

January 22, 2019

Steven Wensman, AICP, RLA
Director of Planning
Town of Smithfield
350 East Market Street
P.O. Box 761
Smithfield, NC 27577

Dear Mr. Wensman:

Attached are the comments we received from Town of Smithfield and Bill Dreitzler in regards to our latest submittal:

From Stephen Wensman:

It just occurred to me that the preliminary plat and phase I drawings still do not have proposed street names on them. Can you please indicate the proposed street names on the preliminary plat and phase I plans with your resubmittal? If you have any questions, please give me or Mark Helmer a call. **Response: Street names have been added.**

From Bill Dreitzler:

I don't recall, was the direction to provide a trail easement around the cul-de-sac or actually construct this section of the trail? I would have the following comment:

1. Based on review of Sheet D7 - Final Wet Pond Detail Sheet, it does not appear that it is feasible to construct a greenway trail within the easement indicated on PD03 of the Master Subdivision Plan. The grades behind lots 198-199 and 200 appear to be on a 3:1 slope extending 15 to 20 feet beyond the back property lines. Provide a detailed grading plan for the trail the would be located within the easement around the cul-de-sac to assure feasibility of construction. **Response The developer will provide an easement for the trail around the cul-de-sac that will allow the town to construct the trail at a future date. The easement will be graded to provide a 2% cross slope and a 10% maximum longitudinal slope. This matter was discussed with Bill Dreitzler via phone on January 3rd 2019 and the above mentioned solution was found to be sufficient.**

2) I think the note on Sheet C3 might be a mistake. I would request verification. The overall maximum impervious using the high density option going back to the original April 4, 2018 Town Council Approval is 70%. That is for lots, roads, sidewalks, trails, pump station, etc. I beleive the overall computations for impervious make the assumption that each lot is 50% impervious; therefore, they have stipulated that number as a max to assure the computations are accurate. That is just my analysis, I would have them clarify and edit the note on C3 as needed. Basically, if lot coverage was 70% impervious then the overall development will exceed that number and not be in compliance with the approval. **Response: The impervious area limit for each lot in Phase 1 has been specified on the CDs and will be included on the final plat. Also, we added to the CDs a statement as follows: "An overall +/-56.35% impervious area per lot was used for the current**

stormwater attenuation design and nitrogen offset calculations; however, the developer reserves the right to revise the impervious area per lot in future phases. Any increase in impervious area in future phases will require stormwater attenuation design and nitrogen offset calculation revisions as well as Town of Smithfield design approval. The overall site impervious limit of will not exceed 70%."