

## EA Peer Review Recommendation for Barber Subdivision

Chatham County Environmental Review Board

June 19, 2008

The Environmental Review Board (ERB) recognizes key changes in the Barber subdivision (Henderson Place) between sketch design and preliminary plat submission that lessen the environmental impact of the proposed development, including:

1. Reduction in number lots from 48 to 45 total, resulting in conservation of 3 acres of open space for stream protection in the northeast corner of the site.
2. Overall decrease in impervious surface by eliminating a road section and 3 lots.
3. Change in the designation of "community park" to "open space."
4. Road realignment to avoid steep slopes.
5. Removal of lots from proposed 50' buffer along stream on eastern boundary of site, resulting in conservation of 1.8 acres.

However, the ERB strongly encourages the following improvements to further avoid and minimize direct, indirect, and cumulative impacts to this unique property that is located entirely within the Big Woods Significant Natural Heritage Area and drains entirely to Jordan Lake via Bush Creek by acting on these recommendations:

1. **Consider all recommendations from NC Wildlife Resources Commission (NCWRC) - both the letter dated August 14, 2007 from J. Presley Wallace and in the NCWRC *Guidance Memorandum*.** We suggest that the recommendation in #4 of the General Mitigation Measures for all Watersheds (concerning landscape and maintenance issues) be incorporated into the homeowner's association covenants.
2. **Adopt the current stream buffer regulations for Chatham County (Section 304 of the Watershed Protection Ordinance, adopted January 2008),** including 100' buffers on perennials, 50' on intermittents, seeps, springs and wetlands, and 30' on the ephemerals. Confirmation of stream classifications and origins on site by the County is strongly recommended.
3. **Design stormwater management facilities, using the most recent NC Division of Water Quality (NCDWQ) Stormwater Design Manual, to maintain current hydrology of site,** including velocity control and nutrient management. Facilities may include bio-retention, cisterns, infiltration swales, and other innovative practices where feasible outside of the public right-of-way. **Consider methods to incorporate water conservation and re-use on site.**
4. **Consider clustering of homes in order to preserve a larger percentage of the existing mature hardwoods on site.** This would likely require a Conditional Use Permit.

5. **Reduce overall impervious surface to 10% or less as recommended by NCWRC and other sources to lessen impact to streams.**
6. **Preserve the hardwood forest in the southeast section of the property.** Trading the proposed open space, which is primarily loblolly forest, with protection of the mature hardwoods and headwater streams in the southeastern corner of the property would mitigate impacts to area-sensitive species, water quality, and the Significant Natural Heritage Area.
7. **Reduce grading on steep slopes (15% or greater),** where the greatest possibility for sediment erosion may occur during construction.
8. **Resolve the question of jurisdiction of public drainage easements for all discharge points and streams.** Chatham County has no policy in place to accept public drainage easements.