

September 17, 2003

JN 03286

Anthony Dadvar
7527 – 172nd Street Southwest
Edmonds, Washington 98026

Subject: **Review of Slope Setbacks on Topographic Survey**
Lots 3 and 4 of Dadvar Short Plat
Northeast 43rd Street
Kirkland, Washington

Reference: *Geotechnical Engineering Study, Proposed Plat, Northeast 43rd Street at Burlington Northern Railroad, Kirkland, Washington*; Geotech Consultants, Inc.; July 10, 1997.

Slope Setback Reduction; same site; Geotech Consultants, Inc.; July 3, 2003.

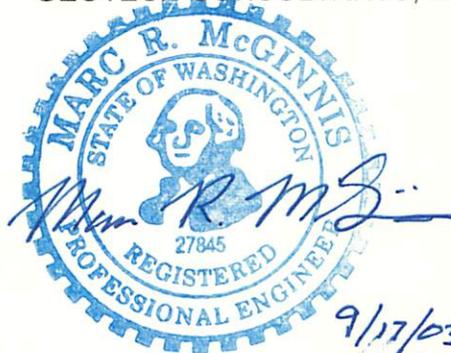
Dear Mr. Dadvar:

As required by the City of Kirkland, we have reviewed the slope setbacks shown for Lots 3 and 4 on the Topographic Survey prepared by Walters & Associates, and stamped July 11, 2003. Based on our review, the plan appropriately indicates building setbacks of 5 feet from the steep slope areas, as recommended in our July 3, 2003. This letter provided geotechnical recommendations that will need to be incorporated into the foundation design during the building permit process for each of the two homes.

If you have any questions, or if we may be of further service, please do not hesitate to contact us.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



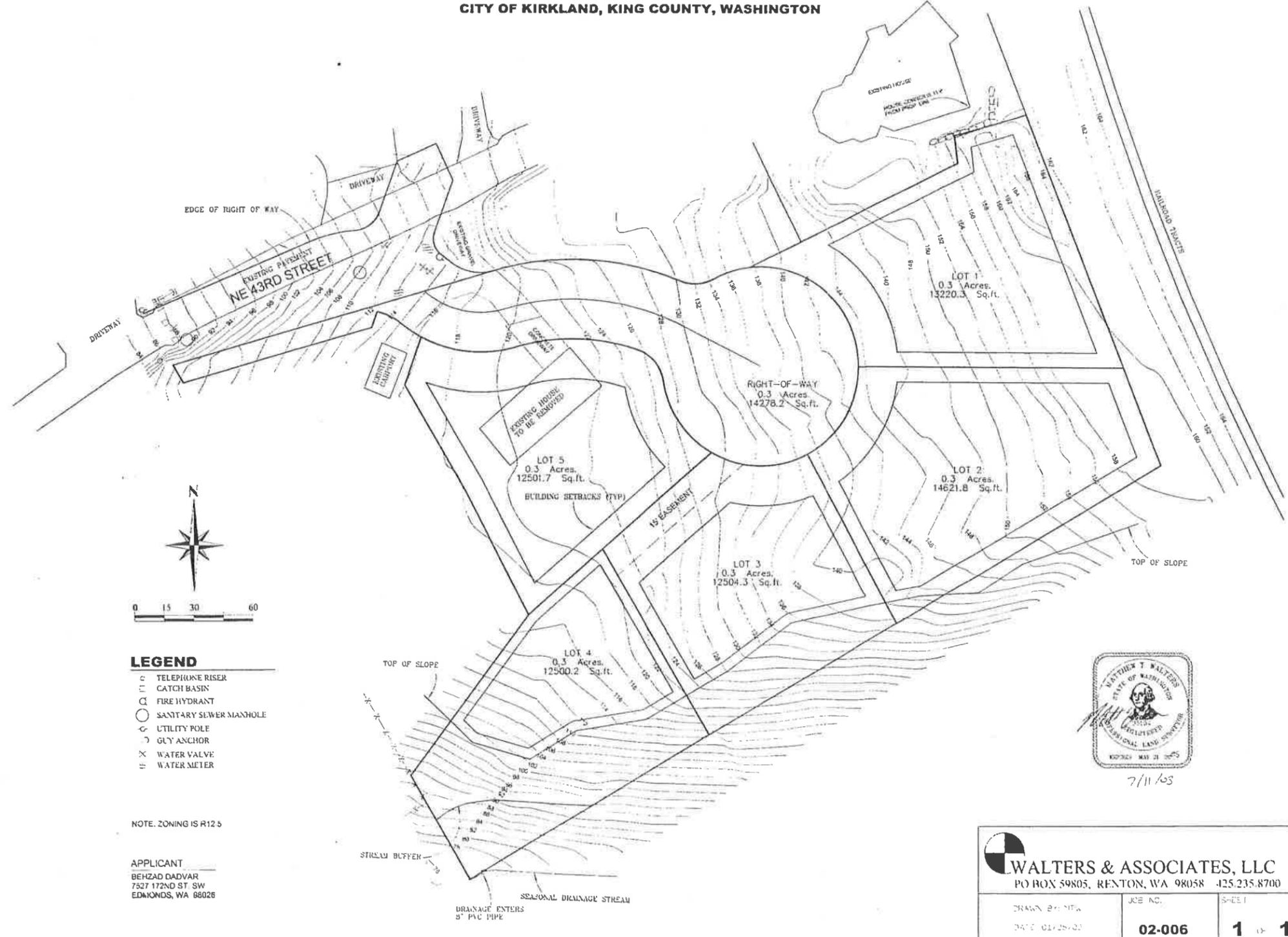
EXPIRES 10/25/05

Marc R. McGinnis, P.E.
Principal

MRM: mrm

ATTACHMENT	6.6
	SS-03-12

TOPOGRAPHIC SURVEY
DADVAR SHORT PLAT
CITY OF KIRKLAND, KING COUNTY, WASHINGTON



- LEGEND**
- ⊕ TELEPHONE RISER
 - ⊖ CATCH BASIN
 - ⊕ FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - ⊕ UTILITY POLE
 - ⊕ GUY ANCHOR
 - ⊕ WATER VALVE
 - ⊕ WATER METER

NOTE: ZONING IS R12.5

APPLICANT
 BEHZAD DADVAR
 7527 172ND ST. SW
 EDMONDS, WA 98026



7/11/05

WALTERS & ASSOCIATES, LLC PO BOX 59805, RENTON, WA 98058 425.235.8700	JOB NO.	SHEET
	02-006	1 of 1

SHORT PLAT CITY OF KIRKLAND

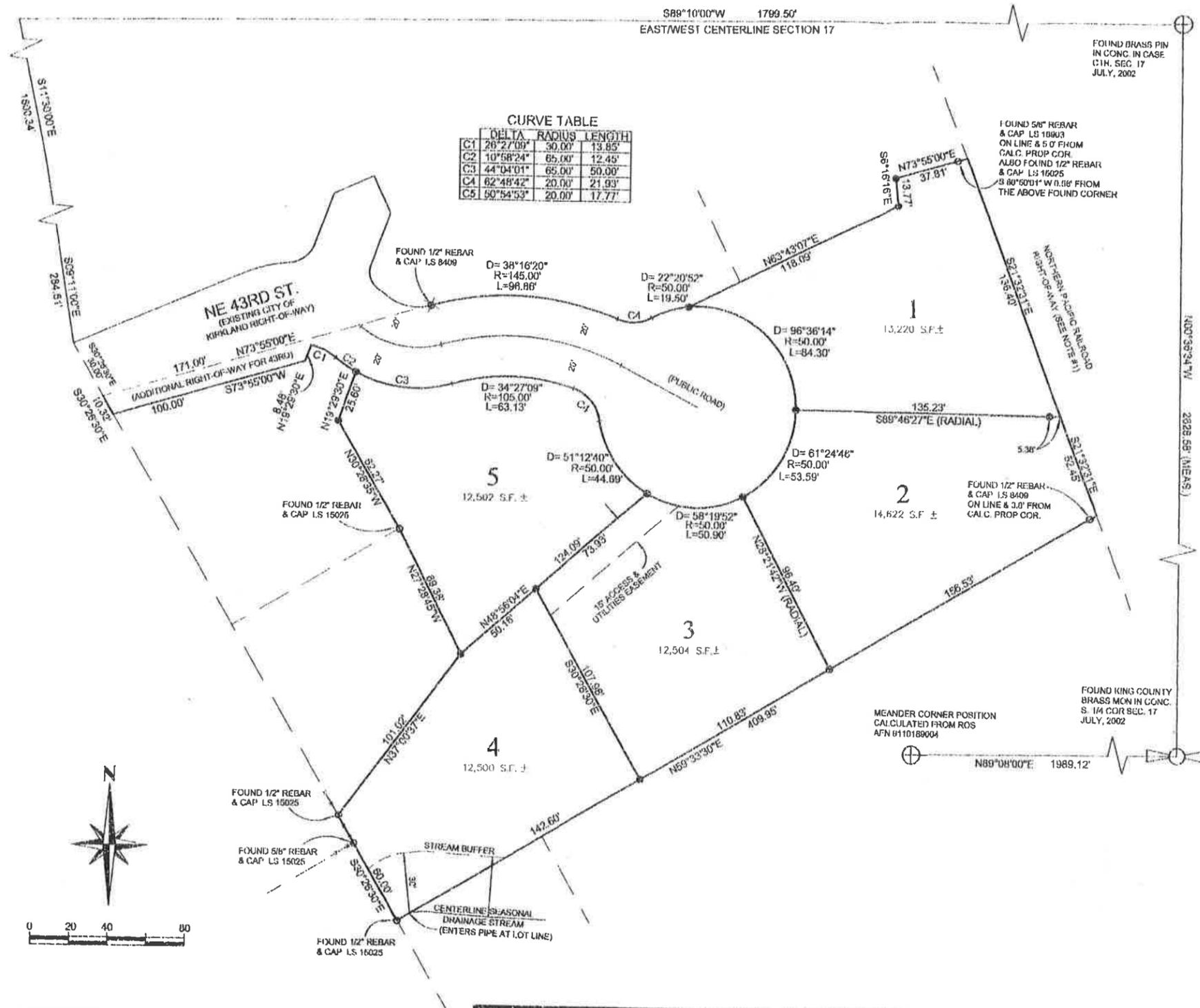
FILE NO: _____

S89°10'00"W 1799.50'
EAST/WEST CENTERLINE SECTION 17

FOUND BRASS PIN
IN CONC. IN CASE
C.I.H. SEC. 17
JULY, 2002

CURVE TABLE

	DELTA	RADIUS	LENGTH
C1	28°27'09"	30.00'	13.85'
C2	10°58'24"	65.00'	12.48'
C3	44°04'01"	65.00'	50.00'
C4	62°48'42"	20.00'	21.93'
C5	50°54'53"	20.00'	17.77'



LEGAL DESCRIPTION

LOTS C AND D OF THAT CITY OF KIRKLAND LOT LINE ALTERATION RECORDED UNDER AUDITOR'S FILE NUMBER _____, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS COMMENCING AT A POINT ON THE EAST AND WEST CENTERLINE OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, SOUTH 89°10'00" WEST 1,799.50 FEET FROM THE CENTER OF SAID SECTION 17; THENCE SOUTH 11°30'00" EAST 1,600.34 FEET; THENCE SOUTH 9°11'00" EAST 284.51 FEET; THENCE SOUTH 30°26'30" EAST 269.00 FEET; THENCE NORTH 37°00'37" EAST 101.02 FEET; THENCE NORTH 27°28'45" WEST 34.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY. THE CENTER OF WHICH BEARS NORTH 88°01'53" EAST 40.00 FEET, ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°55'28", A DISTANCE OF 81.63 FEET; THENCE NORTH 63°38'26" EAST 34.82 FEET; THENCE NORTH 30°26'30" WEST 83.86 FEET; THENCE SOUTH 7°55'00" WEST 92.10 FEET; THENCE SOUTH 19°29'30" WEST 15.40 FEET; THENCE S30°26'30"E 62.27 FEET; THENCE SOUTH 27°28'45" EAST 34.93 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. LOTS 1 & 2 ADJUT THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY. AFTER SEVERAL MONTHS OF REQUESTING FINITE RIGHT-OF-WAY DATA FROM THE RAILROAD (WITH NO RESULTS) IN AN EFFORT TO DETERMINE THE EXACT LIMITS OF THE SOUTHWESTERLY BOUNDARY, I HAVE DECIDED TO SIMPLY USE THE ORIGINAL DEED CALLS FOR THAT PORTION OF THIS SHORT PLAT THAT ADJUT THE RAILROAD RIGHT-OF-WAY. PLEASE NOTE THAT THIS AREA APPEARS TO BE PARTIALLY WITHIN A SPIRAL SECTION OF RIGHT-OF-WAY, NOT A STRAIGHT LINE AS SHOWN HEREON. OTHER SURVEYORS HAVE CHOSEN TO HOLD 50' OFF OF THE CENTERLINE OF THE EXISTING TRACKS. THEREFORE, THE BOUNDARY SHOWN HEREON ADJUTTING THE RAILROAD IS SUBJECT TO CHANGE, IF FINITE RIGHT-OF-WAY DATA BECOMES AVAILABLE. TO THIS END, ADDITIONAL SQUARE FOOTAGE HAS BEEN ADDED TO LOTS 1 & 2 IN AN ATTEMPT TO ENSURE THAT ZONING REQUIREMENTS ARE MET FOR THESE LOTS IF THE BOUNDARY SHOULD EVER BE FOUND TO BE FURTHER SOUTHWEST THAN SHOWN HEREON.

BASIS OF BEARINGS

ASSUMED NORTH 89°10'00" EAST ALONG THE EAST/WEST CENTERLINE OF SECTION 36 PER DEED REFERENCES.

PROCEDURES & EQUIPMENT

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSHE WITH A TOPCON GTS-311 5" TOTAL STATION AND METERS OR EXCURDS THOSE STANDARDS IDENTIFIED BY WAC J32-130-090.

SECTION REFERENCE
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

- LEGEND**
- FOUND PROPERTY CORNER AS NOTED
 - SET 5/8" REBAR & CAP - LS 35154 UPON RECORDING OF THIS SHORT PLAT
 - ⊕ MONUMENT POSITION AS NOTED
 - ⊗ 1/4 SECTION CORNER AS NOTED



1/28/05

WALTERS & ASSOCIATES, LLC
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JOB # 02-006