Application Form
Submitted Time:
February 27, 2026 2:12 PM

Preliminary Land Use Service

PLUS ID: 2026-03-03

State Strategy Level: 2

PLUS Application Type - Site Plan Review

Title: Cunningham Property
County: Sussex County
Municipality: Unincorporated
Description of PLUS project/plan:
120 Unit Townhouse Community

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): 233-11.00-202.00 233-11.00-203.00

Project Location: Armory Road, +/-4,000' South of Vines Creek Road, Southeast of Dagsboro

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

Section II: Project Contact Information

Owner Contact Information

Bonnie L. Cunningham Trustee of the Ester Marsh Baker Educational Trust
207 Monroe Ave
Lewes, DE 19958
Phone: (302) 236-9614
Email: bonniec207@comcast.net
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Armory Road Partners, LLC.
18949 Coastal Highway, Suite 301
Rehoboth Beach, DE 19971
Phone: (302) 277-3573
Email: ben@oacompanies.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
W. Zachary Crouch, P.E.
Phone: (302) 424-1441
Email: wzc@dbfinc.com
Fax: (302) 424-0430

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

Section III: Project Details

Project Area (Acres): **29.9**
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: **MR-Medium Residential**
Proposed Zoning for this project: **MR-Medium Residential**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **Residential**

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, Market rate, Condo**
Total number of Homeownership units: **120**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
-	-	-	120

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? Yes
If yes, please provide a brief description of the conditional use justification:
Townhouse Community within a MR Zoning

Are there any Federal permits, licensing, or funding anticipated for this project?

No
If yes, please describe/elaborate

Site Visit Option

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

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

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Artesian Water Company, Inc.**
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 Sussex County - Dagsboro/Frankford SSD**
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	29.9	Yes	17.34

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: **2.93**

Wetland Impact

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

Wetland Delineation

Have the wetlands been delineated? **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)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Stormwater Management Ponds, Swales & Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **19.6**
What kind of Open Space? **Active Recreation, 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? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.
787

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.
With the characteristics of the Townhouse community, no road connectivity is proposed. Pedestrian connectivity is proposed.

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?
Yes

Table of Mobility Connectivity Parameters

Category	**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.

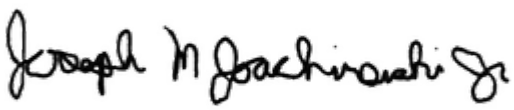
Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

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? **No**
Signature of Person completing form on behalf of the Property Owner



Note: There is 2 site plans attached. Please only review the 120 unit site plan. The site plan showing 168 units is to show what is allowable under Sussex County Code.

Docusign Envelope ID: 0D116AA9-3494-44D1-A3B7-43A7E62C4B1D

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: **Cunningham Property**

Project ID (to be completed by OSPC): _____

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

Signed by:
Bonnie L. Cunningham, Trustee of the Esther Marsh Baker Educational Trust
2B408EC0135643E...

2/27/2026

Signature of Property Owner Date

Bonnie L. Cunningham, Trustee of the Esther Marsh Baker Educational Trust

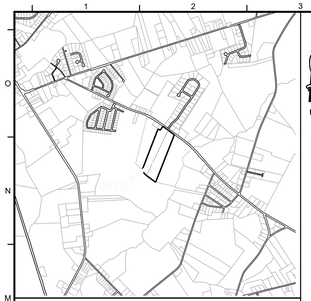
Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)



LOCATION MAP SCALE: 1" = 1 MILE

DATA COLUMN

1	TAX MAP ID	2-33-11.00-202.00 & 2-33-11.00-203.00		
2	PLAT BOOK REFERENCE			
3	DEED REFERENCE	DB 5251, PG 24		
4	APPROXIMATE PROJECT CENTER	LATITUDE 38.5404	LONGITUDE -75.2259	
5	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 JAMIE L. SECHLER, P.E. PHONE: (302) 424-1441 EMAIL: JLS@dbfinc.com	OWNER BONNIE L. CUNNINGHAM, TRUTEE ESTHER MARSH BAKER EDUCATIONAL TRUST 207 MONROE AVE. LEWES, DE 19958 NAME: EMAIL:		DEVELOPER
6	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)		VERTICAL NAVD 88
7	ZONING	EXISTING MR-MEDIUM RESIDENTIAL	PROPOSED MR-MEDIUM RESIDENTIAL	
8	LAND USE	EXISTING VACANT	PROPOSED RESIDENTIAL	
	TOTAL PROPOSED UNITS	120 TOWNHOUSE UNITS		
10	BUILDING CONSTRUCTION	IBC V-B	NFPA V (000)	
11	UTILITY PROVIDERS	SEWER SUSSEX COUNTY(DAGSBORO/FRANKFORD SSD)		WATER ARTESIAN
12	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 2		
13	POSTED SPEED LIMIT	ARMORY RD. (SCR 319) 35 MPH		
14	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0486K DATED MARCH 16, 2015.		
15	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID). 2.0 MILES TO ROXANA AREA TID		
16	GROUNDWATER RECHARGE	THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.		
17	WELLHEAD PROTECTION AREA	THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.		
18	WETLANDS	THE PROPERTY MAY BE IMPACTED BY FEDERALLY REGULATED WETLANDS.		
19	CODE COMPLIANCE (SECTION II)	SETBACKS		
	FRONT SETBACK	FT		
	SIDE SETBACK	FT		
	REAR SETBACK	FT		
	MAXIMUM BUILDING HEIGHT	42 FT (2-1/2 STORIES)		
20	AREAS			
	NET DEVELOPMENT AREA	29.900± AC.		
	DENSITY	4.01 UNITS PER ACRE		
	WETLANDS	MAY BE PRESENT		
	WOODED AREA	EXISTING-29.900 AC.		PROPOSED-12.564 AC. (42.0%)
21	TOTAL SITE AREA	29.900 AC. (TOTAL)		
24	MONUMENTS			
25	SURVEY DATE			



DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

CUNNINGHAM PROPETY
TOWNHOUSE CONCEPT
SUSSEX COUNTY, DELAWARE

DATE	COMMENTS

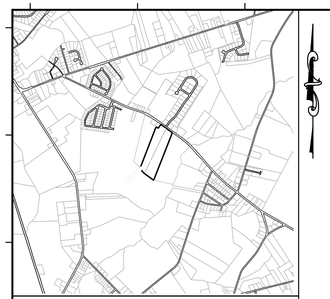
Date: FEBRUARY, 2026
Scale: 1" =100'
Dwn.By: JMJ
Proj.No.: 0818E1001.A01

CONCEPT PLAN

Dwg.No.: **B**

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G:\Project Files\Site Overviews\Sussex County\Cunningham Bonnie\Concept B.dwg Feb 03 , 2026 - 1:18pm jsai



DATA COLUMN

2-33-11.00-202.00 & 2-33-11.00-203.00

DB 5251, PG 24

LATITUDE	LONGITUDE
38.5404	-75.2259

OWNER	DEVELOPER
BONNIE L. CUNNINGHAM, TRUTEE ESTHER MARSH BAKER EDUCATIONAL TRUST 207 MONROE AVE. LEWES, DE 19958 NAME: EMAIL:	

HORIZONTAL	VERTICAL
NAVD 83 (DE STATE PLANE)	NAVD 88

EXISTING	PROPOSED
MR-MEDIUM RESIDENTIAL	MR-MEDIUM RESIDENTIAL
EXISTING	PROPOSED
VACANT	RESIDENTIAL

168 TOWNHOUSE UNITS

IBC	NFPA
V-B	V (000)

SEWER	WATER
SUSSEX COUNTY(DAGSBORO/FRANKFORD SSD)	ARTESIAN

INVESTMENT LEVEL AREA: 2

ARMORY RD. (SCR 319)
35 MPH

THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0486K DATED MARCH 16, 2015.

THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID). 2.0 MILES TO ROXANA AREA TID

THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.

THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.

THE PROPERTY MAY BE IMPACTED BY FEDERALLY REGULATED WETLANDS.

SETBACKS
FT
FT
FT
42 FT (2-1/2 STORIES)

29.900± AC.
5.62 UNITS PER ACRE
MAY BE PRESENT
EXISTING-29.900 AC. PROPOSED-8.24 AC. (27.5%)
29.900 AC. (TOTAL)



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CUNNINGHAM PROPETY
TOWNHOUSE CONCEPT
SUSSEX COUNTY, DELAWARE

DATE	COMMENTS

Date: FEBRUARY, 2026
Scale: 1" =100'
Dwn.By: JMJ
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CONCEPT PLAN

Dwg.No.: **A**

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PUBLIC PRE CHECK Results for State Parcel(s): 233-11.00-202.00,233-11.00-203.00

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

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

Wetlands: Issue Found

DE FIRM: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Land and Water Conservation Fund: 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

Delaware Ecological Network: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - New Castle County: No Issues Found

Well Head Protection Areas: RecordSetObject: Cannot open table for Load

Screening Report

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	3	1,142,681.24	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	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	2	1,142,619.95	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)	1	127,413.37	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	1,142,625.59	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	233-11.00-313.00	157.82	55.73
2	233-11.00-203.00	12.21	531,829.40
3	233-11.00-202.00	14.02	610,796.10

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Runclint loamy sand, 0 to 2 percent slopes	355,922.59
2	Pepperbox loamy sand, 0 to 2 percent slopes	786,697.36

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	2.93	127,413.37

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	1,142,625.59

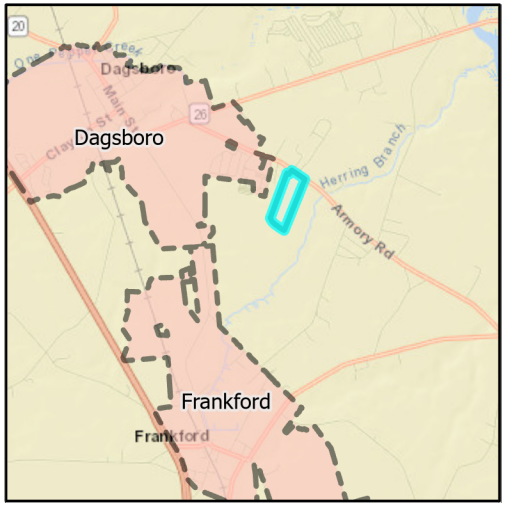
Preliminary Land Use Service (PLUS)

2026-03-03 Cunningham Property

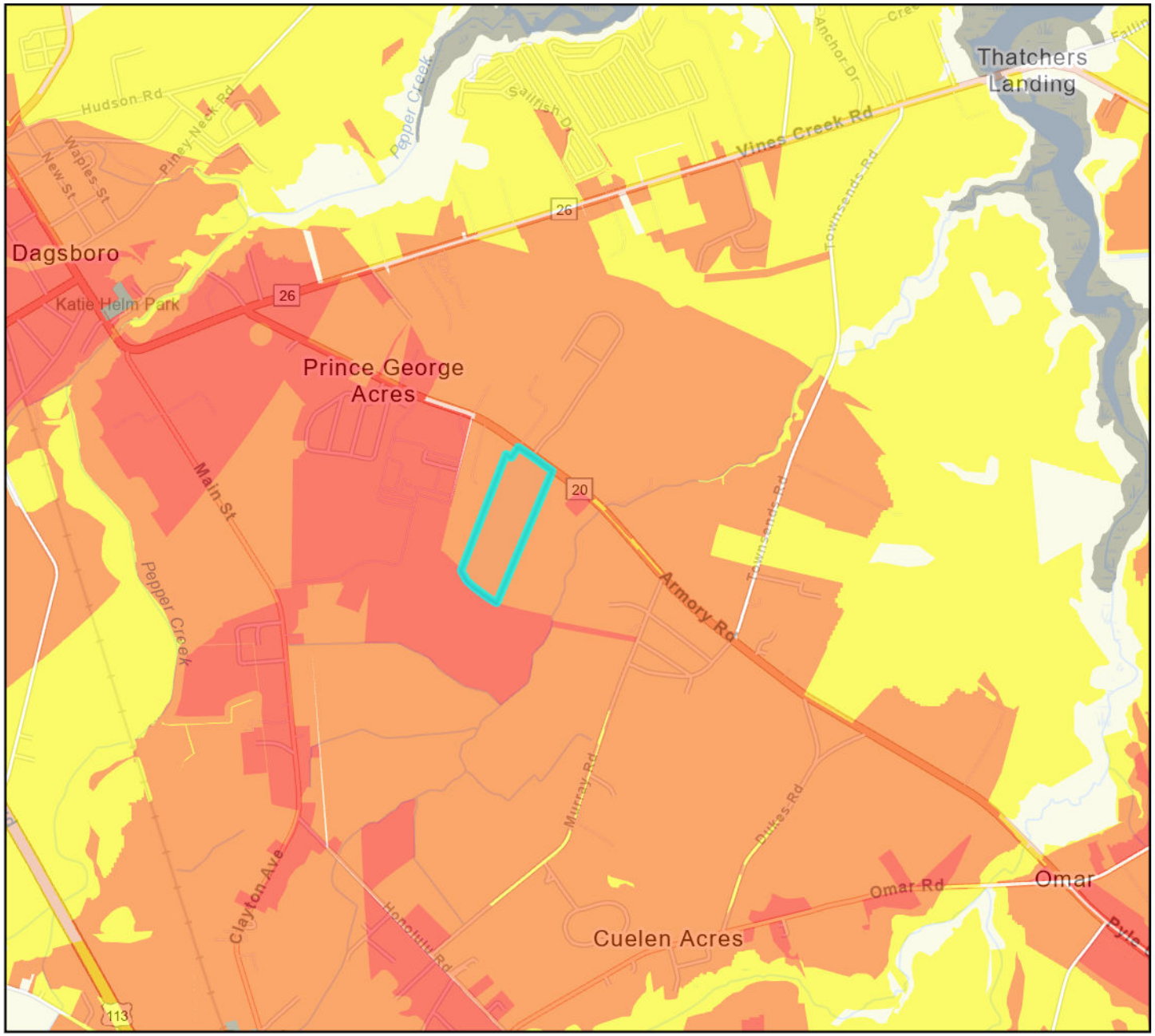


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-03-03 Cunningham Property



Legend

PLUS Project Areas

Investment Level

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

