

Good morning, Mr. Gallarelli. Hope all is well. Thank you for your email last night – below is the response I had drafted yesterday – the Western Intake Partnership (WIP) team helped me finalize it overnight.

I appreciated seeing you at the Rezoning Public Hearing in Pittsboro. Inga and I talked about coming by to update you on the project – she'll reach out to you in the coming dates to schedule a meeting.

In the meantime, I thought it might be helpful to give you some feedback on project status, and particularly to provide feedback on the items you mentioned in your remarks.

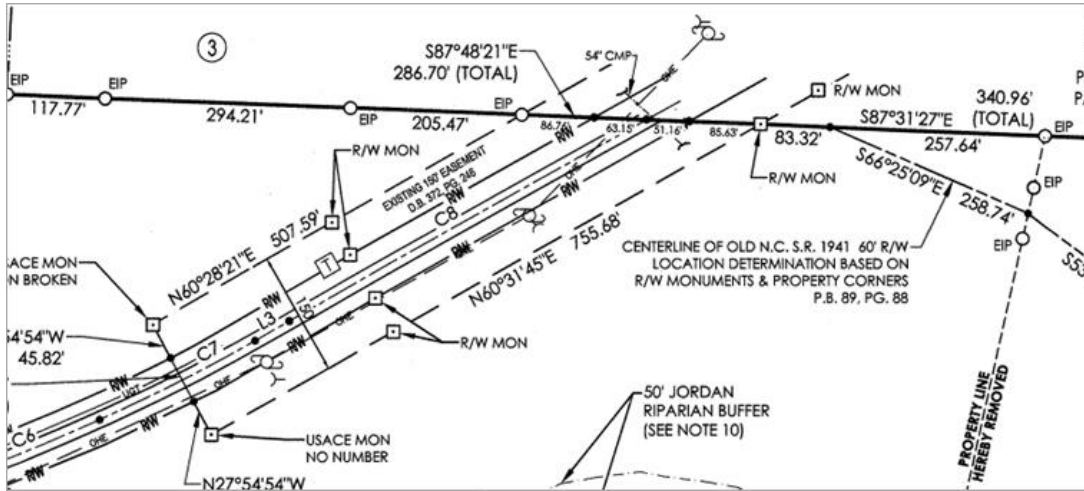
Right-of-Way. You'll see it in the table below, but before addressing anything else I wanted to provide feedback on your comment regarding the road right-of-way. After you noted this previously, we worked with the engineer for preliminary planning of the treated water pipeline who confirmed the error and revised it in their mapping immediately, and it will be revised in the upcoming preliminary engineering report. As you know and we've previously discussed, your scanned plat image available to the engineering team at the County's online parcel data portal has the correct right-of-way width (150 ft total, nominally 75 ft each direction from road centerline); initial presentations did use GIS coverages from the county which showed the erroneous right-of-way width (that is, 200-ft total, nominally 100-ft each direction off road centerline), which wasn't correct for that location – the right-of-way is not widened to 200-ft total until further north of your property, along Corps/State land adjacent on the east side of Seaforth Road and Big Woods Road. In your email last night, you mention that you noticed the erroneous information in presentations. I cannot find references to the wrong right-of-way width in the information associated with the rezoning but if you can point me to which specific presentations you're referring to – perhaps something on the WIP website? - we can take erroneous references out of those presentations.

Status updates

- The two Preliminary Engineering projects are moving along
 - Reports covering the lake intake, raw water transmission, and finished water transmission project elements will be submitted by that consultant to the Partners this week.
 - The preliminary engineering consultant for the water treatment facility reached a milestone in January with completion of a pilot study for treatment options to remove per- and polyfluoroalkyl substances (PFAS) compounds, which are in the process of becoming regulated. The treatment facility preliminary engineering report is expected to be submitted in June.
- In early February, the WIP and the State of North Carolina will submit formal applications to the US Army Corps of Engineers (Corps) for “Non-Recreational Outgrants”, that is, permission to (1) construct the lake intake, and to (2) route the finished water transmission pipeline where it crosses Corps land. We have been coordinating with State and Federal Agencies in advance of submitting these applications. The package includes an environmental assessment; the Corps' review process will include an opportunity for state agencies and public to provide input on that assessment. The WIP will send out an announcement via the website and email list when the application is submitted.

- In addition to the rezoning process, the WIP plans additional public information sessions in 2024 to talk about the environmental review process and the preliminary engineering studies. These are not scheduled yet.
- In November, the Partners confirmed their initial capacity needs from the plant - the initial treatment facility capacity will be smaller than previously discussed – around 20 million gallons a day – with OWASA and Pittsboro deferring until a future date. Pittsboro’s deferral of participating is related to their utility merger with Sanford.
 - Pittsboro’s deferral of participating will also mean the treated water pipeline from the plant to Pittsboro will not be constructed at this time.
- After the preliminary engineering projects are completed, the next phase of the project will begin in 2025 with selection of design-build teams for the intake/influent pump station project and the water treatment facility. The objective is still to have the facilities completed by 2031.

Feedback on the items you mentioned

Pat's Comment	WIP Feedback
<p>The right-of-way shown on project maps should be 150 ft total (nominally 75 ft each direction from road centerline) in front of Mr. Gallarelli's property, rather than 200 ft total.</p>	<p>Mr. Gallarelli is correct. This was confirmed with the engineer after the comment was initially made, and is revised in the preliminary engineering report and survey mapping.</p> <p>Proposed WTF property site plat included with the rezoning application package (copied below; accessed from the Chatham County website 63837386490270000 (chathamcountync.gov)) shows the correct right-of-way information</p>  <p>The diagram is a detailed survey plat showing a proposed water treatment facility (WTF) property site. It includes several key features: <ul style="list-style-type: none"> Right-of-Way (R/W) Lines: Multiple parallel lines representing the R/W, with bearings such as $S87^{\circ}48'21''E$ and $S87^{\circ}31'27''E$, and distances like 286.70' (TOTAL) and 340.96' (TOTAL). Easements: An 'EXISTING 180' EASEMENT' and '54' CMP' are shown. Property Boundaries: Various bearings and distances define the boundaries, including $N60^{\circ}28'21''E$ (507.59'), $N60^{\circ}31'45''E$ (755.68'), and $N27^{\circ}54'54''W$. Other Features: A '50' JORDAN RIPARIAN BUFFER' is indicated, along with 'USACE MON NO NUMBER' and 'PROPERTY LINE HEREBY REMOVED'. Centerline: A note states 'CENTERLINE OF OLD N.C. S.R. 1941 60' R/W LOCATION DETERMINATION BASED ON R/W MONUMENTS & PROPERTY CORNERS P.B. 89, PG. 88'. </p>

<p>Would like high speed internet access down Seaforth Road</p>	<p>While WIP does not control either internet service providers or North Carolina Department of Transportation (NC DOT) determination of speed limits, we are interested in being an ally of residents along Seaforth Road to make progress on both these issues.</p> <p>Internet: The WIP water treatment facility will be getting internet, so fiber or cable constructed for the plant would potentially be available to be accessed by other residents. During design phase (2025-2026) when conversations about internet service become more detailed, WIP can include residents’ needs in the discussion. We are open to input on what support might be helpful to nearby residents in the near-term.</p>
<p>Would like lower speed limit on Seaforth Road</p>	<p>NCDOT: WIP’s engineers contacted NCDOT in 2023 to discuss the request from Seaforth Road residents about reducing the speed limit on both Seaforth Road and N Pea Ridge Road. NCDOT indicated this could be explored but the request needs to come from the community. WIP is receptive to arranging a meeting or call between residents and the responsible NCDOT district staff to discuss the issue further.</p>
<p>Unused land should be green space</p>	<p>There are plans to reserve significant portions of the property as buffer and natural area. The preliminary aerial rendering <u>below</u> may help to visualize specific areas:</p> <ul style="list-style-type: none"> • The Partners intend to maintain vegetated buffers around the water treatment facility property in a natural state (100-ft, though in several areas the buffer area will be wider – note along the eastern boundary of the property) • Non-contiguous portions of the property across Seaforth Road and N Pea Ridge Road are also not planned to be developed, though a portion of the section across Seaforth Road may be temporarily used for construction-related storage, then allowed to revegetate • Buffers along streams (50-ft on each side) will be left in a natural state • A significant undisturbed area around the Ellis cemetery, near the eastern boundary with Vista Point State Recreation Area, will also be preserved in a natural state

Preliminary Aerial Rendering of WTF site (created by CDM)



Thank you again for reaching out.

Regards, Jeff

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