

7: Civil Engineering and Environmental Permitting Overview

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7-A: Site Civil Engineering Permits

Civil engineering permits are required for stormwater, grading, water, sewer, right-of-way, electrical service (Snohomish PUD) and natural gas service (Cascade Natural Gas). For City-issued civil permits, applications may be submitted along with the Land Use Application and Building Permit Application, and approvals will be issued for all three at the same time.

Stormwater and Drainage

Stormwater and drainage permits may be required from the City of Arlington and/or the State Dept. of Ecology for:

- Creating or altering impervious surfaces
- Modification of an existing drainage system
- Land disturbing activities, including construction, clearing, excavation, etc.

NPDES General Permit for Industrial Stormwater will be required from the State Dept. of Ecology Stormwater for industrial materials and activities exposed to rain, snow, snow melt, and/or runoff.

Grading

The city will require a grading permit for land disturbing activities, including construction, clearing, excavation, etc. of 100+ yards. As part of the permitting process you will need to complete a [Temporary Erosion/Sediment Control \(TESC\) Plan](#).

Right-of-Way Permits

A permit will be required for construction in the right-of-way and to install or upgrade utility lines. Additionally, you may have to install frontage improvements as part of the site development plan.

Bonding Requirements

You may be required to obtain a performance, completion, or maintenance security for new construction or additions that increase the total sq. ft. by more than 50% if it abuts public rights-of-way that are not fully improved to the city standards.

Water and Sewer

Civil Water/Sewer Permit and Installation and Connection Fees will be required to connect or expand water or sewer service. Check with Snohomish County to see if there is an existing Latecomer Agreement on the property. You may have to pay for water or sewer improvements previously installed on the property.

Electrical Service

If additional electrical service is required, submit a New Service Questionnaire to Snohomish County Public Utility District. SnoPUD will determine engineering and infrastructure needs for the project. If you need temporary power, contact SnoPUD early in the process.

Natural Gas Service

For new or upgraded natural gas service contact Cascade Natural Gas to determine engineering infrastructure needs for the project.

See [Permit Requirements Table](#) for additional information

General Information Meetings:

Free and highly recommended for all projects!

Get your site-specific questions answered. Submit preliminary plans and meet with city staff one week later (on Wednesdays) to answer questions prior to moving into the design phase of the development. See the [General Information Meeting](#) application for additional information

7-B: Environmental Permits

Environmental permits are required for air emissions, hazardous waste and industrial wastewater discharge.

Air Quality

A Notice of Construction and the Order of Approval is required prior to construction from the Puget Sound Clean Air Agency for any business operations that create, or have the potential to create, air pollution.

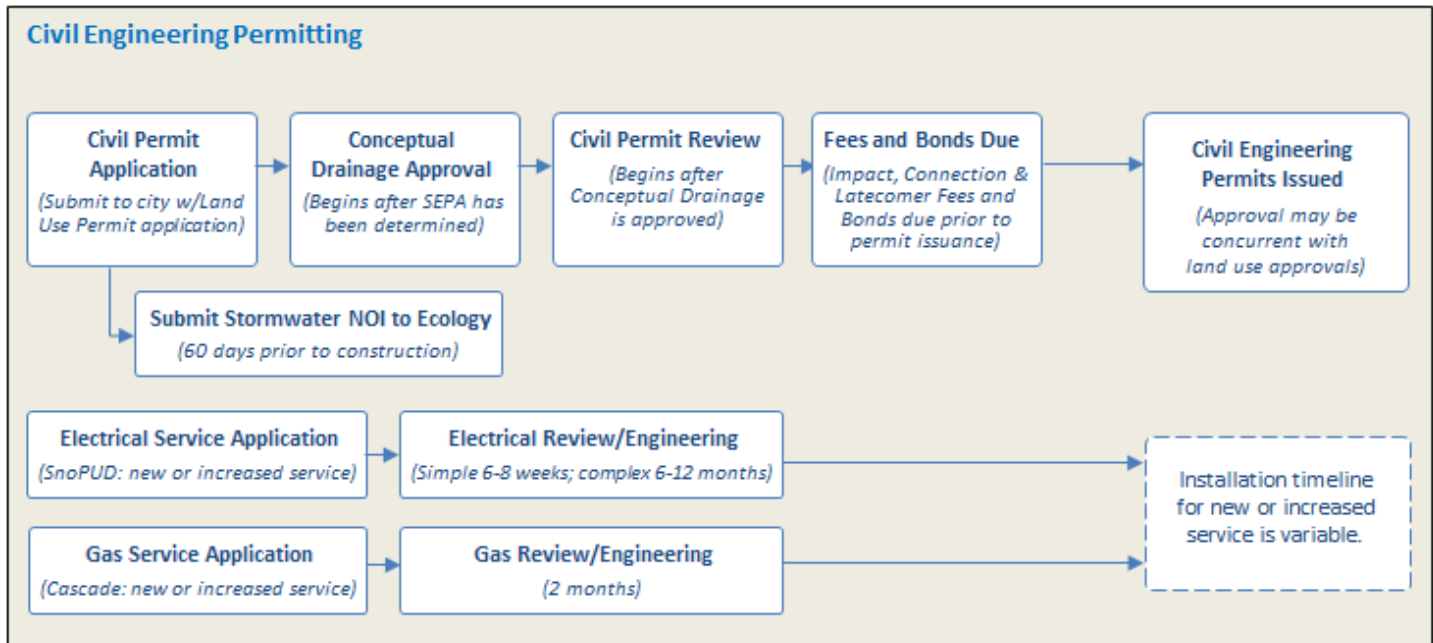
The Application process is very technical and can take a long time. Start the process early.

Hazardous Waste

Manufacturing, handling and/or storage of hazardous materials will likely require permits from both the city and the state Department of Ecology.

Industrial and Commercial Wastewater

Business that discharge (or have possibility of discharging), FOG (fats, oils & grease), petroleum products, chemicals, metals, unusual solids and other constituents will need a Discharge Agreement with the city, that includes periodic inspections, monitoring and maintenance of system.



Next: [Permit Requirements Table](#) & [Time and Cost Table](#)