



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: 21117 59th Ave NE Arlington, WA 98223

Lot #: _____ Parcel ID No(s): 31051000402700 Subdivision: NA

Project Scope of Work: Existing vacant land proposed to develop 216 MF units.

Owner Name: Lane Properties LLC Office No.: _____

Email Address: _____ Cell No.: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Owners Agent: Quarterra Office No.: _____

Email Address: conner.johnson@quarterra.com Cell No.: 206-240-2580

Mailing Address: 1325 4th Ave #1300 City: Seattle State: WA Zip: 98121

RESIDENTIAL INFORMATION

- Proposed Single Family Residence Existing Single Family Residence Accessory Dwelling Unit
- Proposed Multi-Family Residence: # of Units 216 # of Buildings 10 Residential Plat: # of Lots _____

COMMERCIAL INFORMATION

Binding Site Plan/Plat: # of Lots _____ # of Phases _____ # of Buildings 3 Total Square Footage 13500

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.

DocuSigned by:

John Conner Johnson

Conner Johnson

8/9/20

Signature (owner/agent) - 2D2B9A718B454FF...

Print Name

Date

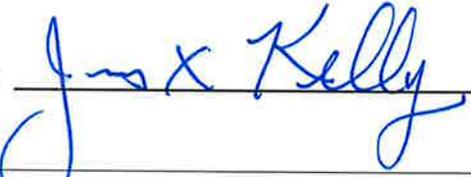
TO BE COMPLETED BY THE CITY OF ARLINGTON

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.

YES	A water main or other capital facility improvement <input checked="" type="checkbox"/> is required ; <input type="checkbox"/> is not required <i>(If required, refer to below conditions)</i>
YES	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>N/A</u> PSI RESIDUAL PRESSURE <u>N/A</u> PSI FLOW <u>N/A</u> GPM</i>
YES	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>
YES	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: 08/26/2024
EXPIRES 18 MONTHS FROM DATE OF ISSUE

COMMENTS:

1. Water service is available for this project pending submittal and approval of:
 - a water model showing impacts of this development on the City of Arlington water system,
 - the design for the required water main extension and necessary system improvements, and
 - the design for a water distribution system for the proposed development.
2. Applicant shall coordinate with the Arlington City Engineer for water service line connections, meter location, backflow protection, utility easements, on-site water main alignment, water main extension requirements, and any other City of Arlington water supply requirements.
3. Sewer service is available for this project pending submittal and approval of:
 - a sewer model showing impacts of this development on the City of Arlington sewer system,
 - the design for the required sewer main extension and necessary system improvements, and
 - the design for a sewer collection system for the proposed development.
4. Applicant shall coordinate with the Arlington City Engineer for specifics pertaining to off-site sewer connection point, service location, utility easements, required pipe slope, monitoring manhole locations (if needed), pretreatment requirements, sewer extension requirements, and any other City of Arlington sewer requirements.
5. Any wells on the development property are to be abandoned per Arlington Municipal Codes 13.04.140 as a condition of service.
6. Water and Sewer system improvements shall be designed and constructed in accordance with City of Arlington Design and Construction Standards.