



Presubmission Conference Details

Project Name: Pinnacle Development Infill
Subdivision Walnut Street
Permit Number: 20-4204
Address: 2210 WALNUT RD NW
Parcel Number: 67400004401
Parcel Owner: PINNACLE DEVELOPMENT
SERVICES LLC
Applicant: Pinnacle Development
Services LLC
Date: 10/08/2020

Proposed Project *20 residential lot development*
Description

Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):	113252.00
Parcel Area - To Be Added (Sq. Ft.):	0.00
Parcel Area - Total (Sq. Ft.):	113252.00
Number of Lots – Existing:	1.00
Number of Lots - To Be Added:	19.00
Number of Lots – Total:	20.00
IBC Building Type – Existing:	
IBC Building Type - To Be Added:	
Occupancy Type – Existing:	Residential
Occupancy Type - To Be Added:	Residential
Number of Buildings – Existing:	2.00
Number of Buildings - To Be Added:	18.00
Number of Buildings – Total:	20.00
Building Height - Existing (Ft.):	16.00
Building Height - To Be Added (Ft.):	26.00
Building Height - Total (ft.):	26.00
Number of Stories - Existing (Including Basement):	1.00
Number of Stories - To Be Added (Including Basement):	1.00
Number of Stories - Total (including basement):	2.00
Basement - Existing (sq. ft.):	0
Basement - To Be Added (sq. ft.):	0
Basement - Total (sq. ft.):	0
Ground Floor - Existing (sq. ft.):	1800.00
Ground Floor - To Be Added (sq. ft.):	50000.00

Ground Floor - Total (sq. ft.):	50000.00
Second Floor - Existing (sq. ft.):	0.00
Second Floor - To Be Added (sq. ft.):	16000.00
Second Floor - Total (sq. ft.):	16000.00
Remaining Floors - Existing (sq. ft.):	0.00
Remaining Floors - To Be Added (sq. ft.):	0.00
Remaining Floors - Total (sq. ft.):	0.00
Gross Floor Area of Building - Existing (sq. ft.):	1800.00
Gross Floor Area of Building - To Be Added (sq. ft.):	66000.00
Gross Floor Area of Building - Total (sq. ft.):	66000.00
Landscape Area - Existing (sq. ft.):	100000.00
Landscape Area - To Be Added (sq. ft.):	8000.00
Landscape Area - Total (sq. ft.):	8000.00
Paved Parking - Existing (sq. ft.):	0.00
Paved Parking - To Be Added (sq. ft.):	8000.00
Paved Parking - Total (sq. ft.):	8000.00
Number of Parking Spaces – Existing:	4.00
Number of Parking Spaces - To Be Added:	50.00
Number of Parking Spaces – Total:	50.00
Bicycle Parking - Existing (spaces):	0.00
Bicycle Parking - To Be Added (spaces):	0.00
Bicycle Parking - Total (spaces):	0.00
Total Impervious Area - Existing (sq. ft.):	0.00
Total Impervious Area - To Be Added (sq. ft.):	113500.00
Total Impervious Area - Total (sq. ft.):	113500.00
Sewer – Existing:	Septic System
Sewer - To Be Added:	City Sewer
Water – Existing:	City Water Service
Water - To Be Added:	City Water Service
Primary Contact Name:	Sid Jones
Primary Contact Email Address:	sid@pindev.net
Primary Contact Phone Number:	13609512043
Owner or Agent:	Property Owner