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August 9, 2021

Mr. Wes Haskett, Planning Director
Town of Southern Shores
5375 N. Virginia Dare Trail,
Southern Shores, NC 27949

RE: Modification to The Marketplace
At Southern Shores
Timmons Project No. 44588

Dear Wes:

Please accept the following submittal for Planning Board Review:

1. 12 copies of Civil Site Plan Design
2. 12 copies of the building rendering with signage calculations.
3. 12 copies of the lighting plans with supporting lighting cut sheets.
4. A copy of the willingness serve letter from Dare County Water which also states approval for the reduction of cover from 36 inches to 30 inches.

The revised plans have incorporated responses to comments that have been made by you and Mr. Joe Anlauf.

1. We have now provided the require pervious pavement in excess of the minimum required per your calculation. The product proposed is permeable pavers.
2. I have added to the landscape plan and indicated that the area of development does contain more than 15% open space. I would like to further discuss with you the comment regarding a landscape buffer and whether that is applicable for this design.
3. We have corrected the grading labels and have added a few existing spot grades to help illustrate how the rear portion of the site will drain.
4. We have added information on the area of disturbance which is substantially larger than previous due to the removal of pavement for installation of the pervious pavers. We will be filing for erosion control and stormwater permits once the scope of development work is approved by the Town.
5. The waterline changes will require permitting through NCDEQ – Public Water Supply. We are working with Dare County to insure compliance with their specifications.
6. We have added a “connection to sewer manhole” detail.
7. The water pumped from the well point systems for dewatering for waterline installation will be routed through a sediment bag that will be allowed to discharge on the existing pavement. This water should not contain sediment; however, gutter protection is provided at each flume that discharges from that area.

At the time of publishing our plans and documents for this submittal, we did not yet have the letter requested from the health department documenting that the septic system is sufficient for this modification to the shopping center. We are hoping that the engineers working on that portion of the project will be able to obtain the letter in time for this project to be able to move forward as anticipated.

We will continue to review our plans and make additional changes as necessary. If you have any questions or require any additional information, please do not hesitate to contact me at (252) 621-5029.

Sincerely,
Timmons Group



Kimberly D. Hamby, PE
Sr. Project Manager

cc: file
L. Karen Partee, Aston Properties