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Olympia Department of Community Development

Project Narrative: Pinnacle Development – Infill Subdivision

**Walnut Street
Olympia, WA**

Background/Site Description:

The existing site is a 2.6 Acre parcel north of Walnut street near Division. The site is currently developed with an uninhabited residential structure and some outbuildings. The rest of the site is undeveloped with timber and brush areas. A temporal drainage runs through the site from west to east in the north portion of the property. A Survey of the existin parcel is attached.

Proposal:

The project entails demolition of the existing structures and development and installation of a center road (public or private) with utilities. The lot will be platted into 20 residential lots for single family homes. The road will access the north side of Walnut Road. City sewer will need to be ran from the development to Division street to service the plat, water exists in Walnut.

Areas will be set aside for stormwater, open space and other areas as required per the City code. The road and easements will contain all utilities for the project



PRESUBMISSION CONFERENCE CHECKLIST

PRESUBMISSION CONFERENCE REQUEST REQUIREMENTS

Submit items below by uploading into Portal permit application.

1. A preliminary site plan including;
 - A. Locations, sizes, and uses of existing structures and proposed structures. [See survey for exist structures.](#)
 - B. Proposed internal circulation plan, illustrating new and existing access points to streets, location of all driveways, fire lane if applicable, streets and roads,
 - C. Parking area layout.
 - D. Label location of existing and proposed utilities.
 - E. Existing and proposed contour lines.
 - F. Location of critical areas such as wetlands, streams, hillsides, and lakes with associated wetlands and buffers as outlined in OMC 18.32. [See survey](#)
 - G. Proposed and existing landscaping areas.
2. Vicinity map encompassing at least one square mile and not more than 20 square miles and showing site with respect to nearby streets and other features.
3. A narrative document that describes the following details:
 - A. Project Specific
 - B. Site conditions-existing
 - C. Proposed vehicle access
 - D. Proposed utilities to serve project
 - E. Any other relevant project information

4. Calculations of the existing, proposed and total of the following:

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	113,252 sq. ft.	0 sq. ft.	113,252 sq. ft.
Number of Lots	1	19	20
Occupancy Type	Residential	Residential	
Number of Buildings	2	18	
Height	16 ft.	26 ft.	26 ft.
Number of Stories Including Basement	1	1	2
Basement	0 sq. ft.	0 sq. ft.	0 sq. ft.
Ground Floor	1800 sq. ft.	20 @ 2,500 =50,000 sq. ft.	50,000 sq. ft.
Second Floor	0 sq. ft.	20 @ 800 =16,000 sq. ft.	16,000 sq. ft.
Remaining Floors (number _____)	NA sq. ft.	sq. ft.	sq. ft.

Gross Floor Area of Building	1800 sq. ft.	66,000 sq. ft.	66,000 sq. ft.
Landscape Area	100,000 sq. ft.	8,000 (public) sq. ft.	8,000 (public) sq. ft.
Number of Vehicular Parking Spaces	4	50	50
Number of Long Term Bike Spaces	0	0	0
Number of Short Term Bike Spaces	0	0	0
Total Amount of Hard Surfaces (pavement, green roofs, pervious pavement etc.)	7,500 sq. ft.	113,500 sq. ft.	113,500 sq. ft.
Total Impervious Surface Coverage (new and proposed)	sq. ft.	113,500 sq. ft.	113,500 sq. ft.

Upload digital submittals after application has been submitted on the portal.