

STATEMENT OF GORDON J AHALT IN OPPOSITION TO THE GRANTING OF A REASONABLE USE EXCEPTION IN CASE CA015-001 & VARIANCE18-002 - May 20, 2020

I agree with the points made in the "STATEMENT OF DAVID AND PETER ANDERSON IN OPPOSITION TO THE GRANTING OF A REASONABLE USE EXCEPTION IN CASE CA015-001" submitted to the Hearing Examiner on May 20, 2020.

In addition to the points made by David and Peter Anderson's Statement of Opposition, I am opposed to the granting of a Reasonable Use Exception for 5637 E. Mercer Way, Mercer Island, WA 98040 for the following additional reasons:

- 1) In 2017 the Hearing Examiner remanded CA015-001 to the City for further study to determine potential adverse impacts on the surrounding properties. Subsequent studies have only addressed the specific development site and no studies have been conducted that include the steep slope and soil conditions so the south and north of the development site. These lots are approximately 100' above the development site with a very steep slope downward toward the development site. Also, no studies or analysis have been completed on the potential negative impact on the downstream lots to the east of the development site.

The Shannon & Wilson Geotechnical Third-Party Review dated July 12, 2019 (attached Ex. AH-1) states, "The first document is a Geotechnical Report Addendum with "Potential Adverse Impacts to Adjacent and Downhill Properties" in the subject line (GGNW, 2017). This addendum lists measures that "will improve the stability of the proposed development and have no adverse impacts on adjacent properties." **IN OUR OPINION, THE PROPOSED DEVELOPMENT DOES HAVE POTENTIAL ADVERSE IMPACTS, YET NONE ARE IDENTIFIED IN THE ADDENDUM.**" (bold type and caps added to highlight report conclusion)

Shannon & Wilson further state in their report, "GGNW's issued a second Geotechnical Report Addendum commenting on a change in location of the proposed residence on the property (GGNW, 2018). We understand that the proposed location moved approximately 15 feet to the east to reduce wetland impacts. Finish floor elevations also changed based on site plans presented in Sewall (2018). These changes were made after Perrone completed their review. In this addendum, GGNW states that the conclusions in the first addendum (GGNW, 2017) "apply to the updated location" and "potential impacts to adjacent and downhill properties have been addressed in our report dated May 3, 2017 Geotechnical Report Addendum." **AS STATED ABOVE, IT IS OUR OPINION THAT POTENTIAL ADVERSE IMPACTS DO EXIST, HOWEVER, THEY ARE NOT IDENTIFIED IN EITHER ADDENDUM.** (bold type and caps added to highlight report conclusion)

Shannon & Wilson made recommendations of what needed to be done to further evaluate development risks and they state, "The Statement of Risk should specifically state how the

geologic hazard area will be modified, or how the development has been designed so that the risks to the lot and adjacent properties are eliminated or mitigated.” (underlining added for emphasis). There have been no studies done on the uphill properties to the south and north and there have been no studies done on the downstream water flow impacts. No baseline water flow measurements have been taken on the Watercourses either upstream or downstream from the subject property. Without baseline measurements there is no benchmark to determine accountability for water flow impacts. With a study of the steep slopes with loosely compacted soil and sand conditions, a statement regarding the safety of the development sites can not be made and a statement that there will be no impact to the surrounding homes can not be made by the Applicant or their consultants.

- 2) The site plan for the property by Healey-Jorgensen dated May 25, 2018 (attached as Ex. AH-2) depicts the location of the southern Type 2 Watercourse, which originates in the center of the wetland, approximately 25’ further north than the Healey-Jorgensen site plan dated Oct. 17, 2016 (attached as Ex. AH-3). An enlargement of the May 25, 2018 site plan (attached as Ex. AH-4) makes it easier to see the location of the southern stream depicted in this site plan. The May 25, 2018 site plan is the proposed site plan by the Applicant today.

Attached is Ex. AH-5 which is an enlargement of the site topo and site plan where I have highlighted in yellow the southern Type 2 Watercourse depicted by Healey-Jorgensen in the May 25, 2018 site plan (Ex. AH-2), and I highlighted in green where Healey-Jorgensen depicted the location of the southern Type 2 Watercourse in the Oct. 17, 2016 site plan (Ex. AH-3) and where it was depicted in prior site plans until the change in May 25, 2018. Note that the yellow location further north and away from the proposed house does not follow the V in the contour lines depicting the lowest elevation points but rather has the stream flowing at a higher elevation along a ridgeline that separates the northern and southern Type 2 Watercourses. The green hash line shows the location of the southern Type 2 Watercourse as depicted in Healey-Jorgensen site plans up to and prior to their Oct. 17, 2016 site plan (Ex. AH-3).

Attached is an email from John Christensen dated July 10, 2020 (Ex. AH-6) stating, “I just looked at my AutoCAD files and it appears I never showed the water course on any of my drawings.” He is referring to the southern Type 2 Watercourse that I was inquiring about. He also states, “But, yes, creeks normally follow the contour lines.”

In John Christensen’s email dated May 31, 2018 (Ex. AH-7) he states, “I’m passing this project on to Core Design. I think they are going to do a full new survey for this project. I took this project over after the McAndrews Group did it in 2000. I did what I could to use the existing drawing to create a quick updated new drawing for the site.”

So, Healey-Jorgensen’s May 25, 2018 site plan (Ex. AH-2) was completed 6 days prior to when CHS was terminated and CHS never surveyed the location of the southern Type 2 Watercourse.

Therefore, it appears the southern Type 2 Watercourse depiction in the May 25, 2018 site plan (Ex. AH-2) was done without the benefit of a survey to confirm the actual location. This conclusion is further supported by the email from Michael Moody dated May 22, 2018 (Ex. AH-8) where he concludes it is better for Core Design to do a new survey rather than use the CHS survey because of inaccuracies he sees in the CHS survey. Clearly Core Design did not do a new survey before the Healey-Jorgensen May 25, 2018 site plan was completed as Core Design did not have the prior CHS files until May 31, 2018.

A visual inspection of the property will show that the southern Type 2 Watercourse is not accurately depicted in the most recent Healey-Jorgensen site plan because it is easy to see that the stream does not flow down the middle of the ridgeline that separates the northern and southern Type 2 Watercourses, and also because the most recent site plan shows the southern Type 2 Watercourse on the north side of two large trees, whereas, the site plans up to and prior to May 25, 2018 show the southern Type 2 Watercourse on the south side of the same two large trees. This can be seen in Ex. AH-2, Ex. AH-3, and Ex. AH-5.

A visual site inspection will also show any observer that the gross area of the Category III Wetland depicted in the Healey & Jorgensen site plan is grossly understated. The site plan excludes a large area of the wetland on the southeast side of the property where it adjoins the Stivelman property. The applicant represents that the southeast corner, representing approximately 245sf, will not be in the wetland and that this is a significant reduction of intrusion in the wetland from the prior site plan. The reality is the wetland border is not accurate and 100% of the proposed house foundation will be in an existing wetland where there is running surface water coming out of the steeply sloped hillside from Stivelman's property. I would also argue that a 245sf reduction in the wetland intrusion by the proposed home is not a significant reduction.

Prior to the 2017 Hearing Examiner meeting I was told by the City Planning Staff that they had not walked the property because it is "private property". This not an acceptable practice and it is gross negligence on the part of the City Staff.

The Healey-Jorgensen site plan contains a lot of inaccuracies. Topo lines are inaccurate as stated by Core Design, the southern Type 2 Watercourse has been arbitrarily depicted without a survey, the area of the Category III Wetland has been inaccurately depicted and reduced in size from prior site plans submitted to the City, and this is a very dynamic site where trees fall every year, directional water flows migrate and change, and there is continual siltation of the Ravine from upstream waterflows.

- 3) The City of Mercer Island and the Applicant are failing to address the issue of impact on the Category II Wetland and the two Type II Watercourses posts construction. The proposed home is designed with a deck that includes a staircase down to the yard (wetland). Clearly the future

occupants of this home, who will most likely be the new owners, will not want to step off the bottom stair into their backyard that is a saturated wetland and sink in the mud. They will with certainty start installing French drains, perforated pipe, and trenches to drain their backyard. The Applicant's impact on the Category 3 Wetland and two Type II Watercourses will far exceed the square footage of the impervious surface stated in the Applicant's submittal. It is naïve of the City to say the occupants of this proposed home are required to get permits from the City before doing any drainage control. The City is not capable of monitoring this type of activity. It is highly probable that the residents of this proposed home will end up diverting more water into the streams that feed under E. Mercer Way, past the downstream impacted homes, and increase the siltation into Lake Washington. The only way to protect the remaining, hopefully untouched, Category III wetland from further destruction would be to fence it off and deny the property owner access. Not likely to happen.

- 4) The City Staff Report & Recommendation to Hearing Examiner on Case CA015-001 & VAR18-002 only addresses one zoning variance specifically, that being the setback reduction of 5' to 2' from the existing driveway of the Stivelman property to the southeast. This variance is request to supposedly move the proposed home 15' further east to get 245sf of the home out of the wetland. I think an updated survey delineating the boundaries of the wetland will show the wetland area to be larger than depicted on the site plan as prior surveys by CHS have shown a larger wetland area. Therefore, the variance for the driveway setback is really irrelevant.

There should be 4 more Variance Requests from the City Code:

- I) A variance to build a home in the wetland
- II) A variance to build within the setback of the northern Type II Watercourse on the property
- III) A variance to build within the setback, and I contend, within the actual headwaters of the southern Type II Watercourse
- IV) A variance to not mitigate damage to the Category III Wetland but rather purchase wetland mitigation credits to make wetland improvements elsewhere in King County.

I am opposed to the approval of a Reasonable Use Exception in Case CA015-001 & VAR18-002.

Gordon J. Ahalt
9204 SE 57th Street
Mercer Island, WA 98040

EX-AH-1



July 12, 2019

Mr. Evan Maxim
City of Mercer Island Community Planning and Development
9611 SE 36th Street
Mercer Island, WA 98040-3732

RE: GEOTECHNICAL THIRD-PARTY REVIEW, 5637 EAST MERCER WAY,
CITY OF MERCER ISLAND PROJECT NO. CAO15-001

Dear Mr. Maxim:

This letter summarizes our third-party geotechnical review for the proposed development at 5637 East Mercer Way, Mercer Island, Washington. The documents that we reviewed are listed at the end of this letter. Several documents were prepared as part of a previous geotechnical third-party review by Perrone Consulting, Inc. (Perrone). Additional geotechnical documents were issued by the Applicant's geotechnical engineer, Geo Group Northwest (GGNW) after Perrone completed their review.

The purpose of our review was to evaluate whether the geotechnical conclusions and recommendations meet the requirements in Mercer Island City Code (MICC) 19.07.060 for development in Geologic Hazard Areas.

HAZARD ASSESSMENT

The property is located within mapped landslide, erosion, and seismic hazard areas (Troost and Wisher, 2009a, 2009b, 2009c). Because of the geologic hazard designations, alterations resulting from the proposed development must meet the conditions in MICC 19.07.060 D(1) and the Applicant's geotechnical engineer must submit a Statement of Risk demonstrating that the one of the conditions in MICC 19.07.060 D(2) can be met.

GGNW provided a Statement of Risk in their geotechnical report (GGNW, 2015c) concluding that the proposed development, as it was planned when they issued the report in March 2015, met the following condition of MICC 19.07.060 D(2a).

"The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe."

Perrone performed a third-party geotechnical review of the GGNW report. After several communications between Perrone and GGNW, we understand Perrone concluded their review with an email on May 3, 2016. In the email, Perrone stated that GGNW had adequately addressed their remaining geotechnical design issues and that there were no outstanding geotechnical issues.

After the Perrone review was completed, GGNW issued two documents in response to requests from the City. These requests were related to a proposed Reasonable Use Exemption and SEPA Determination.

- The first document is a Geotechnical Report Addendum with "Potential Adverse Impacts to Adjacent and Downhill Properties" in the subject line (GGNW, 2017). This addendum lists measures that "will improve the stability of the proposed development and have no adverse impacts on adjacent properties." In our opinion, the proposed development does have potential adverse impacts, yet none are identified in the addendum.
- GGNW's issued a second Geotechnical Report Addendum commenting on a change in the location of the proposed residence on the property (GGNW, 2018). We understand that the proposed location moved approximately 15 feet to the east to reduce wetland impacts. Finish floor elevations also changed based on site plans presented in Sewall (2018). These changes were made after Perrone completed their review. In this addendum, GGNW states that the conclusions in the first addendum (GGNW, 2017) "apply to the updated location" and "potential impacts to adjacent and downhill properties have been addressed in our report dated May 3, 2017 Geotechnical Report Addendum." As stated above, it is our opinion that potential adverse impacts do exist, however, they are not identified in either addendum.

We acknowledge that GGNW has recommended several measures that address potential adverse impacts and mitigate risks from the geologic hazards. For example, the recommendation to support the proposed residence on pile foundations mitigates risks from seismic hazards, particularly liquefaction. These mitigation measures, however, are scattered among various documents. Most of these documents were prepared in response to the Perrone review, and these documents are not referenced in the recent GGNW addenda. Also, it is not evident that each of the mitigation measures recommended in previous documents, such as a catchment wall discussed in a GGNW letter (2016b), are appropriate for the revised location and elevation of the proposed residence.

Both addenda reference the GGNW Geotechnical Engineering Study (2015c). In our opinion, the Statement of Risk presented in that report is outdated because it was prepared before recent changes to the location and elevation of the proposed residence, nor does it

provide sufficient discussion to establish that the condition in MICC 19.07.060 D(2a) is met for the current design. Therefore,

1. We recommend that the Applicant's geotechnical engineer submit an updated Statement of Risk that addresses:
 - a. each of the geologic hazards present at the site (landslide, erosion, and seismic hazards),
 - b. potential adverse impacts (such as potential slope instability that could occur from excavation into a steep slope with groundwater seepage), and
 - c. the recommended measures that will eliminate or mitigate the risks.

The Statement of Risk should specifically state how the geologic hazard area will be modified, or how the development has been designed so that the risks to the lot and adjacent properties are eliminated or mitigated. These statements would support the claim that the proposed development meets the condition in MICC 19.07.060 D(2a), if that remains the position of the Applicant's geotechnical engineer.

ADDITIONAL COMMENTS

Based on our review, we have the following additional comments regarding geotechnical issues related to the proposed development.

2. Please confirm that the Site Plan dated August 9, 2018 by Healey Architects is the current version or provide updated design drawings if available. The drawings should show the location and elevation(s) of the proposed residence; elevation contours; excavation locations and depths; proposed fill areas and thicknesses, and retaining structure locations, types, and top/toe elevations.
3. Please state whether previous opinions, conclusions, and recommendations regarding slope stability on the subject property and adjacent properties, such as the probable slope failure mode, measures to maintain slope stability during construction, temporary excavation slopes, etc. are still valid given the design changes, or revise if necessary.
4. Describe proposed retaining walls and confirm that the lateral pressure and other wall recommendations made in previous documents are valid. Revise if necessary.
5. If not included in the updated Statement of Risk, please list each recommended mitigation measure, the geologic hazard the measure applies to, and the risk(s) it is intended to reduce or eliminate.

Ex. AH-1

Mr. Evan Maxim
City of Mercer Island Community Planning and Development
July 12, 2019
Page 4 of 6

 SHANNON & WILSON

In our opinion, submittal of an updated Statement of Risk that provides the information requested above, and appropriate responses to the other comments listed in this letter, could be included as conditions of approval in a Mitigated Determination of Non-significance.

CLOSURE

We appreciate the opportunity to be of service. If you have questions, please contact us.

Sincerely,

SHANNON & WILSON



Steven R. McMullen, P.E.
Geotechnical Engineer

BWC:KLW:MWP:SRM/bwc

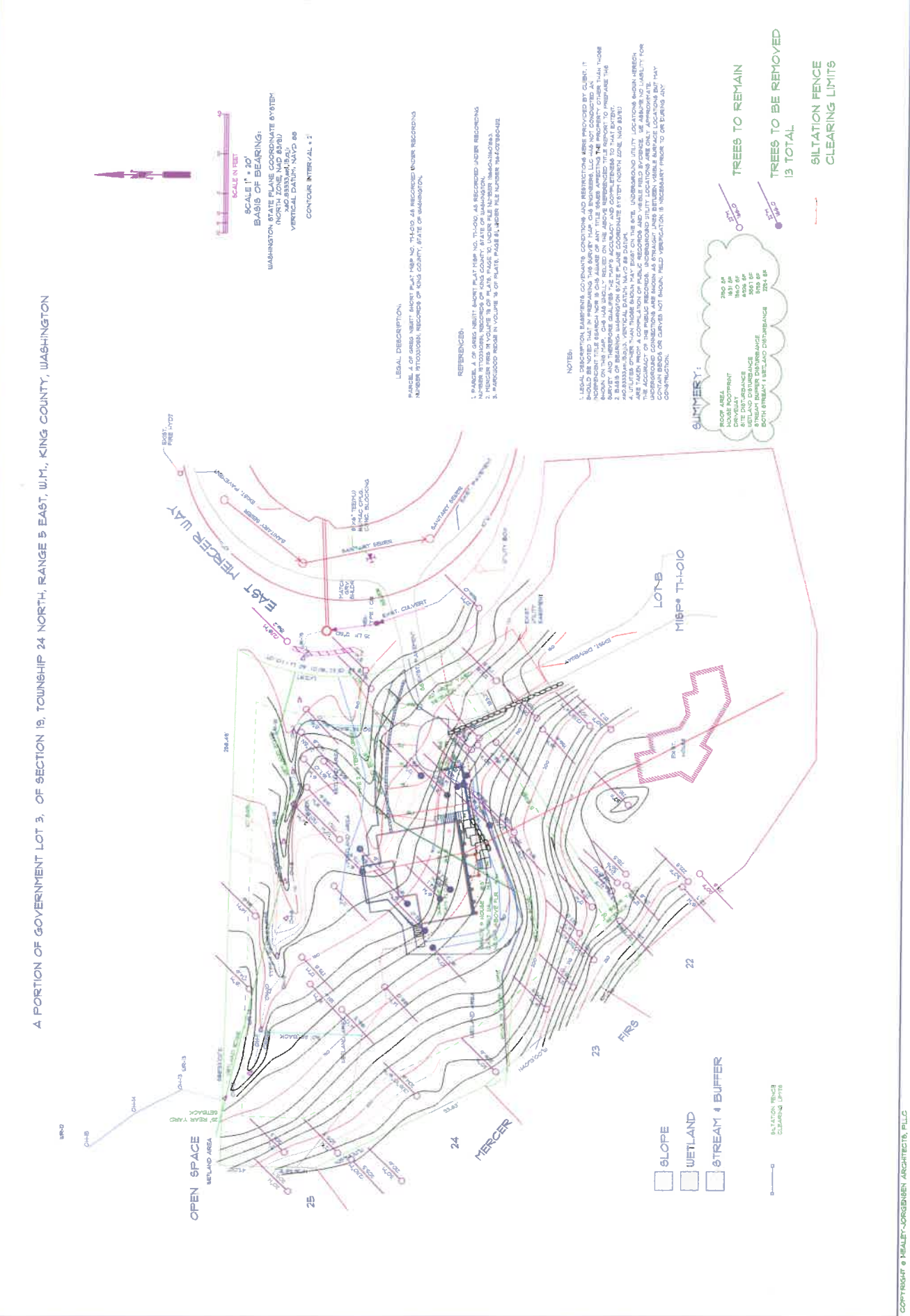
REVIEWED DOCUMENTS

- Core Design, 2019, Re: MI Treehouse CAO 15-001 and SEPA15-001 Reasonable Use Exception ESA Memorandum (12-06-2018), CORE Project No. 18039: Letter prepared February 21.
- MI Treehouse, LLC, 2019, Re: MI Treehouse Reasonable Use Exception Application CAO 15-001 and SEPA15-001: Letter prepared January 24.
- Sewall Wetland Consulting, Inc, 2019, 5637 East Mercer Way – Parcel #1924059312, City of Mercer Island, Washington, SWC Job#14-206: Letter prepared January 24.
- Mercer Island City Code, 2019, Geologic Hazard Areas, Section 19.07.060, 2 p., January 15.
- Versatile Drilling, Contractors, Inc., 2019, Proposed Residence – Pipe Piling, 5637 E. Mercer Way, Mercer Island, WA: Letter prepared January 21.
- Geo Group Northwest, Inc., 2018, Geotechnical Report Addendum, Response to City of Mercer Island Letter dated November 16, 2018; RE: Proposed Residence; 5637 East Mercer Way, Mercer Island, WA 98040: Letter prepared November 28.
- City of Mercer Island, 2018, RE: CAO15-001 and SEP15-001 – MI Treehouse Reasonable Use Exemption and SEPA Determination: Letter prepared November 16.
- Sewall Wetland Consulting, Inc, 2018, 5637 East Mercer Way – Parcel #1924059312, City of Mercer Island, Washington, Letter prepared August 23.
- Sewall Wetland Consulting, Inc, 2017, 5637 east Mercer Way – Parcel #1924059312, City of Mercer Island, Washington: Letter prepared December 1.
- City of Mercer Island, 2017a, RE: CAO15-001 and SEP15-001 – MI Treehouse Reasonable Use Exemption and SEPA Determination: Letter prepared July 17.
- Geo Group Northwest, Inc., 2017, Geotechnical Report Addendum, Potential Adverse Impacts to Adjacent and Downhill Properties, 5637 East Mercer Way, Mercer Island, WA 98040: Letter prepared May 3.
- Perrone Consulting, Inc., P.S, 2016a, 5637 E Mercer Way Geotechnical Review, Electronic mail message from Vincent Perrone to Travis Saunders: May 3.
- Geo Group Northwest, Inc., 2016a, Response to March 4, 2016, Third Party Review by Perrone Consulting Inc., 5637 E. Mercer Way, Mercer Island, WA: Letter prepared April 27.
- City of Mercer Island, 2017b, Determination of Significance (DS) and Request for Comments on Scope of EIS: Letter prepared March 20.

- Perrone Consulting, Inc., P.S, 2016b, Geotechnical Third-Party Review, Response to February 4, 2016 Geo Group NW Letter, 5637 E. Mercer Way, Mercer Island, Washington, Perrone Consulting Project #15124: Letter prepared March 16.
- Geo Group Northwest, Inc., 2016b, Response to November 18, 2015, Geotechnical Third-Party Review Comments, Proposed Residence, 5637 East Mercer Way, Mercer Island, Washington: Letter prepared February 4.
- Perrone Consulting, Inc., P.S, 2015a, Geotechnical Third-Party Review, 5637 E. Mercer Way, Mercer Island, Washington, Perrone Consulting Project #15124: Letter prepared November 18.
- Geo Group Northwest, Inc., 2015a, Response to September 3, 2015, Geotechnical Third-Party Review Comments, Proposed Residence, 5637 East Mercer Way, Mercer Island, Washington: Letter prepared October 28.
- Perrone Consulting, Inc., P.S, 2015b, Geotechnical Third-Party Review, 5637 E. Mercer Way, Mercer Island, Washington, Perrone Consulting Project #15124: Letter prepared September 3.
- Geo Group Northwest, Inc., 2015b, Response to Geotechnical Third-Party Review Comments, Proposed Residence, 5637 East Mercer Way, Mercer Island, Washington: Letter prepared July 30.
- Perrone Consulting, Inc., P.S, 2015c, Geotechnical Third-Party Review, 5637 E. Mercer Way, Mercer Island, Washington, Perrone Consulting Project #15124: Letter prepared June 12.
- Geo Group Northwest, Inc., 2015c, Geotechnical Engineering Study, Proposed Residence, 5637 East Mercer Way, Mercer Island, Washington: Report dated March 13.
- Troost, Kathy G. and Wisner, Aaron P., 2009a, Mercer Island Erosion Hazard Assessment: <http://www.mercergov.org/files/ErosionHazard2009.pdf>; April.
- Troost, Kathy G. and Wisner, Aaron P., 2009b, Mercer Island Landslide Hazard Assessment; <http://www.mercergov.org/files/LandslideHazard2009.pdf>; April.
- Troost, Kathy G. and Wisner, Aaron P., 2009c, Mercer Island Seismic Hazard Assessment, <http://www.mercergov.org/files/SeismicHazard2009.pdf>; April.

EX. AH-2

A PORTION OF GOVERNMENT LOT 3, OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE 1" = 20'
 BASIS OF BEARING:
 WASHINGTON STATE PLANE COORDINATE SYSTEM
 (NAD 83) (NAD 83) (NAD 83)
 VERTICAL DATUM: NAVD 83
 CONTOUR INTERVAL: 1'

LEGAL DESCRIPTION:
 PARCELS 4 OF GREEN HILL SHORT PLAT HIGH NO. 11-000, AS RECORDED UNDER RECORDING NUMBER 1700008, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

REFERENCES:
 1. PARCELS 4 OF GREEN HILL SHORT PLAT HIGH NO. 11-000, AS RECORDED UNDER RECORDING NUMBER 1700008, RECORDS OF KING COUNTY, STATE OF WASHINGTON.
 2. WASHINGTON STATE PLANE COORDINATE SYSTEM (NAD 83) (NAD 83) (NAD 83)
 3. WASHINGTON STATE PLANE COORDINATE SYSTEM (NAD 83) (NAD 83) (NAD 83)

NOTES:
 1. LEGAL DESCRIPTION, EASEMENTS, GOVERNMENT CONDITIONS AND RESTRICTIONS WERE PROVIDED BY CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THE LEGAL DESCRIPTION AND RESTRICTIONS. THE DESIGNER HAS CONDUCTED A VISUAL SEARCH FOR THE ABOVE REFERENCED TITLE RECORDS AND HAS FOUND NO OTHER RECORDS THAT MAY AFFECT THIS PROJECT.
 2. BASIS OF BEARING, WASHINGTON STATE PLANE COORDINATE SYSTEM (NAD 83) (NAD 83) (NAD 83)
 3. ALL DATA FROM THIS PROJECT IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED A VISUAL SEARCH OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS THAT MAY AFFECT THIS PROJECT.
 4. THE DESIGNER HAS CONDUCTED A VISUAL SEARCH OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS THAT MAY AFFECT THIS PROJECT.
 5. THE DESIGNER HAS CONDUCTED A VISUAL SEARCH OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS THAT MAY AFFECT THIS PROJECT.

SUMMARY:
 TREE AREA: 1300 SF
 TREE FOOTPRINT: 1800 SF
 TREE DISTANCE: 3000 SF
 WETLAND DISTANCE: 3000 SF
 BOTH STREAM 1 SETBACK DISTANCE: 3000 SF

LEGEND:
 [Symbol] SLOPE
 [Symbol] WETLAND
 [Symbol] STREAM & BUFFER
 [Symbol] SILTATION FENCE CLEARING LIMITS

OPEN SPACE
 WETLAND AREA
 20' REAR YARD SETBACK
 25' REAR YARD SETBACK

25
 24
 23
 22

EAST MERCER WAY
 MERCER
 MIERP TH-1010

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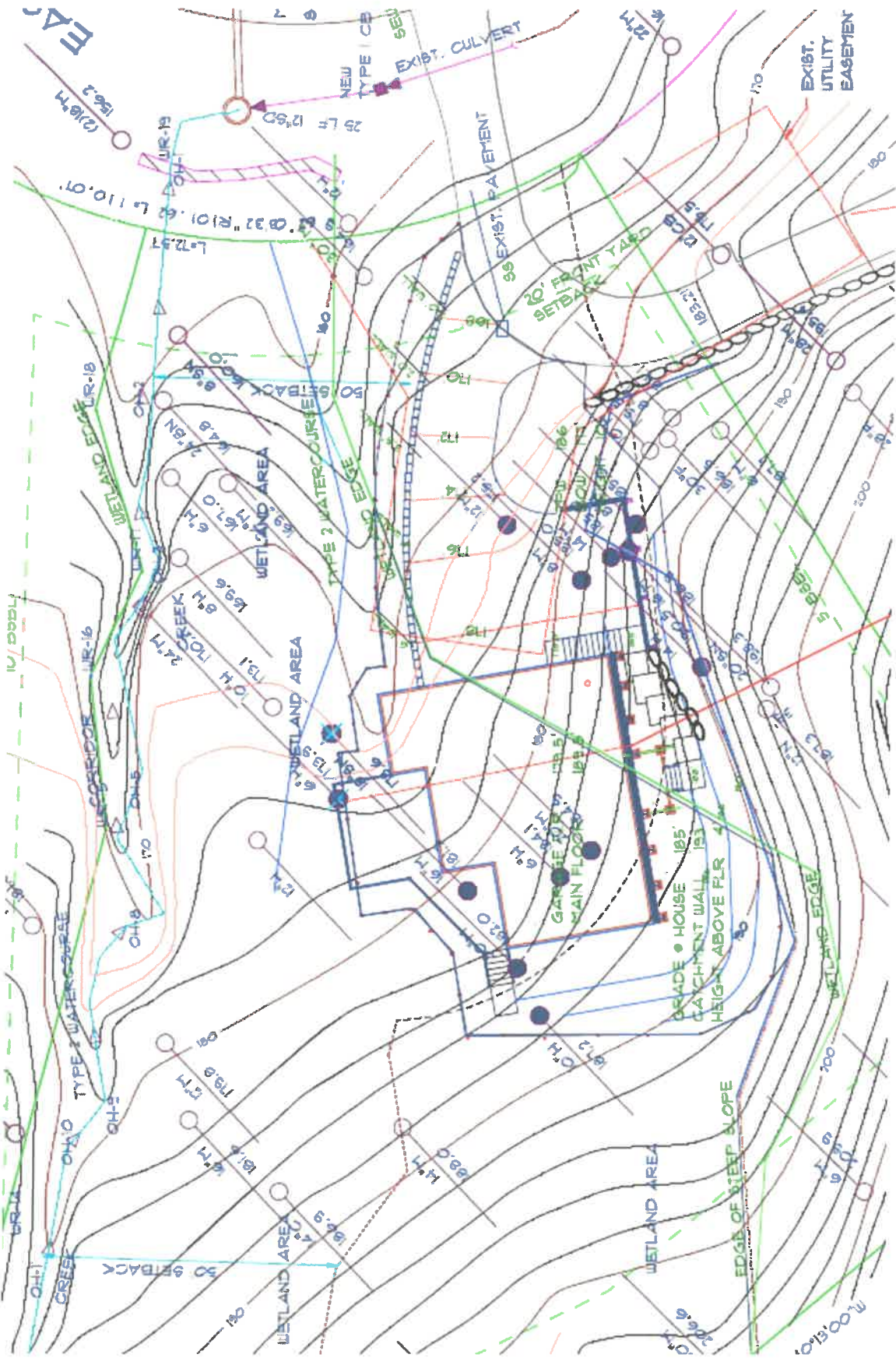
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EX. AH-4

EX. AH-4

5/25/18
SHE



EX. AH-6

From: John Christensen <John.Christensen@deainc.com>
Sent: Friday, July 10, 2020 11:14 AM
To: Gordon Ahalt <gjahalt@gmail.com>
Subject: RE: old survey

Gordon,

I just looked at my AutoCAD files and it appears I never showed the water course on any of my drawings.

I think you need to contact someone at Core Design. I handed this project off to them in 2018.

But, yes, creeks normally follow the contour lines. Attached is a pdf of what is in my AutoCAD file.

Thanks
John

John Christensen, PLS | Survey Project Manager
David Evans and Associates, Inc.
d: 425.519.6500 | c: 206.909.7131

Ex, AH-7

From: John Christensen <johnc@chsengeers.com>
Sent: Thursday, May 31, 2018 12:00 PM
To: 'Ron@healeyalliance.com' <Ron@healeyalliance.com>
Subject: RE: old survey

Ron,

I'm passing this project on to Core Design. I think they are going to do a full new survey for this project. I took this project over after the McAndrews Group did it in 2000. I did what I could to use the existing drawing to create a quick updated new drawing for the site.

Maybe the attached image can help with the type of trees.

Michael Moody <MAM@coredesigninc.com>

Michael A. Moody, P.E., LEED AP
Engineering Manager
Core Design Inc.

Thank you
John

John Christensen, P.L.S.
Survey Manager
CHS Engineers LLC
office: 425-637-3693 ext. 30
cell: 206-909-7131
www.chsengeers.com

EX. AH-8

----- Forwarded message -----

From: Michael Moody <MAM@coredesigninc.com>
Date: Tue, May 22, 2018 at 7:06 PM
Subject: RE: 5637 E. Mercer Way
To: Bill Summers <bill@summersdevelopment.com>
Cc: Ron Healey <ron@healeyalliance.com>

Good afternoon,

I spoke more with Ken Shipley this afternoon and he was able to summarize concerns that remain with the survey files we have received so far.

Here is what he sent to me:

In my experience, we end up doing as much or more work to try to utilize existing surveys, even when they're current and in good shape. Some of the issues I see with trying to use the survey:

- There's nothing to confirm or deny that the boundary is correct and vertical datum is accurate. Vertical datum is referenced as NAVD88, but there's no benchmark. Hz datum / basis of bearings is listed as state plane, but no explanation how. There appears to be a couple of control points in the file, but I'm not positive. No mons are shown. I'd almost guarantee we're going to need to supplement the survey (if we use it at all), and we'd have trouble ensuring we're on the same page.
- There are no points for most of the frontage improvements, and the few that are there have no elevations associated. No inverts on any structures. It's possible CHS had surveyed previously and copied the information in, but it's not comforting for us to work from.
- The contours in several areas don't reflect what the point data would generate. For instance the contours indicate a channel just north of (and through) the northerly proposed wall, but there's no point data to support it. Other areas the point data is as much 2' different vertically from the contours. The contours have no elevation, though this is a fairly simple fix.

Ex. AH-8

- No driplines on the trees. The tags for the trees have elevations, but there's no point data so we'd have to reproduce them in the office or field. If we're going to resurvey, I'd suggest we verify tree locations within the developable area and collect driplines, but completely ignore them for elevation. It's generally easier just to survey for contour information without shooting trees.
- The slope hatching doesn't agree with the contours in some areas.
- One of the drawings depicts a 25' setback to a wetland edge, but it doesn't measure 25 (plus or minus). It looks like the whole development area is wetland or buffer, so maybe it doesn't matter.
- Looking at street view, there appears to be a trailhead crossing the property. There aren't a lot of reference points, though, so I can't be sure if it is.

As you can see there are a number of concerns from our perspective with the files we have received to date. Perhaps CHS can address these concerns but this is why we were thinking it best to conduct our own survey.

I am out this afternoon but will be back in the office in the morning if you'd like to talk more about it. Or you can forward these concerns on to CHS to see if they can address them.

Thanks,

Michael

Michael A. Moody, P.E., LEED AP
Engineering Manager
Core Design Inc.

EX. AH-8

14711 NE 29th Place, Suite 101 • [Bellevue, WA 98007](#)

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