

Betsy Dyer

From: pcppw_auto_notification@piercecountywa.gov
Sent: Monday, November 7, 2022 11:04 AM
To: Betsy Dyer
Subject: Planning and Public Works eNotification



You're getting this message because you signed up on our eNotification to be notified if a Review was entered or modified on the following:

Application/Permit: [1000232](#)

Site Address: 1700 Center
DR

Work Description: Construction of office building and warehouse building totaling approx. 268,380 square feet and associated site and utility improvements.

Review Date: 11/07/2022 Reviewer: [Eric Brown](#)

Review Type: Counter/Office
Comment

Review Status: Comment

Review Comment: Note to permit staff: Okay to intake for Sewers. SWDR;
Site Specific Sewer Information Letter - Proposed
Residential or Commercial Development. Contact name:
Eric Brown Contact email:
eric.brown@piercecountywa.gov

Use the Reviews tab when using the above link to see this change and the complete Review history.

Please Note:

This email was intended for bdyer@barghausen.com
You received this email because you are subscribed to Pierce County PPW
Permit eNotification service.
If you prefer not to receive these emails from PPW, you may [unsubscribe](#)

Please do not reply to this email, if you have questions please contact the Development Center at pcpermits@piercecountywa.gov or
Pierce County Planning and Public Works
2401 S. 35th Street #2
Tacoma, WA 98409



March 28, 2018

Betsy Dyer
Barghausen Consulting Engineers, Inc.
18215 – 72nd Avenue South
Kent, WA 98032

Subject: Site Specific Sewer Information for Dupont Industrial Partners LLC
Application Number: SWDR #879369
Application Expiration Date: 01/30/2019
Building Permit: City of Dupont
Site Address: 1700 Center Drive
Parcel Number: 0119262019

Betsy:

Our office has researched the site-specific sewer information regarding the subject request and has the following comments.

Pierce County Planning and Public Works will not provide a commitment, or guarantee, of sewer availability for the subject proposal until payment of connection charges has been received by the Sewer Division. This letter shall be used for informational purposes only in support of a Land Use Application, and shall not be misconstrued by the proponent or reviewing agency as a commitment on behalf of the Sewer Division.

This letter does not convey any vested rights or any exclusive privileges. It does not authorize any construction. It does not eliminate the need to comply with any County, State, Federal, or local standards or regulations or the need to obtain all necessary permits. This letter is not a waiver of any departmental requirements. The information presented in this letter is general in nature and based on estimates; therefore, it should not be relied on as completely accurate.

Submittals for new applications and resubmittals for existing applications must be made online at <http://piercecountywa.org/pals>.

Payment of permit fees and connection charges can also be made at the same website. For payment of permit fees by mail or in person, use the following address: Pierce County Development Center (Annex), 2401 South 35th Street, Room 150, Tacoma, WA 98409.

Sewer Division Standard Plans and Forms, including handouts, bulletins, applications, and checklists, can be downloaded in PDF format from the following webpage: www.piercecountywa.org/sewer.

REQUIREMENT TO CONNECT

1. The subject property is located within the Pierce County Sewer Service area and is within the Comprehensive Urban Growth Area (CUGA).
2. The subject property is within 300 feet of an existing, accessible sanitary sewer which has sufficient capacity to accommodate the proposed development on the subject property.
3. The proposed buildings on the subject property are required to connect to a sanitary sewer.

CONNECTION POINT

1. Record drawings show there is an existing 8-inch diameter sewer main stub extending approximately 0.5 feet west out of sanitary sewer manhole SSMH #15675 in Sequaltchew Drive at a slope of 0.5-foot/foot.
2. Record drawings are enclosed.

APPLICATIONS/PERMITS

Prior to connection to the existing public sanitary sewer system, the applicant must design and construct the required sanitary sewer facilities, at their expense, and comply with the following requirements.

1. A **Sewer Line Extension Permit** is required.
 - a. Complete and submit form A1, ***Sewer Line Extension Permit Application***.
 - b. Submit sanitary sewer plans stamped and signed by a WA State licensed professional engineer per County standards for review and approval, including required easements, if applicable.
 - c. Submit a complete, itemized, stamped, and signed engineer's construction cost estimate for all the sanitary sewage facilities to be constructed within the existing public right-of-way and public sanitary sewer easements.
 - d. Pay the Sewer Line Extension Permit Fees. The Sewer Line Extension Permit Fees consist of two parts: the Plan Review Fees and the Inspection Fees. The Sewer Line Extension Permit Plan Review Fees must be paid at the time of application, and the Sewer Line Extension Permit Inspection Fees must be paid prior to the issuance of the Sewer Line Extension Permit.

Sewer Line Extension Permit Plan Review (Base Fee)..... \$2,805.00
with Gravity Sewer Main..... add \$1.15 per Linear Foot (LF) of gravity main
with Private Pump Station add \$206.00 plus \$0.39 per LF of force main

Sewer Line Extension Permit Inspection (Base Fee) \$2,359.00
with Gravity Sewer Main..... add \$1.26 per Linear Foot (LF) of gravity main
with Private Pump Station add \$200.00 plus \$0.29 per LF of force main

- e. In lieu of paying the Sewer Line Extension Permit Fees outlined above, the applicant may choose to have the plan review and inspection fees for the Sewer Line Extension Permit paid through a Time and Materials account.
 - i. Applicant **requests** to use time and materials-based fees shall be made at time of application, shall be irrevocable, and shall include a completed form F2, ***Time and Materials Account Information Form***, the submittal of a non-refundable administrative fee of \$250.00 and a non-refundable deposit of \$50.00.
 - ii. When the use of time and materials-based fees is **required** by the Department, the administrative fee shall be waived and only a completed form F2, ***Time and Materials Account Information Form***, and the \$50.00 non-refundable deposit shall be required at time of application.
2. A separate **Pretreatment Review** is required for each building and commercial tenant space. The user must comply with all Pierce County pretreatment requirements.

- a. See form H1, ***What Type of Industrial User Are You?***, to determine what type of pretreatment review application must be submitted. Submit the appropriate Pretreatment Review Application, submit the required supplemental information and documents, and pay the appropriate Sewer Development Application Review Fee.

Insignificant Industrial User \$100.00

Minor Industrial User \$484.00
with new or revised Accidental Spill Prevention Plan add \$302.00

Significant Industrial User \$857.00
with new or revised Accidental Spill Prevention Plan add \$302.00
with new or revised Industrial Wastewater Discharge Permit add \$1,400.00

- b. Submit the required supplemental information referenced in the following bulletins:
 1. Bulletin B4, *Floor/Plumbing Plan*
 2. Bulletin B5, *Documented Water Use Data*
 3. Bulletin B6, *Traps*
 4. Bulletin B8, *Hair Salons, Barbers, and Pet Groomers*
 5. Bulletin B10, *Vehicle Repair, Maintenance, or Cleaning*
 6. Bulletin B11, *Food Establishments with Cooking*
 7. Bulletin B12, *Food Establishments with No Cooking*
 8. Bulletin B15, *Commercial/Community Laundry Facilities*
- c. If your facility will have floor drains, catch basins, sumps, or any other outlet to the sewer system located in the same area/room where chemicals, paints, dyes, solvents, cleaners, or fuels are stored or used without spill containment measures, an Accidental Spill Prevention Plan will be required. Complete and submit form A12, ***Accidental Spill Prevention Plan Application*** along with the additional plan review fee.
3. A separate **Sewer Service Permit** is required to connect each of the proposed **commercial** buildings to the existing sanitary sewer system.
 - a. Complete and submit form A3, ***Commercial Sewer Service Permit Application***, for each building to be connected along with a sewer site plan.

- b. A **commercial pump** may be required.
 - i. County topographical information indicates that gravity sewer service may not be available for the property, depending upon location of the proposed buildings.
 - ii. If sewer service cannot be provided by gravity, then submit sanitary sewer plans with a **commercial pump**, stamped and signed by a WA State licensed professional engineer per County standards for review and approval, including required easements, if applicable.
 - iii. Pay additional permit fees for a **commercial pump**.
- c. A **grease interceptor** may be required. If the Pretreatment Review indicates a grease interceptor is necessary, comply with the following submittal requirements.
 - i. Submit grease interceptor plans stamped by a registered civil engineer per County standards for review and approval, including required easements, if applicable.
 - ii. Submit a copy of a maintenance agreement between the owner and a commercial disposal or septic tank cleaning service to provide periodic grease removal from the interceptor.
 - iii. Pay additional permit fees for a grease interceptor.
- d. A coalescing plate **oil-water separator** may be required. If the Pretreatment Review indicates an oil-water separator is necessary, comply with the following submittal requirements.
 - i. Any user of the sewer system shall not discharge water or wastes containing oils or greases of petroleum or mineral origin of any nature in excess of 50 milligrams to the sanitary sewer system as per the Appendix to Chapter 13.06 of the County's Pretreatment Ordinance No. 99-26 as amended from time to time.
 - ii. If a floor drain, trench drain, or catch basin is required to discharge to the sanitary sewer system, a coalescing plate oil-water separator may be required.
 - iii. Submit coalescing plate oil/water separator plans, report and calculations stamped by a registered civil engineer to the Sewer Division Representative at the Pierce County Development Center for review.
 - iv. Submit a copy of a maintenance agreement between the owner and a commercial disposal or septic tank cleaning service to provide maintenance to the coalescing plate oil-water separator.
 - v. Pay additional permit fees for an oil-water separator.
- e. Pay the Sewer Service Permit Application Fees. The Sewer Service Permit Fees consist of two parts: the Plan Review Fees and the Inspection Fees. The Sewer Service Permit Plan Review Fees must be paid at the time of application, and the Sewer Service Permit Inspection Fees must be paid prior to the issuance of the Sewer Service Permit.

Commercial Building Sewer Service Plan Review (Base Fee).....	\$50.00
with new or revised private pump station and force main.....	add \$1,367.00
with new grease interceptor.....	add \$1,340.00
with new oil-water separator.....	add \$1,460.00
with new misc. pretreatment device.....	add \$1,400.00

Commercial Building Sewer Service Inspection (Base Fee).....	\$135.00
with new or revised private pump station and force main.....	add \$782.00
with new grease interceptor.....	add \$277.00
with new oil-water separator.....	add \$286.00
with new miscellaneous pretreatment device.....	add \$282.00

f. In lieu of paying the Sewer Service Permit Fees outlined above, the applicant may choose to have the **plan review and inspection fees for the Sewer Service Permit paid through a Time and Materials account.**

- i. Applicant **requests** to use time and materials-based fees shall be made at time of application, shall be irrevocable, and shall include the submittal of an administrative fee of \$250.00 and a non-refundable deposit of \$50.00.
- ii. When use of time and materials-based fees is **required** by the Department, the administration fee shall be waived and only the \$50.00 non-refundable deposit shall be charged at time of application.

SEWER CONTRACTOR

1. The applicant's sewer contractor must be listed on the Sewer Division's current Registered Side Sewer Contractors List.
2. If the applicant's sewer contractor is not currently registered with Pierce County, please have them follow the registration requirements prior to attempting to obtain the issued sewer line extension permit and sewer service permits. Please see form T12, ***Sewer Division Street Obstruction Bond***, for registration requirements.
3. Prior to the issuance of any sewer permits, the side sewer contractor must obtain the right-of-way permit from the City of DuPont. It is the responsibility of the applicant to provide copies of the approved sewer plans to the right-of-way office, which is retained by the right-of-way permit office, at the time of the permit application or a right-of-way permit will not be issued.

CONNECTION CHARGES

1. Based on the information provided, outlined below is the total estimated sanitary sewer connection charge.

ULID: Dupont

Basin: Dupont (DUPT001)

Basin Area Charge: (4,500 gpd × 1 RE/220 gpd) × \$1,653.00/RE	= \$ 33,803.85
Treatment Plant Capacity Charge: (4,500 gpd × 1 RE/220 gpd) RE × \$3,491.00/RE	= \$ 71,390.95

Total Estimated Connection Charge:	= \$ 105,194.80
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The connection charge shown is based on an estimated water usage of 4,500 gallons per day (gpd) provided, multiplied by a standard factor of 1 RE/220 gpd.

The connection charges for commercial uses in incorporated areas or King County must be paid, in full, prior to issuance of sewer service permits and prior to approval of associated building permits.

2. Please note any future Capital Improvement Projects or Reimbursement Agreements, or Latecomers Agreements between the County and other property owners to construct improvements downstream of the subject property can result in a significantly higher connection charge.
3. Please note the Capacity Charges, Basin Area Charges, and future monthly Sewer Service fees for all commercial buildings are calculated based on actual water flows when available. Therefore, we strongly recommend the owner have a separate meter installed and a separate account initiated with the local water purveyor for irrigation water and any other water supply that will not be entering the sanitary sewer system. If a separate water meter and account is not feasible, the owner may enter into a Sub-metering Agreement with the County. Connection charge requirements will not be recalculated based on sub-metered usage until the sub-meter has been installed according to approved plans, the Sub-metering Agreement approved by the County, and at least 12 months of sub-metered water readings submitted to our office for review. For further details regarding the **Water Sub-metering Plan Review Application** (A17) see Bulletin B21, **Water Sub-metering Program**.
4. The total estimated connection charge will be recalculated at the time the owner purchases it based on the rates in effect at that time.
5. once paid, connection charges are credited against the parcel, and are only refundable to the person(s) or entity that is the owner of record at the time of refund.

Note the fees and connection charges shown in this letter are subject to change without prior notification.

If you have any questions regarding the above, please contact me at (253) 798-3076, or Joseph.Zukauskas@co.pierce.wa.us. Please note that as of March 13, 2017, Sewer Permit Review Staff relocated to the following address: Pierce County Annex Planning Lobby Room 175, 2401 South 35th Street, Tacoma WA 98409.

Sincerely,



Joseph Zukauskas
Civil Engineer 1

JZ:kaj

Enclosures: A copy of this letter and the record drawings are available online at:
<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/documents?applPermitId=879369>

ec: Betsy Dyer (Barghausen): bdyer@barghausen.com