

November 8, 2024

Josh Wells

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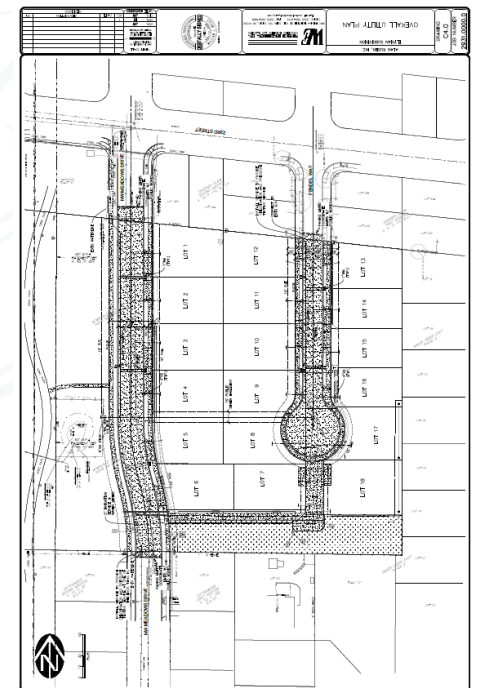
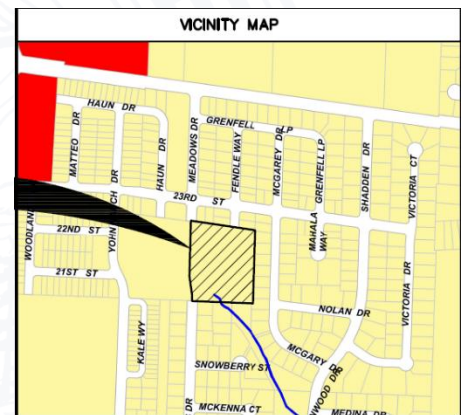
**Re: Elysian Subdivision Waterlines ([PR#150-2024](#))  
McMinnville Water & Light ([PWS ID#00497](#))  
Conditional Approval**

Dear Mr. Wells

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the Elysian Subdivision Waterlines for McMinnville Water & Light. On October 30, 2024 our office received plans and specifications for the subdivision. On November 1, 2024 we received the signed Land Use Compatibility Statement and the *DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A ZONE CHANGE FROM R-1 TO R-3, PLANNED DEVELOPMENT OVERLAY, AND 18 LOT SUBDIVISION, KNOWN AS THE ELYSIAN SUBDIVISION* from the City of McMinnville planning department. **A payment for this plan review in the amount of \$3,300 has not been received and is required for Final Approval (payment instructions are provided below).**

The project includes extending new 8" diameter, Class 52 ductile iron waterlines to serve 18 new single-family home lots in the Elysian Subdivision located on a 3.79-acre site, located generally east of Meadows Dr. and south of 23<sup>rd</sup> Street and Fendle Way (Township 4S, Range 4W, Section 18, TL 00204), within McMinnville city limits. Homes will be constructed at 2280-2298 NW Fendle Way, McMinnville, OR 97128 as shown at right.

*Letter sent via email only.*



The plans are approved subject to meeting the following conditions:

1. A review fee in the amount of \$3,300 is made. Payment may be made in several ways including on-line. Payment instructions are available online at the following link:  
<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Pages/index.aspx#submit>
2. New waterlines are disinfection tested and coliform test results are submitted according to AWWA C651 and OAR 333-061-0050(10) available online at:  
<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf>
3. Conditions for land use approval are met as outlined in the following land use cases, which includes review and approval of waterlines by McMinnville Water & Light.

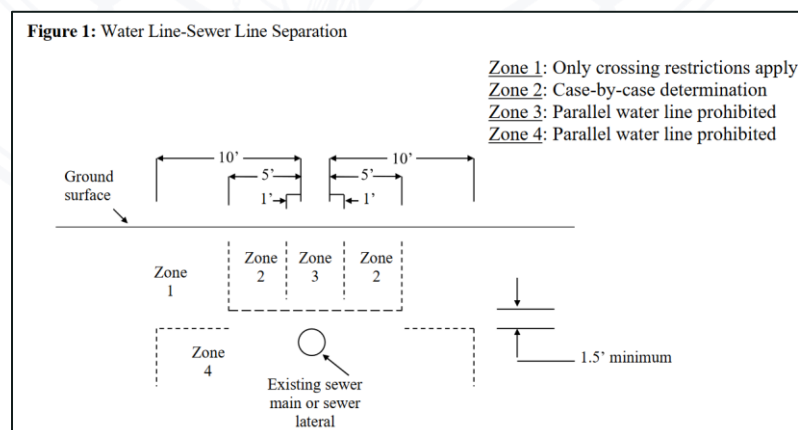
ZC 1-22 (Zone Change), PD 1-21 (Planned Development), S 1-21 (Subdivision)

4. Water-sewer line crossings meet OAR 333-061-0050(9) available online at:  
<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf>

*OAR 333-061-0050(9) Crossings-Sanitary sewers and water lines:*

*(a) All reference to sewers in this section shall mean sanitary sewers.*

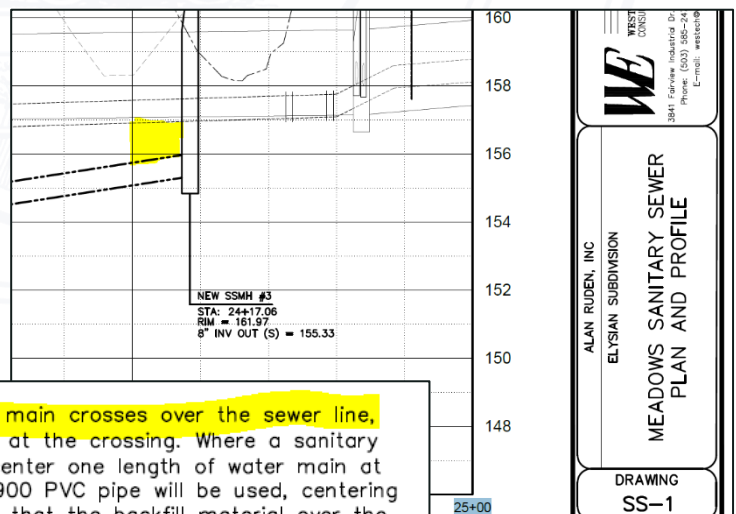
*(b) **In situations involving a water line parallel to a sewer main or sewer lateral**, the separation between the two shall be as indicated in Figure 1.*



(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.

Drawing C5.0 (Construction Notes)  
addressed water-sewer separations  
as shown in note 65 below:

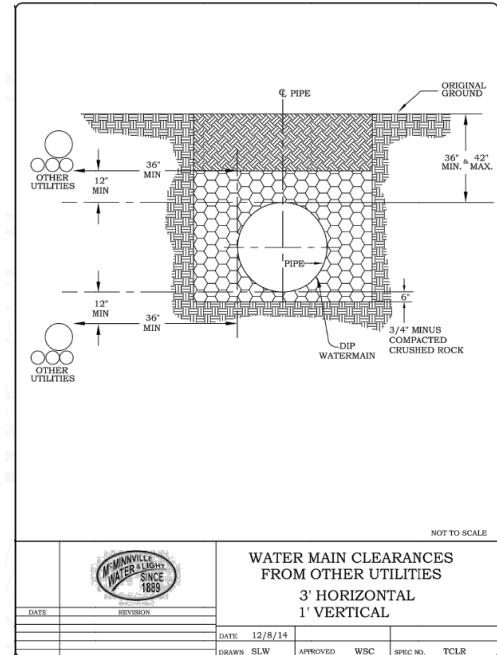


65. If less than 18" of separation occurs when the water main crosses over the sewer line, then contractor must center one length of the water line at the crossing. Where a sanitary sewer main crosses above a water line, contractor shall center one length of water main at the crossing. If it is a sewer lateral, one full length of C900 PVC pipe will be used, centering it over the water main. Contractor must take precautions that the backfill material over the water line in the vicinity of the crossing is thoroughly tamped in order to prevent settlement.



Drawing W-1 (Overall Water Plan) indicated the following notes while Drawing W-2 (Water Details) showed the following trench detail:

- NOTE 6 – SEE SHEET G-12 FOR CITY OF McMINNVILLE TRENCH EXCAVATION & BACKFILL DETAIL.
- NOTE 7 – MAINTAIN A MINIMUM 3' HORIZONTAL AND 1' VERTICAL SEPARATION BETWEEN NEW/EXISTING WATER MAINS AND OTHER UTILITIES, OTHER THAN SEWER (UNLESS OTHERWISE SHOWN ON PLAN).
- NOTE 8 – CONTRACTOR TO PULL PLUMBING PERMIT FROM CITY FOR ALL PRIVATE SERVICES INSTALLED.
- NOTE 9 – REFER TO SEWER PLANS FOR APPROX. DEEPER DEPTH OF WATER LINES AT SAN. SEWER CROSSINGS.
- NOTE 10 – REFER TO McMINNVILLE WATER & LIGHT'S "APPROVED MATERIAL LIST" at MC-POWER.COM. ALL MATERIALS MUST BE AWWA APPROVED, NSF61 CERTIFIED/ INCLUDING ANNEX G/NSF372 CERTIFICATION FOR LOW LEAD IF APPLICABLE.
- NOTE 11 – IF LESS THAN 18" OF SEPARATION OCCURS WHEN THE WATER MAIN CROSSES THE WATER LINE AT THE CROSSING. CONTRACTOR MUST CENTER ONE LENGTH OF THE WATER LINE AT THE CROSSING.
- NOTE 12 – WHERE SANITARY SEWER LINES CROSSES ABOVE A WATER LINE WITH LESS THAN 18-INCHES OF VERTICLE SEPARATION, CONTRACTOR SHALL CENTER ONE LENGTH OF C900 PVC PIPE OVER THE ONE PIECE OF CENTERED WATER MAIN. IF IT IS A SEWER LATERAL, ONE FULL LENGTH OF C900 PVC PIPE CAN BE USED AS A SLEEVE, CENTERED OVER THE WATER MAIN. CONTRACTOR MUST TAKE PRECAUTIONS THAT THE BACKFILL MATERIAL OVER THE WATER LINE IN THE VICINITY OF THE CROSSING IS THOROUGHLY TAMPED IN ORDER TO PREVENT SETTLEMENT. CONTRACTOR MUST CHECK WITH PROPER JURISDICTION AS TO WHETHER A SEWER MAIN CAN CHANGE MATERIAL IN A RUN OR NOT.
- NOTE 13 – AN AASHTO T99, METHOD D, COMPACTION TEST IS REQUIRED OF PUBLIC WATER FACILITIES INSTALLED IN PUBLIC STREETS. RESULTS NEED TO BE SUBMITTED TO MW&L.



**Until we receive verification that the conditions have been met and final approval has been issued, the Elysian Subdivision waterlines are not approved for use.** Note that the project engineer must inspect/be prepared to sign off before burying new waterlines.

Upon completion of the project, please verify in writing that construction was completed according to the submitted plans and conditions listed above by completing the Project Final Approval Request form available online at:  
<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/project-update-form.pdf>

When finalized, please also submit a set of as-built drawings (if construction was substantially different than the submitted plans, the as-builts must be submitted before plan approval).

The Project Final Approval Request form and any additional documentation demonstrating how the above conditions were met should reference Plan Review #150-2024 and can be emailed to me at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov).

Thank you for your cooperation and if you have any questions, please feel free to email me at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov) or call me at 971-200-0288.

Sincerely,



Evan Hofeld, PE  
Regional Engineer  
Drinking Water Services

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