



PROJECT NARRATIVE

April 22, 2025

PROJECT OVERVIEW

The applicant is proposing to subdivide a residential lot into two (2) residential lots reference herein as Lot "A" and Lot "B". Lot "A" defined as the east lot and Lot "B" defined as the west lot. The subject property is located at 405 – 4th Street, Mukilteo, Washington 98275-1541. The current tax description as listed on the Snohomish County Property Account Summary is as follows: *MUKILTEO PLAT OF BLK 008 D-00 – ALL OF LOTS 5-6-7-8-9 & THE E 20 FT OF LOT 10 PLUS PTN VAC ALLEY*. The Snohomish County Assessor has designated the parcel number as 00527500800500 with Incorporated City, RD 7.5 Single Family Residential zoning.

The site is located within Mukilteo city limits. The site consists of a rectangular shaped parcel approximately 145 feet in length (east to south) west and 120 feet in width (north to south). The parcel encompasses approximately 0.39 acres (17,102 square feet). The site generally slopes down from the southeast to the northwest at 10-15 percent slopes toward the Puget Sound. Overall elevation change across the site is approximately 25 feet. The site is located within an area of single-family residential development. The site is bounded by established single-family residences to the south, east and west, and by 4th Street to the north. Access to the site is from 4th Street to the north. Existing vegetation across the site mainly consists of typical residential landscaping including grass, a large cedar tree, and several small apple trees. The parcel is currently developed with a single-family residence and driveway.

The proposed development will include subdividing the residential lot into two (2) residential lots. Lot "A" will be rectangular shaped located on the east portion of the parcel, with an approximate area of 9,556 square feet. Lot "A" will include the existing residence and driveway to remain "as-is" and reclassified as a detached accessory dwelling unit (DADU). Lot "A" will be developed with a new single-family residence (2,282 sf), driveway (400 sf), existing residence (580 sf), existing driveway (578 sf), and typical residential landscaping.

Lot "B" will be rectangular shaped located on the west portion of the parcel with an approximate area of 7,546 square feet. Lot "B" will be developed with a new single-family residence (3,380), new driveway (400 sf), and typical residential landscaping.

Table 1 below provides a summary of the proposed site conditions.

Table 1 – Summary of Proposed Site Conditions.

Surface Type	Area (SF)	Area (AC)	Notes
Total Parcel	17,102	0.39	--
Lot A - Roof	580	0.013	existing (dadu)
Lot A - Driveway	578	0.013	existing
Lot A – Roof	2,282	0.052	new
Lot A - Driveway	400	0.009	new
Lot B - Roof	3,380	0.078	new
Lot B - Driveway	400	0.009	new
Impervious Subtotal	7,620	0.175	--
Pervious Subtotal	9,482	0.218	residential landscaping

SITE SOILS

A review of the USDA Soil Survey of Pierce County (Soil Conservation Service) indicates that the site is underlain by Everett very gravelly sandy loam (17). The Everett soils are generally formed in sandy and gravelly glacial outwash on slopes of 0 to 8 percent. The nearly level to undulating soil is "excessively drained" and listed as having "rapid" permeability and "little" erosion hazard when exposed. The Everett series soils are listed as being in hydrologic group "A". These soils are derived from glacial outwash and typically have high infiltration capabilities. A copy of the USDA Soils Map is included as Figure 3. Restrictive features are noted as "more than 80 inches". However, test pit excavations encountered glacial till at 36 inches. Based on this and recommendations from the geotechnical report, we are not proposing traditional infiltration for this project.

SITE DRAINAGE

The stormwater runoff from the proposed short plat will be mitigated with a combination of tight-lined connections to existing catch basins along 4th Street and sheetflow dispersion on site. Stormwater runoff from the proposed roof surfaces will be tight-lined to the existing catch basins. Stormwater runoff from the proposed driveway surfaces will be dispersed on site by means of sheetflow dispersion. Dispersion is the preferred mitigation option for impervious surfaces and excess stormwater to maintain natural drainage patterns and keep stormwater away from the steep slopes. Optional cut-off drains may be installed along the southern property line to intersect subsurface drainage if dewatering becomes necessary. A Drainage Report has been prepared by Site Engineering, PLLC.



CRITICAL AREAS

There are no critical areas onsite. Steep slopes are located within 200 feet of the site and appear to have been graded as part of the railroad construction. A Geotechnical Report has been prepared by Site Engineering, PLLC.

SEWER

New sewer connections are proposed with the City of Mukilteo Wastewater District for Lot A and Lot B.

WATER

New water connections are proposed with the City of Mukilteo for Lot A and Lot B.

VEGETATION

Vegetation for the proposed single-family residences will consist of ornamental trees, shrubs, and turf consistent with residential properties.

CONTACT

Chad Scott

(425) 750-6315

chad@tmms.com



We trust this is sufficient for your current needs. Should you have any questions, or require additional information, please contact us at your earliest convenience.