposed Retail: 1 space per 200 Sq. Ft. sales area
   plus 1 space per 2 Employees (8 Employees):.....25 spaces
   -Carwash: Employee operated, 8 at waiting area for each lane (stacking):.....4 Bays=32 stacking
   2 at exit area for each lane=.....4 Bays= 8 spaces
   -Fastfood: 1 space per 50 Sq. Ft. of Patron Use (1,900 Sq. Ft.)
   plus 1 space per 2 Employees (10 Emp.)=.....43 spaces
   -Convenience Store with gas: 2 for Employees and 1 for each service bay=.....24 spaces
   -Office: 1 space per 200 Sq. Ft. (3 buildings @ 8,000 Sq. Ft. each)=.....120 spaces
   Total Parking Required:.....226 standard spaces, 32 stacking spaces

   Parcel 146.07:
   -Proposed Grocery/Retail: 1 space / 200 sq. ft. of sales area plus 1 space per 2 employees
   81,000 sq. ft. (64,800 sq.ft. sales area + 40 employees).....344 spaces
   -Retail: 1 space/200 sq. ft. of sales area plus 1 space per 2 employees
   18,800 sq. ft. (15,040 sq.ft. sales area + 20 employees).....86 spaces
   Total Parking Required:.....430 spaces
9. Parking Provided: Lot 1: standard spaces, ?? stacking spaces
   Lot 2: 1,024 standard spaces
10. A portion of this Lot 1 (parcel 146.00) is located in Zone A floodplain per FEMA panel 10005C, dated 3/16/2015.
11. Site is not within a groundwater recharge area.
12. Local Government Approval Agency: Sussex County
13. Posted Speed Limit: Route 113 (DuPont Blvd.): 55 MPH
    Molly Field Road: 35 MPH
14. Site is not located in a Traffic Improvement District
15. Site is located in Investment Level 2 and Level 3 of the State Strategies for Policies and Spending State of Delaware.
16. Net development area: Parcel 1 (146.00)= AR-1 area= 42.86 Acs.
    42.86 Acs.-0.42 Acs. (wetlands)= 42.44 Acs.
    42.44-10.61 (25%)=31.83 Acs.
    Density= 12 Units/Acre
    Maximum Density= 381 Units
    Proposed Density= 5.87 Units/Acre

DATE	SCALE
11/2/26	AS NOTED
JOB NO.	DRAWN BY
-----	BDLenhoff
APPLICATION NO.:	DESIGNED BY:
###	DJLiberman
APPROVED BY:	CHECKED BY:
DJLiberman	DJLiberman

DATE	REVISION

DATE SEAL

TITLE SHEET

FOR

HUNTER'S RUN

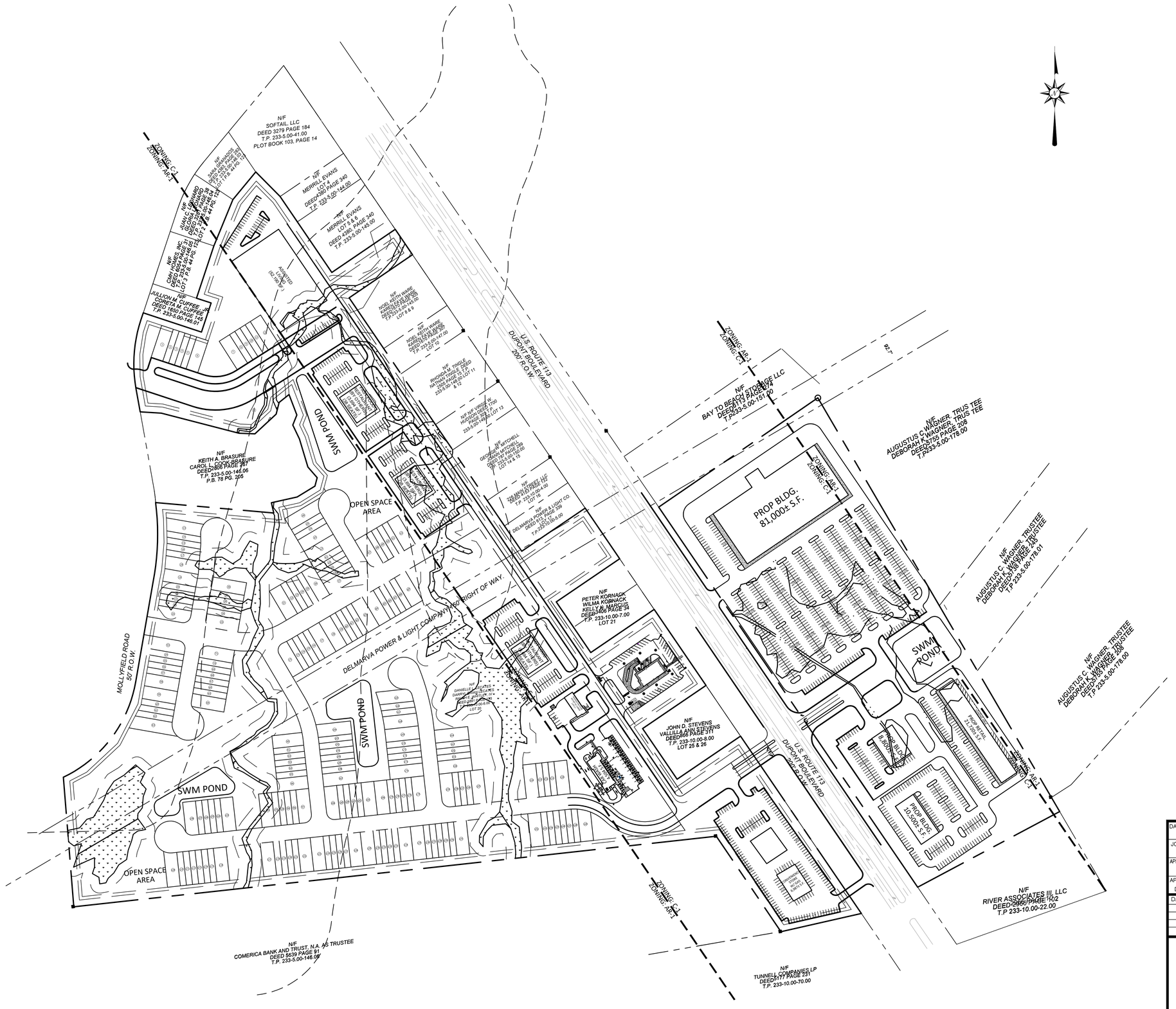
DAGSBORO HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR: STRONG

CADD FILE: TitleSheet_HuntersRun

LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

SHEET NO.: 1 OF 4



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DATE 11/3/26	SCALE 1"=150'
JOB NO.	DRAWN BY BL/CC
APPLICATION NO.: ####	DESIGNED BY:
APPROVED BY: DJLiberman	CHECKED BY: DJLiberman

DATE	REVISION

SIGNATURE DATE

OVERALL CONCEPTUAL SITE PLAN

FOR

HUNTER'S RUN

HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR:

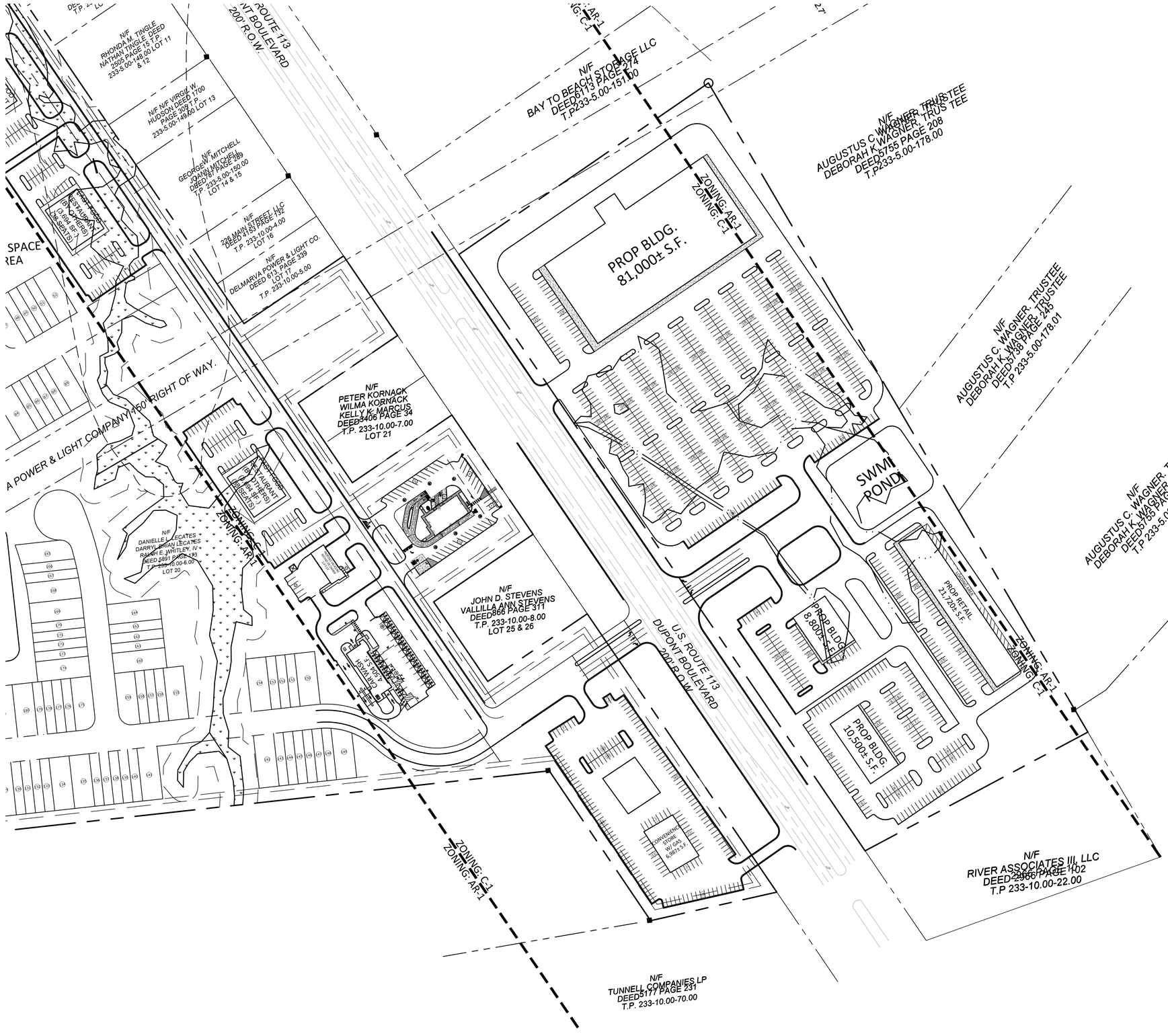
LARSON ENGINEERING GROUP INC.

CIVIL ENGINEERING ■ LAND PLANNING ■ SURVEYING

910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE: ConceptPlan_HuntersRun

SHEET NO.: 2 OF 4



DATE	SCALE
11/3/26	1"=100'
JOB NO.	DRAWN BY BDLenhoff
APPLICATION NO.: ####	DESIGNED BY:
APPROVED BY: DJLiberman	CHECKED BY: DJLiberman

DATE	REVISION

SIGNATURE DATE

CONCEPTUAL COMMERCIAL PLAN

FOR

HUNTER'S RUN

HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR:

LARSON ENGINEERING GROUP INC.

CIVIL ENGINEERING ■ LAND PLANNING ■ SURVEYING

910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE: CommercialConceptPlan_HuntersRun

SHEET NO.: 3 OF 4

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DATE: 11/3/26	SCALE: 1"=100'
JOB NO.	DRAWN BY: BDL/CC
APPLICATION NO.: ####	DESIGNED BY: DJLiberman
APPROVED BY: DJLiberman	CHECKED BY: DJLiberman

DATE	REVISION

SIGNATURE DATE

CONCEPTUAL RESIDENTIAL PLAN

FOR

HUNTER'S RUN

HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR:

LARSON
ENGINEERING GROUP INC.
CIVIL ENGINEERING ■ LAND PLANNING ■ SURVEYING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE: ResidentialConceptPlan_Hunters Run

SHEET NO.: 4 OF 4

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PUBLIC PRE CHECK Results for State Parcel(s): 2026-06-03, 2026-11-07

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

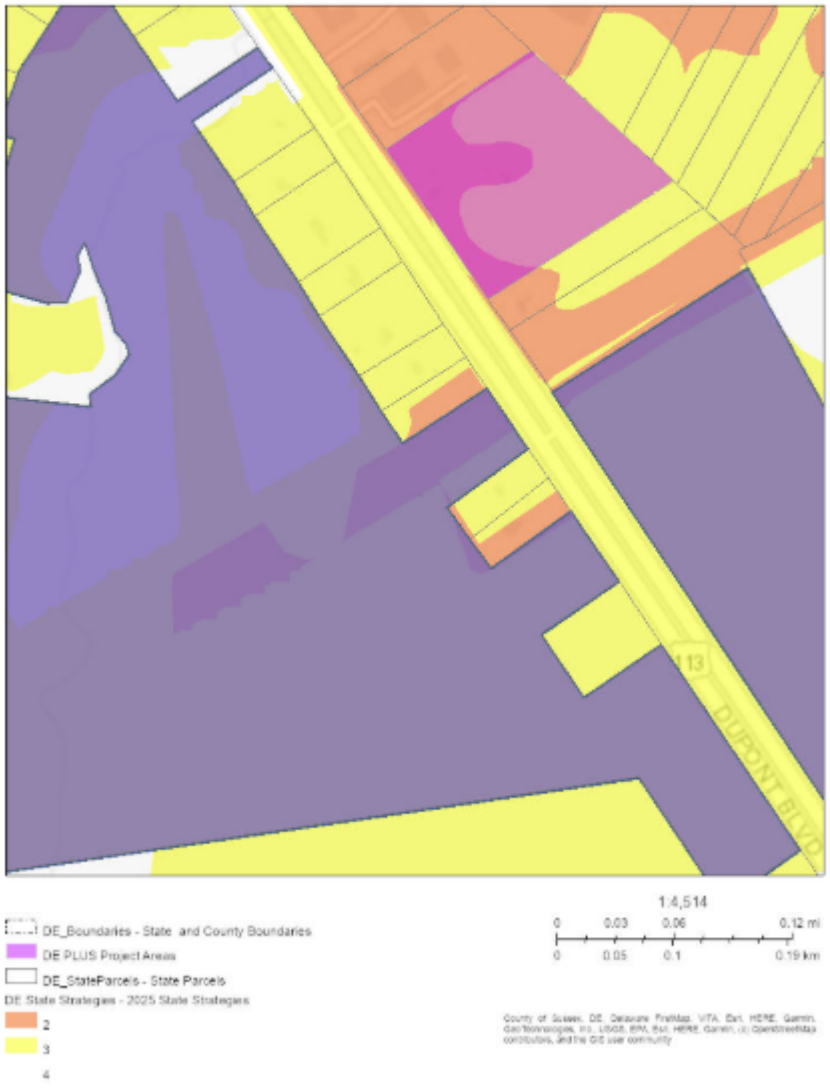
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 3,846,567.75 ft²

Nov 9 2026 15:17:11 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	7,664,361.98	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	3,459,742.75	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	3,846,568.70	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	1,451,495.74	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 PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-06-03	3,832,180.99
2	2026-11-07	3,832,180.99

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	2,563,612.08

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	414,930.60
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	13,929.85
6	0.65	28,274.84
7	2.44	95,512.47
8	3.99	116,123.10
9	38.83	192,663.93
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

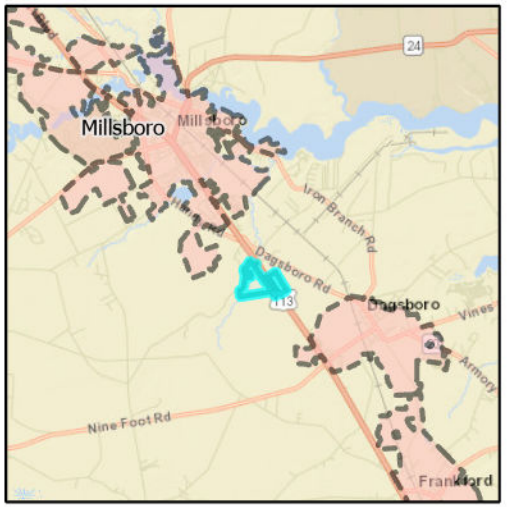
Preliminary Land Use Service (PLUS)

2026-11-07 Hunter's Run - Residential Planned Community



Legend

- Municipalities
- PLUS Project Areas



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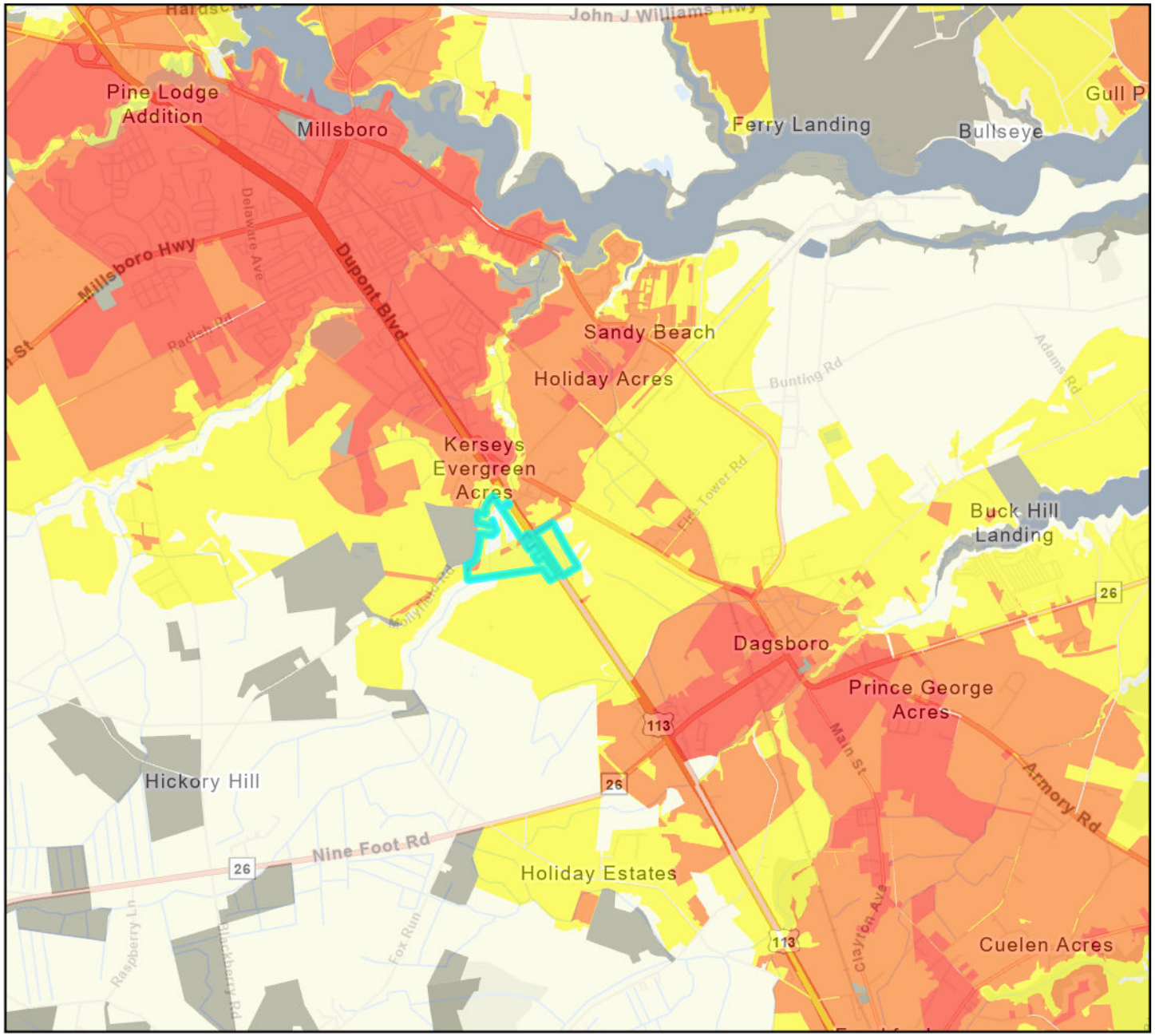
2026-11-07 Hunter's Run - Residential Planned Community



Legend

PLUS Project

Investment Level

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

