

## **Narrative Document**

### **20<sup>th</sup> Ave NW subdivision**

The subject property is a 1 acre parcel located on 20<sup>th</sup> Ave NW in Olympia. The property is zoned R 4-8. The property is level. There are no wetlands on the property. There is an existing house and garage on the northwest corner of the property. The house address is 2421 20<sup>th</sup> Ave NW Olympia, WA 98502. We plan to subdivide the subject property to six additional lots for single family houses. The existing house will continue access from and front on 20<sup>th</sup> Ave NW. One other lot will access from and front on 20<sup>th</sup> Ave NW. The remaining houses will access 20<sup>th</sup> Ave NW by pan handle lots or by a private lane. The existing house does create some limitations for accessing the property versus if the property was vacant land. A city street into the property would not be possible because it would be too costly rendering the property not dividable and it would also encumber too much property not leaving enough property to divide. With the division of the property it would further the city's desire and need to infill and it would further growth management in the area for the better.

There is a city sewer main in 20<sup>th</sup> Ave that was recently extended in the street along the frontage of the property and a water main is also in 20<sup>th</sup> Ave. The exiting house is served by both. The future lots will also be served by the same.

Single family home construction on the future lots will meet all city restrictions such as setbacks and coverage limitations.