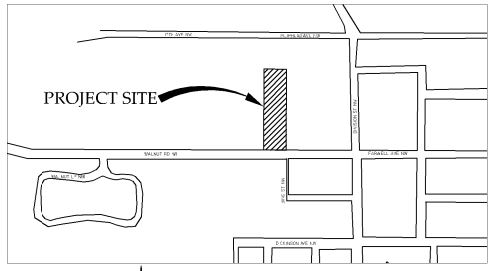
# PINNACLE DEVELOPMENT, LLC
# WALNUT STREET DEVELOPMENT
# PREDEVELOPMENT PLAN




VICINITY MAP
N.T.S.

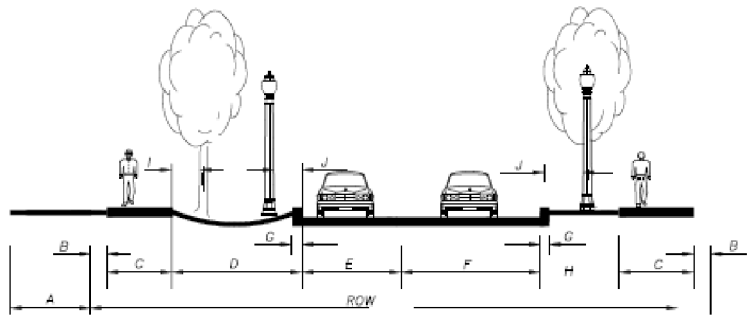
## LEGEND

### HATCH

- PAVED AREA (PROPOSED)
- CONCRETE (PROPOSED)

### LINES

| EXIST | PROP | |
|---|---|---|
| | | EDGE PAVING |
| X | X | FENCE |
| *** | *** | CONTOUR |
| | | PROPERTY LINE |
| W | W | WATER |
| SS | SS | SANITARY SEWER |
| SD | SD | STORM DRAIN |
| OP | OP | OVERHEAD POWER |
| P | P | BURIED POWER |
| | | BUILDING |




DIMENSIONS = FEET

| NUMBER OF LANES | EASEMENT | R/W BEHIND SIDEWALK | SIDEWALK | SWALE* | PARKING LANE | CURB | PLANTING | TREE SETBACK | CLEAR ZONE | RIGHT OF WAY |
|---|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H | I | J | ROW |
| 2 LANES | 10 | 1 | 5 | 12 | 7 | 13 | 0.5 | 4 | 2 | 3 | 48 |

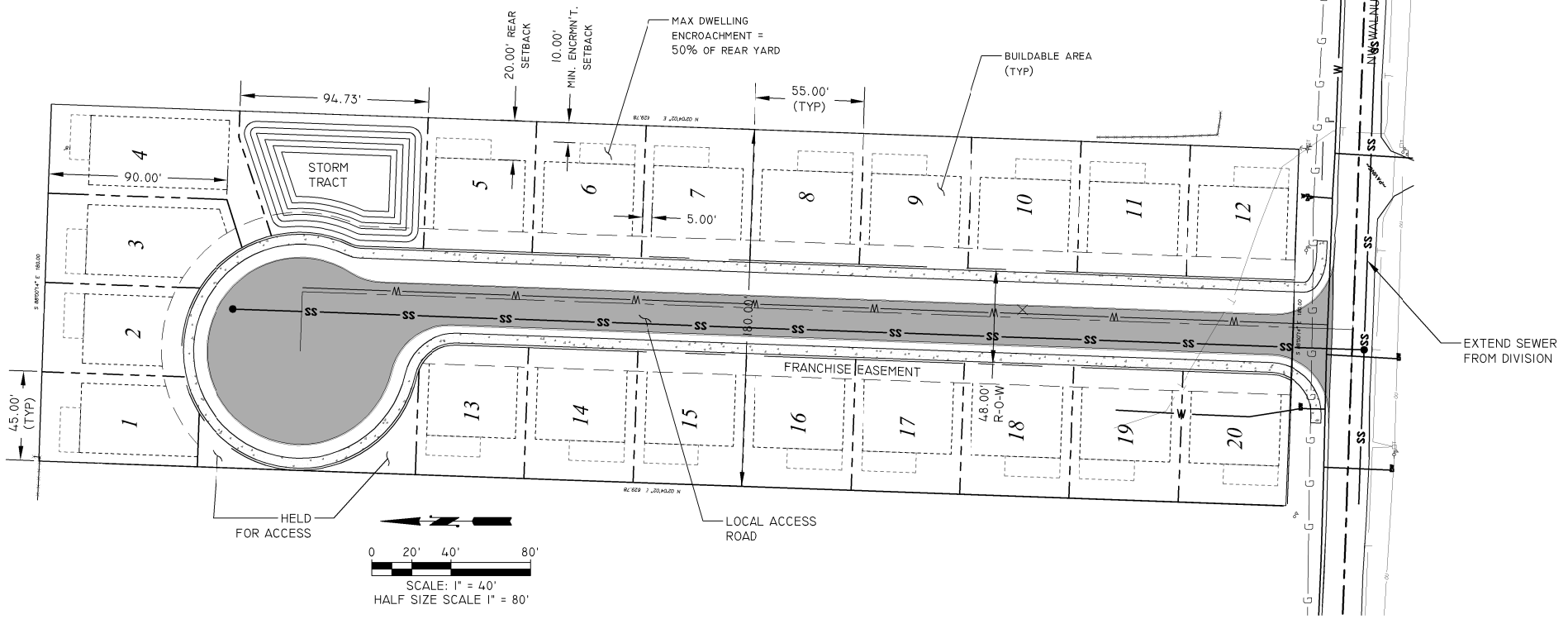
* SEE STANDARD DRAWING 5-14 & 5-15 FOR LID SWALE DETAILS

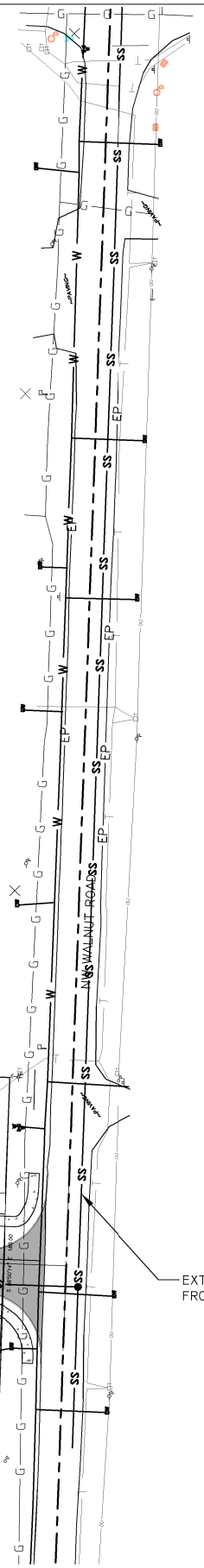
A1= PRIVATE UTILITY EASEMENT

SEE STANDARD DRAWING 4-6A FOR MINIMUM STRUCTURAL DESIGN AND STREET CROSS SLOPE DESIGN

SEE MINIMUM STREET DESIGN STANDARDS TABLE FOR ADDITIONAL DESIGN ELEMENTS

ADT
0-500




| | |
|---|---|
| OWNER<br>PINNACLE DEVELOPMENT | APPLICANT<br>PINNACLE DEVELOPMENT |
| ARCHITECT | CIVIL ENGINEER<br>RYAN MOORE<br>VECTOR ENGINEERING, INC<br>2729 BLACK LAKE BLVD SW STE 202<br>TUMWATER, WA 98512<br>PHONE: (360) 352-2477 |
| SITE ADDRESS<br>WALNUT STREET<br>OLYMPIA, WA | |
| JURISDICTION<br>CITY OF OLYMPIA | PROJECT NO.<br>TBA |
| LEAD AGENCY<br>DEVELOPMENT SERVICES | LAND USE<br>R 4-8 |

## LEGAL DESCRIPTION

THE EAST 180 FEET OF LOT 44 OF PARKER AND HAYES PLAT, AS RECORDED IN VOLUME I OF PLATS, PAGE 16. TOGETHER WITH THE SOUTH HALF OF VACATED MCLEARY AVENUE ADJACENT ON THE NORTH.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

## SITE INFORMATION

TOTAL AREA PARCEL: 2.6 AC

## SOILS INFORMATION

SANDY GRAVEL - SEE GEOTECH REPORT

## ZONING REQUIREMENTS (OMC TITLE 18)

| | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM LOT SIZE = | 2000 SF | 4790 SF (LOT 5) |
| MINIMUM LOT WIDTH = | 45' | 45' |
| REAR YARD SETBACK = | 20' | 20' (10' MIN.) |
| SIDE YARD SETBACK = | 5' | 5' |
| FRONT YARD SETBACK = | 20' | 10' |
| MAXIMUM DENSITY = | 20.8 LOTS | 20 LOTS |

## SYMBOLS

| EXIST | PROP | |
|---|---|---|
| | | |
| | | GAS METER |
| | | GAS VALVE |
| | | PAD MOUNTED TRANSFORMER |
| P | P | POWER VAULT |
| | | TRANSMISSION TOWER |
| | | UTILITY POLE |
| | | UTILITY POLE ANCHOR |
| | | TELEPHONE RISER |
| T | T | TELEPHONE VAULT |
| | | SAN. SEWER MANHOLE |
| | | SAN. SEWER CLEAN OUT |
| | | WATER METER |
| | | CHECK |
| | | GATE/GENERAL |
| | | FIRE HYDRANT |
| | | CATCH BASIN |

| | | | | |
|---|---|---|---|---|
| FILE: PREDev_v2.dwg | | 5 | | |
| PROJECT: | | 4 | | |
| | | 3 | | |
| CHECKED BY: | | 2 | | |
| DETAILED BY: | | 1 | | |
| DESIGNED BY: | DATE | NO. | REVISION | BY |


Vector ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com


WALNUT STREET INFILL
SFR SUBDIVISION

PINNACLE DEVELOPMENT, LLC
12118 LAFRANCE ROAD
OLYMPIA, WA 98512

PRDEV-1
PREDEVELOPMENT MAP

SHT 1 OF 1

# TOPOGRAPHIC AND BOUNDARY SURVEY

IN THE

SW 1/4, SW 1/4 & NW 1/4, SW 1/4 OF SECTION 10

AND IN THE

NE 1/4, SE 1/4 & SE 1/4, SE 1/4 OF SECTION 9

ALL IN

TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

FOR

PINNACLE DEVELOPMENT SERVICES, LLC

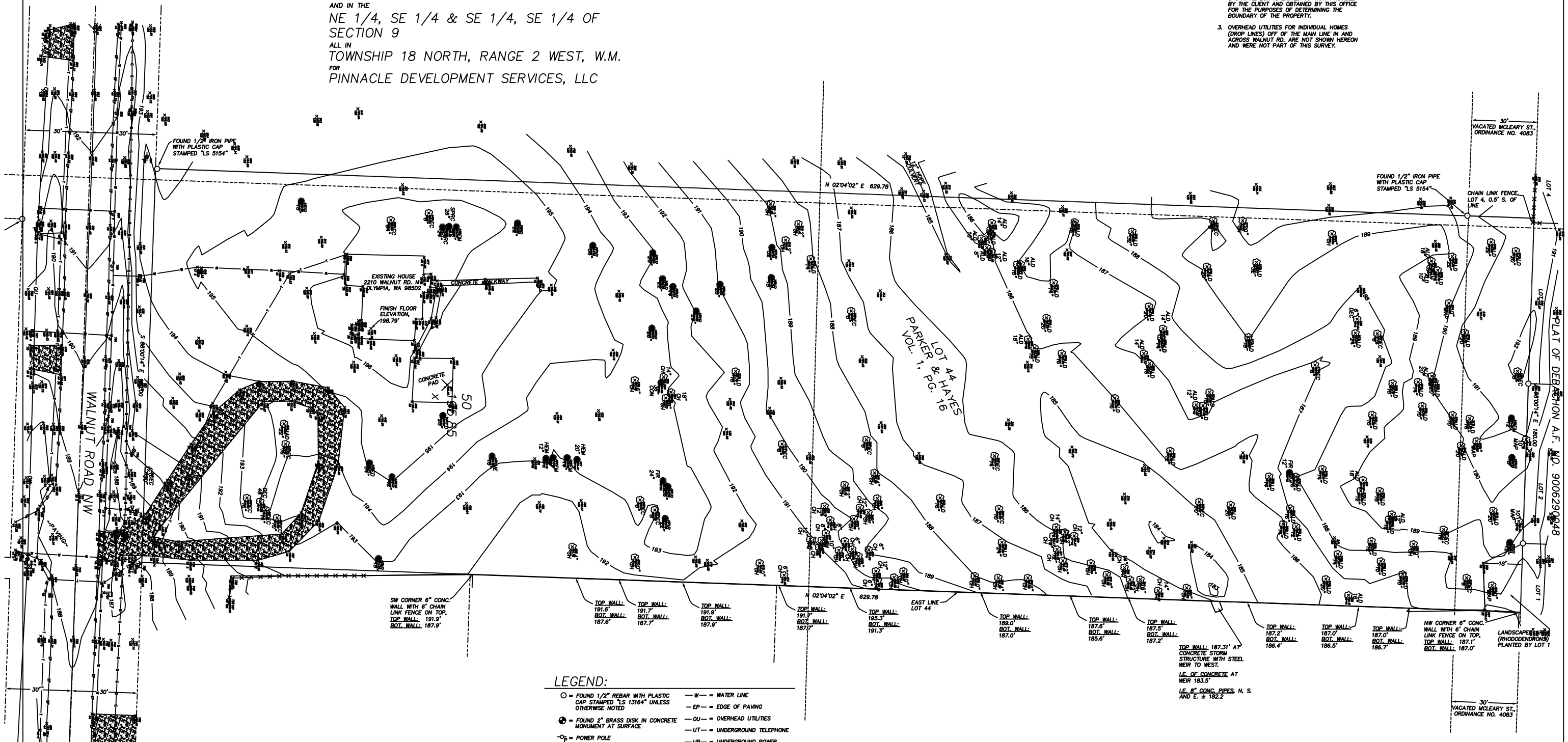
## SITE DATA:

TAX PARCEL = NO. 67400004401
SITE ADDRESS = 2210 WALNUT RD NW
OLYMPIA, WA 98502

TOTAL LOT AREA=2.60 ACRES/113,360 SQ. FT.

## SURVEYOR'S NOTES:

1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND SURFACE INDICATORS, PAINTED LOCATIONS BY OTHERS AND RECORDS OBTAINED FROM THE CITY OF OLYMPIA. THERE MAY BE ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN HEREON.
2. THIS DRAWING MAY NOT DEPICT ANY, OR ALL, OF THE EASEMENTS OF RECORD THAT MAY AFFECT THIS PROPERTY. TITLE INFORMATION SHOWN HEREON IS LIMITED TO THAT PROVIDED BY THE CLIENT AND OBTAINED BY THIS OFFICE FOR THE PURPOSES OF DETERMINING THE BOUNDARY OF THE PROPERTY.
3. OVERHEAD UTILITIES FOR INDIVIDUAL HOMES (DROP LINES) OFF OF THE MAIN LINE IN AND ACROSS WALNUT RD. ARE NOT SHOWN HEREON AND WERE NOT PART OF THIS SURVEY.




## LEGEND:

- O = FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 13164" UNLESS OTHERWISE NOTED
- ⊕ = FOUND 2" BRASS DISK IN CONCRETE MONUMENT AT SURFACE
- $\circ_P$ = POWER POLE
- = POWER ANCHOR
- = CATCH BASIN, TYPE 1
- $\circ_D$ = STORM DRAIN MANHOLE
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = TELEPHONE PEDISTAL
- = GAS METER
- = GAS VALVE
- $\circ_S$ = SANITARY SEWER MANHOLE
- = MAILBOX
- = SIGN
- —— = PAINT LINE, AS NOTE
- —W— = WATER LINE
- —EP— = EDGE OF PAVING
- —OU— = OVERHEAD UTILITIES
- —UT— = UNDERGROUND TELEPHONE
- —UP— = UNDERGROUND POWER
- — G — = GAS LINE
- —SD— = STORM DRAIN
- —X—X—X— = EXISTING FENCE, AS NOTED
- = GRAVEL AREA
- = DECIDUOUS TREE, SIZE AND TYPE NOTED
- = CONIFER TREE, SIZE AND TYPE NOTED
- ALD = ALDER TREE
- CH = CHERRY TREE
- MAP = MAPLE TREE
- HEM = HEMLOCK TREE
- CED = CEDAR TREE
- SPRC = SPRUCE TREE
- MAD = MADRONA TREE

## DESCRIPTION: DEED, A.F. NO. 4605512

THE EAST 180 FEET OF LOT 44 OF PARKER AND HAYES PLAT, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 16. TOGETHER WITH THE SOUTH HALF OF VACATED MCLEARY AVENUE ADJACENT ON THE NORTH.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY. (NOT PART OF THIS SURVEY)

(TITLE REPORT NOT PROVIDED BY OWNER)

VERTICAL DATUM
NAVD 88
CITY OF OLYMPIA BENCHMARK NO. 813, FOUND CONCRETE MONUMENT WITH BRASS DISK INSIDE CASE AT INTERSECTION EAST END ST. & MUIRHEAD AVE., ELEV. 197.88

## BASIS OF BEARINGS:

CITY OF OLYMPIA COORDINATE SYSTEM, HELD CONCRETE MONUMENT WITH 2" BRASS DISK AT INTERSECTION OF WALNUT RD. AND DIVISON ST. AND FOUND CONCRETE MONUMENT WITH 2" BRASS DISK AT P.C. OF DIVISION ST., NORTH 00° 49' 54" EAST, 811.46'

SCALE: 1"=20 FEET
0 10 20 40

DALE B. DREWRY STATE OF WASHINGTON 38482 REGISTERED PROFESSIONAL LAND SURVEYOR


A-LINE LAND SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 572
EAST OLYMPIA, WA 98540
360.570.0051 phone
alinelandsurveying@gmail.com


| DRAWN BY: | CHECKED BY: | JOB NO: |
|---|---|---|
| ALD | DBD | 1384 TOPO |