



1st SUBSTANTIVE REVIEW

February 12, 2020

PROJECT: Gorbun Preliminary Plat

PROJECT NUMBER: LUA 2019-0019

PERMIT REQUESTED: Preliminary Plat, SEPA

PNW Home Buyer, LLC
Attn: Igor Gorbun
2110 104th Ave Ct, #E-205
Edgewood, WA 98372

Dear Mr. Gorbun -

Thank you for your recent submittal for a preliminary plat of the property located at 308 23rd Ave (Pierce County Assessor parcel no. 0420041048). The City has completed its review and would like you to include additional information. The designated person for the City of Milton has been included with each comment. Please make contact directly with each commenter for questions or clarifications. **With your resubmittal, please include a response letter responding to each of the City's comments by number (i.e. Comment 1, Comment 2, etc.).**

STORMWATER REVIEW:

1. Report suggests that no drainage infrastructure is planned to be installed in the ROW frontage. Catch basins and pipes must be installed and designed for the frontage area. This is our standard that will enable the city to continue these improvements. Work with the city to provide a design that will install these future improvements and still work with the current drainage situation on 23rd Ave.
2. As previously discussed, coordination with the city for the design and installation of the new water main is critical.
3. Based on the soils report and our review of the property, infiltration may not be the best option for controlling stormwater. Please revise the conceptual stormwater plan to accurately reflect the soils report and site restrictions. Be as specific as possible about how the development intends to meet the requirements of the Stormwater Manual for Western Washington.

Jamie Carter, City Engineer, 253 517 2708, jcarter@cityofmilton.net

If you have further questions or would like clarification on any of the above mentioned requirements, please don't hesitate to contact me.

Cordially,

Brittany Port
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City of Milton
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Cc. Jamie Carter, Stormwater Official
Christiane Mercer, Permit Tech