



Midway Sewer District

3030 S. 240th St. Kent, WA 98038
(206)824-4960

Certificate of Sewer Availability

APPLICANT	Geng Tan	PHONE	(206)488-3688
PROPOSED USE	3 Lot Short Plat	EMAIL	gengtan@gmail.com
LOCATION	3715 S. 198th St. // Parcel: 024000-0440		
LEGAL	ANGLE LAKE SHORE ACRES # 3 UNREC VAL OF UNDEEDED STS & ALLEYS INCL IN ADJ PROP VAL LESS POR SELY OF MR LINE R/W & WITHIN SD R/W LESS ST Plat Block: Plat Lot: 171		


SEWER DISTRICT DETERMINATION:

1.
 - a. ☒ Sewer service can be provided by a side sewer connection only to an existing 8" size sewer 13 feet from the site and the sewer system has the capacity to serve the proposed use.
 - AND/OR
 - b. ☒ Sewer service will require an improvement to the sewer system of:
 - ☐ (1) feet of sewer trunk or lateral to reach the site; and/or
 - ☐ (2) the construction of a collection system on the site; and/or
 - ☒ (3) other describe: Cap side sewer serving existing house on S. 198th St. and re-use for lot #1 sewer connection. See attached documents for reference.
2. Service is subject to the following:
 - a. Connection Charges: Owed. Contact District office for a formal quote.
 - b. Easements: Existing private sewer easement in place on southern property line, serving parcel 024000-0447
 - c. Other: Side Sewer permits required for each proposed lot. See following pages for more information.

THIS CERTIFICATE SHALL ONLY BE VALID FOR ONE (1) YEAR FROM DATE OF SIGNATURE

I certify that the above Sewer District determination is correct.

MIDWAY SEWER DISTRICT

By: <u></u>	<u>10/18/2021</u>
Signature	Date
Ryan Phelan	Eng. & Construction Manager
Typed Name	Title

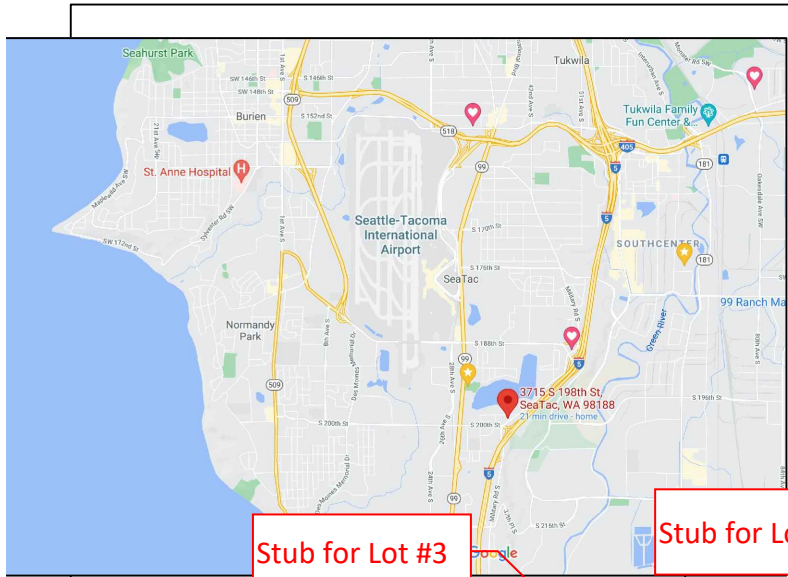
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*** This Certificate of Sewer Availability is valid only for the real property referenced herein for the sole purpose of submission to the appropriate building, engineering and/or health departments of other governmental agencies. This Certificate is between the District and the Applicant only, and cannot be assigned or transferred by any party. Further, no third party shall have any rights hereunder, whether by agency, as a third party beneficiary or otherwise.*

*** The District makes no representations, express or implied, that the Applicant will be able to obtain the necessary permits, approvals, and authorizations from any governmental agency necessary before Applicant can utilize the utility service which is the subject of this Certificate.*

* * * * *

****All markups are for reference only and shall not be used as exact location of sewer line(s)****



Stub for Lot #3

Stub for Lot #2

Stub for Lot #1

PROJECT INFORMATION

OWNER'S AGENT

GENG TAN
5280 HIGHLAND DR.
BELLEVUE, WASHINGTON 98005
(206) 488-3688
GENG.TAN@GMAIL.COM

ZONING
UL-7200

TAX ACCOUNT NUMBER
024000-0440

LEGAL DESCRIPTION

ANGLE LAKE SHORE ACRES #3 UNREC VAL OF UNDEEDED
STS & ALLEYS INCL IN ADJ PROP VAL LESS POR SELY
OF MR LINE R/W & WITHIN SD R/W LESS ST

Plot Block:
Plot Lot: 171

SITE CALCULATION

LOT SIZE 27,950 SF

ZONING UL-7200

MINI FRONT SETBACK 20'
MAX FRONT SETBACK N/A
MINI REAR YARD SETBACK 15'
MINI SIDE YARD SETBACK 5'
MAXIMUM STRUCTURE HEIGHT 30'
MAXIMUM BUILDING LOT COVERAGE 35%
MAXIMUM IMPERVIOUS SURFACE N/A

LOT 1

LOT AREA 10,086 SF
ALLOWABLE LOT COVERAGE = 35%
MAX BUILDING LOT COVERAGE 3,530 SF

LOT 2

LOT AREA 10,013 SF
ALLOWABLE LOT COVERAGE = 35%
MAX BUILDING LOT COVERAGE 3,504 SF

LOT 3

LOT AREA 10,545 SF
ALLOWABLE LOT COVERAGE = 35%
MAX BUILDING LOT COVERAGE 3,690 SF



Atlas Associates International
5280 Highland Dr.
Bellevue, Washington
98005
206.488.3688 v
gengtan@gmail.com
www.atlasarch.com

SeaTac
Short Plat

3715 S 198th St
SeaTac, WA 98188

project no: 21-75

Issue/Revision:

Existing side sewer must be capped
at property/ROW line at S. 198th St.
Lot #1 can re-connect to this stub.

Drawn By TG/DM Checked By TG Date 9/2020

Sheet Title
SITE PLAN

Scale

Sheet Number

A1.0

1

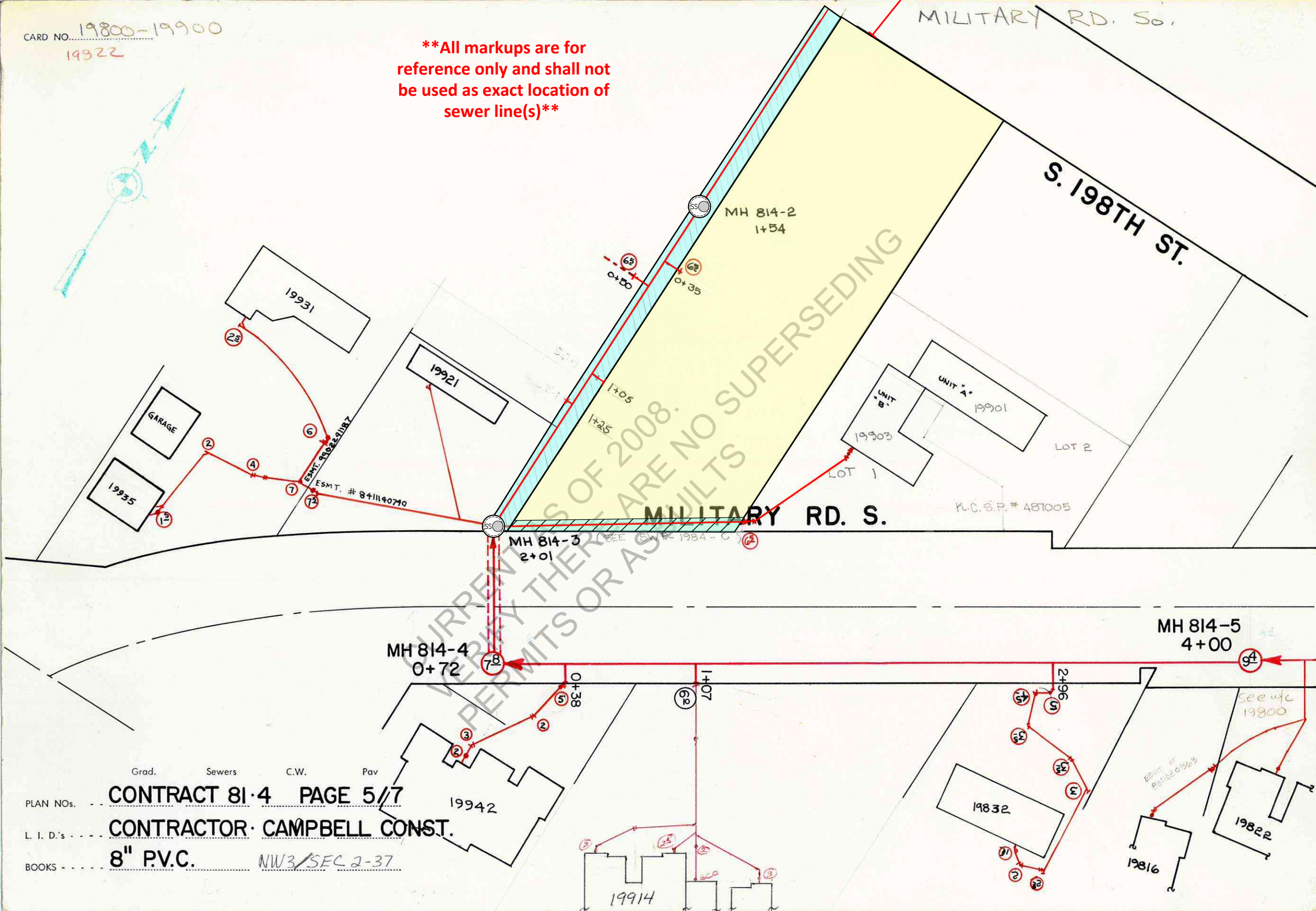
SITE PLAN

SCALE: 1' = 30'



CARD NO. 19800-19900
19822

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reference only and shall not
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sewer line(s)****



CARD NO. 3700 - 3742
3700 B

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sewer line(s)****

PLAN NOS. - - - - -
L. I. D.'s - - - 4 64-6B 100
BOOKS - - - - -

GRAYSTONE O-RING

