

**From:** [Brad Sturman](#)  
**To:** [Kati Eitzman](#)  
**Subject:** FW: 9212 Plummer Utilities through 9222  
**Date:** Monday, September 20, 2021 2:16:24 PM

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Kati,

Use the following email for the 9222 approval for the storm easement running through their property.

Thanks,  
Brad.

**STURMAN ARCHITECTS, INC.**

9-103<sup>rd</sup> Ave. N.E. Suite 203  
Bellevue, WA 98004

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

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**From:** Bob Swain <bob@bobswain.com>  
**Sent:** Wednesday, July 21, 2021 6:27 PM  
**To:** Brad Sturman <brads@sturmanarchitects.com>  
**Cc:** Ken Brooks <northbrookllc@comcast.net>; Ye Sun <yes@bobswain.com>  
**Subject:** Fwd: Plummer Utilities

Brad,

Questions from our Civil Engineer: Do you have a site survey of the Plumber property, possibly including the Michalak driveway; and, the intended invert of the 6" storm sewer pipe, provided by your civil engineer?

A note of concern from our engineer, the pipe coming from the Plumber property needs to be located further south than indicated. Our engineer's suggested center line for the pipe to be 13'6" south of the existing utility pole (approximately 3'2" South of your original location), due to preserving the existing maple tree on Michalak's property near the pole. The easement you are requesting through 9222/9226 properties remains non-specific (flexible), however, it will provide the required flow and travel across the two properties. Based on the bore invert we will need to understand how long the pipe must enter 9222 for safe excavation. We anticipate that the filed easement will satisfy the cities requirement for your storm water, once agreed upon. Awaiting this document does not limit your submission for permit.

We met with Ken Brooks, the Lorenzini construction manager, he is clear, that he can not take on any management/estimating responsibilities associated to your project. Ken will set up a meeting with PSE to discuss our project's power requirements, if you would like to join this meeting, please let Ken know.

**Our client is prepared to accommodate the Plummer's storm water across their two prosperities, by easement to be prepared by our client's land use attorney.** In exchange, all power and other possible connections currently on our clients properties belonging to the Plumber and Michalak properties, will be removed and relocated as required.

Bob Swain  
principal architect

ROBERT EDSON SWAIN, INC.  
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On Jul 6, 2021, at 1:34 PM, Brad Sturman <[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)> wrote:

Bob & Ye,

I wanted to touch base with you and let you know where the easements and power situation stands.

I met with Victor the waterfront owner at 9216 which is in front of my clients property. We proposed an easement for storm drainage and possible power run across his driveway as we showed on the Schematic Utility Plan and he has agree to provide us with the easement. Now we can establish that easement and need to finalize the flexible easement through your clients property. Our priority is to get into permit as soon as possible for the new house we have designed. It may be possible with a letter from your client that stated they will be providing a storm easement for the Plummer property. We then could submit for permit and the final easement recording would be a condition of the permit approval, this would get us started and in the door.

I also talked with Victor the power reconnection issue. As you know currently there is a pole on Victors property that is fed by the pole on your eastern side property. Victory understands your desire to get rid of the overhead power across your property. If we ran a new underground line to Victors pole using trenchless technologies there could be a pole mounted transformer at the top and then we would direct the power down the pole to his existing feed and make that connection. We would also feed the Plummer property from this pole location back through the new easement to the Plummer meter. Victors main comment was that he was not excited to have a pole mounted transformer on his property that might explode some time in the future as sometimes they do. He suggested an underground vault somewhere to avoid this.

We also discussed if there was any possibility of a shared vault up at 33<sup>rd</sup> street that served your Clients property, Victors reconnection and the Plummer property. I'm not sure what your plans are

to feed your new structure? In the end PSE would need to be involved and bless the plan but we do not have time for that. The city of Mercer Island would most likely be happy with us just showing some type of new feed and power to the Plummer house for permit submittal and then we could work the details out later as long as we had a formal agreement with general terms to establish how to move forward with your Client.

In order to get some sense of cost for a new underground power line we would like to request that your contractor provide a general range of cost for the trenchless work and other related reconnections. In the mean time I can get a quote for the drilling so we understand the cost of that piece of work.

If you have any updated Civil Drawings that we could use for coordination with the City that would be helpful.

We would like to move on this as quickly as possible.  
Give me a call if you would like to discuss.

Brad Sturman.

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**From:** Ye Sun <[yes@bobswain.com](mailto:yes@bobswain.com)>  
**Sent:** Friday, June 18, 2021 10:37 AM  
**To:** Brad Sturman <[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)>  
**Cc:** Robert Edson Swain <[bob@bobswain.com](mailto:bob@bobswain.com)>  
**Subject:** Re: Plummer Utilities

Hi Brad,

Please see the attachments regarding updates for the surveyed locations of the existing power poles. The CAD file includes the updated locations of the poles, important trees and the designated location where the storm line joining the 9226; and the PDF is basically exported from the CAD but with more notes for clarify that the storm easement will not have specific location and width. And just for your information, the highlighted trees on the 9222 are to be retained, and the dash lines for the trees indicate the dripline size.

Please let us know if you have any questions or comments. Thank you!

Best regards,  
Ye Sun.

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On Jun 16, 2021, at 11:53 AM, Brad Sturman <[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)> wrote:

Bob,

This is the utility sketch we put together based on what we know today. See the ACAD file attached for your using in drafting in your road design and any other utilities that you know of.

Let me know what question you have.

Brad Sturman.

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**From:** SwainMail <[bob@bobswain.com](mailto:bob@bobswain.com)>

**Sent:** Tuesday, June 15, 2021 11:43 AM

**To:** Brad Sturman <[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)>

**Subject:** Re: Plummer Utilities

Hi Brad,

How about 12:15?

Sent from my iPhone

On Jun 14, 2021, at 7:02 PM, Brad Sturman  
<[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)> wrote:

Bob,

Mid day tomorrow would be perfect. Give me a call on my cell when your

ready or let me know a time and I will make sure I'm available.

Thanks,  
Brad Sturman.

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**From:** SwainMail <[bob@bobswain.com](mailto:bob@bobswain.com)>  
**Sent:** Monday, June 14, 2021 6:16 PM  
**To:** Brad Sturman <[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)>  
**Subject:** Re: Plummer Utilities

Hi Brad,

Thanks for your patience! Would a call either mid-day tomorrow or Wednesday work with your schedule?

Bob

Sent from my iPhone

On Jun 14, 2021, at 5:05 PM, Brad Sturman  
<[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)> wrote:

Bob,  
Can we set up a phone call to discuss easement issues.

Thanks,  
Brad Sturman 206-981-7972 cell.

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**From:** Bob Swain <[bob@bobswain.com](mailto:bob@bobswain.com)>  
**Sent:** Wednesday, June 2, 2021 4:21 PM  
**To:** Brad Sturman <[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)>  
**Subject:** Re: Plummer Utilities

Hi Brad,

Good to meet you, and I'm happy to start a dialog relating to your and my client's properties.

We're under some time pressure at the moment, can we plan on a call the week of the 7th?

Thanks,  
Bob

On May 26, 2021, at 11:00 AM, Brad Sturman <[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)> wrote:

Court,

Thank you for the introduction.

Bob can you give me a call to discuss the issues. Try me cell 206-981-7972

Thanks,  
Brad Sturman.

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**From:** Court Lorenzini <[courtlorenzini@gmail.com](mailto:courtlorenzini@gmail.com)>  
**Sent:** Wednesday, May 26, 2021 7:58 AM  
**To:** Brad Sturman <[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)>; Bob Swain <[bob@bobswain.com](mailto:bob@bobswain.com)>; Ye Sun <[yes@bobswain.com](mailto:yes@bobswain.com)>  
**Cc:** Bill Plummer <[vbplummer@yahoo.com](mailto:vbplummer@yahoo.com)>; [plummer.victoria@yahoo.com](mailto:plummer.victoria@yahoo.com);

Kati Eitzman <[kati@sturmanarchitects.com](mailto:kati@sturmanarchitects.com)>

**Subject:** Re: Plummer Utilities

Brad, let me introduce you to our architects, Bob Swain and Ye Sun. They've been briefed on the situation and are looking forward to hearing from you.

Bob and Ye, please meet Brad Sturman, the architect for the project to the west of Annex. His clients are Bill and Victoria Plummer (also copied).

Court

On Mon, May 24, 2021 at 2:31 PM Brad Sturman <[brads@sturmanarchitects.com](mailto:brads@sturmanarchitects.com)> wrote:

Hi Court,

It was good meeting with you and your wife the other day at your property with Bill & Victoria. We are putting together a drawing showing all the properties involved so everyone can see the overall plan for the utilities. I see in an email from you that there is a specific idea for the power and cable lines in your property. If you could share that we can incorporate it graphically into our sketch.

Thank you.

Brad Sturman.

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<2021-6-16 PLU - Schematic Utility Plan.pdf><2021-6-16 PLU - Schematic Utility PlanCAD.zip>