



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: 19402 Smokey Point Blvd., Arlington, WA 98223

Lot #: _____ Parcel ID No(s): 31051700400600 Subdivision: _____

Project Scope of Work: Construction of ten residential buildings and eight mixed-use buildings.

Owner Name: Peak to Peak Development LLC Office No.: (206) 571-2834

Email Address: carlp@cdaarch.com Cell No.: _____

Mailing Address: PO Box 12867 City: Mill Creek State: WA Zip: 98082

Owners Agent: Brian Kalab / Insight Engineering Co. Office No.: (425) 303-9363

Email Address: nicole@insightengineering.net Cell No.: _____

Mailing Address: PO Box 1478 City: Everett State: WA Zip: 98206

RESIDENTIAL INFORMATION

Proposed Single Family Residence Existing Single Family Residence Accessory Dwelling Unit
 Proposed Multi-Family Residence: # of Units 62 # of Buildings 10 Residential Plat: # of Lots 62

COMMERCIAL INFORMATION

Binding Site Plan/Plat: # of Lots 9 # of Phases _____ # of Buildings 8 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.

Brian Kalab
Signature (owner/agent)

Brian Kalab
Print Name

1/29/24
Date

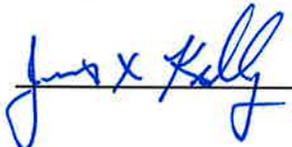
TO BE COMPLETED BY THE CITY OF ARLINGTON

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 <input type="checkbox"/> is required; <input checked="" type="checkbox"/> is not required <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. <i>Fire Flow Estimate: STATIC PRESSURE <u>98</u> PSI RESIDUAL PRESSURE <u>41</u> PSI FLOW <u>2,438</u> GPM</i>
<u>YES</u>	A sanitary sewer main or other capital facility improvement <input checked="" type="checkbox"/> is required ; <input type="checkbox"/> is not required <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 per the below conditions.

Approved By: 

Date: 02/18/2024
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, number of meters, meter locations, backflow protection, utility easements, on-site water main alignment, and any other City of Arlington water supply requirements.
2. Sewer service is available for this project. Please coordinate with the Arlington Deputy PW Director/City Engineer for specifics pertaining to off-site sewer improvements, off-site sewer connection point, on-site service location, utility easements, required sewer pipe slope, monitoring manhole locations, pretreatment 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.