



JULY 18, 2023

# The Reserve

---

PRELIMINARY PLAT PUBLIC HEARING

10017 Peacock Hill Avenue

Gig Harbor, WA 98332

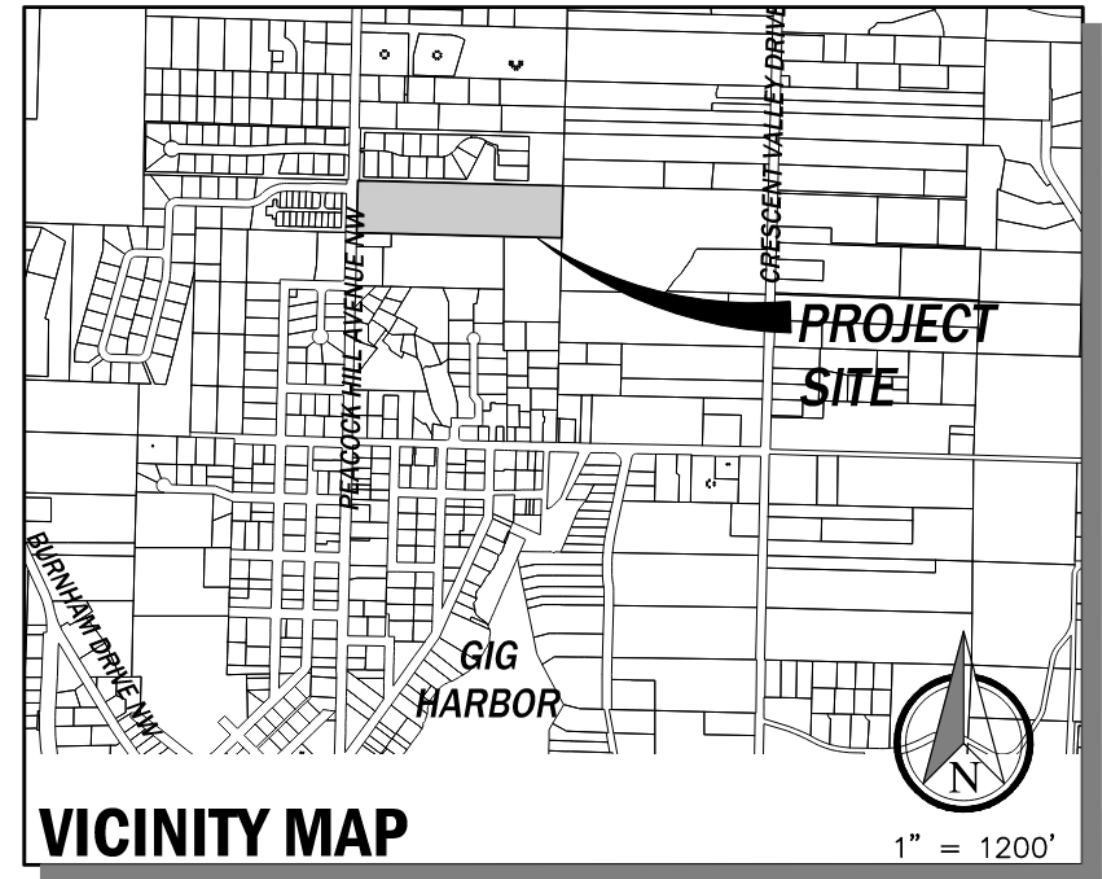
# PROJECT INFORMATION

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%**

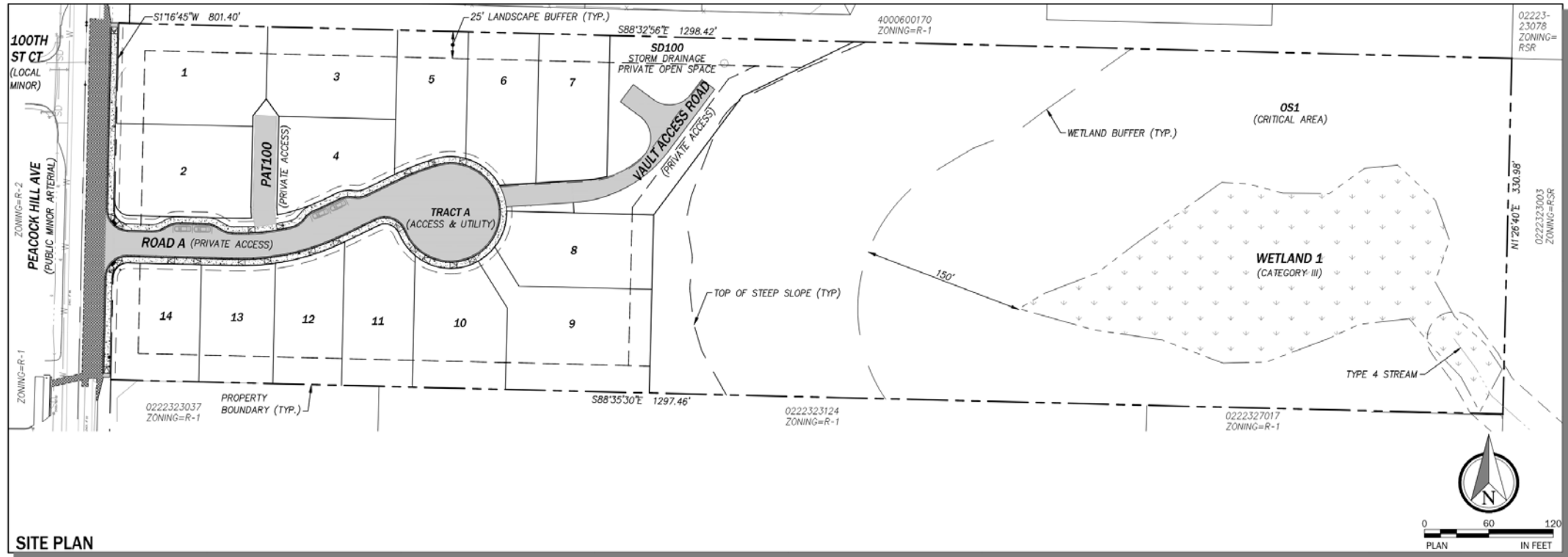
TOTAL HARD SURFACE COVERAGE:

**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.

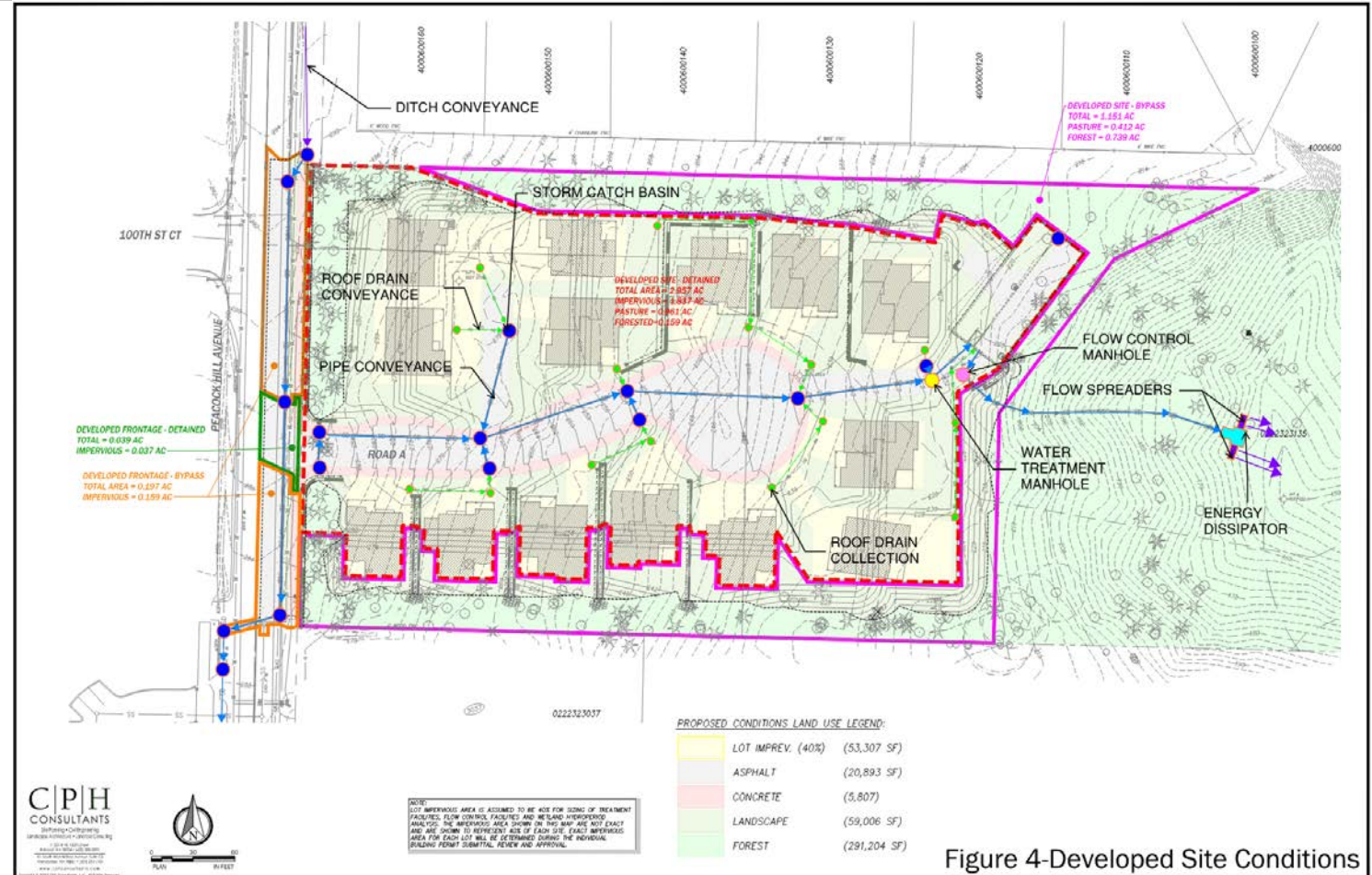


Figure 4-Developed Site Conditions



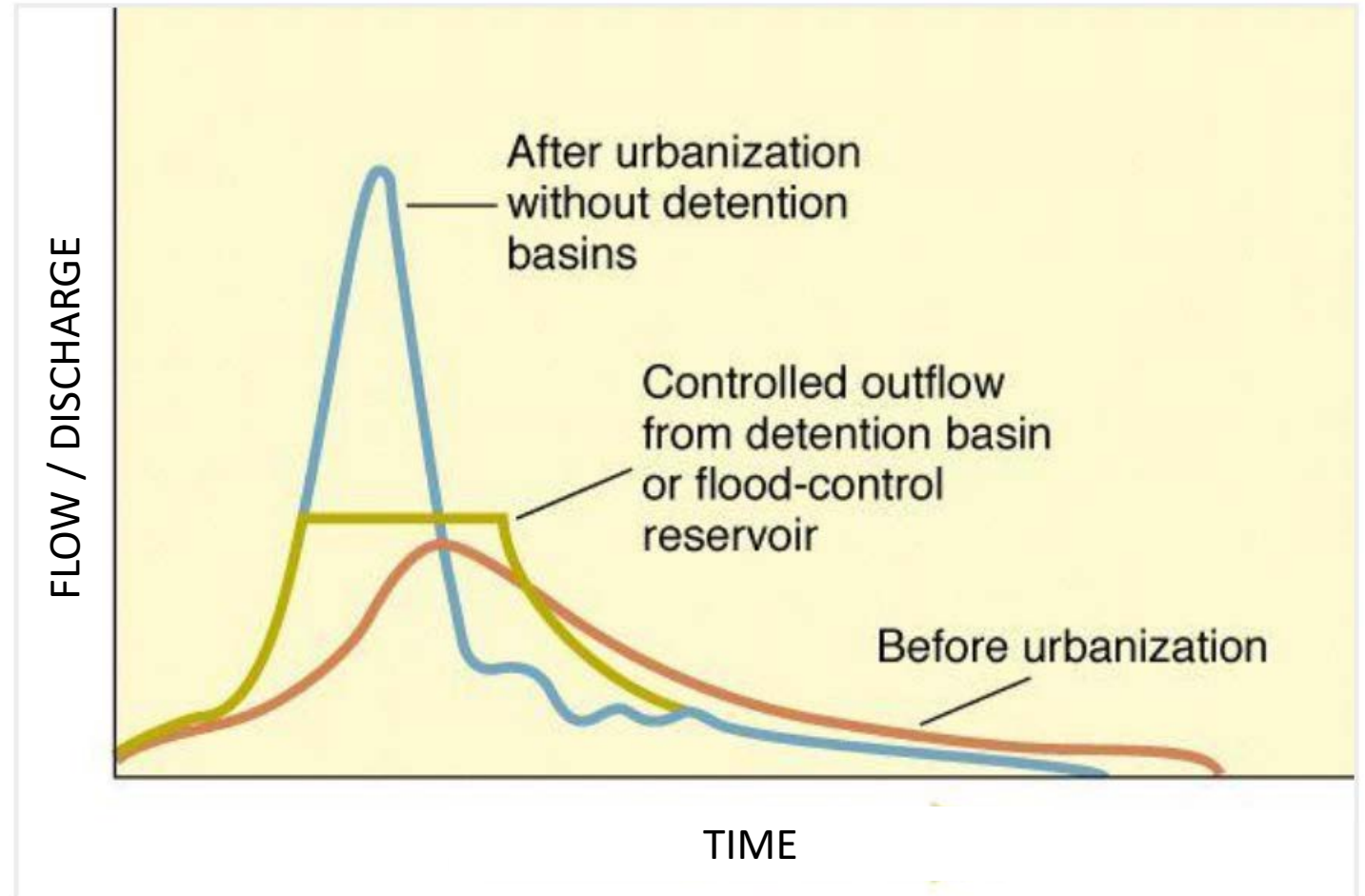
# FLOW CONTROL

## ❖ 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

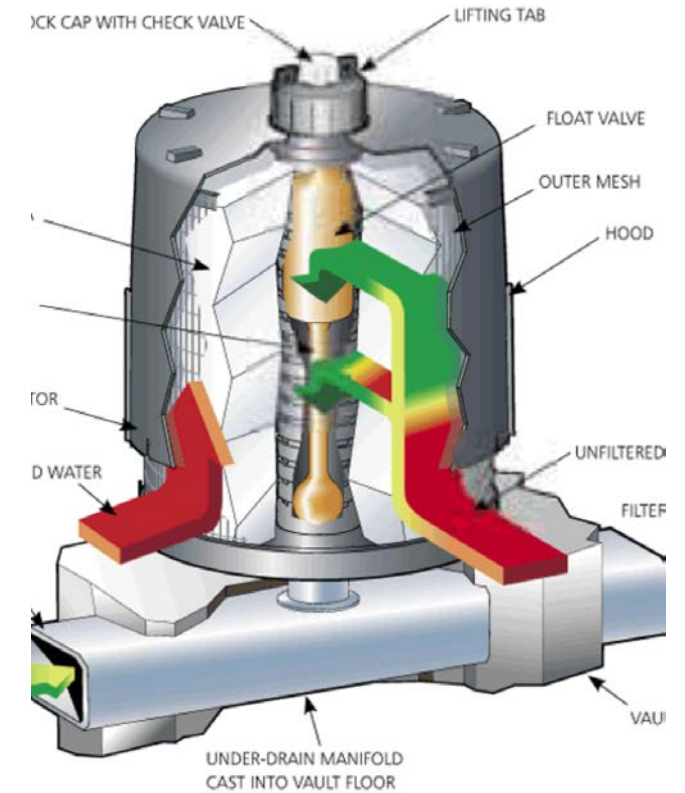


# STORMWATER TREATMENT

## ❖ 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

