

SACHEEN LAKE WATER & SEWER DISTRICT

SACHEEN LAKE LID No. 3 PHASE 1 SEWER SYSTEM CONSTRUCTION PROJECT

PROJECT UPDATE and TRANSMITTAL OF CONSTRUCTION EASEMENT FORM January 16, 2013

Dear Sacheen Lake LID No. 3 Property Owner:

Design of the LID No. 3 Phase 1 sewer system construction project commenced last winter. Design is continuing and is expected to be completed later this winter, with a bid opening planned for later this spring.

The Sacheen Lake LID No. 3 Phase 1 Sewer System will include construction of the following components:

- < An on-site pumping station for each developed lot within LID No. 3.
- < A collection system serving the LID No. 3 property owners.
- < A transmission line with main line pumping station to transport the wastewater north to the wastewater treatment plant site.
- < A treatment and storage system consisting of lined, aerated lagoons. The treatment system will include a headworks building with a fine screen system for removing inorganic matter prior to discharge into the treatment lagoons. The treatment system will also include a disinfection system prior to discharge to the forest land application system.
- < An above-ground forest land application system.

As the design of the system has proceeded, certain changes have been made to the original system proposed during the preliminary engineering phase. The results of these changes are:

1. Each developed lot will include an on-site pump station. The electrical connection from the home to the pump station control panel will be the responsibility of the homeowner. This will include the following construction sequence:
 - a. The District's contractor will install the electrical control panel that serves the individual pump station. This control panel will be mounted to the wall of the home/building or be installed on a self-supporting stand near where the proposed pumping station will be located.
 - b. Following installation of the pump station control panel the homeowner will then be responsible to install a 30amp 230V electrical power circuit from the home electrical panel to the pump station control panel. This includes obtaining an electrical permit and inspection from the Washington State Department of Labor and Industries.
 - c. When the power circuit is approved by L&I, the District's contractor can complete the electrical work between the pump station and the pump station electrical control panel.
 - d. Happening concurrent with this the District's contractor will install the individual lot pump station and discharge piping from the pump station out to the sewage mainline in the street.
 - e. Following completion of the sewage collection main lines and the wastewater treatment plant, the District's contractor will then connect the pump station to the homeowner's outflow pipe, decommission the septic tank and commission the individual pump station.
2. A main line pump station has been added to the collection/transmission system for Phase 1. This pump station was originally planned for installation within Phase 2 construction. Due to collection system flow restrictions mandated by the DOE, the Phase 1 on-site pumps will not perform properly in pumping wastewater to the treatment plant without an intermediate main line pump station. As a result of the DOE mandated flow restriction, the pumps would also be subject to premature failure due to high head pumping requirements without the main line pump station. However, the use of a main line pump station will allow certain collection lines to be of a smaller diameter, which will partially offset the cost of the main line pump station.
3. The forest land application system will consist of an above ground piping system. New technology allows the installation of above ground piping without concern of damage during the winter months. This will provide a cost savings to the project, which will help offset the higher costs of on-site pump

stations on each developed property and the main line pump station.

Additionally,

1. Each property owner with on-site improvements will be required to execute a **Construction Easement Form** prior to construction commencement. This easement gives the District the authority to allow the selected contractor to enter the property for the purpose of performing all of the work necessary to install the on-site improvements, such as installing the on-site pump station, making electrical connection to the electrical control panel, making plumbing connection to the sewer service line running from the home to the septic tank, connecting the on-site pump station to the collection system, and abandoning the existing septic system. A **Construction Easement Form** for your property has been included with this transmittal letter. This form includes a map of your property with the proposed on-site improvements shown. Please sign, in front of a notary, the attached **Construction Easement Form**, and return the signed and notarized form to the District by February 15, 2013. Failure to return the signed and notarized form in a timely manner will slow the project construction schedule and ultimately increase the cost for all property owners. Thank you for your cooperation in returning the signed and notarized form in a timely manner. Please don't hesitate to contact the District Manager Sheila Pearman or Project Engineer Kevin Koesel with any questions or comments related to the form or the included map of your proposed property on-site improvements.
2. Each property owner with on-site improvements will be required to execute a **Utility Easement Form** after construction is complete. This easement gives the District the perpetual authority to enter your property after construction is complete for the purpose of operating, maintaining, repairing and replacing the on-site improvements as needed to insure the continued proper operation of the on-site improvements. This easement form will also include a map showing the final on-site improvements constructed on your property, and the easement will be limited to include the operation, maintenance, repair and replacement of the final on-site improvements as shown on the included map. After construction is complete, a copy of the **Utility Easement Form** with attached final on-site improvement map will be provided to each developed property owner for signature, notarization and return to the District.

At this point, we are on schedule to complete the sewer system improvements as originally planned. Please help us maintain this schedule by returning the requested documents in a timely manner.


Questions or comments may be addressed to the Board at any regularly scheduled monthly Board Meeting, which are on the first Wednesday of the month at the Sacheen Fire Station at 7:00 pm, or may be addressed to:

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Sincerely,

Sacheen Lake Water & Sewer District

By 
Sheila Pearman, District Manager