



**King County**  
**Department of Development**  
**and Environmental Services**  
 900 Oakesdale Avenue Southwest  
 Renton, WA 98057-5212  
**206-296-6600** TTY 206-296-7217

**WATER AVAILABILITY:  
 KING COUNTY CERTIFICATE OF  
 WATER AVAILABILITY**

For alternate formats, call 206-296-6600.

This certificate provides the Public Health - Seattle & King County Department and the Department of Development and Environmental Services with information necessary to evaluate development proposals.

Do not write in this box

Number	Name
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- |  |   |
|--|---|
| <input type="checkbox"/> Building Permit   | <input checked="" type="checkbox"/> Preliminary Plat or PUD |
| <input type="checkbox"/> Short Subdivision | <input type="checkbox"/> Rezone or other: _____             |

Applicant's name: \_\_\_\_\_

Proposed use: Preliminary Plat (23 lots)

Location (attach map and legal description if necessary):

Tax Lot # 082506-9067, 082506-9013, 082506-9102, 082506-9103, 082506-9104, 082506-9105

**Water purveyor information:**

1.  a. Water will be provided by service connection only to an existing \_\_\_\_\_ (size) water main that is \_\_\_\_\_ feet from the site.  
 OR  
 b. Water service will require an improvement to the water system of:
  - (1) \_\_\_\_\_ feet of water main to reach the site; and/or
  - (2) The construction of a distribution system on the site; and/or
  - (3) Other (describe): \_\_\_\_\_
2.  a. The water system is in conformance with a County approved water comprehensive plan.  
 OR  
 b. The water system improvement is not in conformance with a County approved water comprehensive plan and will require a water comprehensive plan amendment. (This may cause a delay in issuance of a permit or approval.)
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 city, or is within the County approved service area of a private water purveyor.  
 OR  
 b. Annexation or Boundary Review Board (BRB) approval will be necessary to provide service.
4.  a. Water is or will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant Will be provided 350 feet from the building/property (or as marked on the attached map):  
**Rate of flow at Peak Demand:**  less than 500 gpm (approx. \_\_\_\_\_ gpm)  500 to 999 gpm  1000 gpm or more  
 flow test of \_\_\_\_\_ gpm  calculation of \_\_\_\_\_ gpm  
**Duration:**  less than 1 hour  1 hour to 2 hours  2 hours or more Other: \_\_\_\_\_  
 (Note: Commercial building permits which include multifamily structures require flow test or calculation.)  
 OR  
 b. Water system is not capable of providing fire flow.
5.  a. Water system has certificates of water rights or water right claims sufficient to provide service.  
 OR  
 b. Water system does not currently have necessary water rights or water right claims.

Comments/conditions: Not Valid Without the Attached Exhibit A and is subject to the special conditions noted

I certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

Union Hill Water Association	Teresa L Fowlkes
Agency name	Signatory name
General Manager	
Title	Date
	06/17/2019

Check out the DDES Web site at [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits)

WATER CERTIFICATE OF AVAILABILITY CONDITIONSGeneral Conditions

- A. Certificate Not a Contract. This certificate does not constitute a contract for water connections, service, or fire protection (collectively "Utility Service"). Utility connections to the property will be considered by the Association only after the owner or the owners agent has agreed in writing to the terms of the Association's then current application form for constructing extensions to its utility systems, which form, in the Association's sole discretion, may contain such additional conditions as the Association may require. This certificate is not a representation regarding fire flows or an offer or agreement to provide fire flows in any respect. The Association disclaims all liability regarding fire flows to the property except where the Association has executed a written contract expressly agreeing to provide fire flows.
- B. No Guarantee. The Association issues certificates of availability based upon a brief analysis of the capacity of its general and local facilities and upon information provided by the developer. Certificates are not intended (i) to guarantee that Utility service is feasible or that improvements other than those listed on the face of the certificate to which this is attached will not be required or (ii) to reserve capacity in any part of its Utility systems.
- C. Unavailability of Service. The Association shall not be responsible for the unavailability of water service as a result of events beyond its control, including, but not limited to, earthquakes, slides, floods and other acts of God, system and equipment failures, the unavailability of government permits and approvals, SEPA requirements, the issuance of limitations, restrictions, bans, moratoriums and other orders of government entities or courts.
- D. Fees and Charges. Utility connections to the property are subject to the fees and charges of the Association. These may include membership charges, connection charges, reimbursement charges, surcharges and other charges of the Association. The amount of charges may increase to include the costs of facilities determined to be necessary in the future. Rates and charges may change from time to time by resolution of the Board of Trustees.
- E. Term. This certificate shall terminate one (1) year from its date of issuance.

## EXHIBIT A

- F. Endangered Species Act. The listing of Chinook and other species of salmon as endangered under the Endangered Species Act has created the likelihood of future regulations and restrictions that may restrict or even prohibit the Association from allowing additional connections to its Utility system. All representations and obligations contained in this Certificate are subject to all such restrictions and prohibitions ("ESA Restrictions"). Any person or entity relying on this Certificate for any reason (1) accepts the same subject to all such restrictions; and (2) releases the Association from all costs, liabilities and damages of every description arising from or out of the ESA Restrictions.

In the event the ESA Restrictions impose conditions on the connections anticipated under this Certificate which increase the cost of providing such service, such increases shall be the sole responsibility of the Developer.

### **Special Conditions:**

1. Replace the existing 8-inch diameter asbestos cement (AC) water main on NE Union Hill Road between the end of the existing 8-inch ductile iron (DI) water main (approximately 350 feet east of 196th Ave NE) and the proposed point of connection of the Gunshy Manor 8-inch ductile iron (DI) water main (approximately 750 linear feet). Replacement shall include new water service tubing (between new main and existing water setters) and new hydrant assembly (fire hydrant lateral and hydrant) compliant with King County spacing standards.
2. Provide an 8-inch DI water main stub between the proposed 8-inch diameter DI water main in Gunshy Manor to the back (west side) of adjacent lot, with blow off assembly at end of water main stub, to allow for potential future development of a water main loop to 196<sup>th</sup> Avenue NE by the UHWA.
3. Provide a 15-foot wide permanent water easement (centered on the 8-inch DI water main stub and on the existing gravel/dirt surfaced farm road) between the proposed 8-inch diameter DI water main in Gunshy Manor to provide for future construction, operation, maintenance and replacement of a water main loop to 196<sup>th</sup> Avenue NE by the UHWA.
4. Provide a permanent 15-foot wide water easement, with right of access, along the full south border of parcel #0825069102 (approx. 196 LF) and along the west parcel border, from the south boundary to a point 355 feet north of the south parcel boundary for potential future construction, operation, maintenance and replacement of a water main by the UHWA.

## EXHIBIT A

5. Provide a permanent 12-foot wide access easement along the existing farm road from the proposed cul-de-sac pavement to the south boundary of parcel #0825069102 for access to construct, operate, maintain and replace a water main by the UHWA.

All easements are to be permanent and granted to the UHWA at no cost.

The water availability conditions for the onsite system will include:

1. Construction of a new 8-inch ductile iron water main, from the water main in NE Union Hill Road to the southern-most fire hydrant and 4-inch DI water main from the southern-most hydrant to the end of the water main in the cul-de-sac, serving a total of 23 new lots.

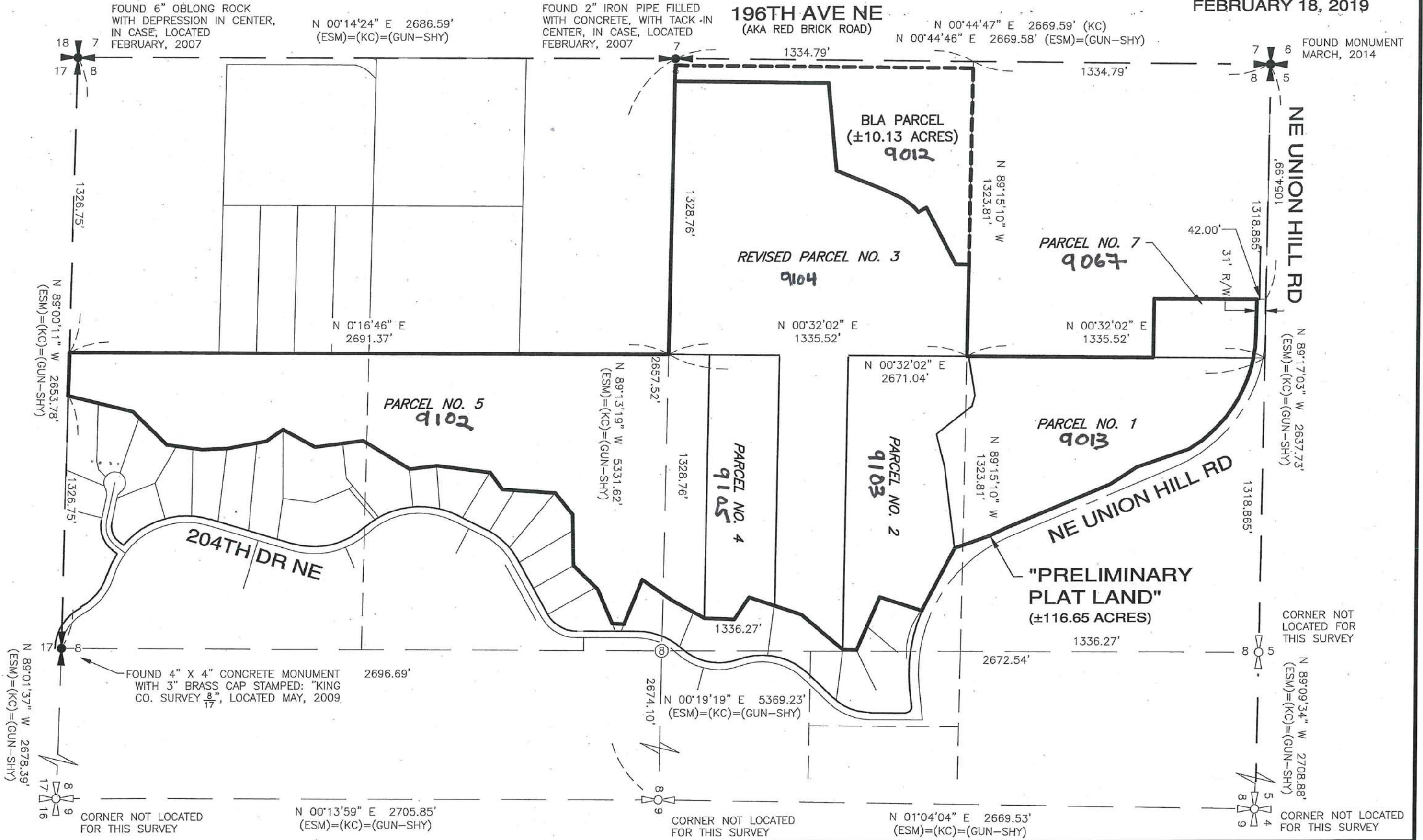
2. Construction of fire hydrants shall be at a spacing that does not exceed 700 linear feet between hydrants and hydrant locations shall be acceptable to both the UHWA and the King County Fire Marshall.

**GUNSHY MANOR**

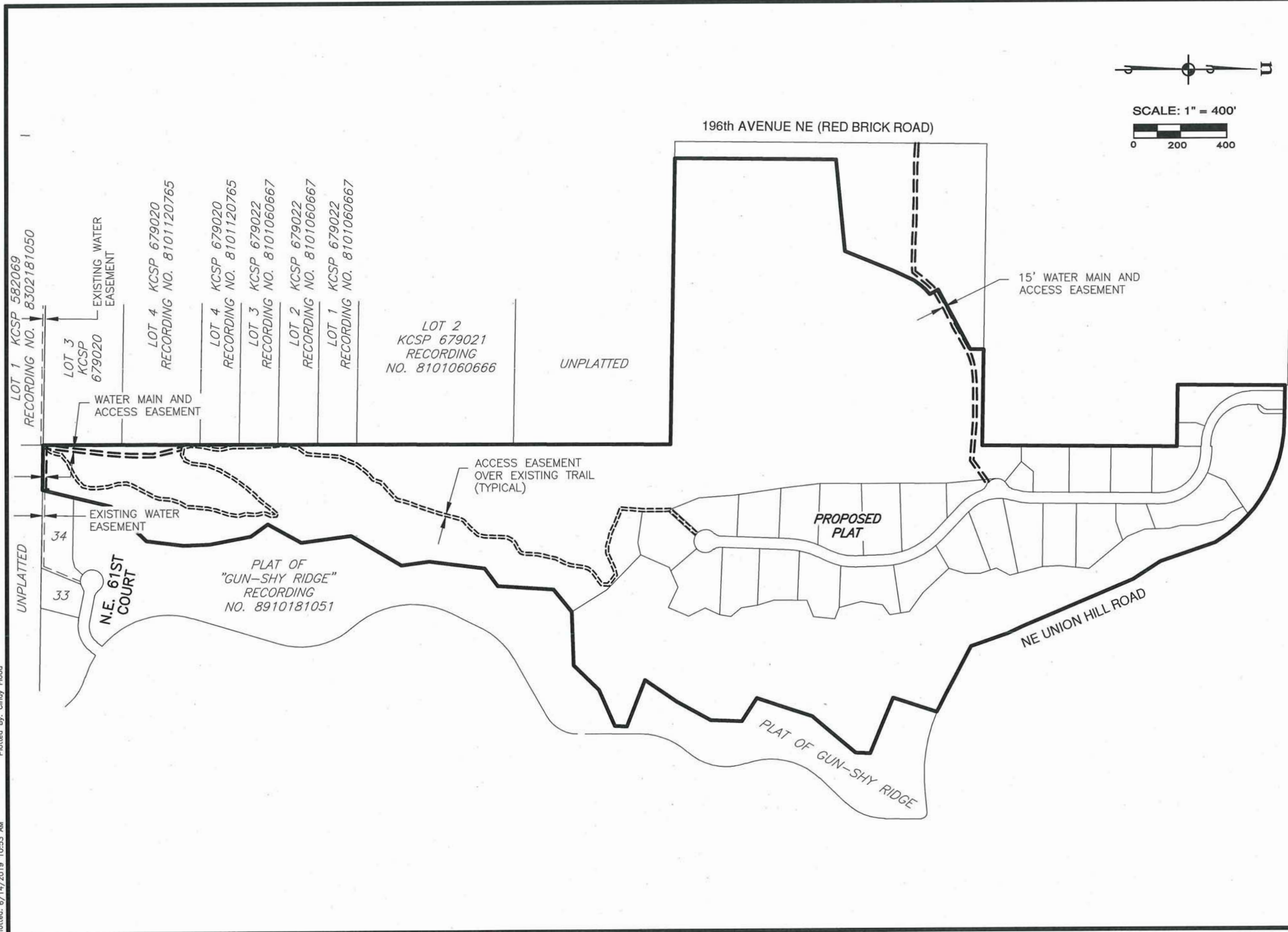
**SCHEMATIC OUTLINING OF THE "PRELIMINARY PLAT LAND"  
AND THE SIX PARCELS PROPOSED TO COMPRISE IT**



SCALE: 1" = 300'  
FEBRUARY 18, 2019



File: \\Esm\engr\ESM-JOB5\001\007\exhibits\SR-33.dwg  
Plotted: 6/14/2019 10:53 AM  
Plotted By: Cindy Flood



DRAWING: SR-33



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JOB NO. 1359-001-016  
DRAWN: CAF

DATE: 2017-06-14  
SHEET 1 OF 1

THE ESTATE OF BARBARA J. NELSON

# GUNSHY MANOR FARM

EASEMENTS FOR WATER