



May 23, 2016

C 0829

Ms. Constance C. Holland, AICP
Director
Office of State Planning Coordination
Haslet Armory
122 Martin Luther King Boulevard, South
Dover, DE 19901

Dear Ms. Holland:

**SUBJECT: WHITEHALL ELEMENTARY SCHOOL
PLUS REVIEW 2016-03-10**

In response to your letter of April 20, 2016 related to the PLUS review for the subject site we offer the following:

1. DelDOT

- The site entrances will be designed in accordance with the latest Development Coordination Manual.
- We will meet with DelDOT prior to any plan submittals.
- The School District is aware of the review fees required by DelDOT.
- Updated trip generation information will be provided at time of plan submittal. The School District is aware of the SNCCTID and will participate in that agreement as part of the overall Whitehall Plan.
- Whitehall has previously completed a Traffic Operational Analysis for the property. If required, this TOA will be updated to reflect the proposed school.
- The School District will execute a Traffic Signal Agreement if required and the warrants are met for a signal.
- The School District is aware of potential road improvements and will work with Whitehall and DelDOT for the implementation of those improvements if required.

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- The School District is aware of the requirements as it relates to the Office of Aeronautics.

2. DNREC

- A bog turtle study was previously prepared and approved by DNREC for the Whitehall project including the area for the proposed school.
- The School District designs all their facilities to meet the highest energy efficiency possible within the budgets established by the Department of Education for school construction.
- The School District is aware of the requirements for TMDLs and Nutrient Management and will address those requirements with the stormwater management design.
- The School District is aware of the requirements for water supply and installation of water mains.
- A detailed Sediment and Erosion Control Plan and a Stormwater Management Plan will be submitted to DNREC as part of the design process meeting the most recent regulations.
- The School District is aware of the Air Quality requirements and will address them as needed.

3. State Historic Preservation Office

- The School District will evaluate the need to provide landscaping or berming along the land known as Fairview.
- The School District is aware of the requirements of the Unmarked Human Burials and Human Skeletal Remains Law.
- The School District is aware of the potential for unmarked family cemeteries and will follow State Law if these types of facilities are found on the property.

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4. Delaware State Fire Marshal's Office

- The School District is aware of the minimum requirements for water flows for fire protection, the requirement to sprinkler the proposed building, the accessibility requirements and all other State Fire Regulations.

The School District will make another submission and presentation to PLUS once a Site Plan has been developed if required.

If you should have any questions or comments, please contact our office.

Very truly yours,



Ted C. Williams, P.E., FACEC
President

cc: Matthew Burrows
Robert Hershey