



The Reserve Preliminary Plat
PL-PPLAT-22-0001 et al
Hearing Examiner 07.18.2023
Exhibit X1

JULY 18, 2023

The Reserve

PRELIMINARY PLAT PUBLIC HEARING

10017 Peacock Hill Avenue
Gig Harbor, WA 98332

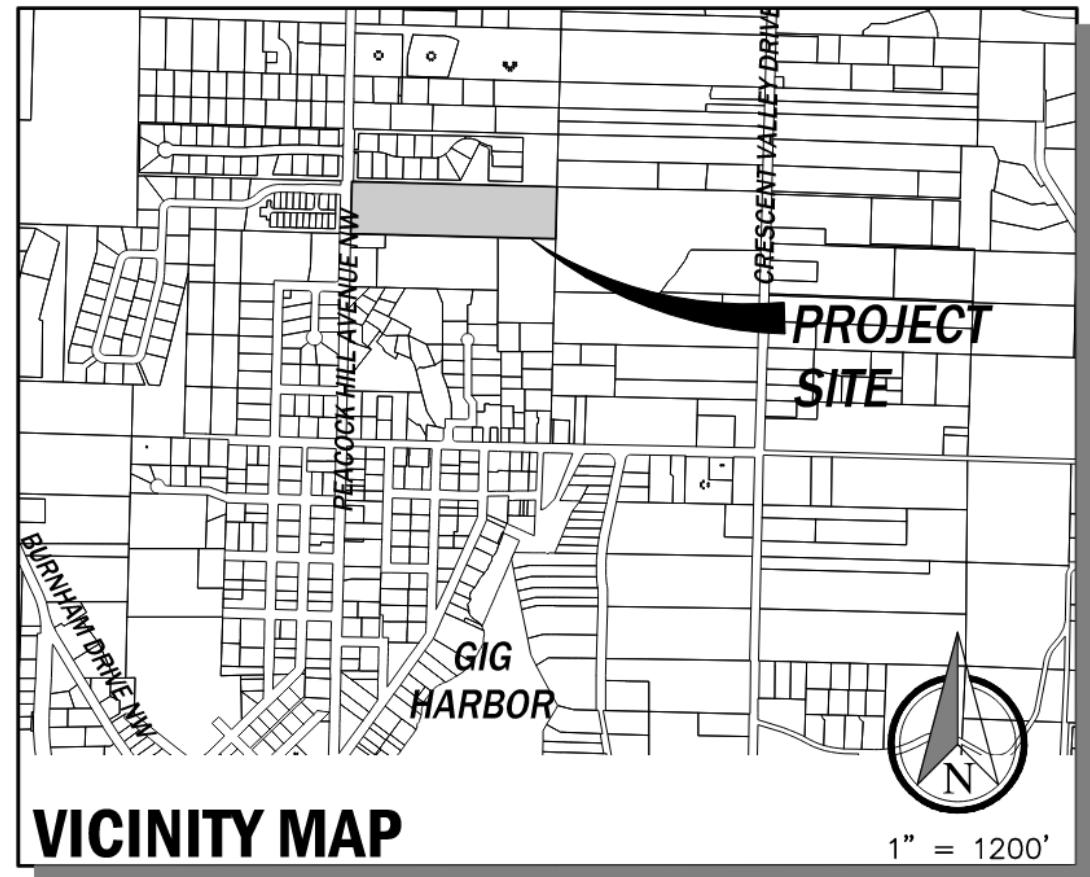
PROJECT INFORMATION

PROJECT NAME: **THE RESERVE**

PROJECT ADDRESS: **10017 PEACOCK HILL AVE**

PROJECT TEAM:

- **APPLICANT: PROSPECT DEVELOPMENT, LLC**
 - JUSTIN HOLLAND - APPLICANT
 - CLAY LOOMIS - PROJECT MANAGER
- **CIVIL ENGINEER: CPH CONSULTANTS**
 - DARTON RIELY-GIBBONS, PE - PROJECT MANAGER
- **LANDSCAPE ARCHITECT: CPH CONSULTANTS**
 - DAVE ANDREWS, RLA - SR. LANDSCAPE ARCHITECT
 - TIM SCHREIBER - LANDSCAPE DESIGNER



PROJECT INFORMATION

TOTAL PROJECT AREA:

9.88 ACRES

DISTURBED AREA:

3.48 ACRES – 35.2%

LOT AREA:

3.11 ACRES – 31.5%

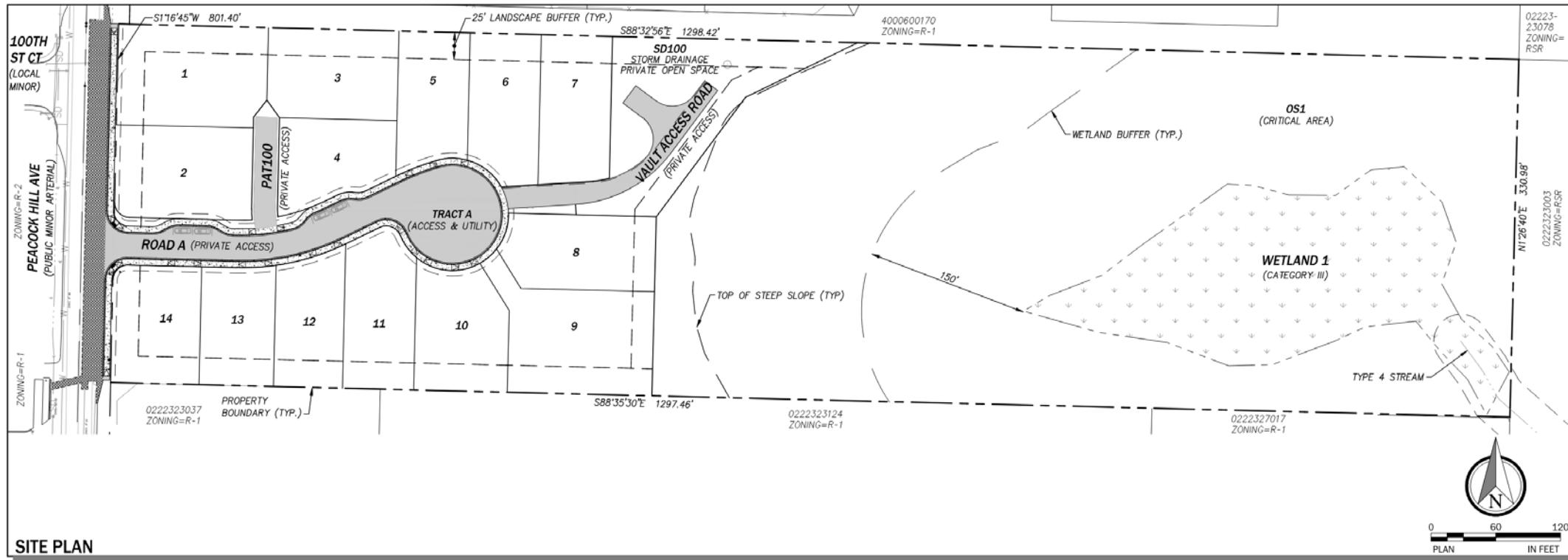
TOTAL HARD SURFACE COVERAGE:

1.84 ACRES – 18.6%

PROPOSED PROJECT PLAN

PROJECT DESCRIPTION:

SUBDIVIDE TWO EXISTING PARCEL TOTALLING 9.88 ACRES INTO 14 SINGLEFAMILY, DETACHED LOTS AND 3 TRACTS FOR ACCESS, UTILITIES AND OPEN SPACE



EXISTING TREE RETENTION



LANDSCAPING PLAN



STORMWATER MITIGATION

FOUR CRUCIAL ELEMENTS OF MITIGATION:

- 1. COLLECTION AND CONVEYANCE**
- 2. FLOW CONTROL**
- 3. WATER QUALITY**
- 4. WETLAND PROTECTION**

COLLECTION AND CONVEYANCE

- ❖ Stormwater is collected in catch basins and conveyed through underground pipes to flow control and treatment facilities.

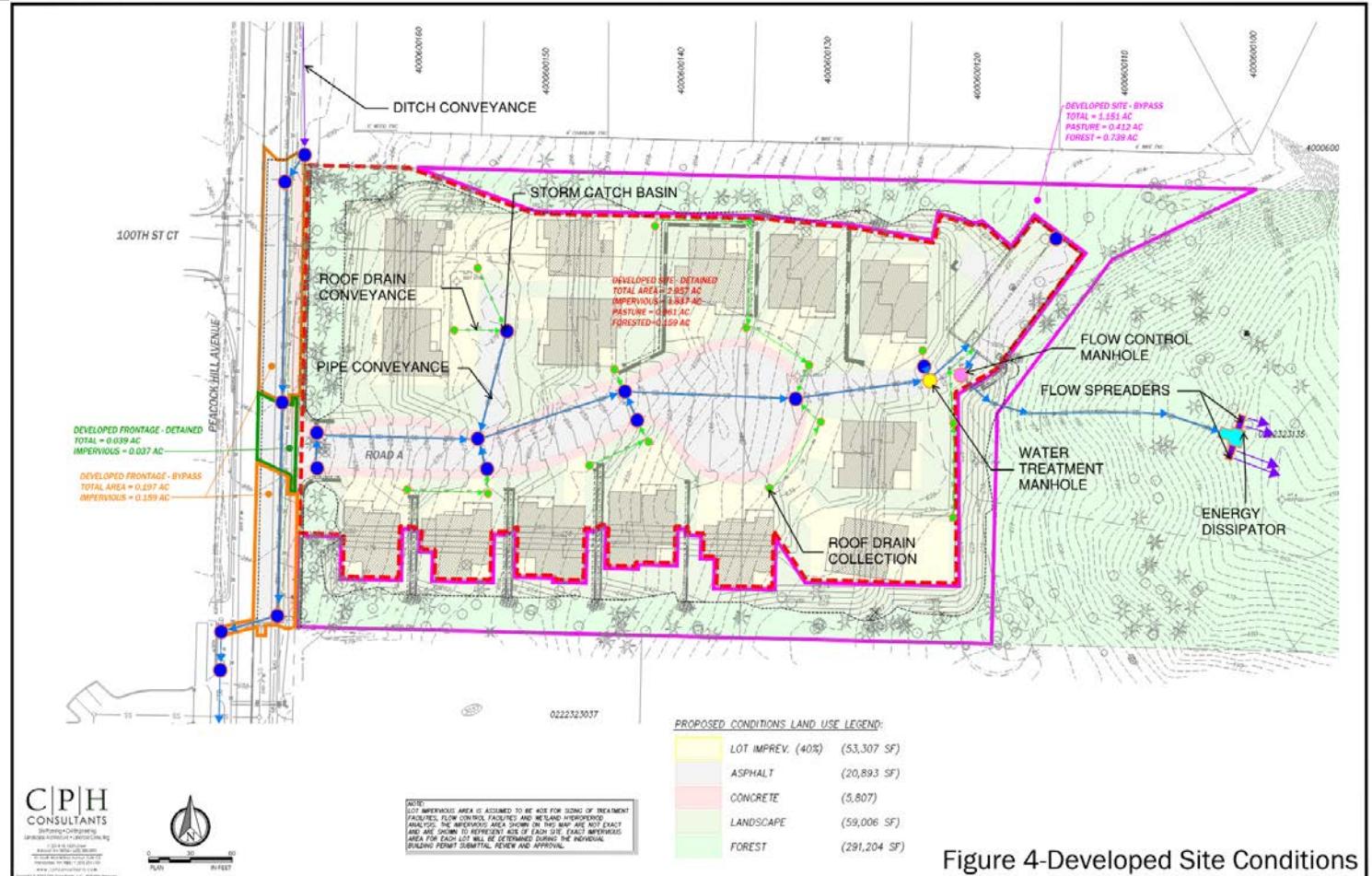


Figure 4-Developed Site Conditions

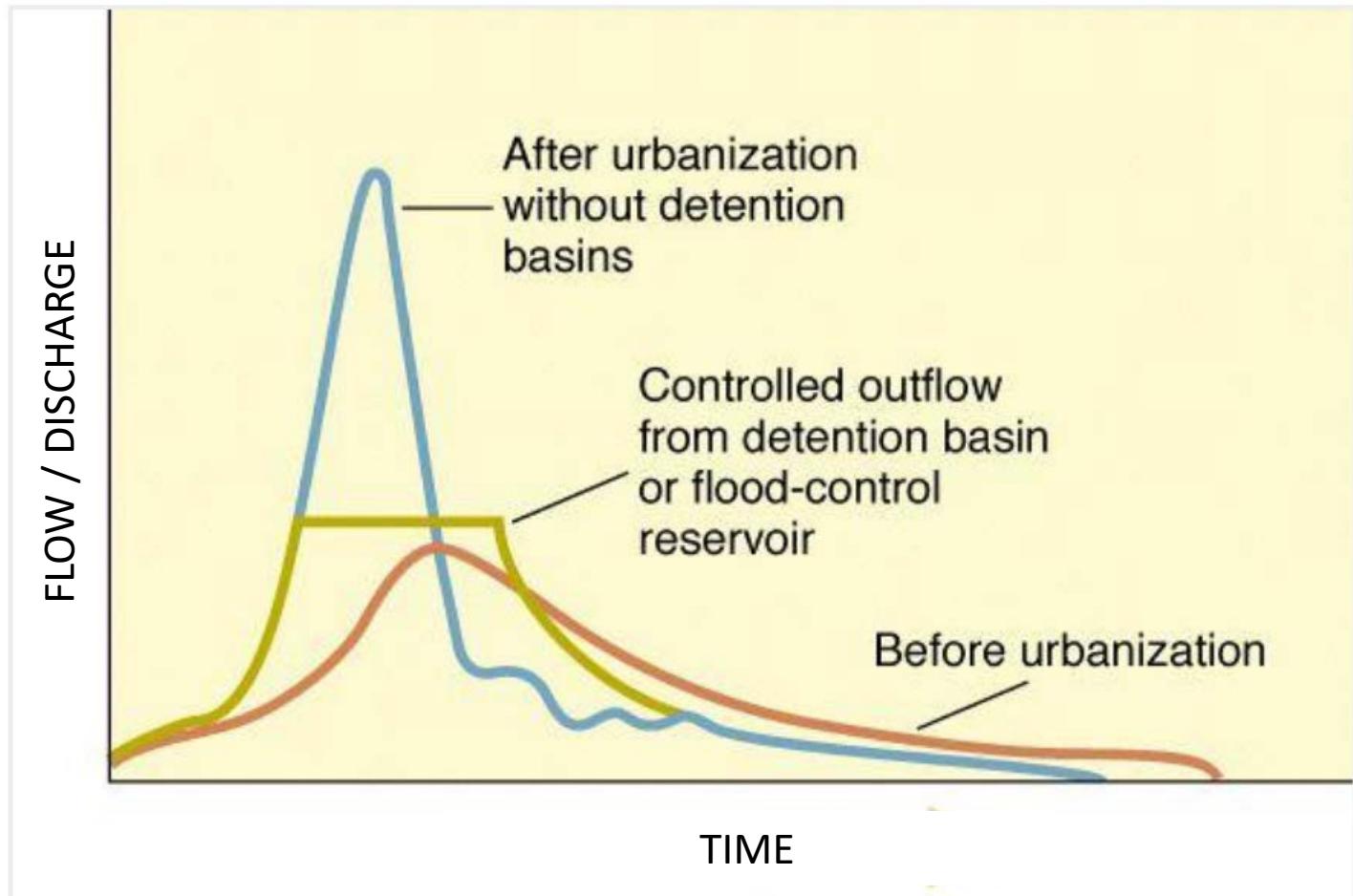
FLOW CONTROL

◆ DETENTION VAULT

- ◆ Holds 47,000 cubic feet or 351,577 gallons of stormwater to be released over time

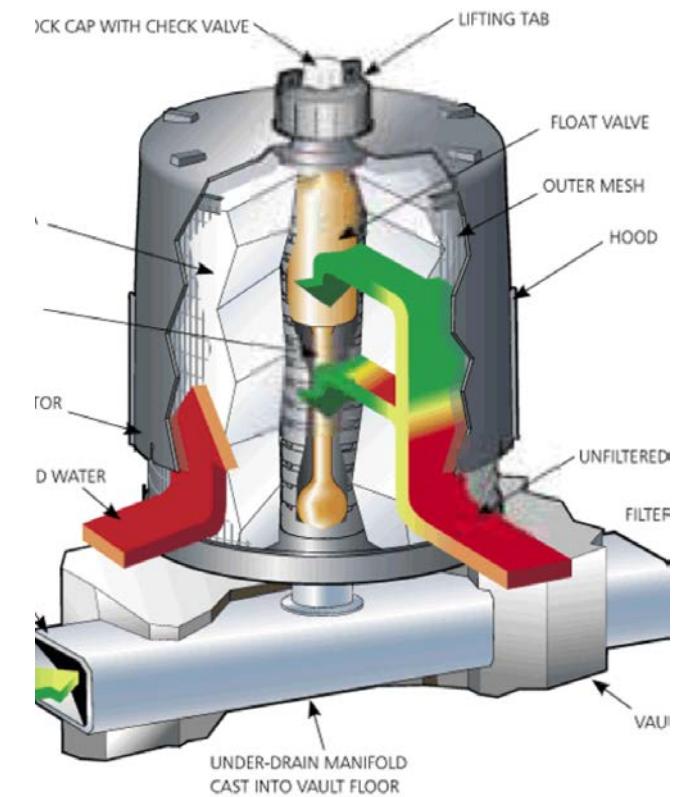
◆ FLOW CONTROL STRUCTURE

- ◆ Releases stormwater to match forested conditions of site prior to development



STORMWATER TREATMENT

- ❖ Manufactured Treatment Facility
- ❖ CONTECH STORMFILTER
 - ❖ Filters pollutants from stormwater per State and City of Gig Harbor Water Quality Standards



WETLAND PROTECTION

- ❖ Wetland protection:
 - ❖ Match Existing Conditions Flow Rates
 - ❖ Match Existing Conditions Volumes within 20% increase or decrease
 - ❖ Treat Stormwater runoff from Pollutant Generating Surfaces
 - ❖ Energy Dissipator and Flow Spreader to reduce concentration of stormwater runoff

