

wsdlsafetycommittee@gmail.com

From: sendmail@washington-ucc.org
Sent: Tuesday, June 8, 2021 10:10 AM
To: wsdlsafetycommittee@gmail.com
Subject: Complaint Form

Complaint Form Request

Requester Information

Name: Kemp Garcia
Company: Linescape of WA
Company Phone: (206)920-3722
Company Email: kemp@linescapellc.com
Company Address: PO Box 81243, Seattle, 98108
Ticket Requested: yes
Ticket Number: 21244575
Ticket Date: 06/01/21

Violation Information

Violation RCW Code: RCW 19.122.030(3)(a)
Violation Section: Reasonable Accuracy
Violation Description: A 16" gas line was surface located in the field by PSE's contract locator. During Hydro excavation we did not find the gas line at the locate marks. Linescape ran GPR and found a line that was not located. PSE inspector then toned out the gas line again and found it where the GPR found an unknown line. This was 6 feet from the original mark
Violation Address: 72nd Ave W & 212th St SW
Violation Date: 06/04/21

Alleged Violator

Violator Name: Puget Sound Energy
Violator Phone Number: (000)000-0000
Violator Email: Unknown@PSE.com
Violator Address: Unknown, Bellevue, 98006
Violator Employess On Site: Kemp Garcia

Other Information

Other Information: Definition of Reasonable Accuracy per RCW 19.122.020(23)

6/8/2021

Map Link

Washington One Call

Ticket No: 21244575
 2 FULL BUSINESS DAYS
Original Call Date: 06/01/21 10:29 am
Work to Begin Date: 06/04/21 12:00 am
Expiration Date: 07/16/21 10:30 am
CALLER INFORMATION
Company Name: LINESCAPE OF WA
Type of Excavator: CONTRACTOR
Contact Name: KEMP GARCIA
Phone: 206-920-3722
Alt. Contact: KEMP GARCIA
Phone: 206-920-3722
Fax Phone: 206-299-2899
Caller Address: 6606 URSULA PL S SEATTLE, WA 98108
Email Address: KEMP@LINESCAPELLC.COM
DIG SITE INFORMATION
Type of Work: POTHOLING
Directional Drilling: NO
Type(s) of Excavation Equipment: VACUUM EQUIPMENT
Work Being Done For: GRAHAM CONST
DIG SITE LOCATION
State: WA
County: SNOHOMISH
Place: EDMONDS
Address:
Street: 72ND AVE W
 212TH ST SW
Intersecting Street:
Location of Work: LOCATE FROM NORTH SIDE OF 212TH GOING SOUTH ALONG 72ND AVE W APPROX 300 FT. LOCATE ALL ROW AND UP TO TEMPORARY FENCE ON WEST SIDE OF ROAD.
Remarks: AREA MARKED IN WHITE PAINT
Map Coord NW Lat: 47.8070565
Lon: -122.3303684
SE Lat: 47.8062973
Lon: -122.3299339

MEMBERS NOTIFIED

District	Company Name	Marking Concerns	Customer Service	Repair	Status
CC7721	COMCAST CABLE	800-778-9140	800-934-6489	855-537-6296	Marked, Complete
EDMOND01	CITY OF EDMONDS	425-771-0235	425-771-0235	425-771-0235	Does not report
GTE01	ZIPLY FIBER	800-778-9140	866-699-4759	866-669-4759	Marked, Complete
LYNN01	CITY OF LYNNWOOD	425-754-0741	425-670-6268	425-670-6862	Does not report
MCI01	MCI	800-289-3427	800-289-3427	800-289-3427	Does not report
PUGG09	PUGET SOUND ENERGY GAS	888-728-9343	888-225-5773	888-225-5773	Marked, Utility Representative Required
SNOPUD05	SNOHOMISH PUD #1 ELEC	800-778-9140	425-783-1000	425-783-1000	Marked, Complete

Legend: Locate Polygon

Lat/Lon















Case 21-021 Linscape vs. PSE









Case 21-021 Linscape vs. PSE



Case 21-021 Linscape vs. PSE





Case 21-021

Linscape vs. PSE



Case 21-021

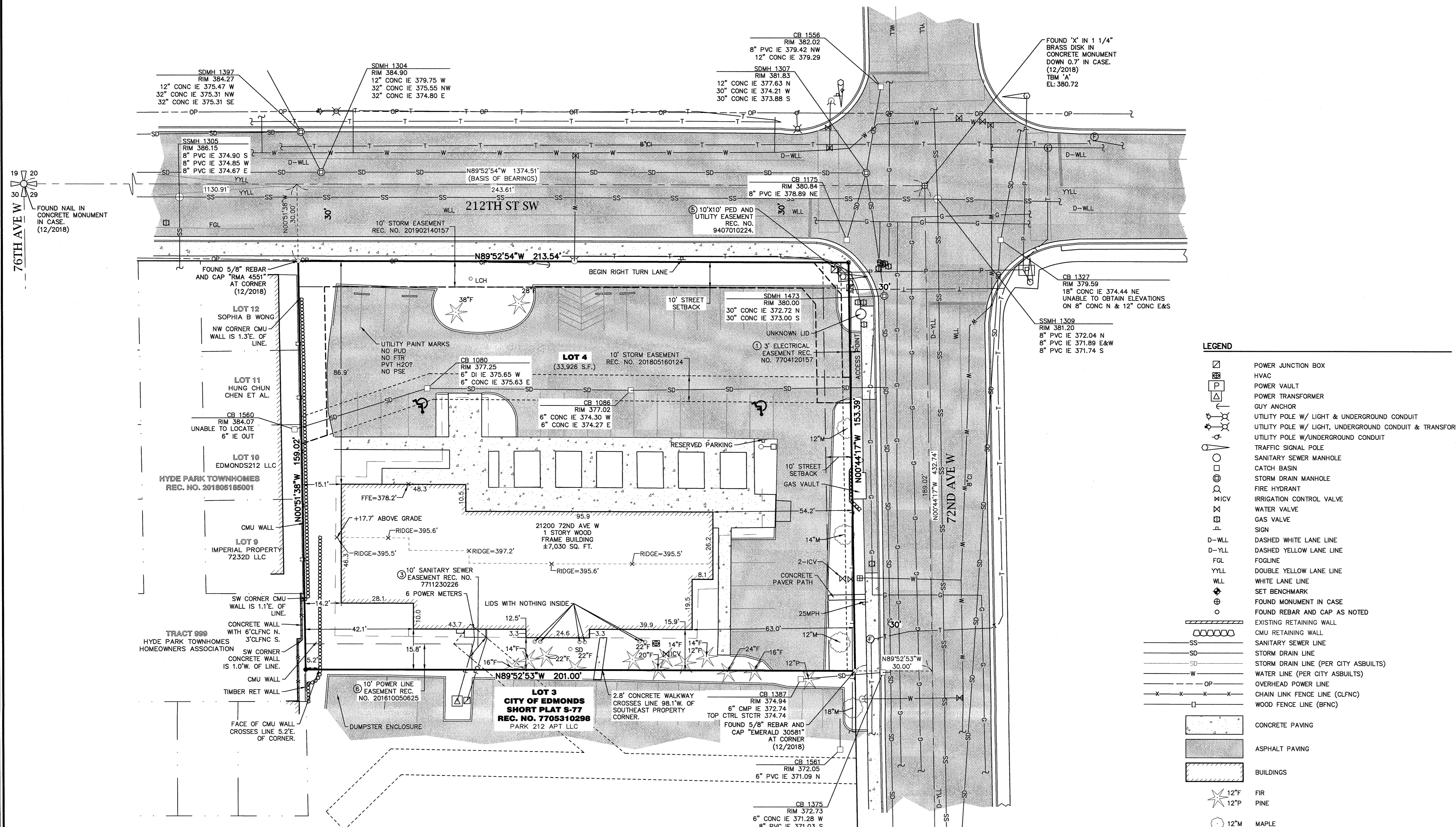
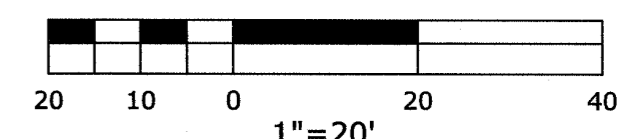
Linscape vs. PSE



ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE



BASIS OF BEARINGS
HELD A BEARING OF NORTH 89°52'54" WEST ALONG THE MONUMENTED CENTERLINE OF 212TH ST SW BETWEEN 76TH AVE W AND 72ND AVE W PER SOLNER'S FIVE ACRE TRACTS RECORDED IN VOLUME 7 OF PLATS AT PAGE 25.

HORIZONTAL DATUM
NAD '83/2007 PER SNOHOMISH COUNTY CONTROL POINT ID 18523.

LEGAL DESCRIPTION
THE NORTH 159 FEET OF TRACT 4, SOLNER'S FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 25, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE WEST 100 FEET THEREOF.
(ALSO KNOWN AS LOT 4 OF CITY OF EDMONDS SHORT PLAT NO. S-20-77, RECORDED UNDER AUDITOR'S FILE NO. 7705310298).

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SCHEDULE B SPECIAL EXCEPTIONS
EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THEALTA COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. CCHI1803366NT, DATED NOVEMBER 19, 2018, AT 8:00 A.M.

- SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND/OR DISTRIBUTION PER RECORDING NUMBER 7704120157. --SHOWN--
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF EDMONDS SHORT PLAT NO. S-20-77 PER RECORDING NUMBER 7705310298. --NO EASEMENTS--
- SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING SEWERS PER RECORDING NUMBER 7711230226. --SHOWN--
- SUBJECT TO ANY RIGHTS, INTEREST OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9212235001.
- SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING SIGNAL LIGHT AND WALK PER RECORDING NUMBER 9407010224. --SHOWN--
- SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER RECORDING NUMBER 201610050625. --SHOWN PER RECORDED DOCUMENT, NO EVIDENCE OF UNDERGROUND UTILITY--
- SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING STORMWATER SYSTEM PER RECORDING NUMBER 201805160124. --SHOWN, REVISED PER 201902140157--

LEGEND

- POWER JUNCTION BOX
- HVAC
- POWER VAULT
- POWER TRANSFORMER
- GUY ANCHOR
- UTILITY POLE W/ LIGHT & UNDERGROUND CONDUIT
- UTILITY POLE W/ LIGHT, UNDERGROUND CONDUIT & TRANSFORMER
- TRAFFIC SIGNAL POLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- MICV
- IRRIGATION CONTROL VALVE
- WATER VALVE
- GAS VALVE
- SIGN
- DASHED WHITE LANE LINE
- DASHED YELLOW LANE LINE
- FGL
- YLL
- WLL
- SET BENCHMARK
- FOUND MONUMENT IN CASE
- FOUND REBAR AND CAP AS NOTED
- EXISTING RETAINING WALL
- CMU RETAINING WALL
- SANITARY SEWER LINE
- STORM DRAIN LINE
- STORM DRAIN LINE (PER CITY ASBUILTS)
- WATER LINE (PER CITY ASBUILTS)
- OVERHEAD POWER LINE
- CHAIN LINK FENCE LINE (CLFNC)
- WOOD FENCE LINE (BFNC)
- CONCRETE PAVING
- ASPHALT PAVING
- BUILDINGS
- 12" FIR
- 12" PINE
- 12" MAPLE

EQUIPMENT NOTE
PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

NOTES
THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON DECEMBER 5, 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE, FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST AXIS RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.

THIS SURVEY MEETS OR EXCEEDS RELATIVE ACCURACY STANDARDS SET BY WAC 332-130-080.

- REFERENCES**
- R1 SOLNER'S FIVE ACRE TRACTS V.7 / PG.25.
 - R2 CITY OF EDMONDS SHORT PLAT S-20-77 RECORDING NUMBER 7705310298.
 - R3 RECORD OF SURVEY RECORDING NUMBER 9212235001
 - R4 HYDE PARK TOWNHOMES RECORDING NUMBER 201805165001

ALTA NOTES

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREIN. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY AXIS SURVEYING AND MAPPING AND THE PROFESSIONAL SURVEYOR WHOSE STAMP IS SHOWN ON THIS SURVEY.

THIS PROPERTY HAS DIRECT AND UNIMPEDED PEDESTRIAN AND VEHICULAR ACCESS TO 72ND AVE. W., A PUBLIC RIGHT-OF-WAY.

SURVEY BASED ON THE ALTA COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. CCHI1803366NT, DATED NOVEMBER 19, 2018, AT 8:00 A.M.

FLOOD ZONE DESIGNATION OTHER AREAS ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 53-061C1315, COMMUNITY NO. 530163, PANEL NO. 1315, SUFFIX E, PANEL 1315 OF 1575, EFFECTIVE DATE NOVEMBER 8, 1999, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ALTA NOTES-CONT

PARKING SPACE COUNT
REGULAR 33
HANDICAP 2
TOTAL 35

THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

THERE WAS NO EVIDENCE OF WETLAND MARKERS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

ZONING - CG-GENERAL COMMERCIAL
MINIMUM STREET SETBACK 10'
MINIMUM SIDE/REAR SETBACK 0'
ZONING PER CITY OF EDMONDS ZONING MAP SETBACKS PER EDCO 16.60.020

2016 ALTA CERTIFICATION

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ADD TOPOGRAPHY IN PREVIOUS CONSTRUCTION AREA	1/14/19	JM
#2	UPDATE SW CORNER OF BUILDING, ADD APPROXIMATE		
#3	LOCATION OF POWER EASEMENT AND UPDATE STORM		
#4	EASEMENT PER REC. NO. 201902140157	2/15/19	JM
#5	UPDATE ALTA CERTIFICATION & ADD ACCESS NOTES	3/6/19	DMB

TO CA SENIOR EDMONDS WA PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CA SENIOR LIVING HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 4, 2018.

DATE OF PLAT OR MAP: MARCH 6, 2019

W. Travis Bradley
SURVEYOR'S NAME: W. TRAVIS BRADLEY
REGISTRATION NUMBER: 48372



Axis
Survey & Mapping

15241 NE 90TH ST
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700

NAVIX
ENGINEERING

11235 SE 6TH ST
SUITE 150
BELLEVUE, WA 98004

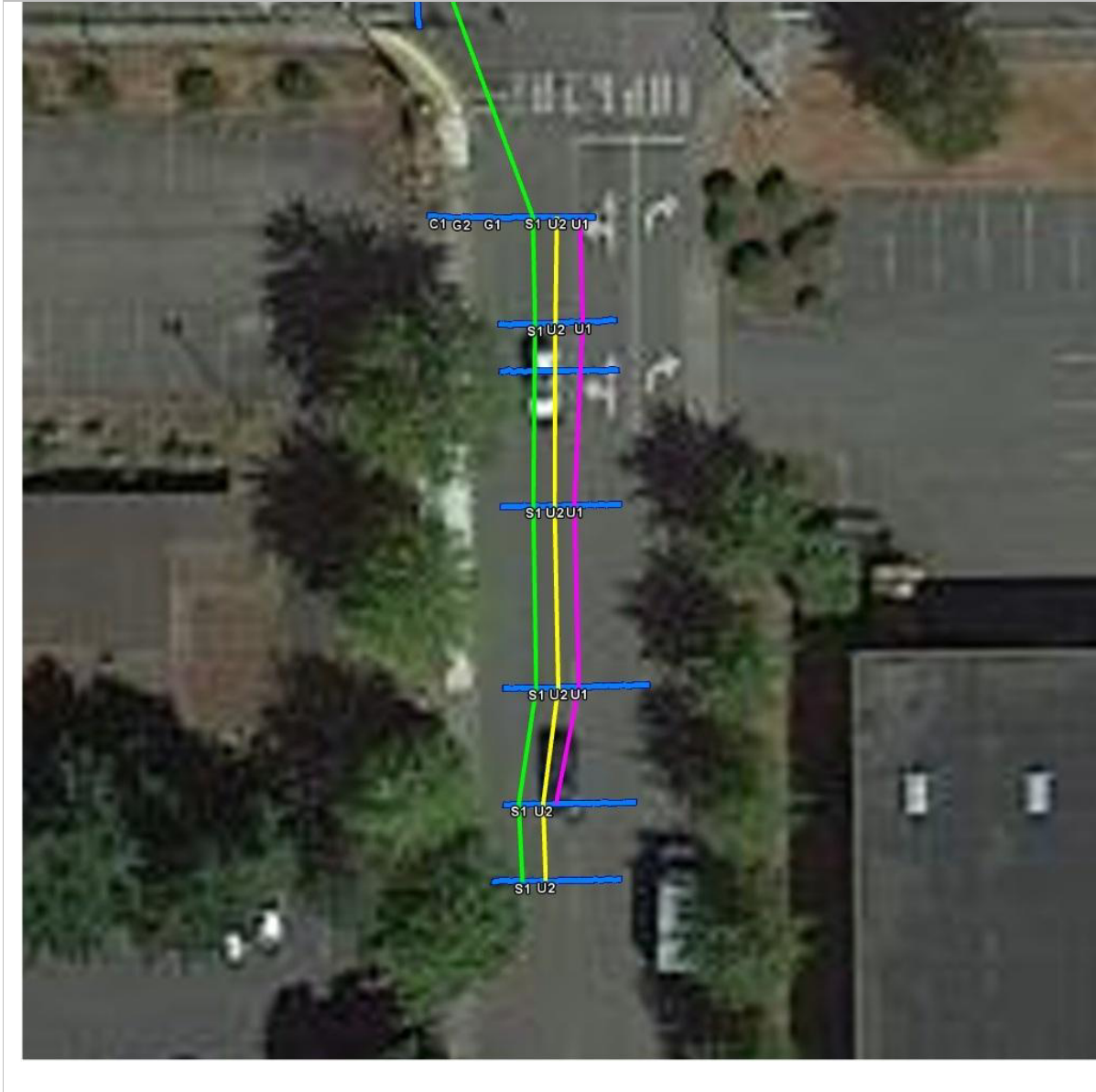
ALTA/NSPS LAND TITLE SURVEY
OF
21200 72ND AVE W.
EDMONDS, WA

www.axismap.com

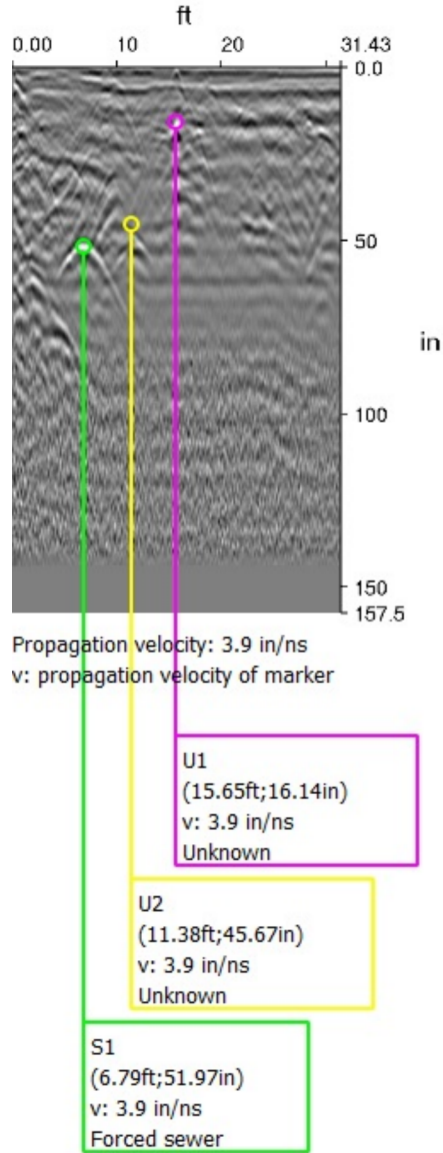
JOB NO.	DATE
18-210	12/19/18
DRAWN BY	CHECKED BY
JM	WTB
SCALE	SHEET
1"=20"	1 OF 1

.2Target U2 eta ls

Figure 4.2 Target "U2 eta led pic ure



Scale 1:400



Please note that not all buried pipes, cables and ducts can be detected and mapped in consideration of their depth, location, material type, geology and proximity to other utilities. Even an appropriate and professionally executed survey may not be able to achieve a 100% detection rate.

Linscape of WA had called in a locate request on 6/1/21 so that they could start the pothole process. Unfortunately, Linscape could not meet the general Contractor's schedule with a crew in the field. I then called and asked if Bravo Environmental could meet the schedule. They could meet the schedule. They also called in a locate on 6/1/21 so that they could begin digging on 6/4/21. Kemp Garcia from Linscape was still onsite to manage the project.

I received calls from ELM indicating that multiple gas lines in the area were large and high pressure. We knew from the Contractor's plan that there are multiple gas lines in the area.

The gas line located to the furthest east, close to the centerline, was the first line potholed. It was a 16" High-pressure line. Levi White of PSE was at the site when we began digging. Bravo hydro excavated down to a depth of 8 feet and did not find the pipe. During the hydro excavation, Linscape ran a ground-penetrating radar (GPR) locating unit across the area due to a City of Lynnwood Forced Sewer main in the area. We found another strong signature that was just east of the forced sewer during that process but not as far as the located gas line.

When we could not find the gas at the original locate, Levi hooked up his Pipehorn locator and received a signal in the location of the line found during the GPR locate.

We potholed that location and found the 16" gas line. I asked Levi if that size gas line is wrapped in Red. He made a call to another inspector and confirmed that the line would be wrapped in Red. This location was 6 feet away from the paint on the ground. Levi was not onsite when we uncovered the line; however, we did not backfill until he was onsite. Levi did not seem surprised that ELM was off on the locate.

Even with outside dimensions of the 16" line, a person would add 8". The Tolerance zone would then become 32". The marked line would still be out of the tolerance zone by 40".

The reason for this work was so that tiebacks can be designed around the existing utilities and not hit them during construction.

In the Google street view (unknown date), the line appears to be located correctly.

I have also attached the GPR reading showing that we found something close to the forced sewer main and an aerial GPS of the GPR findings. When we ran the GPR, we did not know that the gas line was located in that spot, so we gave it the name of U2 (2nd unknown during scan)