



WASHINGTON WATER SERVICE

Water Availability Department – East Pierce

5410 189th Street E • P.O. Box 44427
Tacoma, WA 98448 *Tel:* (253) 537-6634

4/26/2024

Kensington Gardens Holdings LLC
3804 Olson Dr NW
Gig Harbor, WA 98335

Re: Stroh Water System, DOH ID# 846703, Pierce County
Water Main Extension Agreement for Kensington Gardens Plat
Parcel No. 0221194052

Dear Kelly Watson and Kensington Gardens Holdings LLC:

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company ("Washington Water"), a Washington corporation and Kensington Gardens Holdings LLC (the "Owner"), a Washington (state of incorporation) limited liability company to extend the existing water main line and installation of any other facilities needed to provide water utility service to the parcel(s) referenced above.

This Agreement sets forth the terms and conditions as well as our engineer's projected costs, enclosed as "Attachment A", to complete the extension of the water main on Olson Dr. NW. The projected cost of \$21,900 is exclusive to the time and materials necessary to review an engineered construction plan-set for the water main extension and the setting of 8 new services, the tie-in of new construction to the distribution system, bacteriologic sampling, and engineer inspections. The final amount billed for completing this project is based on actual costs for engineering, materials, labor and other variables needed to complete the project, this amount may also vary from the projected costs provided due to unforeseen issues during the installation/tie-in of the extended water main and service line that are beyond the control of Washington Water.

Washington Water will review an engineered construction plan and will require the parcel owner to hire his/her own underground contractor to install the water main, appurtenances and services for the intended purpose of installing water service to the parcel listed above. This contractor must be pre-approved by Washington Water, prior to beginning any underground work (a list of pre-approved contractors can be provided upon request). The single services are to be set along your frontage within the designated easement of your parcel. These services are for domestic use only. Upon completion, the existing on site well shall be disconnected from all potable use.

The system can provide 750 gpm for 45 min. If fire sprinklers will be required by Pierce County Fire Marshal's office, a larger service assembly may be needed to accommodate sprinkler flow. If fire flow sprinklers are required, it is the Owner's responsibility to provide a copy of sprinkler requirements from the Fire Marshal's office or the sprinkler flow calculations from your fire sprinkler professional for sizing the larger service assembly.

The improvements stated herein qualify as Contributed In Aid of Construction (CIAC). Pursuant to Section 118(b) of the Tax Cuts and Job Act of 2017, federal tax laws require CIAC funds to be federally taxed. To ensure that the expansion of water service to new customers does not unfairly burden a utility's existing customers, Washington Water will collect the applicable tax from the Owner. Applicants should consult their tax advisors concerning the application of tax laws to their particular situations.

Terms & Conditions

The projected costs are for engineering, construction materials and labor only, unless otherwise specified in Attachment A. Upon execution of this Agreement and prior to commencement of engineering and construction, Washington Water requires full payment of the projected costs outlined in this Agreement. All past due accounts will be charged 1.5% per month (18% per annum). The projected costs submitted in this Agreement is provided as preliminary information only and the figures and information contained herein are subject to the execution of this Agreement within 30-business days of the date the Agreement was issued.

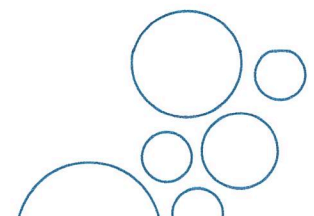
Terms and conditions of this Agreement are subject to the review and approval of the Washington State Utilities and Transportation Commission (the "Commission"). Upon execution of this Agreement, Washington Water will submit the Agreement to the Commission for their approval. The effective date of the agreement is 75 days from Washington Water's receipt of a signed agreement and down deposit. Upon the Commission's approval, plans will be reviewed, and if required, submitted to the Washington State Department of Health for their approval. Once all necessary approvals have been obtained and the required payment received, Washington Water will schedule and commence construction.

An Easement is required prior to the start of the installation of a water main on your parcel. An Easement is necessary for Washington Water to maintain our water system facilities on an on-going basis. Washington Water will prepare the easement for the line extension that you will be required to have signed by the property owner(s) of all affected properties, signatures notarized and recorded with the Pierce County Auditor's office.


Upon completion of the main extension and any other requested facilities have been installed, pressure tested, bacteriological samples taken and tested with satisfactory results and a Certificate of Completion signed by a licensed engineer and all approvals received; the Owner is to provide Washington Water with a Bill of Sale transferring the ownership of these contributed facilities to Washington Water.

Washington Water requires all remaining amounts be paid in full with an active billing account established prior to commencement of domestic water service and issuance of a Certificate of Water Availability. If meter installation does not occur after the installation of facilities, the Owner will be charged a monthly Ready-to-Serve fee as listed in Washington Water's approved tariff, until a meter installation has occurred. Washington Water will provide the Owner with a Certificate of Water Availability.

Neither this Agreement nor any of the rights, interests or obligations under this Agreement may be assigned or delegated, in whole or in part, by operation of law, or otherwise, by Owner without the prior written consent of Washington Water, and any such assignment without such prior written consent shall be invalid. Nothing expressed or referred to in this Agreement will be construed to give any person other than the parties to this Agreement any legal or equitable right, remedy, or claim under or with respect to this Agreement or any provision of this Agreement. This Agreement and all of its provisions and conditions are for the sole and exclusive benefit of the parties to this Agreement and their successors and assigns.



Upon execution of this Agreement, the Owner has 180 days to coordinate with Washington Water for the engineering and construction to complete this project. This Agreement shall automatically become invalid unless the work authorized in this Agreement has commenced within 180 days after execution. Once this Agreement has become invalid, the project will be closed and all project work will cease; a refund check will be issued to the Owner for pre-paid amounts received by Washington Water minus any billable work completed and non-refundable fees.


(Initial)

I understand that I am required to hire my own qualified contractor to complete the installation under the conditions listed below:

- Remit full payment of the projected costs (\$21,900) for engineering, construction labor, materials, and county permits provided by Washington Water, as outlined in Attachment "A".
- Prior to any underground work being started, the hired contractor must be pre-approved by Washington Water. A list of pre-approved contractors can be provided upon request.
- Provide installing contractor's name and contact information, along with copies of their Contractor's License, and Certificate of Insurance (contractor must have a minimum insurance coverage of \$1,000,000 per occurrence, \$2,000,000 annual aggregate naming Washington Water Service Company as Additional Insured and Certificate Holder).
- Time required to complete this project may vary due to the size of the project, projects already scheduled and emergencies that may require our construction crew to leave project site.

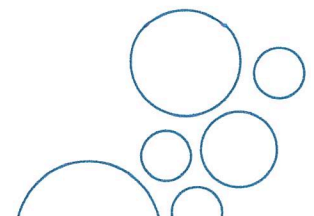
BEFORE CONSTRUCTION BEGINS:

- The signed Agreement and the required payment must be received by Washington Water before any work will be scheduled, including the purchasing of materials.
- If required, Washington Water will be responsible for obtaining all necessary regulatory agency approvals, county/state permits and schedule with outside contractors.
- Provide names of any contractor(s) that may be working on-site.
- Schedule a pre-con meeting to review detailed plans and specifications with Washington Water's Engineer, and the Construction Superintendent or Construction Foreman.
- Underground contractor will be responsible for traffic control, excavation of the main to be tapped along with any road repairs necessary during and after installation. Any contractor purchased materials must be on-site and inspected by Washington Water prior to installation.
- Washington Water will tap the existing water main. A tapping sleeve, AWWA gate valve and valve blocking will be provided by Washington Water for your contractor to connect to.

DURING CONSTRUCTION:

- The installation of all on-site piping, services, water service lines, valves, fittings and other appurtenances will be the responsibility of the Owner.
- Washington Water will operate the valves for filling and flushing of the new water main and will do periodic inspections of the installation.
- Review status of project with Washington Water's Construction Superintendent.
- Coordinate inspections with Washington Water (either our Construction or Engineering Department)

BEFORE TIE-IN/ACTIVATION OF NEW FACILITIES:




- Once construction is completed, Washington Water will witness a pressure test of all new water mains and appurtenances.
- Washington Water will witness the disconnection of the existing onsite well.
- A final inspection must be scheduled with the Construction Superintendent or Construction Foreman to review installed facilities and that the installed facilities have been installed in accordance with the specifications provided in the engineering plans.
- If a fire hydrant is installed, Washington Water will be responsible for fire flow testing and county submittal.
- Washington Water will take bacteriological samples. The results from the samples taken are required to meet all Washington State Department of Health Drinking Water Regulations and Standards. Unsatisfactory results will delay the tie-in of the new facilities.
- A backflow assembly (Double Check Valve-DCVA/Reduced Pressure Backflow-RPBA/Pressure Vacuum Breaker-PVB) is required whenever there is a possibility of a cross connection between the public water system and a non-potable water source. Examples include, but are not limited to, irrigation systems, fire sprinkler systems or other water-using equipment. The backflow assembly device must be installed on the customer side of the meter; a licensed plumber can install this device. Annual testing and repair of the device is the responsibility of the parcel owner.
- Easement documents must be reviewed and approved by Washington Water and recorded with Pierce County.
- Washington Water bill of sale to be filled out by Owner, reviewed and approved by Washington Water and recorded with Pierce County.
- Final payment for the work completed as outlined in this Agreement must be received, and any remaining amounts due must be paid in full.

If the terms of this agreement are acceptable, please initial the requirement to hire your own contractor to complete the extension project under the terms listed in the Agreement and then sign the agreement below. Return both this agreement and the agreed payment to our East Pierce Office drop box outside our office 5410 189th St E, Puyallup WA 98375 or mail to P.O. Box 44427, Tacoma, WA 98448. If you have any questions, please give me a call directly in Gig Harbor at (253) 851-4060 or toll free at (877) 408-4060.

Sincerely,
 By: 
 Matthew D. Brown, P.E.
 General Manager

Effective Date: 8/27/2024

Accepted
 By: 
 MARK WATSON
 Printed Name
253 970-1205
 Phone:
6/12/24
 Date Accepted

Enclosure(s)
 cc: Jim Morrison, Accounting Manager
 Eric Williams, Construction Superintendent
 Sarah Castro, Customer Service Manager
 John Puccinelli, Engineering Manager
 Shawn O'Dell, Operations Manager (Gig Harbor)
 File2: EngFile# 4033



Washington Water Service Co.

Engineering Department
4531 Intelco Loop SE
Suite 3
Lacey, WA 98503

Engineer's Opinion of Probable Project Costs Summary Attachment "A"

Stroh

Kensington Gardens Plat Main Ext.

April 26, 2024
(Projected Cost Good for 30-Days)

Engineering File # 4033

*** Construction Materials ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ -	\$ -
103450	Construction Materials for Services	1	LS	\$ -	\$ -
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
					\$ -
					\$ -
	Sub-Total				\$ -
	Contingency			10%	\$ -
	SUB Total - Materials				\$ -
	Rounded Up Value				\$0.00

*** Construction Labor ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Labor - Watermain	1	LS	\$ 2,300.00	\$ 2,300.00
103450	Construction Labor - Services	1	LS	\$ 400.00	\$ 400.00
103480	Construction Labor - Hydrants	1	LS	\$ 3,500.00	\$ 3,500.00
					\$ -
	WWSC Engineering	1	LS	\$ 4,500.00	\$ 4,500.00
					\$ -
					\$ -
					\$ 10,700.00
	Contingency			10%	\$ 1,070.00
	Sub-Total - Construction Labor				\$ 11,770.00
	Rounded Up Value				\$11,800.00

*** Outside Contractor ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
	County Permits (Encroachment)	1	LS	\$ -	\$ -
	DOH Review Fees	1	LS		\$ -
	Tapping Services	1	LS		\$ -
	Geotechnical Engineer	1	LS		\$ -
	Engineering Consultant	1	LS		\$ -
	Land Surveyor	1	LS		\$ -
	Land Cost	1	LS		\$ -
	Additional Insurance	1	LS		\$ -
	Bonding	1	LS		\$ -
	Sanitary Facility Rental (Portable Toilet)	1	LS	\$ -	\$ -
	Paving Contractor - Pavement Restoration	1	LS		\$ -
	Traffic Control Contractor - Flaggers	1	LS	\$ -	\$ -
					\$ -
					\$ -
					\$ -
					\$ -
	SUB TOTAL				\$ -
	Contingency			10%	\$ -
	Sub-Total - Outside Contractor				\$ -
	Rounded Up Value				\$0.00

Project Subtotal =	\$ 11,800.00
East Pierce Facilities Charge =	\$ -
Estimated TCJA tax for WWSC Costs	\$ 400.00
State B&O Tax	\$ 4,100.00

Anticipated Developer Costs for Taxable Services

\$ 20,900.00	Estimated TCJA Tax for Developer Costs =	\$ 5,600.00
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Projected Funds Required =	\$21,900
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Assumptions:

- 1) This document is intended to forecast approximate construction costs based upon current information and similar projects, and is not intended to accurately represent actual design or construction components or prices.
- 2) Totals are rounded to nearest \$100

Sound Credit Union
34-8322/3251

28771

Kensington Gardens Corp

3804 Olson Drive NW
Gig Harbor, WA 98335

6/12/2024 _____

PAY TO THE
ORDER OF

Washington Water Service

\$**21,900.00

Twenty-One Thousand Nine Hundred and 00/100***** DOLLARS

Washington Water Service
14519 Peacock Hill Ave NW
Gig Harbor WA 98332

MEMO

Stroh Water Syste, DOH 846703-Parcel 022119405



Renee K. Margee
AUTHORIZED SIGNATURE

PRELIMINARY PLAT MAP OF KENSINGTON GARDENS

PORTION OF SECTION 19, TOWNSHIP 21N, RANGE 02E W.M. PIERCE COUNTY, WASHINGTON



NOTES

- TAX #: 0221194052
- SITE AREA: ±1,023,642 S.F. (±23.50 AC)
- SITE ADDRESS: 3804 OLSON DRIVE N.W., GIG HARBOR, WA 98335
- EXISTING USE: ADULT FAMILY HOME & EXISTING PARKING LOT
- PROPOSED USE: RESIDENTIAL
- EXISTING ZONING: R-5
- EXISTING COMPREHENSIVE PLAN DESIGNATION: RURAL 5
- REQUIRED MIN. LOT WIDTH: 60 FEET
- REQUIRED AVERAGE LOT AREA: 1.0 AC
- PROJECT DENSITY: 0.2-DU/ACRE
- MAX IMPERVIOUS COVERAGE: N/A
- SOURCE OF BOUNDARY AND TOPOGRAPHY: BARGHAUSEN CONSULTING ENGINEERS, INC. BOUNDARY & TOPOGRAPHIC SURVEY DATED 5/14/2021
- MINIMUM LOT AREA: 61,221 SQ. FT.
- AVERAGE LOT AREA: 90,253 SQ. FT.
- ALL EXISTING STRUCTURES WILL REMAIN.
- WHERE EXISTING VEGETATION DOES NOT PROVIDE ADEQUATE SCREENING, ADDITIONAL NATIVE PLANTINGS MAY BE REQUIRED.
- ALL LOTS WILL BE ACCESSED FROM TRACT A.
- OPEN SPACE CORRIDOR AREA: 11.32 AC.
- ALL PROPOSED LOTS ARE PIPESTEM LOTS. 15-FOOT SETBACKS ARE PROPOSED FROM ALL PROPERTY LINES.



SCALE: 1"=50'

TREE PRESERVATION NOTES

TREE PRESERVATION REQUIRED:
50% OF EXISTING FORESTED AREAS
- 23.5 ACRES/2 = 11.75 ACRES REQUIRED.
12.54 ACRES ARE PROVIDED.

Prelim bldg > 3,600sqft

OWNER/DEVELOPER
KENSINGTON GARDENS HOLDINGS, LLC
3804 OLSON DRIVE N.W.,
GIG HARBOR, WA 98335
PHONE: 253-970-4418
CONTACT: MORGAN CAMMARATA

ENGINEER
DEVELOPMENT ENGINEERS, PLLC
9501 KEY PENINSULA HWY, NW
GIG HARBOR, WA 98329
PHONE: (253) 228-0513
CONTACT: GLEN COAT

SURVEYOR
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. S
KENT, WA 98032
(425) 251-6222
CONTACT: OWEN HILLE, PLS

UTILITIES/SERVICES:

- WATER:** STROHS PO BOX 245, GIG HARBOR, WA 98335 (253) 608-9277
- SEWER:** PRIVATE SEPTIC SYSTEM
- POWER:** PENINSULA LIGHT 13315 GOODNOUGH DR NW GIG HARBOR, WA 98332 (253) 857-5950
- GAS:** PUGET SOUND ENERGY 8001 SOUTH 212TH STREET KENT, WA 98032 (253) 395-7065
- PHONE:** CENTURY LINK 23315 68TH AVENUE SOUTH KENT, WA 98032 (253) 372-5388
- FIRE:** PIERCE COUNTY FIRE DISTRICT #5 GIG HARBOR, WA (253) 851-3111



11/09/2023



SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

Owen B. Hille
OWEN B. HILLE, P.L.S.
WASHINGTON REGISTRATION NO. 49016

11/09/2023

DATE

APPLICATION # 943681

Title: PRELIMINARY PLAT MAP OF KENSINGTON GARDENS

For: KENSINGTON GARDENS HOLDINGS, LLC
3804 OLSON DRIVE N.W.
GIG HARBOR, WA.
CONTACT: MORGAN CAMMARATA

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number 20783

Sheet 1 of 1