



WATER CERTIFICATE OF AVAILABILITY

Lakehaven Water & Sewer District – Development Engineering Section

31623 – 1st Ave S * PO Box 4249 * Federal Way, WA 98063-4249

Email: DE@Lakehaven.org * Telephone: 253-945-1581 or 253-945-1580

This certificate is intended to provide the applicant, land use agencies &/or public health departments with information necessary to evaluate development proposals. Lakehaven Water & Sewer District, at its sole discretion, reserves the right to delay, or deny, water service based upon capacity &/or supply limitations in Lakehaven’s or Other Purveyor’s system facilities.

- Proposed Land Use:**
- | | | |
|--|---|--|
| <input type="checkbox"/> Building Permit-SFR () | <input checked="" type="checkbox"/> Building Permit-MFR (345) | <input type="checkbox"/> Building Permit-Other |
| <input type="checkbox"/> Subdivision () | <input type="checkbox"/> Short Subdivision () | <input type="checkbox"/> Binding Site Plan |
| <input checked="" type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Other (specify/describe) _____ | |

Tax Parcel Number(s): 172104-9019, -9028, -9030, -9031, -9033, -9034, -9035, -9046, -9051, -9057, -9059, -9064, -9074, 9090

Site Address: 330XX – 13th Ave S LWSD GIS Grid: J-10

Ex. Bldg. Area to Remain: N/A sf New Bldg. Area Proposed: 593,700 sf (total, 2 MFR bldgs) + Rec. Bldg.

WATER SYSTEM INFORMATION

1. Water service can be provided by service connection to an existing _____" diameter water main that is approximately _____ feet from the site.
2. Water service for the site will require an improvement to LWSD’s water distribution system of:
 - a. 5+/- feet of 8" & 12" diameter water main to reach the site; and/or
 - b. The construction of a water distribution system on the site; and/or
 - c. A major portion of LWSD’s comprehensive water system plan would need to be implemented and/or constructed; and/or
 - d. Other (describe): LWSD Developer Extension (DE) Agreement required. Upsizing of existing water mains <8" diameter will likely be required.
3. a. The existing water system is in conformance with LWSD’s Comprehensive Water System Plan.
 b. The existing water system is not in conformance with LWSD’s Comprehensive Water System Plan and an Amendment to this Plan will be required. This may cause a delay in issuance of land use approvals or permits.
4. a. The subject property is within the corporate limits of Lakehaven Water & Sewer District, or has been granted Boundary Review Board approval for extension of water service outside of LWSD’s water service area.
 b. Annexation or Boundary Review Board approval will be necessary to provide service.
5. Water service is subject to:
 - a. Payment of connection charges (to be determined by LWSD);
 - b. Proof or reservation of easement(s) as required by LWSD;
 - c. Other: LWSD DE Agreement (#2 above) must be accepted by LWSD, prior to service connection activation(s).

Comments/special conditions: _____.

The nearest fire hydrant will be on the Property (number & location TBD by fire marshal).

Fire Flow at no less than 20 psi available within the water distribution system is a minimum 2,500 GPM for two (2) hours or more. This flow figure depicts the theoretical performance of the water distribution system under high demand conditions. Fire flow rates greater than this may be accommodated through water distribution system improvements, contact LWSD for additional information.

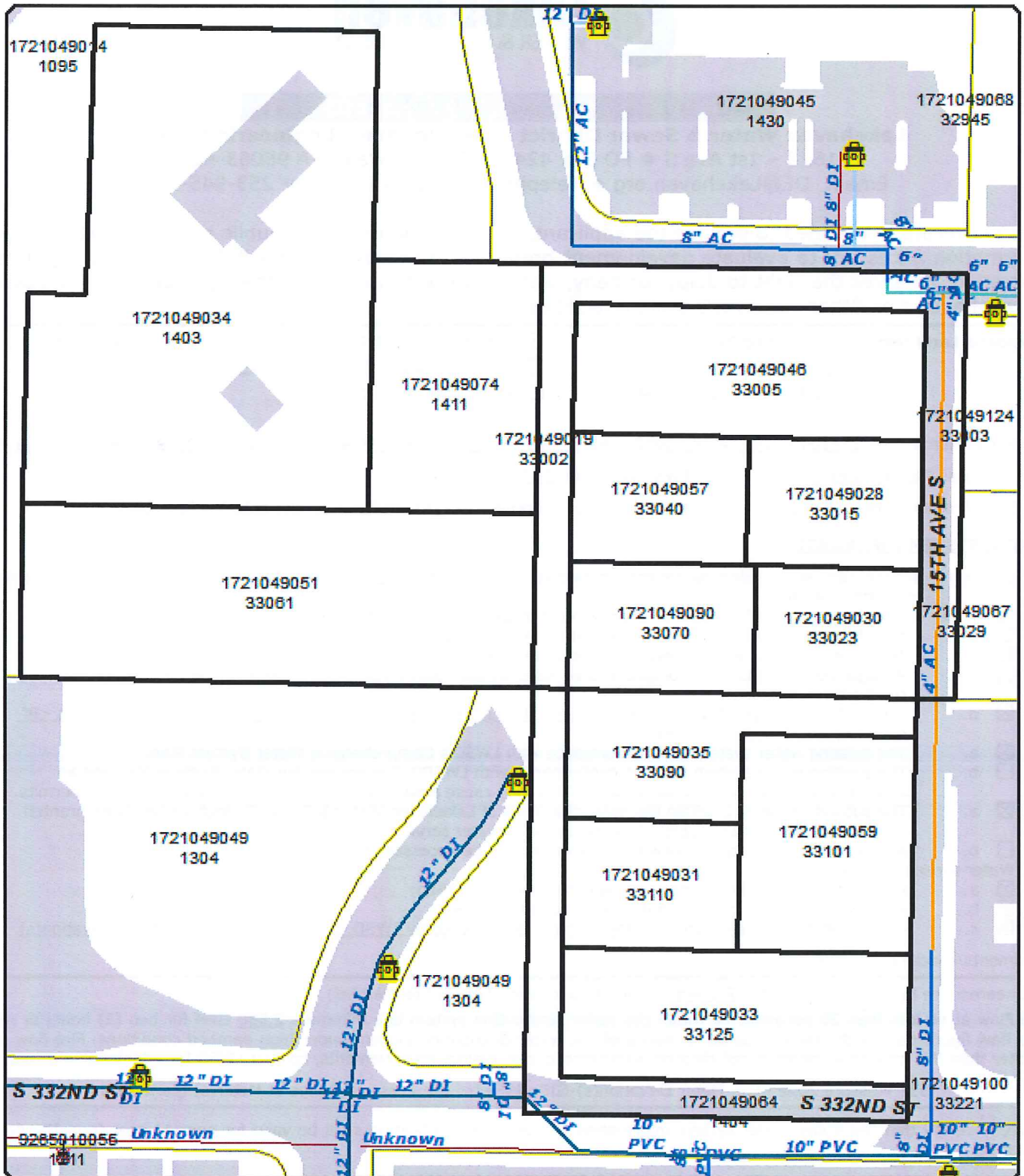
537 Pressure Zone Est. Meter Elevation(s)-GIS: 395+/- Est. Pressure Range at Meter(s) (psi): 53-61

I hereby certify that the above water system information is true. This certification shall be valid for one (1) year from the date of signature.

Name: BRIAN ASBURY Title: DEVELOPMENT ENGINEERING SUPERVISOR

Signature:

Date: 5/23/19



NOTE: Lakehaven Water and Sewer District neither warrants nor guarantees the accuracy of any facility information provided. Facility locations and conditions are subject to field verification.

Water Certificate of Availability
 Parcels 172104-9019, -9028, -9030, -9031, -9033, -9034, -9035, -9046, -9051, -9057, -9059, -9064, -9074, -9090

0 100 200
 Feet

5/23/2019 BIA



SEWER CERTIFICATE OF AVAILABILITY

Lakehaven Water & Sewer District – Development Engineering Section

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Telephone: 253-945-1581 or 253-945-1580 * Email: DE@Lakehaven.org

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- Proposed Land Use:**
- Building Permit-SFR ()
 - Building Permit-MFR (345)
 - Building Permit-Other
 - Subdivision ()
 - Short Subdivision ()
 - Binding Site Plan
 - Boundary Line Adjustment
 - Other (specify/describe) _____

Tax Parcel Number(s): 172104-9019, -9028, -9030, -9031, -9033, -9034, -9035, -9046, -9051, -9057, -9059, -9064, -9074, 9090

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LWSD GIS Grid: J-10

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New Bldg. Area Proposed: 593,700 sf (total, 2 MFR bldgs) + Rec. Bldg.

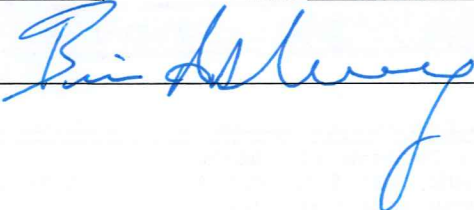
SEWER SYSTEM INFORMATION

1. Sewer service can be provided by service connection to an existing _____" diameter sewer main that is approximately _____ feet from the site and the sewer system has the capacity to serve the proposed land use.
2. Sewer service for the site will require an improvement to LWSD’s sanitary sewer system of:
 - a. 5+/- feet of 8" diameter sewer main or trunk to reach the site; and/or
 - b. The construction of a sanitary sewer collection system on the site; and/or
 - c. A major portion of LWSD’s comprehensive wastewater system plan would need to be implemented and/or constructed; and/or
 - d. Other (describe): LWSD Developer Extension (DE) Agreement required.
3. a. The existing sewer system is in conformance with LWSD’s Comprehensive Wastewater System Plan.
 b. The existing sewer system is not in conformance with LWSD’s Comprehensive Wastewater System Plan and an Amendment to this Plan will be required. This may cause a delay in issuance of land use approvals or permits.
4. a. The proposed site land use is within the corporate limits of Lakehaven Water & Sewer District, or has been granted Boundary Review Board approval for extension of sewer service outside of LWSD’s sewer service area.
 b. Annexation or Boundary Review Board approval will be necessary to provide service.
5. Sewer service is subject to:
 - a. Payment of connection charges (to be determined by LWSD);
 - b. Proof or reservation of easement(s) as required by LWSD;
 - c. Other: LWSD DE Agreement (#2 above) must be accepted by LWSD, prior to service connection activation(s).

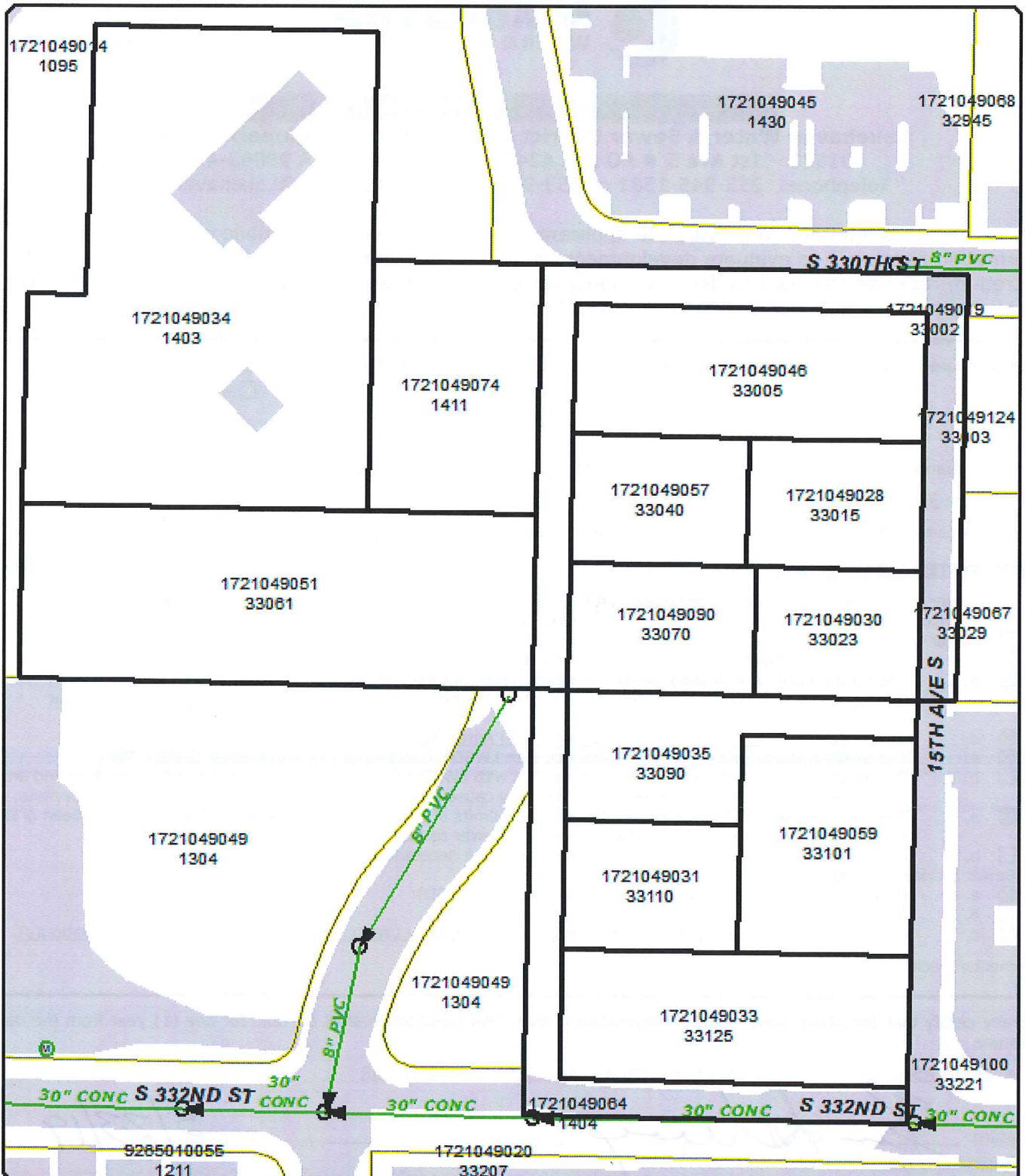
Comments/special conditions: _____.

I hereby certify that the above sewer system information is true. This certification shall be valid for one (1) year from the date of signature.

Name: BRIAN ASBURY Title: DEVELOPMENT ENGINEERING SUPERVISOR

Signature: 

Date: 5/23/19



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Sewer Certificate of Availability
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0 100 200
 Feet

5/23/2019 BIA



Hydraulic Model Fire Flow Estimate Request/Reporting Form

Requested By: Dawn Zern	Date: 5/22/19
Location to be Modeled: Existing Hydrant near Parcel # 1721049046	
Lakehaven ¼ Section Grid:	J/10
Intersection:	S 330 th St & 15 th Ave S
Add. Description:	See attached map Pressure Zone: 538

Results By: John Bowman	Date: 5/28/19	Model Run No.: Master Water System Model 2007.net FF #360
Condition	Pressure (psi)	Flow (gpm)
Static	43	0
Fire Flow	20	3500

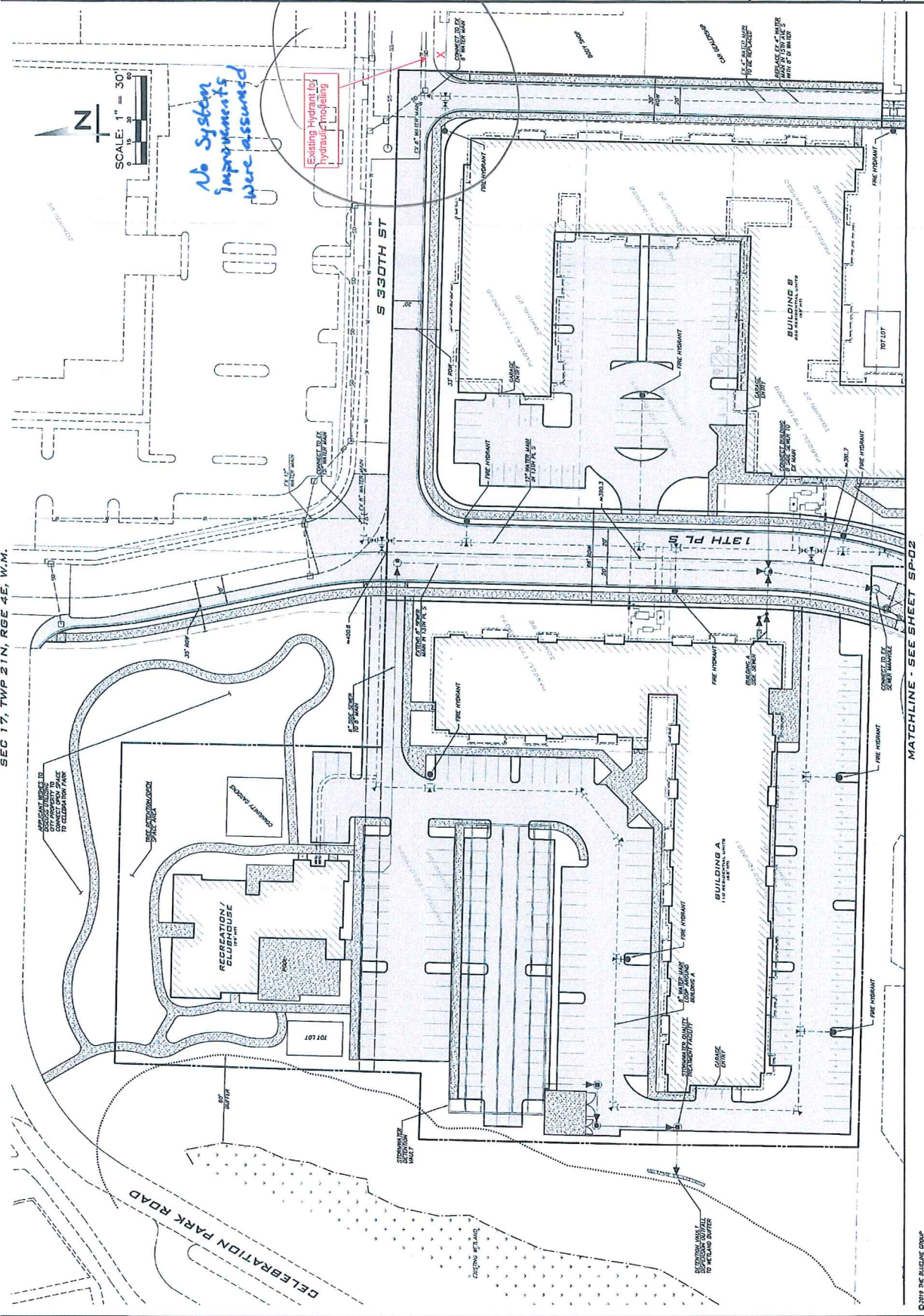
NOTES:

Lakehaven’s adopted level of service goals for fire flow rates are 1000 gpm within single family residential areas (including duplexes) and 2500 gpm for multi-family, commercial, industrial areas.

Model results depict the theoretical performance of the water system under high demand conditions and are not guaranteed to represent actual system performance. A design professional should be consulted for site specific design purposes.

The calculated fire flow capacity in the above table is based on a currently available residual system pressure of 20 psi at the location modeled. The model indicates that Lakehaven’s standard maximum allowable velocity of 10 ft/s is exceeded at a fire flow rate above 1600 gpm. Fire flow capacities greater than 1600 gpm may be accommodated through water system improvements.

	11100 W. GARDEN AVENUE SUITE 100 DENVER, CO 80231 TEL: 303.733.1100 WWW.BLUELINEGROUP.COM	PROJECT MANAGER: CHRISTOPHER HALLER, PE	DESIGNER: DANIEL GARDNER
	SCALE: AS NOTED	PROJECT MANAGER: CHRISTOPHER HALLER, PE	DESIGNER: DANIEL GARDNER
NO. DATE BY		REVISIONS	
SEC 17, TWP 21N, RGE 4E, W.M.		CITY OF FEDERAL WAY WASHINGTON PARCEL # 1721049046 CELEBRATION CONCEPTUAL SITE PLAN FEASIBILITY	
SHEET NO. 19-019 SP-02		SHEET 2 OF 3	





**REQUEST FOR WATER HYDRAULIC
MODEL ANALYSIS REPORT**

To: Lakehaven Water & Sewer District
Attn: Development Engineering
31623 - 1st Ave S
PO Box 4249
Federal Way WA 98063-4249

FOR LAKEHAVEN USE ONLY	
Fee:	_____ \$230.00 _____
Paid Date:	_____ 5/21/19 _____
Receipt No.:	_____ 38617 _____

I would like to request a water hydraulic model (aka 'fire flow') analysis & report for the following location:

Parcel Number 1721049046

Site Address 33005 15th Ave S. Federal Way 98003

*** * INCLUDE A MAP OF, OR INDICATE, HYDRANT(S) DESIRED TO BE MODELED * ***

Jake Drake
Name of Authorized Representative/Contact

Permitting Technician

Title/Position

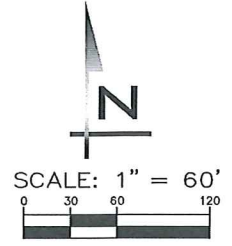
425-250-7232
Contact Telephone Number

jdrake@thebluelinegroup.com
Contact Email

05/20/2019
Date

SKF requests
3809 gpm

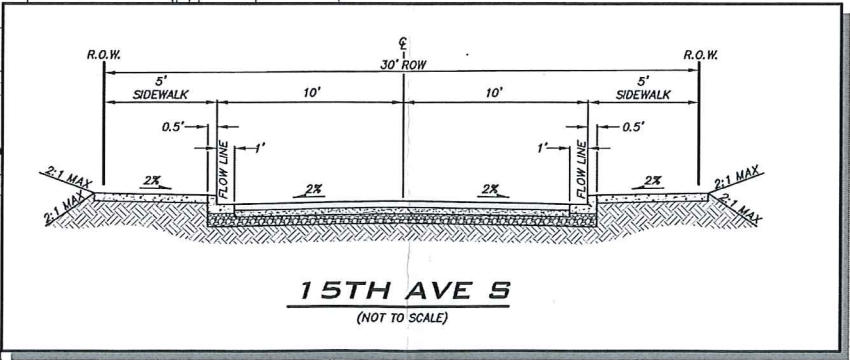
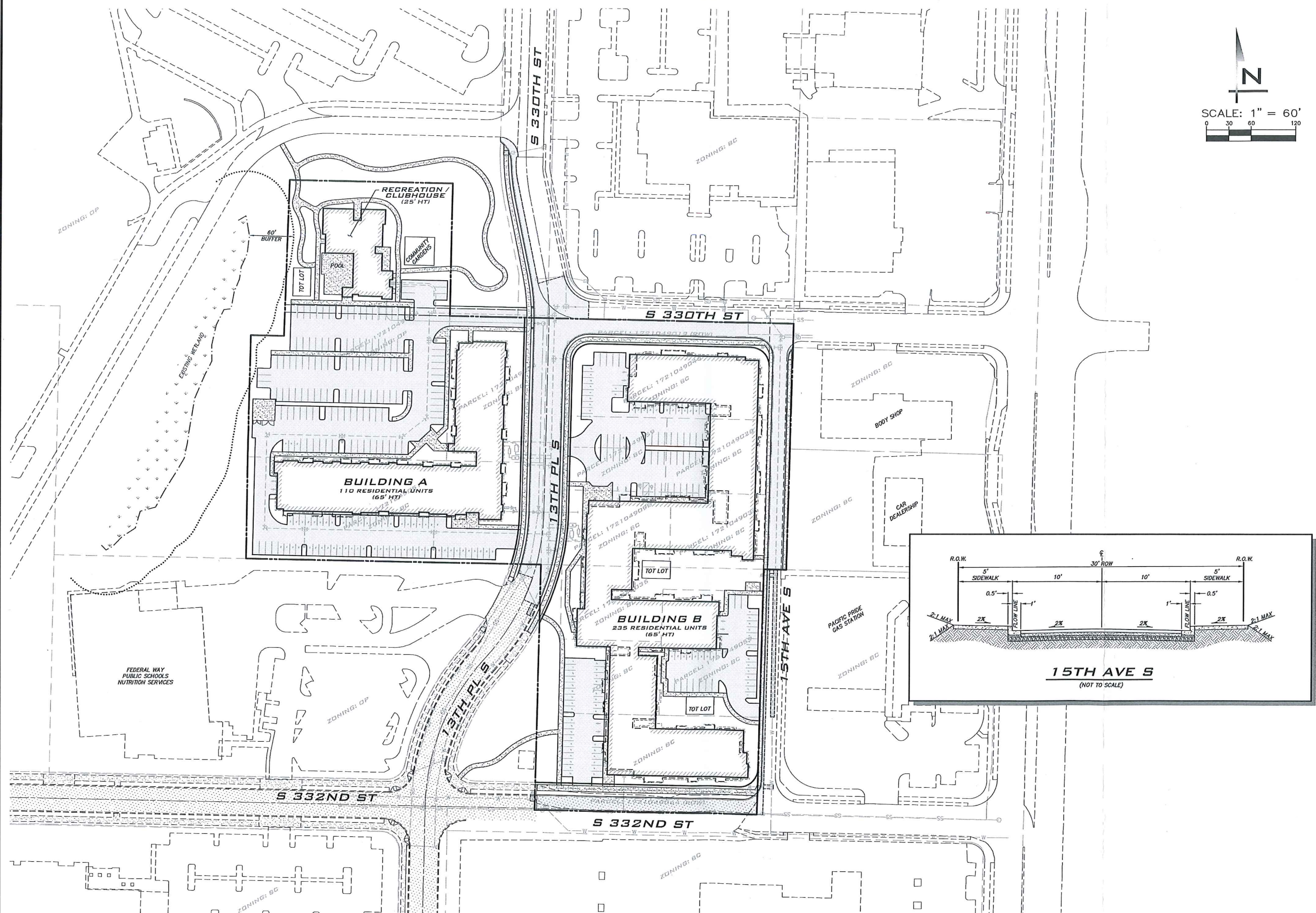
SEC 17, TWP 21N, RGE 4E, W.M.



25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.218.4051 F: 425.218.4052
WWW.THEBLUELINEGROUP.COM

SCALE:
AS NOTED
PROJECT MANAGER:
CHRISTOPHER H MILLER, PE
PROJECT ENGINEER:
JOH L KOEFGEN, PE
DESIGNER:
DOMINIQUE GABALDON
ISSUE DATE:
3/7/2019

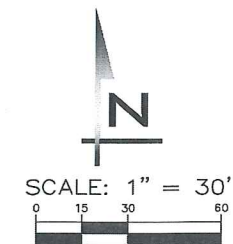
NO	DATE	BY	REVISIONS



FEASIBILITY
CELEBRATION
OVERALL SITE PLAN
PARCEL # 1721049046
CITY OF FEDERAL WAY WASHINGTON

JOB NUMBER:
19-019
SHEET NAME:
SP-01

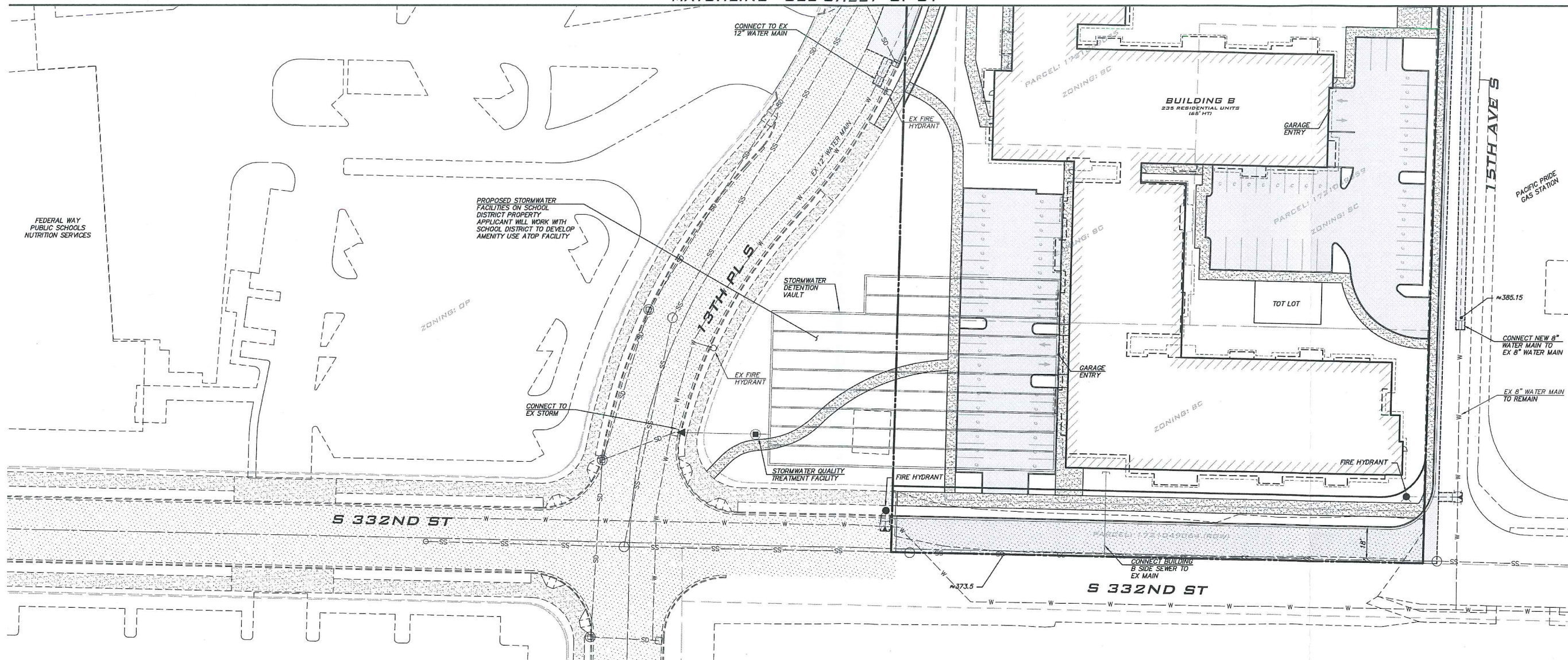
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25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
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JON L KOEPFGEN, PE
DESIGNER:
DOMINIQUE GABALDON
ISSUE DATE:
3/7/2019

MATCHLINE - SEE SHEET SP-01



REVISIONS

NO	DATE	BY

FEASIBILITY
CELEBRATION
CONCEPTUAL SITE PLAN
PARCEL # 1721049046
CITY OF FEDERAL WAY WASHINGTON

JOB NUMBER:
19-019
SHEET NAME:
SP-03

SHT **3** OF **3**