



**PLANNING & PUBLIC  
WORKS**

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CITY OF DUPONT

9850 64<sup>th</sup> Street West  
University Place, Washington 98467-1078

PierceCountyWa.gov/PPW

Jen Tetatzin, PE, PMP - Director

July 1, 2024

Joshua Goudge  
Inland Construction  
120 West Cataldo Ave  
Spokane, WA 99201  
[Josh.goudge@inlandconstruction.com](mailto:Josh.goudge@inlandconstruction.com)  
(Email Transmittal Only)

Subject: **Site Specific Sewer Information for Affinity at DuPont**  
**Application Number: SWDR #1037380**  
**Application Expiration Date: 5/28/2025**  
**Site Address: 0 Garry Oakes Ave**  
**Parcel Number(s): 0119341007**

Dear Joshua Goudge:

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://piercecountywa.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, and applications, and checklists, can be downloaded in PDF format from the following webpage: [www.piercecountywa.org/sewer](http://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 not within 300 feet of an existing accessible sanitary sewer which has sufficient capacity to accommodate the proposed development on the subject property.

#### **CONNECTION POINT**

1. As previously communicated, to the previous owner of the property, this property shall connect at SSMH 11056.
2. Record drawings show that there is an existing 8-inch diameter sewer main stub extending approximately 60 feet south out of sanitary sewer manhole SSMH#11056 at a slope of 0.0058 foot/foot.
3. The proposed sewer alignment provided with the application will require an easement from parcel 0119341006. Depending on if the School District still plans to have a play field in this area the alignment may not work.
4. Finished floor elevations were not provided so the ability for gravity sewer to reach the proposed apartment building is not known. Based on the previous communication it did not appear like gravity sewer service would be possible for the full property. Because of this a private pump station maybe required.
5. Previous communication with record drawings and previous site plans are enclosed.

#### **CONNECTION CHARGES**

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

Basin: DuPont

Basin Area Charge: 170 units X 0.83 RE = 141.1 REs X \$2,027.00/RE = \$286,009.70

Treatment Plant Capacity Charge: 141.1 REs X \$4,282.00/RE = \$604,190.20

Total Estimated Connection Charge: = \$890,199.90

2. There appears to be a second building shown on the site plan but no information was given for it. Because of this the connection charge was not estimated for it nor a determination if it is a residential or commercial use.
3. The connection charges for residential uses 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) 798-3082 or [taran.bedi@piercecountywa.gov](mailto:taran.bedi@piercecountywa.gov).

Sincerely,

*Hartaran S. Bedi*  
  
Digitally signed by Taran Bedi  
DN: G=US,  
E=taran.bedi@piercecountywa.gov,  
O=Pierce County, OU=Sewer  
Division, CN=Taran Bedi  
Date: 2024.07.01 11:18:34-0700

Hartaran Bedi  
Civil Engineer 3

Enclosures: Copies of this letter and previous communication are posted on-line at:  
<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=1037380>

ec: City of Dupont: [banderson@dupontwa.gov](mailto:banderson@dupontwa.gov)  
William Anderson CBO, City of DuPont, 1700 Civic Drive, DuPont, WA 98327



2401 South 35<sup>th</sup> Street, Room 2  
Tacoma, Washington 98409-7460  
[piercecounitywa.gov/ppw](http://piercecounitywa.gov/ppw)

June 14, 2022

ESM Consulting Engineers, LLC  
Attn: Laura Bartenhagen  
33400 – 8<sup>th</sup> Avenue South, Suite 205  
Federal Way, WA 98003  
[laura.bartenhagen@esmcivil.com](mailto:laura.bartenhagen@esmcivil.com)  
(Email Transmittal Only)

Subject: Site Specific Sewer Information for Patriot's Landing - Multi-Family Building &  
Senior Living Building  
Application Number: SWDR #988375  
Application Expiration Date: 5/11/2023  
Associated Sewer Service Permit Application Number: To be determined  
Associated Sewer Line Extension Permit Application Number: To be determined  
Building Permit: City of Dupont  
Site Address: XXXX McNeil Street  
Parcel Number: 0119341004

Dear Laura:

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.**

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### **REQUIREMENT TO CONNECT**

1. The subject property is located within the Pierce County Sewer Service area.
2. The subject property is not 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 building on the subject property is located in the Dupont ULID and is required to connect to sanitary sewer.

### **CONNECTION POINT**

1. Record drawings show that there is an existing 8-inch diameter sewer main stub extending approximately 60-feet south out of sanitary sewer manhole SSMH#11056 at a slope of 0.59-foot/foot. SSMH#11056 is in McNeil Street, approximately 223-feet east of the northwest corner of Parcel 0119341006. The capped end of the 8-inch sewer stub is approximately 29-feet deep.
2. A sewer map and 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. Gravity sewer service must be provided to the proposed School building on Parcel 0119341006 and the Multifamily building on Parcel 0119341007. The Senior Living Facility on Parcel 0119341007 can be served by a grinder pump and force main that discharges to the gravity sewer main built to serve the School and Multifamily buildings. Connection to the existing 2-inch grinder pump line in Macarthur Street to the west is not allowed. (See the conceptual sewer plan enclosed.)
  - b. Complete and submit form A1, *Sewer Line Extension Permit Application*.
  - c. 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.

- d. 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.
- e. ***A Perpetual Reciprocal Easement, Mutual Maintenance Agreement and Covenant Running with the Land*** may be required. Submit the completed form for our review before it is executed and recorded by all owners of record.
- f. 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. According to the information provided, the subject business would be categorized as either an Insignificant or Minor/Significant Industrial User. Complete and submit the appropriate form **A4, Insignificant Industrial User Pretreatment Review Application** or **A5, Minor Industrial User Pretreatment Review Application**.
- c. In addition to the supplemental information requested in the pretreatment application form, submit the required supplemental information referenced in the following bulletins:
  - 1. Bulletin B4, *Floor/Plumbing Plan*
  - 2. Bulletin B5, *Documented Water Use Data*
- d. 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. As stated above, the Multi-family Building can be served by gravity building sewers that connect to the sewer main necessary to serve the school building on Parcel 0119341006.
  - c. A **commercial pump** is required for the Senior Living Building shown on the site plan submitted.
    - i. County topographical information indicates that gravity sewer service is not available for the Senior Living Building due to its location on the property.
    - ii. 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**.
  - d. A **Perpetual Reciprocal Easement, Mutual Maintenance Agreement and Covenant Running with the Land** may be required. Submit the completed form for our review before it is executed and recorded by all owners of record.
  - e. 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.

### **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.

ULID: Dupont  
Basin: Dupont

Multi-family Building:

Estimated Connection Charge:

Basin Area Charge: (51,676 GPD X 1 RE/220 GPD) X 1,758.00/RE	= \$	412,936.62
Treatment Plant Capacity Charge: (51,676 GPD X 1 RE/220 GPD) X \$3,713.00/RE	= \$	872,146.57
<b>Total Estimated Connection Charge for Multi-family Building</b>	<b>= \$</b>	<b>1,285,083.19</b>

The connection charge shown above is based on 283 apartments units at 0.83 Residential Equivalents (RE) per unit and connection in the Dupont sewer basin.

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**
3. 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.
4. 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*.
5. 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."
6. 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.



Laura Bartenhagen  
June 14, 2022  
Page 6 of 6

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](mailto:joseph.zukauskas@piercecounitywa.gov).

Sincerely,



Joseph Zukauskas  
Civil Engineer 2

JZ:cmc

Enclosures: Copies of this letter, the sewer map, and the record drawings are posted on-line at:  
<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/documents?applPermitId=988375>

cc: City of Dupont: [banderson@dupontwa.gov](mailto:banderson@dupontwa.gov)

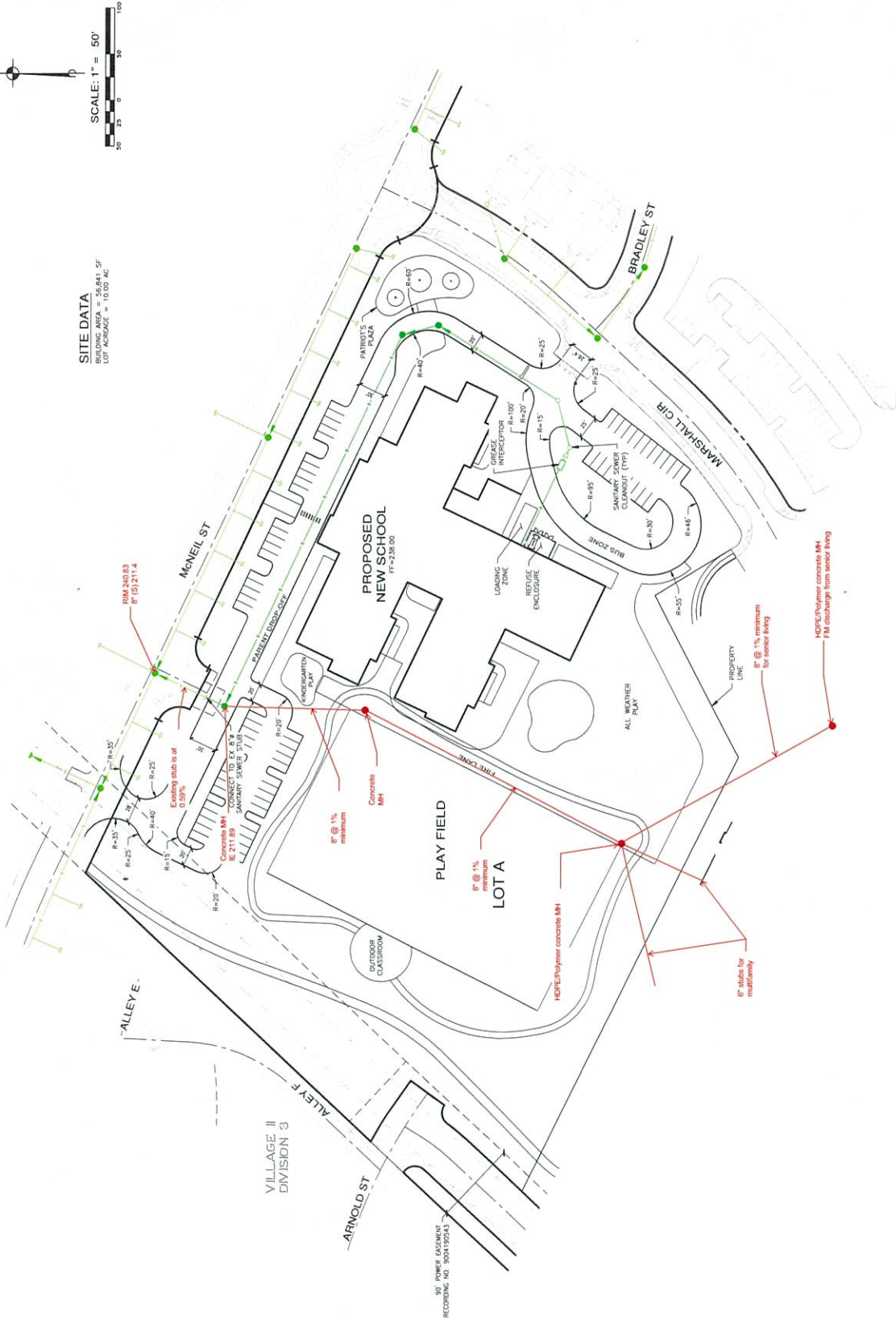
cc: William Anderson CBO, City of DuPont, 1700 Civic Drive, DuPont, WA 98327





A PORTION OF SECTION 34, TWP. 19 N., RGE. 1 E., W.M. CITY OF DUPONT, PIERCE COUNTY WASHINGTON

CONCEPTUAL SEWER PLAN







## RECORD DRAWING

