

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

City of SeaTac/Planning Dept.
4800 S 188th St
SeaTac WA 98188

PR # 3513

CERTIFICATE OF WATER AVAILABILITY

File No. _____

PART A: TO BE COMPLETED BY APPLICANT

1. Owner Name/Address/Phone: GEM CONSTRUCTION, LLC / MATT GRIMM
21501 CONNELLS PRAIRIE RD E. BUCKLEY, WA 98321 / (206) 931-7274

Agent or Contact Person/Phone: G2 CIVIL / EDWARD MECUM (425) 364-5285 *

Site Address (Attach map and legal description): 2608 S 146TH STREET, SEATAC, WA 98168

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

☐ Residential Building Permit ☐ Preliminary Plat ☒ Short Subdivision
☐ Commercial/Industrial Permit ☐ Rezone ☐ Other _____

3. Estimated number of service connections and meter size(s): 4 - 1" SERVICE W/ 3/4" METER

4. Vehicular distance from nearest hydrant to the rear of the furthest structure: 250' +/- ft.

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

Source of minimum flow requirement:

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

6. Area is served by: King County Water District 125

Owner/Agent's Signature: 

Date: NOV 14, 2024

This certificate is not valid without Water District No. 125's attached entitled "Attachment to Certificate of Water Availability."

PART B: TO BE COMPLETED BY WATER UTILITY

The proposed project is located within SeaTac/King
(City/County)

1. Improvements required to upgrade the water system to bring it into compliance with the utility's comprehensive plan or to meet the minimum flow requirements of project before connection: _____

N/A

2. 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 5.6 fps as documented by the attached calculations.

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

King County Water District #125
(206)242-9547

DYLAN BAILEY
By

11-14-24
Date
11-14-25
Expires On

PART C: TO BE COMPLETED BY GOVERNING JURISDICTION

1. 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 number B1 are met.

____ System in not capable of providing service to this project.

2. Minimum water system improvements: (At least equal to number B2 above)

Agency/Phone


By

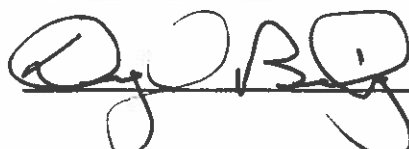
Date

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

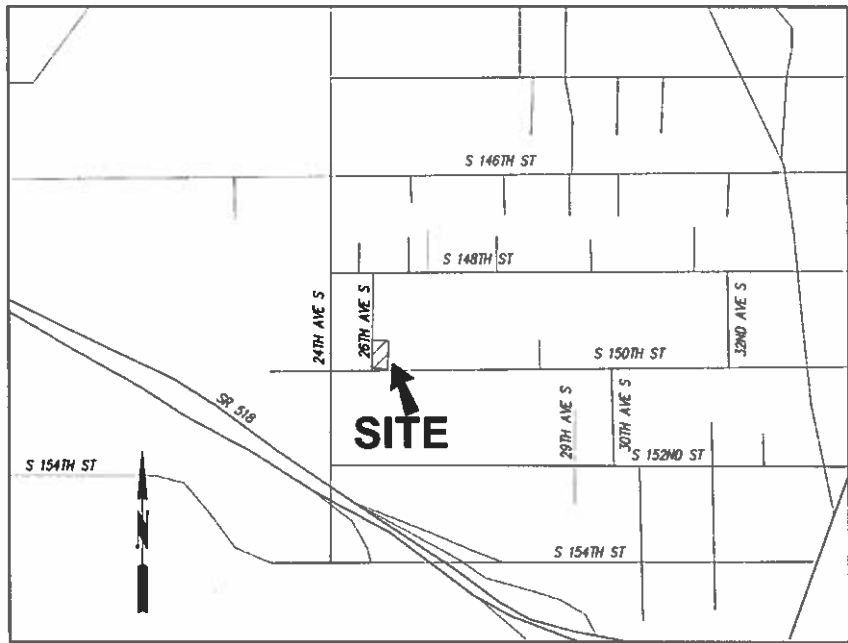
The following terms and conditions apply to the attached Certificate of Availability ("Certificate")

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 11-14-24

District Signature  Date 11-14-24

GEM CONSTRUCTION, WATER AVAILABILITY
NOVEMBER 14, 2024



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

**LOT 23 OF ORCHARD PARK ADDITION, AS PER PLAT RECORDED IN
VOLUME 66 OF PLATS, PAGE 86, RECORDS OF KING COUNTY;**

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.