Chatham County
Environmental Review Advisory Committee Comments on Environmental Impact Assessment
Sunset Grove

Environmental Impact Assessment Item	Comments
Proposed Project Description and Need	
1. Describe the overall project in detail, including all proposed phases.	
2. Provide a project location map showing surrounding areas.	
3. Provide a project site plan showing existing and proposed facilities.	It was not clear if the map with lot designations was a final design or conceptual. Is there a plan for any common buildings? Are there any limited on the footprint or height of the proposed residential buildings?
4. Describe how this project fits into larger plans or connects with adjacent projects.	
5. List and describe public facilities or benefits provided by the project.	
6. Discuss the land acreage to be disturbed during each phase.	
7. List square footage and height (in stores) of new buildings.	
8. Describe proposed uses of all buildings and proposed facilities.	
9. Show number of parking spaces in parking lots and decks.	
10. Show areas to be cleared, graded, filled, paved and landscaped.	
11. Show connections to existing utility and sewer lines or new utilities.	
12. Show wastewater management systems on a map.	
13. Show proposed areas of impervious and semi-pervious surfaces.	
14. Show and describe any proposed stormwater control devices.	
Alternatives Analysis	
1. Discuss and compare all reasonable development alternatives (site selection, facility layout, utilities, stormwater management, construction methods, open space preservation, any other pertinent alternative considerations.	
2. Discuss how the preferred alternative was selected and its benefits relative to other alternatives (including a no-build alternative, if applicable).	
Existing Environment and Project Impacts For each resource topic below, describe:	

Chatham County
Environmental Review Advisory Committee Comments on Environmental Impact Assessment
Sunset Grove

A. Existing resources and conditions.	**5.1.4 Floodplain** Hopefully, the FEMA map utilized was for Chatham County, NC, rather than VA as stated.
B. Anticipated impacts (short-term construction impacts, long-term operation impacts, and indirect or secondary impacts.)	
C. Discuss how potential impacts to the resource will be avoided and minimized through alternative selection, design strategies, construction methods, and long-term maintenance procedures.	
D. For unavoidable impacts, describe whether any compensatory mitigation is planned or required.	
1. Geography	
• Discuss the geographic setting, geology, and topography of the project area and adjacent areas.	
• Provide a topographic map of the property and surrounding area, use the county GIS website topography (2' contours interval) data at a scale appropriate for the project size, i.e., 1" = 100', etc.).	
• Identify any 100-year floodplains (FEMA Special Flood Hazard Areas) on or adjacent to the property. If present, provide an appropriate-scale map of the flood-prone areas defined by the NC Flood Mapping Program.	
• Show areas that will be graded or filled, and provide estimated cut/fill volumes.	There was no information on soil to be moved, removed, or added.
• If the project includes pond or dam work, show areas that will be flooded.	
2. Soils and Prime Farmlands	
• Identify dominant soils in the project area (county GIS or NRCS website) and show on a map.	
• Discuss any soil constraints (fill, wetland soils, septic suitability, slopes, etc.) and indicate those areas on a map.	There was no discussion of constraints on soil.
• Describe any soil disturbance or contamination expected as a result of this project.	

• If contamination is expected, discuss containment plans and procedures.	
• If soil will be relocated, specify the number of square yards/feet to be moved, and its relocation site.	
• Describe runoff management plans for the project.	
• If soil disturbance is proposed, describe the off-site impacts expected from this activity.	
• Provide a map of any prime or unique farmland soils in the project or service areas, and include reference used to make this determination.	
• Describe impacts to prime or unique farmland soils, including acreage estimates of lost farmland soils and retained farmland soils.	
3. Land Use	
• Provide a map showing current use of land on the site and surrounding properties.	
• Discuss how the current land use fits into the surrounding area (conservation, development, ecological function, etc.)	
• Provide the current zoning of the project site and the surrounding area.	
• Discuss how the proposed uses fit into the intended land use of the area (conservation, development, ecological function, quality of life).	
• Indicate whether zoning or local land use plans will need to be changed after project completion.	
4. Wetlands	This section is inadequate. Detailed mapping of existing wetlands and streams must be done so that plans for appropriate buffering, permitted crossings, etc can be made.
• Indicate whether wetlands are present, describe the basis for this determination and identity of the person who made the determination.	The wetlands should be mapped and the person who made the determination should be named.
• Show identified wetlands on a map, and describe all relevant details, such as acreage, types, delineation, function, etc.)	The lack of delineation of wetlands and streams which require buffering is a significant deficiency of this EIA. It was not possible to assess whether the layout of the community has been designed to

	minimize impacts to the streams and wetlands.
• If wetlands are to be filled, specify the number of acres that will be affected.	
• List all required permits and permitting agencies.	
• If any diversions/additions/withdrawals of surface water will affect wetlands, describe those activities.	
5. Public lands and Scenic, Recreational, and State Natural Areas	
• Provide a map of County or municipal parks, scenic, recreational or state natural areas (SNHAs, State or Federal Forests, etc.) on or adjacent to the site/project area.	
6. Areas of Archaeological or Historical Value	
• Discuss any archaeological or historical studies of the project location; provide relevant references.	
• Describe and identify on a map any structures (i.e., walls, buildings, etc.) on the site and provide estimated ages of those structures.	
• Describe all impacts to any archaeological or historical resources in the proposed project area.	
• Describe plans for demolishing or rebuilding any structures.	
• Provide photographs of any significant resources, including all structures older than 50-years.	
• Provide relevant correspondence with the Chatham County Historical Association and NC SHPO.	
7. Air Quality	
• Describe the project's impacts on ambient air quality.	
• Describe plans for any open burning during or after construction.	
• Indicate the number of proposed parking spaces, if applicable.	
• Describe whether the project will increase odor levels, or the likelihood of odor complaints.	
• Provide a copy of any required traffic	

studies.	
8. Noise Levels	
• Discuss current noise levels; use a benchmark if possible.	
• Describe any increases in noise levels expected from this project.	
• Specify the distance at which the increased noise will be heard.	
• Discuss whether surrounding properties will be affected by noise levels.	
• If commercial uses are proposed, specify the hours of operation.	
9. Light Levels	
• Describe lighting plans for the project, including how lighting will impact adjacent residents and wildlife.	
10. Surface and Groundwater Resources (discuss separately)	
• Identify and provide a map of surface aters in the project area. Describe groundwater (aquifers) in the project area.	
• Include names, locations, classifications, and use support ratings for surface waters.	
• Specify and show on a map the river basin in which the project is located.	
• Discuss any known groundwater quality issues.	
• Discuss drinking water sources.	
11. Fish and Aquatic Habitats	
• Describe fish and aquatic habitats in and adjacent to the site/project area.	
• Discuss impacts to fish and aquatic life and their habitats, including a map showing those habitats.	
12. Wildlife and Natural Vegetation	
• Describe and provide a map of natural community types on and adjacent to the site/project area.	
• List the species of dominant plants and animals observed on the site that typify those communities.	
• Evaluate and discuss whether suitable habitat exists for rare, threatened, and /or endangered species, as described y the NC Natural Heritage Program.	

• If wildlife will be displaced, discuss any limitation of adjacent areas to support them.	There was no discussion of what limits, if any, would be placed on the removal of trees from the individual lots, which would impact the preservation of habitat areas.
• Identify, list, and describe the distribution of the invasive species present on the site. Consult the NC Botanical Garden's Web page, "Plants to Avoid in the Southeast US" for a list of invasive species common to the region.	
• If forest will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including BMPs.	
13. Hazardous Materials	
• List all hazardous materials to be stored or introduced during construction or operation.	
• For each hazardous material, other than deminimis quantities or for routine housekeeping purposes, describe the procedures to be used to ensure their proper management, storage, and disposal.	
References	
Exhibits (Maps, Figures, Tables, Photos, etc.)	
State and Federal Permits Required	