

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

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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

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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

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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

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Jim and Beverly Wiggins
jimerly@embarqmail.com

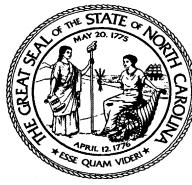
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Jim and Beverly Wiggins
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North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

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