



Development Engineering

Location: 400 W. Gowe
 Mail to: 220 4th Avenue South • Kent, WA 98032
 Permit Center (253) 856-5302 Fax: (253) 856-6412
 www.ci.kent.wa.us/permitcenter

Rtg. Type	Tracking Number 2231117
Project Name	
Date Submitted	
Projected Review Date	
Application received by	

**Certificate of Sewer Availability
 from Servicing Agency or
 Utility District**

Please print in black ink only.

- Short Subdivision
- Building Permit
 - Commercial
 - Residential
- Rezone or other _____
- Preliminary Plat or PUD

Business/Residence/Project Name: Wong Military Short Plat Parcel No.: 152204-9064

Project Address: 22405 Military Road, SeaTac, WA 98198

Description of Project: Short Plat - 3 Single-family Residential Lots

Building Owner	
Name: Andy Yip c/o	
Address: 2416 NE 9th Place	
City: Renton, WA	Zip:
Phone: 206-351-5957	
Email: andy@andyyip.infor	

Applicant/Contact	
Name: Amy Donlan/Encompass Eng. & Surveying	
Address: 166 NE Juniper St., Suite 201	
City: Issaquah, WA	Zip: 98027
Phone: (425) 961-2222	
Email: adonlan@encompasses.net	

Sewer Agency Information

1. a. Sewer service will be provided by side sewer connection only to an existing 6-inch size sewer 0-5' feet from the site and the sewer system has the capacity to serve the proposed use.
- 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)*: _____

* If the subject property will not be served by a public sewer system, then a septic system design approved by the King County Health Department must be submitted with the proposed land use or building permit application.

2. a. The sewer system improvement is in conformance with an approved sewer comprehensive plan.
- b. The sewer system improvement will require a sewer comprehensive plan amendment.

COMMENTS/CONDITIONS: The City recently constructed a new gravity main on Military Rd from the school at 22420 Military Rd S north to the Skyline Apartments along the Wong SP frontage. A side sewer stub was provided to the property.

I hereby certify that the above sewer purveyor information is true. This certification shall be valid for one (1) year from the date of signature.

Brennan Taylor
 Signatory Name

Development Engineering Manager

Title

WH1-2

City of Kent
 Agency Name

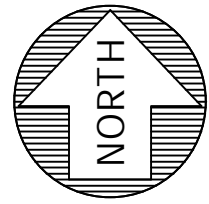
Signature

Date

Instructions and Checklist for Certificate of Sewer Availability

IN ORDER TO REVIEW A PERMIT APPLICATION FOR INSTALLING NEW SEWER SERVICE, OR MAKING REPAIRS AND CHANGES TO PRIVATE SEWER SYSTEMS, THE CITY OF KENT REQUIRES THE FOLLOWING INFORMATION:

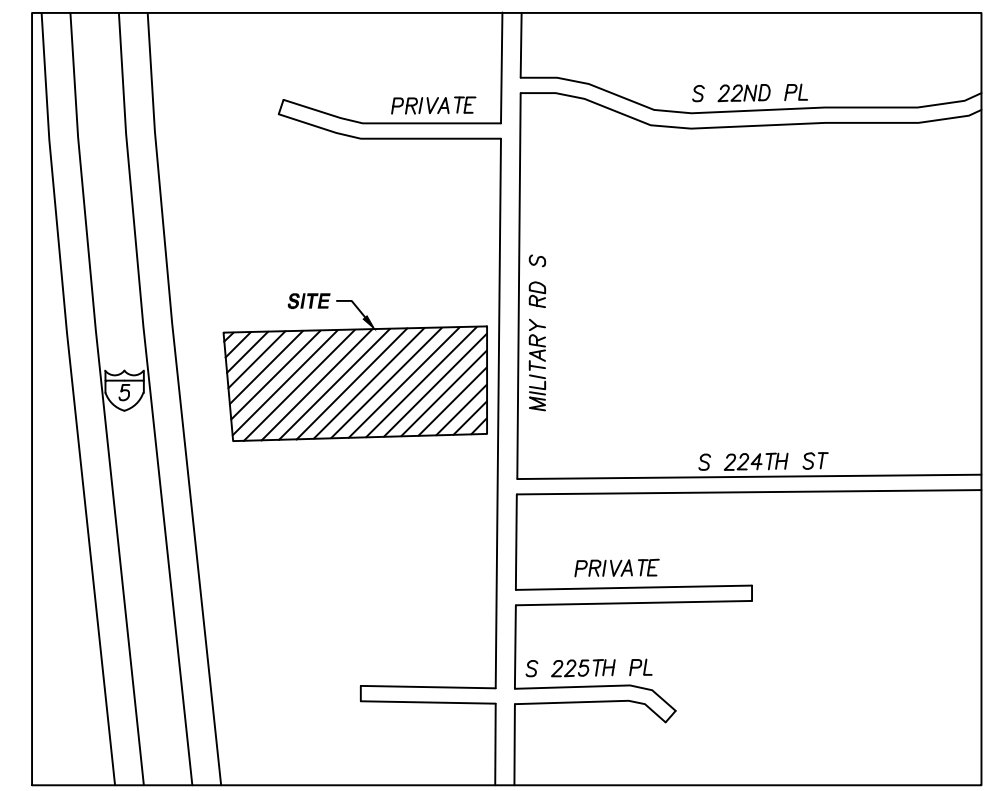
- Applicant to complete top portion of the Certificate of Sewer Availability Form
- Site plan or map showing property
- If property is to be subdivided, a preliminary plat map showing proposed lots is required
- If property to be served with City sewer is outside the City of Kent city limits, a "No Protest of Annexation and Declaration of Covenant" agreement may be required to be signed by the property owner and notarized.



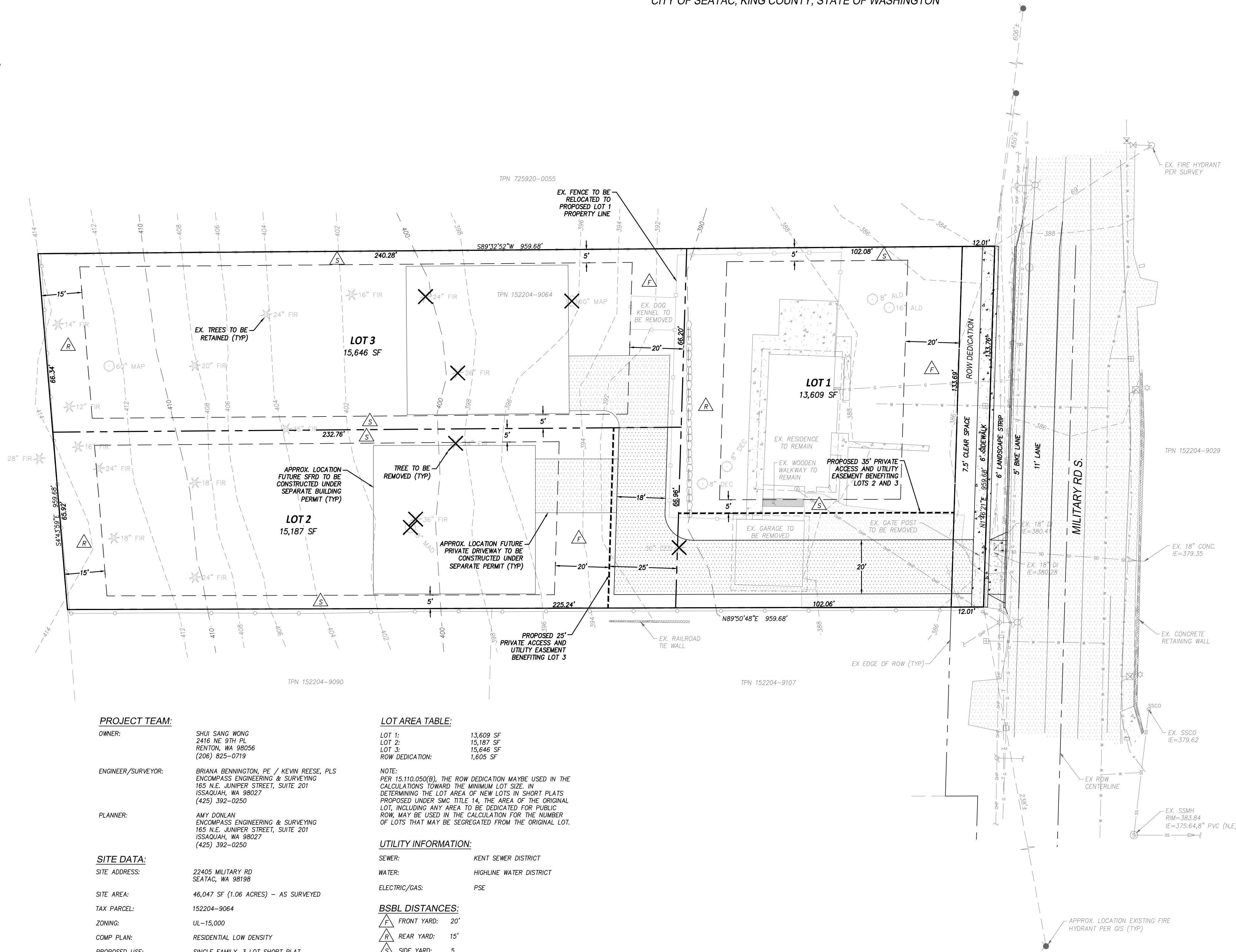
0 5 10 20
SCALE 1" = 20'

WONG MILITARY SHORT PLAT

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 15, T. 22 N., R. 04 E., W.M.
CITY OF SEATAC, KING COUNTY, STATE OF WASHINGTON



VICINITY MAP
NTS



SURVEY LEGEND:

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- GAS VALVE
- MAILBOX
- JUNCTION BOX
- LIGHT POLE
- LIGHT POST
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ROCKERY
- ELECTRIC METER
- GAS METER
- OVERHEAD POWER LINE
- DITCH FLOW LINE
- TOP OF SLOPE
- STORM LINE
- UNDERGROUND POWER LINE
- WATER LINE
- UNDERGROUND COMM. LINE
- GAS LINE
- SEWER LINE
- WOOD FENCE (WF)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE (WRF)
- EVERGREEN TREE
- DECIDUOUS TREE
- CONCRETE
- ASPHALT

PROJECT TEAM:

OWNER: SHUI SANG WONG
2416 NE 9TH PL
RENTON, WA 98056
(206) 825-0719

ENGINEER/SURVEYOR: BRIANA BENNINGTON, PE / KEVIN REESE, PLS
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

PLANNER: AMY DONLAN
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

SITE DATA:

SITE ADDRESS: 22405 MILITARY RD
SEATAC, WA 98198

SITE AREA: 46,047 SF (1.06 ACRES) - AS SURVEYED

TAX PARCEL: 152204-9064

ZONING: UL-15,000

COMP PLAN: RESIDENTIAL LOW DENSITY

PROPOSED USE: SINGLE FAMILY, 3 LOT SHORT PLAT

ALLOWED DENSITY: 3.07 DWELLING

MIN LOT AREA: 15,000

MIN. LOT WIDTH: 50 FEET

MAX IMPERVIOUS: N/A

MAX BLDG LOT COVERAGE: 35%

MAX STRUCTURE HEIGHT: 30 FEET

PARKING REQUIRED: 2 PER DU

PARKING PROPOSED: 2 PER DU

LOT AREA TABLE:

LOT 1:	13,609 SF
LOT 2:	15,187 SF
LOT 3:	15,646 SF
ROW DEDICATION:	1,605 SF

NOTE: PER 15.110.050(B), THE ROW DEDICATION MAY BE USED IN THE CALCULATIONS TOWARD THE MINIMUM LOT SIZE. IN DETERMINING THE LOT AREA OF NEW LOTS IN SHORT PLATS PROPOSED UNDER SMC TITLE 14, THE AREA OF THE ORIGINAL LOT, INCLUDING ANY AREA TO BE DEDICATED FOR PUBLIC ROW, MAY BE USED IN THE CALCULATION FOR THE NUMBER OF LOTS THAT MAY BE SEGREGATED FROM THE ORIGINAL LOT.

UTILITY INFORMATION:

SEWER: KENT SEWER DISTRICT

WATER: HIGHLINE WATER DISTRICT

ELECTRIC/GAS: PSE

BSBL DISTANCES:

FRONT YARD: 20'

REAR YARD: 15'

SIDE YARD: 5'



04/28/23

WONG MILITARY SHORT PLAT
SHUI SANG WONG
SITE PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO. 22516
DATE 04/28/23
SCALE 1"=20'
DESIGNED AMD
DRAWN PMS
CHECKED BLB
APPROVED CJA

SHEET 1 of 1



Know what's below.
Call before you dig.

