Environmental Impact Assessment Item	Adequately Described and Fully Discussed?
Proposed Project Description and Need	
1. Describe the overall project in detail, including all proposed phases.	Little is known about outparcels A and B, which will be developed in the future but graded along with Parcel A. Parcel A was adequately described.
2. Provide a project location map showing surrounding areas.	Provided.
3. Provide a project site plan showing existing and proposed facilities.	Provided exhibit but no existing facilities shown and site plan for proposed project is hard to see.
4. Describe how this project fits into larger plans or connects with adjacent projects.	Yes.
5. List and describe public facilities or benefits provided by the project.	Yes.
6. Discuss the land acreage to be disturbed during each phase.	Yes. Additional detail will be required during erosion control review.
7. List square footage and height (in stores) of new buildings.	Provided.
8. Describe proposed uses of all buildings and proposed facilities.	Yes, with exception of unknown outparcels
9. Show number of parking spaces in parking lots and decks.	Actual number not specified on Exhibit B but provided within document. See item 3.
10. Show areas to be cleared, graded, filled, paved and landscaped.	Exhibit C does not adequately address this item
11. Show connections to existing utility and sewer lines or new utilities.	Not provided.
12. Show wastewater management systems on a map.	Exhibit B does show these areas but as stated above, is too small to see clearly.
13. Show proposed areas of impervious and semi-pervious surfaces.	Exhibit C does not address parking and structures for Outparcels A and B. While this makes sense given no details have been settled for these outparcels, estimated proposed parking and building footprints would be helpful.
14. Show and describe any proposed stormwater control devices.	Exhibit B lacks any detail or reference for stormwater.
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.	Initial description does not seem to match the site plan. No mention made of utilizing existing landscaping along 15-501 for visual screening, which is a pertinent consideration.
2. Discuss how the preferred alternative was selected and its benefits relative to other alternatives (including a no-build alternative, if applicable).	Yes
Existing Environment and Project Impacts For each resource topic below, describe:	

A. Existing resources and conditions.	Yes.
B. Anticipated impacts (short-term construction impacts, long-term operation impacts, and indirect or secondary impacts.)	More detail regarding stormwater management as related to long-term impacts would be appropriate.
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.	Yes. Is pond to be utilized initially as a sediment basin? More than one basin will be required during construction.
D. For unavoidable impacts, describe whether any compensatory mitigation is planned or required.	Yes. However, USACE must confirm pond as non-jurisdictional in order for this feature to be utilized as a stormwater pond as proposed.
1. Geography	
• Discuss the geographic setting, geology, and topography of the project area and adjacent areas.	Yes.
• 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.).	Provided between two different exhibits but not to scale and contours requested.
• 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.	Yes.
• Show areas that will be graded or filled, and provide estimated cut/fill volumes.	Information not yet available
• If the project includes pond or dam work, show areas that will be flooded.	More detail needed
2. Soils and Prime Farmlands	
• Identify dominant soils in the project area (county GIS or NRCS website) and show on a map.	Description provided. Should reference Exhibit F
• Discuss any soil constraints (fill, wetland soils, septic suitability, slopes, etc.) and indicate those areas on a map.	Description provided. Should reference Exhibit F
• Describe any soil disturbance or contamination expected as a result of this project.	Yes.
• If contamination is expected, discuss containment plans and procedures.	N/A
• If soil will be relocated, specify the number of square yards/feet to be moved, and its relocation site.	Yes.

• Describe runoff management plans for the project.	Yes.
• If soil disturbance is proposed, describe the off-site impacts expected from this activity.	Yes.
• Provide a map of any prime or unique farmland soils in the project or service areas, and include reference used to make this determination.	Provided.
• Describe impacts to prime or unique farmland soils, including acreage estimates of lost farmland soils and retained farmland soils.	Yes.
3. Land Use	
• Provide a map showing current use of land on the site and surrounding properties.	Provided.
• Discuss how the current land use fits into the surrounding area (conservation, development, ecological function, etc.)	Surrounding parcels are mainly residential, not commercial so "uses fit within context of current uses" is not entirely accurate.
• Provide the current zoning of the project site and the surrounding area.	Provided on Exhibit G (R-1 Zoning).
• Discuss how the proposed uses fit into the intended land use of the area (conservation, development, ecological function, quality of life).	Same answer as 3b. More detail is needed on design attributes that will limit disruption to adjoining residential properties
• Indicate whether zoning or local land use plans will need to be changed after project completion.	Yes.
4. Wetlands	
• Indicate whether wetlands are present, describe the basis for this determination and identity of the person who made the determination.	Letter from March 3, 2017 not attached. Delineation not confirmed by USACE but no wetlands anticipated per consultant.
• Show identified wetlands on a map, and describe all relevant details, such as acreage, types, delineation, function, etc.)	Delineation not confirmed by USACE but no wetlands anticipated per consultant.
• If wetlands are to be filled, specify the number of acres that will be affected.	Delineation not confirmed by USACE but no wetlands anticipated per consultant.
• List all required permits and permitting agencies.	Delineation not confirmed by USACE but no wetlands anticipated per consultant.
• If any diversions/additions/withdrawals of surface water will affect wetlands, describe those activities.	Delineation not confirmed by USACE but no wetlands anticipated per consultant.
5. Public lands and Scenic, Recreational, and State Natural Areas	
• Provide a map of County or municipal	Provided

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.	Described as not applicable. Scoping letter from March 9, 2017 not attached.
• Describe and identify on a map any structures (i.e., walls, buildings, etc.) on the site and provide estimated ages of those structures.	Exhibit A is not sufficient to address this item. Due to current conditions of parcels, this item should have a separate exhibit and a thorough answer.
• Describe all impacts to any archaeological or historical resources in the proposed project area.	Described as not applicable. Scoping letter from March 9, 2017 not attached.
• Describe plans for demolishing or rebuilding any structures.	Answer indicates demolition in place after permit issuance. No detail provided.
• Provide photographs of any significant resources, including all structures older than 50-years.	Described as not applicable. Scoping letter from March 9, 2017 not attached.
• Provide relevant correspondence with the Chatham County Historical Association and NC SHPO.	Not included
7. Air Quality	
• Describe the project's impacts on ambient air quality.	Yes
• Describe plans for any open burning during or after construction.	Yes
• Indicate the number of proposed parking spaces, if applicable.	Yes
• Describe whether the project will increase odor levels, or the likelihood of odor complaints.	Yes
• Provide a copy of any required traffic studies.	Not provided
8. Noise Levels	
• Discuss current noise levels; use a benchmark if possible.	Yes.
• Describe any increases in noise levels expected from this project.	Impacts described as negligible
• Specify the distance at which the increased noise will be heard.	No detectible increase off property expected per consultant
• Discuss whether surrounding properties will be affected by noise levels.	Future development on Outparcels may be closest to residential structures. Increases of noise levels may be highest in these locations. Not discussed.
• 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.	Wildlife impacts not discussed
10. Surface and Groundwater Resources (discuss separately)	
• Identify and provide a map of surface waters in the project area. Describe groundwater (aquifers) in the project area.	Yes. Exhibit H
• Include names, locations, classifications, and use support ratings for surface waters.	Yes.
• Specify and show on a map the river basin in which the project is located.	Included in Notes on Exhibit H
• Discuss any known groundwater quality issues.	Not known
• Discuss drinking water sources.	Yes.
11. Fish and Aquatic Habitats	
• Describe fish and aquatic habitats in and adjacent to the site/project area.	Yes.
• Discuss impacts to fish and aquatic life and their habitats, including a map showing those habitats.	No discussion of impacts from conversion of existing pond to stormwater BMP
12. Wildlife and Natural Vegetation	
• Describe and provide a map of natural community types on and adjacent to the site/project area.	Yes
• List the species of dominant plants and animals observed on the site that typify those communities.	Yes
• Evaluate and discuss whether suitable habitat exists for rare, threatened, and /or endangered species, as described y the NC Natural Heritage Program.	Yes but no scoping letter attached
• If wildlife will be displaced, discuss any limitation of adjacent areas to support them.	Yes but somewhat vague
• 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.	Yes.
• If forest will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including	No methods or BMP's described

BMPs.	
13. Hazardous Materials	
• List all hazardous materials to be stored or introduced during construction or operation.	Yes
• 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.	Yes
References	None
Exhibits (Maps, Figures, Tables, Photos, etc.)	Some exhibits lack detail and/or are difficult to discern
State and Federal Permits Required	None