

From: [Brad Sturman](#)
To: [Kati Eitzman](#)
Subject: FW: 9216, 9212, 9222 Storm Easement / Power Poles / Plummer Sewer Capacity
Date: Monday, September 20, 2021 2:12:29 PM

Kati,

You can use this email with Response from Victor for permit submittal from Victor Michalak 9216 perspective.

STURMAN ARCHITECTS, INC.

9-103rd Ave. N.E. Suite 203
Bellevue, WA 98004

425-451-7003 Office.
206-981-7972 Brads Cell.

From: Victor Michalak <vgmdr@aol.com>
Sent: Friday, July 2, 2021 1:35 PM
To: Brad Sturman <brads@sturmanarchitects.com>
Subject: Re: 9222 Storm Easement / Power Poles / Plummer Sewer Capacity

Hi Brad

Well the new plan is overall good news.

Can you come out to my home tomorrow (Friday) afternoon or Saturday morning to go over the proposal on site?

Thanks

Victor

On Jun 30, 2021, at 3:11 PM, Brad Sturman <brads@sturmanarchitects.com> wrote:

Victor,

Its been some time since we talked about the Plummer storm drainage issue and now there is a new direction for that line and other developments related to the Court Lorenzini property at 9222 recently purchased directly west of your property. Also, you can see the below email from our Civil Engineer calculating the sewer line capacity for Plummer's house sharing your sewer line which looks like it works.

The 9222 owner and contractor approached us about the power lines crossing their property which connects to a power pole on your property feeding the Plummer overhead and connects to your main power line. There are two poles in question. One being on the 9222 east side of the property and the other pole is on your property on the east side based on the survey of 9222. The 9222 east pole is fed from the 33rd street and then goes overhead to your pole and then feeds the Plummer and your house. The new owners of the property want to negotiate with us to remove these two power poles and go underground for their project. See the attached Schematic Utility Plan that shows the proposal.

The new power line approach would be to use trenchless technologies from the 33rd street, under the driveway, to feed the plumber house and a separate line to reconnect your existing underground power at the existing pole location on your property. There would be minimal disturbance to the road and your landscaping and in the end the pole on your property would be removed. We could provide any language in an agreement to protect your interests and landscaping restoration. There would be no cost to your for any work.

The 9222 owners would provide us with a flexible easement through their property for the Plummer storm drainage connecting to an existing catch basin that multiple properties already use. The outfall pipe is 12" diameter so would not be a problem to add the property into this system. Their Civil Engineer will provide calculations showing that the drainage capacity works. **We would ask you for an easement across your driveway** as depicted in the Schematic Utility Plan. We would use trenchless technologies and the line would be well below your retaining walls and road. In any agreement we would provide protections for your road and any landscaping.

Overall in this scenario we would not be dealing with any significant tree issues and is less invasive to your property to get all of this to work out.

Let me know if you would like to discuss, meet or have any questions.

Thank you.

Brad Sturman.

STURMAN ARCHITECTS, INC.

9-103rd Ave. N.E. Suite 203
Bellevue, WA 98004

425-451-7003 Office.
206-981-7972 Brads Cell.

From: Nick Bossoff <nick@nbengineering.com>

Sent: Wednesday, June 30, 2021 2:30 PM

To: Brad Sturman <brads@sturmanarchitects.com>

Subject: Plummer Sewer Capacity

Brad,

See the attached summary of plumbing fixtures for the proposed Plummer Residence. The total sewer fixture units for the new building is 33. A 4-inch diameter pipe is capable of conveying 216 fixture units per the Plumbing Code. The existing residence on 9216 would have to have 5.5 times as many fixtures as Plummer's to exceed the pipe capacity assuming that the shared pipe is 4-inches diameter from the residences to the sewer main.

Put another way, the 4-inch pipe has a capacity of 130 gallons per minute whereas the Plummers' residence will contribute about 20 gpm max.

Also note that it is likely the shared portion of the sewer is 6 inches in diameter. The attached sewer cards suggest that the sewers for each building connect to a common 6-inch sewer somewhere near the northwest corner of the 9216 house. A 6-inch sewer can convey 720 fixture units.

It seems that the sewer has adequate capacity to serve both homes.

Nick Bossoff

<SEWER-SARC-2101.pdf>

<sewer card.pdf>

<Document Type_ BLDG - Sewer Asbuilt; Parcel Num_4139300315; Address_ 9216 SE 33RD PL; Date_ 8_22_1962.pdf>

<2021-6-24 PLU - Schematic Utility Plan.pdf>