

47.

City Utility Letters (sanitary sewer, water supply and
capacity)

June 16, 2014



CITY OF BLACK DIAMOND

Mailing Address: P.O. BOX 599

Physical Address: 24301 ROBERTS DRIVE, STE. B

BLACK DIAMOND, WA 98010

PHONE (360)886.5700 · FAX (360)886.2592

June 16, 2014

To: Colin Lund
BD Village Partners
Re: Sanitary Sewer Connection for Phase 2C

Dear Mr. Lund:

In accordance with Section 7.3.3 of the Villages Development Agreement, the City directs your point of connection for the sanitary sewer discharge from the Phase 2C Preliminary Plat to the existing sewer pipeline in Phase 1A. The sanitary sewage from Phase 2C will be combined with the sanitary sewage from Phase 1A in the temporary regional lift station which in turn will discharge to the existing collection system in Roberts Drive.

The Phase 1A Preliminary Plat includes certain conditions and restrictions on sanitary sewer capacity and discharge conditions and those limitations and conditions will be extended to the Phase 2C Pre Plat via an approval condition. When administering Utility Permits and Building Permits for these two phases, Building Permits will be issued on a "first-come-first-served" basis regardless of the location of the land use and permit. Any coordination and entitlement restrictions between phases are expected to be administered by the Master Developer and not the City of Black Diamond.

If you have any questions, please call.

Sincerely,

Andrew Williamson

Executive Director Engineering Services



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June 16, 2014

To: Colin Lund
BD Village Partners
Re: Existing Water Supply Capacity

Dear Mr. Lund:

In accordance with Section 7.2.1 of the Villages Development Agreement, this letter will serve as your documentation of the supply capacity from the existing potable water system.

Using historical water demand data from the Comprehensive Plan, there are 1,100 Equivalent Residential Units (ERUs) of existing customers using 220 gallons per day per ERU average and 440 gallons per day peak.

Using information from the Villages Development Agreement, new customers are expected to use 187 gallons per day average and 374 gallons per day peak.

Using historical average day and peak day supply capability from the existing spring source, the existing water system can produce 492,000 gallons per day average and 864,000 gallons per day peak supply.

This provides supply capacity for an additional 1,016 ERU of new customers in the City Service Area and is the "Existing Supply" capacity referenced in Section 7.2.1 of the Villages Development Agreement. Together with previously entitled phases within the Villages, the Phase 2C Pre Plat application will include 1,124 ERU (921 in Phase 1A and 203 ERU in Phase 2C) an amount in excess of the currently available supply.

In addition to the off-site water system improvements needed to deliver potable water from the existing water system to Phase 1A and 2C of the Villages, the Tacoma intertie must be activated and all necessary capital improvement projects must be completed prior to approval of the 1,017th ERU within the City.

If you have any questions, please call.

Sincerely,

Andrew Williamson

Executive Director Engineering Services



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June 16, 2014

To: Colin Lund
BD Village Partners
Re: Water Availability

Dear Mr. Lund:

In accordance with Section 7.2.1 of the Villages Development Agreement, the City acknowledges receipt of your Preliminary Plat application for Phase 2C of the Villages. That application includes entitlement for 203 ERU. Previous entitlements and Certificates of Water Availability have been issued for 921 ERU.

Let this letter serve as confirmation that the Development Agreement serves as your Certificate of Water Availability for 1,124 ERU (921 + 203) in accordance with your recent Preliminary Plat application for Phase 2C.

While this letter confirms your Certificate of Water Availability, it may be necessary to complete water system improvements in order to deliver the required water to your project. Those improvements will be analyzed and identified in conjunction with Utility Permits for the project.

If you have any questions, please call.

Sincerely,

Andrew Williamson

Executive Director Engineering Services
