



PRELIMINARY PLANNED RESIDENTIAL DEVELOPMENT SUPPLEMENT

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Related Cases: _____

Project Planner: _____

Attach with: General Land Use Application

Name of Applicant: _____

Project Name: _____

Designer/Engineer/Surveyor: _____

Mailing Address: _____

City, State and Zip: _____

Phone Number(s): _____

E-Mail Address: _____

Total acreage of contiguous ownership: _____

Existing structures located on site? No Yes *(show location on map, label type of any structure and indicate if it is to be removed)*

Number of lots proposed:

Single-family: _____ Multi-family: _____ Industrial: _____

Duplex: _____ Commercial: _____

Total Project Building Coverage: _____ percent

Total Project Development Coverage: _____ percent

Total Square Feet of Non-Residential Buildings: _____

Smallest Lot Area: _____

Length of Streets: _____

Average Lot Area: _____

Total Acreage of Street Right-of-Way: _____

Acreage in Open Space: _____

Total Acreage in PRD: _____

Acreage in Soil And Vegetation Areas / Stormwater Tracts: _____

Percent of Plat in Right-of-Way: _____

Sewage Disposal: _____

Water Supply: _____

Access (name of street/s from which access is or will be gained):

Existing: _____ Proposed: _____

This Preliminary PRD Supplement must accompany a General Land Use Application provided by the Community Planning and Development Department and must include the information described on the accompanying two pages.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

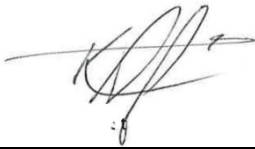
A Planned Residential Development (PRD) Supplement shall be submitted electronically with two hard copies and shall include the following:

1. General Land Use Application- **Refer to the General Land Use Application for Submittal requirements**
2. Textual Information:
 - The names, addresses, zip codes and telephone numbers of all persons who have a real or possessory interest in the subject property.
 - The typed and certified names and addresses of all property owners within 300 feet of the site. Submit the list on a flash drive or memory stick in Excel worksheet format.
 - The acreage contained within the proposed PRD; the number of lots and dwelling units being proposed; and the number of lots and dwelling units per acre of land.
 - The average lot size and the size of the smallest proposed lot.
 - The type of dwelling units proposed.
 - The acreage of open space (including a separate figure for usable open space) to be contained in the PRD and the percentage it represents of the total area.
 - The proposed method of ensuring permanent retention and maintenance of open space areas and Soil and Vegetation Protection Areas.
 - The road length and acreage of road area and percentage it represents of the total land area.
 - The total square footage of nonresidential construction.
 - The proposed building and development coverages including impervious surfaces, new and replaced hard surfaces, pollution generating hard surfaces, vegetated pervious land cover, and retained natural vegetated areas for the project site.
 - The source of water supply.
 - The method of sewage disposal and, if sanitary sewer is used, the name of the district or utility managing the system.

- The means by which the proposed PRD meets the objectives of OMC Section 18.56.020, Purpose, including a description of the unique or innovative features of the proposed development, and the rationale behind the assumptions and choices made by the applicant. If there are variations from the development standards of the underlying district, the rationale for such variations shall be discussed.
- A development schedule indicating the approximate date when construction of the PRD or stages of the PRD can be expected to begin and be completed.
- The applicant's intentions with regard to the proposed ownership of land areas and dwelling units within the PRD, both during and after construction.
- Drainage Control Plan. (See Volume I, Chapter 3 of the City of Olympia Drainage Design and Erosion Control Manual.)
- Soil and Vegetation Protection Areas. A Soil and vegetation plan may be required and must meet all applicable requirements of OMC 16.60.
- Map Information The boundary lines of the subject property; scale and north arrow.
- Existing site conditions including water courses, wetland area, flood plains, unique natural features, forest cover, and elevation contours of sufficient intervals to indicate the topography of the entire tract for a sufficient distance beyond the boundaries of the proposed development as follows:
 - Up to five (5) percent slopes, two (2) foot contours.
 - Five (5) percent and over slopes, five (5) foot contours. *[NOTE: All contours shall be referenced to NAVD88.]*
- Proposed lot lines.
- The locations, dimensions, and identification of all existing and proposed buildings, structures and other improvements including maximum heights, types of uses, and density per residential structure. If the design of the project involves variations from the permitted uses, minimum lot width, minimum lot size, minimum setback, or maximum height requirement of the underlying zone, as provided for in Section 18.56.120(2), the application must identify the location of a representative proposed building in relation to all lot lines and must provide representative proposed building elevations.
- The location and square footage of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semipublic uses.
- The existing and proposed circulation system of arterial, collector and local streets, including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way (including major points of ingress and egress to the development). Notations of proposed ownership -- public or private -- shall be included where appropriate.
- Existing and proposed sidewalks and trails.
- Existing and proposed sanitary sewers, stormwater facilities and water lines.
- Enough information on land areas adjacent to the proposed PRD to indicate the relationships between the proposed development and that which is existing and proposed in adjacent areas, including land uses, existing structures, ownership tracts, streets and unique natural features of the landscape.
- Landscaping and open space improvement plans.
- Location of easements for proposed stormwater facilities and vegetated flow dispersal areas.

- The proposed treatment of the perimeter of the PRD, including materials and techniques used such as screens, fences and walls.
- A vicinity map showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks or other prominent features.
- Any additional information as required by the review authority necessary to evaluate the character and impact of the proposed PRD (e.g., soils, geology, hydrology or ground water).
- Proposed site elevations after development.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

12/1/2016
Date
