

From: [Nick Parker](#)
To: [Jeff Kleaveland](#)
Cc: [Jessica Godreau](#); [Joe Leo](#); [Carlton Hawkins](#)
Subject: Sanderway and Neighboring Parcels
Date: Tuesday, April 02, 2019 1:23:02 PM

Jeff,

Thanks again for visiting us last week (Thurs 3/28/19) to discuss the Sanderway project and nearby parcels. We understand the owners of homes at 1242-1248 Hillsborough Road (Neighboring Parcels) are currently OWASA customers for sanitary sewer service only, as a public sewer main crosses the parcels along the northern sides, and they would like to have potable water service by OWASA. The plans for Sanderway do include sewer and water main extensions to serve its new parcels, but the water main will not become available to those Neighboring Parcels. If Town staff are amenable to a new or widening of existing easement across its parcel on Cates Farm Rd, and owners are amenable to an easement across their properties, a water main extension can be approved. Here are the options we identified:

1. Dedicate a 30-ft wide public water main easement across Town parcel and across lots at 1242-1248 Hillsborough Rd. Or, dedicate an additional ~15-ft of easement beside the sewer easement in order to have water and sewer mains at least 10-ft apart and 15-ft of easement on each side.
 - Hire an engineer to design a water main to conventionally serve the three parcels.
 - The easement would need to remain clear – no trees or hardscape; limitations to plantings
 - A 2-inch line would likely be approved. A 6-inch line would be required for a new fire hydrant.
 - Main extension would have to approved by NCDEQ Division of Water Resources.
 - Fee to NCDEQ would be \$150
 - Fees to OWASA would include:
 - Plan Review and Construction Observation - @ \$7.32 per foot of main extension – upon approval by OWASA
 - Water System Development fees - based on size of meter and house in heated square feet – information is on our website @ <https://www.owasa.org/Data/Sites/1/media/customerService/rates/18-07-01-summary-rates-schedule.pdf>
2. Dedicate a 30-ft wide public water main easement across Town Parcel. Dedicate private easements across nearby parcels.
 - This would require a variance. We cannot approve a variance when a conventional service arrangement is a viable option.
 - Hire an engineer to design a water main to serve the three parcels by way of longer service lines. Public water main could end within an easement on Town parcel. Private water service lines would extend from there to individual houses through private easements.
 - The easement would need to remain clear – no trees or hardscape; limitations to

plantings

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3. Dedicate a 30-ft wide or widen existing easement across Town parcel. Rearrange boundaries of nearby parcels so that each has access to the water main easement.

- Hire an engineer to design a water main to serve the three parcels by way of longer service lines. Public water main could end within an easement on Town parcel.
- This might not work with keeping sanitary sewer available to three parcels.

4. Dedicate private easements across Town parcel and private easements on Neighboring Parcels

- This also would require a variance.

So, approvable options are #1 and #3. We would happy to host a meeting next week with Town staff and interested parties to vet these ideas further.

Please reply to let me know some time slots that work for you all, and/or to let me know if you need anything else from us now.

Nicholas L. Parker (Nick)
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