



# WATER AND SEWER AVAILABILITY REQUEST

Community and Economic Development

City of Arlington • 18204 59<sup>th</sup> 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: NW Quadrant of SR9 & SR531 intersection, ARLINGTON, WA 98223

Lot #: 8 Parcel ID No(s): 31052400302000 Subdivision:

### Project Scope of Work:

Owner Name: Eagle Peak Development LLC Office No.: 425 319 3100

Email Address: dave.dnre@gmail.com Cell No.:

Mailing Address: 6124 SR 530 NE City: Arlington State: WA Zip: 98223

Owners Agent: Cascade Surveying & Eng. Office No.: 360 435 5551

Email Address: Randy@cascadesurveying.com Cell No.:

Mailing Address: P.O. Box 326 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 311 # of Buildings 6  Residential Plat: # of Lots 23

### COMMERCIAL INFORMATION

Binding Site Plan/Plat: # of Lots 5 # of Phases 1 # of Buildings 7 Total Square Footage 51,500

### TYPE OF COMMERCIAL USE

Hotel/Motel  Food Service  Medical/Dental  Office  Retail

Vehicle Service  Warehouse/Storage  Industrial  Other (specify): Gas Station

Commercial Water Usage: Monthly Estimation: 50,000 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? See sheet attached.  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.

[Signature] / CASCADE SURVEYING  
Signature (owner/agent) JOSH HOGAN Print Name 4/18/22 Date

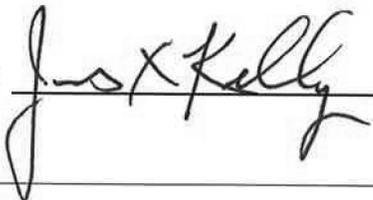
**TO BE COMPLETED BY THE CITY OF ARLINGTON**

**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.

|                   |  |
|-------------------|--|
| <b><u>YES</u></b> | A water main or other capital facility improvement <input checked="" type="checkbox"/> is required; <input type="checkbox"/> <b><i>is not required</i></b><br><i>(If required, refer to attached conditions)</i> |
| <b><u>YES</u></b> | Water is presently available from City of Arlington to service the above referenced property and specified number of connections upon payment of applicable connection fees and charges.                         |
| <b><u>YES</u></b> | A sanitary sewer main or other capital facility improvement <input checked="" type="checkbox"/> is required; <input type="checkbox"/> is not required<br><i>(If required, refer to attached conditions)</i>      |
| <b><u>YES</u></b> | Sanitary sewer is presently available from City of Arlington to service the above referenced property and specified number of connections upon payment of applicable connection fees and charges.                |

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

Approved By: 

Date: 05-12-2022  
**EXPIRES 18 MONTHS FROM DATE OF ISSUE**

|   |
|---|
| <p><b><u>CONDITIONS:</u></b></p> <ol style="list-style-type: none"> <li>1. Water quantity is available for this application. Due to the size of the development and unknown fire flow requirements, applicant will have to perform a hydraulic analysis using the City of Arlington's water distribution system model to determine water distribution system impacts and if off-site improvements are necessary to mitigate those impacts. Please coordinate with the Arlington City Engineer to arrange for a water system impact analysis.</li> <li>2. Sewer treatment capacity is available for this application. Due to the size of the development and unknown sewer connection points and discharge flows, applicant will have to perform a hydraulic analysis using the City of Arlington's sewer collection system model to determine sewer collection system impacts and if off-site improvements are necessary to mitigate those impacts. Please coordinate with the Arlington City Engineer to arrange for a sewer system impact analysis.</li> <li>3. As a condition of water service, any existing on-site water well must be decommissioned in accordance with Washington state requirements and Arlington Municipal Code (AMC 13.04.140).</li> <li>4. As a condition of sewer service, any existing on-site septic systems must be decommissioned in accordance with Snohomish County Health District requirements and Arlington Municipal Code (AMC 13.08.130).</li> <li>5. All water system and sewer system improvements shall be designed and constructed in accordance with City of Arlington Design and Construction Standards.</li> </ol> |
|---|

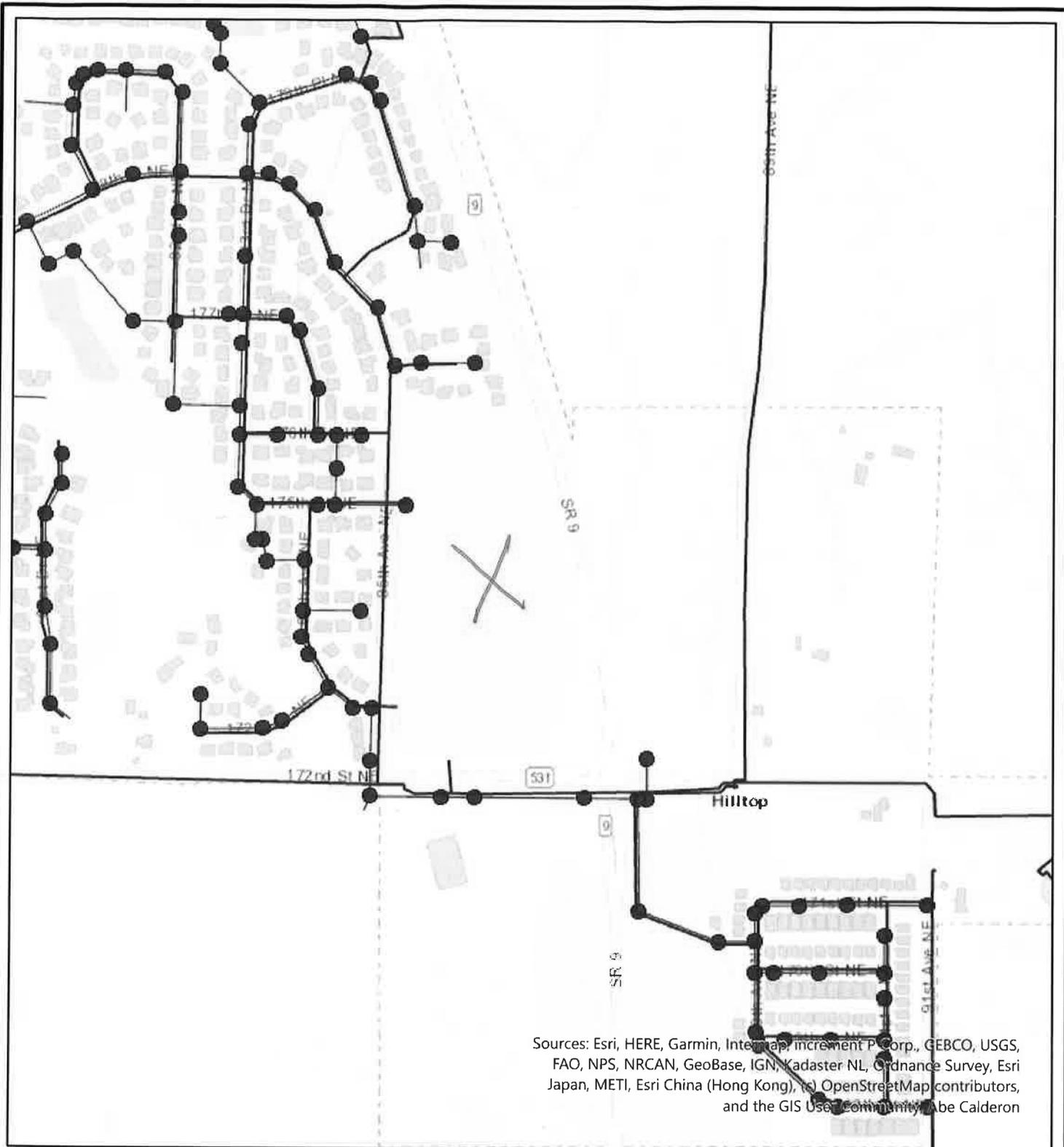
## Zahradnik water meter sizes

### Residential

|                                  |                    |
|----------------------------------|--------------------|
| Townhomes                        | - 5/8" meter (x23) |
| Apartment buildings              | - 2" meter (x6)    |
| Mixed Use building (residential) | - 2" meter (x2)    |

### Commercial

|                                 |                     |
|---------------------------------|---------------------|
| Coffee Hut                      | - 5/8" meter (x1)   |
| Mixed Use building (commercial) | - 2" meter (x2)     |
| Drug Store                      | - 1" meter (x1)     |
| Retail Store                    | - 1" meter (x1)     |
| Fast Food                       | - 1" meter (x1)     |
| Convenient Store                | - 1" meter (x1)     |
| Irrigation                      | - 1-1/2" meter (x7) |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Sw OpenStreetMap contributors, and the GIS User Community, Abe Calderon

**Legend**

|   |   |  |
|---|---|--|
| <p>Water Mains</p> <p>— Active</p> <p>... Abandoned</p> <p>- - - Not Active</p> <p>Other</p> <p>— Pipes - Gravity</p> | <p>— Pipes - Force</p> <p>Manholes</p> <p>Manhole Type</p> <p>● Sewer Manhole</p> <p>● Monitoring Manhole</p> <p>○ Cleanout</p> | <p>▲ Air Vac</p> <p>○ End of Stub</p> <p>○ Force Main</p> <p>● &lt;all other values&gt;</p> <p>■ Lift Stations</p> |
|---|---|--|

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*City of Arlington*

**Web App Map**



|        |            |               |                              |
|--------|------------|---------------|------------------------------|
| Scale: | 1:9,028    | File:         | PrintService/WebMap8.5x11_22 |
| Date:  | 12/31/1969 | Cartographer: | web                          |

