



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

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

August 30, 2007

Ms. Lynn Richardson
Chatham County Planning Department
Post Office Box 54
Pittsboro, North Carolina 27312

Dear Ms. Richardson:

Thank you for the opportunity to comment on the proposed Harvest subdivision, located on the east side of the Haw River down stream of B Everett Jordan Dam, on Pea Ridge Road (SR 1008). The proposed development is adjacent to Federal property under the stewardship of the US Army Corps of Engineers at Jordan Lake.

The public lands in the area are designated to support operations of the Jordan Lake project in the project master plan. The area includes Jordan Dam, its spillway, outlet structure, and tail race. The area is also managed in cooperation with the North Carolina Wildlife Resources Commission (NCWRC) as part of their game lands system. Game lands are open to public hunting and fishing by licensed individuals in accordance with all NCWRC fishing, hunting, and trapping regulations.

We have the following comments based on review of the sketch plan provided.

There is currently an active Federal Energy Regulatory Commission (FERC) license providing for the addition of hydropower generation facilities to Jordan Dam. This license is held by HydroMatix Limited Partnership, a private firm. Development of these facilities may require installation of infrastructure such as overhead power transmission lines beyond Government property boundaries. Information in the license proposal can be obtained by contacting the licensee and/or FERC. Contact information and license documents are available on the FERC website <http://www.ferc.gov/docs-filing/elibrary.asp>. The FERC docket reference number is P-11437.

There are no designated vegetated buffers shown on residential lots adjacent to public lands. When development occurs on private lands adjacent to forested public lands managed for wildlife we suggest a buffer of at least 100 feet of undisturbed vegetation along the property boundary whenever possible. The vegetation provides aesthetic benefits to the private landowners and screens their property from activities on public lands including; recreational use, land management practices such as prescribed burns or timber harvests, and boundary line maintenance. Vegetated buffers also increase safety adjacent to public hunting areas, help protect water quality, and minimize sedimentation and runoff from adjacent properties.

The sketch plan shows an area of open/common space immediately adjacent to public lands. Location of open space or green space along the property boundary is preferable to residences. However, for benefit of the public and private property owners we suggest that activities such as play grounds, dog parks, and horse pastures, that may lead to actual or

perceived conflicts with existing uses on public lands be avoided or carefully designed to minimize potential adverse interactions.

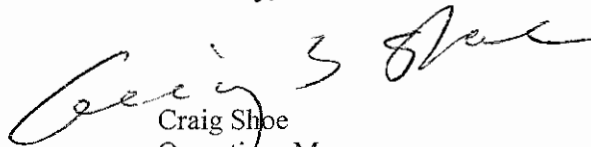
The sketch plan and information letter provided by the developer indicate connections to a trail system on Government property. Currently there are no official maintained trails in the areas indicated. Maintenance of private exclusive access to government lands is not permitted. The lands in this area are open to the public subject to applicable laws and regulations. Proximity of private property to government lands at Jordan Lake provides no additional rights or privileges to adjacent private property owners.

The Haw River downstream of Jordan Lake provides public drinking water supply, fish and wildlife habitat, and natural resource based public recreation. Development of adjacent property can adversely impact these purposes 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. The sketch plan shows buffers along the river, streams, and wetland areas on the property. We appreciate the inclusion of buffers in these areas and encourage use of all practicable methods to avoid adverse water quality impacts including the incorporation of storm water retention/detention structures into storm water planning and avoiding or minimizing impacts to wetland areas on the property.

The Haw River down stream of Jordan Dam rises when water is released from the dam and/or when water backs up from the convergence of the Haw River with the Deep River. We encourage the property owners to comply with all applicable flood plain restrictions and to make every effort to avoid placement of structures that may be damaged by water in areas that may be inundated by the River.

Thank you for the opportunity to comment on this proposed development adjacent to public lands. If we can provide clarification or any additional information regarding Corps management or operation activities, please contact Mr. Francis Ferrell at the Jordan Lake Visitor Assistance Center (919) 542-4501 extension 28.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Shoe", written in a cursive style.

Craig Shoe
Operations Manager
B. Everett Jordan Lake