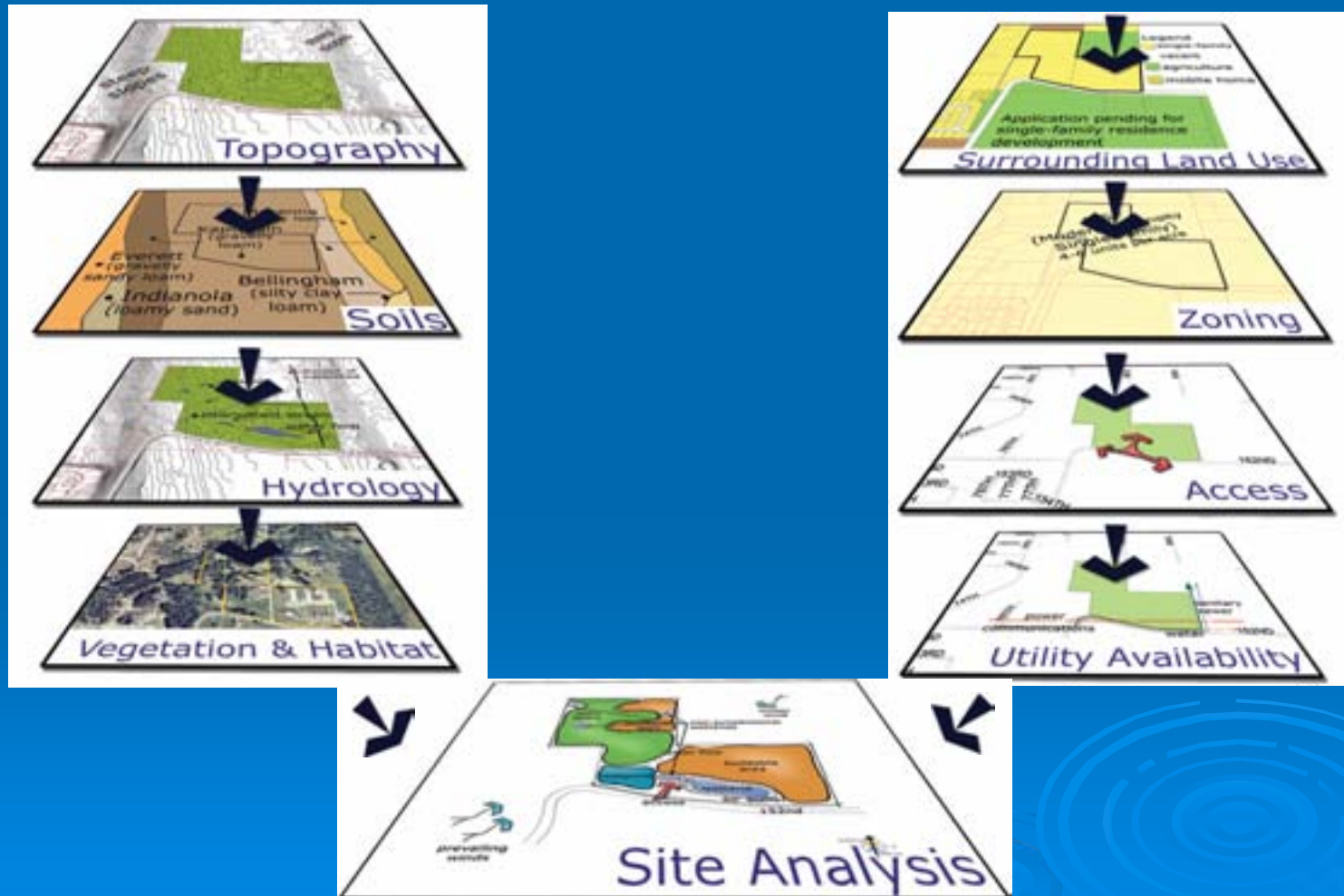
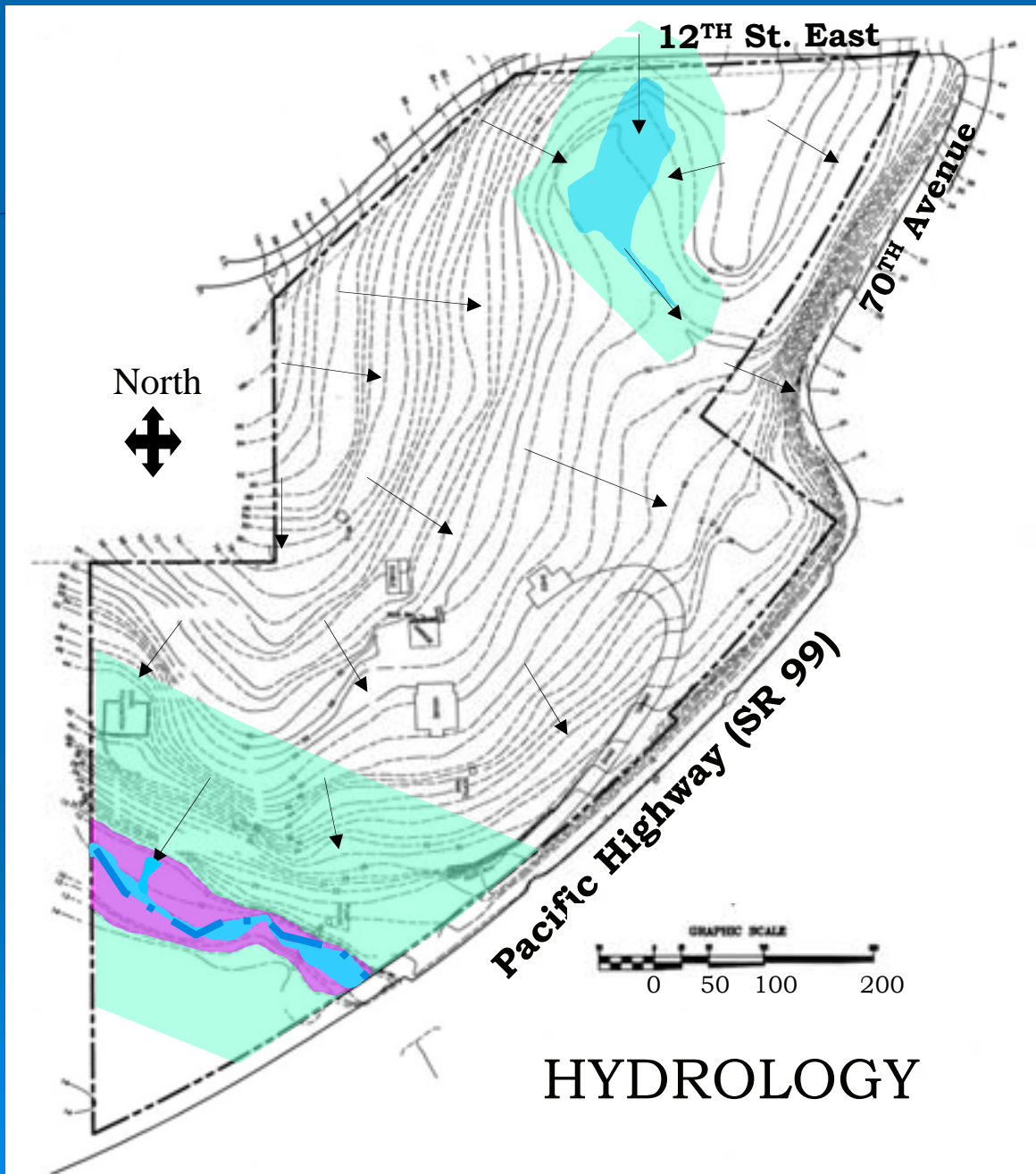









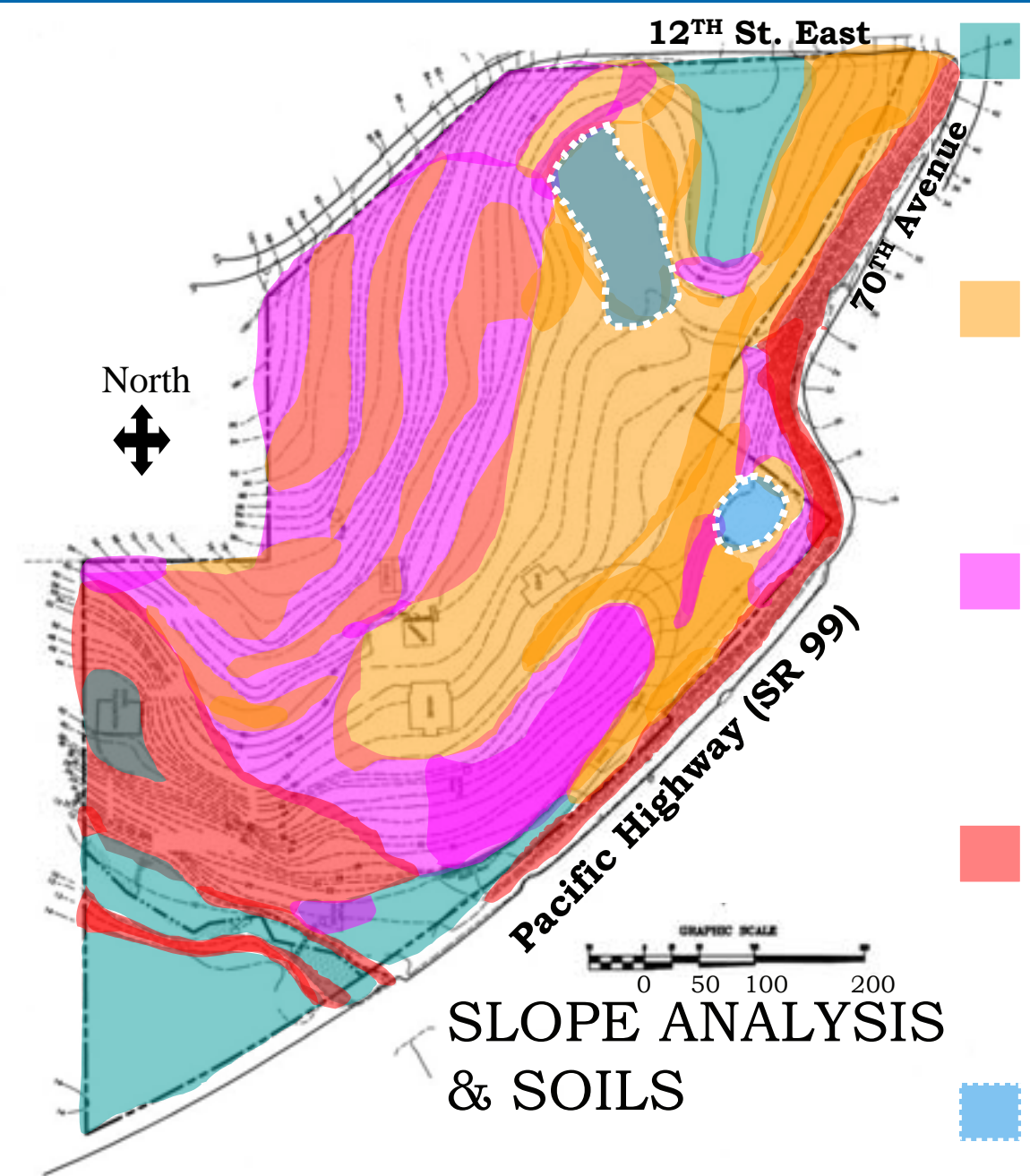
Site Analysis Process





HYDROLOGY

- 
Wetland A - Category 3
- 
Wetland A Buffer - 50' Buffer
- 
Direction of Drainage Flow
- 
Hylebos Creek
- 
Wetland H - Category 1
- 
FEMA (Flood) Map - Zone A3
 Areas of 100-year flood; base flood elevations and flood hazard factors determined.
- 
Wetland H Buffer - 150' Buffer



2 – 8 % slopes (20B) – Kitsap silt loam

- o Moderately well drained
- o Permeability is very slow
- o The available water capacity is high.
- o Surface runoff is slow to medium, and the erosion hazard is slight to moderate



8 – 15 % slopes (20C) – Kitsap silt loam

- o Moderately well drained
- o Permeability is very slow
- o The available water capacity is high
- o Surface runoff is medium, and the erosion hazard is slight to moderate

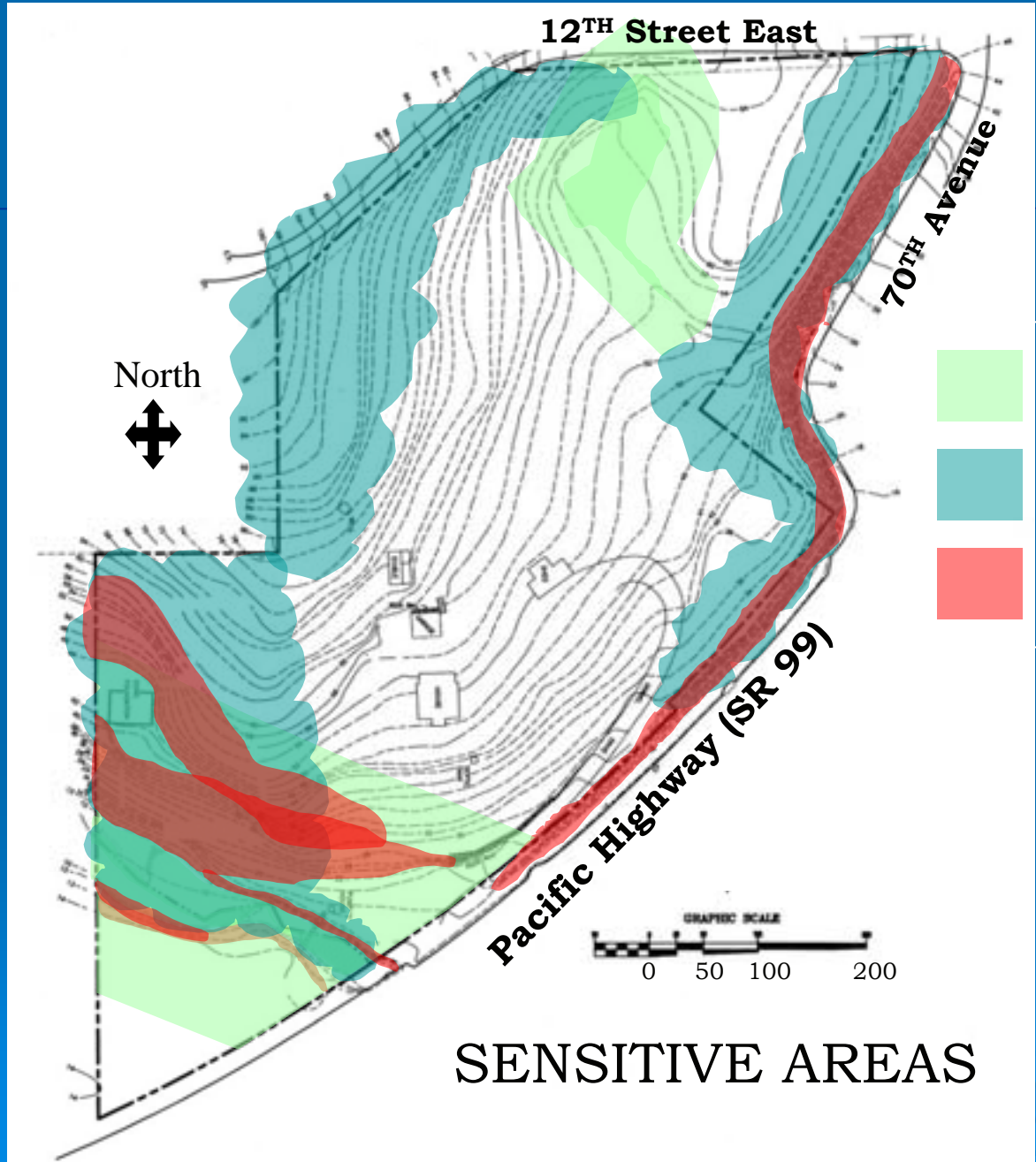
15 – 30 % slopes (20D) – Kitsap silt loam

- o Moderately well drained
- o Permeability is very slow
- o The available water capacity is high
- o Surface runoff is medium to rapid, and the erosion hazard is moderate to severe

30 – 65 % slopes (20F) – Kitsap silt loam

- o Moderately well drained
- o Permeability is very slow
- o The available water capacity is high
- o Springs and seeps are common
- o Hillside slippage susceptibility

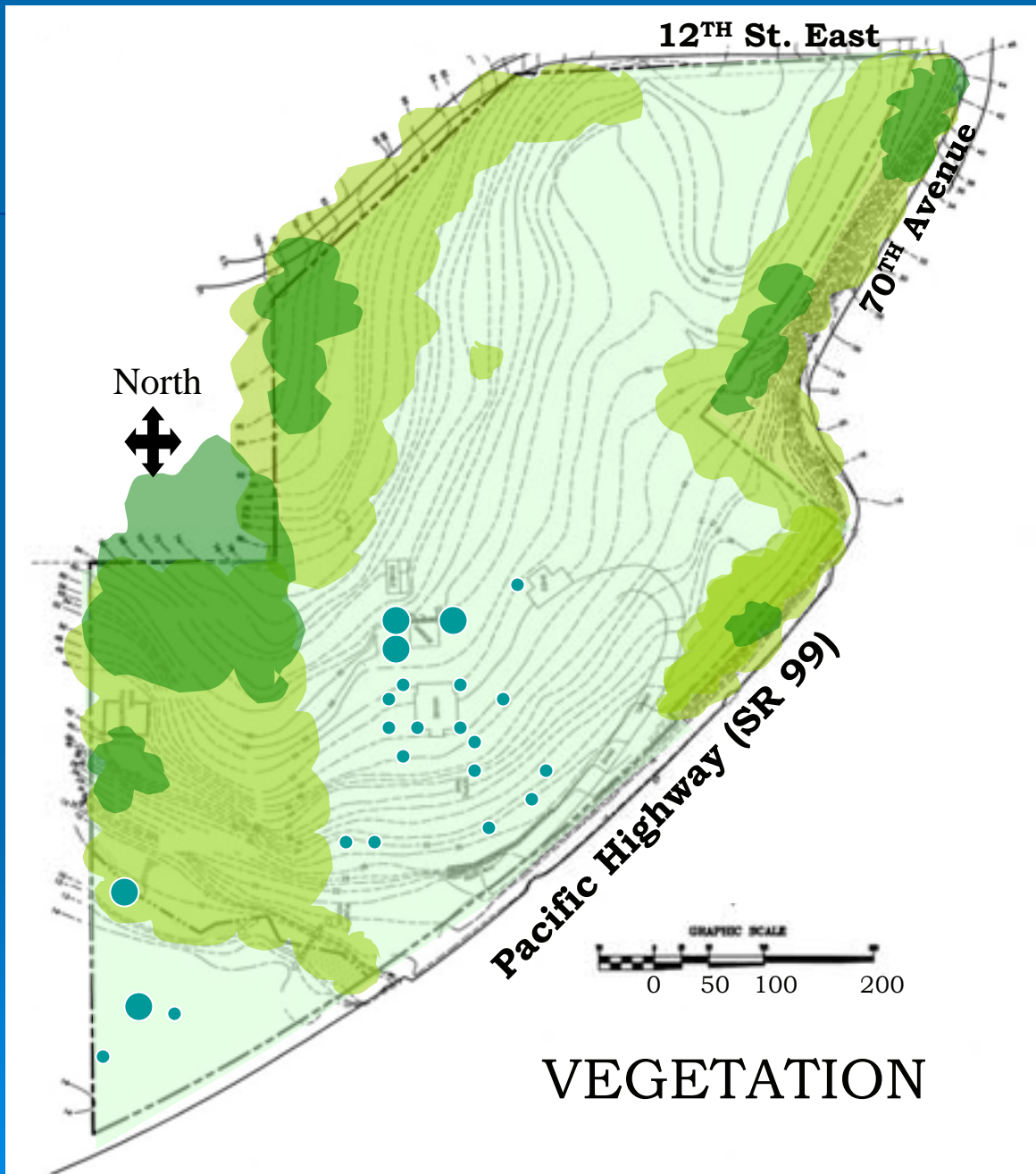
0% slope - Depression



SENSITIVE AREAS

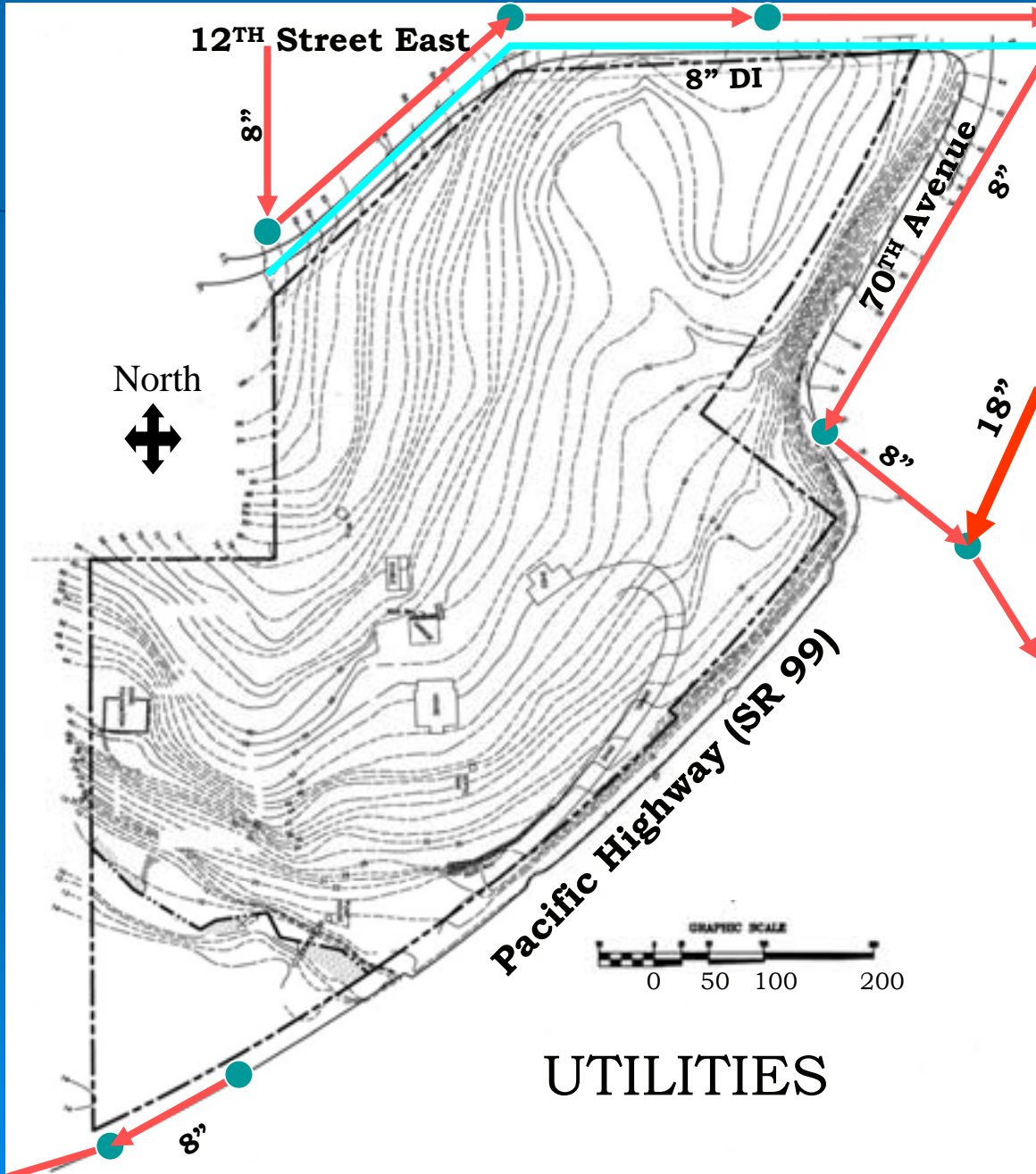
- Wetland & Buffers
- Native Forest Buffer
- 30%+ slope





VEGETATION

- Deciduous Forest Buffer –**
Big Leaf Maple, Red Alder
- Evergreen Forest Buffer –**
Douglas Fir, Western Red Cedar
- Open Meadow**
- Ornamental Trees –**
Cherry, Apple, Blue Spruce, Ponderosa Pine, Hawthorne, Weeping Willow, Juniper



UTILITIES

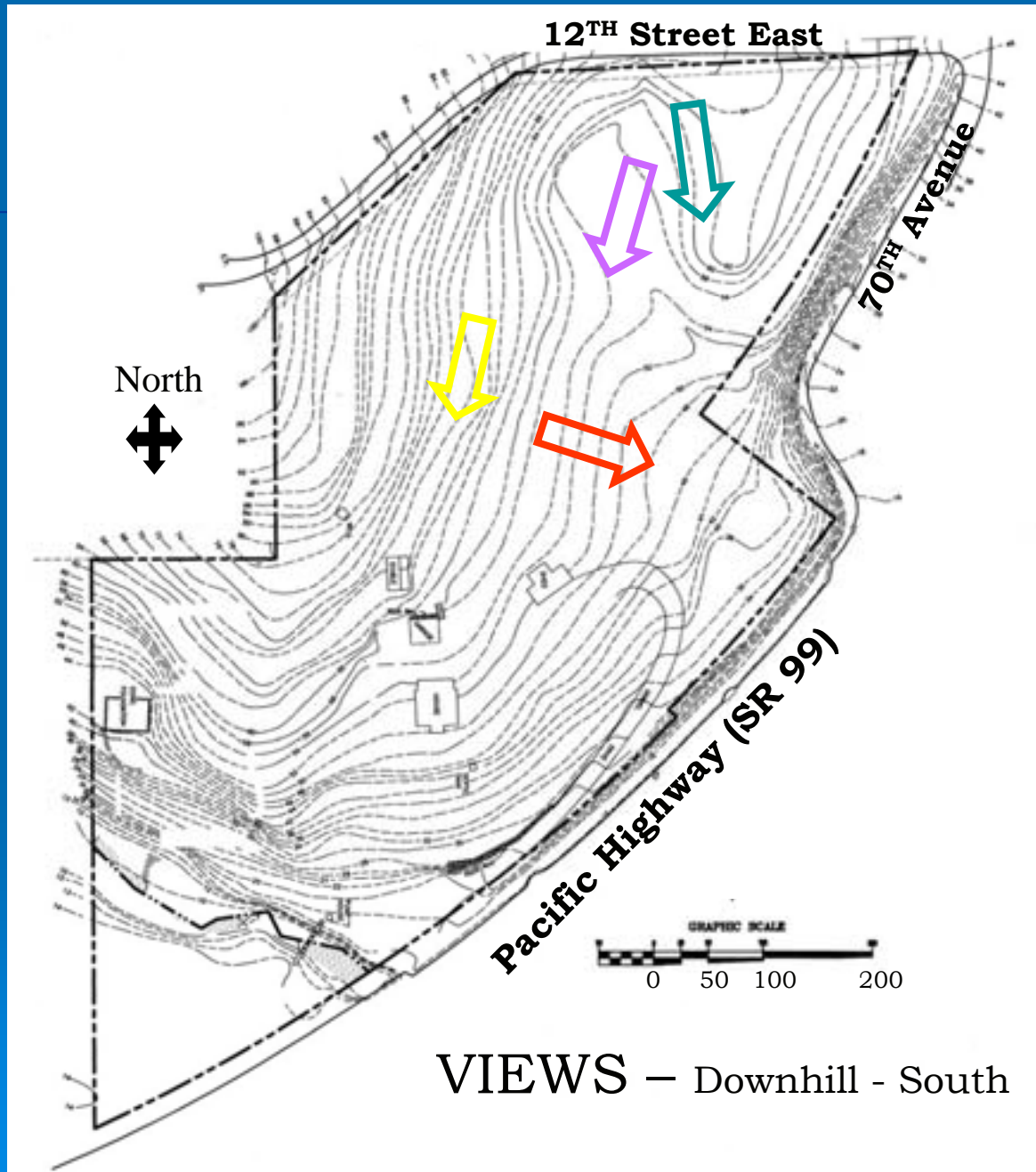
SEWER – Pierce County
Utilities Department Hylebos
Area – Pacific Hwy Sanitary
Sewer System

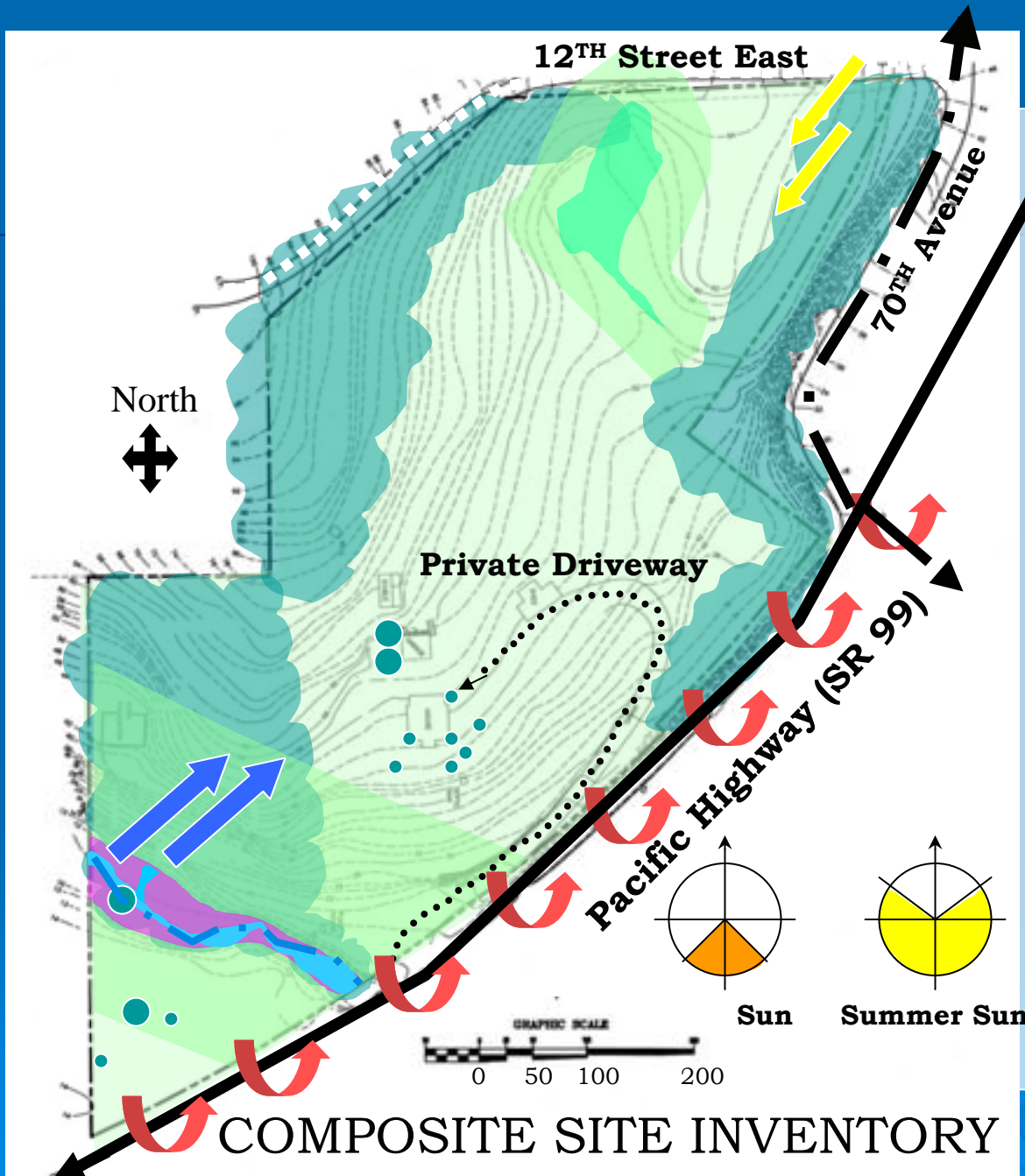
- 8" Pipe
- Manhole

WATER – City of Milton
Public Works Office

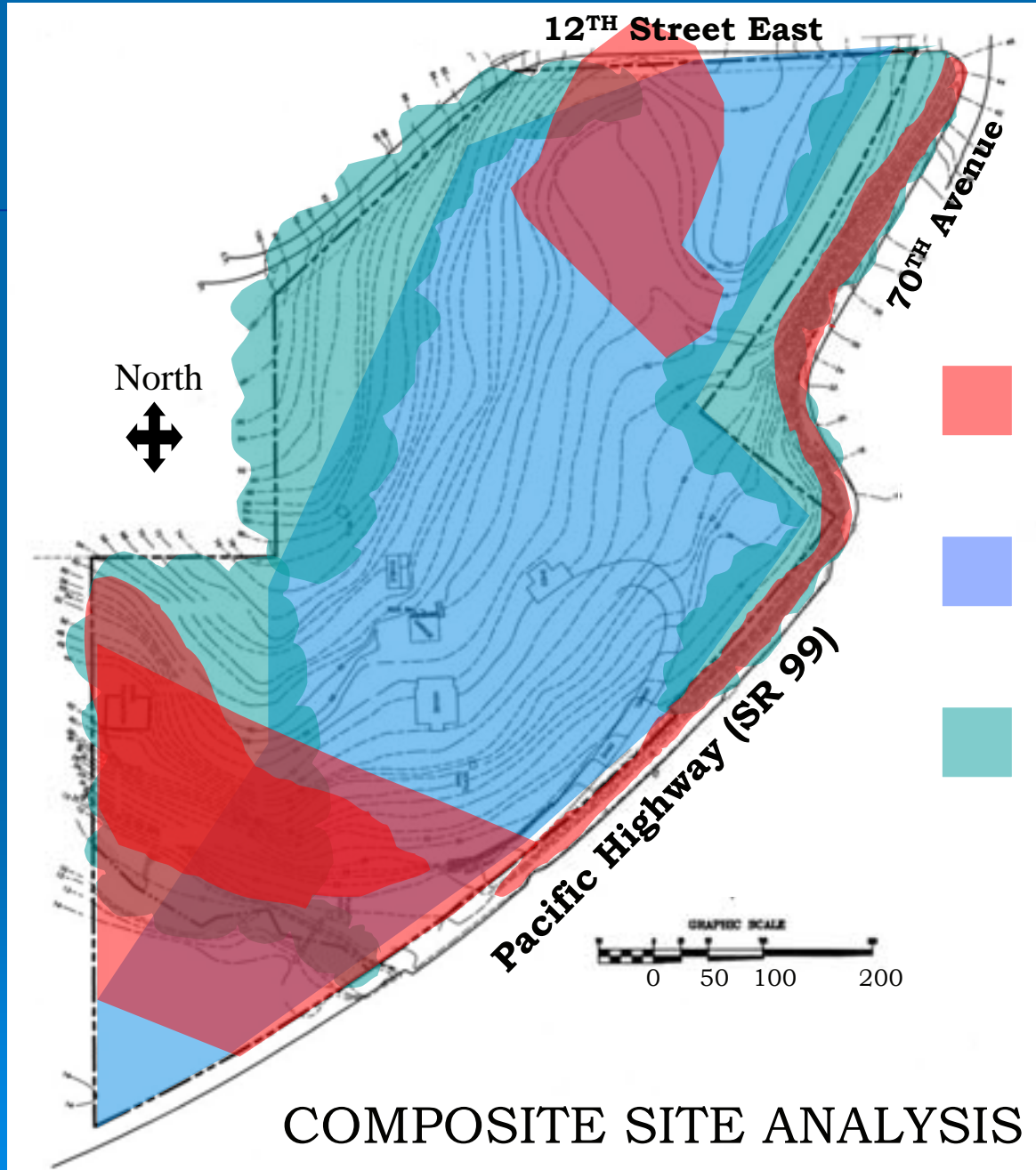
- 8" Ductile Iron







-  **Forest Buffer**
-  **Open Meadow**
-  **Ornamental Trees**
-  **Wetland Buffers**
-  **Prevailing Winter Winds**
-  **Prevailing Summer Winds**
-  **White Noise off Pacific Highway**
-  **Hylebos Creek and Flood Plain**



Avoid Building Area



Recommended Development Area



Vegetative Buffers



The Meadow on the Hylebos Storm Concept



Conventional Design



Low Impact Development Design

Conventional v. LID

