



Community and Economic Development

Master Land Use Application

Official Use Only:

Primary Application #: SUB19-0004 Secondary Application #:

Pre-Application #/Date: PRE19-0006

The following Master Application **and** the corresponding Supplemental Application(s) (separate forms; see list below) must be completed, and all required supplemental documents must be provided prior to submitting for an application to be considered complete. Incomplete applications will **not** be accepted.

Check all supplemental land use applications you are applying for in the boxes provided:

<input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Conditional Use – Minor <input type="checkbox"/> Conditional Use – Major <input type="checkbox"/> Development Agreement <input type="checkbox"/> Development Regulations Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Public Utility Exception <input type="checkbox"/> Preliminary Site Plan Review	<input type="checkbox"/> Request for Zoning Compliance Letter <input type="checkbox"/> Reasonable Use Exception <input type="checkbox"/> Separate Lot Status Determination <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Shoreline Substantial Development <input checked="" type="checkbox"/> Short Plat – Preliminary <input type="checkbox"/> Short Plat – Final <input type="checkbox"/> Subdivision – Preliminary	<input type="checkbox"/> Sign Special Event or Grand Opening <input type="checkbox"/> Sign Variance <input type="checkbox"/> Special Home Occupation (SHOP) <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Wireless Communication Facility (WCF) <input type="checkbox"/> Zone Reclassification (Rezone)
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SITE/PROPERTY INFORMATION

Site Address: 17035 53 AVE RD SEATAC WA 98188 Parcel #: 8125200150

Property's Existing Zoning:

☒ LUL ☐ UM ☐ UH ☐ UH-UCR ☐ T ☐ MHP ☐ NB ☐ O/C/MU ☐ O/CM ☐ RBX ☐ CB ☐ CB-C ☐ I ☐ P ☐ AVC ☐ AVO

APPLICANT/OWNER INFORMATION

1. Applicant's Information:

Name: HARRY SINGH

☒ Owner ☒ Authorized Agent ☐ Purchaser

Preferred method of contact (check one) ☐

Mailing Address: 5140 RD 172 LN Tukwila WA 98188

☐ Phone: 206-261-7657

☒ Email: H207 SINGH @ COMCAST.NET



2. Property Owners Information

Name: Sylvia Drake
Mailing Address: 5140 So 172 Ln Tukwila
Phone: 206-261-7657
☒ Email: H207SINGH@Comcast.NET

Preferred method of contact (check one) ☐

☐

☒

ARCHITECT/ENGINEER/SURVEYOR/OTHER PROFESSIONAL CONTACT INFORMATION

Company Name: DRYCO SURVEYING Phone: 253-826-0300
Contact Name: PHIL SERGENT Email: dryco@drycosurveying.com
Mailing Address: 827 MAINST SUMMER
SeaTac Business License #: _____

ACKNOWLEDGEMENTS

1. By signing this application, I authorize employees/agents of the City of SeaTac to enter onto the property which is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property which is necessary to process this application.

2. I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I have furnished true and correct information. I will comply with all provisions of the law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.

I am the: ☐ Owner ☒ Authorized Agent

Applicant Signature: [Signature]

Date: 3/18/19

Printed Name: HARRY SINGH

The following materials are the minimum materials that must be submitted to review your application and determine that it is "complete" or "incomplete. Additional information may be required after review of your proposal. Failure to submit all requested items (in legible form) will delay processing of your application.

Submittal Checklist:

- ☐ Master Application filled out, original plus 4 copies submitted
- ☐ Supplemental Application(s) and Checklist materials completed
- ☐ Four (4) copies of all plans, unless otherwise stated (maximum size 24" x 36")
- ☐ One paper reduction of each plan to 8 1/2" x 11"
- ☐ Check, Cash, Visa or MasterCard (\$2,500 limit on cards) payable to the City of SeaTac for all applicable fees





Community and Economic Development

Preliminary Short Plat Application

Official Use Only:

Project Number: SUB19-0004 Short Plat Name: Sylvia Short Plat II

DEFINITION AND PURPOSE

A short subdivision is the division of one contiguous parcel into nine (9) or fewer lots.

SUBMITTAL

Below are the required submittal items. Failure to submit all requested items (in a legible form) will delay processing of your application.

- ☐ Master Application.
- ☐ All required content in part I and II of the attached plan submittal checklist.
- ☐ Required fees paid. (Refer to current fee schedule, and/or contact a permit coordinator @ 206-973-4750 for further information).

PROCEDURE

- No application will be accepted prior to review at a pre-application meeting. Please contact a permit coordinator to schedule a time; they can be reached by calling the Community & Economic Development Department at 206-973-4750.
- A "Determination of Completeness" (DOC) will be made within twenty eight (28) days of the application submittal stating whether the application is complete or if additional information is required.
- A "Notice of Application" (NOA) will be published and sent to adjacent property owners. The NOA will be issued within fourteen (14) days after a DOC is made.
 - A notice board is required to be posted on said property on or before the publish date of the NOA. An "Affidavit of Installation" shall be submitted to the City that the "Notice Board" has been installed on the property.
- Once a DOC is issued, the City has ninety (90) days to make a decision regarding the application. A "Notice of Decision" (NOD) will be sent to the applicant/property owner and to all parties of record.
- The decision on a preliminary short plat may be appealed to the Hearing Examiner within 14 days of the issuance of such decision with a filing fee to the City Clerk.
- Final short plat application must occur within three (3) years of preliminary approval.



PROPERTY

Provide lot square footage for each **existing** lot:

Lot 1: 8002 Sq Lot 4: _____ Lot 7: _____
Lot 2: 7278 Sq Lot 5: _____ Lot 8: _____
Lot 3: _____ Lot 6: _____ Lot 9: _____

Provide lot square footage for each **proposed** lot:

Lot 1: _____ Lot 4: _____ Lot 7: _____
Lot 2: _____ Lot 5: _____ Lot 8: _____
Lot 3: _____ Lot 6: _____ Lot 9: _____

Utilities serving lot:

Water: HIGHT LINE WATER Sewer: VALVIEW Electricity: PSE

PROFESSIONAL CONTACT INFORMATION

ENGINEER

Contact Name: _____ Email: _____
Company Name: _____ Phone: _____
Mailing Address: _____

SURVEYOR

Contact Name: DRYCO/PHIL SERGENT Email: dryco@drycosurveying.com
Company Name: DRYCO Surveying Phone: 253 826 0300
Mailing Address: 827 MAIN ST SUMMER WA 98390

I / WE CERTIFY THAT THE INFORMATION FURNISHED AS PART OF THIS APPLICATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.

Property Owner: Sylvia M Drake Sylvia DRAKE 3/18/19
Signature Print Date

Property Owner: _____
Signature Print Date

Property Owner: _____
Signature Print Date



Application Checklist

Official Use Only:

Project Number:

Short Plat Name:

SYLVIA SHORT PLAT II

The following materials are the minimum that must be submitted to review your application. **Please do not turn in your application until all items listed below have been checked off.** Submittals will not be accepted unless complete. Return completed checklist with application.

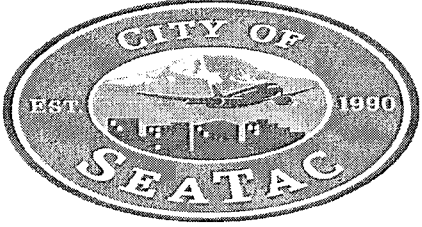
PLAN SUBMITTAL – PART I		APPLICANT	STAFF
1	Original plus five (5) copies of all documents submitted		X
2	One (1) paper reduction of each oversized short plat sheet to a 8 ½" x 11" size.		X
3	Subdivision guarantee title report (dated within last 30 days) including all easements, deed restriction(s) and other supplemental document(s) cited in the report.		X
4	A letter of service availability from the existing Water District.		X
5	A letter of service availability from the existing Sewer District.		X
6	An environmental (SEPA) checklist, if needed.		N/A

PLAN SUBMITTAL – PART II		PROFESSIONAL	STAFF
1	Preliminary Short Plat drawing prepared <u>and stamped</u> by a professional Land Surveyor registered in the State of Washington (RCW 58.17.250) An electronic copy of the City's Title Block can be obtained via email, web, or copied flash drive by contacting the Engineering Review Division at 206-973-4750.		X
2	The names and the addresses of the developer and the licensed land surveyor who prepared the plat.		X
3	North point, graphic scale and date of drawing.		X
4	Existing off-site sub-division lots, blocks, streets and easements shown as dotted lines.		X
5	Name, address and parcel numbers of adjacent property owners on the records of the County Assessor's Office.		X
6	Proposed lot lines shown as solid lines and all proposed and existing easements shown in dashed lines.		X
7	Show the location, bearings and distances of existing and proposed property lines; and existing section lines in feet and decimals of a foot.		X
8	Location and identification of any visible physical appurtenances such as fences or structures that may indicate encroachment, lines of dispute, or conflict of Title.		X
9	Legal description and tax lot number of the property to be subdivided, certified by a Professional Land Surveyor registered in the State of Washington.		



10	Indicate the acreage of the land to be subdivided, the number of lots, and the area (sq. ft.) of each individual lot.		X
11	Clearly indicate and depict access for the proposed short plat for each lot. This includes the location, width and names of existing streets or easements abutting or providing access to the short plat. If the access is by private street, the public street providing access to the private street shall be shown.		X
12	Show monuments and survey markers found, include legend.		X
13	Show streets, building structures, watercourses, and bridges.		X
14	Show any recorded public or private utility and drainage easements, both on the land to be subdivided and on the adjoining lands (land that abuts the proposed subdivision), to a distance of twenty-five (25) feet from the edge of the subject property division (include recording number).		X
15	Location of existing trees (over 8" in diameter as measured four (4) feet from the base on the property).		X
16	Contours and elevations at five (5) foot intervals for slopes less than or equal to five percent (5%) and at two (2) foot intervals for slopes greater than five percent to accurately predict drainage characteristics of the property. The topographic contours shall be provided by a Land Surveyor licensed in Washington State. Off-site topographic contours on adjacent property may be required to provide supplemental information. Source and data of contour data needs to be referenced on drawing.		X
17	Identify and show location of any existing and/or abandoned well(s) on property.		X
18	Indicate the bearings and dimensions of each lot line.		X
19	Indicate basis of bearing shown.		X
20	Bearings, angles, or azimuths shown in degrees, minutes, and seconds.		X
21	Radius, delta, arc length and long chord bearing and distance of curves shown.		X
22	Declaration statement with signature lines and Notary Block.		X





SYLVIA SHORT PLAT II
PRELIMINARY SHORT
PLAT NO.SUB 19-0004
SEATAC, WASHINGTON

APPROVALS:

ENGINEERING REVIEW DIVISION:
EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

MANAGER

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT:
EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

PLANNING DIVISION MANAGER

DEPARTMENT OF ASSESSMENTS:
EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NO.: 812520-0150

RECORDING NO. _____
VOLUME/PAGE **SUB19-0004**
Exhibit 2-1

PORTION OF
NW 1/4 OF SW 1/4 OF SEC. 26, TWP. 23 N., RNG. 4 E, W.M.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS, AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FOR THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF SEATAC, ITS SUCCESSORS AND ASSIGNS TO WHICH MAYBE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF SEATAC.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF SEATAC, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SHORT SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF SEATAC, ITS SUCCESSORS ASSIGNED, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SEATAC, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARNNESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

SYLVIA DRAKE

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SYLVIA DRAKE SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
SIGNATURE OF _____
NOTARY PUBLIC: _____
PRINTED NAME OF _____
NOTARY PUBLIC: _____
TITLE: _____
MY APPOINTMENT EXPIRES: _____

CITY OF SEATAC SHORT PLAT
A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 26, TWP. 23 N., RNG. 4 E. W.M.
CITY OF SEATAC, KING COUNTY, WASHINGTON

OLD LEGAL DESCRIPTION:

LOT 1, CITY OF SEATAC SHORT PLAT NO.SUB12-0005, RECORDED UNDER RECORDING NO.20141021900011, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

PER SUBDIVISION GUARANTEE FROM STEWART TITLE COMMITMENT ORDER NO.751033RT.

EASEMENT: RECORDING NO.3112960 TO PUGET SOUND POWER AND LIGHT COMPANY. DOCUMENT IS ILLEGABLE THEREFORE UNABLE TO DETERMINE A LOCATION.

RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY UNDER DEED RECORDED UNDER RECORDING NO.3136417. DOCUMENT IS ILLEGABLE THEREFORE UNABLE TO DETERMINE A LOCATION.

EASEMENT: RECORDING NO.20060516000699 FOR A PRIVATE ROAD AND UTILITIES AS DELINEATED. BENEFITS THE EAST 436 FEET OF THE PROPERTY ABUTTING TO THE SOUTH.

EASEMENT: RECORDING NO.20060626001237 FOR A PRIVATE ROAD AND UTILITIES AS DELINEATED. BENEFITS THIS SHORT PLAT.

EASEMENT: RECORDING NO.20060626001237 FOR A PRIVATE ROAD AND UTILITIES AS DELINEATED. BENEFITS THIS SHORT PLAT.

EASEMENT: RECORDING NO.20090702000597, TEMPORARY CONSTRUCTION EASEMENT.

EASEMENT: RECORDING NO.20090702000598, DOES NOT AFFECT THIS PROPERTY.

DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF, FILED UNDER RECORDING NO.20090717000737.

HIGHLINE WATER DISTRICT RESOLUTION 13-9-4A, FILED UNDER RECORDING NO. 20140106000375.

ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, BUT OMITTING RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, CREED OR NATIONAL ORIGIN, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO.20141021900011.

SITE DATA:

16,281 SQUARE FEET / 0.37 ACRES
TAX PARCEL: 812520-0150
SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY: 5.66 UNITS/ACRE
ZONING: UL 7.200
PROPOSED USE: 2 LOT SHORT PLAT
SMALLEST LOT: 7269 SQUARE FEET
SEWER: VAL VUE SEWER DISTRICT
WATER: HIGHLINE WATER DISTRICT

WARNING: CITY OF SEATAC HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE ACCESS CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT.

NOTES:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED DECEMBER 10, 2019, THE DATE OF THIS FIELD SURVEY.
- 3) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM STEWART TITLE COMPANY, COMMITMENT ORDER NO.751033RT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 4) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- 5) ANY DISCREPANCY (BOUNDARY HIATUS, OVERLAPPING BOUNDARY OR A PHYSICAL APPURTANCE, SUCH AS A FENCE ENCROACHMENT) SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY A TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT, PER RCW 58-17-255.
- 6) ANY EASEMENTS DELINEATED HEREIN, WHICH PROVIDES FOR INGRESS AND EGRESS, SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. THE COST OF MAINTENANCE, REPAIRS, CONSTRUCTION OF THE EASEMENT SHALL BE BORNE EQUALLY BY THOSE LOTS LEGALLY BENEFITTED BY AND HAVING USE THEREOF.
- 7) ANY EASEMENT USED FOR INGRESS AND EGRESS SHALL BE MAINTAINED PER CITY OF SEATAC STANDARDS.
- 8) THE COST OF MAINTAINING STORM DRAINAGE FACILITIES AND OTHER UTILITIES BENEFITTING MORE THAN ONE LOT SHALL BE BORNE IN EQUAL SHARES BY THE BENEFITTED LOTS.
- 9) ALL LOTS SHALL HAVE A MINIMUM 20 FOOT DEEP DRIVEWAY PAD IN FRONT OF THE GARAGE. EXCLUSIVE OF THE ACCESS EASEMENT.

REFERENCE SURVEYS:

SEATAC SHORT PLAT NO.SUB12-0005, FILED UNDER RECORDING NO. 20141021900011.

KING COUNTY SHORT PLAT, FILED UNDER RECORDING NO.20020109900006.

KING COUNTY RECORD OF SURVEY, FILED UNDER RECORDING NO. 20011019-900018.

KING COUNTY RECORD OF SURVEY, FILED UNDER RECORDING NO. 990329005.

KING COUNTY SHORT PLAT NO.677185, FILED UNDER RECORDING NO. 7910180902.

KING COUNTY AUDITOR'S CERTIFICATE:

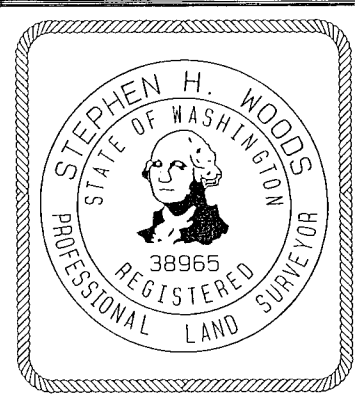
RECORDING NO. _____
FILED FOR RECORD THIS ____ DAY OF _____, 2020 AT ____ : ____
____ M. IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
STEPHEN H WOODS.

MANAGER _____ SUPERINTENDENT OF RECORDS _____

LAND SURVEYOR'S CERTIFICATE:

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SEATAC ORDINANCE.

STEPHEN H WOODS
CERTIFICATE NO. 38965



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4706 97th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: D WOODS	CHECKED BY: S WOODS
DATE: OCT. 13, 2021	JOB NO.: 21-3944
SCALE: DNA	DRAWING NAME: SP

INDEX DATA:
NW-SW 26, T23N, R4E, WM

SURVEY FOR:
HARRY SINGH

KING COUNTY, WASHINGTON

SHEET 1 OF 3

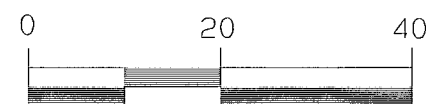
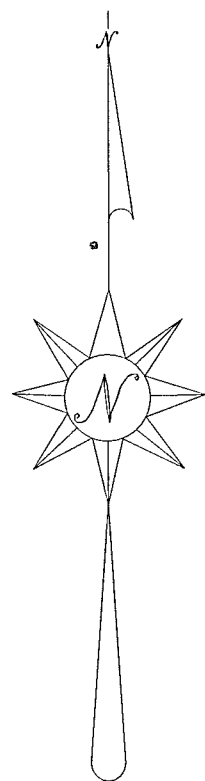
VOLUME/PAGE



SYLVIA SHORT PLAT II
PRELIMINARY SHORT
PLAT NO.SUB 19-0004
SEATAC, WASHINGTON

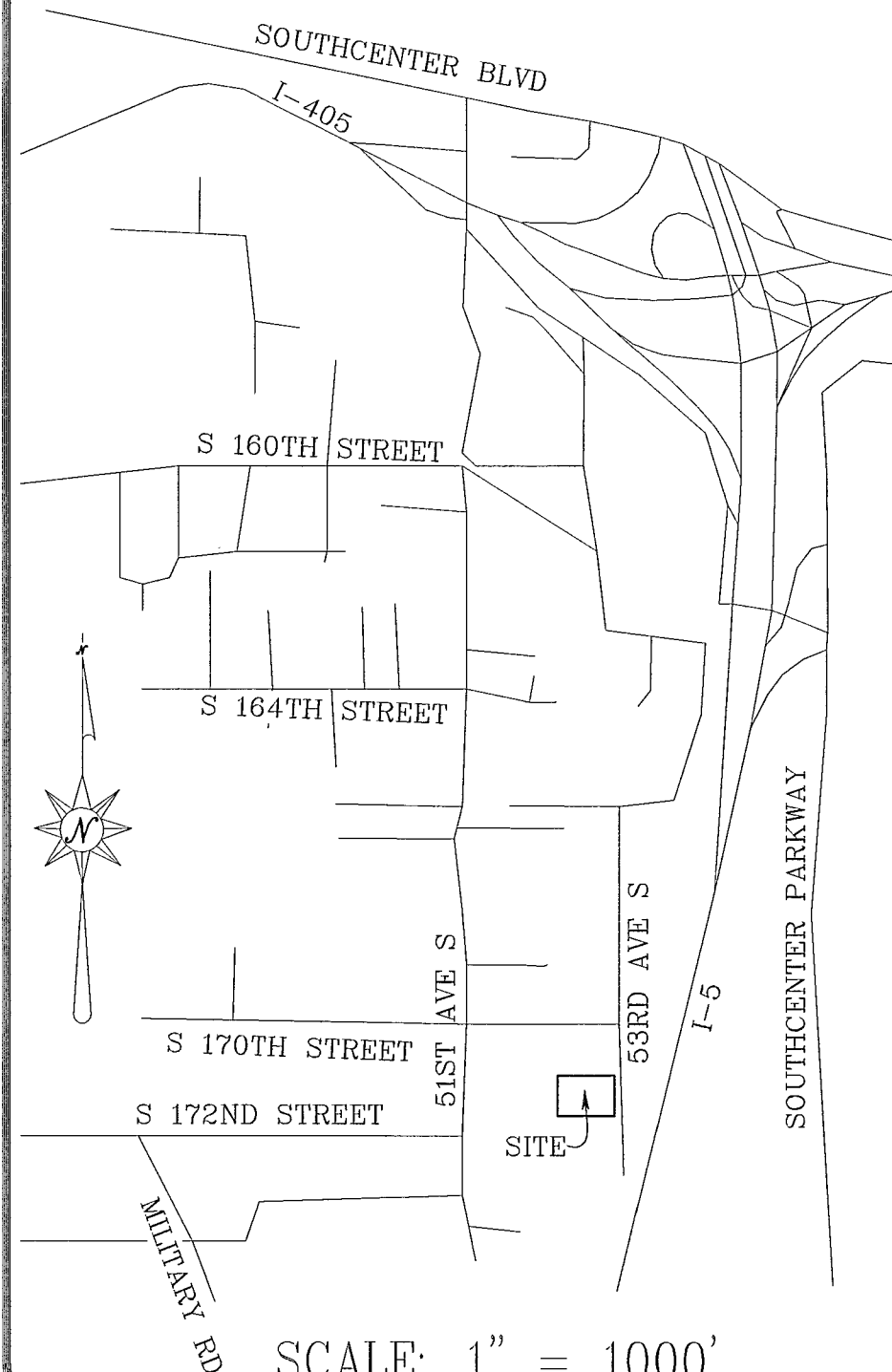
CITY OF SEATAC SHORT PLAT
A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 26, TWP. 23 N., RNG. 4 E. W.M.
CITY OF SEATAC, KING COUNTY, WASHINGTON

SUB19-0004
Exhibit 2-2



SCALE:
1" = 20'

VICINITY MAP:



SCALE: 1" = 1000'

51ST AVENUE SOUTH

WEST QUARTER CORNER
SECTION 26, TOWNSHIP 23
NORTH, RANGE 4 EAST, W.M.
FOUND TACK IN CONCRETE,
INCISED, AT THE INTERSECTION
OF SOUTH 168TH STREET AND
51ST AVENUE SOUTH
WGS SURVEY DATA WAREHOUSE
POINT NO. 93H-160
NORTHING: 16696.746
EASTING: 1284843.287
VISITED 12-10-2019

FOUND TACK IN CONCRETE,
INCISED, AT THE INTERSECTION
OF SOUTH 170TH STREET AND
51ST AVENUE SOUTH
VISITED 12-10-2019

FOUND 1/2" REBAR WITH CAP
(UNREADABLE)
WGS SURVEY DATA WAREHOUSE
POINT NO. 93H-160
NORTHING: 16696.746
EASTING: 1284843.287
VISITED 12-10-2019

LEGEND:

- ⊕ = MONUMENT FOUND AS NOTED
- ⊙ = CALCULATED POSITION
- = NO.4 REBAR AND CAP STAMPED "CONTOUR PLS 38965"

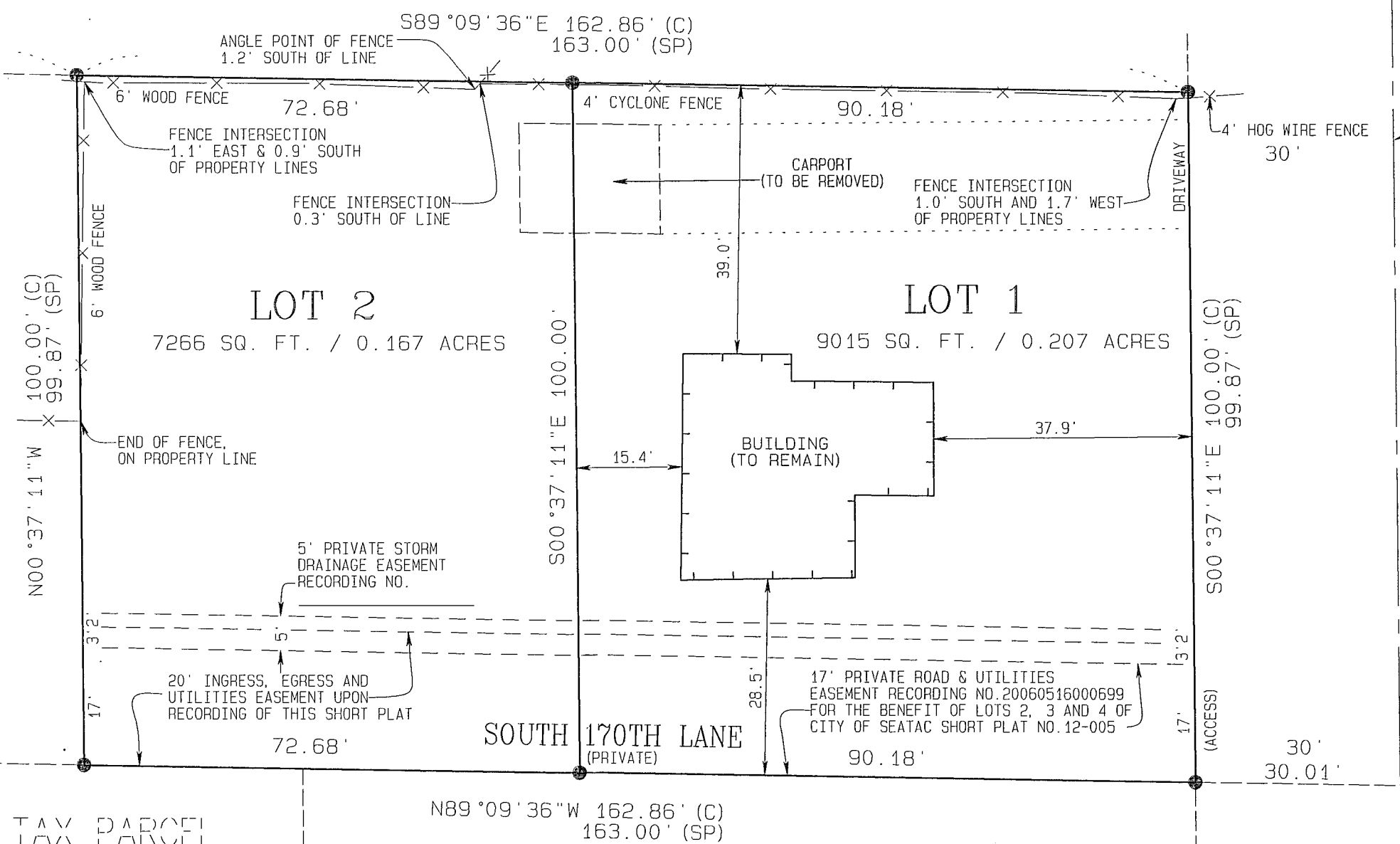
CITY OF SEATAC
SHORT PLAT 12-005
RECORDING NO.
20141021300011

SOUTH 170TH STREET
N89°09'36"W 861.75' (C)

TAX PARCEL
81125200140

INTERSECTION OF
53RD AVENUE SOUTH AND
SOUTH 170TH STREET
CALCULATED PER RECORD
OF SURVEY FILED UNDER
RECORDING NO.198404179002

CENTERLINE OF
53RD AVENUE SOUTH
CALCULATED PER
UNRECORDED PLAT OF
SUNRISE VIEW DATED
JANUARY 1939 AH FISCHER



TAX PARCEL
81125200135

N89°09'36"W 162.86' (C)
163.00' (SP)

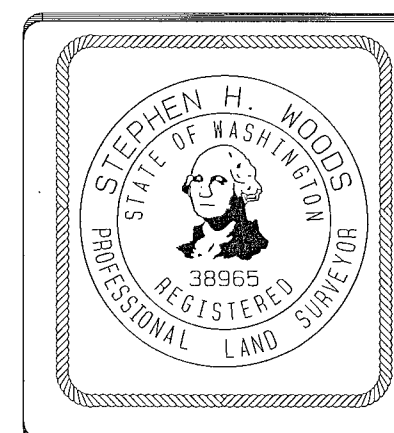
TAX PARCEL
81125200180

BASIS OF BEARING:

GEODETIC NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS)
LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. A
CONVERGENCE ANGLE OF 01°04'12.04" COUNTERCLOCKWISE WAS
APPLIED AT A PIN IN CONCRETE, INCISED, LOCATED AT THE
INTERSECTION OF 51ST AVENUE SOUTH AND SOUTH 168TH STREET.
AMERICAN DATUM OF 1983/1991 (NAD 83/91) GRID COORDINATES
WERE FOUND TO BE 168329.147 / 1284856.443 AT THAT POINT.
THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF
0.999988702 AND THE GRID SCALE FACTOR OF 1.000009227 WAS
APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
KING COUNTY CONTROL POINT NO.SMOOTH, FOUND TACK IN
LEAD IN 1.5" IRON PIPE, INCISED, LOCATED AT THE
INTERSECTION OF 26TH AVENUE SOUTH AND SOUTH 272ND
STREET.
ELEVATION: 350.252 FEET



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
4706 97th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-503-0044 info@contourplc.com

DRAWN BY: D WOODS	CHECKED BY: S WOODS
DATE: OCT. 13, 2021	JOB NO.: 21-3944
SCALE: 1" = 20'	DRAWING NAME: SP

INDEX DATA: NW-SW 26, T23N, R4E, WM
SURVEY FOR: HARRY SINGH
KING COUNTY, WASHINGTON
SHEET 2 OF 3

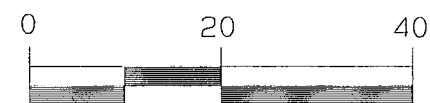
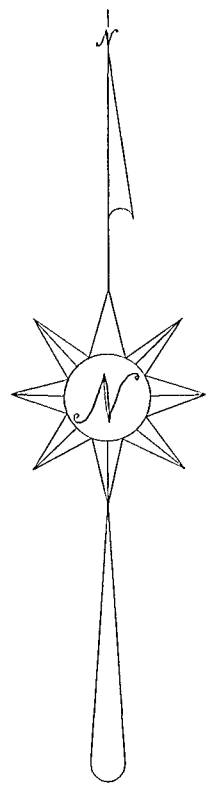


SYLVIA SHORT PLAT II
PRELIMINARY SHORT
PLAT NO.SUB 19-0004
SEATAC, WASHINGTON

CITY OF SEATAC SHORT PLAT SITE EXHIBIT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 26, TWP. 23 N., RNG. 4 E. W.M.
CITY OF SEATAC, KING COUNTY, WASHINGTON

SUB19-0004
Exhibit 2-3



SCALE:
1" = 20'

BASIS OF BEARING:

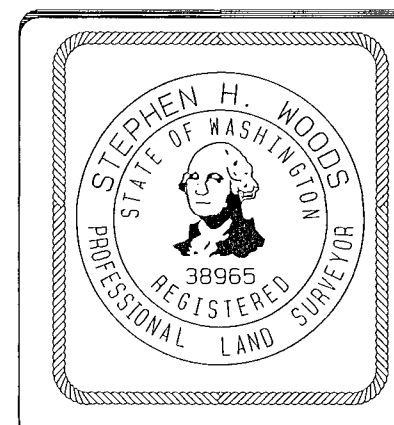
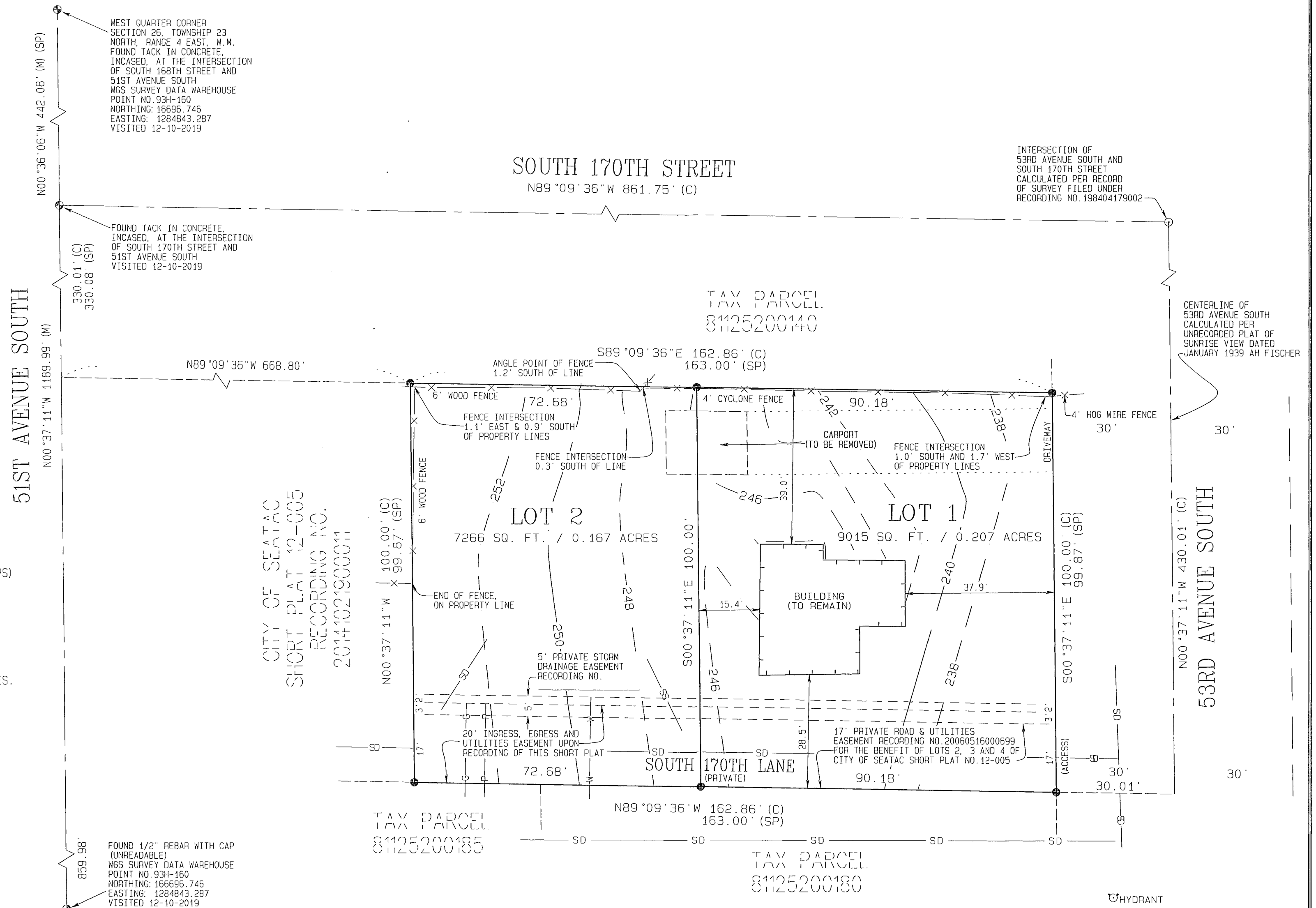
GEODETIC NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°04'12.04" COUNTERCLOCKWISE WAS APPLIED AT A PIN IN CONCRETE, INCASED, LOCATED AT THE INTERSECTION OF 51ST AVENUE SOUTH AND SOUTH 168TH STREET. AMERICAN DATUM OF 1983/1991 (NAD 83/91) GRID COORDINATES WERE FOUND TO BE 168329.147 / 1284856.443 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999988702 AND THE GRID SCALE FACTOR OF 1.000009227 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). KING COUNTY CONTROL POINT NO.SMOOTH. FOUND TACK IN LEAD IN 1.5" IRON PIPE, INCASED, LOCATED AT THE INTERSECTION OF 26TH AVENUE SOUTH AND SOUTH 272ND STREET. ELEVATION: 350.252 FEET

LEGEND:

- ⊕ = MONUMENT FOUND AS NOTED
 - ⊙ = CALCULATED POSITION.
 - = NO.4 REBAR AND CAP STAMPED "CONTOUR PLS 38965"
- NOTE: UTILITIES SHOWN HEREON WERE TAKEN FROM SURVEY BY DRYCO SURVEYING, INC.



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
4706 97th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: D WOODS	CHECKED BY: S WOODS
DATE: OCT. 13, 2021	JOB NAME: 21-3944
SCALE: 1" = 20'	JOB NO.: SP

INDEX DATA: NW-SW 26, T23N, R4E, WM
SURVEY FOR: HARRY SINGH
KING COUNTY, WASHINGTON
SHEET 3 OF 3



3460 S 148th Suite 100
Seattle, WA 98168
Phone: (206) 242-3236
Fax: (206) 242-1527

SUB19-0004
Exhibit B-1

Rcpt. No. 432363

CERTIFICATE OF SEWER AVAILABILITY / NON AVAILABILITY

Residential: \$ 50.00

Commercial: \$ 100.00

☒ Certificate of Sewer Availability OR ☐ Certificate of Sewer Non-Availability

Part A: (To Be Completed By Applicant)

Purpose of Certificate:

☐ Building Permit

☐ Preliminary Plat or PUD

☒ Short Division

☐ Rezone

☐ Other

Proposed Use:

☐ Commercial

☐ Residential Single Family

☐ Residential Multi-Family

☐ Other

Applicant's Name HARRY SINGH

Phone Number 206-261-7657

Property Address 17035 53rd St

Tax Lot Number 812520 0150

Legal Description (Attach Map and legal Description if Necessary);

Lot 1 OF SYLVIA S/P SEATTLE

Part B: (To be Completed by Sewer Agency)

1. ☒ a. A Sewer Service will be provided by side sewer connection only to an existing 6" size sewer 0 feet from the site and the sewer system has the capacity to serve the proposed use.

OR ☐ b. Sewer service will require an improvement to the sewer system of:

☐ (1) feet of sewer trunk or lateral to reach the site; and/or

☐ (2) The construction of a collection system on the site and/or

☐ (3) Other (describe)

2. Must be completed if 1. b above is checked

- ☐ a. The sewer system improvement is in conformance with a County approved sewer comprehensive plan,

OR ☐ b. The sewer system improvement will require a sewer comprehensive amendment.

3.

- ☐ a. The proposed project is within the corporate limits of the District, or has been granted Boundary Review Board approval for extension of service outside the District.

OR ☐ a. Annexation or BRB approval will be necessary to provide service.

4. Service is subject to the following;

a. District Connection Charges due prior to connection:

Permit \$

GFC: \$ SFC: \$ Unit: \$ Total \$

(Subject to Change on January 1st)

Either a King County/METRO Capacity Charge, SWSSD or Midway Sewer District Connection Charge may be due upon connection to sewers.

b. Easements:

☐ Required

☒ May be Required

c. Other

Charges to be determined at time of connection

I hereby certify that the above sewer agency information is true. This certification shall be valid for one year from the date of signature.

By RCT

Title field rep

Date 3/18/19

SUB19-0004

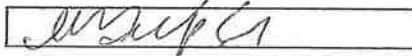
**ATTACHMENT TO
VALLEY VIEW SEWER DISTRICT
CERTIFICATE OF SEWER AVAILABILITY/NON-AVAILABILITY**

The following terms and conditions apply to the attached Valley View Sewer District ("District") Certificate of Sewer Availability/Non Availability ("Certificate")

1. This certificate is valid only for the real property referenced herein ("Property") which is in the District's service area, for the sole purpose of submission to the King County Department of Development and Environmental Services, King County Department of Public Health, City of Seattle, City of Tukwila, City of Burien and/or City of SeaTac. This certificate is between the District and the applicant only and no third person or party shall have any rights hereunder whether by agency, third-party beneficiary principles or otherwise.
2. This Certificate creates no contractual relationship between the District and the applicant and its successors and assigns and does not constitute and may not be relied upon as the District's guarantee that sewer service will be available at the time the applicant may apply to the District for such service.
3. As of the date of the District's signature on this Certificate, the District represents that sewer service is available to the Property through sewer systems that exist or that may be extended by the applicant. The District makes no other representations, express or implied, including without limitation that the applicant will be able to obtain the necessary permits, approvals and authorizations from King County, City of Seattle, City of Tukwila, City of Burien, City of Seatac or any other governmental agency before the applicant can utilize the sewer service which is the subject of this Certificate.
4. If the District or the applicant must extend the District's sewer system to provide sewer service to the Property, the District or applicant may be required to obtain from the appropriate governmental agency the necessary permits, approvals and authorizations. In addition, the governmental agency may establish requirements that must be satisfied as a condition of granting any such permits, approvals or authorizations, which may make impractical or impossible the provision of sewer services to the Property.
5. Application for and possible provision of sewer service to the Property shall be subject to and conditioned upon availability of sewer service to the Property at the time of such application, and compliance with federal, state, local and District laws, ordinances, policies, and/or regulations in effect at the time of such application.

I acknowledge that I have received the Certificate of Sewer Availability/Non -Availability and this attachment, and fully understand the terms and conditions herein.

Applicant's signature



Date



SUB19-0004
Exhibit 4-1

PART A: (TO BE COMPLETED BY APPLICANT)

1. **Owner Name:** Harry Singh

Owner Address: 5140 S 172nd Ln, Tukwila, WA 98188

Owner Phone: 206-261-7657

Agent/Contact: Harry Singh

Phone: 206-261-7657

Site Address (Attach map and legal description showing hydrant location and size of main:

See attached map for hydrant and main locations 17035 53rd Avenue South Tukwila

2. This certificate is submitted as part of an application for: 1 SFR

<input checked="" type="checkbox"/> Residential Building Permit	<input type="checkbox"/> Preliminary Plat
<input checked="" type="checkbox"/> Short Subdivision	<input type="checkbox"/> Rezone
<input type="checkbox"/> Commercial/Industrial Building Permit	<input type="checkbox"/>

3. Estimated number of service connections and meter size(s): One existing 3/4" meter/service

4. Vehicular distance from nearest hydrant to: 5'+/- to access drive. See attached map for hydrant location.

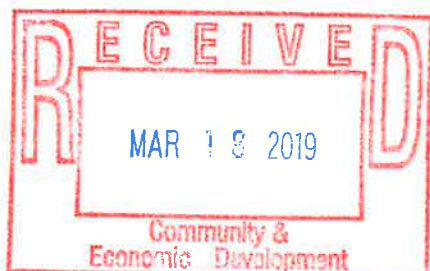
5. Minimum needs of development for fire flows 1000 gpm at a residual pressure of 20 psi.

<input checked="" type="checkbox"/>	Fire Marshall	<input type="checkbox"/>	City
<input type="checkbox"/>	Insurance Underwriter	<input type="checkbox"/>	Other

6. Area is served by: HIGHLINE WATER DISTRICT
(Utility)

Owner/Agent's Signature:

Date: 3/12/2019



SUB19-0004

SUB19-0004
Exhibit 4-2

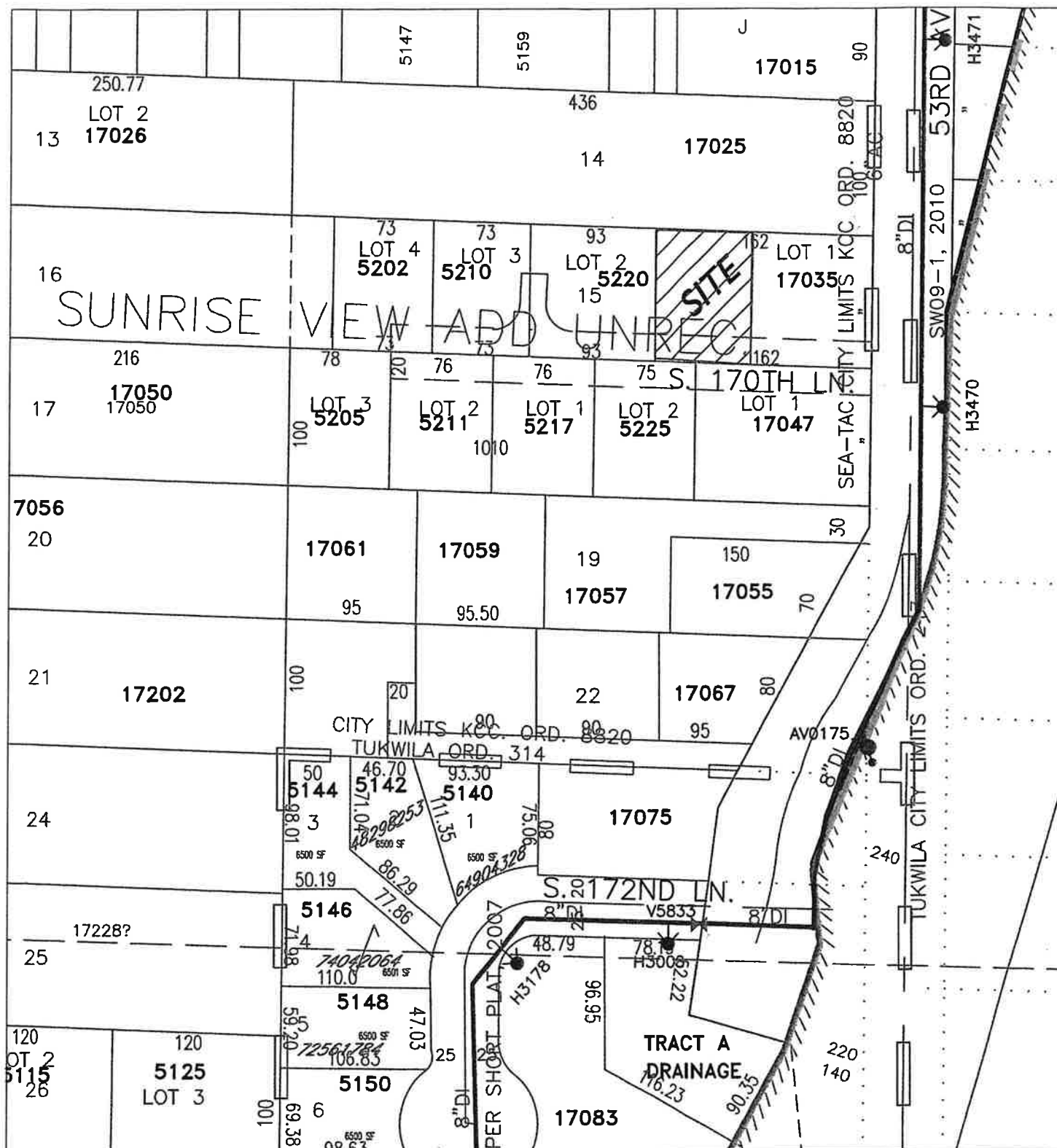
- I hereby certify that the above information is true and correct based on the best available information. This certification shall be valid for one year from date of signature.*

3/14/19
3/14/2019
Date

Customer recognizes that the water pressure/fire flow information provided pursuant to this request is general in nature and may not be accurate for any specific location at any specific time. Customer remains solely responsible for determining the specific water pressure/flow information available for Customer's intended use. The general information provided by the District is not intended for and should not be relied upon to design a water system or fire suppression system for a specific location. Customer is responsible to field verify the specific water pressure and fire flow at Customer's specific location for Customer's specific needs. .

Date _____

ATTACHMENT I



Water Availability Site Map

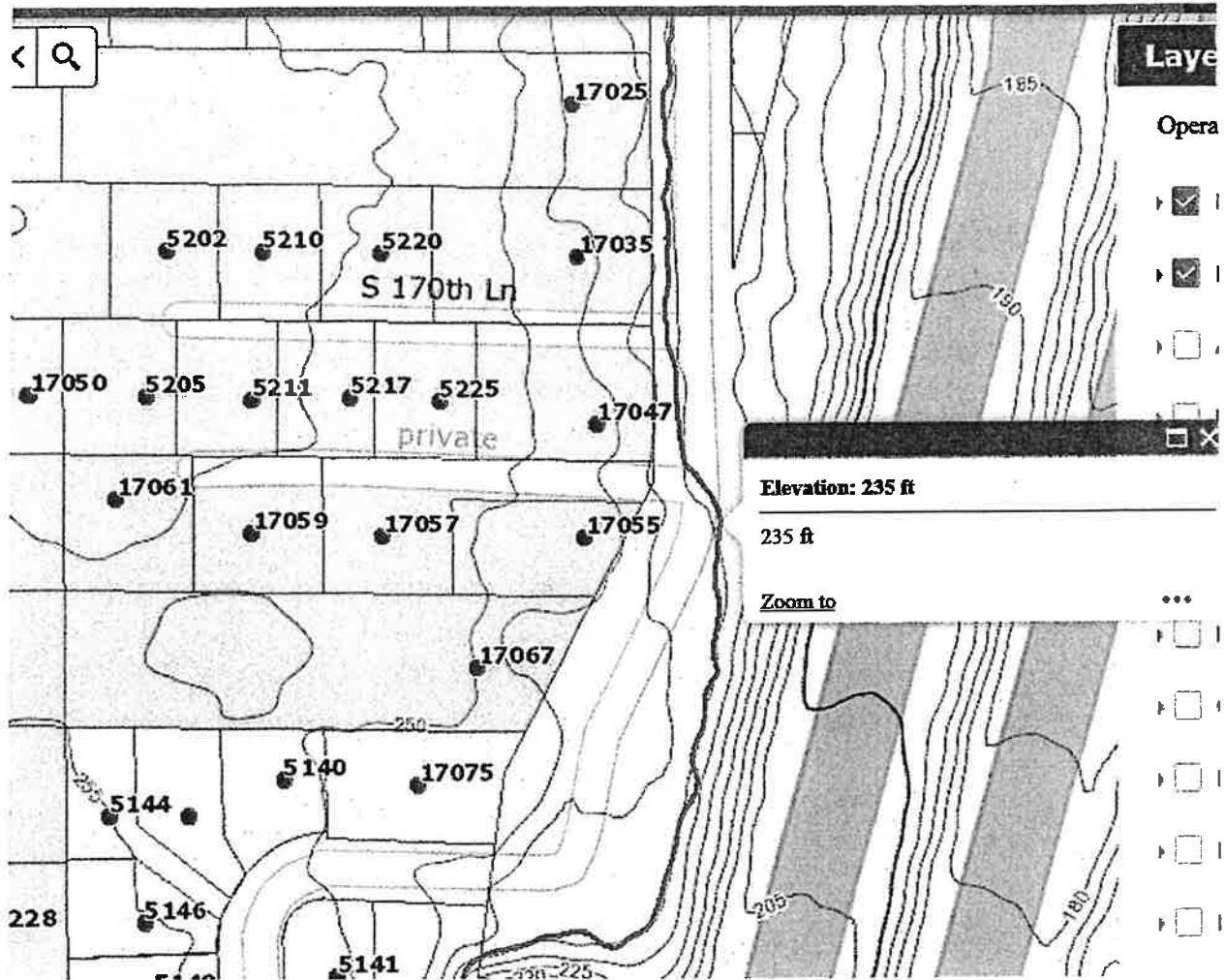
Portion of Parcel 8125200150

52xx S 170th Ln



3/12/19

Legend	
	Hydrants
	Water meters
	Valves
	560 Zone Water Main



Elevation Data for 52xx S 170th Ln. (part of Parcel 8125200150)

From K.C. I-map

For Certificate of Water Availability

3-12-19

Test Report Print Title for 52xx S 170th Ln

	ID	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Available Flow at Hydrant (gpm)	Available Flow Pressure (psi)
1	J1230	0.92	132.76	538.39	1,000.00	114.25	2,784.83	20.00



4800 South 188th Street
SeaTac, WA 98188-8605

City Hall: 206.973.4800

SUB19-0004
Exhibit 5-1

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

04/12/2019

Harry Singh
5140 South 172nd Lane
Tukwila, WA 98188

Subject: SUB19-0004: Preliminary Short Plat, Sylvia Short Plat II; Determination of Completeness

Mr. Singh:

City staff has reviewed the application materials submitted on 03/18/2019 and 04/04/2019 for the Sylvia II Short Plat located at 17035 53rd Avenue South, and has determined the application to be complete for processing. Even with this determination, staff may request additional information during the review process if necessary to complete our review.

A Notice of Application (NOA) will be published in the Seattle Times and mailed to property owners within 300 feet of the property on **Friday, April 26, 2019**. It is your responsibility to install a "notice board" on the property by the date of the publication. See the enclosed public notice board worksheet for specifications. Also enclosed is the affidavit of installation of the notice board. Please let me know if you wish to pick up the NOA packet, which includes the handouts and map for the notice board, from the Permit Center. Otherwise, it will be mailed to you.

If you have any questions concerning the above information, please contact me at 206-973-4837 or dhartwick@seatacwa.gov.

Sincerely,

Dennis Hartwick, *Senior Planner*

Enclosures: Public Notice Board Requirements
Affidavit of Installation

cc:

Ali Shasti, Engineering Review Division
Kevin Varao, Puget Sound Regional Fire Authority
Jon Mattsen, King County Sheriff's Office

Mayor
Erin Sitterley

Deputy Mayor
Clyde Hill

Councilmembers
Rick Forschler
Joel Wachtel
Peter Kwon
Stanley Tombs
Pam Fernald

City Manager
Carl Cole

City Attorney
Mary Mirante Bartolo

City Clerk
Kristina Gregg



NOTICE OF APPLICATION

FILE NUMBER: SUB19-0004

PROJECT NAME: Sylvia Short Plat II

PROJECT LOCATION: Address: 17035 53rd Avenue South; **Parcel Number:** 812520-0150

PROJECT DESCRIPTION: Two lot short plat

APPLICANT: Harry Singh; 5140 South 172nd Lane, Tukwila, WA 98188

AGENT/CONTACT: Same as applicant

PERMIT APPLICATIONS PENDING WITH THIS APPLICATION: None

PERMITS REQUIRED BUT NOT INCLUDED WITH THIS APPLICATION: None

DATE APPLICATION RECEIVED: March 18, 2019

DATE APPLICATION COMPLETE: April 12, 2019

STAFF CONTACT: Dennis Hartwick, *Senior Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; dhartwick@seatacwa.gov; 206-973-4837

COMMENT PERIOD: Persons wishing to comment on this application should submit comments within fourteen (14) days of the date of this notice, by email, mail, or letter handed in to the Permit Counter. **All comments must be submitted by 5:00 p.m. on Thursday, May 09, 2019.** Comments sent after such time will not be considered or made party of record. Detailed information and copies of this proposal are available for the public to review upon request.

DATE ISSUED: April 25, 2019

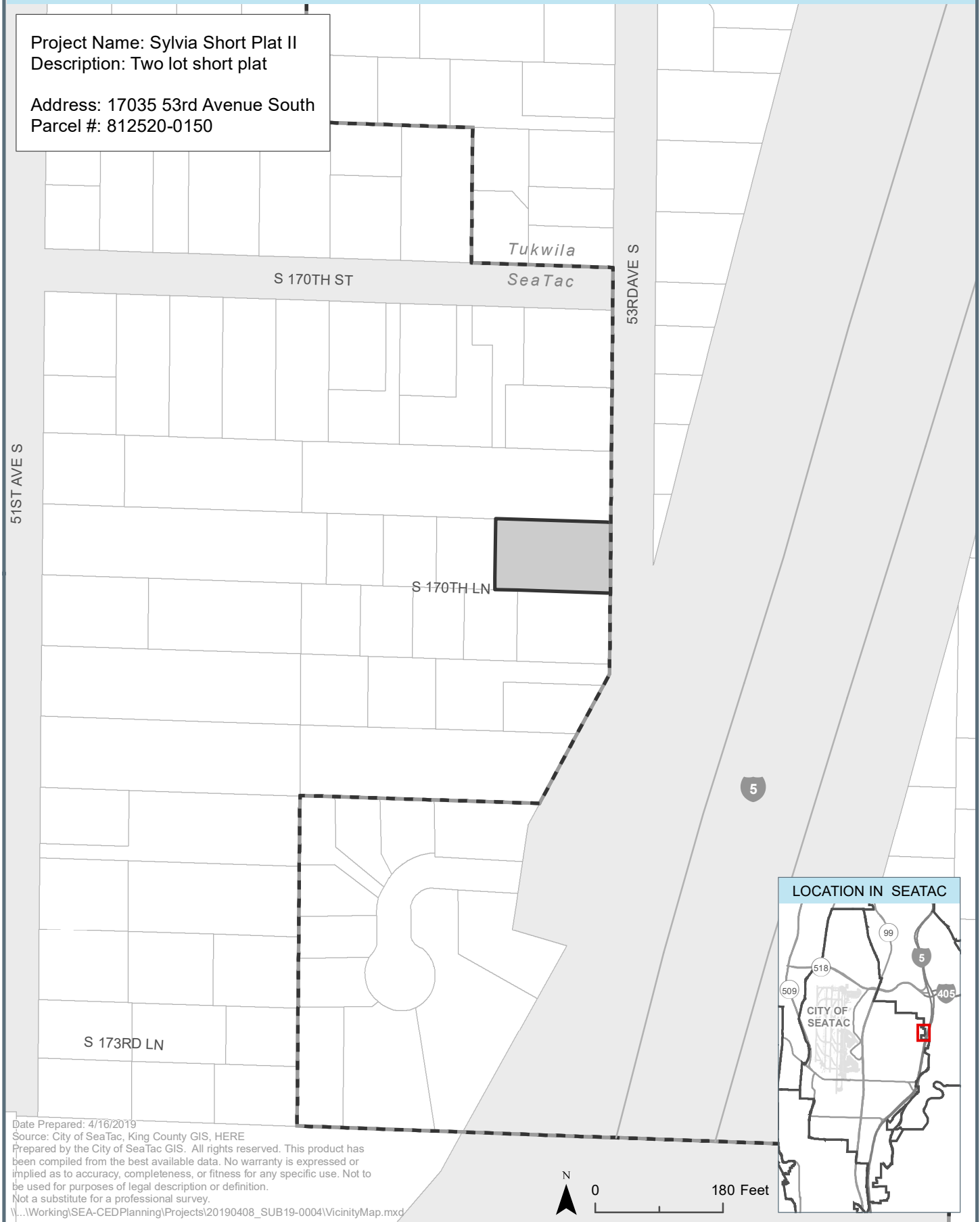


VICINITY MAP

SUB19-0004

Project Name: Sylvia Short Plat II
Description: Two lot short plat

Address: 17035 53rd Avenue South
Parcel #: 812520-0150



Date Prepared: 4/16/2019

Source: City of SeaTac, King County GIS, HERE

Prepared by the City of SeaTac GIS. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition.

Not a substitute for a professional survey.

\\...Working\SEA-CED\Planning\Projects\20190408_SUB19-0004\VicinityMap.mxd