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**DEPARTMENT OF THE ARMY
WILMINGTON DISTRICT, CORPS OF ENGINEERS**

ATTACHMENT 4

**B. EVERETT JORDAN DAM AND LAKE
P.O. Box 144
MONCURE, NORTH CAROLINA 27559**

April 11, 2007

Mr. Scott Radway
Radway Design Associates
1709 Legion Road, Suite 210
Chapel Hill, North Carolina 27517

Dear Mr. Radway:

Thank you for the opportunity to comment on the proposed site plan for the Belvedere Development. The tract for development is located on the north side of the intersection of Hwy 54 and Downing Creek Parkway. The tract is bordered on the northeast by Federal property under the stewardship of the US Army Corps of Engineers at Jordan Lake.

Federal property in this area is leased to the State of North Carolina and is designated by the North Carolina Wildlife Resources Commission (NCWRC) as Permanent Wildlife Lands and managed as game lands. In addition, this area is managed as a waterfowl sub-impoundment and is open to public hunting and fishing by licensed individuals in accordance with all NCWRC Inland Fishing, Hunting, and Trapping Regulations.

On lots available for purchase adjacent to Federal property we request that the buyer be notified of activities that may occur on game lands such as hunting, forestry activities, and other recreational activities. One suggestion is to post signs adjacent to the game lands that notify potential buyers that hunting is allowed on game lands in accordance with all NCWRC regulations. Another way to protect the natural area and permanent wildlife lands is through the use of buffers.

There is typically a more concentrated amount of hunting activity on waterfowl sub-impoundments, therefore we would recommend that you increase the planned 10 foot buffer to a 100 foot buffer between any buildings or parking lots that border government property. We believe a 100 hundred foot buffer will provide more safety to any future residents and cut down on conflicts between residents and hunters.

When development occurs adjacent to natural areas and permanent wildlife lands we typically recommend a buffer of at least 100 feet of undisturbed vegetation be left along the boundary whenever possible. In addition to increased safety, buffers provide aesthetic benefits to adjacent private landowners. They also screen the property from changes on public lands that may result from forestry practices such as prescribed burns or timber harvests, and from other public recreational activities.

The waters of Jordan Lake and surrounding Federal Lands are managed for public drinking water supply, fish and wildlife habitat, natural resource based public recreation, and flood storage. Development of adjacent property can adversely impact

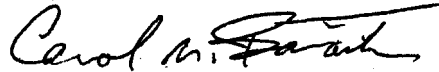
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these management activities by decreasing the minimum flow from any streams on the property, increasing the volume or rate of storm water discharge from the property, increasing the sediment or nutrient loads leaving the property, and adversely impacting wetlands. Again, we recommend that a 100-foot buffer of undisturbed vegetation be left adjacent to the boundary to help protect water quality.

Other steps should also be taken to avoid adverse water quality impacts including the incorporation of storm water retention/detention structures into storm water planning and by avoiding or minimizing impacts to wetland areas on the property. If you have not done so already you should coordinate with the U.S. Army Corps of Engineers Regulatory Office in Raleigh to discuss any possible impacts to the intermittent stream on the property.

Again, we appreciate the opportunity to comment on this proposed development adjacent to public lands. If we can provide any additional information, please contact Francis Ferrell at the Jordan Lake Visitor Assistance Center (919) 542-4501 extension 28.

Sincerely,



Carol M. Banaitis, R.F.
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B. Everett Jordan Lake

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