



WATER AND SEWER AVAILABILITY REQUEST

Community and Economic Development

City of Arlington • 18204 59th Avenue NE • Arlington, WA 98223 • Phone (360) 403-3551

Submittal Requirements:

1. Complete Application
2. 8-1/2" x 11" Site Plan/Sketch of the Proposal

Type of Request: ☐ Water Only ☐ Sewer Only ☒ Water and Sewer

Location/Legal Property Address: 7417 204th Street NE, Arlington

Lot #: Tract B Parcel ID No(s): 310511-003-040-00 Subdivision: BSP PFN 577

Project Scope of Work: 60 Multi-Family Unit development

Owner Name: Harmony at Arlington, LLC Office No.: 425.869.1212
Email Address: msabtahi@outlook.com Cell No.:
Mailing Address: 2033 E Lake Sammamish City: Sammamish State: WA Zip: 98075
Owners Agent: Merle Ash/Land Technologies, Inc. Office No.: 360.652.9727
Email Address: merle@landtechway.com Cell No.:
Mailing Address: 18820 3rd Ave NE City: Arlington State: WA Zip: 98223

RESIDENTIAL INFORMATION

☐ Proposed Single Family Residence ☐ Existing Single Family Residence ☐ Accessory Dwelling Unit
☒ Proposed Multi-Family Residence: # of Units 60 # of Buildings 10 ☐ Residential Plat: # of Lots

COMMERCIAL INFORMATION

☐ Binding Site Plan/Plat: # of Lots # of Phases # of Buildings Total Square Footage

TYPE OF COMMERCIAL USE

☐ Hotel/Motel ☐ Food Service ☐ Medical/Dental ☐ Office ☐ Retail
☐ Vehicle Service ☐ Warehouse/Storage ☐ Industrial ☐ Other (specify):

Commercial Water Usage: Monthly Estimation: Gallons

WATER, SEPTIC SYSTEM AND FIRE

Is there an existing Well on the property? ☐ Yes ☒ No Is there an existing Septic System on-site? ☐ Yes ☒ No
Water Meter Size Requested? ☐ 5/8" ☒ 1" ☐ 1.5" ☐ 2" ☐ 3" ☐ 4" ☐ 6"
Type of Fire Protection Requested? ☒ Fire Sprinkler System ☐ Fire Hydrant ☐ Unknown

I, the undersigned, request City of Arlington Utilities Division to certify willingness to provide water and/or sewer as indicated. The above information is complete and accurate to the best of my knowledge. I understand that any changes to the above information must be reported immediately to the City of Arlington Utilities Division as a condition of Utility Availability approval.

Adele Ash

Digitally signed by Adele Ash
DN: c=US, o=Land Technologies, Inc., cn=Adele Ash
Date: 2024.05.16 15:33:01-0700

Signature (owner/agent)

Adele Ash/agent

Print Name

5/16/24

Date

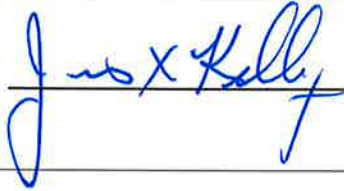
TO BE COMPLETED BY THE CITY OF ARLINGTON

CITY OF ARLINGTON UTILITIES DIVISION - PRELIMINARY INFORMATION / CERTIFICATION

This non-binding preliminary commitment is only valid for the above referenced property in accordance with City of Arlington policies and for only 18 months.

<u>NO</u>	A water main or other capital facility improvement ☐ is required; ☒ <u>is not required</u> <i>(If required, refer to below conditions)</i>
<u>YES</u>	Water is presently available from City of Arlington to service the above referenced property and specified number of connections per the below conditions and upon payment of applicable connection fees and charges. Fire Flow Estimate: STATIC PRESSURE <u>91</u> PSI RESIDUAL PRESSURE <u>83</u> PSI FLOW <u>1,566</u> GPM
<u>NO</u>	A sanitary sewer main or other capital facility improvement ☐ is required ☒ <u>is not required</u> <i>(If required, refer to attached conditions)</i>
<u>YES</u>	Sanitary sewer is presently available from City of Arlington to service the above referenced property and specified number of connections per the below conditions and upon payment of applicable connection fees and charges.

Other: Water and sewer service is available for this application per the below comments and conditions.

Approved By: 

Date: 06/25/2024
EXPIRES 18 MONTHS FROM DATE OF ISSUE

COMMENTS:

1. Water service is available for this project; please coordinate with the Arlington City Engineer for water service line connection, meter location, backflow protection, utility easements, on-site water main alignment, water main extension requirements, and any other City of Arlington water supply requirements.
2. Sewer service is available for this project, please coordinate with the Arlington City Engineer for specifics pertaining to off-site sewer connection point, service location, utility easements, required pipe slope, monitoring manhole location (if needed), pretreatment requirements, sewer extension requirements, and any other City of Arlington sewer requirements.
3. Any wells and septic systems on the development property are to be abandoned per Arlington Municipal Codes 13.04.140 and 13.08.160 as a condition of service.
4. Water and Sewer system improvements shall be designed and constructed in accordance with City of Arlington Design and Construction Standards.
5. Water and sewer easements will be required as a condition of service.
6. Requested fire hydrant need will be assess by City Engineer, an existing fire hydrant is 85-feet from the property.
7. Fire flow data is from 8" water main in installed north of the Bartel Drugstore.