



City Hall  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-5855  
Fax: 360-754-4138

December 30, 2022

GRANDVIEWS YORKSHIRE LLC  
PO BOX 159  
ARLINGTON, WA 98223

RE: Water and Sewer Availability – Parcels #12704440103, 12704440100, 12704431300  
*Sent via email to Tyrell Bradley [tbradley@ldccorp.com](mailto:tbradley@ldccorp.com)*

Dear GRANDVIEWS YORKSHIRE LLC,

The City of Tumwater, WA PWSID #89700Q, is pleased to accommodate your request for water and sewer connection and service to the above parcel sited south of Israel Rd SW and east of Littlerock Rd SW. The parcel is zoned General Commercial and Mixed Use. The requested services can be accommodated by the City under the following conditions:

1. Sewer and water extensions to serve the development will be per the City of Tumwater's comprehensive plans.
2. Easements necessary for utility maintenance shall be dedicated to the City of Tumwater in advance of making the physical connection to the water and sewer systems.
3. All connection/latecomer fees, if any, are due at time of building permit issuance or before subdivision.
4. Existing water wells or septic systems, if any, will be legally decommissioned.
5. Follow and comply with all standard city requirements.

This letter serves as the City's Certificate of Water and Sewer Availability for the proposed development of 1,150 multifamily apartment units and clubhouse, a 9,000 square-foot commercial space, and 324-unit self-storage facility for domestic water and sewer uses. The project has been approved for **1,268.7 Water ERUs and 1,047.9 Wastewater ERUs**, per TMC 13.08 and TMC 13.04. If additional consumptive needs for the project are identified, please notify us as soon as possible.

This agreement will expire 180 days after the date shown above. This agreement will remain valid for the duration of permit approval coverage, including extensions. Additional information may be required to accurately determine wastewater connection fees. If you have further questions, please contact Matt Webb at 360-754-4140.

Regards,

Carrie Gillum, Water Resources Specialist

cc: Dan Smith, Water Resources & Sustainability Director  
Matt Webb, Engineer III  
Jeff Query, Engineer II