



August 9, 2017

Mr. Don Adams, County Manager
Jackson County
401 Grindstaff Cove Road
Sylva, North Carolina 28779

Via email

Re: **Preliminary Planning for
John Parris Cabin Site
Jackson County PIN 7641-07-0630
Sylva, North Carolina**

Dear Mr. Adams:

As requested, I am writing to summarize our recent discussions at the John Parris Cabin site during last week's meeting with the downhill adjoining property owner, Todd Sylvester (PIN 7641-07-2624).

As I described during our onsite meeting, a potential alternate to initially building the wall with the associated fencing, grading and piped drainage network, would be to stabilize the area where the wall failed and provide a suitable landscape buffer between the cabin and the downhill neighbor. This alternative would involve removing the wall rubble from the neighbor's property, excavating and removing earth material beginning downslope along the toe of the failed wall and excavating in an upslope direction at a 2 horizontal to 1 vertical inclination towards the "flat" portion of the Parris Cabin yard. The excavated material would need to be trucked off site and properly disposed of. Excavating and reshaping this part of the embankment will lessen the east/west width of the cabin "flat" yard area by an estimated 9 ft, more or less. Once clean up was completed and the embankment was graded, then a tree and shrub landscape buffer could be planted along the contour of the new slope, extending from the fence just south of the cabin and continuing to the north to connect with the shrub hedge on the Sylvester property near the northeast corner of the Parris Cabin land tract. Staggered plantings, of selected plant species in a 10 ft or wider landscape buffer, could provide a thick privacy barrier for both the County and Sylvester properties. When grown in, this landscape buffer would help to control runoff and would also help to provide protection against surface erosion along the embankment in the vicinity of the landscape plantings.

If rainwater runoff from the site is allowed to remain un-concentrated and is conveyed as sheet drainage, then the rate of runoff from the Parris Cabin tract should be no more than it has been at any time in the past. Being unaware of any current drainage issues of significance, we do not foresee an immediate need to install a piped storm drain system under this alternative stabilization scenario. However, if rainwater run-off becomes a concern at some time in the future, then a piped drainage system could certainly be added at a later date.

Before proceeding with any work on site, we recommend having a geotechnical engineer conduct an initial site evaluation to obtain their recommendations regarding earthwork and determine if further soils testing and evaluations are recommended by the geotechnical engineer. Immediately after our meeting last week, we contacted Kessel Engineering Group and

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requested a proposal on the County's behalf to conduct an initial preliminary site soils evaluation. We will forward the Kessel proposal to you for review when available.

Constructing the wall and fence certainly remain an option, but the alternate described herein may be worth considering as an intermediate stage of development until ideas for the future use(s) of the Parris Cabin site are finalized. The wall, fencing, drainage improvements, ADA access and other improvements could be made at a later date or even as a phased improvement approach, on an as-needed basis.

Feel free to call us if we can provide further preliminary evaluations or if you wish to discuss the project in detail.

Sincerely,
Lofquist & Associates, Inc.

A handwritten signature in black ink, appearing to read "Victor Lofquist". The signature is written in a cursive, flowing style.

Victor Lofquist, P.E.