Application Form
Submitted Time:
September 26, 2025 10:07 AM

Preliminary Land Use Service

PLUS ID: 2025-10-05

State Strategy Level: 2 & 3

PLUS Application Type - Subdivision

Title: Banks Irons Lane
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Residential 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
6

Parcel ID(s): 134-7.00-143.00, 134-7.00-144.00, 134-7.00-145.00, 134-7.00-472, 134-11.00-166.00, 134-7.00-473.00

Project Location: West side of Irons Lane at the intersection of Old Mill Road.

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

Section II: Project Contact Information

Owner Contact Information

Southern Comfort Delaware, LLC
30101 Holts Landing Road
Dagsboro, DE 19939
Phone: (302) 236-3574
Email: jmurray@foxlanehomes.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Foxlane Homes Delaware, LLC
18422 Coastal Higway, Suite 206
Lewes, DE 19958

Phone: (302) 291-7784
Email: jmurray@solutionsipem.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Solutions IPEM
Jason Palkewicz, PE
Phone: (302) 297-9215
Email: jpalkewicz@solutionsipem.com
Fax: (410) 341-3970

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

Section III: Project Details

Project Area (Acres): **55**
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: **Residential, farmland, and woods.**
Proposed Use for this project: **Residential cluster community.**

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **115**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	115		

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? **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: **Municipal**
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	40.7	Yes	26.5

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: **0.05**

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)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
Extended detention basins.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **27**
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.
1,115
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.
There aren't currently any potential connection points.

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	Yes	
Type proposed	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?
Yes

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

If yes, please provide details regarding known historic/cultural resources near the project site.
Based on the CHRIS map there appears to be three homes and a cemetery in the vicinity.

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

Docusign Envelope ID: 876EEB47-BE0A-4295-B853-30C8C9C8C7A6

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: _____

Project ID (to be completed by OSPC): _____

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

TM 134-7.00-144.00, 145.00, 472.00 & 134-11.00-166.00

DocuSigned by:
David Banks
C8604E8883A741E...

10/6/2025 | 08:31 PDT

Signature of Property Owner Date

David Banks

Property Owner (Please Print)

Signature of Additional Owner (if applicable) Date

Additional Owner (Please Print)

Published January 2022

Docusign Envelope ID: E8B26D93-7EEB-48FA-9B73-E57BD069FDF0

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Project Name: _____

Project ID (to be completed by OSPC): _____

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

TM 134-7.00-143.00

DocuSigned by:
Theodore Banks
BBC4DDDE647D4AE...

10/3/2025 | 21:09 EDT

Signature of Property Owner Date

Theodore Banks

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Docusign Envelope ID: 876EEB47-BE0A-4295-B853-30C8C9C8C7A6

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TM 134-7.00-473.00

DocuSigned by:
David Banks
C8604E8883A741E...

10/6/2025 | 08:31 PDT

Signature of Property Owner | Date

David Banks

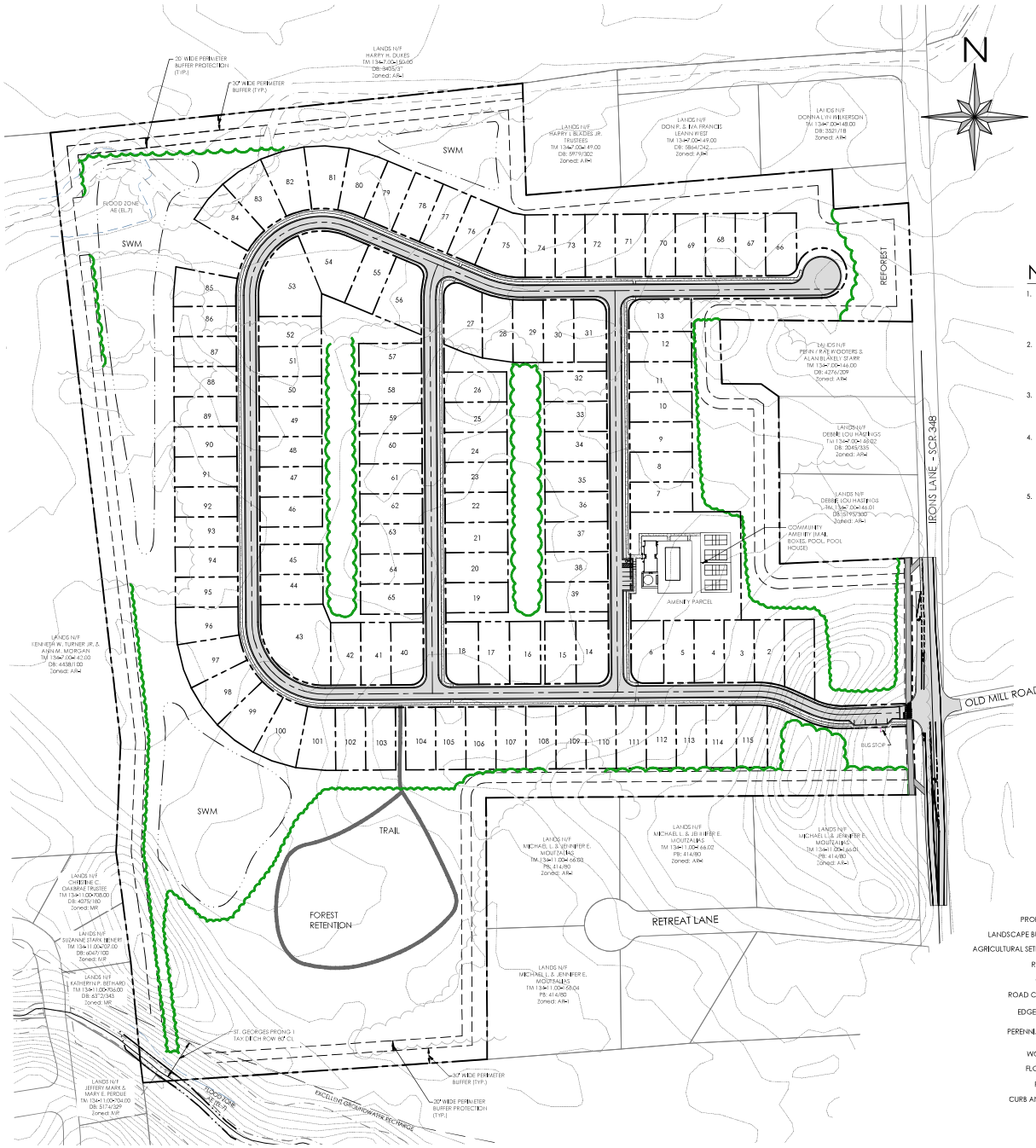
Property Owner (Please Print)

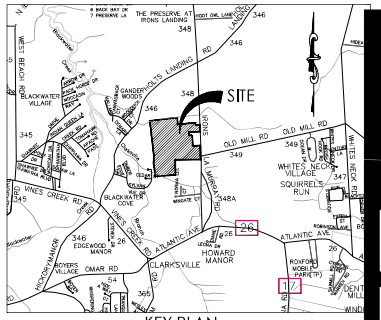
_____ _____

Signature of Additional Owner (if applicable) | Date

_____

Additional Owner (Please Print)





NOTES:

1. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
2. STORMWATER WILL BE HANDLED ONSITE AND WILL MEET THE CURRENT STATE OF DELAWARE REGULATIONS. ALL STORMWATER FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE STORMWATER FACILITIES.
3. ALL INTERNAL ROADWAYS AND SIDEWALKS ARE "PRIVATE" AND WILL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS OR CONDOMINIUM ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE ROADWAYS AND SIDEWALKS.
4. FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.
5. BOUNDARY, WETLANDS, AND OTHER FEATURES SHOWN ON THIS DOCUMENT ARE CONCEPTUAL IN NATURE.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
LANDSCAPE BUFFER LINE	N/A	
AGRICULTURAL SETBACK LINE	N/A	
R.O.W. LINE		
CONTOUR		N/A
ROAD CENTERLINE		
EDGE OF POND	N/A	
PERENNIAL STREAM		N/A
WOODS LINE		
FLOOD ZONE		N/A
PAVEMENT	N/A	
CURB AND GUTTER	N/A	
SIDEWALK	N/A	

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SITE DATA:

- OWNERS:
  TAX MAP 134-7.00-143.00
  SOUTHERN COMFORT DELAWARE, LLC
  30101 HOUTS LANDING ROAD
  DAGSBORO, DE 19939

  TAX MAP 134-7.00-144.00, 145.00, 472.00 & 134-11.00-166.00
  DAVID L. BANKS TRUSTEES REV TR
  30190 WHITES NECK ROAD
  DAGSBORO, DE 19939

  TAX MAP 134-7.00-473.00
  DAVID BANKS
  30190 WHITES NECK ROAD
  DAGSBORO, DE 19939
- DEVELOPER: FOXLANE HOMES DELAWARE, LLC
  32191 NASSAU ROAD #2
  LEWES, DE 19958
  ATTN.: JOHN MURRAY
- ENGINEER/ LAND PLANNER: SOLUTIONS IPEM, LLC
  303 NORTH BEDFORD STREET
  GEORGETOWN, DE 19947
  PHONE: 302.297.9215
  CONTACT: JASON PALKEWICZ, PE
- PROPERTIES ARE ZONED AR-1 - AGRICULTURAL RESIDENTIAL
  SETBACKS:
  FRONT = 25'
  SIDE = 10' (2 REQUIRED)
  REAR = 10'

  MAX. BUILDING HEIGHT = 42'
- PROPOSED ZONING: AR CLUSTER (COASTAL AREA)
- NO WELLHEAD PROTECTION AREAS
- GOOD, FAIR AND EXCELLENT GROUNDWATER RECHARGE AREAS
- SOIL TYPES
  AsA - ASKECKSY LOAMY SAND - HYDROLOGIC SOIL GROUP A/D
  DnA - DOWNER LOAMY SAND - HYDROLOGIC SOIL GROUP A
  FaaA - FALLSINGTON SANDY LOAM - HYDROLOGIC SOIL GROUP B/D
  FmA - FORT MOTT LOAMY SAND - HYDROLOGIC SOIL GROUP A
  HpA & HpB - HENLOPEN LOAMY SAND - HYDROLOGIC SOIL GROUP A
  IeA - INGLESIDE LOAMY SAND - HYDROLOGIC SOIL GROUP A
  LO - LONGMARSH AND INDIANTOWN SOILS- HYDROLOGIC SOIL GROUP B/D
  PpA - PEPPERBOX LOAMY SAND - HYDROLOGIC SOIL GROUP A
  PrA - PEPPERBOX-ROCKAWALKIN COMPLEX - HYDROLOGIC SOIL GROUP A
  RoA - ROSEDALE LOAMY SAND- HYDROLOGIC SOIL GROUP A
- PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 7) - SPECIAL FLOOD HAZARD AREAS SUBJECT TO UNINDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATION DETERMINED AND FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 10005C0168K AND 10005C0495K, MAP REVISED MARCH 16, 2015.
- BOUNDARY AND TOPOGRAPHY TAKEN FROM SUSSEX COUNTY GIS DATA.
- ANTICIPATED WATER SUPPLY:
  TIDEWATER
- ANTICIPATED SANITARY SEWER:
  SUSSEX COUNTY
- NON-TIDAL WETLANDS SHOWN HEREON ARE APPROXIMATE
  APPROXIMATE AREA = 0.05 AC.±
- PARCEL AREA = 55.06 AC +/-
  ALLOWABLE DENSITY = 2.178 DU/AC
- PROPOSED UNITS = 115 DU
  DENSITY =2.09 DU/AC
- AREAS:
  OPEN SPACE AREA = 27 AC.± (49% ±)
  AMENITY PARCEL = 1.1 AC.±
  EXISTING WOODS: 40.7 AC.±
  WOODS TO BE REMOVED = 26.5 AC.± (65%)
  WOODS TO REMAIN = 14.2 AC.± (35%)

solutions
303 North Bedford Street
Georgetown, DE 19947
T: 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T: 410.572.8855
www.solutionsipem.com

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Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION

PLUS PLAN
for
BANKS IRONS LANE
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	9/23/25
Job Number:	G25033
Scale:	1"=100'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 1

File Name: G25033-plus

PUBLIC PRE CHECK Results for State Parcel(s): 2025-10-05

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

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

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

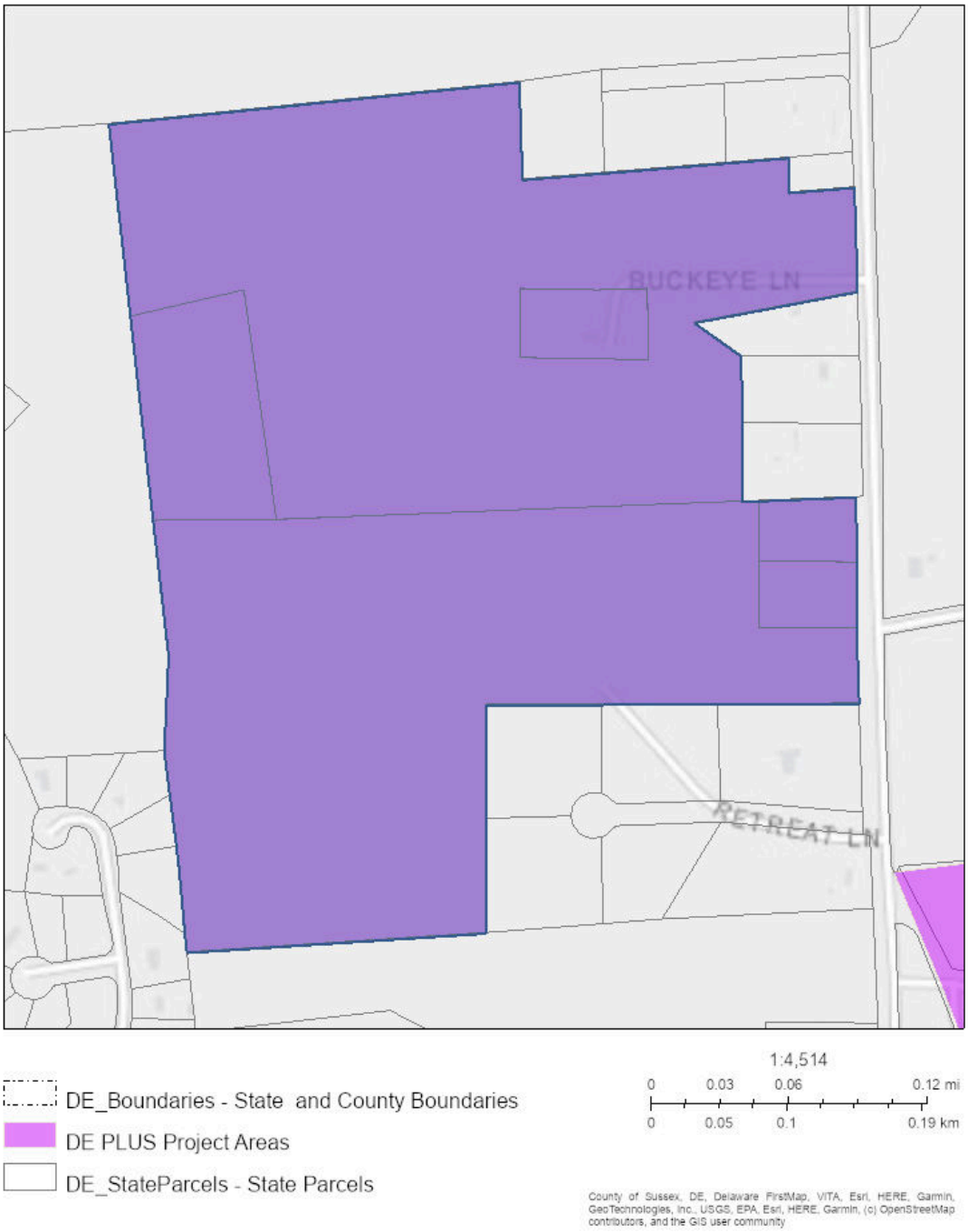
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,416,545.3 ft²

Oct 7 2025 14:07:19 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	2,410,214.54	N/A
DE_StateParcels - State Parcels	6	2,416,545.25	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	4	183,693.49	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	11	2,416,545.27	N/A
Tax Ditch Maximum ROWs	6	13,469.67	N/A
Tax Ditch Segments	2	N/A	84.61
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)	4	76,619.45	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	2,416,545.25	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2025-10-05	2,410,214.54

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-7.00-473.00	0.74	32,421.11
2	134-7.00-472.00	0.78	33,866.58
3	134-7.00-145.00	1.08	46,848.87
4	134-7.00-143.00	3.15	137,288.95
5	134-11.00-166.00	23.78	1,035,799.10
6	134-7.00-144.00	25.95	1,130,320.65

Delaware Ecological Network

#	ID	Area(ft²)
1	10,984.00	2,152.76
2	11,015.00	38,994.98
3	10,981.00	61,789.16
4	11,002.00	80,756.60

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Pepperbox loamy sand, 0 to 2 percent slopes	150.48
2	Longmarsh and Indiantown soils, frequently flooded	443.23
3	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	12,277.86
4	Askecksy loamy sand, 0 to 2 percent slopes	26,391.15
5	Fort Mott loamy sand, 0 to 2 percent slopes	31,481.77
6	Ingleside loamy sand, 0 to 2 percent slopes	51,332.65
7	Henlopen loamy sand, 2 to 5 percent slopes	134,657.23
8	Downer loamy sand, 0 to 2 percent slopes	355,390.58
9	Pepperbox-Rockawalkin complex, 0 to 2 percent slopes	495,164.54
10	Henlopen loamy sand, 0 to 2 percent slopes	604,859.00
11	Rosedale loamy sand, 0 to 2 percent slopes	704,396.77

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	ST. GEORGES	Prong 1	13,469.67

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	ST. GEORGES	Prong 1	84.61

2017 Wetlands (not regulatory)

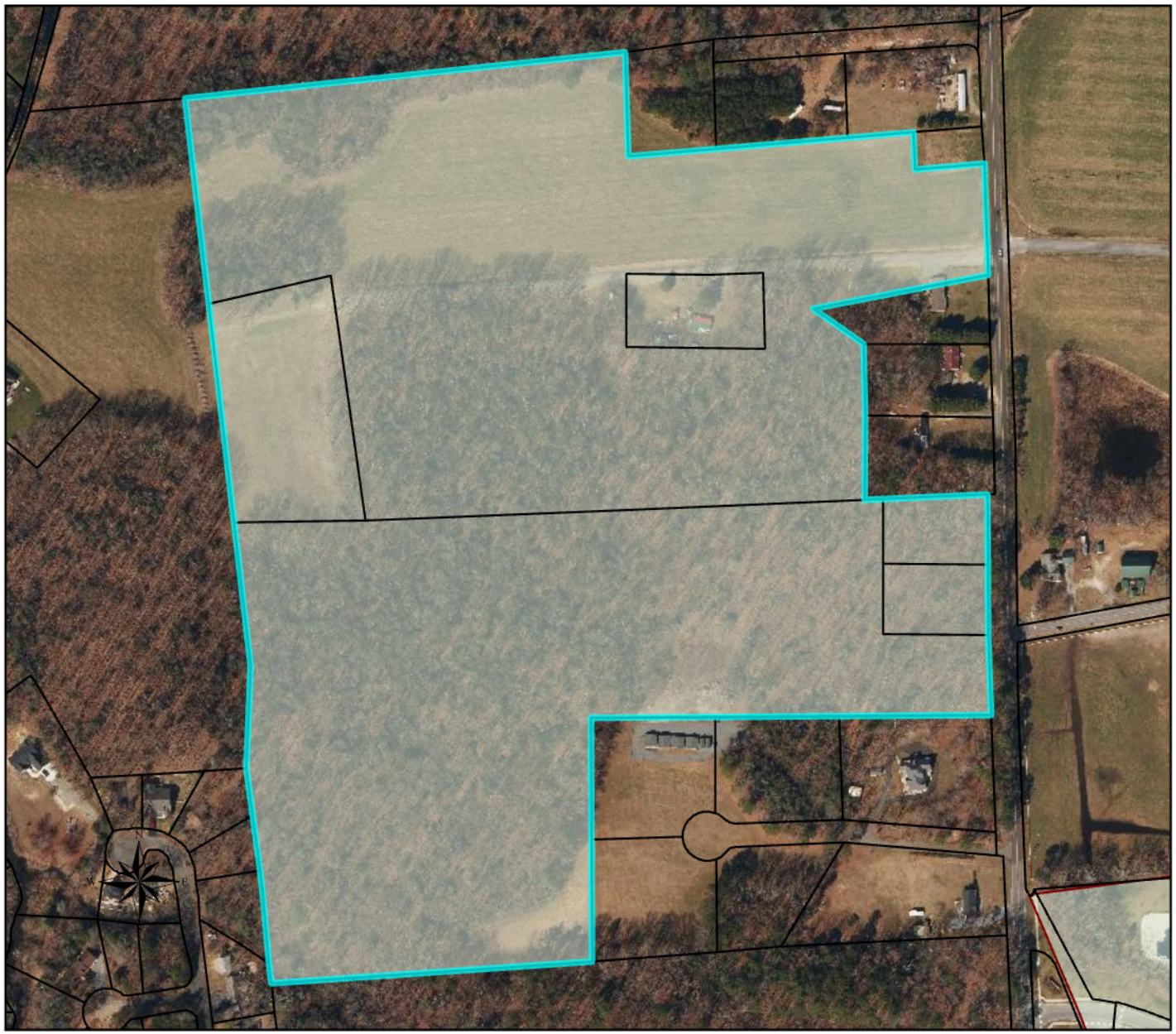
#	ACRES	Area(ft²)
1	0.68	955.17
2	3.45	1,958.02
3	2.43	17,295.80
4	3.34	56,410.46

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,416,545.25

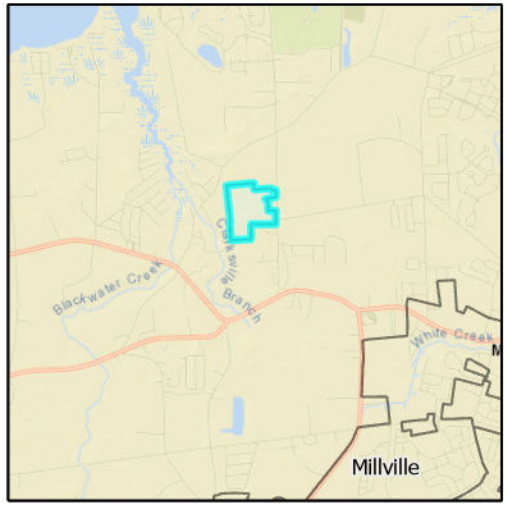
Preliminary Land Use Service (PLUS)

2025-10-05 Banks Irons Lane



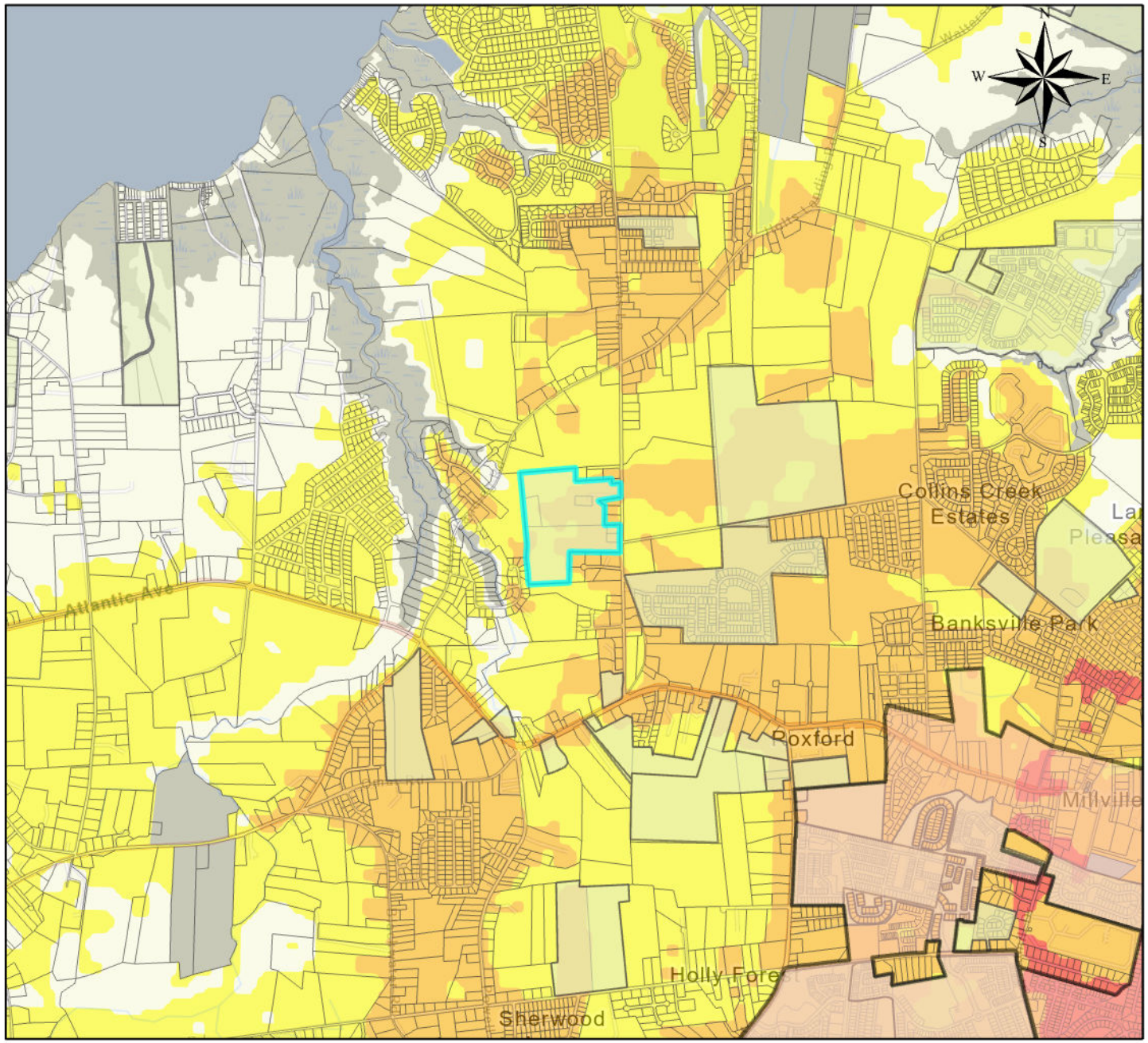
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-10-05 Banks Irons Lane



Legend

2020 State Strategies

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

