



OAKVIEW PRELIMINARY PLAT

Hearing Examiners Meeting
March 29, 2023

Applicant and Project Team

Applicant: Roy Meadows Development Group, LLC

Project Team:

- **Apex Engineering – Agent, Project Surveyor, and Civil Engineer**
- **Heath and Associates – Project Traffic Engineer**
- **WFCI – Project Arborist**
- **South Sound Geotechnical Engineering – Project Geotech**
- **Habitat Technologies - Project Wetland and Habitat Conservation Consultant**
- **Bradley Design Group, Inc. – Project Landscape Architect**
- **Aspect Consulting – Project Hydrogeologist**
- **Apex Septic Design, LLC – Project Septic Consultant**
- **Gordon, Thomas, Honeywell – Applicant’s Counsel**

Property Description

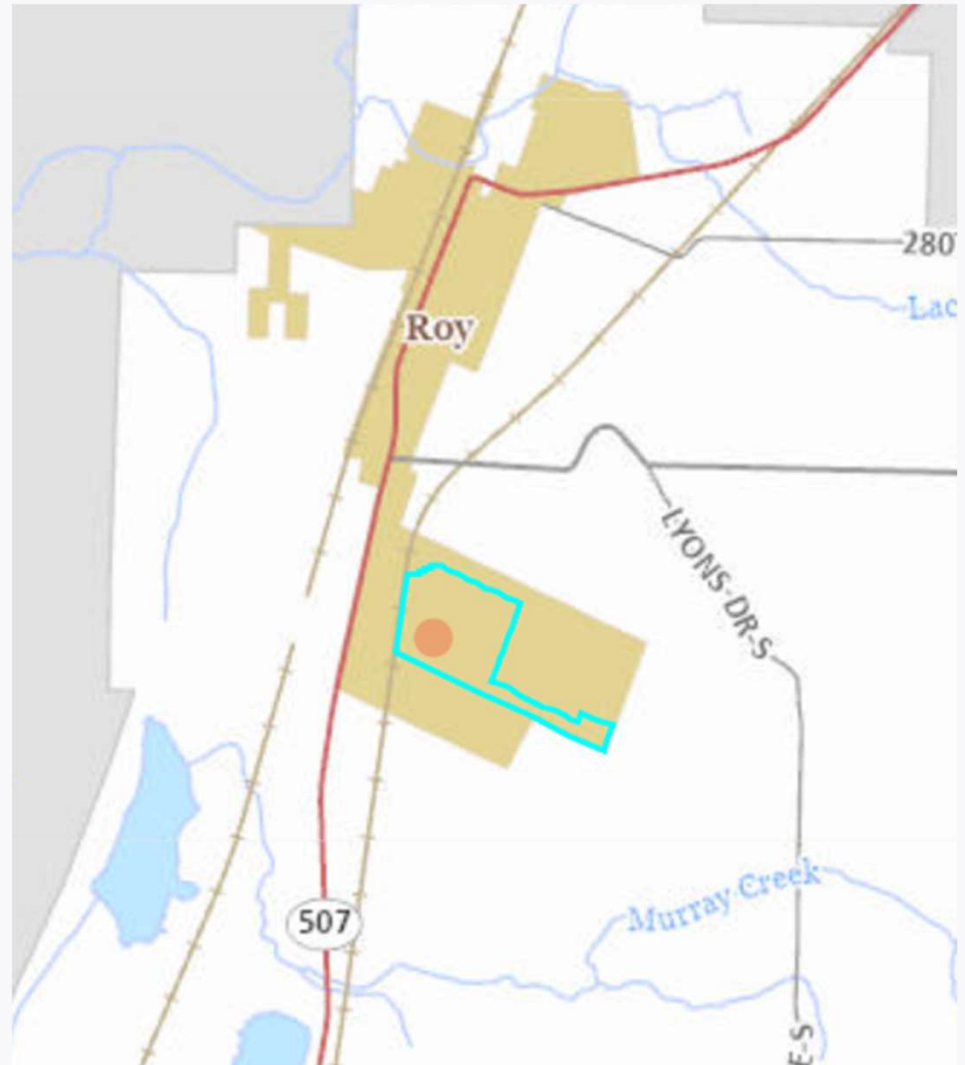
Parcel: #0217036009

Site Address: 29401 SR 507 S

Land Acres: 38.36

Zoned: Single Family Residential

Comp Plan: Low Density Residential



Project Description



Proposed Preliminary Plat

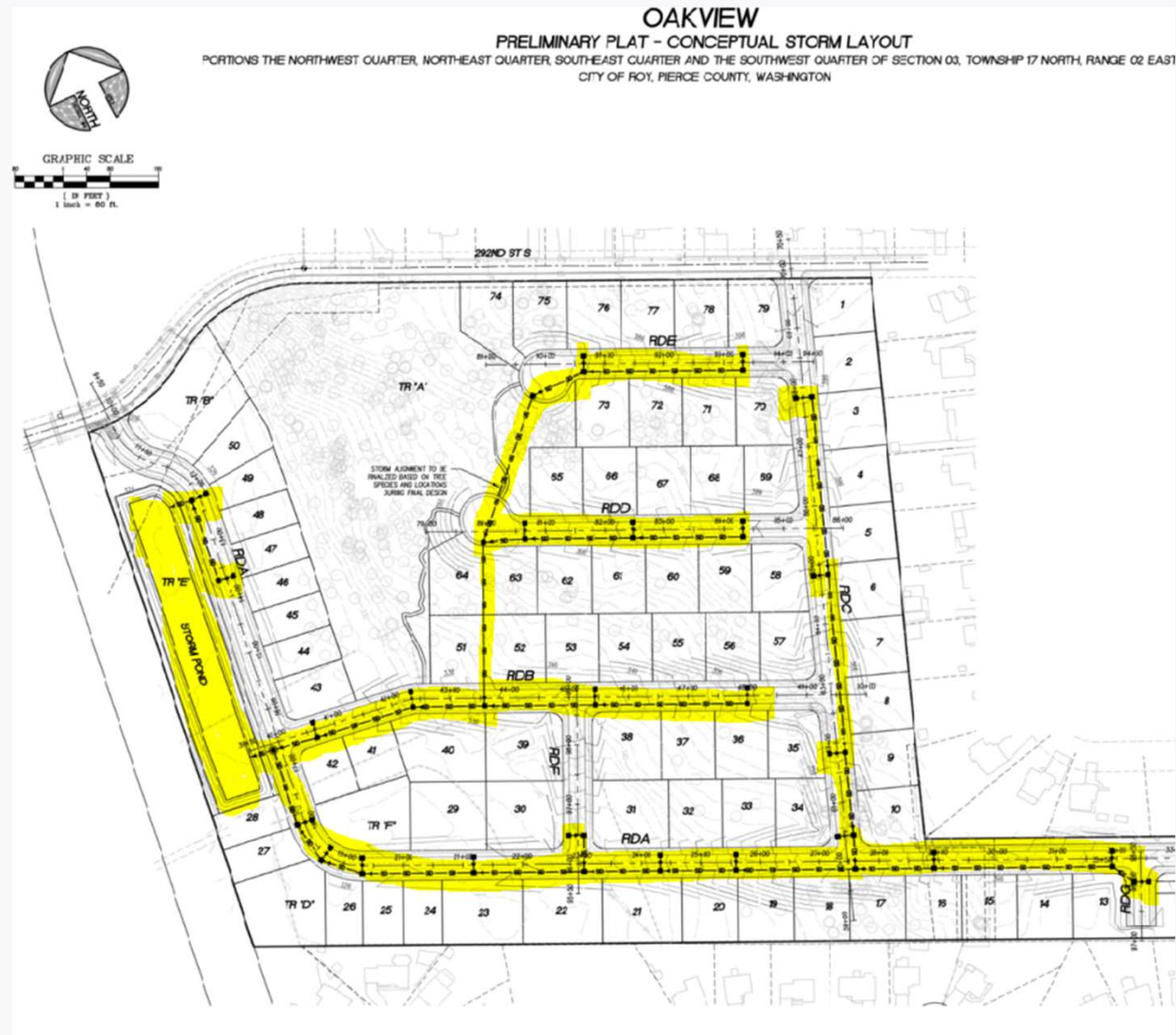
- 79 lots
- Average lot size: 10,454± SF.
- Minimum lot size: 7,200± SF.
- Gross Density: 2.05 DU/Acre
- Tracts:
 - Tract A – Oak Conservation
 - Tract B – Open Space / drainfield
 - Tract C – Wetland and buffer
 - Tract D – Open Space / drainfield
 - Tract E – Storm Facility
 - Tract F – Open Space / drainfield
 - Tract G – Existing Cell Tower
- Oak Conservation and Wetland tracts are 26% of total site.



Proposed Utilities Storm

Storm

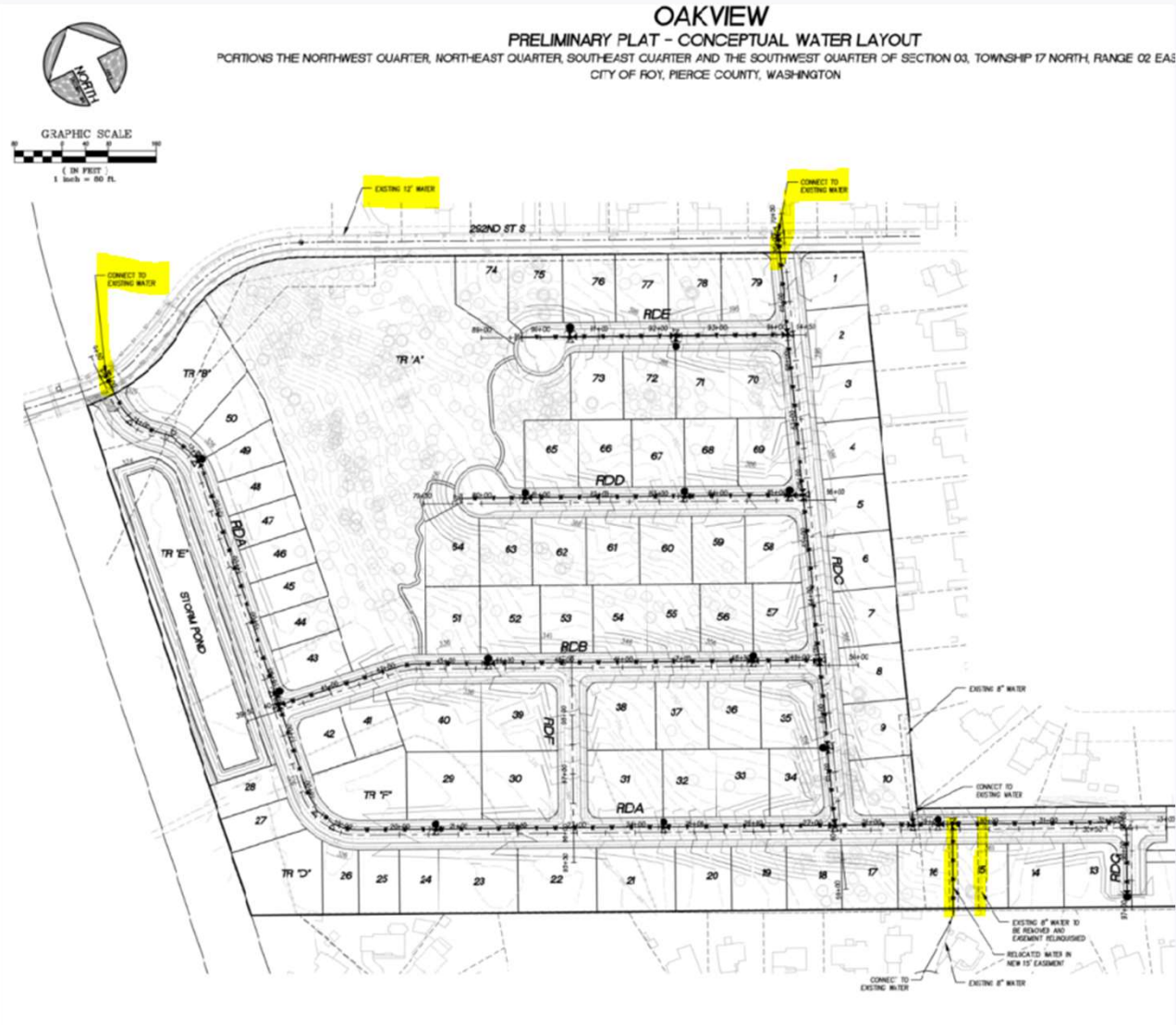
- Each lot will manage its own stormwater.
- Road runoff will be managed with an infiltration pond, located on Tract E.



Proposed Utilities Water

Water:

- City of Roy Public Water
- Approval from the Roy Public Works
- Approval from Tacoma Pierce County Health Department



Proposed Utilities Septic

Sewer:

- Combination of Individual and community drainfields.
- Approval from Tacoma Pierce County Health Department

Power:

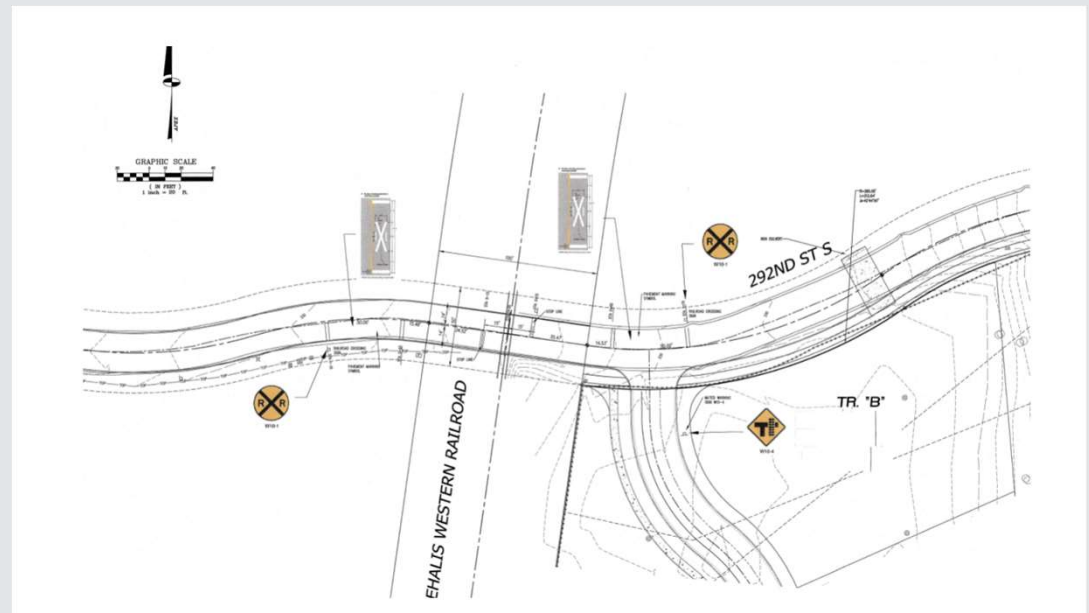
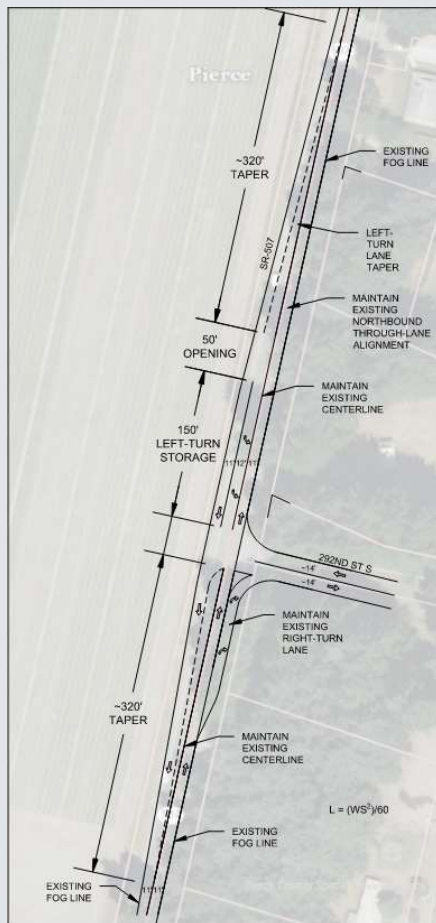
- City of Tacoma



Access



Proposed Left Turn Lane



Proposed Railroad Markings

Critical Areas





Habitat Conservation Area

Oak Stands



Oak Conservation Area





Wetland Area

Variations

Due to circumstances unique the project site, Major Variations have been requested for the following:

1. Cul-de-sac Street Design Variance
2. Tree Retention and Replacement Variance
3. 292nd Street – Street Design Variance

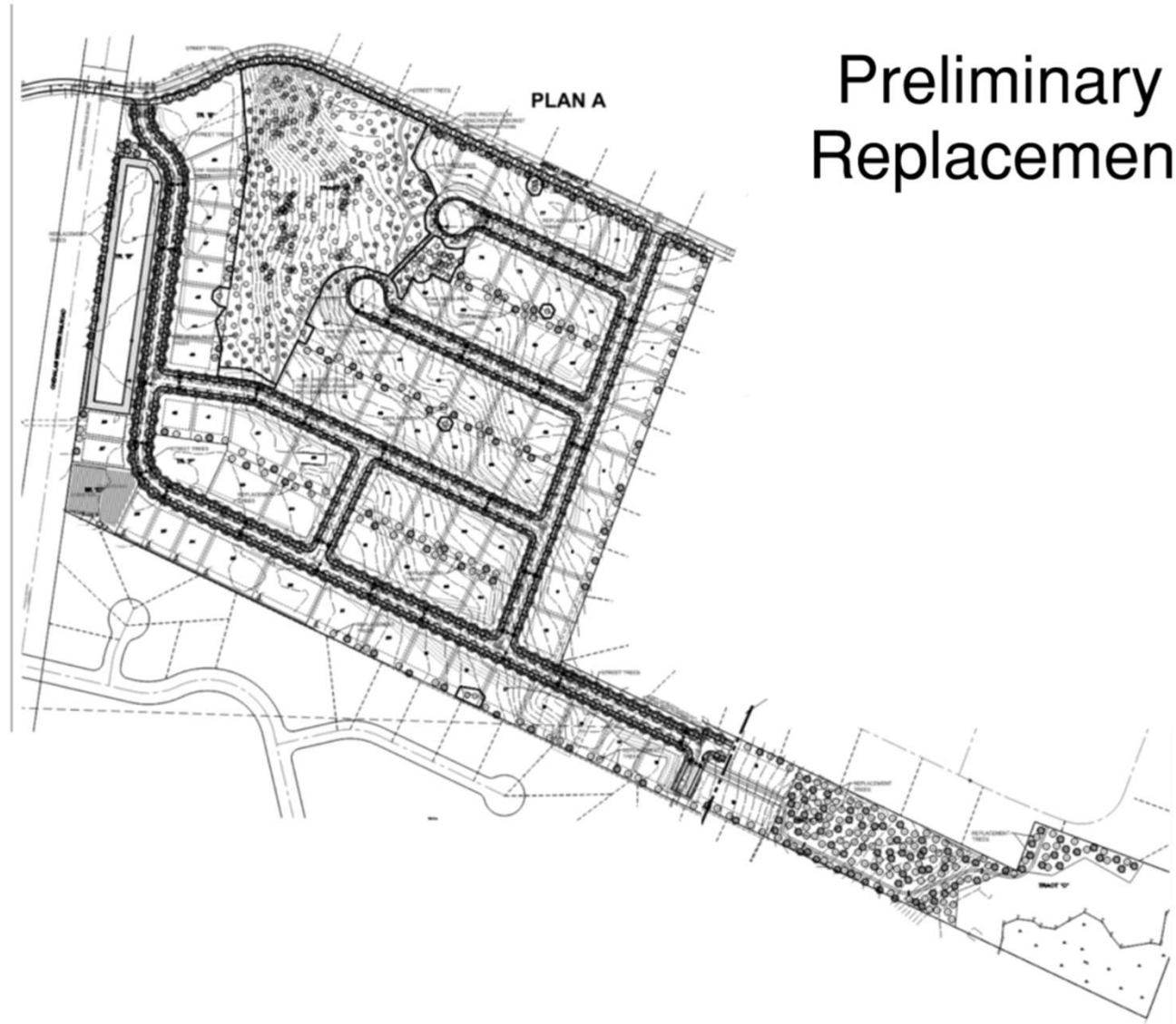
Cul-de-sac



Tree Retention & Replacement



Tree Replacement Plan



Preliminary Tree Replacement Plan

292nd Street- Street Design



View of 292nd Street S by applicant's property.



Preliminary Plat Summary

- Except for the requested variances, the preliminary plat, as shown, conforms the Roy Municipal Code Chapters 11 – 46, General Requirements for Subdivision Approval.
- The proposed Variances meet criteria for variance approval per Roy City Code.
- The intent of the applicant is to provide construction documents that will meet proposed conditions in the Staff Report.

Thank You

