



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

Rcpt. No.

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 DANTE PALMATTI

Phone Number 425 345 2030

Property Address 3404 S 164th ST

Tax Lot Number 537980-1958

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

LOTS 36 & 37, BLOCK 11, McMICHAEL HEIGHTS,
DIVISION No. 2

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 8 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 \$ 100.00

GFC: \$ 4,033.00 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 Need to verify 3412 S 164th St sewer location & easement.

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 L.M.

Title Sewer Inspector

Date 1-24-2024

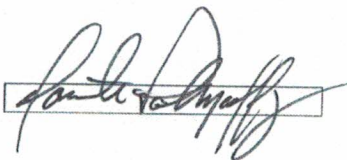
**ATTACHMENT TO
VALLEY VIEW SEWER DISTRICT
CERTIFICATE OF SEWER AVAILABILITY/NON-AVAILABILITY**

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

9/26/2023



S 164th ST SHORT PLAT

PRELIMINARY SHORT PLAT

FILE NO.: SUB 22-009

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, of parties with any right, title, and/or general interest in the land herein described, do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and desire this short plat to be the graphic representation of same.

Also, when specific conditions and/or agreements are a condition of approval of the above referenced short plat and are made a part thereof, then the said parties do hereby agree to and/or comply with all these conditions.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against the City of Seattle, its successors and assigns which may be 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 Seattle.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of Seattle, its successors and assigns, harmless from any damages, 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 flow 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 Seattle, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the City of Seattle, its successors, or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

This is made with the free consent and in accordance with the desire of the owner(s) and shall be binding upon their heirs, successors, and/or assigns.

Name

Name

Name

Name

State of Washington

County of _____

I certify that I know or have satisfactory evidence that

signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of _____

Dated _____

My appointment expires _____

State of Washington

County of _____

I certify that I know or have satisfactory evidence that

signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of _____

Dated _____

My appointment expires _____

APPROVALS:

ENGINEERING REVIEW DIVISION

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.

ENGINEERING REVIEW MANAGER _____

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR _____

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

ASSESSOR _____

DEPUTY ASSESSOR _____

ACCOUNT NUMBER 537980-1958

RECORDING NO. _____

VOL./PAGE _____

SCALE: _____

N/A

PORTION OF _____

NW 1/4, NW 1/4, SEC. 27, TWP. 23 N., RGE. 4E., W.M

SITE LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE ALONG THE WEST LINE OF SAID SECTION 00°01'11" W 1194.49 FEET; THENCE SOUTH 89°59'10" EAST 730.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF SOUTH 164TH STREET, AS NOW ESTABLISHED, WITH THE EAST LINE OF A 60 FOOT ROADWAY KNOWN AS 34TH AVENUE SOUTH AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID STREET LINE SOUTH 89°59'10" EAST 85.00 FEET; THENCE NORTH 00°01'11" EAST 195.00 FEET; THENCE NORTH 89°59'10" WEST 85.00 FEET; THENCE SOUTH 00°01'11" WEST 195.00 FEET TO THE TRUE POINT OF BEGINNING.

(BEING KNOWN AS A PORTION OF LOTS 36 AND 37, BLOCK 11, MORMON HEIGHTS, DIVISION NO. 2, ACCORDING TO THE UNRECORDED PLAT THEREOF)

PARCEL NO. 537980-1958

ADDRESS: 3404 S 164TH STREET

SITE INFORMATION

SITE ADDRESS: 3404 S 164th STREET

SEATTLE, WA 98188

OWNER: NAVDEEP & SARITA DUGALE

TAX ACCOUNT NO.: 537980-1958

SITE AREA: 16,575 SQ. FT. OR 0.38 ACRES

NUMBER OF LOTS: 2

ZONING: UL 7.200

PROPOSED USE: RESIDENTIAL

SANITARY SEWER: VALLEY VIEW SEWER

WATER: HIGHLINE WATER

SCHOOL DISTRICT: HIGHLINE

FIRE DISTRICT: PUGET SOUND REGIONAL FIRE AUTHORITY #46


POWER: PUGET SOUND ENERGY

TITLE REPORT

PER FIRST AMERICAN TITLE REPORT COMMITMENT NUMBER 3886771 DATED JANUARY 20, 2022

ITEM NO.	RECORDING NO.	NOTE
1-3	-	NOT SURVEY RELATED.
4	2842542	EASEMENT FOR ELECTRIC AND/OR GAS TRANSMISSION
5	20010410800003	CONDITIONS, NOTES, EASEMENTS, PROVISIONS, AND/OR ENCROACHMENTS OF SURVEY
6	20020808000099	EASEMENT FOR TEMPORARY SEWER CONNECTION
7	200208080001005	AGREEMENT FOR SEWER CONNECTION
8	200801129000025	CONDITIONS, NOTES, EASEMENTS, PROVISIONS, AND/OR ENCROACHMENTS OF SURVEY
9	20140334000385	NOT SURVEY RELATED.

QUARTER SECTION VICINITY MAP



AUDITOR'S CERTIFICATE


filed for record this.....day of.....20.....at.....M

In book.....of.....at page.....at the request of

Daniel M. Torma.

County Auditor (Signed)

SURVEYOR'S CERTIFICATE



Daniel M. Torma

Certificate No. 3699223538

SHORT PLAT

FOR

NAVDEEP & SARITA DUGALE

3404 S 164th ST., SEATTLE, WASHINGTON

DWN BY: JKB


DATE: 7/19/23

JOB NO.: 21001

CHKD BY: DMT

SCALE: NO SCALE

SHEET: 1 OF 3



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445

PUYALLUP, WASHINGTON 98373

4SITESURVEYING@COMCAST.NET

PHONE: 425-235-8440



S 164th ST SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB 22-009

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 SECOND SPECTRA VISION FOCUS 35 ROBOTIC INSTRUMENT AND A SPECTRA SPED GPS UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-150-000.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
3. ANY DISCREPANCY (BOUNDARY HAZARD, OVERLAPPING BOUNDARY OR A PHYSICAL APPURTENANCE, SUCH AS A FENCE ENCROACHMENT) SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY THE TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT, PER RCW 56-17-255.
4. HORIZONTAL DATUM: NAD 1983/91

LEGEND

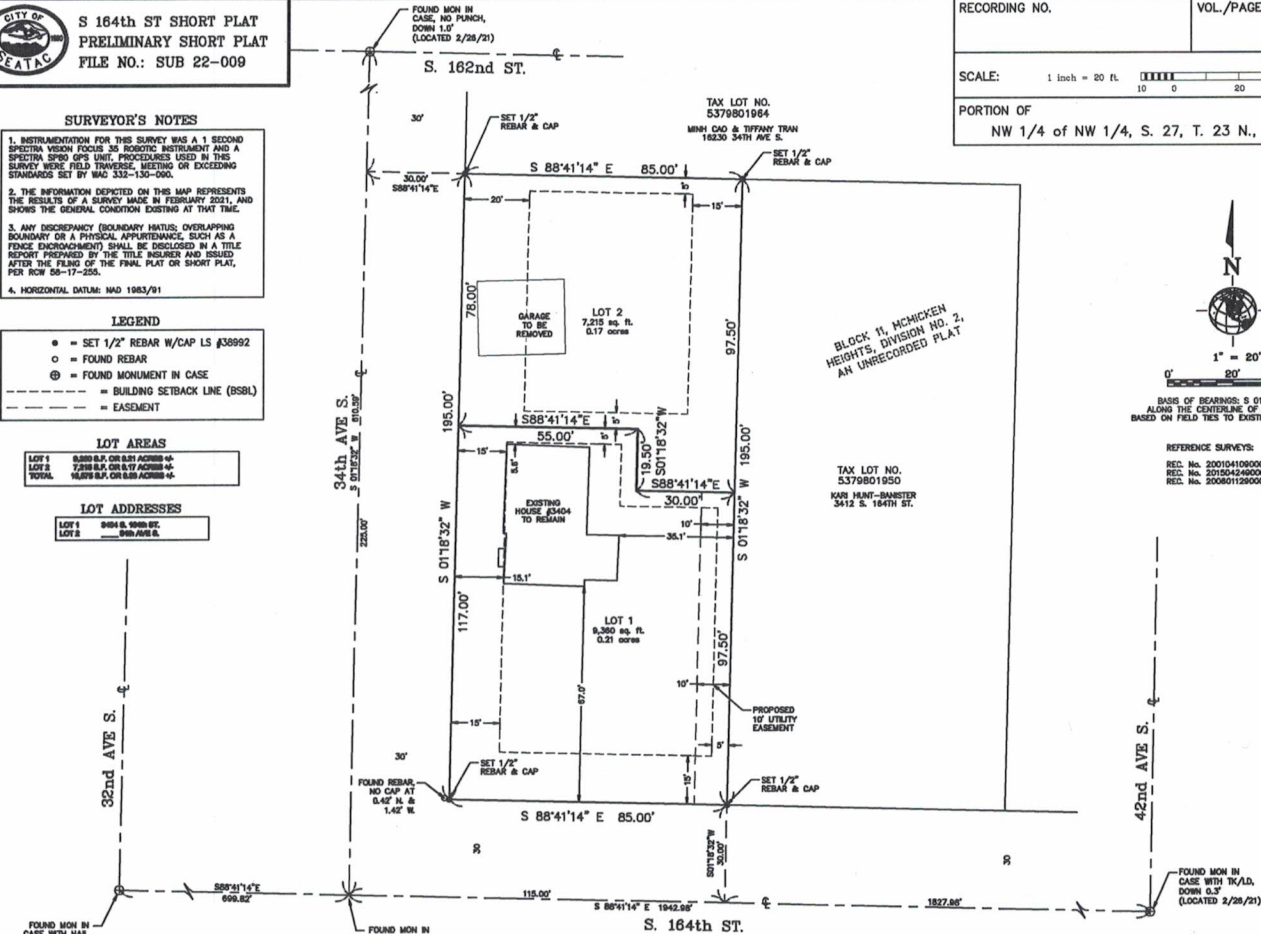
- = SET 1/2" REBAR W/CAP LS #30992
- = FOUND REBAR
- ⊙ = FOUND MONUMENT IN CASE
- - - = BUILDING SETBACK LINE (BSBL)
- - - = EASEMENT

LOT AREAS

LOT 1 8,380 sq. ft. 0.17 ACRES
LOT 2 7,215 sq. ft. 0.17 ACRES

LOT ADDRESSES

LOT 1 9404 S. 164th ST.
LOT 2 9406 S. 164th ST.



RECORDING NO.

VOL./PAGE

SCALE:

1 inch = 20 ft. 0 20 40

PORTION OF

NW 1/4 of NW 1/4, S. 27, T. 23 N., R. 4 E.

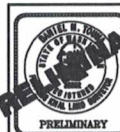


1" = 20'

BASE OF BEARING: S 01°16'33" W
ALONG THE CENTERLINE OF 34TH AVE S
BASED ON FIELD TIES TO EXISTING MONUMENTS.

REFERENCE SURVEYS:

REC. No. 2001041080003
REC. No. 2015042490003
REC. No. 2008011290002



SHORT PLAT
FOR
NAVDEEP & SARITA DUGALE
9404 S 164th ST., SEATTLE, WASHINGTON

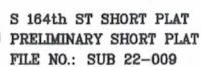
DWN BY: JKB DATE: 7/19/23 JOB NO.: 21001
CHKD BY: DMT SCALE: 1" = 20' SHEET: 2 OF 3



SURVEYING, LLC

4227 S. MERIDIAN ST. C-445
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VOL./PAGE

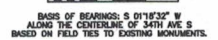


- | LINETYPE LEGEND | |
|-----------------|--------------------|
| | BUILDING FOOTPRINT |
| | OVERHEAD POWER |
| | 5' IRON FENCE |
| | CHAIN LINK FENCE |
| | WOOD FENCE |

VOL./PAGE

1 inch = 20 ft.

NW 1/4 of NW 1/4, S. 27, T. 23 N., R. 4 E.



1. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA 1 SECOND TOTAL STATION. PROCEDURES USED IN THE SURVEY WERE FIELD TRAVEL, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-060.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2018, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

3. ANY DISCREPANCY (BOUNDARY MATING; OVERLAPPING BOUNDARY OR A PHYSICAL APPURTENANCE, SUCH AS A FENCE ENCROACHMENT) SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY THE TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT, PER RCW 56-17-255.

4. HORIZONTAL DATUM: NAD 1983/01

VERTICAL DATUM: NAVD88
DATUM ELEVATIONS ESTABLISHED PER GPS OBSERVATION
LOCATION:
TBM #1
SET PK IN ASPHALT ROAD NE CORNER INT. OF S.
164th ST. AND 34th AVE S.
ELEVATION = 482.02 FEET NAVD88
TBM #2
SET PK IN ASPHALT ROAD ON S. 164th ST.
ELEVATION = 465.18 FEET NAVD88
MAJOR CONTOUR INTERVAL = 10 FOOT
MINOR CONTOUR INTERVAL = 2 FOOT

VOL/PAGE



DWN BY <small>JKB</small>	DATE 7/19/23	JOB NO. 21001
CHKD BY <small>DMT</small>	SCALE 1" = 30'	SHEET 3 OF 3



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