



WATER CERTIFICATE OF AVAILABILITY

Lakehaven Water & Sewer District – Development Engineering Section

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

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

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:**
- Building Permit-SFR Building Permit-MFR Building Permit-Other
 - Subdivision Short Subdivision Binding Site Plan
 - Rezone Boundary Line Adjustment
 - Other (specify/describe) Land Use Process III/IV - Commercial

Tax Parcel Number(s): 162104-9013, -9030, -9056, 228500-0010, 797820-0420 Site Address: 32901 Weyerhaeuser Way S

Ex. Bldg. Area to Remain: 468,457 sf New Bldg. Area Proposed: Ex. + 1,068,000 sf Lakehaven GIS Grid: L-09/L-10/M-09

Applicant’s Name: Federal Way Campus, LLC

WATER SYSTEM INFORMATION

1. Water service can be provided by service connection to an existing 12" diameter water mains that are on the site.
2. If additional/onsite fire hydrant(s) required, water service for the site will require an improvement to Lakehaven’s water distribution system of:
 - a. _____ feet of _____" 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 Lakehaven’s comprehensive water system plan would need to be implemented and/or constructed; and/or
 - d. Other (describe): Lakehaven Developer Extension Agreement required.
3. a. The existing water system is in conformance with Lakehaven’s Comprehensive Water System Plan.
 b. The existing water system is not in conformance with Lakehaven’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 Lakehaven’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 Lakehaven);
 - b. Proof or reservation of easement(s) as required by Lakehaven;
 - c. Other: _____.

Comments/special conditions: Care shall be taken to avoid encroachment upon existing water and/or sewer mains, and/or associated easement(s), on the site.

The nearest fire hydrant are on the Property (as marked on map on the back of this page).

System hydraulic model results (FF #227), at no less than 20 psi, indicate that Lakehaven’s standard maximum allowable liquid velocity of 10 ft/s is exceeded at a fire flow rate above 5,200 GPM (approximate). 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 Lakehaven for additional information.

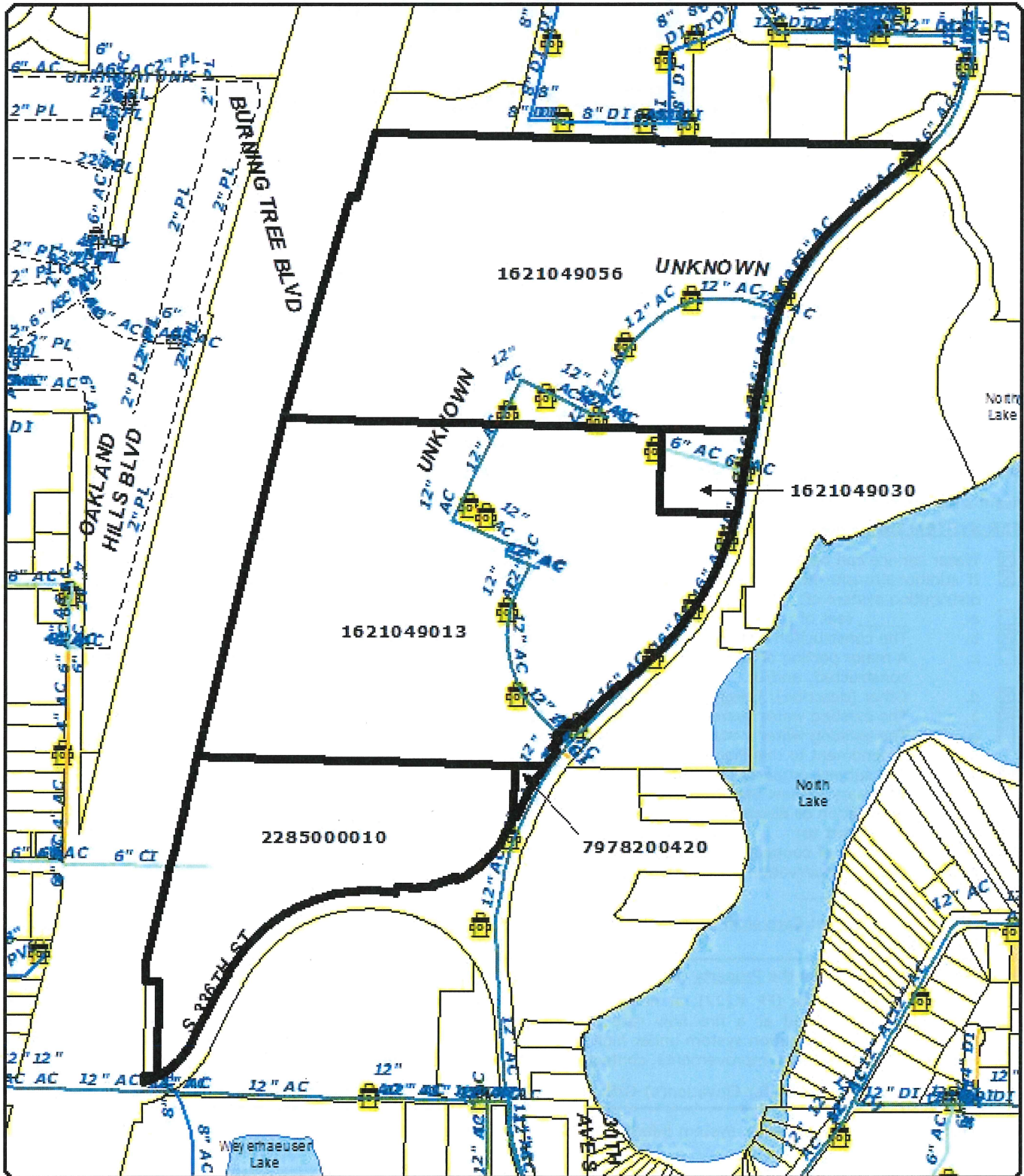
578 Pressure Zone Est. Meter Elevation(s)-GIS: 420-450 +/- Est. Pressure Range at Meter(s) (psi): Min. 52, Max. 74

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: 8/7/17



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.

Certificate of Water Availability
Parcels 162104-9013, -9030, -9056, 2285000010, 7978200420

0 400 800
 Feet

8/7/2017 BIA



SEWER CERTIFICATE OF AVAILABILITY

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- Proposed Land Use:**
- Building Permit-SFR
 - Building Permit-MFR
 - Building Permit-Other
 - Subdivision
 - Short Subdivision
 - Binding Site Plan
 - Rezone
 - Boundary Line Adjustment
 - Other (specify/describe) Land Use Process III/IV - Commercial

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Applicant’s Name: Federal Way Campus, LLC

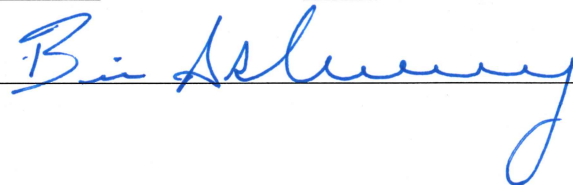
SEWER SYSTEM INFORMATION

1. Sewer service can be provided by service connection to an existing private 8” diameter sewer main that is on parcels 1621049013 & 1621049030, or 24” or 30” sewer trunk on parcel 2285000010 & in Weyerhaeuser Way S and the sewer system has the capacity to serve the proposed land use.
2. For parcel 1621049056, sewer service for the site will require an improvement to Lakehaven’s sanitary sewer system of: 560+/-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 Lakehaven’s comprehensive wastewater system plan would need to be implemented and/or constructed; and/or
 - d. Other (describe): Lakehaven Developer Extension Agreement required.
3. a. The existing sewer system is in conformance with Lakehaven’s Comprehensive Wastewater System Plan.
 b. The existing sewer system is not in conformance with Lakehaven’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 Lakehaven’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 Lakehaven);
 - b. Proof or reservation of easement(s) as required by Lakehaven;
 - c. Other: _____.

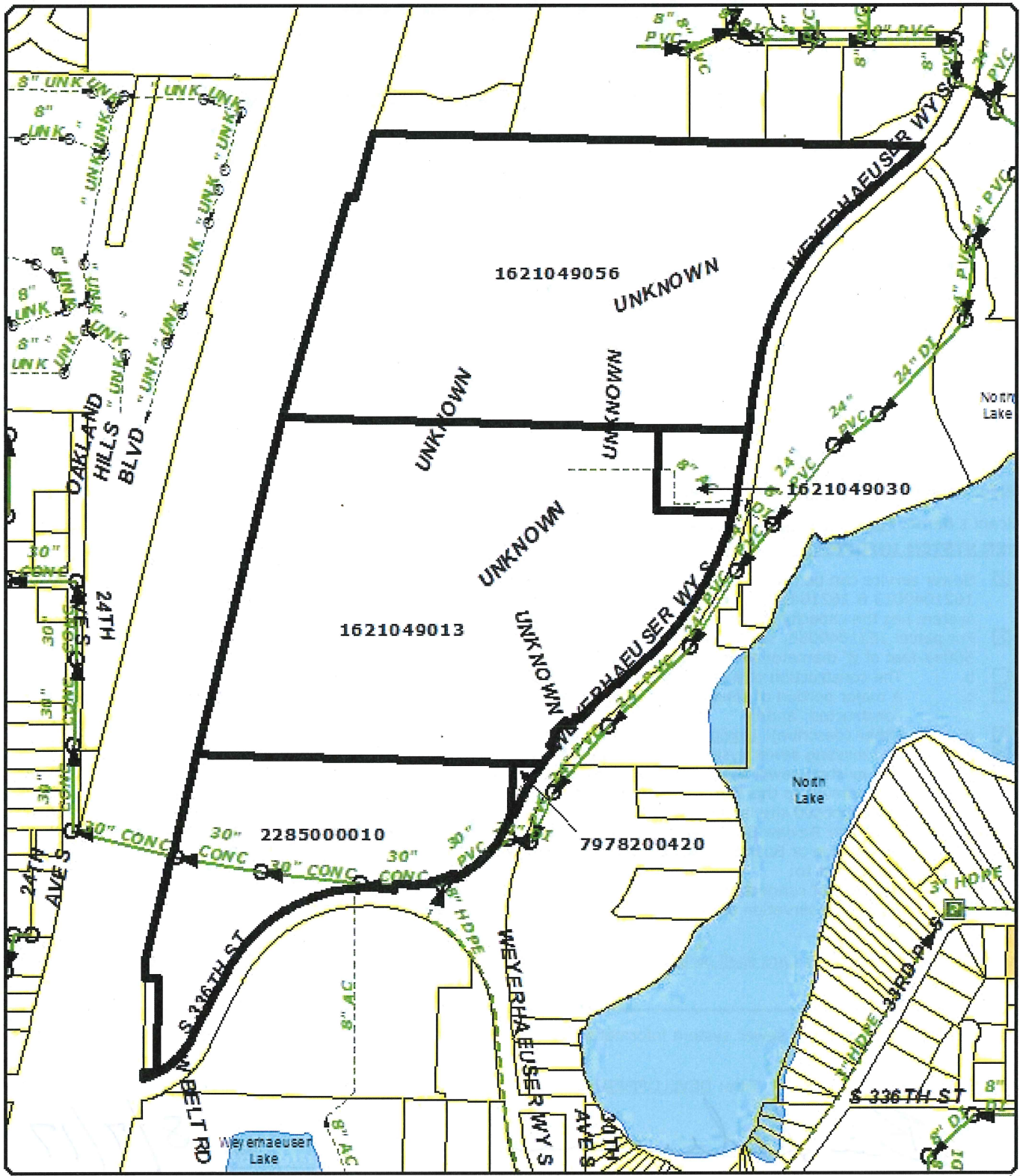
Comments/special conditions: Care shall be taken to avoid encroachment upon existing water and/or sewer mains, and/or associated easement(s), on the site.

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: 8/7/17



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