

Barnes, Kenric

From: Chatham History <history@chathamhistory.org>
Sent: Monday, September 16, 2024 11:15 AM
To: Barnes, Kenric
Cc: Sy Robbins; kimberly.tyson@chathamcountync.gov
Subject: Re: Hamlets Reserve Subdivision

Hi Kenric--

Thanks for the additional information.

I do have several questions and comments related to the preservation of the cemetery.

1. Our strong preference to have the cemetery on its own, separate tax parcel maintained by an HOA, which would eliminate concerns about deed restrictions and facilitate preservation and maintenance of the cemetery. Some of the points below clarify the need for this.

2. According to the consultant report, the cemetery area, plus 10 meter buffer, would cover 0.4 acres. Your plat shows 0.37. Have you reduced the buffer somewhere, or did the consultant calculate the area incorrectly?

3. If the cemetery is to remain on a residential parcel, how will it be delineated to ensure that the cemetery and buffer are not disturbed? We believe that some kind of fencing will be required to protect the area, both during and subsequent to construction activities. The buffer is necessary because it may contain additional graves not visible during the kind of reconnaissance survey that was conducted. The buffer should not be disturbed, including by planting grass or shrubs, and any removal of undesirable growth needs to be done without soil disturbance. See #7 below.

4. If the cemetery is to remain on a residential parcel, the deed for the parcel should note the restrictions on use of the cemetery and buffer area, as well as requirements for upkeep of the fence and cemetery area.. Those restrictions and requirements will follow the property through subsequent ownership. If the cemetery were on a separate parcel, upkeep could be the responsibility of the HOA rather than the residential lot owner.

5. Will there be any restrictions on access to the cemetery? Will the roads in the subdivision be public? Will the access easement you show be a visible pathway or just a deeded easement? .

6. I am concerned about the storm easement that abuts the cemetery on the north side. What will that look like and how will it be used? If it is open to vehicles or pedestrians, it will be all the more important for the cemetery to be fenced securely to avoid encroachment and to discourage entry into the cemetery from that side. That would put the fence directly on the lot line between the lot and the easement. Who will be responsible for maintenance of the storm easement?

7. If any cleanup of the cemetery and buffer area is to be undertaken, we would like that to be done under the supervision of a consultant familiar with best practices to avoid inadvertent damage to any gravesites or markers, or the removal of plantings that are protected by state law. Future owners of the parcel should be made aware of restrictions on the maintenance of the cemetery area. If the cemetery and buffer are to be left in a natural state, this requirement should be included in the deed for the parcel. It

seems unlikely that you or future lot owners will want the cemetery to be left entirely as it is, since that will be out of keeping with the front yards of the kind of subdivision you likely envision, so it is important that future owners of the lot containing the cemetery be made aware of what is allowed and what is not regarding cleanup. If the cemetery is to become the responsibility of an HOA, cleanup restrictions and requirements would be specified in the bylaws vs in the deed for a residential lot.

Please let me know if you have any questions.

Beverly Wiggins
CCHA Cemetery Project

On Thu, Sep 12, 2024 at 10:30 AM Barnes, Kenric <k.barnes@batemancivilsurvey.com> wrote:

Beverly,

See attached for an enlargement of the area.

Thanks,

Kenric Barnes, PE
Project Manager

phone: 919-577-1080 EXT 106

fax: 919-577-1081



2524 Reliance Avenue, Apex
27539, NC, US

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From: Chatham History <history@chathamhistory.org>

Sent: Thursday, September 12, 2024 8:58 AM

To: Barnes, Kenric <k.barnes@batemancivilsurvey.com>

Cc: Sy Robbins <syrobbs@gmail.com>

Subject: Re: Hamlets Reserve Subdivision

Hi Kenric--

Thanks for sending the information about the cemetery on Hamlet's Reserve. Could you please send an enlargement of the section of the concept plan plat that shows the cemetery and surrounding area? That is difficult to read when enlarged.

Thank you,

Beverly Wiggins

CCHA Cemetery Project

On Thu, Sep 12, 2024 at 8:26 AM Barnes, Kenric <k.barnes@batemancivilsurvey.com> wrote:

Good Morning,

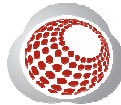
We are working to submit a First Plat to Chatham County for our subdivision. Our site has a cemetery on it and wanted to provide our layout and cemetery report for your review. Please confirm receipt of this email and provide any comments, as required as part of the submittal process.

Thanks,

Kenric Barnes, PE
Project Manager

phone: 919-577-1080 EXT 106

fax: 919-577-1081



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