

Molly,

I previously emailed my response to the Public Notice of Application (File No: 2402-089) on 4/03/24 and would like to provide additional information regarding the proposed drainage plans. The application outlines plans to divert stormwater drainage onto the south side of my property

I must object to the City approving these plans until such time as they are modified to not use the damaged drain pipe on my property. I also object to the installation of a new drainage pipe on my property. Instead, I recommend utilizing the existing drainage system on S.E. 27th.

Reasons for My Objections:

1. **Lack of Easement:** There is no existing easement that allows my neighbor to install drainage infrastructure on my property.
2. **Condition of Existing Drainage Pipe:** The drainage pipe my neighbor intends to use is damaged and exposed above ground for at least 60 feet.
3. **Risk to Property:** This damaged drainage pipe is situated above the basement window of the residence at 2712 61st Ave SE. Any water passing through could potentially enter and flood that basement.
4. **Impact on Mature Vegetation:** The damaged drainage pipe lies within an area containing my 10' to 15' tall hedge. I strongly oppose any removal or damage to this hedge and / or its root system.
5. **Tree Preservation:** The damaged drainage pipe runs under a 50' tall pine tree (33 in diameter at it's base) at the southeast corner of my lot, likely compromised by the tree's roots. Preserving this tree and its roots is crucial for environmental and for safety reasons, hence my objection to installing new drainage infrastructure in this location.
6. **The Drainage Pipe Does Not Serve My Property:** Drainage from my property does not use this drainage pipe.

Using the existing drainage pipe that is damaged could result in a catastrophic flooding event for both my property and my neighbor to the south at 2712 61st Ave SE.

I wish to maintain the natural trees on my property, including the hedge and the pine tree, both of which would be adversely affected by the installation of a new drainage system on the South side of my property.

I urge reconsideration of the current proposal to ensure the protection of existing trees and property structures.

Thank you for your attention to these concerns. I look forward to your understanding and an adjustment to the plans that reflects the preservation of the environment and safety from flooding events

Please see the exhibits below.

Sincerely,

Mike Leavitt

6103 S.E. 27th ST.

Mercer Island, WA 98040

Exhibit “A”

Exposed drainage pipe that my neighbor intends to use.



Exhibit “B”

Exposed drainage pipe that my neighbor intends to use.



Exhibit “C”

Damaged drainage pipe that my neighbor intends to use.



Exhibit “D”

Exposed drainage pipe that my neighbor intends to use.



Exhibit “E”

Exposed drainage pipe that my neighbor intends to use. Note that this broken drainage pipe is above the basement window of the residence at 2712 61st Ave SE.



Exhibit “F”

View of the Southside of my backyard looking West showing the trees / hedge on my property.



Exhibit “G”

View of my trees / hedge from 2712 61st Ave SE. driveway



Exhibit “H”

View of the 33 inch diameter (at base) 50' pine tree located at my Southeast lot corner.



Exhibit “I”

Yellow indicates location of the damaged drainage pipe that my neighbor intends to use for his project.



Exhibit “J”

Idea #1 for subject property drainage. Orange indicates possible location of a new storm drainage line in the ROW that does not involve removal of vegetation / trees. The blue dot is the location of an existing catch basin.

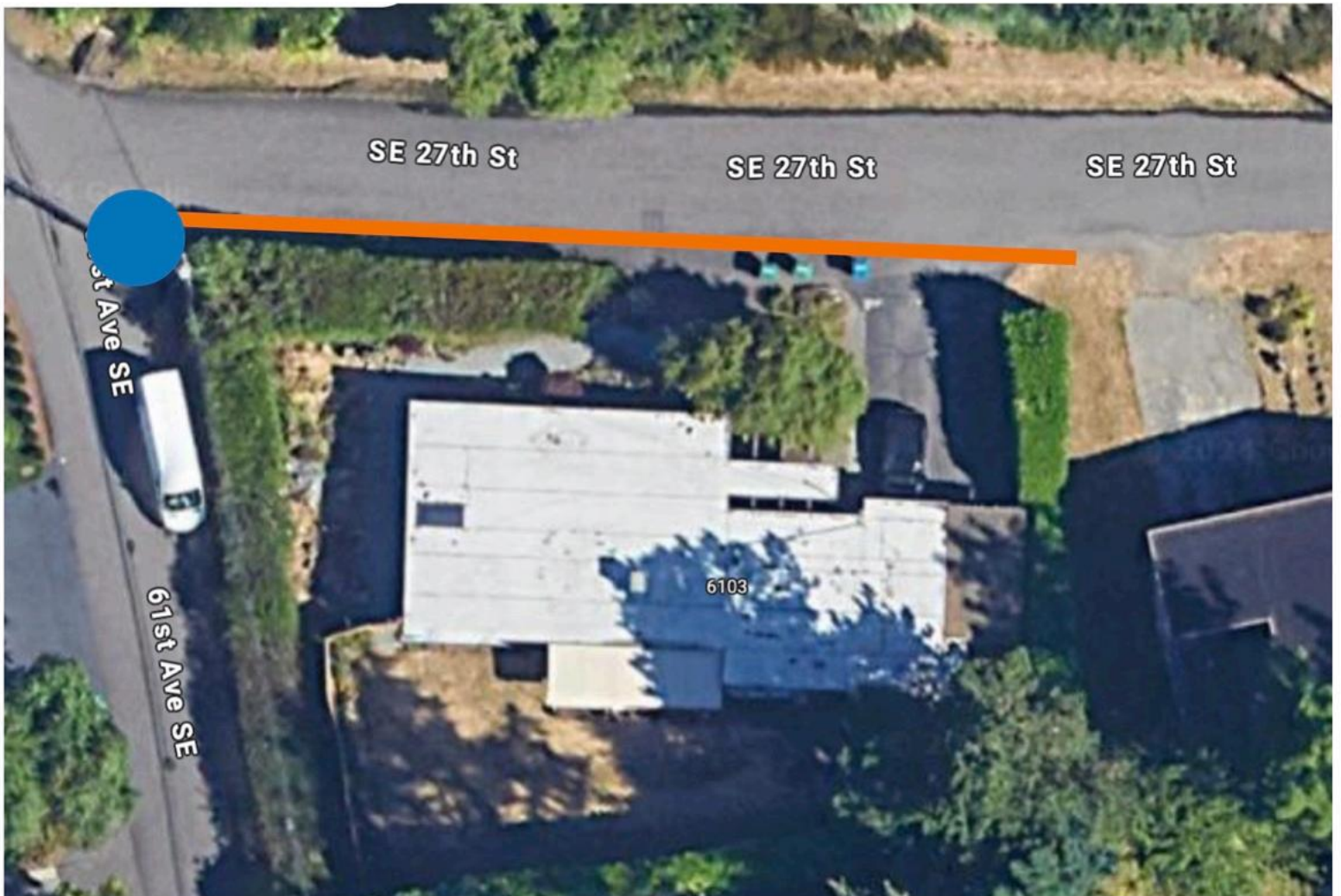


Exhibit “K”

Idea #2 for subject property drainage. Orange indicates location of a new storm line that would drain to the storm line / ditch on the North side of S.E. 27th ST..

