



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

June 17, 2021

NorthPointe Development
Attn: Jeffrey Nelson
4825 NW 41st Street, Suite 500
Riverside, MO 64150
jnelson@northpointkc.com
Email Transmittal Only

Subject: Site Specific Sewer Information for Four Commercial Buildings
Application Number: SWDR #962385
Application Expiration Date: 5/18/2022
Associated Sewer Service Permit Application Numbers: To be determined
Associated Sewer Line Extension Permit Application Number: To be determined
Building Permit Number: City of Dupont
Site Address: 1700 Center Drive
Parcel Number: 0119272005

Dear Jeffrey:

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 150, 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.

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 property are required to connect to sanitary sewer.

CONNECTION POINT

1. Record drawings do not show an existing side sewer stub to serve the subject property.
2. The point of connection to the public sewer system is manhole SSMH#11027, located approximately 280-feet west of the intersection of Palisade Boulevard and Center Drive. While there does not appear to be a stub west out of SSMH#11027, this manhole is channeled for a 30-inch diameter pipe west to Parcel #0119272005.
3. The previous property owner's proposal for developing this property included Lots 1-3 served by gravity sewers and Lot 4 served by a public regional pump station. The current proposal is significantly different from the previous property owner's proposal, requiring revised pipe sizes and sewer basin planning based on the current property owner's long-term plans for the property.
4. Regardless of the new plans for developing the property, sewer service will likely involve a combination of gravity sewers and a public regional pump station. Sewer pipe sizes and locations must be worked out and planned before a Sewer Line Extension Permit Application is submitted.
5. We suggest that the developer request a Customer Meeting to discuss the four proposed commercial buildings and plans for developing the rest of the 260-acre property. Once Sewer Division understands the long-term plans for the property, we can begin our basin planning effort required to serve the entire property.

6. To request a pre-development meeting, first go online to the following web page and download and complete a Customer Meeting Information form:

<https://www.piercecountywa.gov/DocumentCenter/View/4451/Customer-Information-Meeting-Designed-Your-Way?bidId=>

Next, go to our Online Permit Portal at the following web page to submit your completed Customer Meeting Information form (in PDF file format). You can also pay the fee on the Online Permit Portal.

<https://pals.piercecountywa.gov/palsonline/#/dashboard>

7. 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. **Prior to submitting a Sewer Line Extension Permit Application form, we strongly suggest requesting a Customer Meeting as described above.**
 - 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. 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.
 - 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.

Sewer Line Extension Permit Plan Review (Base Fee) \$4,200.00
with Gravity Sewer Main add \$1.15 per Linear Foot (LF) of gravity main
with Public Pump Station add \$2,200.00 plus \$0.92 per LF of force main
with Latecomers Agreement add \$780.00

Resubmittal Review (more than two reviews) \$450.00
Revision of Approved Plans \$450.00
Expiration Date Extension (after permit issuance) 25% of original inspection fees

Sewer Line Extension Permit Inspection (Base Fee) \$4,060.00
with Gravity Sewer Main add \$1.26 per Linear Foot (LF) of gravity main
with Public Pump Station add \$ 10,000.00 plus \$3.49 per LF of force main

Expiration Date Extension (after permit issuance) 25% of original inspection fees
TV Re-inspection \$900.00

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 No Fee

Minor Industrial User \$830.00
with new or revised Accidental Spill Prevention Plan add \$400.00

Significant Industrial User \$1,300.00
with new or revised Accidental Spill Prevention Plan add \$400.00
with new or revised Industrial Wastewater Discharge Permit add \$1,800.00

b. According to the information provided, the subject business would be categorized as one of the following: Insignificant Industrial User, Minor Industrial User, or Significant Industrial User. Complete and submit the appropriate form: form **A4, Insignificant Industrial User Pretreatment Review Application**; form **A5, Minor Industrial User Pretreatment Review Application**; or form **A6, Significant Industrial User Pretreatment Review Application**.

- c. In addition to the information requested on supplemental forms indicated on the pretreatment application, submit the 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. A **grease interceptor** is may be required. If the Pretreatment Review indicates that 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.
- c. A coalescing plate **oil-water separator** may be required. If the Pretreatment Review indicates that 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, then 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.

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.

Commercial Building Sewer Service Plan Review (Base Fee).....	\$90.00
with new grease interceptor.....	add \$1,745.00
with new oil-water separator.....	add \$1,900.00
with new misc. pretreatment device.....	add \$1,800.00
with new revised easement.....	add \$250.00

Deferral Lien Administrative Fee	add \$250.00
Resubmittal Review	\$75.00
Expiration Date Extension (prior to issuance)	25% of original Plan Review Fees
Payment of Additional Connection Charges Only	no fee

Commercial Building Sewer Service Inspection (Base Fee).....	\$230.00
with new grease interceptor.....	add \$360.00
with new oil-water separator.....	add \$370.00
with new miscellaneous pretreatment device.....	add \$370.00

Re-inspection Fee	add \$200.00
Expiration Date Extension (prior to issuance)	25% of original Plan Review Fees
Payment of Additional Connection Charges Only	no fee

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 are not required prior to installation of dryline building sewers. 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. Connection charges must be paid, but additional information regarding expected water usage for each tenant business in each building is needed before the connection charge can be estimated. The applicant must submit documented water use data for one (1) full year for a similar type establishment for verification of estimated sanitary sewer flows. Please see Bulletin B5, ***Documented Water Use Data***, for water use data submittal options.
3. 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.”.
4. 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@piercecountywa.gov.

Sincerely,



Joseph Zukauskas
Civil Engineer 2

JZ:BD

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=962385>

ec: Jeffrey Nelson, NorthPointe Development: jnelson@northpointkc.com
City of Dupont: banderson@dupontwa.gov