

April 18, 2025

Thomas Sisul, P.E.

tomsisul@sisulengineering.com

Sisul Engineering

375 Portland Ave

Gladstone, OR 97027 (Letter sent via email only)

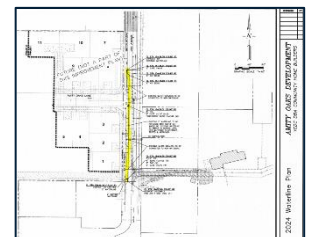
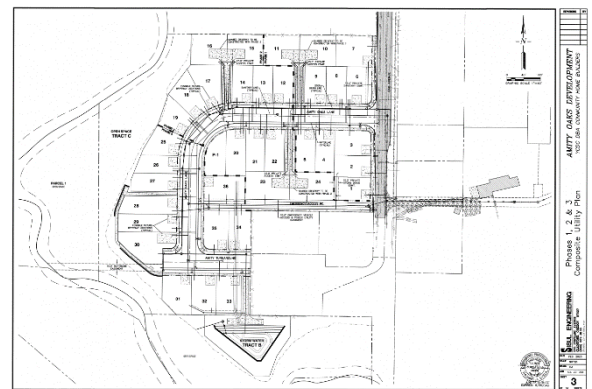
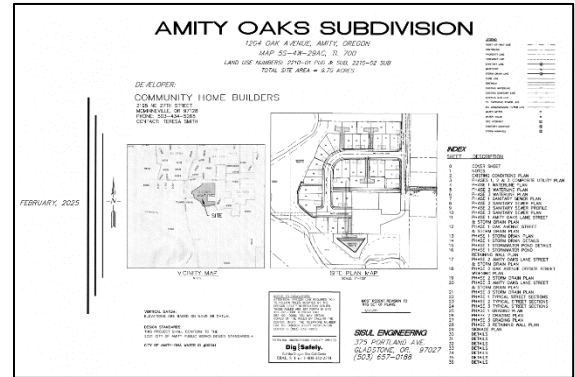
**Re: Amity Oaks Subdivision (PR#47-2025)
City of Amity (PWS ID#00041)
Conditional Approval**

Dear Mr. Sisul:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the Amity Oaks Subdivision on behalf of the City of Amity and the developer, Community Home Builders. On March 27, 2025, our office received a project description, land use compatability statement, and engineered plans. A plan review fee payment in the amount of \$3,300 was requested on April 17, 2025, however this amount is subject to change pending a decision regarding a request for a reduced fee.

The project includes the installation of a new 8" C-900 waterline along Amity Oaks Ln. to serve a new 36-lot, 3-phase subdivision called "Amity Oaks", in Amity. The developer of the subdivision is Community Home Builders, which is a non-profit organization that develops low-income housing.

This project is related to the Oak St. Waterline project (PR# 119-2024) to replace approximately 285-LF of existing 2" waterline with a new 8" waterline to support the Amity Oaks subdivision. It was later determined that what was thought to be a 2" line was actually an 8" line, so the project was abandoned on April 18, 2025.



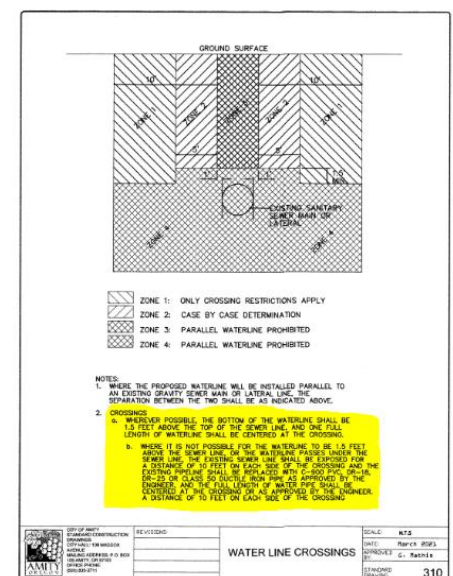
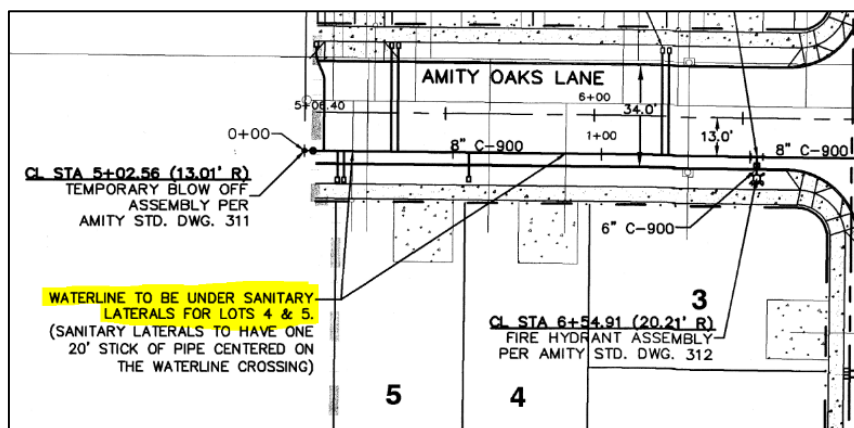
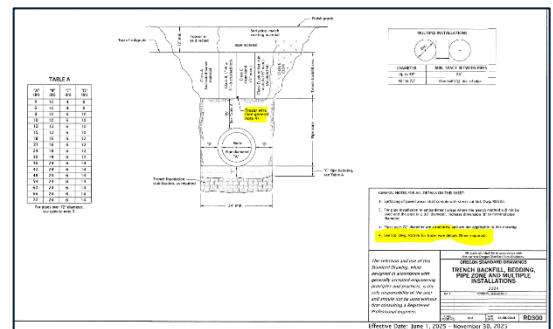
The plans for the Amity Oaks Subdivision waterlines are approved with the following conditions, which means construction may proceed, however, the following conditions will need to be met prior to Final Approval:

1. The plan review fee is paid (final amount due is still pending).
2. All items in contact with potable water must meet NSF Standard 61 or equivalent.
3. The design must allow for 20 psi to be maintained at all service meters.
4. Disinfection of the waterline must be completed according to AWWA C651. Results from the coliform sampling must be provided to our office.
5. Non-conductive waterlines (e.g., 8" C-900) are installed with tracer wire in accordance with OAR 333-061-0050(8)(k) as shown below.

(k) Nonconductive water pipe (plastic or other material) that is not encased in conductive pipe or casing must have an electrically conductive wire or other approved conductor for locating the pipe when the pipeline is underground. The wire shall be No. 18 AWG (minimum) solid copper with blue colored insulation. Ends of wire shall be accessible in water meter boxes, valve boxes or casings, or outside the foundation of buildings where the pipeline enters the building. The distance between tracer lead access locations shall not be more than 1,000 feet. Joints or splices in wire shall be waterproof.

I did not see drawing RD336 in the submitted plans as noted on Sheet 36 →

6. Where the waterline crosses under a sanitary sewer main or lateral, one full 20-ft length of water pipe must be centered under the lateral, with 10-ft of waterline extending on either side of the lateral as per the detail on Sheet 32 of the submitted plans →
 and as per OAR 333-061-0050(9), which is enclosed for reference.



Until we receive verification that the conditions have been met and final approval has been issued, the waterlines are not approved for use. Upon completion of the project, the engineer must verify in writing that construction was completed according to the submitted plans.

Please complete the ***Project Final Approval Request Form*** to request Final Approval (see enclosed form or link provided below). If substantial changes are made, a set of as-built drawings must be submitted. Documentation and the *Project Final Approval Request Form* demonstrating how the above conditions were met should reference Plan Review #47-2025 and water system ID# 41-00041 and can be emailed to me at evan.e.hofeld@oha.oregon.gov.

The *Project Final Approval Request Form* is available online at:
<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/project-update-form.pdf>.

If you have any questions, please feel free to email me at evan.e.hofeld@oha.oregon.gov or call me at 971-200-0288.

Sincerely,



Evan Hofeld, PE
OHA-Drinking Water Services

CC: Jeff Keller, Community Home Builders, jeffk@communityhomebuilders.org
Greg Binks, Public Works Director, City of Amity, gbinks@ci.amity.or.us
Nathan Frarck, City of Amity, nfrarck@amityoregon.gov
Peter Olsen, Keller Associates, polsen@Kellerassociates.com
Melissa Wong, Yamhill Co. Env. Health, wongm@yamhillcounty.gov

Encl. - *Project Final Approval Request Form*
- OAR 333-061-0050(9) Crossings – Sanitary Sewers and Water Lines



Drinking Water Services Project Final Approval Request Form

Print

Project Name _____ PR# _____

Public Water System ID# 41- _____

PWS Name _____

[Click to locate PWS ID#](#)

- | | YES | NO | DATE |
|---|--------------------------|--------------------------|-------|
| 1. Was the project undertaken? If so, what was the starting date? | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| 2. If project was not undertaken, has the project been abandoned? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3. Was the project completed? If so, when? | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| If project not complete, estimated completion date: _____ | | | |
| 4. If completed, was the work accomplished in conformance with all conditions listed in the Conditional Approval letter and DWS Construction Standards, Oregon Administrative Rule (OAR) 61-0050? In the comments below or on a separate sheet please make clear how all conditions specified in the Conditional Approval letter were met. | <input type="checkbox"/> | <input type="checkbox"/> | |
| 5. If the project was completed, were there any differences between what is shown on the plans and what was actually installed? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 6. If the completed project is different from what is shown on the plans, were the plans modified to show as-built conditions? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 7. Have as-builts been sent to Drinking Water Services? NOTE: As-builts are not required if there were no significant changes noted in 5. | <input type="checkbox"/> | <input type="checkbox"/> | |
| 8. Are the facilities operating? If so, starting when? | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Signature of Engineer _____

Date _____

Name _____

OR PE# _____

Firm _____

Phone _____

Comments

OAR 333-061-0050(9) Crossings – Sanitary Sewers and Water Lines

- (9) Crossings-Sanitary sewers and water lines:
- (a) All reference to sewers in this section shall mean sanitary sewers;
 - (b) In situations involving a water line parallel to a sewer main or sewer lateral, the separation between the two shall be as indicated in Figure 1;
 - (c) In situations where a water line and a sewer main or sewer lateral cross, the separation between the two shall be as follows:
 - (A) Wherever possible, the bottom of the water line shall be 1.5 feet or more above the top of the sewer line and one full length of the water line shall be centered at the crossing;
 - (B) Where the water line crosses over the sewer line but with a clearance of less than 1.5 feet, the sewer line shall be exposed to the sewer line joints on both sides of the crossing to permit examination of the sewer pipe. If the sewer pipe is in good condition and there is no evidence of leakage from the sewer line, the 1.5-foot separation may be reduced. However, in this situation, the water supplier must center one length of the water line at the crossing and must prepare a written report of the findings and indicating the reasons for reducing the separation. If the water supplier determines that the conditions are not favorable or finds evidence of leakage from the sewer line, the sewer line shall be replaced with a full length of pipe centered at the crossing point, of PVC pressure pipe (ASTM D-2241, SDR 32.5), high-density PE pipe (Drisco pipe 1000), ductile-iron Class 50 (AWWA C-51), or other acceptable pipe; or the sewer shall be encased in a reinforced concrete jacket for a distance of 10 feet on both sides of the crossing.
 - (C) Where the water line crosses under the sewer line, the water supplier shall expose the sewer line and examine it as indicated in paragraph (9)(c)(B) of this rule. If conditions are favorable and there is no evidence of leakage from the sewer line, the sewer line may be left in place, but special precautions must be taken to assure that the backfill material over the water line in the vicinity of the crossing is thoroughly tamped in order to prevent settlement which could result in the leakage of sewage. In this situation, the water supplier must center one length of the water line at the crossing and must prepare a written report recording the manner in which the sewer line was supported at the crossing and the material and methods used in backfilling and tamping to prevent settlement of the sewer. If the water supplier determines that conditions are not favorable or finds evidence of leakage from the sewer line, the provisions of paragraph (9)(c)(B) of this rule apply.
 - (d) When a water main is installed under a stream or other watercourse, a minimum cover of 30 inches shall be provided over the pipe. Where the watercourse is more than 15 feet wide, the pipe shall be of special construction with flexible watertight joints, valves shall be provided on both sides of the crossing so that the section can be isolated for testing or repair, and test cocks shall be provided at the valves.

Figure 1: Water Line-Sewer Line Separation

