

Environmental Impact Assessment Item

Proposed Project Description and Need

RESPONSE

1. Describe the overall project in detail, including all proposed phases.

Please provide detail of proposed phases of development.
 2. Discuss the land acreage to be disturbed during each phase.

Please provide more detail for each phase. Provide built-upon area.
 8. Describe proposed uses of all buildings and proposed facilities.

One of the proposed uses in one of the buildings is listed as "boat, trailer and other utility vehicle sales and service". Figure C3 shows a building labeled "Boat Repair (Garage)". WS-IV PA prohibits the storage of toxic and hazardous materials unless a spill containment plan is approved and implemented. Will toxic and hazardous materials be stored in a building for repairing boats, trailers and vehicles.
- The project will be constructed in at least 2 phases. The first phase will include clearing and grading the property along US 64. Approximately 10 acres will be cleared in this first phase. Stormwater pond #2 will be constructed during this phase. If the boat sales building is constructed then Stormwater pond #3 will be constructed. All stormwater basins will first function as sedimentation / erosion control basins until construction is completed in that drainage basin. The second and possibly third phase of construction will include the area managed by Stormwater pond #1 or the development on the west side of the property.
- Approximately 10 acres will be disturbed in the first phase of construction. The first phase will include approximately 6 acres of built upon area. The second and third phase will also disturb approximately 10 acres and the built upon area will be approximately 5 to 6 acres.
- The boat sales / repair building will operate as an automobile repair shop would operate. Boat engines need to have oil changed same as a car engine. The environmental consultant will prepare a spill containment plan for the facility to be submitted when the construction drawings are prepared for the facility.

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.

Consider a facility layout that allows for a 10-foot space between the toe of the fill slope and the protected riparian buffer and property boundaries.

RESPONSE

The plan has a 10-foot no build buffer off of the existing stream buffer boundary. The revised / approved stream buffers will allow us more distance from the stream buffer. Our design will comply with your request.

EXISTING ENVIRONMENT and PROJECT 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.

As shown in the proposed Grading and Site Plan C4 (A16), the land north and west of the stream and buffer features is being entirely mass graded to the limits of these natural features.....As we have seen on other construction sites, it is difficult to maintain erosion and sedimentation control measures at the toe of a fill slope.

The approved stream buffers are smaller than those originally shown on the zoning submittal. This additional space will allow us to keep the erosion and sedimentation control devices well off the stream buffers.

FISH and AQUATIC HABITATS

Discuss impacts to fish and aquatic life and their habitats, including a map showing those habitats.

Describe impacts that stormwater ponds may have on habitats. Several tributaries on project site.

The stormwater BMP selected for this site is a wet pond. The wet pond provides detention to reduce the peak flow. Peak flow attenuation keeps the volume of water in the streams the same for post-developed conditions as it was before development. The wet pond is also a great choice because it provides water quality benefits. All stormwater entering the basin will become still

which allows sediment and pollutants including heavy metals to settle to the bottom of the pond. The pollutants are therefore kept out of the streams.

WILDLIFE and NATURAL VEGETATION

If forest will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including BMPs.

Will forestry best management practices be used during the clearing phase of this project?

The first phase of construction will require a sedimentation and erosion control plan submitted and approved by Chatham County. The requirements of the S&E permit are stricter than forestry best management practices. The answer is yes, these practices will be used.

HAZARDOUS MATERIALS

List all hazardous materials to be stored or introduced during construction or operation.

Will hazardous materials be used in the repair / garage building?

The hazardous materials used will be oil and lubricants that every boat motor uses. We will submit a containment plan during the construction drawing phase of the project.

For each hazardous material, other than de minimis quantities or for routine housekeeping purposes, describe the procedures to be used to ensure their proper management, storage, and disposal.

See answer to previous comment.