

Susan Small

From: susan small <ssmall2@maine.rr.com>
Sent: Friday, January 10, 2014 7:56 PM
To: Susan Small
Subject: Fw: Mayfield Street, PO - Review of Water Service Conditions

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

From: Rico Spugnardi
To: ssmall2@maine.rr.com
Cc: [Gordon Johnson](mailto:Gordon.Johnson)
Sent: Friday, January 10, 2014 4:25 PM
Subject: Mayfield Street, PO - Review of Water Service Conditions

Dear Ms. Small,

This email is a follow-up to your request for review of the District's decision to require a water main extension to serve a new house on Mayfield Street. I have met with senior staff to discuss your project and to determine if it would be possible to instead serve the new property with a water service line as you have requested.

The review group has decided that allowing an exception to the main extension requirement is appropriate for this project under the following conditions:

- 1) Based on information provided, the section of the road in front of 29 Mayfield Street and the proposed house is a private way. Typically, PWD would require that a new property receive a private easement from the owner of the private way noting that they have granted rights to the owner of the new parcel to install utilities through their property. However, we understand that finding contact information for the owner of the private way has proven difficult. In light of that, we will require that you:
 - a. Provide evidence of an easement for the right to install a water service line through the private way only if an easement is also required by the City to connect to the sewer main. Or,
 - b. If an easement is not required by the City to connect into the sewer main, we will instead note on the pending water service application that that the owner assumes all risks in the event that rights to the water service line are challenged by an outside party. These risks could potentially include removal of the service line within the private way. Essentially, we are agreeable to not requiring you to obtain an easement from the owner of the private way but want to make sure that you understand the risks involved in installing the service.
 - c. Since PWD does not have an easement for the water main within the private portion of Mayfield Street, we will require that you sign a document that conveys *any rights that you may have* to this private way to allow the District to own and maintain the public main within the private way. This is a standard process that PWD takes with customers with frontage along a main where we don't currently have an easement. PWD will draft this document and send to you for review.
- 2) The design plan created by Northeast Civil Solutions must be modified as noted below to meet PWD specifications. We are happy to work directly with NECS on these comments to clarify any questions that they may have. Please feel free to send this along to the engineer as you see fit.
 - a. The size of the new water service line must be noted on the plan. A 1" service line is typical for a new single family home, however a larger service line may be required to meet the needs of a residential sprinkler system. We recommend that you consult with the sprinkler system designer on the service line size needed and reflect that on the plan.
 - b. The new water service line must extend perpendicularly from the existing water main to the property line prior to any bending of the service.

- c. The new water service line must be located at least five feet away horizontally from the blow-off valve at the end of the main.
- d. The new water service line must be located at least three feet away horizontally from the existing water service line to 29 Mayfield Street.
- e. The new water service line must be located at least five feet away horizontally from the sewer service line. An exception to this separation requirement is possible if the sewer service line is at least 18 inches deeper than the proposed water service line, in which case the horizontal separation may be as little as 18 inches.

With your agreement to the proposed conditions, we will develop the appropriate documents needed to allow this project to move to construction. Please let me know if you have any questions on any of the above items or if you would like to discuss any of these items in more detail.

Sincerely,

Rico Spugnardi

Rico Spugnardi, P.E.

Business Development Engineer

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