

This certificate provides the Department of Planning and Community Development with information necessary to evaluate development proposals.

City of SeaTac/Planning Dept.
4800 South 188th Street
SeaTac, WA 98188

CERTIFICATE OF WATER AVAILABILITY

File No. _____

PART A: (TO BE COMPLETED BY APPLICANT)

1. Owner Name/Address/Phone: Suneet Diwan / Dimension Properties
1900 South, Puget Dr., Unit 230, Renton, WA 98055, 253-961-3836, sunnydiwan@gmail.com

Agent or Contact Person/Name/Phone: Tom Redding / 425-392-0250

Site Address (Attach map and legal description): See attached
13848 - 29th Ave S. / T.L. 162304-9226

2. This certificate is submitted as part of an application for:

Residential Building Permit Preliminary Plat Short Subdivision
 Commercial/Industrial Bldg. Permit Rezone Other: _____

3. Estimated number of service connections and meter size(s): 2 new

4. Vehicular distance from nearest hydrant to the rear of the furthest structure: ft.
Approximately 240' to the front of the furthest house and approximately 100' to the back of the future home.

5. Minimum needs of development for fire flows: 1,000 gpm at a residual pressure of 20 psi.

Source of minimum flow requirement:

Fire Marshal Developer's Engineer City
 Insurance Underwriter Utility Other: _____

1. Area is served by: WATER DISTRICT 125
(Utility)

Owner/Agent's Signature:  Date: 3/24/2021

PART B: (TO BE COMPLETED BY WATER UTILITY)

- The proposed project is located within SEATAC / KING
(City/County)
- Improvements required to upgrade the water system to bring it into compliance with the utilities comprehensive plan or to meet the minimum flow requirements of project before connection: N/A
- Based upon the improvements listed above, water can be provided and will be available at the site with a residual pressure of 20 psi at 2,700 gpm for a duration of 2 hours at a velocity of 12.6 fps as documented by the attached calculations.

I hereby certify that the above information is true and correct.

KCWD# 125
Agency/Phone 206-242-9547

DYLAN BAILEY
By

3-29-21
Date

EXPIRES (3-29-22)

PART C: (TO BE COMPLETED BY GOVERNING JURISDICTION)

- Water Availability – Check one
 - Acceptable service can be provided to this project.
 - Acceptable service cannot be provided to this project unless the improvements listed in item #C2 are met.
 - System isn't capable of providing service to this project.
- Minimum water system improvements: (At least equal to #B2 above)

Agency/Phone

By


Date

Attachment to
Certificate of Water Availability
King County Water District No. 125

The following terms and conditions apply to the attached Certificate of Availability ("Certificate")

1. This Certificate of Water Availability is valid only for the real property referenced herein for the sole purpose of submission to City of SeaTac ("City"). This Certificate is issued at the request of the City and is not assignable or transferable to any other party. Further, no third person or party shall have any rights hereunder whether by agency or as a third party beneficiary or otherwise.
2. The District makes no representations, expressed or implied, the applicant will be able to obtain the necessary permits, approvals and authorization from the City or any other applicable land use jurisdiction or governmental agency necessary ~~before applicant can utilize the utility service which is the subject of this~~ Certificate.
3. As of the date of the issuance of this Certificate, the District has water available to provide utility service to the real property which is the subject of this Certificate, and the utility systems exist or may be extended by the applicant to provide service to such property. However, the issuance of this Certificate creates no contractual relationship between the District and the applicant or the City, and the issuance of this Certificate may not be relied upon and does not constitute the District's guarantee that water utility service will be available to the real property at the time the applicant may apply to the District for such service.
4. Application for and the possible provision of District utility service to the real property which is the subject of this Certificate shall be subject to and conditioned upon the availability of water service to the real property at the time of such application, as well as all application for utility service, including conservation, water restrictions, and other policies and regulation then in effect.
5. Developer will be responsible for all costs associated with the water improvements and relocations.

Applicant's Signature  Date 3/21/21

District Signature  Date 3-29-21

ORDER NO.:
5207142749

REF. NO.:
2030 RENTALS LLC

GUARANTEE NO.:
A46014-SGW-206361

EXHIBIT 'A'

Tax Parcel Number: 162304-9226

The land referred to is situated in the County of King, City of Seatac, State of Washington, and is described as follows:

That portion of Northeast quarter of the Southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

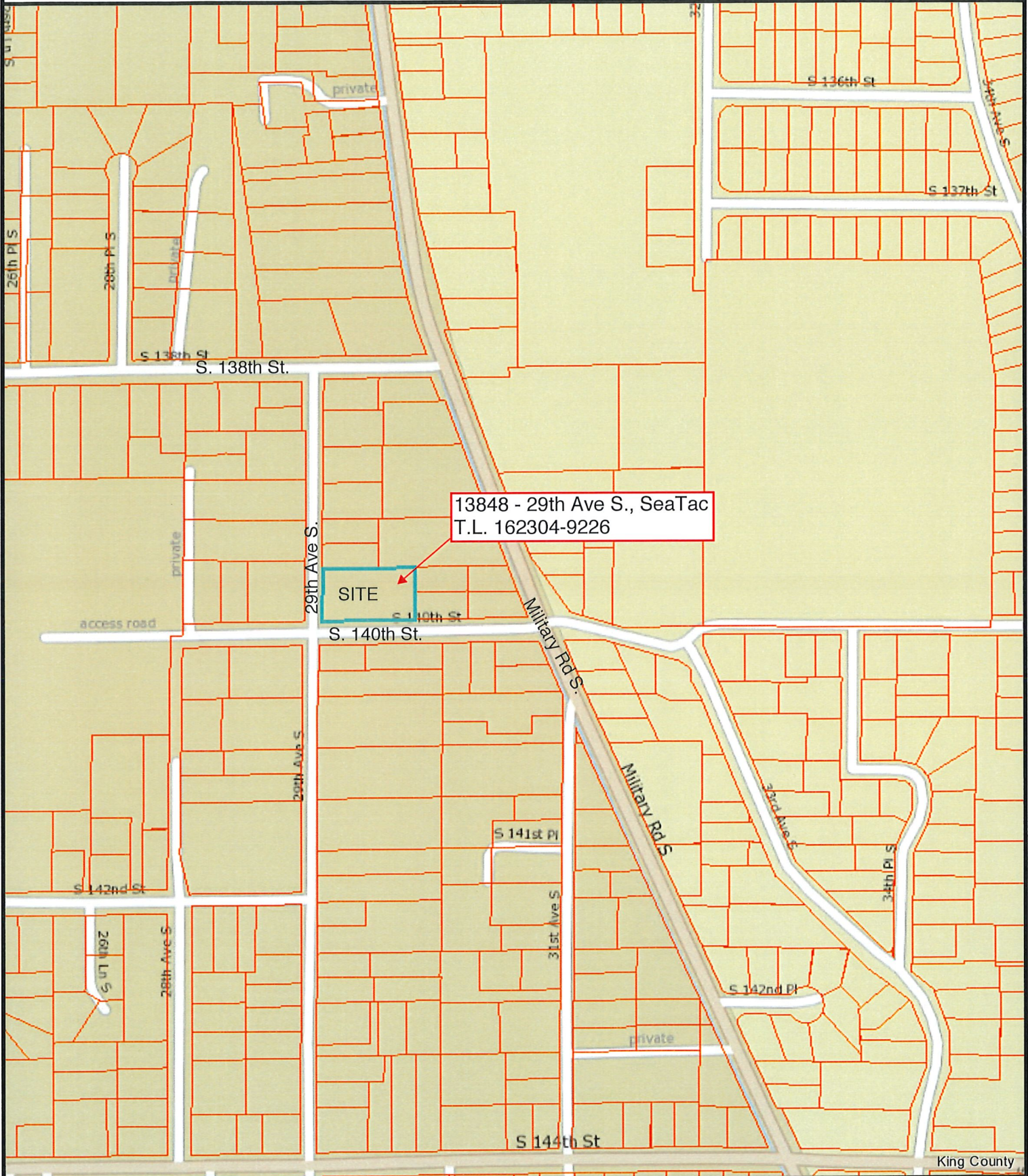
Beginning at the Southeast corner of said Subdivision; and
RUNNING THENCE North 89° 45' 06" West along the South line thereof, 721.63 feet;
THENCE North 1° 40' 11" East parallel to the East line of said Subdivision, 100 feet to the True Point of Beginning;
THENCE continuing North 1° 40' 11" East 60 feet;
THENCE North 89° 45' 06" West 231.22 feet to the East margin of 29th Avenue South;
THENCE South 1° 40' 11" West along said East margin, 60 feet;
THENCE South 89° 45' 06" East 231.22 feet to the True Point of Beginning;

TOGETHER WITH that portion of Northeast quarter of the Southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of said Subdivision; and
RUNNING THENCE North 89° 45' 06" West, along the South line thereof, 721.63 feet;
THENCE North 1° 40' 11" East parallel to the East line of said Subdivision, 30 feet to the True Point of Beginning;
THENCE continuing North 1° 40' 11" East 70 feet;
THENCE North 89° 45' 06" West 231.22 feet to the East margin of 29th Avenue South;
THENCE South 1° 40' 11" West along said East margin 70 feet;
THENCE South 89° 45' 06" East 231.22 feet to the True Point of Beginning.

SITUATE in the County of King, State of Washington

VICINITY MAP



13848 - 29th Ave S., SeaTac
T.L. 162304-9226

SITE

S. 140th St.

29th Ave S.

S 141st Pl

Military Rd S

31st Ave S

S 142nd Pl

S 144th St

King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



King County

Date: 3/24/2021

Notes:

GRADING / DRAINAGE / UTILITY PLAN

DIWAN SHORT PLAT

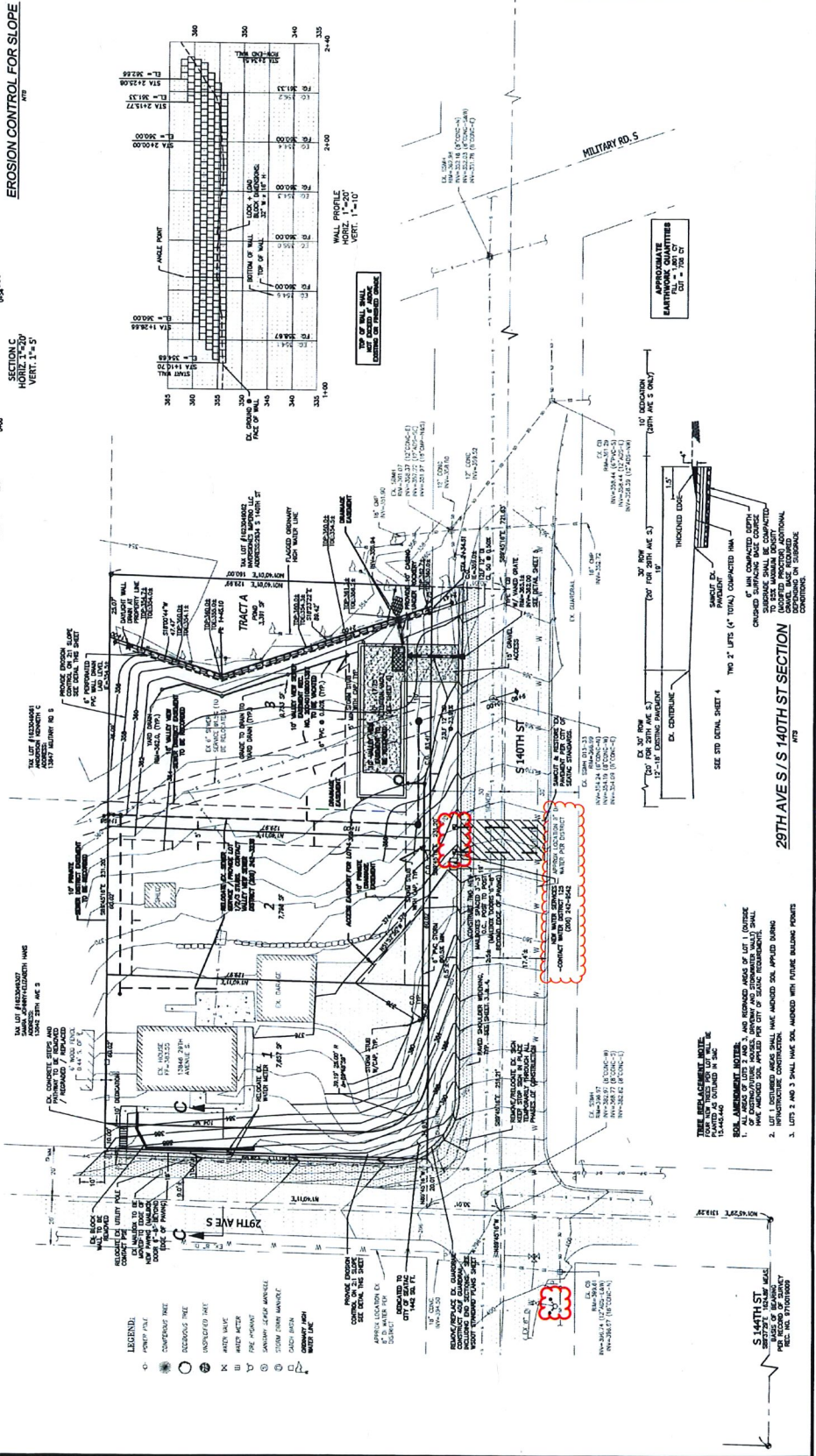
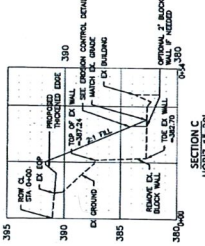
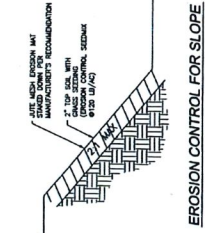
Encompass
ENGINEERING & SURVEYING

DRAWN BY	CG/3/19
CHECKED BY	1/2/20
APPROVED BY	CGA
DATE	01/22/20
CITY	SEATTLE
PROJECT	29TH AVE S / S 140TH ST SECTION
CLIENT	CC
SCALE	AS SHOWN
SHEET	3 OF 7

SECTION	DATE	REVISIONS
1/18/19	1/18/19	1. PERMITTED BY THE CITY OF SEATTLE
1/18/19	1/18/19	2. PERMITTED BY THE CITY OF SEATTLE
1/18/19	1/18/19	3. PERMITTED BY THE CITY OF SEATTLE
1/18/19	1/18/19	4. PERMITTED BY THE CITY OF SEATTLE
1/18/19	1/18/19	5. PERMITTED BY THE CITY OF SEATTLE



N.E. 1/4 OF S.E. 1/4 OF SECTION 16, T. 23 N., R. 04 E., W.M.
CITY OF SEATAC, STATE OF WASHINGTON



- LEGEND:**
- COMPACTED FILL
 - CONCRETE PIPE
 - RECONSTRUCTED PAVEMENT
 - INDICATED DATE
 - K WATER MAIN
 - W WATER MAIN
 - F FIRE MAIN
 - S SANITARY SEWER MAIN
 - STORM SEWER MAIN
 - CACTUS
 - UTILITY POLE

- SOIL REMEDIATION NOTES:**
- ALL AREAS OF LOTS 1, 2, AND 3, AND ADJACENT AREAS OF LOT 1, OUTSIDE THE BOUNDARIES OF THE SUBDIVISION, SHALL BE REMEDIATED TO EXISTING WASTEWATER TREATMENT STANDARDS (SEE THE CITY OF SEATTLE DEPARTMENT OF PUBLIC UTILITIES WEBSITE FOR CURRENT STANDARDS).
 - LOT 1, EXISTING AREAS SHALL HAVE ADOPTED SOIL APPLIED DURING REMEDIATION PERMITTED UNDER THE CITY OF SEATTLE DEPARTMENT OF PUBLIC UTILITIES WEBSITE FOR CURRENT STANDARDS.
 - LOTS 2, AND 3 SHALL HAVE SOIL ADOPTED WITH FUTURE BULKING POINTS.

- ITEMS REPLACEMENT MATERIALS:**
- ALL AREAS OF LOTS 1, 2, AND 3, AND ADJACENT AREAS OF LOT 1, OUTSIDE THE BOUNDARIES OF THE SUBDIVISION, SHALL BE REMEDIATED TO EXISTING WASTEWATER TREATMENT STANDARDS (SEE THE CITY OF SEATTLE DEPARTMENT OF PUBLIC UTILITIES WEBSITE FOR CURRENT STANDARDS).
 - LOT 1, EXISTING AREAS SHALL HAVE ADOPTED SOIL APPLIED DURING REMEDIATION PERMITTED UNDER THE CITY OF SEATTLE DEPARTMENT OF PUBLIC UTILITIES WEBSITE FOR CURRENT STANDARDS.
 - LOTS 2, AND 3 SHALL HAVE SOIL ADOPTED WITH FUTURE BULKING POINTS.

29TH AVE S / S 140TH ST SECTION
R/S