

RESOLUTION 2023-07-01

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF SOUTHWEST SUBURBAN SEWER DISTRICT, KING COUNTY, WASHINGTON, ACCEPTING AS COMPLETE THE FOLLOWING DESCRIBED DEVELOPER EXTENSION

WHEREAS, Southwest Suburban Sewer District has entered into a Developer Extension Agreement with the following described Developer (A), and the Developer Extension was completed on the following date (B):

- A. Millennial Builders, LLC-Greensward Farms DE #229
- B. July 11th, 2023

Project Description: 8 Townhomes, .

Bill of Sale Assets: 556-Feet of 8-Inch PVC, 140-Ductile Iron, 479-Feet of 6-Inch PVC, (6) 48-Inch Manholes.

WHEREAS, the staff has determined that the Developer Extension is complete and has met the terms and conditions of the contract to date, and,

WHEREAS, the contributions in aid of construction have been recorded in the Bill of Sale in the amount of \$137,000.00

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

1. The Developer Extension and improvements as described herein are accepted by the District, and the District's staff is directed to adjust the Comprehensive Plan to reflect the addition of the improvements.

2. The District's staff is directed to take the necessary steps to conclude the Developer Extension Agreement.

SOUTHWEST SUBURBAN SEWER DISTRICT
KING COUNTY, WASHINGTON

ATTEST:

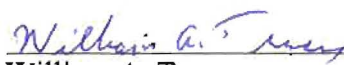
*Individual Commissioner's
Vote on Resolution*

In Favor of: _____
Opposed: _____
Abstained: _____




Scott Hilsen,
President and Commissioner

In Favor of: _____
Opposed: _____
Abstained: _____



William A. Tracy,
Vice-President and Commissioner

In Favor of: _____
Opposed: _____
Abstained: _____

 on BEHALF OF SUZY GENZALE

Susan Genzale,
Secretary and Commissioner

CERTIFICATE

I, Susan Genzale, 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 2023-07-01 of said Board, duly adopted at a regular meeting thereof held on the 11th day of July, 2023, signed by the members of such Board in attendance at such meeting and attested by myself in authentication of such adoption.

Handwritten signature in blue ink: "Susan Genzale on behalf of SWSD" written over a horizontal line.

Susan Genzale
Secretary of the Board of Commissioners
Southwest Suburban Sewer District

SEWER CONSTRUCTION PLANS for GREENSWARD FARMS

prepared for

MILLENNIAL BUILDERS

17837 1ST AVE S, PMB #2
NORMANDY PARK, WA 98148

prepared by



33400 8th Ave S, Suite 205
FEDERAL WAY, WASHINGTON 98003
Phone: (206) 838-6113



ESM JOB NO. 2039-001-01B
SHEET 1 OF 5

APPLICANT

MILLENNIAL BUILDERS
17837 1ST AVE S, PMB #2
NORMANDY PARK, WASHINGTON 98148
(206) 438-5884
CONTACT: TODD MONTROCK

PLANNER / ENGINEER

ESM CONSULTING ENGINEERS, LLO
23400 8TH AVE S, #205
FEDERAL WAY, WASHINGTON 98003
(206) 838-6113 clark.kuntz@esmcl.com
CONTACT: CLARK KUNTZ, P.E.

SURVEYOR

DUNGANSON COMPANY, INC
145 SW 138TH ST, SUITE 100
SEATTLE, WASHINGTON 98146
(206) 244-4141
CONTACT: JONATHAN BECKER, PLS

SITE DATA

ADDRESS: 121 & 122 S 188TH STREET & 17000 1ST AVENUE S
EDMUND, WA 98148
PARCEL NO: 202304007, 202304018 & 202304023A
ZONING: R5-7200 (CITY OF SEASIDE)
COMP PLAN DESIGNATION: RESIDENTIAL SINGLE FAMILY
SITE AREA: 4.22 AC (184,779 SF)
EXISTING USE: 3 SINGLE FAMILY RESIDENCES
PROPOSED USE: 17 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

UTILITY AND SERVICE

WATER: KING COUNTY WATER DISTRICT #48
SEWER: SOUTHWEST SUBURBAN SEWER DISTRICT
POWER: PUJGET SOUND ENERGY
GAS: PUJGET SOUND ENERGY
CABLE: TELECOMUNICATIONS
FIRE: FIRE DISTRICT #2
SCHOOL: KING COUNTY SCHOOL DISTRICT

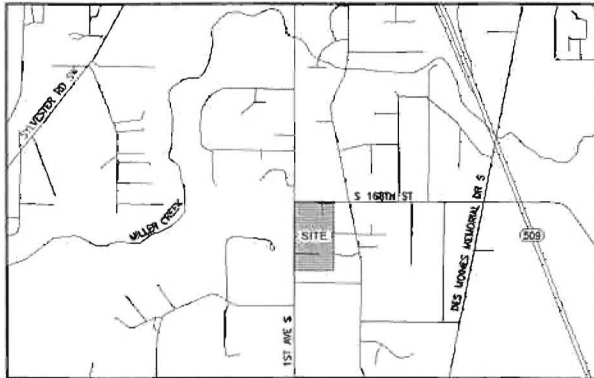
LEGAL DESCRIPTION

PARCEL A:
THE WEST 300 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
EXCEPT THE NORTH 40 FEET THEREOF, N 36° 11' 24" E, TOWNSHIP 22 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN

PARCEL B:
THE NORTH 40 FEET OF THE WEST 300 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN

PARCEL C:
THE SOUTH 145 FEET OF THE NORTH 200 FEET OF THE EAST 80 FEET OF THE WEST 300 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN;
TOGETHER WITH AN EASEMENT FOR HIGHWAYS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
THE WEST 15 FEET OF THE NORTH 120 FEET OF THE EAST 80 FEET TO THE WEST 300 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON TOGETHER WITH AN EASEMENT FOR UTILITY PURPOSES OVER AND UNDER THE EAST 10 FEET OF THE NORTH 120 FEET OF THE EAST 80 FEET OF THE WEST 300 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON

Vicinity Map

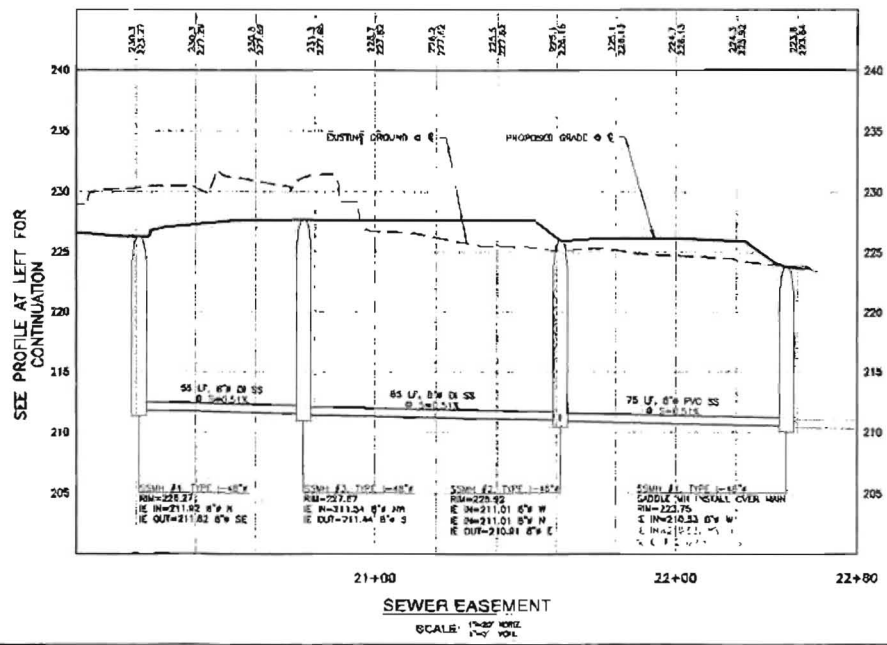
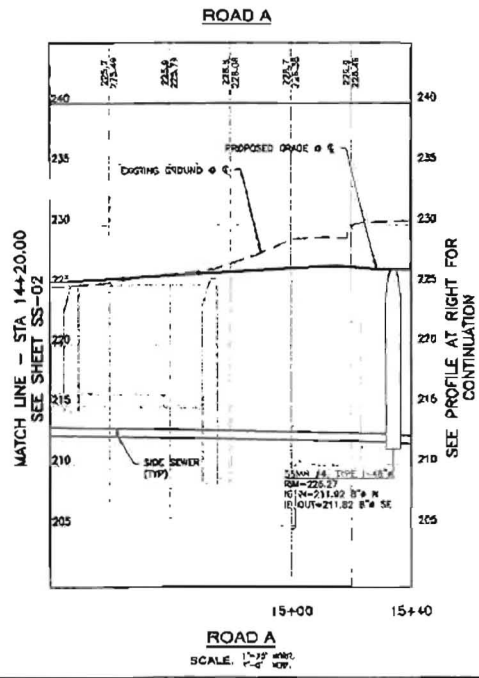
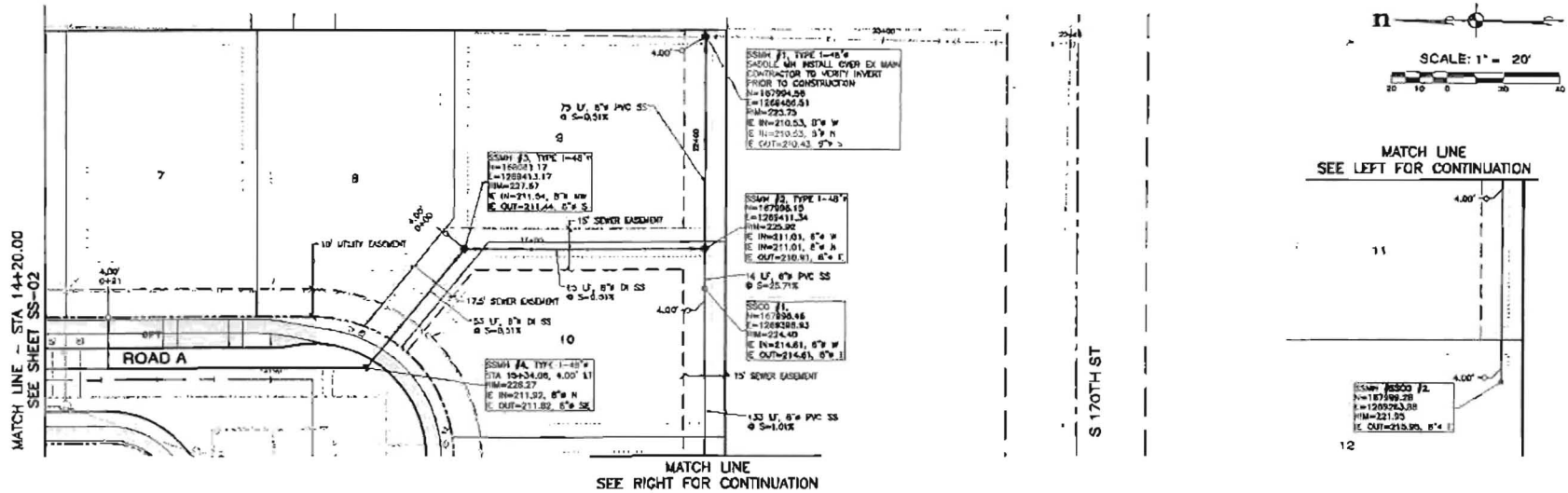


Sheet Index

SHEET NO.	DESCRIPTION
1	COVER SHEET
2 - 3	SEWER PLAN
4	SEWER DETAILS
5	SEWER NOTES

The information on this drawing was prepared by the author and is not to be used for any other project without the written consent of the author.

A PORTION OF THE SW 1/4 OF SEC. 28, TWP. 23 N., RGE. 4 E., W.M.



ESM CONSULTING ENGINEERS, LLC
 1000 17th St, NW, Suite 200
 Washington, DC 20036
 Phone: 202-462-2200
 Fax: 202-462-2201
 Website: www.esm-engineers.com

MILLENNIAL BUILDERS
 GREENSWARD FARMS
 SEWER PLAN

SS-03
 3 of 6 SHEETS


SWSSD GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTHWEST SUBURBAN SEWER DISTRICT WHICH ARE CONTAINED IN A BOUND VOLUME ENTITLED "CONTRACTOR EXTENSION MANUAL".
2. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE 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 THIS COUNTY, CALL 1-800-4-A-SEWER AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION. SOUTHWEST SUBURBAN SEWER DISTRICT AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF A UTILITY CONFLICT EXISTS. ALL UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION THAT IS BETTER THAN THAT PRIOR TO THE START OF CONSTRUCTION.
3. ALL SEWER STUBS SHALL BE 6-INCH DIAMETER PIPE CONSTRUCTED AT A MINIMUM SLOPE OF 2.00%, UNLESS OTHERWISE NOTED.
4. ALL LIVE SEWER STUBS SHALL EXTEND A MINIMUM OF 6 FEET INSIDE THE PROPERTY LINE AND THE ENDS MARKED AS DESCRIBED IN SWSSD STANDARD DETAIL 10.
5. SURVEY AND EASE MAP INFORMATION AS FURNISHED BY THE DEVELOPER OR HIS ENGINEER.
6. 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 12' ± WIDE, OR AS APPROVED BY DISTRICT, WITH 7' ± 1/2 FEET ON EACH SIDE OF SANITARY SEWER LINE AND/OR APPURTENANCES.
7. MINIMUM SEPARATION OF POTABLE WATER MAINS AND SANITARY SEWER LINES SHALL BE IN ACCORDANCE WITH SECTION C1-2.1 OF THE "CRITERIA FOR SEWER WORKS DESIGN" PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AS REVISED DECEMBER 1992.
8. A PLUG SHALL BE PLACED IN THE OUTLET PIPE OF THE EXISTING MANHOLE WHICH IS TO BE CONNECTED TO OR THE OUTLET CIVILTY PIPE OF THE FIRST NEW MANHOLE CONSTRUCTED. A TIGHTER GROMMET MAY BE TIED INTO PLACE ON THE PLUG. THIS PLUG OR BYPASS SHALL REMAIN IN PLACE AND MAY NOT BE REMOVED WITHOUT THE PERMISSION OF THE SOUTHWEST SUBURBAN SEWER DISTRICT. REMOVAL WILL RESULT IN FURTHER USE OF SYSTEM ISOLATION DEPOSIT.
9. ALL PIPES ENTERING/LEAVING MANHOLES SHALL BE ALIGNED WITH THE CENTER OF THE MANHOLE. MANHOLE CHANNELS SHALL BE SHAPED TO ALLOW PLACEMENT AND USE OF THE DISTRICT'S TELEVISION INSPECTION EQUIPMENT. ALL CHANNELS SHALL BE CONSTRUCTED TO THE WIDTH AND DEPTH OF THE SEWER PIPES.
10. FOR CONNECTIONS INTO EXISTING MANHOLES, WALL AND SHOULDER MUST BE CORE DRILLED.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY EASEMENTS AND ADJUSTMENTS PRIOR TO CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR ACQUIRING ALL EASEMENTS PRIOR TO COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL PROJECT ACCEPTANCE.
12. ALL WORK WITHIN THE CITY OR COUNTY RIGHT-OF-WAY SHALL CONFORM WITH ALL APPLICABLE REQUIREMENTS AS SET FORTH BY THE ASSOCIATED AGENCY. EXISTING ASPHALT SHALL BE HEAT TREATED PRIOR TO EXCAVATION. CONTRACTOR TO PATCH AND OVERLAY IN ACCORDANCE WITH LOCAL AGENCY STANDARDS. ALSO SEE THE RIGHT-OF-WAY CONSTRUCTION PERMIT OBTAINED FOR THIS PROJECT.
13. ALL SEWER PIPE INSTALLED SHALL BE TESTED FOR LEAKAGE PER SOUTHWEST SUBURBAN SEWER DISTRICT STANDARDS.
14. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION AND SHALL BE ATTENDED BY THE CONTRACTOR, SWSSD REPRESENTATIVES, AND OTHER INTERESTED AGENCIES.
15. 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.
16. ANY CHANGES TO THIS DESIGN SHALL BE APPROVED BY SOUTHWEST SUBURBAN SEWER DISTRICT AND THE ENGINEER PRIOR TO INSTALLATION.
17. ALL NEW MANHOLES SHALL HAVE ALL JOINTS ENCAPSULATED USING A 3-INCH TO 12-INCH WIDE STRIP OF "BEST SEAL WRAP" SEALANT.

NOTICE

CAUTION - EXTREME HAZARD - OVERHEAD ELECTRICAL SERVICE LINES ARE GENERALLY NOT SHOWN ON THE DRAWINGS. ELECTRICAL LINES SHOWN ON THE DRAWINGS ARE LOCATED BY POINT-TO-POINT, POWER-POLE-TO-POWER-POLE CONNECTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXTENT OF ANY HAZARD CREATED BY OVERHEAD ELECTRICAL POWER IN ALL AREAS AND SHALL FOLLOW PROCEDURES REGARDING CONSTRUCTION AS REQUIRED BY LAW AND REGULATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH UTILITY OWNERS AND DETERMINE THE EXTENT OF HAZARD AND GENERAL MEASURES AND SHALL TAKE NECESSARY PRECAUTIONS MAY BE REQUIRED. SEE SECTION 03730 OF SPECIFICATIONS.

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ESM ENGINEERING SERVICES MANAGEMENT 1000 1st Ave. N.E. #1000, Seattle, WA 98102 Phone: 206.461.1000 Fax: 206.461.1001 www.esm-inc.com Email: info@esm-inc.com Ed. C. Johnson, P.E. President Bob. C. Johnson, P.E. Vice President									
MILLENNIAL BUILDERS GREENSWARD FARMS SEWER NOTES BARDEN									
JOB NO. 2008-001-01 DATE ISSUED: 11-27-17 DRAWN BY: JCB CHECKED BY: JCB DATE: 11/27/17 SHEET NO. 55-05 TOTAL SHEETS 67									

