

535 Townhome Pre-Sub Narrative

Proposing a 12-unit (22,140 total sf) development consisting of two buildings that contain 6 townhomes each. Currently there is a 1,400 square foot home located on one parcel (535 13th Ave) and a vacant lot on the other (526 13th Ave); total lot square footage is approximately 14,400 sf. The attached site plan is proposing to demolish the existing home in an effort to make the development possible. Single car garages will be provided at the first floor of each unit. Levels 2 and 3 will contain the living spaces. Garage access will be utilized via pervious drive lane down the center of the development. Per the attached city provided utility map, the utilities are shown just outside the project site (underneath 13th Avenue). A sewer main line will be running down the center of the drive lane of which each unit will connect to; water would also utilize this same layout connecting to the Fire Riser. A PSE vault will be set on the southwest corner of the project site with meters located on the front of each building.