



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

May 24, 2017

Mr. Stephen Watchorn
Woodin & Associates
111 Patriot Drive
Middletown, DE 19709

RE: PLUS review 2017-04-04; McKee Personal Storage Facility

Dear Stephen,

Thank you for meeting with State agency planners on April 26, 2017 to discuss the McKee Personal Storage Facility project. According to the information received, you are seeking review of a site plan for an 80,000 square foot self-storage facility along Patriot Drive in Middletown.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as the Town of Middletown has governing authority over this land the developers will need to comply with any and all regulations/restrictions set forth by the Town.**

Strategies for State Policies and Spending

- This project is located in Investment Level 1 according to the *Strategies for State Policies and Spending*. Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- Delaware Code Title 17, Section 134 details DelDOT's authority for streets in incorporated municipalities. Patriot Drive and Hedgelawn Way should be labelled as Town streets with regard to maintenance. New Castle County tax parcel maps show the subject section of Patriot Drive as a public street under Town maintenance and shows
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Hedgelawn Way as a privately owned right-of-way. DelDOT understands from discussion at the PLUS meeting that Hedgelawn Way is now a public street under Town maintenance.

- If the Town requires a DelDOT Letter of No Objection to Recordation (LONOR), DelDOT will review the record plan for the site in accordance with Section P.3 of the Development Coordination Manual. As Patriot Drive and Hedgelawn Way are or will be Town-maintained streets, DelDOT will not participate in the Town's entrance permitting process.
- Per Section 2.2.2.1 of the Development Coordination Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. The subject development would be located in the Westown Business Park, which would have warranted a TIS. However, per Section 2.2.2.4 of the Manual, if a development is located within a Transportation Improvement District (TID) and is consistent with the Land Use and Transportation Plan for that TID, then under certain conditions DelDOT may require participation in the TID in lieu of conducting a TIS and making improvements based on the TIS. The Business Park is located in the Westown TID, is consistent with the plan for that TID and the conditions in Section 2.2.2.4 are met.

The Westown TID pre-dates Section 2.4 of the Manual, so its administration is somewhat different from what is described there. The proposed development would owe a contribution to the Westown Transportation Infrastructure Fund of either \$77,232.54 or \$38,613.96, depending on whether it is treated as a commercial use or an industrial use. This contribution would be payable to the Town and due at Building Permit application. The amounts just specified are calculated based on payment in 2017 and would escalate each January if not paid. As part of a larger development known as Kohl South, the subject parcel may have some previous credits that the land owner can apply toward the contribution. If there are credits, the land owner would need to inform us and the Town would need to concur.

Technical or procedural questions regarding the TIS may be directed to our consultant, Mr. Ray Harbeson, at h4designllc@yahoo.com. Any substantive questions or concerns should be directed to Mr. Marc Coté, DelDOT's Assistant Director for Development Coordination. Mr. Coté may be reached at (302) 760-2165.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Executive Summary

Development of this parcel will result in increased impervious surface and new sources of greenhouse gas emissions. Opportunities exist to reduce the environmental impact on-site. The Department recommends increased protection of the excellent groundwater recharge potential

area, on which part of the parcel is located. Due to this source water concern, DNREC has outlined a number of best management practices to assist in protecting the resource and the overall health of the community.

The State of Delaware is threatened by climate change and has a goal of reducing greenhouse gas emissions by 30 percent by 2030. Appropriate development that provides access to public transportation, opportunities to walk and bike to shopping and recreation, and that employs energy efficient building standards are among key strategies to meet these goals. DNREC encourages the use of high performance building standards and consideration of alternative energy sources to promote clean sustainable energy and reduce greenhouse gas emissions. This could mean siting the buildings to take advantage of solar and geothermal systems, and/or including infrastructure for electric vehicle charging stations (funding assistance may be found at www.de.gov/cleantransportation). DNREC further recommend an abundant use of native vegetation and shade trees throughout the landscape, as well as pervious pavement and green infrastructure, where practicable, to absorb carbon dioxide, protect water quality and provide relief to residents on hot days.

The following pages provide information about applicable regulations and detailed recommendations associated with this project, from various DNREC Divisions. DNREC would like to be a partner in creating appropriate development that protects and highlights the environment as a natural amenity of the landscape. The Department has resources and expertise that are available to help make this a reality, often at no expense to the landowner.

Water Supply

- The information provided indicates that Artesian Water Company will provide water to the proposed project through a public water system. DNREC files reflect that Artesian Water Company does not currently hold a certificate of public convenience and necessity (CPCN) to provide public water in these areas. They will need to file an application for a CPCN with the Public Service Commission, if they have not done so already. Information on CPCN requirements and applications can be obtained by contacting the Public Service Commission at (302) 736-7547. Should an on-site public/miscellaneous public well be needed, a minimum isolation distance of 150 feet is required between the well and any potential source of contamination, such as a septic tank and sewage disposal areas, and at least 150 feet from the outermost boundaries of the project. The Division of Water Resources will consider applications for the construction of on-site wells provided the wells can be constructed and located in compliance with all requirements of the Regulations Governing the Construction and Use of Wells. A well construction permit must be obtained prior to constructing any wells.
- Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.
- All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the

necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take four weeks to process, which allows the necessary time for technical review and advertising.

- A Potential Contamination Source exists in the area, and any well permit applications will undergo a detailed review that may increase turnaround time and may require site specific conditions/recommendations.
 - Middletown Wastewater Treatment Facility (Von Croy)- Spray Irrigation site located within 1000 feet of the proposed project

Source Water Protection.

- DNREC has determined that the entire project falls within an area of excellent groundwater recharge potential for the Town of Middletown. The application indicates that stormwater will be managed by an existing regional stormwater wet pond. Although the Town of Middletown's Source Water Protection Ordinance meets the minimum standards of protection, this protection does not limit impervious cover in excellent groundwater recharge potential areas. Impervious cover prevents precipitation from infiltrating through the soil to the water table aquifer. Impervious cover refers to structures including but not limited to roads, sidewalks, parking lots, and buildings. Any impervious cover within an area of excellent groundwater recharge potential has the potential to have a negative effect the quality and quantity of drinking water available.

Excellent groundwater recharge potential areas are those areas mapped by the Delaware Geological Survey where the first 20 feet of subsurface soils and geologic materials are exceptionally sandy. These soils are able to transmit water very quickly from the land surface to the water table. This map category (excellent) is an indicator of how fast contaminants will move and how much water may become contaminated (Andres, 2004). Land use activities or impervious cover on areas of excellent groundwater recharge potential may adversely affect ground water in these areas.

- Perform an environmental assessment report showing that *water quality* as well as *water quantity* of post development recharge is equal to or greater than pre-development recharge (Kaufmann, 2005).
- Quantify amount of recharge lost due to impervious cover and provide for onsite infiltration of water at least equal to or greater than pre-development recharge (Kaufmann, 2005).
- Pretreat parking area runoff to remove dissolved chemical and nutrient loads prior to infiltration
- Use best management practices in the design, construction, and maintenance of a storm water management system designed to address water quality with respect to nutrient and other pollutant loads.

- In addition, because the excellent ground water recharge area can readily affect the underlying aquifer if contaminants are spilled or discharged across the area, the storage of hazardous substances or wastes should not be allowed within the area unless specific approval is obtained from the relevant state, federal, or local program.

References:

Andres, A. Scott, 2004, Ground-Water Recharge Potential Mapping in Kent and Sussex Counties, Delaware: Delaware Geological Survey Report of Investigations No. 66, p. 14.

<http://www.udel.edu/dgs/Publications/pubform.html#investigations>

Kauffman, G.J., Wozniak, S.L., and Vonck, K.J., 2005, *Delaware Ground-Water Recharge Design Manual*: Newark, DE, Water Resources Agency, University of Delaware, p. 31.

<http://www.wr.udel.edu/swaphome/Publications/SWPguidancemanual.html>

Sediment and Stormwater Management

- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. Contact the reviewing agency to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan. The site topography, soils mapping, pre- and post-development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion. The plan review and approval as well as construction inspection will be coordinated through the Town of Middletown. Contact the Town of Middletown at (302) 378-9120 for details regarding submittal requirements and fees.

Air Quality

- The applicant shall comply with all applicable Delaware air quality regulations. Please note that the following regulations in Table 1 – Potential Regulatory Requirements may apply to your project:

| Table 1: Potential Regulatory Requirements | |
|---|---|
| Regulation | Requirements |
| 7 DE Admin. Code 1102 – Permits | <ul style="list-style-type: none"> • This regulation establishes the procedures to report and obtain approval of equipment which has the potential to discharge air contaminants into the atmosphere, and, for construction or modification activities not subject to 7 DE Admin. Code 1125, the procedures that satisfy the requirement of 40 CFR Part 51 Subpart I (July 7, 1994 edition) and Section 110(a) (2)(C) of the federal clean air act (CAA) as amended November 15, 1990. |
| 7 DE Admin. Code 1106 - Particulate Emissions from Construction and Materials Handling | <ul style="list-style-type: none"> • Use dust suppressants and measures to prevent transport of dust off-site from material stockpile, material movement and use of unpaved roads. • Use covers on trucks that transport material to and from site to prevent visible emissions. |
| 7 DE Admin. Code 1125 - Requirements for Preconstruction Review | <ul style="list-style-type: none"> • Requirements of this regulation are in addition to any other requirements of the State of Delaware Regulations Governing the Control of Air Pollution. • Any stationary source which will impact an attainment area or an unclassifiable area as designated by the U.S. Environmental Protection Agency (EPA) pursuant to Section 107 of the Clean Air Act Amendments of 1990 (CAA), is subject to the provisions of Section 3.0 of this regulation, Prevention of Significant Deterioration (PSD). • Any stationary source which will impact a non-attainment area as designated by the EPA pursuant to Section 107 of the CAA is subject to Emission Offset Provisions (EOP). • A source may be subject to PSD for one pollutant and to EOP for another pollutant, or may affect both attainment or unclassifiable areas and a non-attainment area for the same pollutant. • Any emission limitation represented by Lowest Achievable Emission Rate (LAER) may be |

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|---|---|
| | imposed by the Department pursuant to regulations adopted under Section 2.0 of this regulation herein notwithstanding any emission limit specified elsewhere in 7 DE Admin. Code 1100 Regulations Governing the Control of Air Pollution. |
| 7 DE Admin. Code 1141 – Limiting Emissions of Volatile Organic Compounds from Consumer and Commercial Products | <ul style="list-style-type: none"> • Use structural/ paint coatings that are low in Volatile Organic Compounds. • Use covers on paint containers when paint containers are not in use. |
| 7 DE Admin. Code 1144 – Control of Stationary Generator Emissions | <ul style="list-style-type: none"> • Ensure that emissions of nitrogen oxides (NO_x), non-methane hydrocarbons (NMHC), particulate matter (PM), sulfur dioxide (SO₂), carbon monoxide (CO), and carbon dioxide (CO₂) from emergency generators meet the emissions limits established. (See section 3.2). • Maintain recordkeeping and reporting requirements. |
| 7 DE Admin. Code 1145 – Excessive Idling of Heavy Duty Vehicles | <ul style="list-style-type: none"> • Restrict idling time for trucks and buses having a gross vehicle weight of over 8,500 pounds to no more than three minutes. |

For a complete listing of all Delaware applicable regulations, please look at our website: <http://www.awm.delaware.gov/AQM/Pages/AirRegulations.aspx>

Tank Management

- If a release of a Regulated Substance occurs at the proposed project site, compliance of 7 Del.C., Chapter 60; 7 Del.C., Chapter 74 and DE Admin. Code 1351, State of Delaware *Regulations Governing Underground Storage Tank Systems* (the UST Regulations) is required.
- Per the UST Regulations: Part E, § 1. Reporting Requirements: Any indication of a Release of a Regulated Substance that is discovered by any Person, including but not limited to environmental consultants, contractors, utility companies, financial institutions, real estate transfer companies, UST Owners or Operators, or Responsible Parties shall be reported within 24 hours to:
 - The Department's 24-hour Release Hot Line (800) 662-8802; and

- The DNREC Tank Management Section (302) 395-2500.

State Historic Preservation Office – Contact Terrence Burns 736-7404

- There is no known archaeological site or National Register-listed property on this parcel. However, just across Hedgelawn Way, to the north east was Hedgelawn (N-118). Hedgelawn (N-118) is listed in the National Register of Historic Places. However, Hedgelawn (N-118) was destroyed.
- If any project or development proceeds, be aware of the Unmarked Human Burials and Human Skeletal Remains Law. If any project or development proceeds, be aware of the Unmarked Human Burials and Human Skeletal Remains Law.
- Abandoned or unmarked family cemeteries are very common in the State of Delaware. They are usually in rural or open space areas, and sometimes near or within the boundary of an historic farm site. Even a marked cemetery can frequently have unmarked graves or burials outside of the known boundary line or limit. Disturbing unmarked graves or burials triggers the Delaware's Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54), and such remains or discoveries can result in substantial delays while the procedures required under this law are carried out. If there is a discovery of any unmarked graves, burials or a cemetery, it is very costly to have them archaeologically excavated and the burials moved. The Division of Historical & Cultural Affairs recommends that owners and/or developers have a qualified archaeological consultant investigate their project area, to the full extent, to see if there is any unmarked cemetery, graves, or burial sites. In the event of such a discovery, the Division of Historical & Cultural Affairs also recommends that the plans be re-drawn to leave the full extent of the cemeteries or any burials on its own parcel or in the open space area of the development, with the responsibility for its maintenance lying with the landowner association or development. If you would like to see more information, please review the following websites: www.history.delaware.gov/preservation/umhr.shtml and www.history.delaware.gov/preservation/cemeteries.shtml.

Therefore, prior to any demolition or ground-disturbing activities, the developer should hire an archaeological consultant, to examine the parcel for archaeological resources and plan to avoid those sites or areas.

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. Owners and developers who may plan to apply for an Army Corps of Engineers permit or for federal funding, such as HUD or USDA grants, should be aware of the National Historic Preservation Act of 1966 (as amended). Regulations promulgated for Section 106 of this Act stipulate that no ground-disturbing or demolition activities should take place before the Corps or other involved federal agency determines the area of potential effect of the project undertaking. These stipulations are in place to allow for comment from the public, the Delaware State

Historic Preservation Office, and the Advisory Council for Historic Preservation about the project's effects on historic properties. Furthermore, any preconstruction activities without adherence to these stipulations may jeopardize the issuance of any permit or funds. If you need further information or additional details pertaining to the Section 106 process and the Advisory Council's role, please review the Advisory Council's website at the following: www.achp.gov.

Delaware State Fire Marshall's Office – Contact John Rudd 739-4394

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

- **Fire Protection Water Requirements:**
 - Water distribution system capable of delivering at least 750 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers.
 - Where a water distribution system is proposed for mini-storage sites, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants.

- **Fire Protection Features:**
 - All structures used for “mini storage units” will require automatic sprinkler protection installed.
 - Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements

- **Accessibility:**
 - All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus.
 - Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver.
 - The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
 - The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

- **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Provide Road Names, even for County Roads

Recommendations/Additional Information

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Soils Assessment

- Based on NRCS soils survey mapping update, Reybold–Queponco complex (RdA) is the primary soil mapping unit mapped on subject parcel. The soils in this map unit are well drained and -generally – have few limitations for development.

Additional information on TMDLs and water quality

- Although a TMDL and/or Pollution Control Strategy has not been developed for the Bohemia River watershed, to date, DNREC encourages the applicant to reduce nutrient and bacterial pollutant runoff in this watershed through voluntary implementation of the following best management practices:
 - Preserve and/or maintain as much of the existing open space as possible; DNREC further suggests additional native tree, shrub and/or native herbaceous vegetation plantings, wherever possible.
 - Calculate post-construction surface imperviousness with all forms of created surface imperviousness (e.g., rooftops, driveways, parking lots, sidewalks, open-water storm water management structures, ponds, and roads) included in the calculation. Omission of any of the above-stated forms of surface imperviousness will result in an underestimate of the actual post-development surface imperviousness and the associated environmental impacts.

- Employ green-technology storm water management and a rain garden(s) (in lieu of open-water management structures) as best management practices to mitigate or reduce nutrient and bacterial pollutant runoff.
- Assess nutrient and bacterial pollutant loading at the preliminary project design phase. To this end, the Watershed Assessment Section has developed a methodology known as the “Nutrient Load Assessment protocol.” The protocol is a tool used to assess changes in nutrient loading (e.g., nitrogen and phosphorus) resulting from the conversion of individual or combined land parcels to a changed land use; thus providing applicants and governmental entities with quantitative information about the project’s impact(s) on baseline water quality. DNREC strongly encourages the applicant/developer to use this protocol to design and implement the best management practices. Please contact John Martin in the Division of Watershed Stewardship, at (302) 739-9939, for more information on the protocol.

Additional information on tank management

- When contamination is encountered, PVC pipe materials should be replaced with ductile steel and nitrile rubber gaskets in the contaminated areas.
- If any aboveground storage tanks (ASTs) less than 12,500 gallons are installed, they must be registered with the TMS. If any ASTs greater than 12,500 gallons are installed, they are also subject to installation approval by the TMS.
- DNREC-TMS encourages the use of best management practices in considering all environmental effects of activities and implementation and incorporating options to minimize the environmental footprints of activities. For more information, please visit online: <http://www.dnrec.delaware.gov/tanks/Pages/default.aspx>

Additional information on air quality

- Based on the information provided in the PLUS application, the mobile source emissions were quantified. Table 2 – Projected Air Quality Emissions represents the potential impact the McKee Personal Storage Facility may have on air quality from Mobile Sources alone.

| Table 2: Projected Air Quality Emissions for McKee Self-Storage Facility | | | | | |
|---|----------------------------------|-----------------------|-----------------------------------|--|-----------------------------------|
| Emissions Attributable to McKee Self-Storage Facility (Based on Estimated | Volatile Organic Compounds (VOC) | Nitrogen Oxides (NOx) | Sulfur Dioxide (SO ₂) | Fine Particulate Matter (PM _{2.5}) | Carbon Dioxide (CO ₂) |

| | | | | | |
|--|-------|-------|-----|-----|-------|
| ADT of 200 Vehicle Trips in Tons Per Year) | | | | | |
| Mobile emissions | 0.664 | 0.876 | 0.0 | 0.0 | 561.5 |

(*) *Indicates data is not available.*

Note that emissions associated with the actual construction of the storage facility including automobile and truck traffic from working in, or delivering products to the site, as well as site preparation, earth moving activities, road paving and other miscellaneous air emissions, are not reflected in the table above.

- New homes and businesses may emit, or cause to be emitted, additional air contaminants into Delaware’s air, which will negatively impact public health, safety and welfare. These negative impacts are attributable to:
 - Emissions that form ozone and fine particulate matter; Sussex County currently violates 2008 standards for ozone;
 - The emission of greenhouse gases which are associated with climate change, and
 - The emission of air toxics.

- Native Tree Plantings: To offset the impact of the subdivision on the surrounding area, the applicant is encouraged to make every attempt to preserve as many natural trees as possible and add tree plantings in common areas. Trees can significantly reduce automobile emissions including air pollutants (NOx, VOCs, and particulate matter) by trapping gas fumes and replenishing the oxygen into the ambient air. In addition, trees also reduce the effects of heat islands by helping to cool asphalt and pavement which also lessens the chances of ozone formation. Such measures can be used to channel or infiltrate storm water. They also have the added benefit of creating an urban tree canopy that provides shade for parking areas as well as reduces home cooling costs.

Native, trees reduce emissions by trapping dust particles and replenishing oxygen. Trees also reduce energy emissions by cooling during the summer and by providing wind breaks in the winter, whereby reducing air conditioning needs by up to 30 percent and saving 20 to 50 percent on fuel costs. All urban trees that are selected should be native to Delaware. As a general reminder, the best trees to plant are those that have a large leaf surface area at maturity, contain leaf characteristics that are amenable to particle collection from particulate matter such as those that have hairy or sticky leaves and have high transpiration rates which result in relatively high temperature reduction.

- Energy Efficiency: Constructing with only energy efficient products can help your facility immensely, not only in terms of environmental sustainability but financially.

Energy Star qualified products are up to 30 percent more energy efficient. Savings come from building envelope upgrades, high performance windows, controlled air infiltration, upgraded heating and air conditioning systems, tight duct systems and upgraded water-heating equipment. Every percentage of energy efficiency translates into a percent reduction in pollution. The Energy Star Program is an excellent way to save on energy costs and reduce air pollution. Providing shade for parking areas can also be of added benefit to this facility. Some approaches may include architectural devices, vegetation, or solar panels. For more about energy efficient options, please see:

<https://www.energystar.gov/> or <https://www.epa.gov/greeningepa/energy-efficiency-epa>.

- Should the developer have any more questions or concerns, the DNREC Division of Air Quality (DAQ) point of contact is Lauren DeVore, and she may be reached at (302) 739-9437 or lauren.devore@state.de.us. The applicant is encouraged contact DAQ to discuss the emission mitigation measures that will be incorporated into the McKee Self-Storage project. DNREC looks forward to working together with you on this project to achieve our shared air quality, healthy community and quality of life goals.

Delaware State Fire Marshall's Office – Contact John Rudd 739-4394

- Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



Constance C. Holland, AICP
Director, Office of State Planning Coordination

CC: Town of Middletown