

Sewer Site Plans



This bulletin is designed to assist you in submitting the required documentation for sewer site plans to the Pierce County Sewer Division in support of a Residential or Commercial Sewer Service Permit application. It contains information on the steps, requirements and resources available to you through your application process.

This document is only a guide and is not a replacement or revision of the Pierce County Code and associated Sewer Division design and construction standards.

Graph paper and example Site Plans follow the bulletin for your use. All documents must be uploaded in PDF format.

How do I find and submit the forms I need?

- Download Standard Plans and Forms at piercecountywa.gov/sewerformsandplans.
- Submit copies of the plans, engineering reports, and specifications with this application to: <https://pals.piercecountywa.gov/palsonline/#/dashboard>. All documents must be in PDF format.

If you have questions, please contact us at (253) 798-4050.

Why do I need to submit a sewer site plan?

Generally speaking, sewer site plans are required in order to answer the following questions:

1. Can the proposed work on the building sewer be accomplished in accordance with the Pierce County Code and associated sanitary sewer design and construction standards?
2. Is a right-of-way permit needed to accomplish the proposed sewer work?
3. Are there any public or private easements or agreements needed to accomplish the proposed sewer work?
4. Are there any other buildings on the property that need to be connected to the public sewer system?

What regulations should I follow when laying out my building sewer?

Sanitary sewer construction in the Pierce County Sewer Service Area is regulated by the Pierce County Code Chapter 13, Standard Plans, Sanitary Sewer Standard Specifications, and the Sanitary Sewer Standard Details Manual. However, you can use the County's Building Sewer Installation Guidelines for a more concise version of those regulations as they relate to building sewer installation.

I already have to submit a Site Plan for my building permit application. Do I have to draw a different site plan for my sewer service permit application?

Not necessarily. As long as your site plan includes the required information listed below, you can submit a copy of the same site plan you used for your building permit application.

I want to connect my house to the sewer system. What do I need to show on my residential sewer site plan?

Minimum requirements for residential (single-family residences and duplexes) sewer site plans:

1. North Arrow and scale indicator. Sewer site plans must be drawn to some measurable scale (e.g., 1"=20').
2. Property information: Parcel number(s), Site Address(es), property lines (include dimensions), existing and proposed easements with dimensions (include Auditor's File Number, or AFN if already recorded).
3. Street(s) adjacent to the property (include road name, edge of pavement, and existing and proposed right-of-way line). If any sewer work will be done in the existing public right-of-way (including excavation), also show the right-of-way centerline and width.
4. Show and label the existing side sewer stub "bubble" data (include the length, diameter, pipe type, and depth). You can find the existing stub (or "bubble") information by researching the sewer main as-built plan drawings at <https://matterhornwab.co.pierce.wa.us/publicgis/>, or by contacting a Sewer Division Engineering Technician at (253) 798-2737 or Sewer Division Engineer at (253) 798-4050.
5. If a side sewer stub does not exist, show the proposed tap, its distance from the upstream and downstream sewer manhole, the pipe length, diameter, type, and depth of the side sewer stub, and the invert elevation of the proposed connection point to the existing sewer main. Show the existing sewer main (include the length, diameter, pipe type, and slope) and both the upstream and downstream sewer manholes (include rim elevations and invert elevations). If the sewer stub will cross other existing or proposed utilities, show and label them.
6. Show and label the existing and proposed building sewer pipe. Pipe must be labeled with the length, diameter, pipe type, and slope. Sewer pipes must be dimensioned from buildings, property lines, and water lines. Show sleeves, trench dams, and concrete encasement of sewer pipe, if any. See the Building Sewer Installation Guidelines (Drawing and Text) for more information.
7. Show and label the existing and proposed cleanouts. Cleanouts must be labeled with the cleanout type if other than wye-type cleanouts (i.e., double-sweep tee or straight tee). Label all double-sweep and straight tee cleanouts with rim (top) elevation and invert (bottom) elevation.
8. Show and label the plumbing outlets(s) from the building.
9. Show and label existing on-site septic system components (i.e., septic tank), if any.
10. Show and label the water service lines and meters as well as other utilities.
11. Show the existing and proposed building footprint(s), dimensions, finished floor elevation(s), distance(s) from property lines and other buildings.
12. Show limits of paving (driveway or parking lot).
13. If the building(s) cannot be served with a gravity building sewer, an engineered private pump system plan and additional plan review and inspection fees will be required. Please see the Residential Pump Standard Plan and Residential Pump Design Checklist for standards and further design requirements.

I want to connect my business to the sewer system. What do I need to show on my commercial sewer site plan?

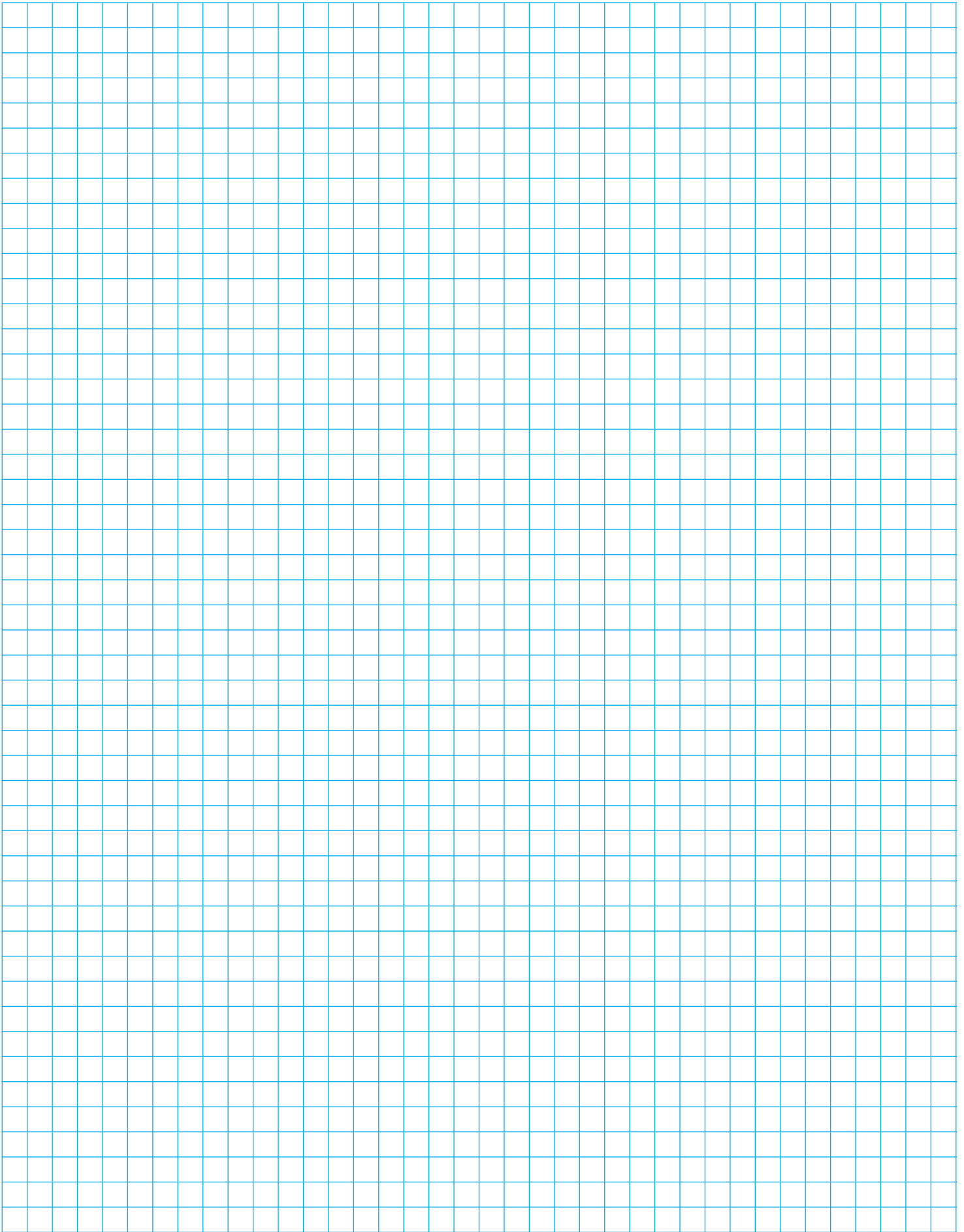
Minimum requirements for commercial (apartment buildings, strip malls, industrial facilities, etc.) sewer site plans:

1. Include items 1 through 12 of the minimum requirements for residential sewer site plan requirements listed above except,
 - a. Label all cleanouts with rim (top) elevation and invert (bottom) elevation.
2. If the building(s) cannot be served with a gravity building sewer, an engineered private pump system plan and additional plan review and inspection fees will be required. Please see the Commercial Pump Standard Plan and Commercial Pump Design Checklist for standards and further design requirements.

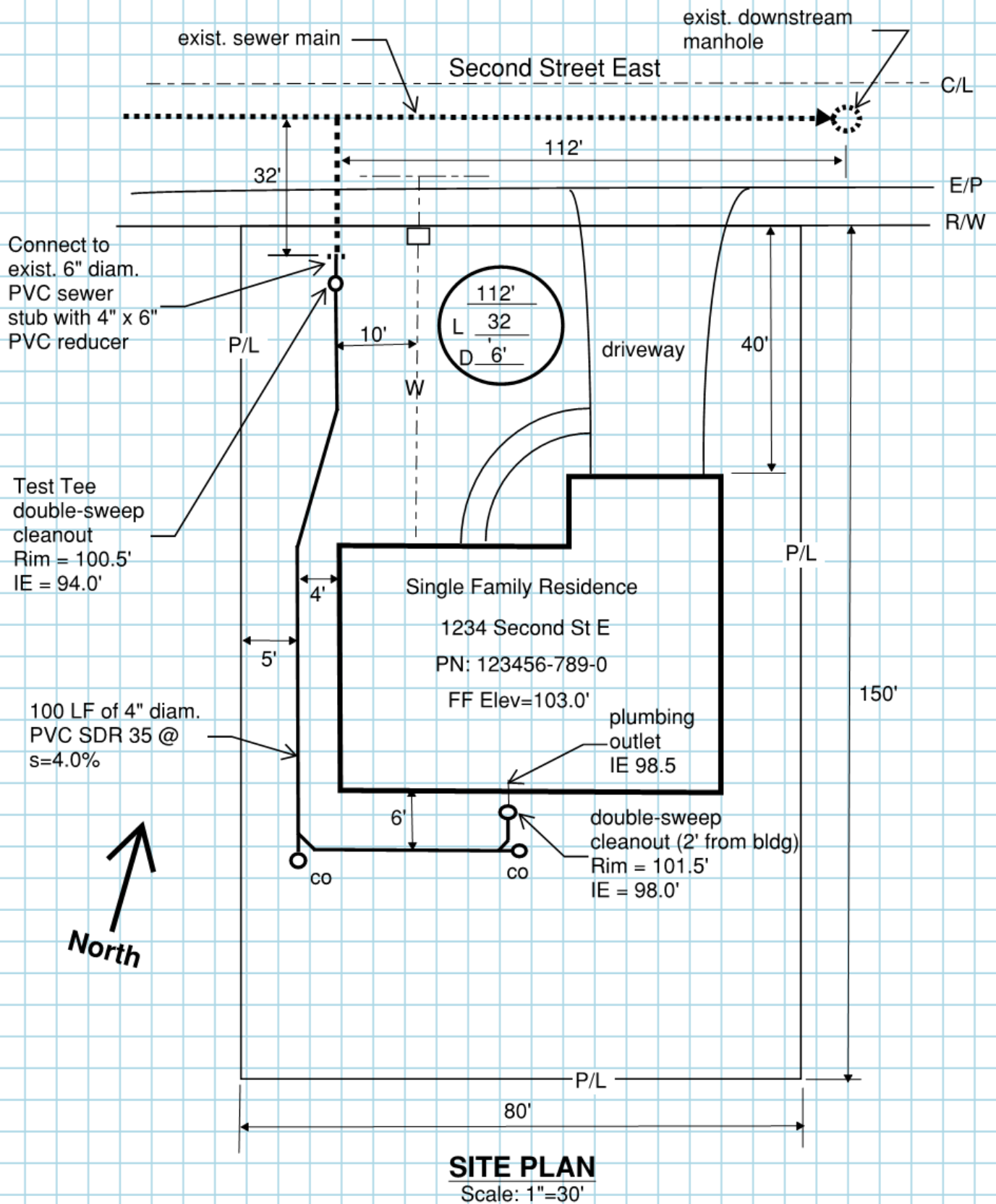
In addition, commercial sewer site plans must also include the following information:

1. Contour lines (2 foot intervals, maximum).
2. Show on-site storm drainage (include storm drain pipes, catch basins, retention and detention ponds, vaults, bio-swales, etc.) Catch basins must be labeled with rim and invert elevations.
3. Show any existing pretreatment devices. Installation of new pretreatment devices, such as grease interceptors and oil-water separators, requires submittal of engineered plans. See the standard plan and design checklist for the type of pretreatment device you are proposing to install.

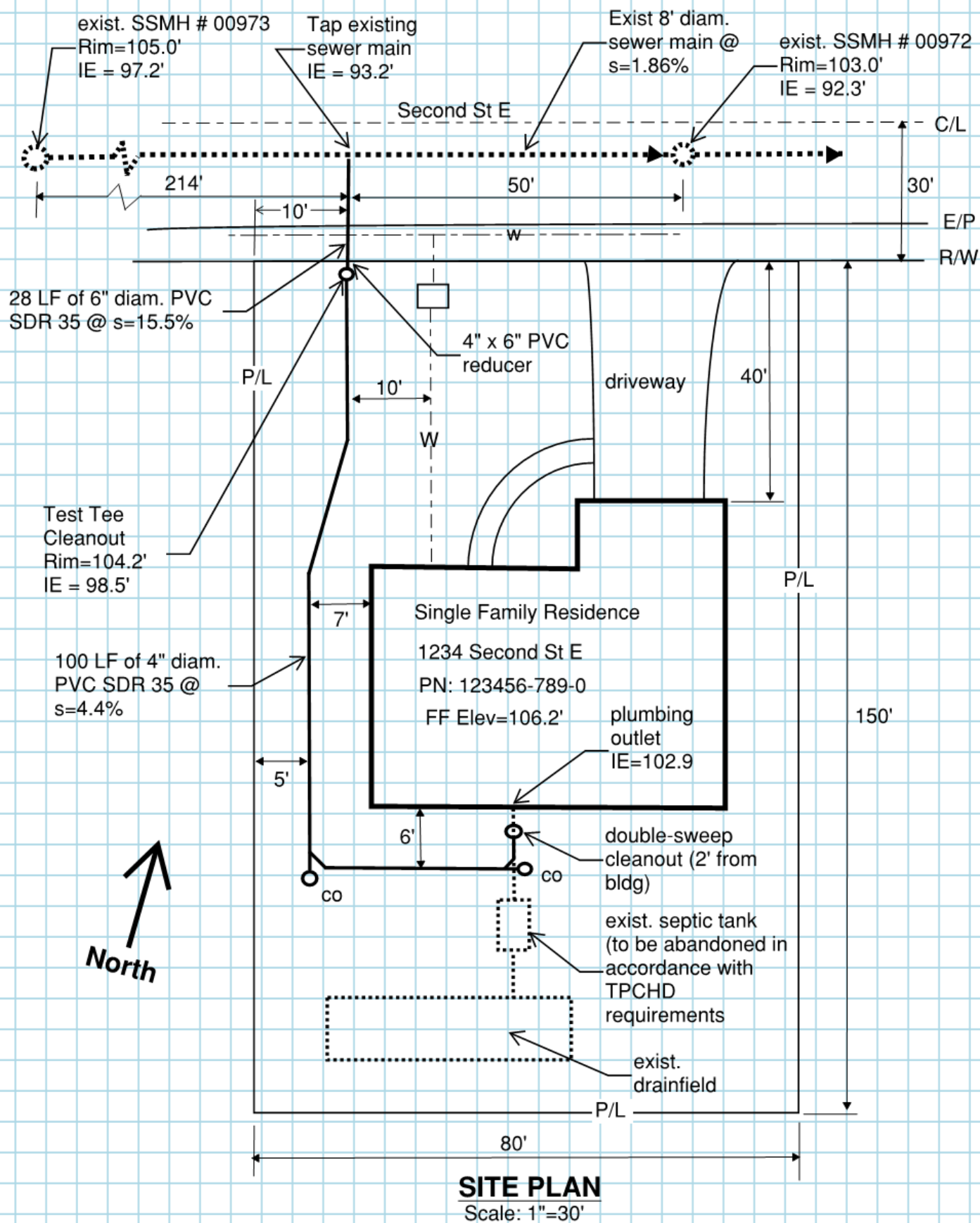
SEWER SITE PLAN



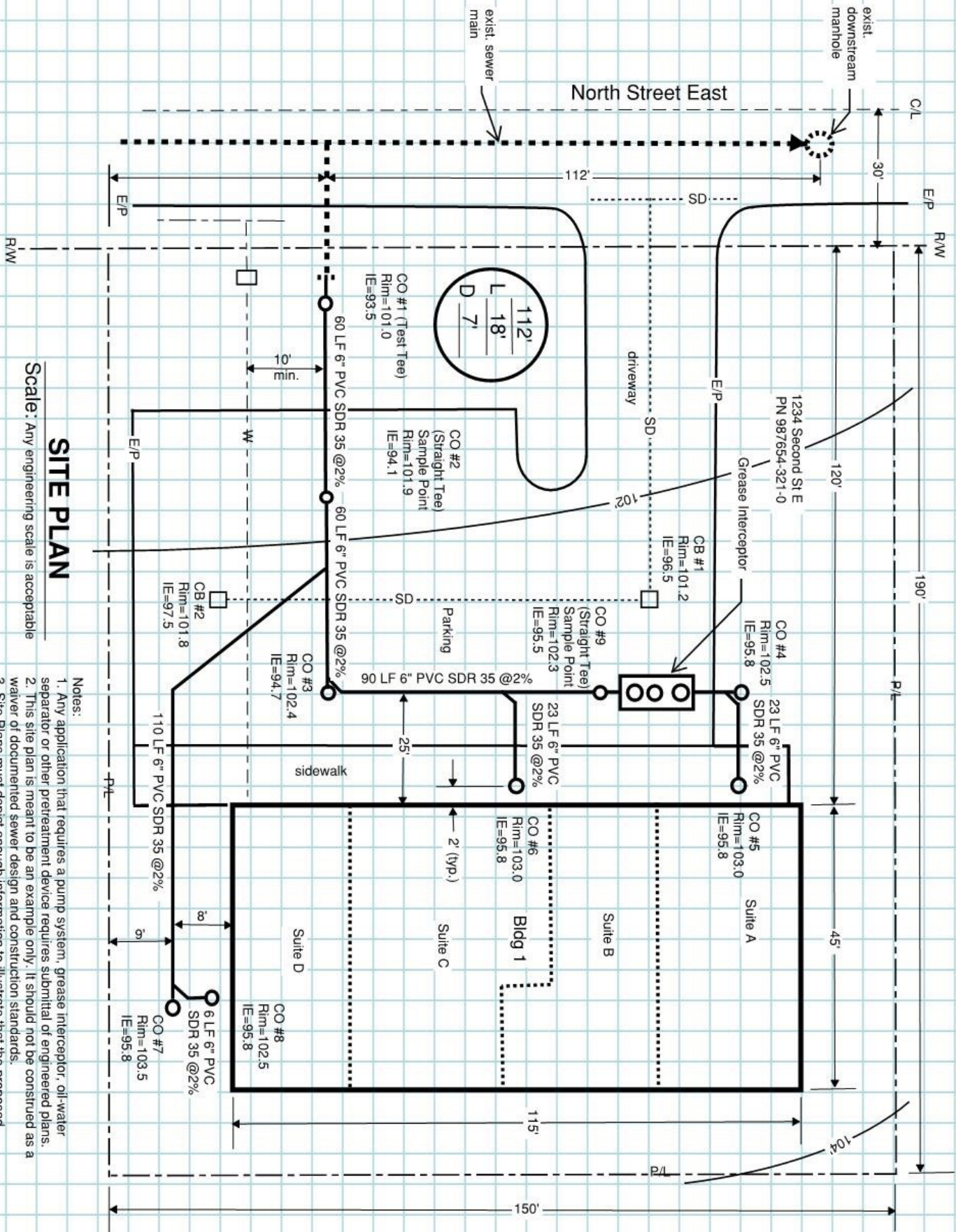
Residential Sewer Site Plan Example 1: New House w/ exist. side sewer stub



Residential Sewer Site Plan Example 2: Exist. house w/ new side sewer stub



Commercial Sewer Site Plan Example 1: New building w/ exist. side sewer stub



SITE PLAN

Scale: Any engineering scale is acceptable

1. Any application that requires a pump system, grease interceptor, oil-water separator or other pretreatment device requires substantial of engineered plans.
2. This site plan is meant to be an example only. It should not be construed as a waiver of documented sewer design and construction standards.
3. Site Plans must depict enough information to illustrate that the proposed building sewer improvements can be installed per Pierce County Sanitary Sewer standards.

Commercial Sewer Site Plan Example 2: New building w/new side sewer stub)

