

# Harbor View Heights

(Short Plat Subdivision)

## 5130 61<sup>st</sup> Street NE

Marysville, WA

### *Project Narrative*

The Harbor View Heights project is a proposed short plat on a site that is approximately 0.35 acres in Marysville. The site is one parcel which will be subdivided into 2 lots. There is an existing house on the site that will be preserved on one of the proposed lots. The proposed development is summarized by the following characteristics:

#### EXISTING SITE

The existing site is a single-family residence on a flat lot. Existing ground cover is lawn and building. Site slopes are flat across the site. The property is bounded on the north by 61st Street NE, on the east by 52nd Ave NE, and on the south and west by residential lots.

Property Address: 5130 61st Street NE, Marysville, WA 98270

Tax Parcel Number: 00388800201500

Property Zoning: R-6.5

Proposed Zoning: R-6.5

Property Area: 0.35 acres

Base Density: 6.5 du/acre = 2 units

Project Type: Short Plat

#### SITE DESCRIPTION

The project site currently has an existing detached single-family home, which is to remain. The site is flat with no designated or identified critical areas. The development surrounding the site is single-family detached homes and twin-homes in the R-6.5 zone.

#### FRONTAGE AND SITE ACCESS

The site fronts on 61<sup>st</sup> Street and 52<sup>nd</sup> Ave. No frontage improvements are planned for 61<sup>st</sup> Street. The City is planning to extend the Sunnyside Ave. trail in the future and will construct curb, gutter and sidewalk improvements at that time. The project owner will be paying a fee in lieu of constructing improvements.

52nd Ave. NE will be widened to be compliant with standard plan 3-202-002 of the EDDS. Two (2) feet of existing asphalt pavement will be removed and replaced with 7.5 feet of asphalt. The existing reverse crown will be modified by sloping the replaced and new pavement to the west. A bioswale will be constructed along 52<sup>nd</sup> Ave lieu of curb and gutter.

Access to both the existing home/lot and the new lot will be from 52<sup>nd</sup> Ave with individual driveways to each lot.

#### CRITICAL AREAS

The City of Marysville, Snohomish County, and other Agencies do not designate any part of the site as a critical area.

#### WATER AND SEWER SERVICE

The City of Marysville currently provides the existing detached single-family house on the site with water and sewer services. Water and sewer laterals will be constructed to provide the new lot with water and sewer services.