



## PUBLIC WORKS

9605 Tilley Road S, Suite C | Olympia, WA 98512-1093  
Office: (360) 867-2300 | TDD line: 711 or 1 (800) 833-6388

Jennifer D. Walker, Director

March 8, 2022

Samantha San Souci  
1101 Kresky Avenue  
Centralia, WA 98532

SUBJECT: Preliminary Plat Review – Public Works Utilities  
New Commercial Warehouse Building with loading docks  
Project # 2021106455– Parcel No. 51300100000,  
6411 198<sup>th</sup> Ave SW, Rochester, WA 98579

Dear Samantha San Souci,

The following information is regarding water & sewer services being proposed for Thurston County Project # 2021106455 – Parcel No. 51300100000, 6411 198<sup>th</sup> Avenue SW, Rochester, WA 98579. The proposed project is to divide the current lot into 8 lots with seven new and one existing single-family residences. All new construction within the Grand Mound Utility Local Improvement District (ULID) is required to connect to the Grand Mound water and sewer system. The following provides a general overview of what will be required to receive water and sewer service based on the site plan submitted.

1. This project is subject to general facilities charges (GFCs), plan review fees, and inspection fees. All applicable fees must be paid prior to receiving services. See attached fee estimate for itemized costs. Actual fees will be determined at the time the permit application is made.
2. The GFCs will be assessed based on the scheduled rate for eight single family residences. Each lot will be assessed one equivalent residential unit (ERU).
3. There is an 8-inch watermain along the northern boundary of the current parcel. There is also a vacuum sewer collection line along the northern boundary of the current parcel. Any existing infrastructure on the property must be brought up to current standards.
4. An 8-inch watermain extends south from 198<sup>th</sup> Avenue SW and down Tamarack Drive SW, before turning to the west along 200<sup>th</sup> Avenue SW. The proposal to loop this 8-inch watermain along the private road, before connecting to the watermain along 198<sup>th</sup> Avenue SW, seems acceptable.
5. Applicant must submit an Application for Utilities Service with the building permit application for each of the eight lots. A copy of the Application for Utilities Service is provided as an attachment.

6. Applicant must submit an Application to Establish Utilities Account with their building permit application for each of the single-family residences before service begins. A copy of the Application to Establish Utilities Account is provided as an attachment.
7. Applicant must submit an Engineered Water and Sewer Plan that includes all items listed in the Engineered Plan Standard Items Checklist. A copy of the Engineered Plan Standard Items Checklist is provided as an attachment.
8. All proposed plans, construction methods, and construction materials must conform to the Thurston County Water and Sewer Development Standards. A copy of the current Water and Sewer Development Standards can be found on the Public Works' Website (<https://www.co.thurston.wa.us/publicworks/delectus.html>). Please update all water and sewer details in the site plans to be consistent with the current Development Standards.
9. A cleanout shall be installed on all side sewers at the property line and near each of the residences.
10. The existing well must be decommissioned following the standards established by the Washington State Department of Ecology.
11. A Bill of Sale must be submitted and accepted by the Public Works Director for any improvements to be owned and maintained by Thurston County. These improvements include meter boxes, buffer tanks, water mains, and sewer mains.
12. Utility easements must be granted to Thurston County for the water and sewer mains extending along the proposed private road. Easements shall be granted to Thurston County in accordance with Section 2.130 of the Development Standards for Water and Sewer Systems.

If you have questions regarding water and sewer service as you work through the application process, please call 360.867.2088 or email at [torren.valdez@co.thurston.wa.us](mailto:torren.valdez@co.thurston.wa.us).

Sincerely,

Torren Valdez  
Water Resources Utility Planner  
Technical Services Group  
Water Resources Division

Attachments:

- Utility Connection Fee Estimate
- Application for Utility Service
- Application to Establish a Utilities Account
- Water and Sewer Plan Standard Items Checklist

Thurston County Public Works Utility Connection Fee Estimates				
Note: Fees were based on date estimate was given. In the time between estimate and application is made fees may change.				
THIS ESTIMATED IS BASED ON		2022	RATES	
APPLICANT INFORMATION				
Utility Location	Grand Mound			
Applicant:	Samantha San Souci, Fuller Designs			
Mailing Address:	1101 Kresky Ave Centralia, WA 98531			
Email Address:	ssansouci@fullerdesigns.org			
Phone:	(360) 807-4420			
PROPERTY/PROJECT INFO				
Tax Parcel Number	51300100000			
Project Site Address	6411 198th Ave SW Rochester			
Located	ULID			
Proposed Use	Residential		Description	8 SFR lots, one with exisitng SFR
Commercial Sub-Type				sq. footage or bays
Residential # of Units	8		# Connections	8
Services	Water and Sewer		Sewer Type	Vacuum
Estimated ERUs	8.0			
CONNECTION FEES				
Fee Name	Rate	Quantity	Unit	Amount
WATER				
Water General Facilities Charge	\$2,896.14	8	ERU	\$23,169.12
GFC Administrative Charge, Boston Harbor Only	\$0.00	0	per project	N/A
Water Additional Capacity Charge	\$447.13	0	ERU	N/A
Water Rights Mitigation Fee	\$500.00	0	ERU	N/A
Service Extension Charge		0	per project	N/A
Equivalent Service Extension Charge	\$0.00	0	per project	N/A
Latecomer Amount		0	per project	N/A
Water Modeling Fee	\$690.00	0	per project	N/A
Plan Review Base Charge, Water Project	\$520.00	1	per project	\$520.00
Construction Inspection, Water: Base Charge	\$925.00	1	per project	\$925.00
Residential/Individual Service Inspection	\$148.00	8	per connection	\$1,184.00
Commercial Meter		0	Per Meter	N/A
Residential Meter	\$233.21	1	Per Meter	\$233.21
SEWER				
Sewer General Facility Charge	\$3,780.21	8	ERU	\$30,241.68
GFC Administrative Charge, Boston Harbor Only	\$0.00	0	per project	N/A
Sewer Additional Capacity Charge	\$1,564.94	0	ERU	N/A
Service Extension Charge		0	per project	N/A
Latecomer Amount		0	per project	N/A
Plan Review Base Charge, Sewer Project	\$520.00	1	per project	\$520.00
Construction Inspection, Base Charge, Sewer	\$925.00	1	per project	\$925.00
STEP/Vacumn Pit Inspection	\$74.00	1	per pit, \$185 min	\$185.00
Residential/Individual Service Inspection	\$148.00	1	per connection	\$148.00
Project Fees				
Residential Plan Review (COWA)	\$204.00	8	per connection	\$1,632.00
Latecomer Application Base Charge	\$520.00	0	per project	N/A
Final Review and Processes	\$1,040.00	1	per project	\$1,040.00
Utility Account Deposit	\$150.00	2	per Account	\$300.00
OTHER CHARGES				
			Total	\$61,023.01



## APPLICATION FOR WATER AND SEWER SERVICE

Thurston County Utility Services  
9605 Tilley Road South  
Olympia, WA 98512-9140  
Phone: (360) 867-2338

### TO BE COMPLETED BY APPLICANT

Date \_\_\_\_\_

Property Address: \_\_\_\_\_

Parcel No.: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Phone Number: (\_\_\_\_) \_\_\_\_\_

E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Name of Proposed Development: \_\_\_\_\_

Type of Proposed Development: \_\_\_\_\_

Please give brief description of project. Attach a site plan with dimensions.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposed Water Use:** Complete the following water use estimates with best available information. The County reserves the right to adjust the final water allocation on the basis of equivalent residential units (ERUs) to meet County Code or other applicable requirement. See Thurston County Code (TCC), Title 15.

1) Single Family Residential

2) Multi-Family Residential

Duplex \_\_\_\_\_ No. of Units

Apartments \_\_\_\_\_ No. of Units

Mobile Home Park \_\_\_\_\_ No. of Units

Fire Flow Requirements: \_\_\_\_\_ gpm for \_\_\_\_\_ (duration)

Sprinklered yes (or) no

Fire Department Connection yes (or) no

- 3) Commercial \_\_\_\_\_ Gallons Per Day (estimated)  
 Fire Flow Requirements: \_\_\_\_\_ gpm for \_\_\_\_\_ (duration)  
 Sprinklered      yes (or)      no  
 Fire Department Connection      yes (or)      no
- 4) Industrial \_\_\_\_\_ Gallons Per Day (estimated)  
 Fire Flow Requirements: \_\_\_\_\_ gpm for \_\_\_\_\_ (duration)  
 Sprinklered      yes (or)      no  
 Fire Department Connection      yes (or)      no
- 5) Irrigation Service \_\_\_\_\_ Gallons Per Day (estimated)

**Is backflow protection required?      Yes      No. If answer is yes, a backflow device and certificate of testing from a certified backflow assembly tester licensed in the State of Washington will be required to be reviewed and accepted by Thurston County before water service is turned on.**

Yes      No

**SEWER SERVICE** Size of service \_\_\_\_\_

NOTICE: THIS PROJECT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE WATER AND/OR SEWER SYSTEM IN ORDER TO RECEIVE SEWER AND WATER SERVICES. SOME OF THESE IMPROVEMENTS COULD BE THE RESPONSIBILITY OF THE PROPONENT TO INSTALL PER COUNTY STANDARDS. PLEASE CONSULT WITH COUNTY STAFF.

#### **CERTIFICATE OF WATER AVAILABILITY**

##### **Applicant Acknowledgements for Certificate of Water Availability**

I, the undersigned, acknowledge that, prior to issuance of approval for a water and sewer connection to the County sewer and water systems, all associated Sewer and Water Utility fees, including but not limited to General Facility Charges, Capacity Charges, Special Extension Charges, Plan Review and Construction Inspection Fees, shall be paid in full. I further acknowledge that the Certificate of Water Availability issued for this project runs with the land and is non-transferable.

ACKNOWLEDGEMENT: I, the undersigned owner or owner authorized representative agree to comply with all rules and regulations of Thurston County Utilities relating to this new service connection and providing water to the premises identified above. Further, if I am a representative of the owner, I certify that I am authorized by the owner to sign this Water Service Application and Agreement on the owner's behalf.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

<b><u>FOR COUNTY USE</u></b>
<p align="center"><b><u>Declaration of Certificate of Water Availability</u></b></p> <p>The applicant shall fully comply with all requirements identified for this project/development. The Utility hereby certifies water availability as follows:</p>
COWA #:
Number of Connections:
Number of ERUs:
<b>Final allocation of ERUs to all uses within the project limits shall not exceed the total authorized under this COWA.</b>
Signature: _____ Title: _____ Date: _____



THURSTON COUNTY UTILITIES  
9605 Tilley Rd S, Box D  
Olympia, WA 98512  
Email: [tcutilities@co.thurston.wa.us](mailto:tcutilities@co.thurston.wa.us)  
Office: (360) 867-2312

## APPLICATION TO ESTABLISH UTILITIES ACCOUNT

Application Date: \_\_\_\_\_ Date of Occupancy: \_\_\_\_\_

### Utilities Account Type (check one)

- ☐ Residential  
☐ Commercial

### Utilities Service Area (check one)

- ☐ Boston Harbor  
☐ Tamoshan  
☐ Grand Mound

### Account Holder Type (check one)

- ☐ Owner  
☐ Renter  
☐ Property Mgt. Co  
☐ Previously Established  
☐ Temporary Connection (certification required)

*Only named account holders will have access to account information.*

### Account Name(s):

1. \_\_\_\_\_  
2. \_\_\_\_\_

### Date of Birth:

- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Driver's License #:

- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Phone Number(s):

1. \_\_\_\_\_  
2. \_\_\_\_\_

### Email Address(es):

1. \_\_\_\_\_  
2. \_\_\_\_\_

### Service Address

Street: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_

### Billing Address (If different than above)

Street: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_

### Signature(s):

1. \_\_\_\_\_ 2. \_\_\_\_\_

**NOTE: A COMPLETED APPLICATION & DEPOSIT\* IS REQUIRED TO ESTABLISH SERVICE.**

*\*Please see the reverse side of this form for the applicable deposit amount per the ordinances.*

### For Office Use Only

Book # \_\_\_\_\_ Acct # \_\_\_\_\_

Services: Water ☐ Sewer ☐ Irrigation ☐

Services Code Type: Residential (100s/200s) ☐ Commercial (500s) ☐ Irrigation (600s) ☐

Deposit Amount: \$ \_\_\_\_\_ Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Deposit Installment Plan Requested: ☐ Yes

Deposit Waiver Documentation Received: ☐ Yes

Meter #: \_\_\_\_\_

Seq #: \_\_\_\_\_



THURSTON COUNTY UTILITIES  
9605 Tilley Rd S, Box D  
Olympia, WA 98512  
Email: [tcutilities@co.thurston.wa.us](mailto:tcutilities@co.thurston.wa.us)  
Office: (360) 867-2312

## DEPOSIT SCHEDULE

Thurston County Utilities Account Deposits	
<b>Water Service:</b>	
Residential Customers	\$150.00
Commercial Customers	
< 5 E.R.U.	\$150.00
5 - 10 E.R.U.	\$250.00
> 10 E.R.U.	\$500.00
<b>Sewer Service:</b>	
Residential Customers	\$150.00
Commercial Customers	
< 5 E.R.U.	\$150.00
5 - 10 E.R.U.	\$250.00
> 10 E.R.U.	\$500.00

**NOTE:** Deposits are required per service provided for each account established.

## TEMPORARY CONNECTION CERTIFICATION

The following certification is only required if 'Temporary Connection' is selected as the 'Account Holder Type' on page one of this application. If selected, please read and agree to the below certification by signing.

*I hereby attest that water service is currently being provided for the purposes of construction and testing of plumbing systems. No wastewater, other than clean water or small amounts of domestic waste, shall be discharged to the sewer system.*

**Signature(s):**

1. \_\_\_\_\_

2. \_\_\_\_\_



**DEVELOPMENT STANDARDS FOR  
WATER AND SEWER SYSTEMS  
THURSTON COUNTY, WASHINGTON**

**ABBREVIATED PLANS STANDARD ITEMS**

- ☐ North Arrow
- ☐ Existing and Proposed Site Improvements
  - ☐ All structures shall be accurately located
  - ☐ Access shall be clearly delineated
- ☐ Property Lines and Easements
- ☐ Existing Water and Sewer System
  - ☐ Main Size
  - ☐ Invert elevations of sewer main in nearest manhole, upstream and downstream, of proposed tap to water and sewer
- ☐ Proposed Service Location, size, and slope
- ☐ Plat Number, Parcel Number, Street Address
- ☐ Existing Septic System (if applicable)
- ☐ Existing Well (if applicable)

**USE FULL  
CHECKLIST BELOW**

Plans other than abbreviated plans shall follow the following requirements. Standard items to be included with development plan submittals are identified below. These items are considered a minimum for review of water utility and sanitary sewer system plans. Plans shall be submitted in ANSI B (11"x17") format with a minimum text height of 0.08 inches. All contents of the plans shall be reproducible (up to three times) without loss of readability or clarity.

A survey must be completed by a professional land surveyor licensed in the State of Washington whose professional stamp shall be affixed to each applicable plan sheet. In addition, the design engineer shall affix his/her professional engineering stamp to each plan sheet.

**Standard Items - Plan**

- ☐ Centerline and Stations
- ☐ Edge of Pavement and Width
- ☐ Right-of-Way and Width
- ☐ Existing Utilities
- ☐ Property Lines, Parcel Numbers, and Street Address
- ☐ Identify Street Names, Right of Way, Lots
- ☐ Easements, Width and Type
- ☐ Stations for Structures
- ☐ Type of Pipe
- ☐ Flow Direction of Arrows

**Standard Items - Profile**

- ☐ Profile Grades (decimal Ft./Ft.)
- ☐ Existing and Horizontal Ground
- ☐ Scale (horizontal and Vertical)

**DEVELOPMENT STANDARDS FOR  
WATER AND SEWER SYSTEMS  
THURSTON COUNTY, WASHINGTON**

- ☐ Stationing
- ☐ Type of Pipe
- ☐ Vertical Elevation Increments
- ☐ Existing Utilities
- ☐ Utility Crossings

**Water Plan**

- ☐ No smaller than 40 scale unless approved by Thurston County
- ☐ System Map (1"=300') showing existing and proposed mains with line size, at least 2 valves-one on both sides of the project, and hydrants
- ☐ Existing Utility Conflicts
- ☐ Fixtures (need horizontal and vertical control)
  - ☐ Fire Hydrants
  - ☐ Blow-off (at end of line if no hydrant)
  - ☐ Vacuum and Air Release Valves when Required
- ☐ Station, Offset and Size of Tees, Crosses, Elbows, Adaptors and Valves Need Coupling Type
- ☐ Valves (2 each tee, 3 each cross)
- ☐ Fire Department Connection
- ☐ Backflow Prevention Devices
- ☐ Thrust Blocking if Required at all Fittings Including In-Line Valves
- ☐ Distance from Sewer
- ☐ Bearing and Distance of Each Pipe Run
- ☐ Service to Each Lot (include open tracts)
- ☐ Sample Station
- ☐ Domestic Meter with station, size, and offset
- ☐ Irrigation Meter with station, size, and offset
- ☐ Power Source and Type of Service for Irrigation

**Water Profile**

- ☐ Existing and Proposed Utility Crossings
- ☐ Show Fixtures (tees, crosses, hydrants)
- ☐ Type of Pipe
- ☐ Show Valves and Couplers
- ☐ Size of Watermain
- ☐ Length of Watermain in L.F.
- ☐ Cover Over Pipe
- ☐ Grades (Engineered Design Grade to F.L.)

**Water - Miscellaneous**

- ☐ Detail Sheet
- ☐ Water General Notes

**DEVELOPMENT STANDARDS FOR  
WATER AND SEWER SYSTEMS  
THURSTON COUNTY, WASHINGTON**

**Sanitary Sewer Plan**

- ☐ No smaller than 40 scale unless approved by Thurston County
- ☐ System Map (1"=300') showing Tie-In to Existing System, Including Line Size and Valves
- ☐ Manhole
  - ☐ Station and Offset Shown at Each Manhole/Cleanout
  - ☐ Manholes Numbered
  - ☐ Manhole Type Designation
  - ☐ Flow Direction (with arrow on pipe)
  - ☐ Distance from Water Lines
- ☐ Depth at Property Line and Distance from Downhill Manhole for Side Sewer
- ☐ Service to Each Lot
- ☐ Bearing and Distance (or station, offset and angle) of Each Pipe Run When Not Parallel to Centerline
- ☐ Existing Septic Tanks/Drainfields (with note to abandon if necessary)
- ☐ Station, Offset, and Size of Tees, Crosses, Elbows, Adaptors, and Valves

**Sanitary Sewer - Profile**

- ☐ Manholes Numbered
- ☐ Invert Elevation Showing Direction, In and Out
- ☐ Rim Elevation
- ☐ Grades Shown (decimal FT/FT) (minimum slopes)
- ☐ Type of Pipe
- ☐ Size of Pipe
- ☐ Length of Pipe (in L.F.)
- ☐ Existing Utilities and Crossings Shown
- ☐ Proposed Utility Crossings
- ☐ Show Fixtures (tees, crosses, valves, and couplers)
- ☐ Cover Over Pipe

**Sanitary Sewer - Miscellaneous**

- ☐ Detail Sheet
- ☐ Sewer General Notes see Appendix D

**1.05 Abbreviated Plans**

Abbreviated plans, where accepted, shall conform to applicable areas of these standards and are subject to approval by Thurston County. The abbreviated plans shall generally describe the proposed project, proposed water and sewer service, and how the proposed service will connect to the existing water and sewer system.