



Pierce County
Planning & Public Works

2401 South 35th Street, Room 2
Tacoma, Washington 98409-7460
piercecounitywa.gov/ppw

Jen Tetatzin, PE, PMP — Director

March 10, 2023

Avenue 55
Attn.: Ben Varin
601 Union Street, Ste 2930
Seattle, WA 98101
bvarin@avenue55.net
(Email Transmittal Only)

Subject: Site Specific Sewer Information for (3) Proposed Commercial Buildings
Application Number: SWDR #1004100
Application Expiration Date: 2/13/2024
Associated Sewer Service Permit Application Numbers: To be determined
Associated Sewer Line Extension Permit Application Number: To be determined
Building Permit: City of Dupont
Associated application: SWDR #1000894
Site Address: 1700 Center Drive
Parcel Numbers: 011926-6005, -6006 &-6007

Dear Ben:

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 is based on estimates; therefore, it should not be relied upon as completely accurate.

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

The 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 2, 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.

PROPOSAL:

We understand that (3) commercial buildings are proposed: (1) 240,00 sq ft manufacturing warehouse and (1) 25,000 sq ft warehouse on Parcel 011926-6005 on the west side of Sequelitchew Drive and (1) 60,000 sq ft “flex” space on Parcel 011926-6007 on the east side of Sequelitchew Drive.

REQUIREMENT TO CONNECT

1. The subject property is located within the Pierce County Sewer Service area.
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 properties are required to connect to sanitary sewer.

CONNECTION POINT

1. Record drawings do not show any existing side sewer stubs to serve the subject tax parcels. The point of connection to sewer is manhole SSMH #15875 in Sequelitchew Drive at the southeast corner of the site. There is an existing 5-foot long, 8-inch diameter stub at 0.5 % slope west into SSMH #15875 that is approximately 11.5-feet deep at its capped end.
2. A sewer map and record drawings are enclosed.

APPLICATIONS/PERMITS

Prior to connection to the existing public sanitary sewer, 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 to extend the 8-inch sewer main from SSMH #15875 north up Sequelitchew Drive to serve the three proposed buildings. The 8-inch gravity main must be extended north up Sequelitchew Drive to the northern limits of Parcels 011926-6005 and -6007. Assume a pipe slope of 1.0% for the required sewer line extension. An 8-inch sewer main must also be extended into Parcel 011926-6005 to serve the two proposed buildings on that parcel.

- a. Complete and submit form A1, ***Sewer Line Extension Permit Application***. A single application may be made for the public off-site sanitary sewer line extension and the private on-site sanitary sewer line extension.
- 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. Proposed public sewer facilities and proposed private sewer facilities must be shown on separate engineered plans even though they may be covered under one sewer line extension permit.
- 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 consists 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.

See form A1, ***Sewer Line Extension Permit Application***, online for fees at:

<https://www.piercecountywa.gov/1654/Sewer-Forms-Plans-Group?NID=1654>

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 form (**A4, Insignificant / A5, Minor / A6, Significant**) ***Industrial User Pretreatment Review Application***. In addition, submit the required supplemental information and documents, and pay the Sewer Development Application Review Fee indicated on the application form.

See form H1 for guidance and forms A4, A5, and A6 for fees online at:

<https://www.piercecountywa.gov/1654/Sewer-Forms-Plans-Group?NID=1654>

- b. Submit the required supplemental information referenced in the following bulletins:
 1. Bulletin B4, *Floor/Plumbing Plan*
 2. Bulletin B5, *Documented Water Use Data*
- 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 some proposed buildings depending upon their location on the property.
 - 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. Pay the Sewer Service Permit Application Fees. The Sewer Service Permit Fees consists 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.

See form **A3, Commercial Sewer Service Permit Application**, for fees online at:
<https://www.piercecountywa.gov/1654/Sewer-Forms-Plans-Group?NID=1654>

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 any necessary 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. Connection charges will be collected at the time of connection to the public sanitary sewer system, according to the rates in effect at that time.

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

Parcel Numbers: 011926-6005, -6006 & -6007

ULID: Dupont

Basin: Dupont

Estimated Connection Charge for (3) Buildings:

Basin Area Charge: $[7,000 \text{ GDP} \times (1 \text{ RE} / 200 \text{ GPD})] \times \$1,916.00/\text{RE} = \$ 60,967.12$

Treatment Plant Capacity Charge: $[7,000 \text{ GDP} \times (1 \text{ RE} / 200 \text{ GPD})] \times \$4,047.00/\text{RE} = \$ 128,775.54$

Total Estimated Connection Charge for (3) Buildings: = \$ 189,742.66

The connection charges shown above are based on an expected water usage of 7,000 gallons per day (GPD) and a standard conversion factor of 220 GPD per Residential Equivalent, or RE. Note that the connection charges shown above may change based on additional information to be gathered under the required pretreatment reviews.

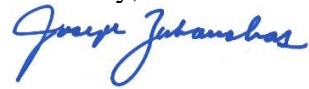
3. **The connection charges for commercial uses in incorporated areas or King County must be paid in full prior to issuance of sewer service permits and prior to approval of associated building permits.**
4. Please note that any future Capital Improvement Projects or Reimbursement Agreements or Latecomers Agreements between the County and other property owners to construct improvements downstream of the subject property can result in a significantly higher Connection Charge.
5. Please note that 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 that 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***.
6. The total estimated connection charge will be recalculated at the time the owner purchases it based on the rates in effect at that time. On February 1 of each year, unless otherwise determined by ordinance of the Council, in accordance with Pierce County Ordinance 2019-28s, "the rates for the area charge and the treatment plant capacity charge shall be adjusted annually by the same amount as the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U) for Seattle-Tacoma-Bremerton Metropolitan Statistical Area for the Preceding 12-month period."

7. 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 that 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@piercecounitywa.gov.

Sincerely,



Joseph Zukauskas
Civil Engineer 2

JZ:cmc

Enclosures: Copies of this letter and the record drawings are posted on-line at:
<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/documents?applPermitId=1004100>

ec: City of Dupont: banderson@dupontwa.gov
cc: William Anderson CBO, City of DuPont, 1700 Civic Drive, DuPont, WA 98327