

### **Proposed Sewer System**

Based on the City maps and the provided topographic maps we are proposing to connect the onsite sanitary sewer for the proposed project to an existing sanitary sewer manhole, City MH-1668, located on 67<sup>th</sup> Ave NE on the east side of the road right-of-way and conveniently located at the southwest entrance of the proposed development. Per the topographic survey provided the depth of the sewer invert at this location is 3.6' deep. Based on the depth of the sewer at this point we find it feasible to extend the sewer onsite with a gravity 8-inch sewer main that will sufficiently be able to collect the sewer from each of the proposed structures onsite. See the provided preliminary utility plans for alignment and location of sewer lines and manholes. The sewer system will be designed in conformance with the City of Arlington's Public Works manual. The restaurant will have a monitoring manhole and may need a grease interceptor depending on the type of facility. Each side sewer will be a minimum of 6-inches in diameter for buildings with less than 10-units and will be a minimum of 8-inches in diameter for buildings with more than 10-units. A 20-foot easement is shown on the plans for the sewer.

### **Proposed Water System**

Based on the City maps and the provided topographic maps we are proposing to loop a 12-inch ductile iron water main through the site from the southwest side of property on 67<sup>th</sup> Ave NE and through the site to a stub located on 204<sup>th</sup> Street NE. Each proposed building will connect to the water main and will include a domestic water and a fire sparkler connection. Appropriate backflow devices will be provided for fire suppression systems. Double check valve systems will be provided as necessary. Water design will be in accordance with the City of Arlington's Public Works manual. A 20-foot easement is shown on the plans for water.

### **Site Grading**

The subject property is fairly flat with no more than a 2-foot grade change across the entire site. It is proposed to minimize grading with working to have a net fill/cut on the site. Most removal from the site will be grubbing and topsoil along with material from utility trenching and storm systems. The site will be grading into small areas to direct stormwater to smaller stormwater management systems spread across the site.