



**City of Phoenix
Water Services Department**

Requirements for Water Service Lines in Cluster Type Developments

Purpose

To provide the requirements for individual water service lines running from the water meters to the residential units being served within a cluster type development.

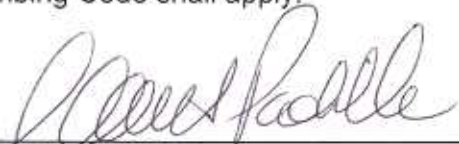
Applicability

The Phoenix Zoning Ordinance defines an *Auto Court Cluster* (Cluster) as a single-family detached development pattern which focuses lots around a shared or common access drive between single-family detached lots. Clusters typically have six or eight lots with only one point of access. The lotting pattern results in lots that do not front a public water main. As a result, service lines running from the water meters to the individual lots are located in private drives, easements or other common areas.

Policy

1. The water service lines shall only be located in common tracts deeded to the homeowners association for common purposes from the meter until such point as the service enters an individual lot. Water service lines shall not be permitted to cross adjacent lots even if a public utility easement exists on that lot.
2. All water service lines in common tracts shall be constructed of copper.
3. The CC&R's shall require the homeowner's association to be responsible for the maintenance and repair of water service lines in common tracts.
4. Water service lines shall have a minimum horizontal separation of 3 feet at the connection to the main and 6 inches at all other locations. Water service lines shall be installed insuring that they do not cross each other.
5. Water service lines in common tracts shall have an identifier indicating which lot it serves. The identifier shall be located at the meter and every ten feet of pipe along the service alignment.
6. Where water service lines are located in a common tract, that tract shall not be irrigated.
7. To minimize congestion, equal numbers of water meters should be placed on each side of a shared driveway.

All other requirements of Chapter 37 of the Phoenix City Code and the Arizona Uniform Plumbing Code shall apply.



Carlos Padilla, P.E.
Assistant Director for Water Services Department