

RESOLUTION NO. 2020-11-02

A Resolution of the Board of Commissioners of Southwest Suburban Sewer District, King County Washington, confirming action taken by the District in the Execution of Developer Extensions.

WHEREAS, the District, has approved and authorized execution of Developer Extension Agreements; and

WHEREAS, the Board of Commissioners confirms by resolution its action taken in authorizing the General Manager to enter into contract with American Dream Realty Group 7 LLC, owner of American Dream Realty LLC Developer extension and to carry out the terms and conditions of the contract.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Southwest Suburban Sewer District, King County, Washington as follows:

1. The action taken by the Board of Commissioners in authorizing the execution of the aforementioned Developer Extension as set forth herein and as reflected in the minutes of the District's regular meeting, are hereby confirmed.
2. The District's General Manager is authorized to fully implement this agreement and to enforce the terms and conditions of the contract.


ADOPTED by the Board of Commissioners of the Southwest Suburban Sewer District, King County, Washington at a regular meeting held on this 17th day of November 2020.

SOUTHWEST SUBURBAN SEWER DISTRICT
KING COUNTY, WASHINGTON


ATTEST:

*Individual Commissioner's
Vote on Resolution*

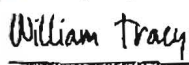
In Favor of: X
Opposed:
Abstained:


ON BEHALF OF SCOTT HILSEN
Scott Hilsen
President and Commissioner

In Favor of: X
Opposed:
Abstained:


ON BEHALF OF SUZIE GENZALE
Suzie Genzale
Vice-President and Commissioner

In Favor of: X
Opposed:
Abstained:

DocuSigned by:

WILLIAM TRACY
William Tracy
Secretary and Commissioner

CERTIFICATE

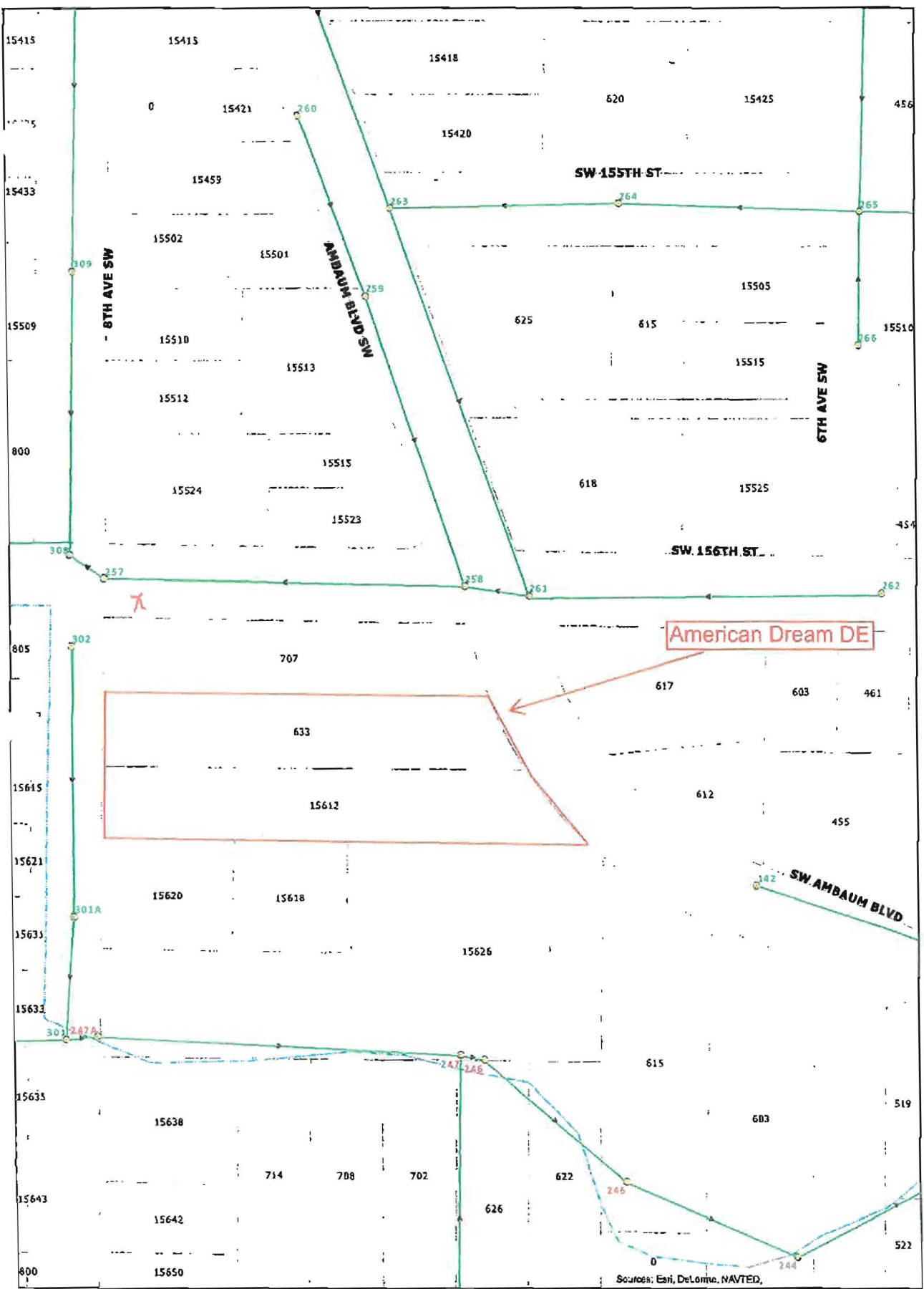
I, William Tracy, Secretary of the Board of Commissioners of Southwest Suburban Sewer District, King County, Washington, DO HEREBY CERTIFY that the foregoing resolution is a true and correct copy of Resolution 2020-11-02 of said Board, duly adopted at a regular meeting thereof held on the 17th day of November, 2020, signed by the members of such Board in attendance at such meeting and attested by myself in authentication of such adoption.

DocuSigned by:

William Tracy

William Tracy

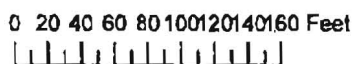
Secretary of the Board of Commissioners
Southwest Suburban Sewer District



Source: Esri, DeLorme, NAVTEQ,



Southwest Suburban Sewer District
 431 SW Ambaum Blvd
 Burien, WA 98168-2497
 206-244-8575 FAX 206-433-8546
 www.swssd.com



1 in = 71 ft

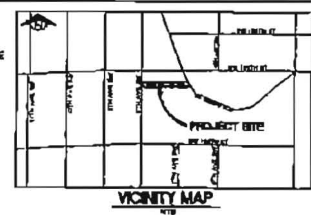
- CONSTRUCTION NOTES**
- ISSUE #1, TYPE L-410 (DOUBLE MANHOLE) PER SWSSD DETAIL 2. VERIFY ELEVATION AND PIPE SLOPE PRIOR TO CONSTRUCTION. STA 80+00 TO 90+00.
 - ISSUE #2, TYPE L-410 (DOUBLE MANHOLE) PER SWSSD DETAIL 2. VERIFY ELEVATION AND PIPE SLOPE PRIOR TO CONSTRUCTION. STA 90+00 TO 100+00.
 - ISSUE #3, TYPE L-410 (DOUBLE MANHOLE) PER SWSSD DETAIL 2. VERIFY ELEVATION AND PIPE SLOPE PRIOR TO CONSTRUCTION. STA 100+00 TO 110+00.

SEWER MAIN EXTENSION

633 AMBAUM BLVD. SW
BURIEN, WA 98146
SE1/4, SEC. 19-233N-7AE, W.M.

LEGEND

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
----	ROW CENTERLINE
----	ROW LINE
- - - -	BASEMENT LINE



PROJECT: SEWER MAIN EXTENSION
SHEET: 1 of 3
DATE: 08/01/2024
DRAWN BY: [Name]
CHECKED BY: [Name]

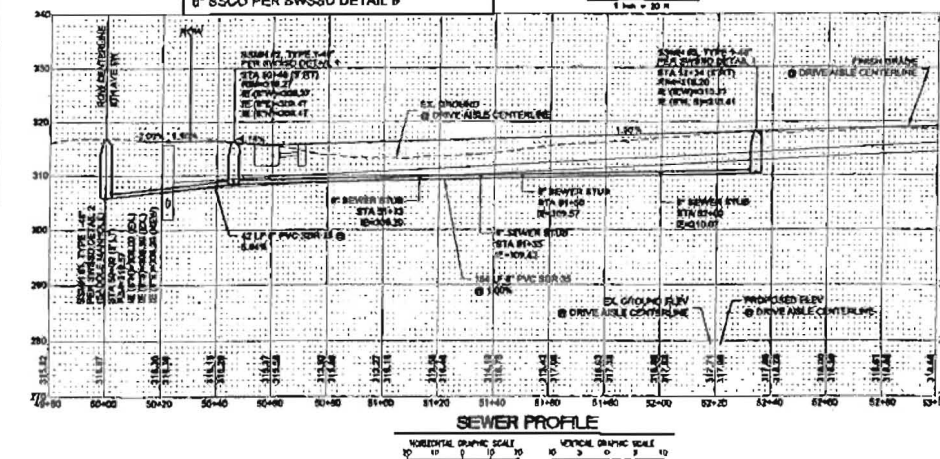
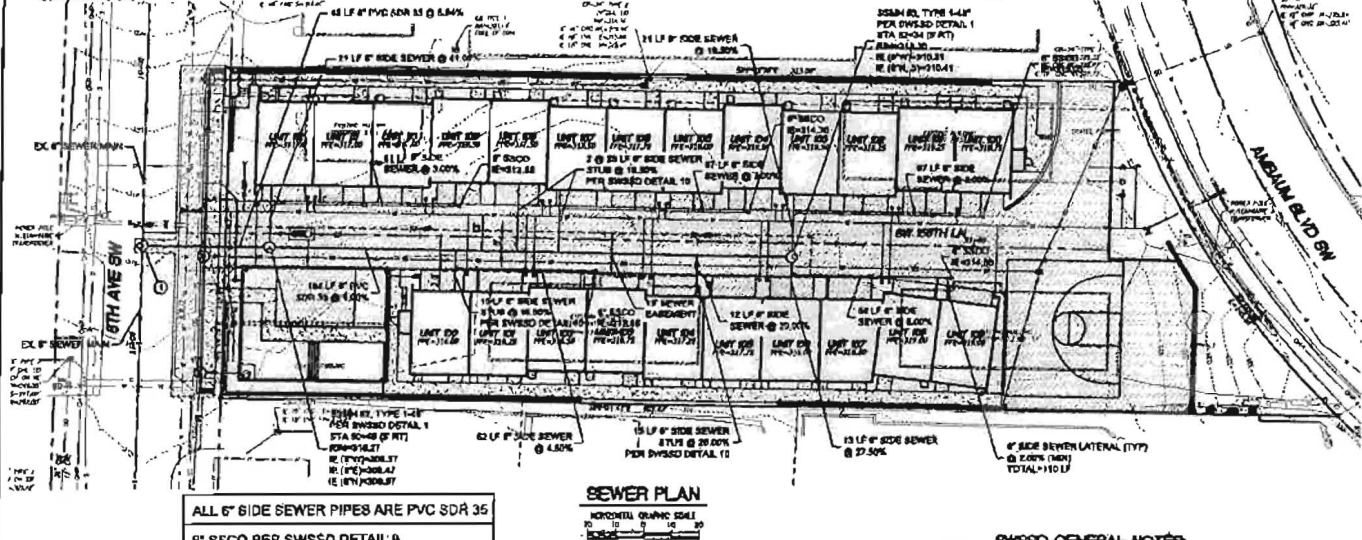


APPLICANT	AMERICAN DREAM HOME GROUP, LLC 1100 14TH AVE SE BELLEVUE, WA 98008 (206) 205-1165 EMAIL: VPM@ADHOMEGROUP.COM CONTACT: VPM@ADHOMEGROUP.COM
OWNER	AMERICAN DREAM HOME GROUP, LLC 633 AMBAUM BLVD. SW BURIEN, WA 98146
DESIGNED BY	LANE TREE LAND SURVEYING, LLC 25110 14TH AVE S KENT, WA 98148 (253) 854-6848 EMAIL: JTS@LANETREELANDSURV.COM CONTACT: JAMES DYE
CONTRACT NO.	881

LEGAL DESCRIPTION
LOT 2, BLOCK 8, BURIEN LAKEVIEW TRACT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON (PER STATUTORY REQUIREMENT FILED UNDER KING COUNTY RECORDING NO. 20170600421).
LOT 4, BLOCK 8, BURIEN LAKEVIEW TRACT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON (PER STATUTORY REQUIREMENT FILED UNDER KING COUNTY RECORDING NO. 20171100320).

VERTICAL DATUM
VERTICAL DATUM FOR THIS SURVEY IS NAVD83 PER WSDOT RTK NETWORK TIES TO THE MONUMENTS SHOWN HEREON, USNG 000228.

BASES OF BEARING
BASES OF BEARING FOR THIS SURVEY IS MAGNETIC PER WSDOT RTK NETWORK TIES TO THE MONUMENTS SHOWN HEREON.



SWSSD GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTHWEST SUBURBAN SEWER DISTRICT WHICH ARE CONTAINED IN A BOUND VOLUME ENTITLED, "DEVELOPER EXTENSION MANUAL."
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATELY ONLY, AND IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE CORRECT UTILITY LOCATIONS AND TO PRESERVE AND PROTECT ALL EXISTING UTILITIES. FOR UTILITY LOCATIONS IN KING COUNTY, CALL 800-458-9889 AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION. SOUTHWEST SUBURBAN SEWER DISTRICT AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY IN A UTILITY CONFLICT SITUATION. ALL UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION THAT IS BETTER THAN THAT PRIOR TO THE START OF CONSTRUCTION.
- ALL SIDE SEWER STUBS SHALL BE 8-INCH DIAMETER PIPE CONSTRUCTED AT A MINIMUM SLOPE OF 1.00%, UNLESS OTHERWISE NOTED.
- ALL SIDE SEWER STUBS SHALL EXTEND A MINIMUM OF 3 FEET PRIOR TO THE PROPERTY LINE AND THE CAD'S MARKED AS DESCRIBED IN SWSSD STANDARD DETAIL 16.
- PROPERTY AND BASE MAP INFORMATION AS FURNISHED BY THE DEVELOPER OR HIS ENGINEER.
- EASEMENTS DEDICATED TO THE DISTRICT SHALL BE PROVIDED FOR ALL SEWER MAINS AND RELATED APPURTENANCES LOCATED ON OTHER THAN PUBLIC RIGHT-OF-WAY. EASEMENTS SHALL BE 18 FEET WIDE, OR AS APPROVED BY DISTRICT, WITH 1-1/2' SET ON EACH SIDE OF BINARY SEWER LINE AND/OR APPURTENANCES.
- MINIMUM SEPARATION OF POTABLE WATER MAINS AND SANITARY SEWER LINES SHALL BE IN ACCORDANCE WITH SECTION D1-A.1 OF THE CRITERIA FOR REPAIR WORKS DESIGN PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AS REVISED DECEMBER 1998.
- A FLUG SHALL BE PLACED IN THE OUTLET PIPE OF THE EXISTING MANHOLE WHICH IS TO BE CONNECTED TO OR THE OUTLET PIPE OF THE FIRST NEW MANHOLE CONSTRUCTED. A TRITRILE BYPASS MAY BE REQUIRED IN PLACE OF THE FLUG. THIS FLUG OR BYPASS SHALL REMAIN IN PLACE AND MAY NOT BE REMOVED WITHOUT THE PERMISSION OF THE SOUTHWEST SUBURBAN SEWER DISTRICT. REMOVAL WILL RESULT IN PORTENTURE OF SYSTEM ISOLATION IMPOSED.
- ALL PIPES ENTERING MANHOLES SHALL BE ALIGNED WITH THE CENTER OF THE MANHOLE. MANHOLE CHANNELS SHALL BE SHAPED TO ALLOW PLACEMENT AND USE OF THE DISTRICT TELEVISION INSPECTION EQUIPMENT. ALL CHANNELS SHALL BE CONSTRUCTED TO THE DEPTH AND DIAMETER OF THE SEWER PIPE.
- FOR CONNECTIONS INTO EXISTING MANHOLES, WALL AND SHELF MUST BE CORE DRAINED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND AGREEMENTS PRIOR TO CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCORDING ALL EASEMENT RELEASES UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL PROJECT ACCEPTANCE.
- ALL WORK WITHIN THE CITY OF COUNTY RIGHT-OF-WAY SHALL CONFORM WITH ALL APPLICABLE REQUIREMENTS AS SET FORTH BY THE ASSOCIATED AGENCY. EXISTING ASPHALT SHALL BE HEAT LIME CUT PRIOR TO EXCAVATION. CONTRACTOR TO PATCH AND OVERLAY BY ACCORDANCE WITH LOCAL AGENCY STANDARDS, ALSO SEE THE RIGHT-OF-WAY CONSTRUCTION PERMIT OBTAINED FOR THIS PROJECT.
- ALL SEWER PIPE INSTALLED SHALL BE TESTED FOR LEAKAGE PER SOUTHWEST SUBURBAN SEWER DISTRICT STANDARDS.
- A PRE-CONSTRUCTION COMPENSATION SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION AND SHALL BE ATTENDED BY THE CONTRACTOR, SWSSD REPRESENTATIVES AND OTHER INTERESTED AGENCIES.
- AT THE OWNER'S EXPENSE THE DISTRICT SHALL PERFORM VIDEO INSPECTION OF ALL SANITARY SEWER MAINS PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL CORRECT ALL DEFICIENCIES FOUND DURING THE INSPECTION.
- ANY CHANGES TO THIS DESIGN SHALL BE APPROVED BY SOUTHWEST SUBURBAN SEWER DISTRICT AND THE ENGINEER PRIOR TO INSTALLATION.
- ALL NEW MANHOLES SHALL HAVE ALL JUNCTIONS ENCASED USING A WHICH TO PREPARE WIDE STRIP OF TEST RAIL WRAP SEALANT.

CONTACTS

APPLICANT
AMERICAN DREAM HOME GROUP, LLC
1100 14TH AVE SE
BELLEVUE, WA 98008
(206) 205-1165
EMAIL: VPM@ADHOMEGROUP.COM
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KENT, WA 98148
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EMAIL: JTS@LANETREELANDSURV.COM
CONTACT: JAMES DYE

DRAWING INDEX

REFERENCE SHEET NO.	DRAWING TITLE
881	SEWER MAIN EXTENSION PLAN, PROFILE AND NOTES
882	STANDARD DETAILS - 1
883	STANDARD DETAILS - 2

TAX PARCEL NUMBER(S)

17196004 & 17196005

NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.



SOUTHWEST SUBURBAN SEWER DISTRICT
APPROVED FOR CONSTRUCTION

GENERAL MANAGER _____ DATE _____



Southwest Suburban Sewer District

17840 Des Moines Memorial Drive So. Burien, WA 98148
Phone 206-244-9575 Fax 206-433-8546

"Dedicated to preserve the purity of your environment."

MEMORANDUM

To: Ron Hall
From: Jason Richardson
Date: November 9, 2020
Subject: Developer Extension-American Dream Realty LLC #224

American Dream Realty LLC, has approached the District regarding a development within Burien. 23 Townhomes will be constructed replacing 3-SFR. SWSSD has mainline on 8th Ave SW that will need to be extended into this property.

GFC: 23 Units \$87,998.00
Credit: 3 Units \$11,478.00
GFC Net: \$76,520.00