

**Lynn Richardson**

**From:** Stanley Stutts [sestutts@mindspring.com]  
**Sent:** Sunday, August 27, 2006 1:56 PM  
**To:** lynn.richardson@ncmail.net  
**Cc:** jim.willis@ncmail.net; 'Elaine Chiosso'  
**Subject:** letter regarding Mann's Crossing

Hi Lynn This is a follow up letter to our phone conversation on Wednesday August 23. I had indicated in the phone conversation that I could not attend the upcoming meeting on Tuesday Sept. 5th to discuss my concerns regarding the recently proposed development, Mann's Crossing, which is currently in the sketch design phase of development approval. I'm hopeful that my concerns can be considered by the planning department as well as the county commissioners during the upcoming meeting.

As you know, the proposed development is adjacent to property owned by my wife Patricia and myself. We have lived here for almost 16 years and have been Chatham residents since 1973. We both have very serious concerns about the nature of the proposed development and during the phone conversation with you I spoke briefly about these. This letter should serve to allow me to not only speak to those concerns, but also to offer my observations that have occurred regarding a portion of the property that is under consideration for development.

As you know, the soil reports for this property indicate that some 37 acres of the 62+ acres have been indicated to have soils that are not suitable for conventional septic systems. This alone is very disturbing in view of the fact that 40 lots are being proposed. In addition to this concern is the fact that every square inch of this property drains into Wilkinson Creek which then flows into the Haw River. I think it unconscionable that anyone could propose this much development with the attendant impacts that will occur to these streams.

This concern for the potential stream impact and subsequent degradation is at the core of my additional concern about a portion of this property. The area I mention is that portion which shows lots 32 through lot 40. This section is bounded by my driveway on the east and Tobacco Rd on the west. There is a very significant drainage way through the center of this section that not only drains all of this piece of land, but a goodly section of the land owned by my wife and myself, and additionally, carries water off of Mann's Chapel Rd and property on the south side of Mann's Chapel Rd. There is a very deep cut through this land that channels all run off through the property and down to Wilkinson Creek. Over the years, this cut has developed the characteristics of a small creek during the wet times of the year. The drainage area ends at Tobacco road in a way that is very marshy during wet periods and has hosted many varieties of plants that one would normally find in boggy or marshy areas. Over the time period that my wife and I have been here, I have walked this land during all types of weather. I have observed this drainage area during some of the wettest times of the last sixteen years, including Hurricane Fran and several tropical storms. During these events and at other times during torrential downpours, this area carries a huge volume of water and during even normally wet periods has water moving through it at all times.

This significant drainage area will, according to the proposed plan be greatly and adversely affected. The road coming into the property off of Mann's Chapel will run right through a portion of it requiring much fill and regrading. Further along the drainage way, either the road will cut into it, or, be right along the very edge of it, again requiring much regrading to accommodate the roadway. I feel that the natural drainage of this property will be so greatly affected as to cause many problems and all of this should be considered with the utmost concern. Before any approval is granted I feel that someone in the planning department should walk this property and consider long and hard what the impact of this development will do to the downstream water quality of both Wilkinson Creek and the Haw River.

Lynn, I thank you for your time in this and I would be grateful if these thoughts could be presented along with others at the upcoming September 5th meeting. As you can also see, I have copied this to Jim Willis and to Elaine Chiosso at the Haw River Assembly. I can be contacted at 919-801-8420 or 919-968-3633 for further discussion regarding my concerns and my 16 years of observations regarding this property. Thank you.

Respectfully submitted

Stan Stutts

## Lynn Richardson

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**From:** Tony Whitaker [tony.whitaker@civil-consultants.com]  
**Sent:** Friday, August 18, 2006 12:25 PM  
**To:** 'Lynn Richardson'  
**Cc:** Bill Spang  
**Subject:** RE: Mann's Crossing

Lynn,

Following up on our conversation this morning, I have spoken with Mr. Jessie Knight at NCDOT in Asheboro, about their design standards for private septic system supply lines crossing NCDOT subdivision roads. He told me that NCDOT does allow private utility lines of this type to cross NCDOT streets, with the following conditions:

1. The crossing pipes must be installed per NCDOT requirements as outlined in their "Utility Manual". This document requires that each pipe be buried at least 3 feet under the pavement surface and at least 2 feet under the ditch bottom, that the pipe material be PVC Schedule 80 or better, and that each pipe be encased in a suitable sleeve for the entire width of the street right-of-way to allow installation and removal of the septic line pipe without excavating the roadway.
2. The pipe crossing will be allowed under the terms of a standard utility encroachment agreement between the property owner and NCDOT.
3. The utility encroachment documents must be submitted and approved at the time of street acceptance, rather than at the time of design and plan approval. However, the encasement piping should be shown on the engineering plans and installed at the time of street construction.

I hope the above information satisfactorily addresses your questions about this matter. Please let me know if you need additional information.

Tony M. Whitaker, P.E.  
Civil Consultants, Inc.  
(919) 490-1645  
<http://www.civil-consultants.com>

-----Original Message-----

**From:** Lynn Richardson [mailto:lynn.richardson@ncmail.net]  
**Sent:** Thursday, August 17, 2006 5:23 PM  
**To:** Tony.whitaker@civil-consultants.com  
**Subject:** Mann's Crossing

Tony, I have attached my notes from our Development Team meeting. Please give me a call Friday morning to discuss. Thanks, Lynn Richardson

## Lynn Richardson

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**From:** Spangdevco@aol.com  
**Sent:** Friday, August 18, 2006 4:15 PM  
**To:** lynn.richardson@ncmail.net  
**Cc:** Tony.Whitaker@Civil-Consultants.com  
**Subject:** Colonial Pipeline

Lynn

I spoke with Tom West, ROW manager of Colonial Pipeline who informs me the pipeline is utilized for transport of liquid petroleum products, not natural gas, and that risk is of loss of their product, not escape of gas into the air. Further that the pipeline has been installed since 1963 following full safety requirements of NCDOT, has blocking valves at all major water crossings and a long history of construction near and through their easement.

They have a 50 foot easement and need it to provide for future maintenance, but allow construction immediately adjacent to the easement, without further setback, provided no encroachment. If encroachment is required, they have standards set out in their Encroachment Agreement attached. Likewise, they allow landscaping and fences on the easement following their guidelines.

Additional information is also available on their website: [colpipe.com](http://colpipe.com)

If you have any questions, please call me.

Bill Spang  
O: 489-9192  
C: 452-9567

## Lynn Richardson

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**From:** J. Pyle [pyb@earthlink.net]  
**Sent:** Friday, August 11, 2006 8:35 AM  
**To:** mwcoleman@aol.com  
**Cc:** lynn.richardson@ncmail.net  
**Subject:** Mann's Crossing Subdivision

Ms. Coleman--

Directly across Mann's Chapel Road from the southeastern corner of the property proposed for subdivision is the Dr. Alexander Norwood house, listed on the National Register Study List. It may not be within the 150' distance from the proposed tract, but it is certainly a house worthy of taking into account. I understand that James Clark and his wife have completed a very sympathetic restoration of this house.

Leon Mann's house was, I understand, built in the '40s or '50s and is therefore a 50-year-old structure.

We would recommend that these two houses and the Smith cemetery at N 38 degrees 49' 48" and N 79 degrees 8' 36" be noted on your sketch design and preliminary plat. I'm sorry that previous commitments prevent me from visiting the area forthwith.

--Jane Pyle, Chatham County Historical Association

## Lynn Richardson

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**From:** J. Pyle [pyb@earthlink.net]  
**Sent:** Thursday, August 10, 2006 8:59 AM  
**To:** mwcoleman@aol.com  
**Cc:** lynn.richardson@ncmail.net  
**Subject:** Mann's Crossing subdivision

Ms. Coleman--

Thank you for calling yesterday about your proposed subdivision at the intersection of Tobacco Road and Mann's Chapel Road. You indicated that there were no structures 50 years old or older, but that there might be a cemetery.

Because this is so close to your submission deadline, I am writing before trying to verify independently that there are no structures. I hope that if traces of former occupation are revealed as the project advances you will notify me so that I may take a look and document them.

The cemetery that appears on the GIS map to be on the southern boundary of the tract is indeed on the Mann property to the south and not on parcel 67266.

If you would like to get in touch with me again by e-mail, please write to me at [history@chathamhistory.org](mailto:history@chathamhistory.org). A telephone message at 919-542-3603 is fine, as well.

--Jane Pyle, Chatham County Historical Association