

# Amman Septic Designs Inc

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On March 21<sup>st</sup> 2015, I met with representatives from Public Health Seattle/King County and some of the property owners of the community known as Spring Beach on Vashon Island to perform a preliminary review of their sites to come up with options in regards to replacing their current direct sewage discharge into Puget sound sewage discharge system with either individual or a community type septic system. Following is a synopsis of what I found:

In my opinion the best option for the community would be for the community to come together and pursue purchasing an offsite community drainfield easement where a large community septic system could be installed which would serve all of the existing structures with a conforming method of sewage disposal. Being conforming would allow replacement and/or extensive remodeling/expanding of the existing structures once building permits were attained. Please note that I do not design community septic systems but can help point you in the right direction.

If the community system is not viable or the members of the community decide against such an idea then individual septic systems for each structure will be required. A brief review of the sites revealed that they all appeared to meet the minimum requirements of King County Title 13.64 which addresses the repair/replacement of existing "failing" septic systems which in this case is the pipe that conveys sewage directly into the sound. All of the septic systems would be labeled as non-conforming in that they would not meet current new construction code requirements. Labeled as non-conforming will significantly limit the amount of remodeling that can be done to the existing structures. Each remodeling proposal would need to be reviewed by Public Health to determine if it would be allowed.

Based on my preliminary review of the sites I would recommend that Level A pre-treated drip or pressure bed type systems be utilized due to the very limited areas available coupled with the surface water setbacks. Title 13.64 requires enhanced treatment of the sewage whenever the normal new construction code setbacks cannot be met as is the case on these properties.

Prior to preparing the design(s) a critical areas review by King County DPER will need to be done and copy of the report forwarded to our office.

<http://www.kingcounty.gov/property/permits/info/SiteSpecific/CriticalAreas/designation.aspx>

Also prior to the design(s) preparation property line surveys should be done to establish where the boundary lines are to insure that systems are installed within the boundary lines of the selected parcels. Please have the surveyor forward us their AutoCAD file for the survey when done.

Installation costs should range from twenty five to forty thousand dollars approximately per site plus design and permit costs. Designs will cost \$ 2,900.00 per site to Amman Septic Designs Inc plus a Public Health Seattle/King County design/site review fee of \$ 953.00; There will be an additional \$ 691.00 due Public Health for the installation permit when it's time to install the system. Please note that the \$ 2,900.00 per site fee to Amman Septic Designs Inc covers us from start to finish including the asbuilt and final inspections. To start the designs will require a \$ 250.00 per site deposit followed by payment in full prior to submittal of the designs into Public Health Seattle/King County.

Please be aware that the opinions expressed in this report apply only to the conditions on the properties as they existed at the time of my preliminary review. Any clearing, ditching, or significant site modifications may disturb the usable areas and hence, may invalidate the opinions expressed herein. Further, this letter does not constitute nor imply official Public Health Seattle/King County action of any kind. The ultimate acceptability of the site(s) can only be determined by the

Public Health Seattle/King County Health District. This report is a statement of opinions only and is in no way a guarantee that approval(s) will be granted by the Health Department on septic design(s) for these properties.

If you require any further information, please do not hesitate to email me [jeff@gotperk.com](mailto:jeff@gotperk.com) , visit my web site at [www.gotperk.com](http://www.gotperk.com), or call me at 360.794.7809. If you'd like to see what some of my previous clients have had to say about my services please feel free to browse my reviews they've posted on [Angieslist.com](http://Angieslist.com)

Here are some web links to the systems I have referenced above:

<http://www.biomicrobics.com/products/bio-barrier-membrane-bioreactor/>

<http://www.netafimusa.com/wastewater/products/bioline-dripperline>