



⊠ North Carolina Wildlife Resources Commission ⊠

MEMORANDUM

DATE: 23 October 2007

TO: Chatham County Planning Department

FROM: Jacquelyn Wallace, Urban Wildlife Biologist, NC Wildlife Resources Commission

SUBJECT: The Bluffs Subdivision Proposal

Please accept my comments on the request by Roanoke Investments, LLC for subdivision final approval of “The Bluffs, Phase 1A,” consisting of 12 lots on 54 acres, located off SR-1520, Old Graham Road, Hadley Township.

This subdivision will be located within a sub-watershed (or 14-digit HUC) which biologists have documented to support **the federally endangered Cape Fear Shiner** (*Notropis meckistocholas*). The Cape Fear Shiner is protected by the Endangered Species Act, which is administered by the US Fish and Wildlife Service. Official documentation of the fish’s status can be found at <http://www.fws.gov/nc-es/fish/cfshiner.html>.

Due to the Cape Fear Shiner’s documented presence in this watershed, NCWRC recommends that the applicant revise the site design to implement the measures outlined under the section “Specific Mitigation Measures for Waters Containing Federally Listed Species” in NCWRC’s *Guidance Memorandum to Address and Mitigate Secondary and Cumulative Impacts to Aquatic and Terrestrial Wildlife Resources and Water Quality*. This document can be downloaded from http://www.ncwildlife.org/pg07_WildlifeSpeciesCon/pg7c3_impacts.pdf

As is described in this document, we recommend the development plans be revised to:

- Establish **200-foot native, forested stream buffers along each side of any perennial streams** on site, as identified through field survey using NCDWQ methodology,

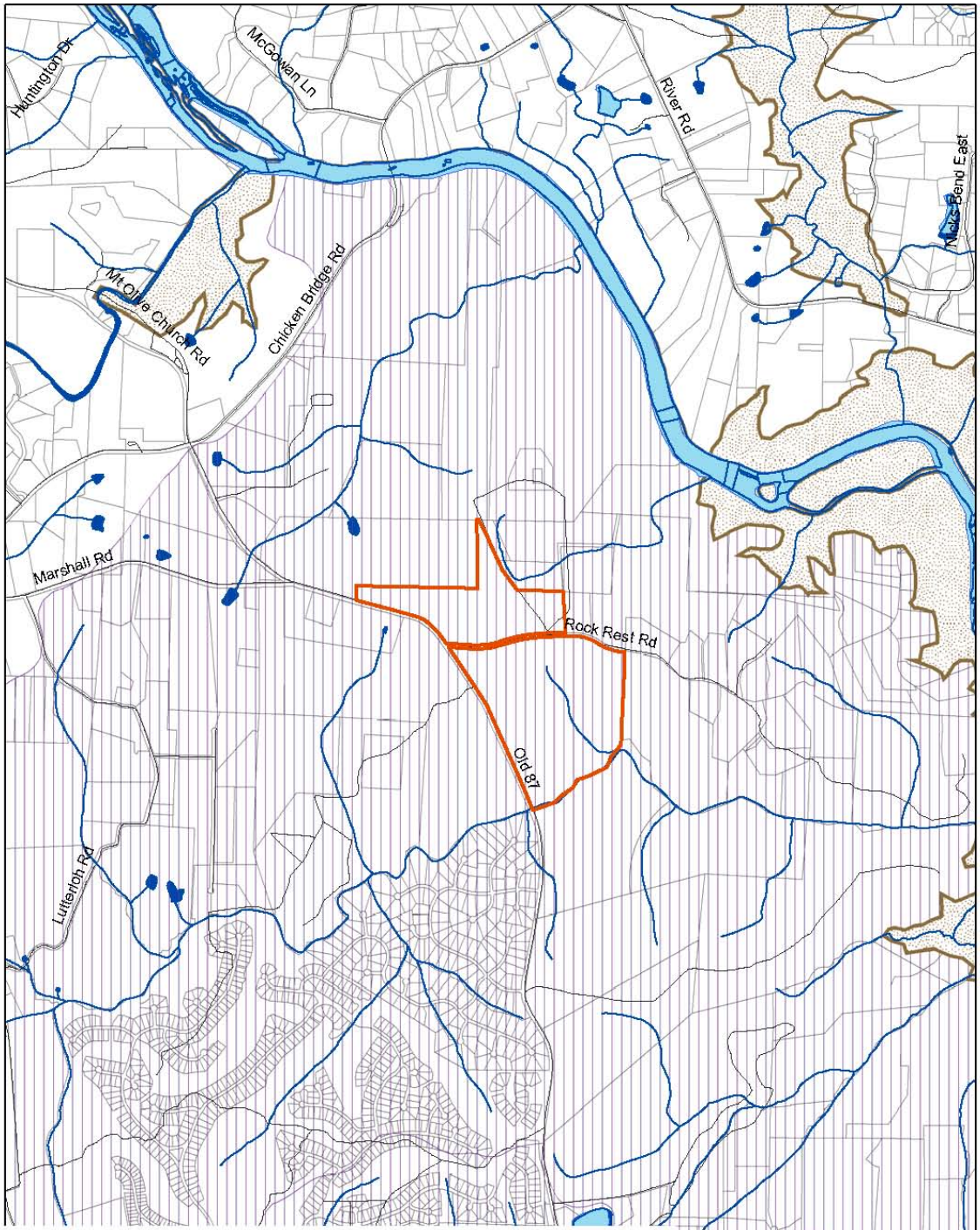
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- Establish **100-foot native, forested buffers along each side of intermittent streams** on site, as identified through field survey using NCDWQ methodology,
- Design the site so that **impervious surfaces are limited to 6%** of the site,
- **Disperse stormwater discharge** through a vegetated buffer **outside of the protected riparian buffer zone**, and eliminate any design that involves direct discharge of stormwater streams on site.
- Minimize any grading that will occur as part of construction activities.

Thank you for the opportunity to review this subdivision proposal, and for considering our comments. If you have any questions or concerns, please contact me at (919) 360-9680.

cc: Jeff Marcus, NC Wildlife Resources Commission
Shari Bryant, NC Wildlife Resources Commission
Vann Stancil, NC Wildlife Resources Commission
Ryan Heise, NC Wildlife Resources Commission
David Rabon, US Fish and Wildlife Service

The Bluffs



-  The Bluffs Subdivision Site
-  NC Significant Natural Heritage Area
-  Sub-watershed (14 digit HUC) with Federally Endangered Species