

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

Environmental Impact Assessment Item	Chatham County ERLAC Comments	Peer Review Comments (F&R)	Timmons Revision to EIA to address Comment
<b>Proposed Project Description and Need</b>			
1. Describe the overall project in detail, including all proposed phases.			
2. Provide a project location map showing surrounding areas.		For a vicinity map provided in Appendix 1, change "Copper Ridge" to "Sunset Grove" to prevent confusion.	Change made to Appendix 1.
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?		The EIA Report was based on the preliminary/conceptual site plan (please refer to Section 3.3 Site Plans).
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.		Section 3.3, page 4 states that no final design or siting plans have been developed and therefore, structural design details of single-family residences have not been	The EIA Report was based on the preliminary/conceptual site plan (please refer to Section 3.3 Site Plans).

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		identified.	
8. Describe proposed uses of all buildings and proposed facilities.		There is no discussion in this section of whether or not there will be additional communal areas and their specific use (e.g. pool and/or other recreational facilities).	No additional communal areas were proposed at the time of the EIA development.
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.		Section 3.3.2, page 5 states that each individual residential lot will have septic system for wastewater management; therefore, it is assumed that no map is necessary.	That is correct.
13. Show proposed areas of impervious and semi-pervious surfaces.			
14. Show and describe any proposed stormwater control devices.			
<b>Alternatives Analysis</b>			
1. Discuss and compare all reasonable development			

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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:			
A. Existing resources and conditions.	<b>5.1.4 Floodplain</b> Hopefully, the FEMA map utilized was for Chatham County, NC, rather than VA as stated.		Correction made.
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			

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compensatory mitigation is planned or required.			
<b>1. Geography</b>			
<ul style="list-style-type: none"> <li>Discuss the geographic setting, geology, and topography of the project area and adjacent areas.</li> </ul>			
<ul style="list-style-type: none"> <li>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.).</li> </ul>		The EIA does not include a map derived from the county GIS website topography data. The Vicinity Map provided for in Appendix 1 is based upon USGS topography and not county GIS website topography.	Map in Appendix 1 has been changed to include county GIS website topography data.
<ul style="list-style-type: none"> <li>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.</li> </ul>			
<ul style="list-style-type: none"> <li>Show areas that will be graded or filled, and provide estimated cut/fill volumes.</li> </ul>	There was no information on soil to be moved, removed, or added.	Areas that will be graded or filled and their estimated cut/fill volumes are not shown.	No soil will be removed or added to the site. Grading and E&SC plans will be provided to the County for review.
<ul style="list-style-type: none"> <li>If the project includes pond or dam work, show areas that will be flooded.</li> </ul>			
<b>2. Soils and Prime Farmlands</b>			
<ul style="list-style-type: none"> <li>Identify dominant soils in the project area (county GIS or NRCS</li> </ul>			

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website) and show on a map.			
<ul style="list-style-type: none"> <li>Discuss any soil constraints (fill, wetland soils, septic suitability, slopes, etc.) and indicate those areas on a map.</li> </ul>	There was no discussion of constraints on soil.	While the EIA shows soil maps and descriptions in Section 5.2 and Appendix 4, no discussion of soil constraints or soil constraint map are provided in EIA.	There are no significant soil constraints are anticipated.
<ul style="list-style-type: none"> <li>Describe any soil disturbance or contamination expected as a result of this project.</li> </ul>			
<ul style="list-style-type: none"> <li>If contamination is expected, discuss containment plans and procedures.</li> </ul>			
<ul style="list-style-type: none"> <li>If soil will be relocated, specify the number of square yards/feet to be moved, and its relocation site.</li> </ul>		The number of square yards/feet of soil to be moved and its relocation site is not specified.	No soil will be exported from the site.
<ul style="list-style-type: none"> <li>Describe runoff management plans for the project.</li> </ul>			
<ul style="list-style-type: none"> <li>If soil disturbance is proposed, describe the off-site impacts expected from this activity.</li> </ul>			
<ul style="list-style-type: none"> <li>Provide a map of any prime or unique farmland soils in the project or service areas, and include reference used to make this determination.</li> </ul>			
<ul style="list-style-type: none"> <li>Describe impacts to prime or unique farmland soils, including acreage estimates of lost farmland soils and retained</li> </ul>		The EIA does not adequately address the estimates of lost and retained farmland soils.	The project site and the adjoining properties are not currently utilized for agricultural purposes. The

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farmland soils.			USDA Web Soil Survey Farmland Classification map indicates that approximately 82.3% of the project site is designated as prime farmland/farmland of statewide importance (Please refer to Section 5.2.1.)
3. Land Use			
<ul style="list-style-type: none"> <li>Provide a map showing current use of land on the site and surrounding properties.</li> </ul>			
<ul style="list-style-type: none"> <li>Discuss how the current land use fits into the surrounding area (conservation, development, ecological function, etc.)</li> </ul>			
<ul style="list-style-type: none"> <li>Provide the current zoning of the project site and the surrounding area.</li> </ul>			
<ul style="list-style-type: none"> <li>Discuss how the proposed uses fit into the intended land use of the area (conservation, development, ecological function, quality of life).</li> </ul>			
<ul style="list-style-type: none"> <li>Indicate whether zoning or local land use plans will need to be changed after project completion.</li> </ul>			
4. Wetlands	This section is inadequate.		A revised map in Appendix 6

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	Detailed mapping of existing wetlands and streams must be done so that plans for appropriate buffering, permitted crossings, etc can be made.		shows the existing wetlands and streams.
<ul style="list-style-type: none"> <li>Indicate whether wetlands are present, describe the basis for this determination and identity of the person who made the determination.</li> </ul>	The wetlands should be mapped and the person who made the determination should be named.	The EIA in Section 5.4.1, page 9 states that approximately 0.40 acres of headwater wetlands were identified but does not list the identity of person and/or company of the delineation.	Wetland Scientist has been added to text. (Refer to Section 5.4.1)
<ul style="list-style-type: none"> <li>Show identified wetlands on a map, and describe all relevant details, such as acreage, types, delineation, function, etc.)</li> </ul>	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.	The 0.40 acres of headwater wetlands mentioned above are not shown in Appendix 2 or Appendix 6 Figures.	Appendices 2 and 6 have been revised.
<ul style="list-style-type: none"> <li>If wetlands are to be filled, specify the number of acres that will be affected.</li> </ul>			
<ul style="list-style-type: none"> <li>List all required permits and permitting agencies.</li> </ul>			
<ul style="list-style-type: none"> <li>If any</li> </ul>		Diversions/additions/withdrawals	No diversions/additions/

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diversions/additions/withdrawals of surface water will affect wetlands, describe those activities.		of surface water, or lacks thereof, are not discussed.	withdrawals are in the design.
5. Public lands and Scenic, Recreational, and State Natural Areas			
<ul style="list-style-type: none"> <li>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.</li> </ul>			
6. Areas of Archaeological or Historical Value			
<ul style="list-style-type: none"> <li>Discuss any archaeological or historical studies of the project location; provide relevant references.</li> </ul>			
<ul style="list-style-type: none"> <li>Describe and identify on a map any structures (i.e., walls, buildings, etc.) on the site and provide estimated ages of those structures.</li> </ul>			
<ul style="list-style-type: none"> <li>Describe all impacts to any archaeological or historical resources in the proposed project area.</li> </ul>			
<ul style="list-style-type: none"> <li>Describe plans for demolishing or rebuilding any structures.</li> </ul>			



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<ul style="list-style-type: none"> <li>Provide photographs of any significant resources, including all structures older than 50-years.</li> </ul>			
<ul style="list-style-type: none"> <li>Provide relevant correspondence with the Chatham County Historical Association and NC SHPO.</li> </ul>			
<b>7. Air Quality</b>			
<ul style="list-style-type: none"> <li>Describe the project’s impacts on ambient air quality.</li> </ul>			
<ul style="list-style-type: none"> <li>Describe plans for any open burning during or after construction.</li> </ul>			
<ul style="list-style-type: none"> <li>Indicate the number of proposed parking spaces, if applicable.</li> </ul>			
<ul style="list-style-type: none"> <li>Describe whether the project will increase odor levels, or the likelihood of odor complaints.</li> </ul>		Whether the project will increase odor levels or not, or the likelihood of odor complaints or not is not described.	N/A, residential development
<ul style="list-style-type: none"> <li>Provide a copy of any required traffic studies.</li> </ul>			
<b>8. Noise Levels</b>			
<ul style="list-style-type: none"> <li>Discuss current noise levels; use a benchmark if possible.</li> </ul>			
<ul style="list-style-type: none"> <li>Describe any increases in noise levels expected from this project.</li> </ul>			
<ul style="list-style-type: none"> <li>Specify the distance at which the increased noise will be heard.</li> </ul>			
<ul style="list-style-type: none"> <li>Discuss whether surrounding properties will be affected by</li> </ul>			

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noise levels.			
<ul style="list-style-type: none"> <li>If commercial uses are proposed, specify the hours of operation.</li> </ul>			
<b>9. Light Levels</b>			
<ul style="list-style-type: none"> <li>Describe lighting plans for the project, including how lighting will impact adjacent residents and wildlife.</li> </ul>			
<b>10. Surface and Groundwater Resources (discuss separately)</b>			
<ul style="list-style-type: none"> <li>Identify and provide a map of surface waters in the project area. Describe groundwater (aquifers) in the project area.</li> </ul>			
<ul style="list-style-type: none"> <li>Include names, locations, classifications, and use support ratings for surface waters.</li> </ul>		This information is not provided in the EIA. It is recommended that a table displaying this information be used.	This information has been added to Section 5.10.1.
<ul style="list-style-type: none"> <li>Specify and show on a map the river basin in which the project is located.</li> </ul>			
<ul style="list-style-type: none"> <li>Discuss any known groundwater quality issues.</li> </ul>			
<ul style="list-style-type: none"> <li>Discuss drinking water sources.</li> </ul>			
<b>11. Fish and Aquatic Habitats</b>			
<ul style="list-style-type: none"> <li>Describe fish and aquatic habitats in and adjacent to the site/project area.</li> </ul>			
<ul style="list-style-type: none"> <li>Discuss impacts to fish and aquatic life and their habitats,</li> </ul>			

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including a map showing those habitats.			
<b>12. Wildlife and Natural Vegetation</b>			
<ul style="list-style-type: none"> <li>Describe and provide a map of natural community types on and adjacent to the site/project area.</li> </ul>		The EIA does not provide a description or map of natural communities. Section 5.12.2, page 12 as mentioned in cover letter only refers to Significant Habitats.	Section 5.12.2 has been modified to include a description.
<ul style="list-style-type: none"> <li>List the species of dominant plants and animals observed on the site that typify those communities.</li> </ul>		The EIA does not provide a list of dominant plants or animals observed on site. Section 5.12.3, page 12 as mentioned in cover letter only refers to Unique/Important Terrestrial Vegetation.	Section 5.12.6 has been added.
<ul style="list-style-type: none"> <li>Evaluate and discuss whether suitable habitat exists for rare, threatened, and /or endangered species, as described y the NC Natural Heritage Program.</li> </ul>			
<ul style="list-style-type: none"> <li>If wildlife will be displaced, discuss any limitation of adjacent areas to support them.</li> </ul>	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.		Riparian buffers will be maintained as required by the Jordan Buffer Rules.
<ul style="list-style-type: none"> <li>Identify, list, and describe the</li> </ul>		A list, description, and	Minimal invasive species have

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<p>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.</p>		<p>distribution of invasive species are not included.</p>	<p>been found on site.</p>
<ul style="list-style-type: none"> <li>If forest will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including BMPs.</li> </ul>		<p>There is no discussion of the extent of planned deforestation or forestry methods to be used, including BMPs.</p>	<p>This information will be provided in the grading and E&amp;SC Plan.</p>
<p>13. Hazardous Materials</p>			
<ul style="list-style-type: none"> <li>List all hazardous materials to be stored or introduced during construction or operation.</li> </ul>			
<ul style="list-style-type: none"> <li>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.</li> </ul>			
<p>References</p>			
<p>Exhibits (Maps, Figures, Tables, Photos, etc.)</p>		<p>The vicinity map in Appendix 1 should be changed from “Copper Ridge” to “Sunset Grove” as noted in Proposed Project Description and Need comments above.</p>	<p>This has been changed.</p>

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State and Federal Permits Required		Section 5.14 page 12 does not mention NC Division of Water Resources 401 certification.	This permit has been added to the list.