

MANNS CHAPEL SUBDIVISION LLC

510 Meadowmont Village Circle, Suite 324

Chapel Hill, NC 27517

(919) 698-3175

Memorandum

To: **Chatham County Planning Department**
Attn: Lynn Richardson
80 East St A
Pittsboro, NC 27312

From: Alex Barroso

Date: January 15, 2018

Subject: **Ryan's Crossing – Community Meeting Input Summary**

On December 15, 2017, from 7:00PM to 8:30PM, a community meeting was held at Mount Pleasant United Methodist Church for the purposes of receiving community input for the proposed Ryan's Crossing subdivision. Included with this summary is a sign in sheet and below is a summary of the comments and the responses.

Comment #1: In regards to the lots that are closest to the Persimmon Hill neighborhood (Lots 43 through 45 in the latest plan), they wanted to confirm that the septic systems for those lots will not affect the existing wells that are located in the adjacent lots of the Persimmon Hill neighborhood.

Response #1: *We have confirmed with our soils engineer (S&EC) that the septic systems should pose no threat to the existing wells. There are several reasons for this including the distance and depth of the existing wells. We have asked S&EC to prepare a memo to detail the reasons that these septic systems will have no impact on the existing wells at Persimmon Hill. This memo will be included with our First Plat submittal and made available to any interested parties. We will also be including the location of these wells on our survey to better understand the location of these wells relative to the proposed lots.*

Comment #2: In connection with the same corner lots (Lots 43 through 45 in the latest plan), they wanted to know if will there be any buffering proposed between those lots and the neighboring Persimmon Hill neighborhood.

Response #2: *The property is zoned RA-40 which mandates certain rear setback requirements. Notwithstanding, the developer will commit to impose a rear undisturbed buffer of 20' on these lots in the HOA documents once they are filed. This buffer will require certain landscaping be installed which will be a requirement of the homebuilder/homeowner pursuant to the HOA documents.*

Comment #3: They wanted to know if the developer would be proposing street lights as part of the development. The concern here is undesirable light spillage from those lights to the Persimmon Hill neighborhood.

Response #3: *Although the current plan does not indicate street lights, the developer will want to incorporate them into the plan provided they can be permitted through the County and DOT. In the event the developer does introduce street lights, he has committed to supply them with appropriate shields that will concentrate the light to be thrown down only at the street and prevent any lights from spilling over to adjoining properties.*

Comment #4: A concern over traffic was raised and if there are any anticipated traffic impacts being considered.

Response #4: *Although it is not a requirement, the developer has retained a traffic engineer to conduct a trip analysis for the proposed project to determine if any traffic related improvements are warranted. The results of this analysis will be included with the First Plat submittal.*

Comment #5: A question was asked as to if the septic systems are designed with any backup systems in the event of a system failure.

Response #5: *The developer has confirmed with the soils engineer that the systems are indeed designed with back up provisions. More specifically, the septic fields are designed at 200% of their actual anticipated demand for this purpose. (i.e. the septic field will be designed with 20,000 SF when only 10,000 SF is needed for the anticipated demand)*

Comment #6: A question was asked as to if the developer plans to cut down trees.

Response #6: *The developer has no desire to cut down any trees as they only add to the beauty of the proposed neighborhood. Unfortunately, due to soil investigation, clearing for access and to*

build the road improvements, some trees will need to be cut down. However, the developer deeply values any trees on the site and will keep as many as possible.




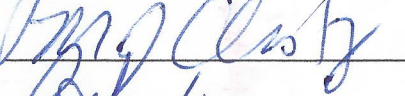

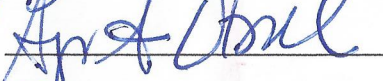

Comment #7: They asked what will be done with the old cabin currently located on the NE portion of the property.

Response #7: *This structure has been evaluated by the Chatham County Historical Museum in addition to the State Historic Preservation Board. It was determined not be a structure of historical significance but is an interesting structure nonetheless. It was determined to be a mid-1800's cabin presumably occupied by members of the Tripp family. The structure is located at the fork of Wilkinson Creek and is thus not accessible without crossing the stream. The developer has not decided what he will do with the structure but leaving it undisturbed in place in its current condition is a favorable option. It is located in what will be designated as conservation area.*

There were several other questions answered during the discussion that required no plan accommodation but are listed here nonetheless.

- 1) *Are the roads going to be built to DOT standards?*
- 2) *What will the neighborhood front entrance look like?*
- 3) *What price point will the houses be and what will they look like?*
- 4) *Will the property have curbs and sidewalks?*
- 5) *What will the HOA fees be?*

RYANS CROSSING
COMMUNITY MEETING- SIGN IN SHEET
December 15, 2017

	<u>NAME/PHONE</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
1	Bree Franklin	120 Persimmon Hill Rd 27312	
2	Larry Hicks	128 Persimmon Hill Rd 27312	
3	JAMES PROCTOR	121 PERSIMMON Hill 27312	
4	MS Christenbury	125 Persimmon Hill 27312	
5	BS CRISTINIS	216 Margaret Mann Way	
6	Suzanne Abal	171 Margaret Mann Way	
7	Brent Byers	1025 Tobacco Rd Pittsboro	
8			
9			
10			
11			
12			
13			
14			
15			

1/23/18 - TRC Meeting

Attendance:

Staff: See scanned sign in sheet

Subdivision-

Request by Chris Seamster, PLA, McKim and Creed for subdivision Concept Plan Review of **Ryan's Crossing for a Conservation Subdivision**, consisting of 60 lots on 114.67 acres, located off Mann's Chapel Road, S. R. 1532, parcel #'s 88505, 1777, 88506, and 1780.

Developer Present: Yes

Notes: Lynn gave an overview and some discussion points were as follows:

- Will you need a turning lane?
- Build stubb to property or r/w dedication-Road will stop after last driveway
- Any amenities in Open Space? Trail system, large conservation passive, yoga platform possible
- Building-Maybe a Gazebo
- Cabin was found not to be historical-unsafe structure. Owner's may salvage some wood, chimney
- Be sure there are no cemeteries

Rachael Thorn-

- Drew has verified stream crossing. Have met with the Corp of Engineers
- Prepare for lots of questions from the board
- 2 wells on property, not part of the project
- Keep Drew in the loop with the Corp

Ann-EH

- Site Plan-review septic. Provide location of homes and driveways. Submit with 1st Plat review
- Show septic area within 100' of property

Larry Bridges-

- Does Briar Chapel butt on eastside of property? Yes

Tom Bender and John-

- Hydrant near intersection
- How long is road that dead ends?-over 100'
- Lots 6 and 7, okay with no turnaround

Emergency Operations-

- Will need 4 road names

Jason-

- Reference Comp Plan on Application
- Reserve r/w between lots 54 & 55, if ever public road access intersection.
- Reserve 50' r/w-Have Kimley-Horn evaluate
- Persimmon Hill-any pedestrian access-no, they would not want that
- Email received from an owner in Persimmon Hills, questions about layout, etc.. Jason responded and answered their questions
-

Angie-

- Street Lighting-there are regulations and permitting required
- Duke Power can provide a photometric plan
- Note it on application

Developer comments-

- Duke gas line and easement runs across property
- Adjacent waste water, county water and conservation development
- Entry Street off Manns Chapel Rd.
- There are buffers and intermittent streams
- Preliminary meeting with Planning a few months ago-stubbing was done per planning, mail kiosk, 20' buffer backs up to Persimmon Hill
- Summary will be included in document (First Plat0
- Lots 43-45 no structures 25' buffer, leave undisturbed, no clearing, leave landscape buffer
- Extensive soil work has been done, no cemeteries found
- Currently no lighting, but will be implemented
- There are a few lots that it cannot be determined at this point if they have adequate soils. Will show lots and take away if needed.
- Some amenities in area with stream buffers based on calculations
- Trail system south side-Can it be shifted over to conservative line and not be on private properties (Rachael will check ordinance, can cross it but cannot run through buffer

Request by Warren Mitchell, P. E. on behalf of Jones Ferry Properties, LLC for subdivision **First Plat** review of **Morgan Ridge Subdivision**, consisting of 16 lots on 52.20 acres, located off Jones Ferry Road, S. R. 1942 (entrance in Orange County), parcel #1443. (Information posted on the Planning Department webpage at www.chathamnc.org/planning , Rezoning & Subdivision Cases, 2018)

Developer Present: Yes

Notes: Lynn gave an overview and some discussion points were as follows:

DRAFT

This instrument prepared by and return to:
Bradshaw & Robinson, LLP
Post Office Box 607
Pittsboro, N.C. 27312

PARCEL NOS.

Excise Tax: \$0.00

Brief description for the Index:

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this _____ day of _____, 20____, by and between:

_____, **LLC**,
a _____ limited liability company

Chapel Hill, North Carolina 27516
("Grantor")

and

RYAN'S CROSSING HOMEOWNERS ASSOCIATION, INC.,
a North Carolina non-profit corporation

Chapel Hill, North Carolina 27516
("Grantee")

The designation, Grantor and Grantee as used herein, shall include said parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

WHEREAS, the property described hereby is the Conservation Space within a Conservation Subdivision known as the "Ryan's Crossing Conservation Subdivision" and located on Chatham County tax parcel nos. 88505, 88506, 1777 and 1780; and

WHEREAS, pursuant to the Chatham County Subdivision Ordinance, the Conservation Space is to be conveyed and subjected to protective covenants; and

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Chatham County, North Carolina, and more particularly described as follows (the “**Property**”):

See “Exhibit A” attached hereto and incorporated herein by reference, for the legal description of the Property.

The Property described herein does not include the primary residence of the Grantor.

Grantor hereby reserves unto itself, and its successors and assigns, all rights of the Declarant with regard to the Property, as set forth in the Declaration of Covenants, Conditions and Restrictions for _____ recorded in the Chatham County, North Carolina Office of the Register of Deeds on _____, 20__ in Deed Book ____, Page ____, *et seq.*, (the “**Declaration**”).

Without limiting the foregoing reservation and acknowledgment, the Grantor specifically reserves for itself, and its successors and assigns, a non-exclusive, perpetual easement under, over and upon the portions of the Property indicated on the attached map for (a) the installation, operation, repair, replacement and maintenance of utilities and stormwater devices, controls and other related devices or facilities and (b) any other use reasonably related to the stormwater system. and (c) access, ingress, egress and regress over the public or private roads within Ryan’s Crossing on the Property.

Grantor further reserves for itself, its successors and assigns, an easement of access on and over the Property for the purpose of construction, location, installation, inspection, maintenance, repair, and operation of any improvements on the Property for the benefit of Grantee and its members, and for purposes of correcting (in Grantor’s discretion and without obligation) any drainage or other condition on the Property or adjacent property which adversely impacts the Property or other real property, which easement shall terminate automatically with no further documentation on that date which is twenty (20) years after the date hereof.

All of the Property conveyed hereby is “Common Area,” as that term is defined in the Declaration, and is conveyed subject to all easements, rights and obligations pertaining to Common Area and otherwise under the Declaration.

By acceptance and recordation of this Deed, Grantee acknowledges that the Property is conveyed in its “as is” condition, and Grantor expressly disclaims any warranty, express or implied, of any kind or any nature whatsoever with respect to the condition of the Property or any improvements thereon.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor makes no warranty, express or implied, as to the title to the Property hereinabove described. Title to the Property is conveyed subject to the following exceptions:

1. All restrictions, general notes, and other matters shown on the plats referenced on Exhibit A, attached hereto, and all other recorded plats for the Ryan's Crossing Conservation Subdivision;
2. All easements, obligations, restrictions and other encumbrances set forth in the Declaration, as amended;
3. Subdivision and other similar governmental regulations and approval conditions now existing relating to the Ryan's Crossing Conservation Subdivision;
5. The covenants and reservations contained in this Deed;
6. All other easements, rights of way, limitations, conditions, covenants, restrictions and other matters of record;
7. Rights of others in and to all easements and rights-of-way that abut or cross the Property, including, but not limited to, utility and drainage easements, whether appearing of record or shown on any recorded plat identified or referred to in this Deed;
8. Rights of upper and lower riparian owners in and to the waters of streams, creeks or branches crossing or adjoining the Property, and the natural flow thereof, free from diminution or pollution;
9. Matters that would be disclosed by an accurate survey of the Property;
10. Any and all utility, drainage or other similar appurtenances, improvements and fixtures located on or in the Property;
11. Ad valorem property taxes not yet due and payable;
12. The terms of that certain Declaration of Covenants and Restrictions - Conservation Space Within US Ryan's Crossing Conservation Subdivision, recorded at Book ____, Page ____, Chatham County Registry; and

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its company name the day and year first above written.

_____, LLC,
a _____ limited liability company

By: _____(SEAL)
_____, _____ President

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, _____, a Notary Public of _____ County and State aforesaid do hereby certify that _____, Vice President of _____, LLC, a _____ limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company for the purposes therein expressed.

Witness my hand and official stamp or seal, this _____ day of _____, 20_____.

Notary Public

My commission expires: _____

SEAL-STAMP

EXHIBIT A TO NON-WARRANTY DEED

Property Description

[insert legal description]

DRAFT

CONSERVATION SPACE MANAGEMENT PLAN
FOR RYAN'S CROSSING CONSERVATION SUBDIVISION

TRACT NOS. 88505, 88506, 1777 and 1780

_____, 2018

_____, LLC

[ADDRESS]

Introduction

Below is the Conservation Space Management Plan (the "Plan") for the Ryan's Crossing Conservation Subdivision site (the "Property"). The Property will be developed as a Conservation Subdivision under Section 7.7 of the Chatham County Subdivision Ordinance.

The Property is comprised of +/- _____ acres. At least 40% of that amount (_____ acres) will be preserved as Conservation Space. Up to 20% of the Conservation Space (_____ acres) may be used as Open Space while at least 80% of the Conservation Space (_____ acres) will be preserved as Natural Space.

Management Plan

The Natural Space within the project will not be developed (except for uses allowed under section 7.7D of the Subdivision Ordinance). The Open Space will likely accommodate possible active recreation area (no more than ___% of Conservation Space) as well as trails.

- (1) Both the Natural Space and the Open Space will be maintained by Ryan's Crossing Homeowners Association, Inc. (the "Association") pursuant to the Declaration of Covenants, Conditions and Restrictions for _____ recorded _____, 20__ in Book _____, Page _____, et seq., in the Office of the Register of Deeds of Chatham County, North Carolina, as such Declaration is amended and supplemented (the "Declaration"). Maintenance and upkeep guidelines will be incorporated in the Declaration and, to the extent necessary, other governing documents of the association.
- (2) Costs associated with maintenance of the Conservation Space will be borne by the Association (or the developer until such time as the association is funded and operational). The Declaration establishes mechanisms for ordinary and special assessments for maintenance of the Conservation Space as part of the "Common Area" of the Community (as such capitalized terms are defined in the Declaration).
- (3) The Declaration will provide mechanisms and criteria for enforcement of the Plan.

In addition to the foregoing, a permanent restrictive covenant will be recorded to provide for protection for the Conservation Space in accordance with the terms set forth herein and in the Subdivision Ordinance.

DRAFT

Prepared by and after recording return to:
Nicolas P. Robinson.
Bradshaw & Robinson, LLP
PO Box 607
Pittsboro, NC 27312

DECLARATION OF COVENANTS AND RESTRICTIONS –
CONSERVATION SPACE WITHIN RYAN’S CROSSING CONSERVATION SUBDIVISION
(TRACT NOS. 88505, 88506, 1777 and 1780)

THIS DECLARATION OF COVENANTS AND RESTRICTIONS (“**Restrictive Covenant**”), is made on this ____ day of _____, 201_ by Ryan’s Crossing Homeowners Association, Inc., a North Carolina non-profit corporation (the “**Declarant**”);

WITNESSETH:

THAT WHEREAS, the Declarant is the developer of the Ryan’s Crossing Conservation Subdivision, located in Baldwin Township, Chatham County, North Carolina (“the **Subdivision**”);

WHEREAS, the Subdivision is a Conservation Subdivision within the meaning of the Chatham County Subdivision Ordinance (the “**Ordinance**”);

WHEREAS, the Ordinance requires that a certain amount of “Conservation Space” be retained within the Subdivision and that the same shall be protected in perpetuity by a binding recorded legal document; and

WHEREAS, the Declarant desires to designate the real property described in Exhibit "A" attached hereto (hereinafter, the “**Conservation Space**”), as Conservation Space pursuant to the Ordinance and protect the Conservation Space in perpetuity through the recordation of this Restrictive Covenant;

NOW THEREFORE, the Declarant hereby unconditionally and irrevocably declares that the Conservation Space shall hereafter be held, used, and conveyed subject to the following restrictions, covenants and conditions, which shall run with the title to the Conservation Space and shall be binding on all parties that now have or hereafter acquire any right, title, or interest in the Conservation Space and all persons who enter upon and use the Conservation Space.

1. **Purposes.** The purposes of this Restrictive Covenant are to prevent any use of the Conservation Space that will violate the current terms of the Ordinance, the provisions of which are incorporated herein by reference.

2. **Enforcement.** The covenants and restrictions contained in this Restrictive Covenant shall be perpetual, shall run with the land, and shall be enforceable by the Declarant, _____ Association, Inc. (the "Association"), it's respective successors, successors-in-title and assigns, and by Chatham County, North Carolina.

3. **Restrictions on Use.** No portion of the Conservation Space shall be used in a manner that violates the Ordinance or any other regulation imposed by Chatham County, North Carolina. The Conservation Space shall be comprised of both Open Space and Natural Space, as those terms are defined in the Chatham County Subdivision Ordinance and in the Chatham County Conservation Subdivision Guidelines. Open Space allows amenities such as recreational uses and some non-intrusive common uses (e.g. when land application is not the preferred means of wastewater disposal, community septic systems are allowed in Open Space areas). Areas designated as Open Space may include both passive and active amenities. Examples of allowed uses within the Open Spaces include but are not limited to: green space both natural and landscaped, detention areas, trails, lakes, pavilions, benches, outdoor cooking facilities, and active recreational facilities such as ball and soccer fields, playgrounds, similar facilities and construction of any or all of the above. Natural Space is unimproved land in its naturally occurring state, or preserved to regenerate in its naturally occurring state, unaltered by human activity, and preserved to maintain or improve the natural, scenic, ecological, cultural, hydrological, or geological values of an area. Without limiting the generality of the foregoing, the following are specifically prohibited within the Natural Space:

(a) use of any motorized vehicles, except as may be authorized by the Declarant or the Association for purpose of performing maintenance in accordance with the Conservation Space Management Plan approved by Chatham County; and

(b) roads, parking lots, and impervious surfaces, except as are shown on an approved plat or as may be installed by the Declarant or the Association to provide access to portions of the Conservation Space used for active recreation uses in accordance with the Ordinance.

4. **Maintenance of Conservation Space.** The Conservation Space shall be maintained and preserved as provided in Section 7.7 of the Ordinance. The Conservation Space shall be "Common Area," as that term is defined in the Declaration of Covenants, Conditions and Restrictions for Ryan's Crossing, recorded in Book ____, Page ____, *et seq.*, in the Office of the Register of Deeds of Chatham County, North Carolina, and shall be maintained by the _____ Association, Inc., its successors and assigns.

5. **Additional Rights of Declarant.** No provision of this Restrictive Covenant shall be construed to impair the ability of Declarant, its successors or assigns, to convey the Conservation Space subject to this Restrictive Covenant or to use the Conservation Space for collateral for borrowing purposes, provided that any mortgage or lien arising from any such loan shall be subordinated to this Restrictive Covenant. Any deed to secure debt, deed of trust, or mortgage affecting any portion of the Conservation Space shall at all times be subject and subordinate to the terms of this Restrictive Covenant, and any party foreclosing any such deed to secure debt, deed of trust, or mortgage, or acquiring title by deed in lieu of foreclosure, shall acquire title subject to all of the restrictions and covenants of this Restrictive Covenant.

6. **Amendment.** This Restrictive Covenant may be amended, modified, or terminated by Declarant or its successors or assigns with the express prior written consent of Chatham County, which consent may be withheld in the County’s sole and absolute discretion. It is the intent of this instrument to permanently maintain and protect the Conservation Space as provided in the Ordinance.

7. **Interpretation.** This Restrictive Covenant shall be construed and interpreted under the laws of the State of North Carolina. Any ambiguities herein shall be resolved so as to give maximum effect to the purposes of this Restrictive Covenant.

8. **Severability.** If any covenant or restriction of this Restrictive Covenant is found to be invalid, the remaining provisions of this Restrictive Covenant, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

IN WITNESS WHEREOF, the undersigned has executed the foregoing instrument the day and year first above written.

Declarant:

_____, a _____ limited liability company

By: _____
Name:
Its:

STATE OF NORTH CAROLINA

COUNTY OF CHATHAM

I, _____, a Notary Public in and for _____ County, North Carolina, certify that _____ personally came before me this day and acknowledged that ___ is _____ President of _____, LLC, a _____ limited liability company, and that by authority duly given and as the act of said limited liability company, she executed the foregoing instrument on behalf of said limited liability company.

Witness my hand and official stamp or seal, this _____ day of _____, 20____.

(Official Seal)

_____, Notary Public

My Commission Expires: _____

EXHIBIT "A"

Conservation Space

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Baldwin Township, Chatham County, North Carolina, and being more particularly described as _____ on that certain Final Subdivision, Easement and Right-of-Way Dedication Plat of _____ recorded on _____, 20____, at Plat Slide ____-_____, as Instrument No._____, in the office of the Register of Deeds of Chatham County, North Carolina, as such plat may be revised from time to time.

March 7, 2018

Mr. Brian Burkhardt, P.E.
Chatham County Environmental Quality Director
12 East Street, P.O. Box 1809
Pittsboro, North Carolina 27312

**RE: Peer Review of Environmental Impact Assessment for Ryan's Crossing
Chatham County, North Carolina**

Dear Mr. Burkhardt:

Carolina Ecosystems, Inc. (CEI) has completed its peer review of the Environmental Impact Assessment (EIA) for the above referenced project. The below comments assess the adequacy of the EIA prepared to satisfy the Chatham County Subdivision Ordinance (SDO) as amended, December 15, 2014, under County authority granted in North Carolina General Statute 113A-4(2). Only topics with identified issues are discussed below.

General

Section 5.0 states, '... existing condition, anticipated impacts, minimization/avoidance efforts and mitigative measures' are provided for each resource topic. However, these discussions aren't evident throughout. Consider restructuring the text to differentiate these discussions for each resource topic. *-Text was shifted and paragraphs were added throughout the report.*

If details required by the SDO are not found in the specified impact discussions, comments to incorporate more information are made below. It is possible relevant information is provided in other impact sections or exhibits, but not referenced. Thirty-five Exhibits are attached, but only 13 are referenced in the text. Exhibits would also be more helpful if presented in order of resource discussions. Some topics are covered in detail, while others receive less consideration. Consider similar levels of detail for each resource topic. *-Some exhibits are not directly referenced within the report but may assist Chatham County when reviewing the assessment.
-Text was added throughout the report to add detail to various topics.*

Proposed Project Description and Need

- 1- Item 4) Describe how this project fits into larger plans or connects with adjacent projects.
Issue: *Not addressed. Also include statement about composition of conservation space (see Subdivision regulations Section 7.7 A – C).* *-See Section 3.0, Paragraphs 1 & 2*

- 2- Item 10) Show areas to be cleared, graded, filled, paved, and landscaped.
Issue: *The information requested in the SDO is partially addressed in text and not shown on an exhibit. Better discussion of grading plans is provided in later impact discussions, but not included here. Provide/cite exhibit and expand discussion.* *-See Section 3.0, Paragraph 3 / Exhibit 32*

Item 13) Show proposed areas of impervious and semi-pervious surfaces.

Issue: *No exhibit provided.* -See Exhibit 32

Alternatives Analysis

3- Item 1) alternatives (site selection, facility, utilities, stormwater, construction methods, open space, any other considerations), and -See Section 4.1

Item 2) Discuss selection benefits relative to other alternatives (including no-build).

Issue: *Neither item addressed. Perceived benefits of the proposed project are presented, but no alternatives to the project, site, or any components are discussed.* -See Section 4.2

Existing Environment and Project Impacts

4- Item 1) Geography

Issue: *Geology: Current conditions discussed in detail, but neither anticipated impacts nor avoidance are mentioned. Provide/cite exhibit and expand discussion.* -See Section 5.1, Paragraph 1 / Exhibit 21

Issue: *Topography: Provide/cite exhibit and expand discussion.* -See Section 5.1.1, Paragraph 1 / Exhibit 14

Issue: *Areas graded or filled, and estimated cut/fill volumes aren't addressed. The report states topography will be 'altered slightly', but provides no discussion, avoidance, or reference to volumes. Provide/cite exhibit and expand discussion.* -See Section 5.1.1, Paragraph 2 / Exhibit 32

5- Item 2) Soils and Prime Farmlands

Issue: *Soil constraints discussed in text, but not provided on Exhibit.* -See Exhibit 3

Issue: *Contamination of soil not discussed.* -See Section 5.2, Paragraph 7

Issue: *Soil disturbance is discussed, but no mention of volume, avoidance, or exhibit reference was included.* -See Section 5.2, Paragraph 7 / Exhibit 32

Issue: *A definition of Prime Farmland is included in Exhibit 20, but the discussion focuses on 'past/former farmlands'. The purpose of this analysis is unclear. Acreage of farmland soils lost/retained is not provided. Provide/cite exhibit and expand discussion.* -See Section 5.2, Paragraph 2

Issue: *Discuss which adequate measures will be taken to minimize erosion.* -See Section 5.2, Paragraph 7

6- Item 3) Existing and Natural Resources

Issue: *Exhibit 6 includes a note that Andy Williams verified features on January 11. Exhibit 7 does not include this note. The note implies a PJD is prepared, but the text above it implies boundaries may change. Consider updating the date of these figures (currently dated Jan. 2).* -See updated Exhibits 6 & 7

Issue: *The exhibit referenced by Mr. Blake (dated November 16, 2017) was not provided.* -See updated Exhibit 34

- Issue: *The 100-Year Floodplain is not depicted on the exhibit provided.* -See Exhibit 15
- Issue: *The stream line does not appear to follow the stream visible on underlying aerial photographs [Disable the '000-conservation hatch' layer on the PDF Exhibit 31]. In some areas, the deviation is significant. Review to ensure buffers have been applied correctly.* -This map is an estimated sketch and is not a survey map. A detailed survey map will be created prior to construction.
- Issue: *Temporary/Permanent impact table not provided. Avoidance and minimization of impacts not detailed.* -See Exhibit 32
- Issue: *Buffer Interpretation/Clarification Memo #2007-005 may apply to buffering the beaver impoundment. At a minimum, verify the minimum requirements of the Jordan Lake Buffer Rules are met. Confer with Chatham County regarding this clarification memo.* -Buffers on-site were confirmed with Drew Blake on January 2, 2018. See Exhibit 34
- 7- Item 5) Public Lands and Scenic, Recreational, and State Natural Areas
Issue: *Exhibit is based on the Chatham County Parks and Recreation Activity Map and shows a bike route along Manns Chapel Road at the property boundary.* -See Section 5.5
- 8- Item 8) Noise Levels.
Issue: *No mention is made of distance of impact expected. Include a statement about extent of expected impact, whether or not activities are limited to daylight hours, etc.* -See Section 5.8
- 9- Item 10) Surface and Groundwater Resources and Watershed Area.
Issue: *Include exhibit reference.* -See Section 5.10.1

Issue: *NC Surface water classification is provided, but no mention of Watershed Area was found.* -See Section 5.10.1

Issue: *Water source is not discussed.* -See Section 5.10.1, Paragraph 1

Issue: *Existing Conditions and Potential Impacts are discussed, but avoidance discussion is limited to 'all efforts will be made to control and treat storm water'. Provide/cite exhibit and expand discussion.* -See Section 5.10.2, Paragraph 3 / Exhibit 32
- 10- Item 11) Fish and Aquatic Habitats
Issue: *No exhibit provided.* -See Exhibit 6

Issue: *No discussion of impacts or avoidance provided.* -See Section 5.11, Paragraph 3
- 11- Item 12) Wildlife and Natural Vegetation
Issue: *Avoidance and justification for preservation areas is not detailed.* -See Section 5.12, Paragraph 2

- Issue: *Fish and Aquatic Habitats discussion (Section 5.11), referring to lower perennial reaches, states, 'This area contained a strong riffle pool complex as well as ample substrate and aquatic vegetation', but Section 5.12.2 dismisses potential for Cape Fear Shiner, saying "The streams onsite are generally silty and contain debris".* -See Section 5.12.2, Paragraph 2
- Issue: *Northern long-eared bat is listed in the USFWS table as 'May Affect', but no discussion is included.* -See Section 5.12.1, Paragraph 1
- Issue: *Additional invasive species observed on-site, included in community discussions (5.12.1), aren't included. No discussion of distribution on-site is provided.* -See Section 5.12.2, Paragraph 5 & Section 5.12.1

Thank you for the opportunity to assist with this effort. If you have any questions or concerns, or would like to request additional information, please contact me at your earliest convenience at (919) 274-5979, or via email to chris.hopper@carolinaeco.com.

Sincerely,

Carolina Ecosystems, Inc.



Chris Hopper
Senior Environmental Scientist

**CAROLINA
ECOSYSTEMS, INC.**

3040 NC 42 W
Clayton, NC 27520

Invoice

Date	Invoice #
3/30/2018	180312

Bill To
Chatham County Ms. Renee Paschal, County Manager P.O. Box 1809 Pittsboro, NC 27312

		Terms
Project Name	Ryan's Crossing Peer Review	Net 60
Description		Total
Peer review of the Ryan's Crossing EIA. 100% Complete		3,000.00
Total		\$3,000.00

Phone #	Fax #
919-359-1102	919-585-5570

Chris Seamster

From: Jim and Bev Wiggins <jimerly@embarqmail.com>
Sent: Wednesday, November 29, 2017 9:10 PM
To: Cory Connell
Cc: Steven Ball; Deborah Shirley; Chris Seamster; Amy Diamond; Gary Colen; Seali
Subject: Re: Developer needs cemetery info

Thanks for the info, Cory. I'll send the photos soon. Bev

From: "Cory Connell" <cconnell@sandec.com>
To: "Jim and Bev Wiggins" <jimerly@embarqmail.com>, "Seali" <alex@sealidevelopment.com>
Cc: "Steven Ball" <sball@sandec.com>, "Deborah Shirley" <dshirley@sandec.com>, "Chris Seamster" <cseamster@mckimcreed.com>, "Amy Diamond" <amy1diamond@gmail.com>, "Gary Colen" <GColen@ampagency.com>
Sent: Wednesday, November 29, 2017 11:07:07 AM
Subject: RE: Developer needs cemetery info

Bev,

The chimney is in the Northeast corner/side. The front door (entrance closest to chimney & on the 2nd story section) is facing north. The approximate coordinates of the old home site are 35.832171, -71.135182. I don't have the approximate dimensions of the cabin or a good photo of the front. When I completed the Phase 1 EA fieldwork this summer, I tried taking photos of the structure but none of them came out because of the trees. I've attached a couple of USGS maps with the home site and old roads sketched onto them. Could you email S&EC a copy of your photos from Monday? Thank you.

Alex,

The old home site we visited on Monday may be subject to the State Historic Preservation Office (SHPO) regulations. This is what Deborah and Steven mentioned in their emails from earlier today and yesterday.

I'll email you and Chris an updated soils/septic map PDF and AutoCAD this afternoon.

Thank you,
Cory Connell

Cory Connell, SSIT

Staff Soil Scientist

Soil & Environmental Consultants, PA

8412 Falls of Neuse Road, Suite 104

Raleigh, NC 27615

Office (919) 846-5900

Direct (919) 256-4536

Mobile (252) 571-3171

cconnell@sandec.com

Visit us at sandec.com

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Please consider the environment before printing this email.

From: Jim and Bev Wiggins [mailto:jimerly@embarqmail.com]
Sent: Monday, November 27, 2017 3:46 PM
To: Cory Connell <cconnell@sandec.com>
Subject: Re: Developer needs cemetery info

Hi Cory-- I didn't get the orientation of the house today and it would help to have that to label the photos. Based on the shadows in my photos, I'm guessing that the chimney is on the north or northeast side and that the front door was the west or northwest end (opposite the add-on shed)? Please correct me if you can. (I know I could be completely off. My sense of direction is not good unless I'm following a map.) Also, could you send me the coordinates for the house sometime. I'd like to have that in the record since the house won't be there forever.

Thanks again for accommodating our slow pace today. We've learned not to exceed our speed limit on uneven ground.

Bev

From: "Cory Connell" <cconnell@sandec.com>
To: "Jim and Bev Wiggins" <jimerly@embarqmail.com>
Cc: "Seali" <alex@sealidevelopment.com>
Sent: Monday, November 27, 2017 9:20:49 AM
Subject: Re: Developer needs cemetery info

Hi all,
I'm running about 10-15 minutes late. See you soon.

Thanks,
Cory Connell, SSIT
Soil & Environmental Consultants, PA

Sent from my DROID

Jim and Bev Wiggins <jimerly@embarqmail.com> wrote:

Hi Alex and Cory--
I'm attaching some pages with my research on the Ryans and Tripps. See you in the morning.
Bev

From: "Seali" <alex@sealidevelopment.com>
To: "Jim and Bev Wiggins" <jimerly@embarqmail.com>
Cc: "Amy Diamond" <amy1diamond@gmail.com>, "Gary Colen" <GColen@ampagency.com>, "Chris

Seamster" <cseamster@mckimcreed.com>, "Don Wells" <dwells@sandec.com>, "Cory Connell" <cconnell@sandec.com>, "Steven Ball" <sball@sandec.com>

Sent: Monday, November 20, 2017 10:20:28 AM

Subject: RE: Developer needs cemetery info

Great. Just drive in from Manns Chapel onto the dirt road adjacent to where the for sale sign is. There a small area to park in there. See you then.

Alex Barroso

President

SEALI ENTERPRISES

510 Meadowmont Village Circle, Suite 324

Chapel Hill, NC 27517

(919) 698-3175

From: Jim and Bev Wiggins [<mailto:jimerly@embarqmail.com>]

Sent: Monday, November 20, 2017 10:15 AM

To: Seali <alex@sealidevelopment.com>

Cc: Amy Diamond <amy1diamond@gmail.com>; Gary Colen <GColen@ampagency.com>; Chris Seamster <cseamster@mckimcreed.com>; Don Wells <dwells@sandec.com>; Cory Connell <cconnell@sandec.com>; Steven Ball <sball@sandec.com>

Subject: Re: Developer needs cemetery info

Yes, 9:30, Monday Nov 27 will work. My husband and I will come ready to hike in. Will it be obvious where we should park to meet you? Thanks! Bev

From: "Seali" <alex@sealidevelopment.com>

To: "Cory Connell" <cconnell@sandec.com>, "Steven Ball" <sball@sandec.com>, "Jim and Bev Wiggins" <jimerly@embarqmail.com>

Cc: "Amy Diamond" <amy1diamond@gmail.com>, "Gary Colen" <GColen@ampagency.com>, "Chris Seamster" <cseamster@mckimcreed.com>, "Don Wells" <dwells@sandec.com>

Sent: Monday, November 20, 2017 10:05:53 AM

Subject: RE: Developer needs cemetery info

That works for me. Bev let us know if this is good for you.

Alex Barroso

President

SEALI ENTERPRISES

510 Meadowmont Village Circle, Suite 324

Chapel Hill, NC 27517

(919) 698-3175

From: Cory Connell [<mailto:cconnell@sandec.com>]

Sent: Monday, November 20, 2017 9:12 AM

To: Steven Ball <sball@sandec.com>; Seali <alex@sealidevelopment.com>; 'Jim and Bev Wiggins' <jimerly@embarqmail.com>

Cc: 'Amy Diamond' <amy1diamond@gmail.com>; 'Gary Colen' <GColen@ampagency.com>; 'Chris Seamster' <cseamster@mckimcreed.com>; Don Wells <dwells@sandec.com>

Subject: RE: Developer needs cemetery info

Alex,

I completed the fieldwork for the Phase 1 Environmental Assessment (EA). I'm familiar with where all the structures are on the property including the old home site near the northeast corner. The structures near the Manns Chapel Rd (to the left of the pipeline) appear to be from early-mid 1900s and the old home site (to the right of the pipeline) near the northeast corner of the property appears to be from the mid-1800s to early 1900s. The areas with the structures can be easily seen on the USGS map in the Phase 1 EA Report. There are cleared trails to access the areas around the home sites.

I did not find a cemetery on the property while conducting the Phase 1 EA and based on the records we've seen there is not a cemetery on the property. Though, there were data gaps in the Phase 1 EA evaluation due to the thick vegetation.

I will continue working hourly with the soils and EA work associated with this project. After showing Bev the home site areas, I'll continue with the soils/septic evaluation in the recently cleared areas. We'll need to do an office review of the final subdivision lot layout in regards to having enough room for septic systems.

Bev and Alex,

I can meet on the property Monday, November 27 at 9:30am. Let me know if that works for you.

Thanks,
Cory Connell

Cory Connell, SSIT

Staff Soil Scientist

Soil & Environmental Consultants, PA

8412 Falls of Neuse Road, Suite 104

Raleigh, NC 27615

Office [\(919\) 846-5900](tel:9198465900)

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cconnell@sandec.com

Visit us at sandec.com

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Please consider the environment before printing this email.

From: Steven Ball

Sent: Sunday, November 19, 2017 9:05 PM

To: Seali <alex@sealidevelopment.com>; 'Jim and Bev Wiggins' <jimerly@embarqmail.com>

Cc: 'Amy Diamond' <amy1diamond@gmail.com>; 'Gary Colen' <GColen@ampagency.com>; 'Chris Seamster' <cseamster@mckimcreed.com>; Cory Connell <cconnell@sandec.com>

Subject: RE: Developer needs cemetery info

Hey Alex,

Let me talk with Cory in our office. I believe he is the one who conducted the Phase I. We will get back with you.

SB

Steven Ball, RF, PWS

NC Registered Forester #1723

Professional Wetland Scientist #2732

Soil and Environmental Consultants, PA

8412 Falls of Neuse Road, Suite 104

Raleigh, NC 27615

Mobile-[919-691-2114](tel:919-691-2114)

Office-[919-846-5900](tel:919-846-5900)

Visit us at Sandec.com

From: Seali [<mailto:alex@sealidevelopment.com>]

Sent: Saturday, November 18, 2017 1:03 PM

To: 'Jim and Bev Wiggins' <jimerly@embarqmail.com>

Cc: 'Amy Diamond' <amy1diamond@gmail.com>; 'Gary Colen' <GColen@ampagency.com>; Steven Ball <sball@sandec.com>; 'Chris Seamster' <cseamster@mckimcreed.com>

Subject: RE: Developer needs cemetery info

Bev,

Attached is the Phase I for your review. We will be naming the subdivision Ryans Crossing after the current owners, the Ryan family (Howard Ryan). The Ryan family has owned the property for +/- 25 years. I'm not sure if they purchased it from the Tripp family. According to the Phase I, the structures first appeared on the aerial photographs in 1966. I'll ask to see which day the week after next will work to escort you around (Monday, Thursday or Friday). The guys from S&EC (who performed the Phase I) would be the best guides to show you where the structures are located. I am copying Steven Ball here.

Steven, can you or someone familiar with the location of the structures meet Bev at the site on either Monday, Thursday or Friday the week of November 27th?

Thank you,

Alex Barroso

President

SEALI ENTERPRISES

510 Meadowmont Village Circle, Suite 324

Chapel Hill, NC 27517

[\(919\) 698-3175](tel:919-698-3175)

From: Jim and Bev Wiggins [<mailto:jimerly@embarqmail.com>]

Sent: Friday, November 17, 2017 5:02 PM

To: Alex Barroso <alex@sealidevelopment.com>

Subject: Re: Developer needs cemetery info

Hi Alex--

Thanks for getting in touch! I am interested in doing a site visit to the property. I've done some deed research and found that the Tripp family was on the property for many years. If your consultants could possibly help date the old house that is on the property it would be great to know if that might have been the family homeplace which is mentioned in several deeds. If it isn't then maybe there are ruins of an older structure somewhere. I'd like to get more photos of the old structure and more info about it--and about the Tripp family if anyone still connected to the property has information or photos.

I can't find gravesite locations for most of the Tripp family associated with the property, even though several died while they lived there. I'd like to talk to your consultants about where they looked for possible family gravesites. I have no information suggesting that there is a cemetery on the property,

but the possibility certainly should be looked into so that if there is something there it is discovered early.

As for a site visit, there's really no time next week that would work because of the holidays, but after that, Mondays, Thursdays and Fridays are generally good days. I definitely will need someone to help me find the structures, so what works for you and/or your consultants? Also, how difficult is it to get to the old homesite?

My interest is in saving some history of the property and the family that resided there. Have you already decided on the name of the subdivision and road names? It would be great to have road names possibly reflect something related to the Tripp family or how the land was used. I'll write up what I've found so far and share with you to see if any of it might be useful in your decisions or marketing.

Can you possibly send me another copy of the Environmental Site Assessment? I can't find it on my computer. It was very helpful, but it has been awhile since I referred to it.

Thanks for getting in touch. I look forward to meeting and talking with you.

Bev Wiggins

From: "Alex Barroso" <alex@sealidevelopment.com>
To: "Jim and Bev Wiggins" <jimerly@embarqmail.com>
Cc: "Gary Colen" <GColen@ampagency.com>, "Amy Diamond" <amy1diamond@gmail.com>
Sent: Wednesday, November 15, 2017 11:16:44 AM
Subject: Re: Developer needs cemetery info

Bev,
I wanted to follow up with you regarding a site visit to the property I am working on for a possible single family subdivision. I previously sent you the Phase I Environmental Site Assessment report and wanted to schedule a site walk with you and possibly our consultants if need be. Please let me know your availability and please call me if you need to discuss.

Thank you,
Alex Barroso
[\(919\) 698-3175](tel:9196983175)

On Wed, Sep 20, 2017 at 4:40 PM, Seali <alex@sealidevelopment.com> wrote:

Bev,
Thank you for speaking with me today. Attached is the Phase I Environmental Site Assessment that we had completed for the property. Pages 29 & 30 contain photos of the structures that were found on the property. Page 6 (and other parts of the initial write up in the front of the report) have some description of the houses. When you are ready, let me know when you can make it to the site and I can have someone assist you in finding these buildings.

Thank you,

Alex Barroso
President
SEALI ENTERPRISES
239 Parker Road
[\(919\) 698-3175](tel:9196983175)

From: Cindy Schmidt [mailto:schmidt.cindy@gmail.com]
Sent: Wednesday, September 20, 2017 11:16 AM
To: Jim and Bev Wiggins <jimerly@embarqmail.com>
Cc: alex@sealidevelopment.com
Subject: Developer needs cemetery info

Bev,

Alex Barrosso from Seali Development called the Museum today and would like to get four parcels looked at. They are:

#0088505 2206 Manns Chapel Rd
0001777 2094 Manns Chapel Rd
0088506 2062 Manns Chapel Rd
0001780 2064 Mans Chapel Rd

I cc'ed him on this email.
thanks!
Cindy Schmidt



Virus-free. www.avg.com

--
Jim and Beverly Wiggins
jimerly@embarqmail.com

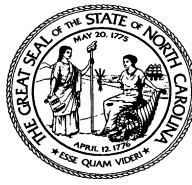
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Jim and Beverly Wiggins
jimerly@embarqmail.com

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Jim and Beverly Wiggins
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Jim and Beverly Wiggins
jimerly@embarqmail.com

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Jim and Beverly Wiggins
jimerly@embarqmail.com



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

January 16, 2018

Dan McCauley
Soil and Environmental Consultants, PA
8412 Falls of Neuse Road, Suite 104
Raleigh, NC 27615

Re: Manns Chapel Road Tract, Pittsboro, Chatham County, ER 18-0018

Dear Mr. McCauley:

Thank you for your email of December 20, 2017, concerning the above project.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

A handwritten signature in blue ink that reads "Renee Gledhill-Earley".

for Ramona M. Bartos

Chris Seamster

From: Chris Seamster
Sent: Friday, March 9, 2018 3:52 PM
To: randyd@chatham.k12.nc.us
Cc: Alex Barroso; Lynn Richardson (Lynn.Richardson@chathamnc.org)
Subject: New Subdivision
Attachments: 03-2018.01.10 Ryan's Crossing Reduced Map 8.5 x 11.pdf

Mr. Drumheller,

My name is Chris Seamster and I work for McKim & Creed. We are the engineer/land planner for a new subdivision to be located off of Manns Chapel Road in the northeast quadrant of the County. The developer is Seali Development and is represented by Mr. Alex Barroso. We had our concept review TRC meeting on January 23, 2018. As part of the requirements for us to submit the First Plat for the project to the County, we would like you to review the land plan and let us know if you have any comments. I'm attaching a PDF of the land plan. Please let me know if you have any questions about this. Thank you for your time and assistance!

Chris Seamster, PLA | Regional Manager-PDNR
T 919.233.8091 | C 919.539.5464
1730 Varsity Drive, Suite 500 | Raleigh, NC 27606
cseamster@mckimcreed.com | www.mckimcreed.com

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To send me a file larger than 20MB [please click here](#)