



September 13, 2011
U-103252

Wes Falkenberg
1200 – 112th Ave. NE, B100
Bellevue, WA 98004

Subject: Information Request for Connection to the Pierce County Sanitary Sewer System
Project Description: Proposed 79 Lot Subdivision (Merrill Ranch)
Site Address: 17324 – 38th Ave. Ct E
Parcel Number: 0319257-009, -010,-011,-015,-016,-026, 0319264081081

Dear Mr. Falkenberg:

Our office has researched the information regarding the subject request and has the following comments.

Pierce County Public Works and Utilities 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 Utility. 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 Utility.

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.

CONNECTION POINT:

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 subject property.
3. The subject property is not required to connect to sanitary sewer.



4. We would recommend that the property owner or developer contact the Tacoma-Pierce County Health Department regarding the requirements for an on-site individual septic tank system.
5. If the proponents of this project choose to connect to the existing sewer system, the point of permanent connection to the public sanitary sewer system is SSMH #12637 located at the intersection of 179th Street Court East and 28th Avenue East. Please note that the construction of a regional pump station near the intersection of 28th Avenue East and 182nd Street East will be required to connect to the permanent point of connection to the public sanitary sewer system.
6. Record drawings are enclosed.

DRYLINE SEWERS

1. If interim on-site septic systems are installed within the Comprehensive UGA, then dry line sewers must be installed and the following is required.
 - a. A dryline sewer line extension permit is required.
 - i. Submit dryline 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.
 - ii. Pay the plan review and inspection deposit (\$500.00 non-refundable deposit) at the time of submittal. The owner/ proponent must also pay for any plan review and inspection costs over and above the deposit when they occur.
 - iii. Submit a Time and Materials Account Information Form with the sewer line extension.
 - b. Seventy-nine (79) dryline sewer service permits (\$140.00 each) are required to construct the dryline building sewers.
 - c. Building sewer must be constructed at least ten (10) feet from any property line, sewer line, or easement line. If the minimum distance cannot be met, then an easement is required.
2. Sewer Utility Standard Plans and Forms can be downloaded in PDF format from the following webpage: www.piercecountywa.org/sewer.
3. Initial application submittals and all connection charge and permit fee payments must be submitted to the Sewer Utility Representative at the Pierce County Development Center, 2401 South 35th Street, Room 150, Tacoma, WA 98409, (253) 798-2737.

CONNECTION REQUIREMENTS

1. If the proponents of this project choose to connect to the existing sewer system, they must design and construct sanitary sewer facilities (including the required regional pump station), at their expense, and comply with the following requirements.
 - a. Pay the sanitary sewer connection charge listed below.
 - b. A sewer line extension permit is required.
 - i. Submit three (3) sets of sanitary sewer plans stamped and signed by a WA State licensed professional engineer and a properly completed Sewer Line Extension Design Checklist per County standards for review and approval, including required easements, if applicable.
 - ii. Pay the plan review and inspection deposit (\$500.00 non-refundable deposit) at the time of submittal. The owner/ proponent must also pay for any plan review and inspection costs over and above the deposit when they occur.
 - iii. 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.
 - iv. Submit a properly completed Time and Materials Account Information Form with the sewer line extension.
 - c. Seventy-nine (79) sewer service permits (\$140.00 each) are required to connect the proposed single family residence to the existing sanitary sewer system.
 - d. The building sewer must be constructed at least ten (10) feet from any property line, sewer line, or easement line. If the minimum distance cannot be met, then an easement is required.
 - e. The proponent's side sewer contractor must be listed on the Sewer Utility Division's current Registered Side Sewer Contractors List and complete the following:
 - i. Prior to the issuance of any sewer permits, the contractor must obtain the right-of-way permit from the Pierce County Public Works and Utilities' Utility Permit Office. It is the responsibility of the applicant to provide a copy 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.
 - ii. The contractor must obtain the sewer line extension permit and the sewer service permits from the Sewer Utility Representative at the Pierce County Development Center.
2. Sewer Utility Division Standard Plans and Forms can be downloaded in PDF format from the following webpage: www.piercecountywa.org/sewer.
3. Initial application submittals and all connection charge and permit fee payments must be submitted to the Sewer Utility Representative at the Pierce County Development Center, 2401 South 35th Street, Room 150, Tacoma, WA 98409, (253) 798-2737.

CONNECTION CHARGE

1. Connection charges are not required prior to installation of dryline sewer line extensions. 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.

Prior to or at the time of issuance of each Sewer Service Permit for the proposed lots/buildings, the connection charges outlined below must be paid in full.

ULID: 87-1E

Basin Facilities Charge: 79 R.E. X \$1,592/R.E.	= \$ 125,768.00
Capacity Charge: 79 R.E. X \$1,250.00/R.E.	= \$ 98,750.00
Total Estimated Connection Charge:	= \$ 224,518.00

3. The Basin Facilities Charge is based on connection in Sub-Basin #BRKD.
4. In accordance with Pierce County Ordinance 2010-67s, owners of single or multi-family residential property within unincorporated Pierce County that is being constructed or improved for resale may submit a request at the time of sewer service permit application for a voluntary contractual lien to be placed against the title to their property for the deferral of payment of all Pierce County Sewer Connection Charges to the closing of sale, building occupancy, or 2 years from the date of sewer service permit issuance, whichever comes first. Request for Contractual Lien for Deferral of Sewer Connection Charges forms can be downloaded in PDF format from the following webpage: www.piercecountywa.org/sewer.
5. Note that any future Capital Improvement Projects or Reimbursement Agreements and/or Latecomers Agreements between the County and other property owners to construct improvements downstream of the subject property can result in a significantly higher Facilities Charge.
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.
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.**

Wes Falkenberg
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If you have any questions regarding the above, please contact me at phone: (253) 798-4207, fax: (253) 798-2570, or email: acalla1@co.pierce.wa.us.

Sincerely,



Aaron Callanan
Civil Engineer 1

AC:srd
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Enclosures: Record drawings

FOR OFFICE USE ONLY ULID #87-1E BASIN BRKD CUGA y RA n SSA pc 300' n DRY(UGA) y DRY(CIP) n
