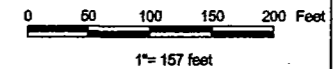


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TO R-24

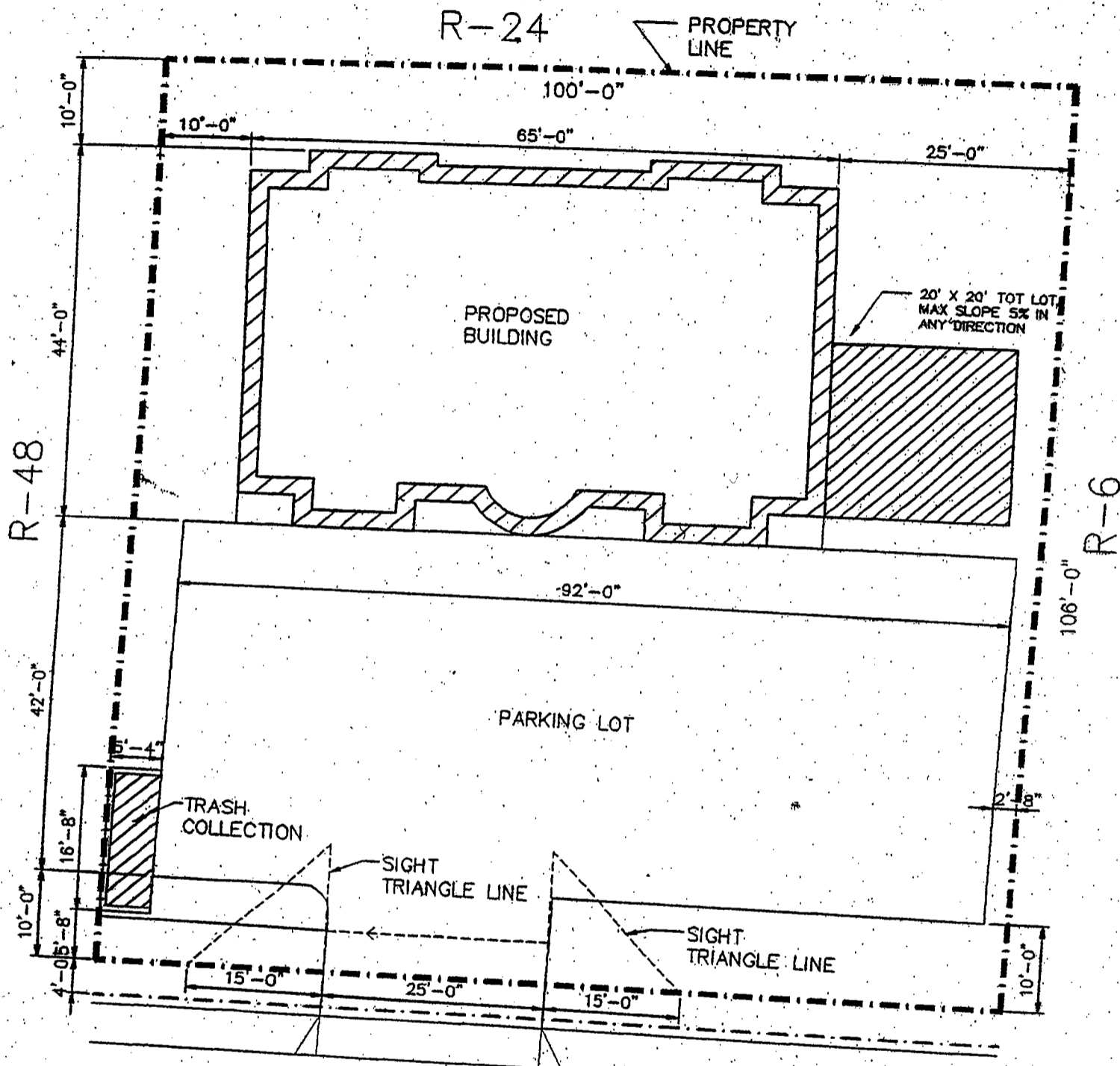


- Potential Annexation Areas (Interim)
- Township Lines
- S-T-R
- QSLINES
- SECLINES
- TWPLINES
- Streets
- Water Bodies
- Zoning
- Parcels
- City Boundaries
- Cities



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SW 112TH STREET

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JUN 02 2004

K.C. D.D.E.S.



WATER AVAILABILITY CERTIFICATE

for Property 1424 SW 112th St city Seattle

Developer Henry Newbaum

Date Recd. by SPU 9/2/03 SPU Map/Kroll 312.1 DCU Project meta/EP SC

Approved; Permit for building or land use may be approved at this time. Property owner may order water service after meeting all service requirements. No change to the water distribution system is needed. (see Water Service Requirements)

Approved; Permit for building or land use may be approved at this time. Property owner has contracted with Seattle Public Utilities and paid fees in preparation for extending, replacing or altering the existing water distribution system. (see Water Service Requirements)

Not Approved; Permit for building or land use should NOT be approved at this time. The following changes to the water distribution system are required; please call (206) 684-5976.

Design of approximately _____ feet of _____-inch diameter DIP water main in _____ extending from _____ to _____, including approximately _____ standard fire hydrant(s).
Installation of approximately _____ feet of _____-inch diameter DIP water main in _____ extending from _____ to _____ to cross the full frontage of the legal parcel(s) described above, including _____ standard fire hydrant(s).
Design and installation of _____

Prepared by JA CERTIFIED by Diana Mugh Date 9/3/03
Water Availability Certificate ID No. 2803-0961 shall be valid for no more than 18 months from the date of certification. Changes after certification date may alter requirements. Fireflow or other Seattle Fire Department requirements may alter water availability at any time. Water availability requirements will change if existing system cannot support desired water service.

EXISTING WATER SYSTEM INFORMATION

Water service: None Size 3/4" Type GI Meter In Out
 Size _____ Type _____ Meter In Out
 Size _____ Type _____ Meter In Out

Pressure main 585; static 72 psi Recommended design pressure is 20 psi less than static pressure.

Proximity of fire hydrant 20 feet meets does not meet standards

Rate of flow at peak demand at test hydrant at 20 psi for 2 or more hours
 Less than 500 gpm (approx _____) 2000-2999 gpm
 500-999 gpm 3000-3999 gpm
 1000-1999 gpm 4000 gpm or more
Based on flow test hydraulic modeling result

standard substandard water main is available to serve in

SW 112th St 6" CIP 1951

Distance of main to N margin of street is 32 feet
Public ROW width is 40 feet unimproved ROW

The water system is in conformance with a County approved water comprehensive plan, and has water right status sufficient to provide service.
The proposed project is within Seattle's water utility's direct service area.

MAIN FILE COPY

1424 SW 112th St
03

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(16)

LO4TY402

Southwest Suburban Sewer District - Certificate of Sewer Availability

431 SW Ambaum Boulevard - Burien, WA 98166-2497 Phone 206-244-9575 E-mail: swsewer@comcast.net

Date of application: **August 5, 2004** Certificate of Sewer Availability Certificate of Sewer Non-Availability

This certificate provides the information necessary to evaluate a development proposal

Applicant's Name: **Hank Neubaum**

Phone number, including Area Code: **206-870-8030**

Location of proposed Sanitary Sewer Service: **1424 S.W. 112th St. Seattle**

Parcel Number: **345100 047306**

White Card Number: **SW112th**

Nearest Manhole Number: **1354**

If necessary attach a drawing with the

legal description:

Proposed Use: Single Family Residential Unit Multi Family Residential Units Commercial Units

1. a. The Southwest Suburban Sewer District will provide a side sewer stub connection to an existing 8" main OR main with a 6" sewer stub zero feet from the site. The Sanitary Sewer System has the capacity to serve the proposed use per the District and WA State Standards.

Or b. Sanitary Sewer Service will require an improvement to the sewer system of:
 (1) feet of sanitary sewer trunk-line or lateral to reach the site; and/or
 (2) The construction of a collection system on the site; and/or
 (3) Other - describe:

2. [REDACTED]

a. The proposed Sanitary Sewer System improvements are in conformance with a City approved Sanitary Sewer Comprehensive Plan.

Or b. The sewer system improvement will require a sewer comprehensive plan amendment.

3. a. The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board (BRB) approval for extension of service outside the district or city.

Or b. Annexation or Boundary Review Board approval will be necessary prior to providing service.

4. A sanitary sewer easement encumbers this property. No Yes

5. This property is subject to Shoreline approval. No Yes

6. The Service is subject to the following:

a. Easements are NOT required Easements MAY BE required Easements ARE required

b. General Facility Charge for a Single Family Residential Unit at the rate of \$1,360.00

c. General Facility Charge for Multi Family Residential Unit of \$857.00 X the number of units 6 = **\$5,142.00**

d. Side Sewer Permit Fee due prior to connection **\$175.00**

e. Assessment charges due prior to connection:

f. Other:

Total Amount Due \$5,317.00

Southwest Suburban Sewer District

Signed by:

[Signature]
Inspector

8-5-04

Applicant's Signature

[Signature]

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F7



King County

**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219

June 21, 2004

TO: Sharon Claussen, Project Manager
Program Development and Land Management Section (PDLM)
King County Park System Mailstop KSC-NR-0700

FM: Karen Scharer, PPM II
Current Planning Section, Land Use Services Division

RE: Project: Mary Court Apartment
DDES File No L04TY402, Parcel No. 3451000473
Location: Section/Township/Range Q6 -23 -04
Cross Streets: North side of SW 112th St, mid-block between 14th Ave SW & 16th Ave SW

King County Code (KCC) 21.14.180 requires residential developments of more than four units in the UR and R zones, and mixed use developments of more than four units to provide on-site recreation space for leisure, play and sport activities. KCC 21A.14.185 also allows King County to accept a fee-in-lieu of recreation space. Please review the attached plat map/site plan and provide your recommendation as to whether suitable recreation space should be required to be provided on site, or if King County could accept a request to pay a fee-in-lieu of all or a portion of the recreation space requirement. Also provide preliminary review of the applicant's proposal as shown on the map/site plan, as applicable. Please return your comments to me by August 2, 2004. If you have questions, please contact me at 296-7114.

	Yes	No	N/A
Does the proposed recreation space shown on the plat map/site plan meet the space requirements of KCC 21A.14.180.A?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the proposed recreation space shown on the plat map/site plan meet the standards of KCC 21A.14.180.B,D?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would a fee-in-lieu of recreation space, to be used within a county park in the vicinity, be of greater benefit to the prospective residents of the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Should the project provide recreation space on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does this project meet the threshold requiring play apparatus within the tot/children play area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What would the fee rate be in this neighborhood? \$ based on formula - worksheet available at DDES per acre.

Comments: Remainder of rec space beyond 400 sq ft may be provided via fee in lieu subject to meeting conditions on-site

Reviewed by: Sharon Claussen Project Manager Phone: 206-6205
Name & Title

tot lot and addition of benches or picnic table in landscaped area to the north.