

January 19, 2016

Chatham County Department of Environmental Quality
PO Box 1550
Pittsboro, NC 27312

**RE: Environmental Impact Assessment (Clarifications)
(Proposed) Sunset Grove Residential Development
Pittsboro, Chatham County, NC**

To Whom It May Concern:

On behalf of Bryan Properties, Inc., and in response to concerns raised by Chatham County Planning Board member Ms. Allison Schwarz Weakley during the January 5, 2016 Planning Board meeting, Timmons Group offers the following clarifications and additional information detailed below, to supplement the approved Environmental Impact Assessment (EIA) for the Sunset Grove residential development project which is proposed for construction on Mount Gilead Road. This EIA was prepared in accordance with Chatham County Subdivision Ordinance and North Carolina General Statute §113A-4(2) in conjunction with United States Code (USC) §4332(C).

- 1) ***NHP does not make determinations of effect (EIA Section 5.5.3):***
Duly noted.
- 2) ***Suggested subdivision lighting be eliminated (EIA Section 5.9):***
Bryan Properties has decided to eliminate street lighting for this project in response to Ms. Weakley's concerns.
- 3) ***Address Carolina Ladle Crayfish (EIA Section 5.12.1):***
Potential project impacts to the Carolina Ladle Crayfish were addressed in EIA Section 5.12.1. We believe any potential negative impacts to the Carolina Ladle Crayfish will be temporary, occurring during construction of the Parker's Creek road crossing only. Parker's Creek will be protected by a 100 foot wide undisturbed forested buffer on each side of the creek, and the majority of post-construction stormwater runoff produced by this site will be collected and treated by permanent stormwater BMPs designed per the NCDENR Stormwater BMP Manual. Long-term negative impacts to the Carolina Ladle Crayfish, resulting from the proposed development are unlikely.
- 4) ***Address significant Natural Heritage area impacts (Big Woods Upland Forests natural area; EIA Section 5.12.2)***
A portion of the project site does lie within the boundaries of the Big Woods Road Upland Forests. Significant negative impacts resulting from this project are not anticipated, as much of the site that overlaps this Natural Heritage area will remain undisturbed due to protected stream and wetland buffers. Grading will be limited to areas required for the construction of roads, stormwater BMPs, and homes. Additionally, since homes within this project will be served by individual septic systems, extensive on-lot grading is not allowed without potentially compromising the ability of proposed lots to accommodate septic system nitrification fields.
- 5) ***Address forest community types (EIA Section 5.12.2)***
Forest community types present on the project site include mesic mixed hardwoods, dry-mesic oak-hickory, and bottomland hardwoods. The site also contains varying ages of loblolly pine stands scattered throughout the site.

6) Address effect of development on wildlife (EIA Section 5.12.2)

Wildlife that inhabit the project site may be negatively impacted by habitat loss and habitat modification. Potential negative impacts will be minimized through the preservation of extensive stream and wetland buffers on the site. Additionally, some wildlife may benefit from development of the site through the introduction of new habitat types.

7) Provide Big Woods Upland Forest natural area map

A map of the project site and the Big Woods Upland Forests natural area is attached to this letter as additional information for your review.

If you have any questions or comments or require additional information, please contact Scott Mitchell at 919.866.4952 or at scott.mitchell@timmons.com.

Respectfully,

TIMMONS GROUP

A handwritten signature in black ink, appearing to read 'SM', is written over a horizontal line.

Scott Mitchell, PE, LSS
NC Environmental Practice Group Leader