



## Construction and Development Consultants

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**To:** City of Lynwood

**From:** Zach Stewart, Developro Construction and Development Consultants

**Subject:** 18640 48<sup>th</sup> Ave – 3 Lot Short Plat Project Narrative

**Date:** April 21, 2026

**Project Overview:**

The proposed 18640 48<sup>th</sup> 3-Lot Subdivision project is a three-lot short plat in the City of Lynwood. The proposal is for the construction of three single family residences on three separate lots. Each lot will be provided with access from 48<sup>th</sup> Avenue via individual driveways.

The following narrative includes information about the project:

Parent Parcel Address: 18640 48<sup>th</sup> Avenue West Lynwood, WA 98037

Tax Parcel Number: 00494700002500

Property Zoning: Residential Neighborhood (RN)

Property Area: 19,517-SF (0.45 acres)

Project Use: Residential

Jurisdictions: City of Lynwood (Land Use, Grading, Drainage, Water and Sewer)

**Project Site Information:**

The property occupies one Snohomish County tax parcel sized at 0.45 acres and currently contains one single-family residence with a carport and a concrete driveway. All existing structures onsite will be removed as part of this new development project.

The site is neighbored by single-family residential lots to the north, south and west while abutting 48<sup>th</sup> Avenue to the east. The topography of the site is relatively level while generally falling from east to west. Vegetation across the site consists of grass yard areas, landscaping shrubs, and young to mature trees. No known critical areas and/or wetlands/streams are located on or near the vicinity of this parcel.

**Drainage:**

The proposed stormwater infrastructure will include perforated stub out connections interconnected with driveway channel drains to collect and disperse stormwater runoff to public stormwater infrastructure via curb opening discharge outlets installed along 48<sup>th</sup> Avenue. This project is contained within a single threshold discharge area, within the Swamp Creek sub-basin of the Cedar-Sammamish watershed – Water Resources Inventory Area (WRIA) 8.

**Water and Sewer Services:**

The City of Lynwood will service the proposed development. The project intends to utilize individual side sewer services and water meters extending to two of the three proposed lots from the existing 6-inch water main located on the east side of 48<sup>th</sup> Avenue. One existing water and sewer service serving the existing residential structure will be located, evaluated for suitability of continued usage and ideally utilized for serving the southernmost lot of the proposed development.

**Frontage Improvement and Access:**

Access will be provided via individual driveways extending perpendicular to 48<sup>th</sup> Avenue to serve each of the future lots. Parking for each lot will include at least 2 stalls available in each garage and at least 2 stalls available within each driveway. Frontage improvements to 48<sup>th</sup> Avenue along each of the 3 proposed lots will consist of a 6-foot-wide sidewalk, planter strip, and curbing per City of Lynwood Standards.

**Project Density Calculations:**

Project Density is calculated per Tables 8.30.03 and 8.30.04 in the Unified Development Code (UDC) 06/03/2025 draft regulations.

Gross Parcel Area: 19,517-SF (0.45 acres)

Minimum Lot Size: 6,000-SF

Base Lot Count:  $19,517\text{-SF} / 6,000\text{-SF} = 3.25$  Lots

Lots Proposed: 3 Lots

Units Proposed: 3 Single Family Residences

Please feel free to contact me for any questions regarding information presented within this project narrative.

Respectfully yours,

Zach Stewart  
Project Manager  
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