

Allison Averette

From: Sy Robbins <syrobbins@gmail.com>
Sent: Thursday, July 22, 2021 12:44 PM
To: Allison Averette
Subject: Re: 20-051 Ridgecrest Estates
Attachments: Ridgecrest.02.docx

Allison,

Here are the comments I submitted to Kimberly on April 19th, 2021:

On behalf of the Chatham County Historical Association (CCHA), I have reviewed the proposed Ridgecrest subdivision site (Tax Parcel #1798), and have the following comments:

- The CCHA is unaware of any cemeteries or burial sites on the property; however, if any evidence of gravesites should be discovered, the CCHA would like to be notified immediately.
- The site is located adjacent to the old Hillsboro Road (now abandoned), which forms the parcel's eastern boundary (see Plats 12-96,12-98 & 2019-305); the site is also located in the general area of the former Pace & Cotton Mill (which appears to have been located on Wilkerson's Creek east of the old Hillsboro Road, see the 1870 Ramsey map); therefore, there exists a higher-than-normal probability that artifacts of historical interest (e.g., wagon wheels, mill stones) may be located on the site. The CCHA requests that it be informed if any artifacts are encountered during surveying or development, so that they may be documented and/or preserved by the CCHA.
- If evidence of any past structures are found, or if any other features of potential interest, such as walls, foundations, or wells are discovered, these should be brought to the attention of the CCHA, which may request photos and/or a site visit.
- As a general rule, the CCHA encourages developers to preserve our local county history by naming developments and/or roads for former occupants or uses. In this case, the site was part of the land holdings of the Gattis family for almost 100 years (until 1970, see attached deed summary). Therefore, the CCHA would encourage the developer to incorporate the name Gattis into its proposal.

Please let me know if you have any questions.

Thank you for the opportunity to comment.

Sy F. Robbins, Chairman, CCHA Preservation Committee

Attachments area

On Wed, Jul 21, 2021 at 12:56 PM Allison Averette <allison@c3designeng.com> wrote:

Hello,

We received comments from the Historical Association at our Concept Review for Ridgecrest Estates Subdivision (in April I believe), but Planning would also like email confirmation of the comments or that there is no issue. I have attached the concept plan for your convenience. Thank you!

Allison Averette

Project Assistant/Designer



2537 E Lyon Station Rd, Suite 102

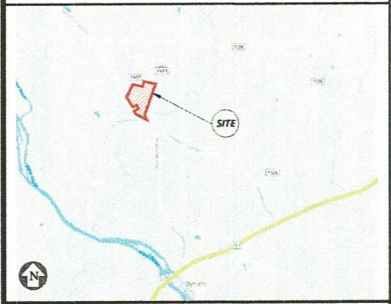
P.O. Box 361

Creedmoor, NC 27522

919.230.0996 Ext. 102(office)

828.302.6107 (mobile)

VICINITY MAP



SITE INFORMATION

CURRENT OWNER: ALBERT A BECHTOLDT JR
3761 HIGHWAY 357
IRMAK, SC 29349

AKPAR: 0001738
PIN: 9754 00 48 2914

JURISDICTION: CHATHAM COUNTY
TOWNSHIP: BALDWIN
COUNTY: CHATHAM
STATE: NORTH CAROLINA

FEMA FLOOD MAP: 3710975400K
FEMA FLOOD ZONE: X & AE
RIVER BASIN: CAPE FEAR
WATERSHED: HAW RIVER (WS-IV NSW P)

REFERENCES: DB 355 / PG 415

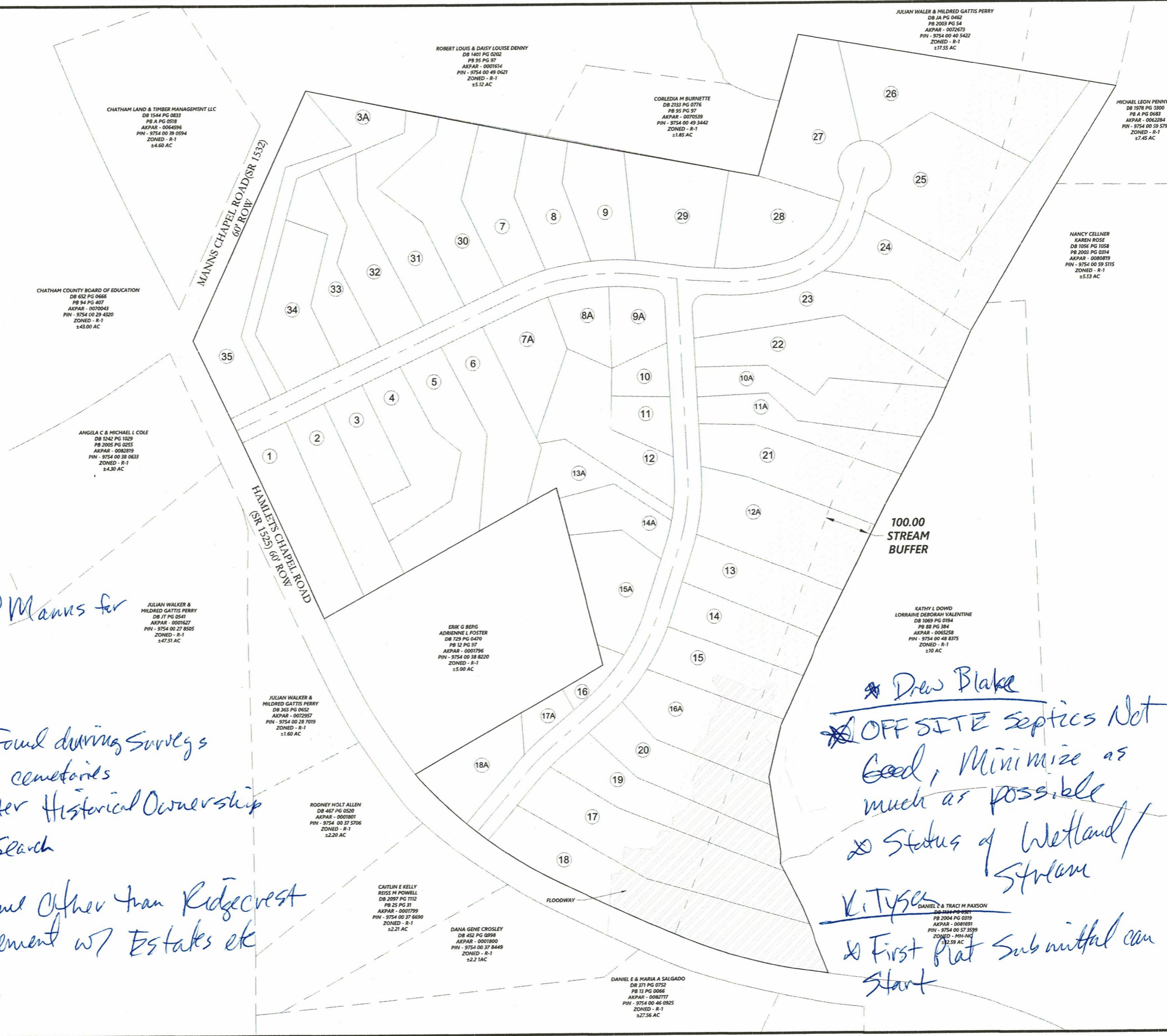
EXIST PARCEL SIZE: ±49.41 AC

CURRENT USE: VACANT / UNDEVELOPED
PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
LAND USE CLASS: AC U
CURRENT ZONING: R-1

REQUIRED:

STRUCTURE SETBACKS:
FRONT SETBACK: 40'
SIDE SETBACK: 25'
REAR SETBACK: 25'
MIN. LOT WIDTH: 100'
MIN. LOT SIZE: 40,000 SF

PROPOSED WATER SUPPLY: CHATHAM COUNTY PUBLIC UTILITIES
PROPOSED SEWAGE TREATMENT: CONVENTIONAL SEPTIC SYSTEM



Larry Bridges

If Tie to Manns Chapel, Tie in 2 Manns for Loop

Sy Historical

Notify if anything Found during Surveys
Foundation, walls, cemeteries

Naming Street after Historical Ownership
↳ Title Search

Open

Need to use Name other than Ridgecrest
↳ Supplement w/ Estates etc

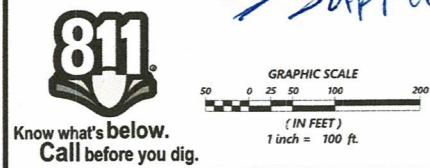
Draw Blake

OFF SITE septic's Not Good, Minimize as much as possible

Status of Wetland / Stream

K. Tyser

First Plat Submittal can Start



RICKY SPOON BUILDERS
RICKY SPOON
2440 REDBIRD ROAD
PITTSBORO, NC 27312
richyspoon@gmail.com
919.422.1517

C3 DESIGN & ENGINEERING, PLLC
NC Firm License # 0-1164
2557 FLYNN STATION RD, STE 102 (PHYSICAL)
P.O. Box 361 (MAILING)
Creeksmoor, NC 27522-0361
c3e@csdesigneng.com
919.853.7386

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE	BY
6			
5			
4			
3			
2			
1	FIRST ISSUED		

CONCEPT PLAN
RIDGECREST SUBDIVISION
130 MANN'S CHAPEL ROAD, PITTSBORO, NC 27312
CHATHAM COUNTY

CONCEPT PLAN

PROJECT #: 20-051
REVIEW PROJECT #: XX-XXX
SHEET #: C-1.1

\\srm\apps\PROJECTS\2020\0510\CONCEPT\Drawings\051 Concept Plan.dwg, 4/7/2021 1:08:18 PM, Allison Aronson, DWG TO PDF, p. 11