ALDARRA LOTS 'M' & 'N'

PRELIMINARY PLAT

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON

OCTOBER 2018

PROJECT TEAM

OWNER / APPLICANT:

TACONITE LLC
220 WEST MERCER STREET, SUITE 430
SEATTLE, WA 98119
PHONE: (206) 981-8600
CONTACT: DAVID CLOUGH

ENGINEER / SURVEYOR / PLANNER:

GOLDSMITH LAND DEVELOPMENT SERVICES
P.O. BOX 3565
BELLEVUE, WA 98009
PHONE: (425) 462-1080
FAX: (425) 462-7719
CONTACT: KEITH GOLDSMITH, P.E.

WETLAND BIOLOGIST:

ALTMANN OLIVER ASSOCIATES, LLC
P.O. BOX 578
CARNATION, WA 989014
PHONE: (425) 333-4535
CONTACT: JOHN ALTMANN

GEOTECHNICAL ENGINEER:

TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
PHONE: (425) 821-7777
FAX: (425) 821-4334
CONTACT: JOHN SADLER

PROJECT INFORMATION

TAX PARCEL NUMBERS:	0624079011, 0724079005
SITE ADDRESS:	28212 SE DUTHIE HILL ROAD REDMOND, WA 98075
SEC/TWN/RGE:	NW 1/4 SECTION 07, TOWNSHIP 24N, RANGE 7E, W.M. SW 1/4 SECTION 06, TOWNSHIP 24N, RANGE 7E, W.M.
JURISDICTION:	KING COUNTY
ZONING:	R-1-P
COMPREHENSIVE PLAN:	URBAN RESIDENTIAL LOW 1 DU/AC
PRESENT USE:	SINGLE FAMILY / VACANT LAND
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SUBDIVISION
TOTAL SITE AREA:	45.08 ACRES / 1,963,685 SQUARE FEET
ROW DEDICATION:	0.64 ACRES / 27,705 SQUARE FEET DUTHIE HILL ROAD 1.65 ACRES / 71,904 SQUARE FEET LOOP ROAD

REQUIRED SETBACKS:

STREET:	20'
INTERIOR:	5'
GARAGE:	20'
MINIMUM LOT WIDTH:	35'
BASE HEIGHT:	35'
MAXIMUM IMPERVIOUS:	30%

PURVEYORS

WATER AND SANITARY SEWER:

SAMMAMISH PLATEAU WATER
1510 228TH AVENUE SE
SAMMAMISH, WA 98075

POWER:

PUGET SOUND ENERGY
10885 NE 4TH STREET
P.O. BOX 97034
BELLEVUE, WA 98009-9734
(888) 225-5773

NATURAL GAS:

PUGET SOUND ENERGY
10885 NE 4TH STREET
P.O. BOX 97034
BELLEVUE, WA 98009-9734
(888) 225-5773

FIRE:

KING COUNTY FIRE PROTECTION DISTRICT NO. 27
4301 334TH PLACE SE
P.O. BOX 609
FALL CITY, WA 98024
(425) 222-5841

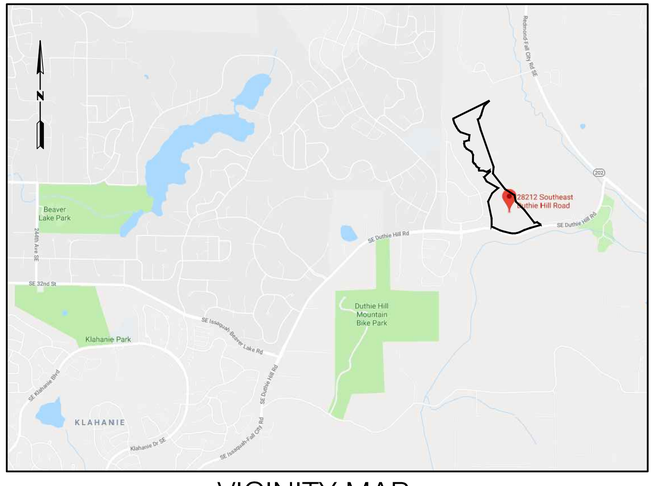
SCHOOL DISTRICT:
SNOQUALMIE VALLEY SCHOOL DISTRICT
8001 SILVA AVENUE SE
P.O. BOX 400
SNOQUALMIE, WA 98065
(425) 831-8040

LEGAL DESCRIPTION

LOTS M AND N, KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L97L0174, RECORDED UNDER RECORDING NUMBER 9904229003, AND AFFIDAVIT OF CORRECTION UNDER RECORDING NUMBER 20010403001504 WHICH IS A PORTION OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M. AND SECTION 7, TOWNSHIP 24 NORTH, RANGE 7 EAST W.M., IN KING COUNTY, WASHINGTON.

SHEET INDEX

COVER	
HC1	NOTES & SURVEY CONTROL
HC2	PRELIMINARY PLAT LAYOUT
EC1	EXISTING CONDITIONS OVERALL
EC2-EC11	EXISTING CONDITIONS 20 SCALE SHEETS
EC12	ADJACENT STRUCTURES & CRITICAL AREAS
G1	CONCEPTUAL GRADING PLAN
RS1	OVERALL UTILITY PLAN
RS2-RS5	CONCEPTUAL UTILITY PLAN



VICINITY MAP
N.T.S.

TACONITE, LLC

220 WEST MERCER STREET, SEATTLE, WA 98119 (206) 981-8600

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

EMALM 2018/10/08 12:49
L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\Prelim Short Plat\16155V01.dwg

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON

SURVEY NOTES

1. HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER THE PLAT OF ALDARRA DIVISION 1.
2. BASIS OF POSITION: HELD THE FOUND MONUMENT AT THE INTERSECTION OF SOUTHEAST 24TH WAY AND 279TH DRIVE SOUTHEAST AS SHOWN ON THE ABOVE NOTED PLAT OF ALDARRA DIVISION 1 (SEE MAP FOR LOCATION AND DESCRIPTION).
3. BASIS OF BEARING: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND MONUMENT AT THE INTERSECTION OF SOUTHEAST 26TH STREET AND 279TH DRIVE SOUTHEAST TO BE S 06°04'25" E PER THE ABOVE NOTED PLAT OF ALDARRA DIVISION 1 (SEE MAP FOR LOCATION AND DESCRIPTION).
4. THE BOUNDARY SHOWN HEREON IS BASED ON KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L97L0174, RECORDED UNDER RECORDING NO. 9904229003, RECORDS OF KING COUNTY, WASHINGTON.
5. THE FOLLOWING RESOURCES WERE ALSO REFERENCED AS A PART OF THIS SURVEY:
   - A) ALDARRA DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 199 OF PLATS, PAGES 72 THROUGH 88, RECORDS OF KING COUNTY, WASHINGTON.
   - B) KING COUNTY ASSESSORS QUARTER SECTION MAP FOR THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 6 EAST.
6. VERTICAL DATUM: NAD 1983/91

   MASTER BENCHMARK: KING COUNTY MONUMENT GP -202 143 - A FOUND CONCRETE MONUMENT WITH A PUNCHED 3" BRASS DISK STAMPED "WSDOT SURVEY MONUMENT 1996 GP17202-143" IN CASE ON THE EAST SIDE OF DUTHIE HILL ROAD, SOUTH OF THE ENTRANCE TO ALDARRA GOLF COURSE, DOWN 0.85 FEET FROM RIM OF CASE. ELEVATION = 114.48 FEET.

   SITE BM #1 MONUMENTED INTERSECTION OF SOUTHEAST 24TH WAY AND 279TH DRIVE SOUTHEAST - A FOUND 4" X 4" CONCRETE MONUMENT WITH A PUNCHED 2" BRASS DISK IN CASE. ELEVATION = 351.73 FEET

   SITE BM #2: MONUMENTED INTERSECTION OF SOUTHEAST 26TH STREET AND 279TH DRIVE SOUTHEAST - A FOUND 4" X 4" CONCRETE MONUMENT WITH A PUNCHED 2" BRASS DISK IN CASE. ELEVATION = 372.98 FEET

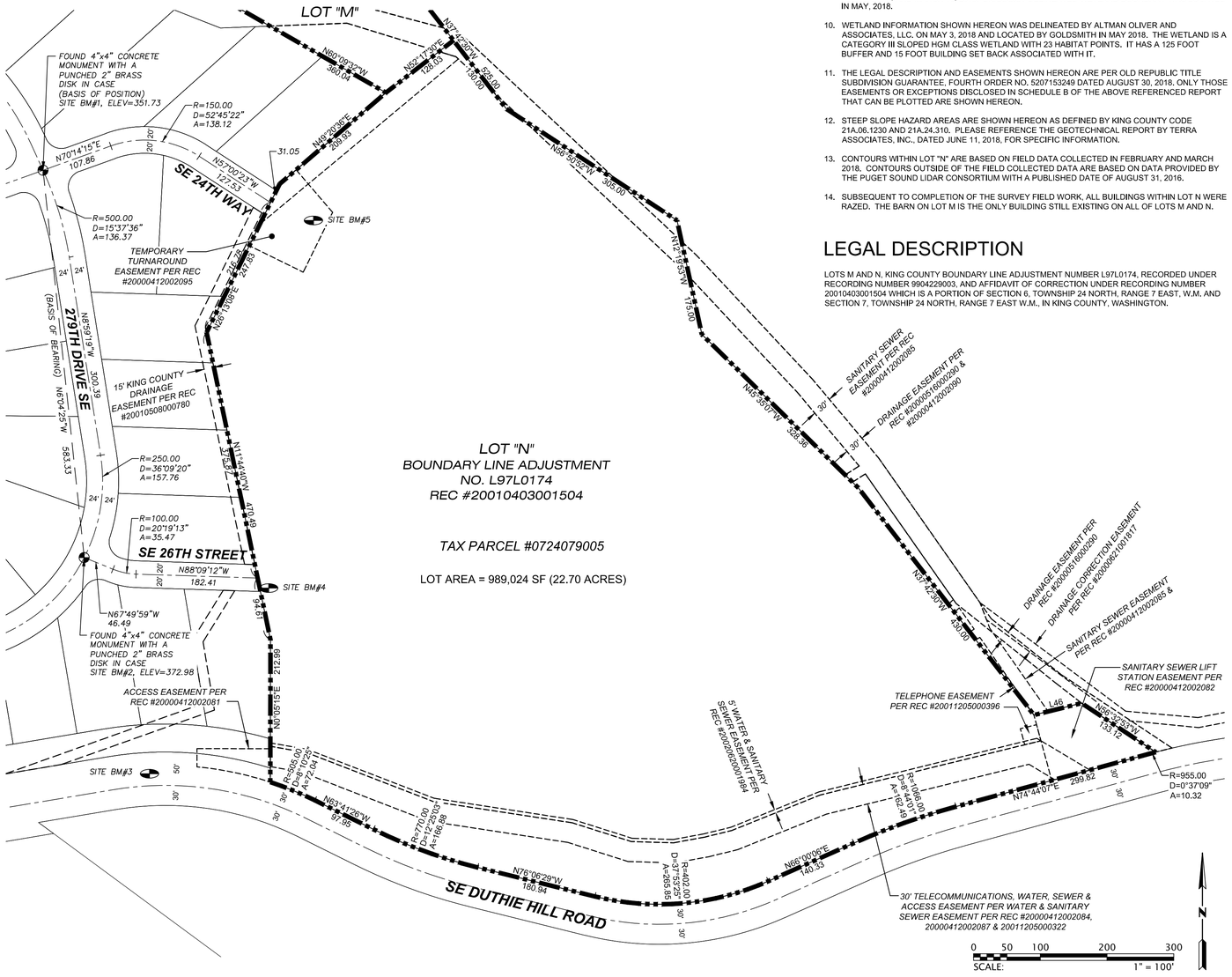
   SITE BM #3: GOLDSMITH SURVEY CONTROL POINT ALD*3 -SET MAG NAIL WITH TAG 2.0 FEET SOUTH OF THE NORTH EDGE OF PAVEMENT OF DUTHIE HILL ROAD, +/-33 FEET WEST OF 2 WATER VALVES AND +/- 70 FEET WEST OF THE DRIVEWAY TO HOUSE #28212. ELEVATION = 345.69 FEET

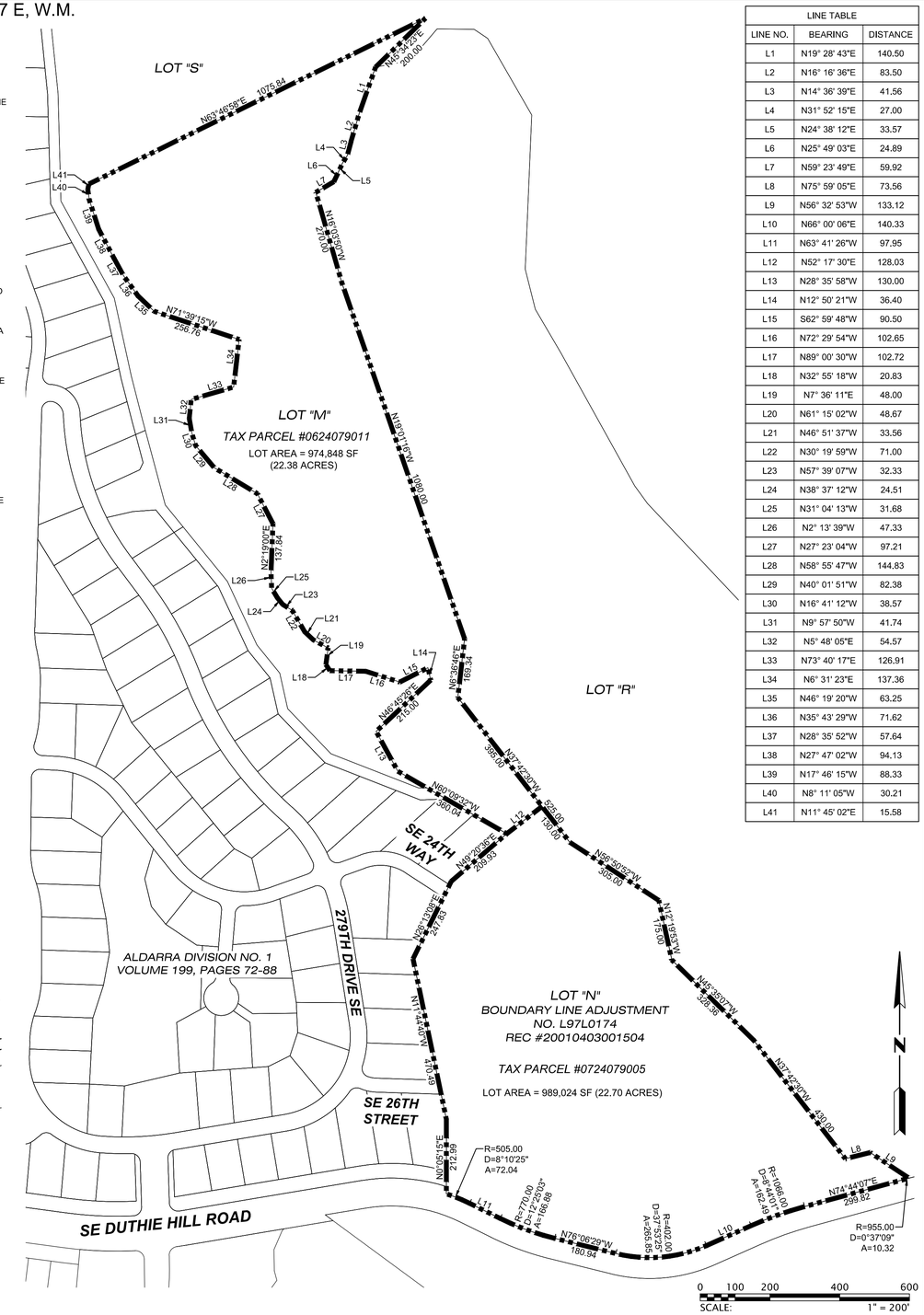
   SITE BM #4: GOLDSMITH SURVEY CONTROL ALD*1 - SET REBAR WITH CAP AT THE EAST END OF SOUTHEAST 26TH STREET, 8 FEET EAST OF A 9' WOOD AND CHAIN LINK FENCE AND 15 FEET SOUTH OF THE CENTERLINE OF SOUTHEAST 26TH STREET EXTENDED EAST. ELEVATION = 364.45 FEET

   SITE BM #5: GOLDSMITH SURVEY CONTROL POINT ALD*12 - SET MAG NAIL WITH TAG 8.5 FEET WEST OF THE EDGE OF PAVEMENT AT THE EAST END OF THE CUL-DE-SAC IN SOUTHEAST 24TH WAY, 17 FEET SOUTHERLY OF A CATCH BASIN AND 18 FEET NORTHERLY OF A WATER METER. ELEVATION = 310.32 FEET
7. SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:
   - A) FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.
   - B) ELECTRONIC TOTAL STATIONS INCLUDING: TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, NIKON DTM-530 OR LEICA TCRP1201+.
   - C) GNSS EQUIPMENT INCLUDING: HEMISPHERE S321, TOPCON HIPER LITE PLUS AND / OR TOPCON GR-3.
   - D) ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
8. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON MAY 16, 2018.
9. TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED BETWEEN FEBRUARY 7, AND MARCH 16, 2018. BIOLOGIST DELINEATED WETLAND BOUNDARY WAS LOCATED IN MAY, 2018.
10. WETLAND INFORMATION SHOWN HEREON WAS DELINEATED BY ALTMAN OLIVER AND ASSOCIATES, LLC. ON MAY 3, 2018 AND LOCATED BY GOLDSMITH IN MAY 2018. THE WETLAND IS A CATEGORY III SLOPED HGM CLASS WETLAND WITH 23 HABITAT POINTS. IT HAS A 125 FOOT BUFFER AND 15 FOOT BUILDING SET BACK ASSOCIATED WITH IT.
11. THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE PER OLD REPUBLIC TITLE SUBDIVISION GUARANTEE, FOURTH ORDER NO. 5207153249 DATED AUGUST 30, 2018. ONLY THOSE EASEMENTS OR EXCEPTIONS DISCLOSED IN SCHEDULE B OF THE ABOVE REFERENCED REPORT THAT CAN BE PLOTTED ARE SHOWN HEREON.
12. STEEP SLOPE HAZARD AREAS ARE SHOWN HEREON AS DEFINED BY KING COUNTY CODE 21A.06.1230 AND 21A.24.310. PLEASE REFERENCE THE GEOTECHNICAL REPORT BY TERRA ASSOCIATES, INC., DATED JUNE 11, 2018, FOR SPECIFIC INFORMATION.
13. CONTOURS WITHIN LOT "N" ARE BASED ON FIELD DATA COLLECTED IN FEBRUARY AND MARCH 2018. CONTOURS OUTSIDE OF THE FIELD COLLECTED DATA ARE BASED ON DATA PROVIDED BY THE PUGET SOUND LIDAR CONSORTIUM WITH A PUBLISHED DATE OF AUGUST 31, 2016.
14. SUBSEQUENT TO COMPLETION OF THE SURVEY FIELD WORK, ALL BUILDINGS WITHIN LOT N WERE RAZED. THE BARN ON LOT M IS THE ONLY BUILDING STILL EXISTING ON ALL OF LOTS M AND N.

LEGAL DESCRIPTION

LOTS M AND N, KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L97L0174, RECORDED UNDER RECORDING NUMBER 9904229003, AND AFFIDAVIT OF CORRECTION UNDER RECORDING NUMBER 20010403001504 WHICH IS A PORTION OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M. AND SECTION 7, TOWNSHIP 24 NORTH, RANGE 7 EAST W.M., IN KING COUNTY, WASHINGTON.





LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N19° 28' 43"E	140.50
L2	N16° 16' 36"E	83.50
L3	N14° 36' 39"E	41.56
L4	N31° 52' 15"E	27.00
L5	N24° 38' 12"E	33.57
L6	N25° 49' 03"E	24.89
L7	N59° 23' 49"E	59.92
L8	N75° 59' 05"E	73.56
L9	N56° 32' 53"W	133.12
L10	N66° 00' 06"E	140.33
L11	N63° 41' 26"W	97.95
L12	N52° 17' 30"E	128.03
L13	N28° 35' 58"W	130.00
L14	N12° 50' 21"W	36.40
L15	S62° 59' 48"W	90.50
L16	N72° 29' 54"W	102.65
L17	N89° 00' 30"W	102.72
L18	N32° 55' 18"W	20.83
L19	N7° 36' 11"E	48.00
L20	N61° 15' 02"W	48.67
L21	N46° 51' 37"W	33.56
L22	N30° 19' 59"W	71.00
L23	N57° 39' 07"W	32.33
L24	N38° 37' 12"W	24.51
L25	N31° 04' 13"W	31.68
L26	N2° 13' 39"W	47.33
L27	N27° 23' 04"W	97.21
L28	N58° 55' 47"W	144.83
L29	N40° 01' 51"W	82.38
L30	N16° 41' 12"W	38.57
L31	N9° 57' 50"W	41.74
L32	N5° 48' 05"E	54.57
L33	N73° 40' 17"E	126.91
L34	N6° 31' 23"E	137.36
L35	N46° 19' 20"W	63.25
L36	N35° 43' 29"W	71.62
L37	N28° 35' 52"W	57.64
L38	N27° 47' 02"W	94.13
L39	N17° 46' 15"W	88.33
L40	N8° 11' 05"W	30.21
L41	N11° 45' 02"E	15.58

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

					PLOTTED: 2018/10/08 12:50 EMALM
					DRAWN: EM
					APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155X01.DWG

KEITH J. GOLDSMITH — STATE OF WASHINGTON — 24597 — REGISTERED PROFESSIONAL ENGINEER — FOR REVIEW

LEE D. NYQUIST — STATE OF WASHINGTON — 38984 — REGISTERED PROFESSIONAL LAND SURVEYOR — FOR REVIEW

TACONITE, LLC

JOB NO. 16155

SHEET HC1

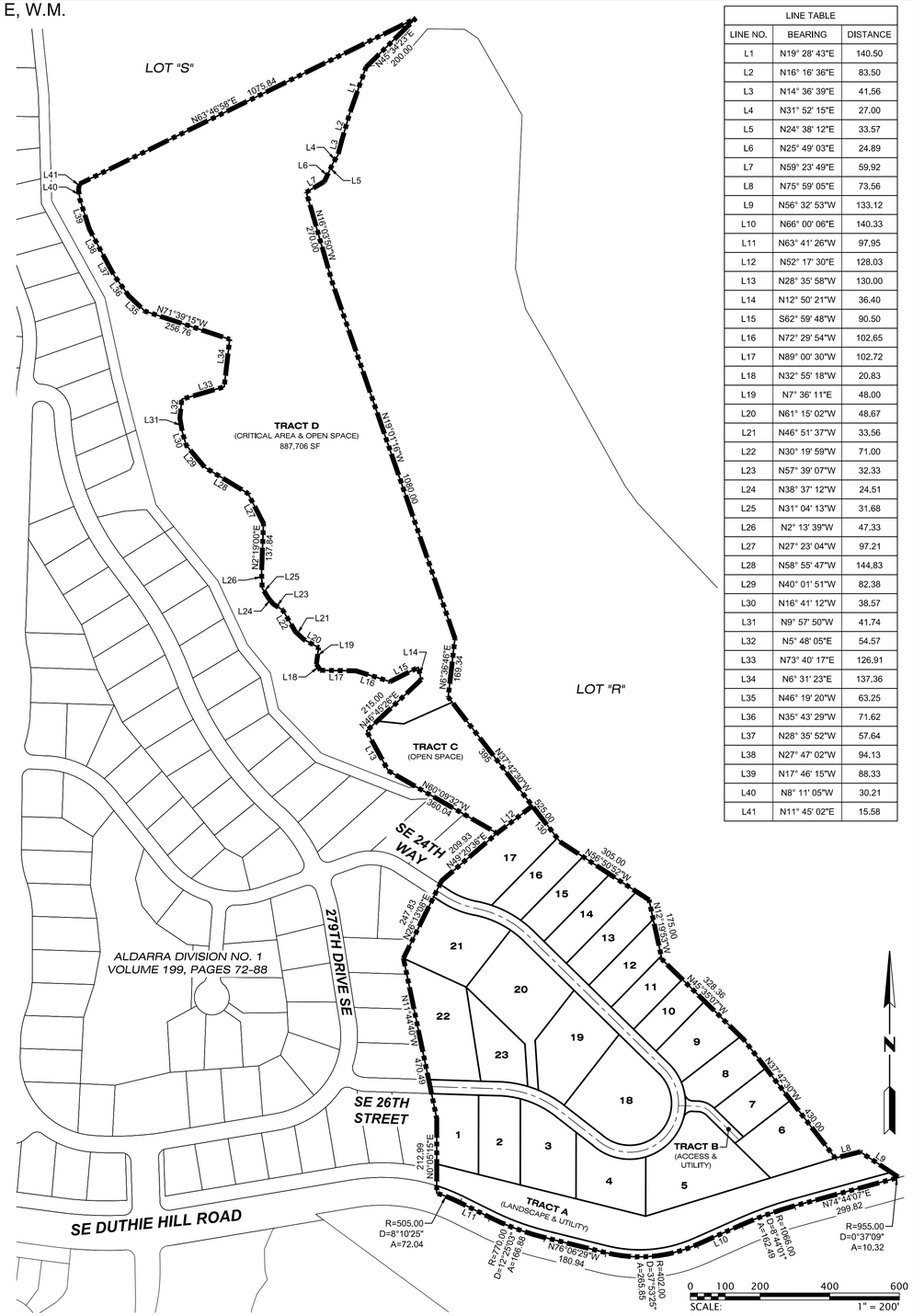
HORIZONTAL CONTROL
PRELIMINARY PLAT
ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON

EASEMENT DETAIL

SCALE: 1" = 60'



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N19° 28' 43"E	140.50
L2	N16° 16' 36"E	83.50
L3	N14° 36' 39"E	41.56
L4	N31° 52' 15"E	27.00
L5	N24° 38' 12"E	33.57
L6	N25° 49' 03"E	24.89
L7	N59° 23' 49"E	59.92
L8	N75° 59' 05"E	73.56
L9	N56° 32' 53"W	133.12
L10	N66° 00' 06"E	140.33
L11	N63° 41' 26"W	97.95
L12	N52° 17' 30"E	128.03
L13	N28° 35' 58"W	130.00
L14	N12° 50' 21"W	36.40
L15	S62° 59' 48"W	90.50
L16	N72° 29' 54"W	102.65
L17	N89° 00' 30"W	102.72
L18	N32° 55' 18"W	20.83
L19	N7° 36' 11"E	48.00
L20	N61° 15' 02"W	48.67
L21	N46° 51' 37"W	33.56
L22	N30° 19' 59"W	71.00
L23	N57° 39' 07"W	32.33
L24	N38° 37' 12"W	24.51
L25	N31° 04' 13"W	31.68
L26	N2° 13' 39"W	47.33
L27	N27° 23' 04"W	97.21
L28	N58° 55' 47"W	144.83
L29	N40° 01' 51"W	82.38
L30	N16° 41' 12"W	38.57
L31	N9° 57' 50"W	41.74
L32	N5° 48' 05"E	54.57
L33	N73° 40' 17"E	126.91
L34	N6° 31' 23"E	137.36
L35	N46° 19' 20"W	63.25
L36	N35° 43' 29"W	71.62
L37	N28° 35' 52"W	57.64
L38	N27° 47' 02"W	94.13
L39	N17° 46' 15"W	88.33
L40	N8° 11' 05"W	30.21
L41	N11° 45' 02"E	15.58

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:50 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155X04.DWG

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER

LEE D. NYQUIST STATE OF WASHINGTON 38984 REGISTERED PROFESSIONAL LAND SURVEYOR

TACONITE, LLC

PRELIMINARY PLAT LAYOUT

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

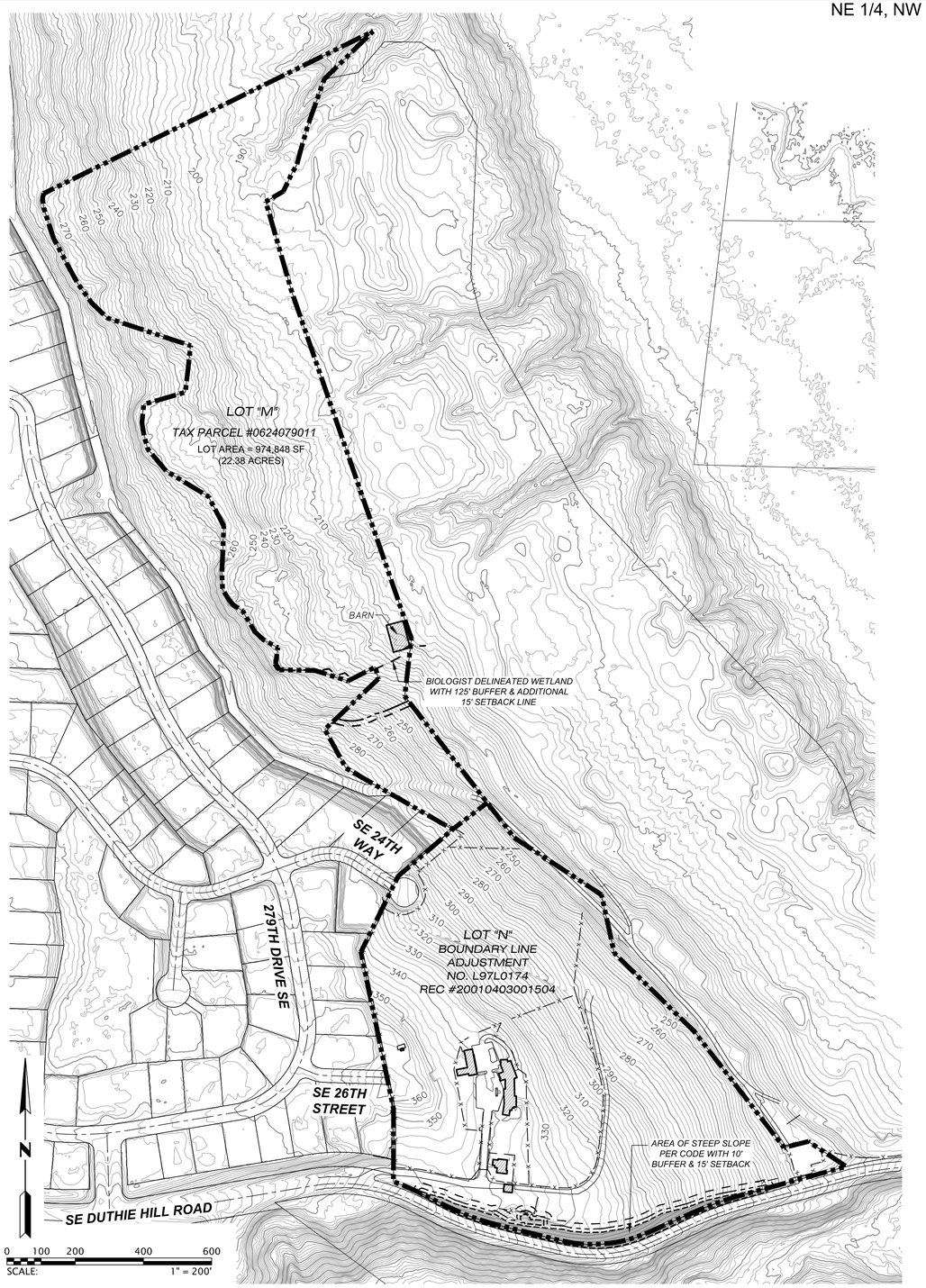
28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

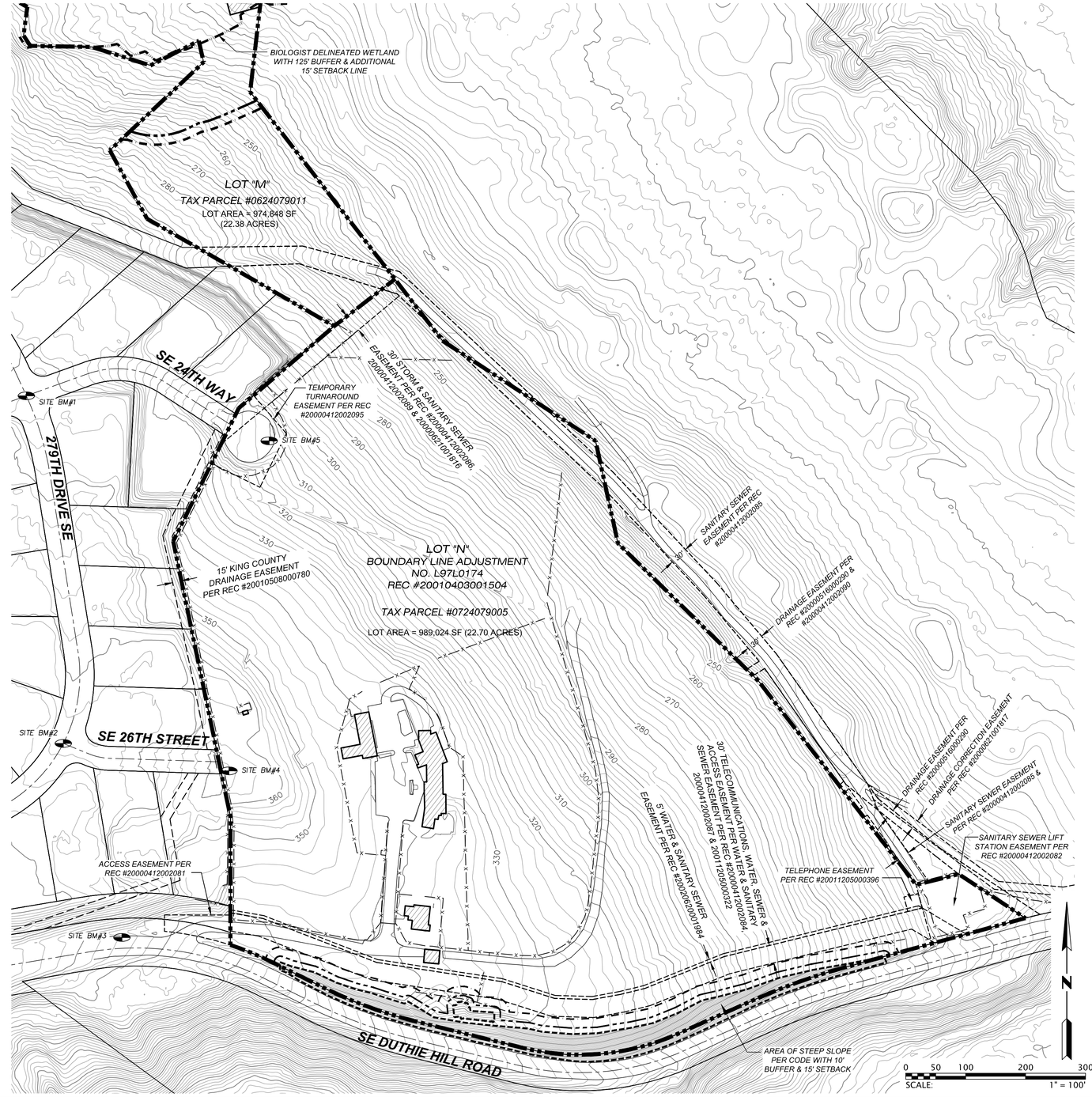
JOB NO. 16155

SHEET

HC2

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON





GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:50	EMALM		
DRAWN:	EM		
APPROVED:	LN		

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155X02.DWG

KEITH J. GOLDSMITH — STATE OF WASHINGTON — 24597 — REGISTERED PROFESSIONAL ENGINEER — FOR REVIEW

LEE D. NYQUIST — STATE OF WASHINGTON — 38984 — REGISTERED PROFESSIONAL LAND SURVEYOR — FOR REVIEW

TACONITE, LLC

EXISTING CONDITIONS OVERALL

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155

SHEET

EC1

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON

LEGEND

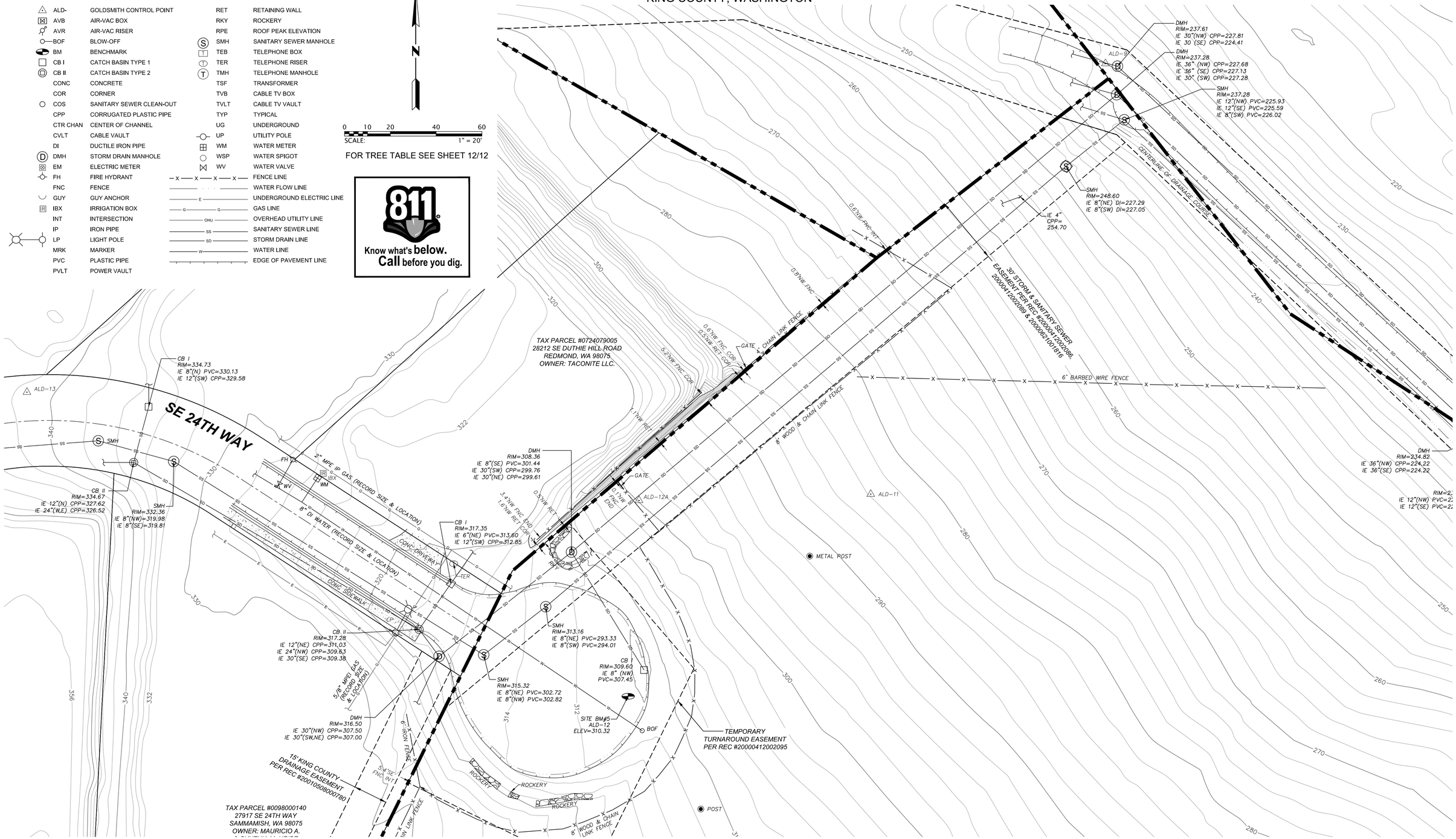
ALD-	GOLDSMITH CONTROL POINT	RET	RETAINING WALL
AVB	AIR-VAC BOX	RKY	ROCKERY
AVR	AIR-VAC RISER	RPE	ROOF PEAK ELEVATION
BOF	BLOW-OFF	SMH	SANITARY SEWER MANHOLE
BM	BENCHMARK	TEB	TELEPHONE BOX
CB I	CATCH BASIN TYPE 1	TER	TELEPHONE RISER
CB II	CATCH BASIN TYPE 2	TMH	TELEPHONE MANHOLE
CONC	CONCRETE	TSF	TRANSFORMER
COR	CORNER	TVB	CABLE TV BOX
COS	SANITARY SEWER CLEAN-OUT	TVLT	CABLE TV VAULT
CPP	CORRUGATED PLASTIC PIPE	TYP	TYPICAL
CTR CHAN	CENTER OF CHANNEL	UG	UNDERGROUND
CVLT	CABLE VAULT	UP	UTILITY POLE
DI	DUCTILE IRON PIPE	WM	WATER METER
DMH	STORM DRAIN MANHOLE	WSP	WATER SPIGOT
EM	ELECTRIC METER	WV	WATER VALVE
FH	FIRE HYDRANT		FENCE LINE
FNC	FENCE		WATER FLOW LINE
GUY	GUY ANCHOR		UNDERGROUND ELECTRIC LINE
IBX	IRRIGATION BOX		GAS LINE
INT	INTERSECTION		OVERHEAD UTILITY LINE
IP	IRON PIPE		SANITARY SEWER LINE
LP	LIGHT POLE		STORM DRAIN LINE
MRK	MARKER		WATER LINE
PVC	PLASTIC PIPE		EDGE OF PAVEMENT LINE
PVLT	POWER VAULT		

N

0 10 20 40 60
SCALE: 1" = 20'

FOR TREE TABLE SEE SHEET 12/12

811 Know what's below. Call before you dig.



GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:50 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG

EC2 EC3 EC4 EC5 EC6 EC7 EC8 EC9 EC10 EC11

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER FOR REVIEW

LEE D. NYQUIST STATE OF WASHINGTON 38984 REGISTERED PROFESSIONAL LAND SURVEYOR FOR REVIEW

TACONITE, LLC

EXISTING CONDITIONS

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

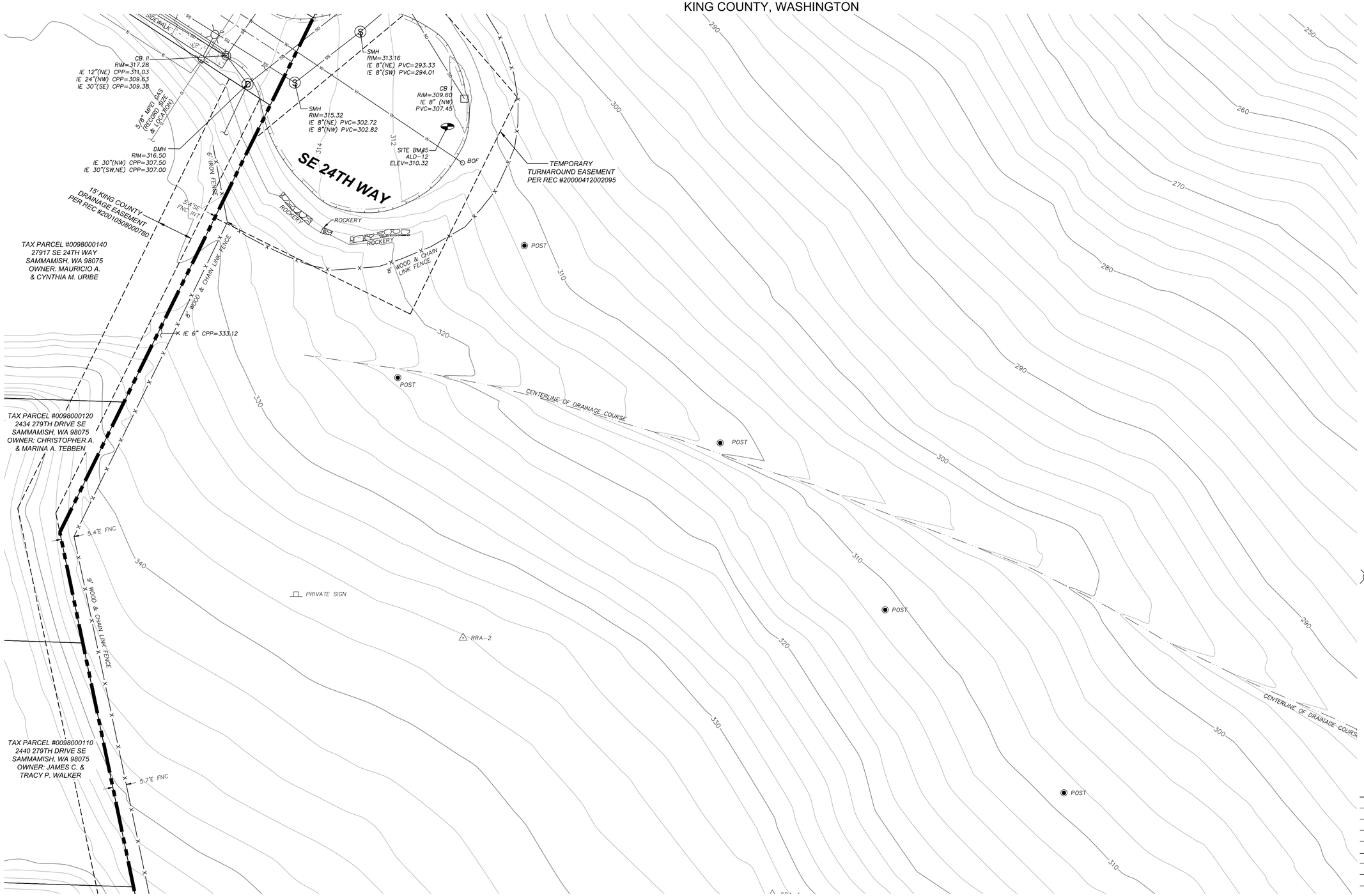
28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155

SHEET

EC2

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



N

0 10 20 40 60
SCALE: 1" = 20'

FOR TREE TABLE SEE SHEET 12/12

811
Know what's below.
Call before you dig.

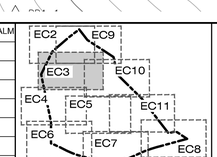
LEGEND

ALD-	GOLDSMITH CONTROL POINT
AVB	AIR-VAC BOX
AVR	AIR-VAC RISER
BM	BENCHMARK
BOF	BLOW-OFF
CB I	CATCH BASIN TYPE 1
CB II	CATCH BASIN TYPE 2
CONC	CONCRETE
COR	CORNER
COS	SANITARY SEWER CLEAN-OUT
CPP	CORRUGATED PLASTIC PIPE
CTR CHAN	CENTER OF CHANNEL
CVLT	CABLE VAULT
DI	DUCTILE IRON PIPE
DMH	STORM DRAIN MANHOLE
EM	ELECTRIC METER
FH	FIRE HYDRANT
FNC	FENCE
GUY	GUY ANCHOR
IBX	IRRIGATION BOX
INT	INTERSECTION
IP	IRON PIPE
LP	LIGHT POLE
MRK	MARKER
PVC	PLASTIC PIPE
PVLT	POWER VAULT
RET	RETAINING WALL
RKY	ROCKERY
RPE	ROOF PEAK ELEVATION
SMH	SANITARY SEWER MANHOLE
TEB	TELEPHONE BOX
TER	TELEPHONE RISER
TMH	TELEPHONE MANHOLE
TSF	TRANSFORMER
TVB	CABLE TV BOX
TVLT	CABLE TV VAULT
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
WM	WATER METER
WSP	WATER SPIGOT
WV	WATER VALVE
X — X — X — X	FENCE LINE
	WATER FLOW LINE
E	UNDERGROUND ELECTRIC LINE
G — G	GAS LINE
OHU	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
	EDGE OF PAVEMENT LINE

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

					PLOTTED: 2018/10/08 12:50 EMALM
					DRAWN: EM
					APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG



KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED
PROFESSIONAL ENGINEER
FOR REVIEW

LEE D. NYQUIST
STATE OF WASHINGTON
38984
REGISTERED
PROFESSIONAL LAND SURVEYOR
FOR REVIEW

TACONITE, LLC

EXISTING CONDITIONS

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155

SHEET

EC3

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON

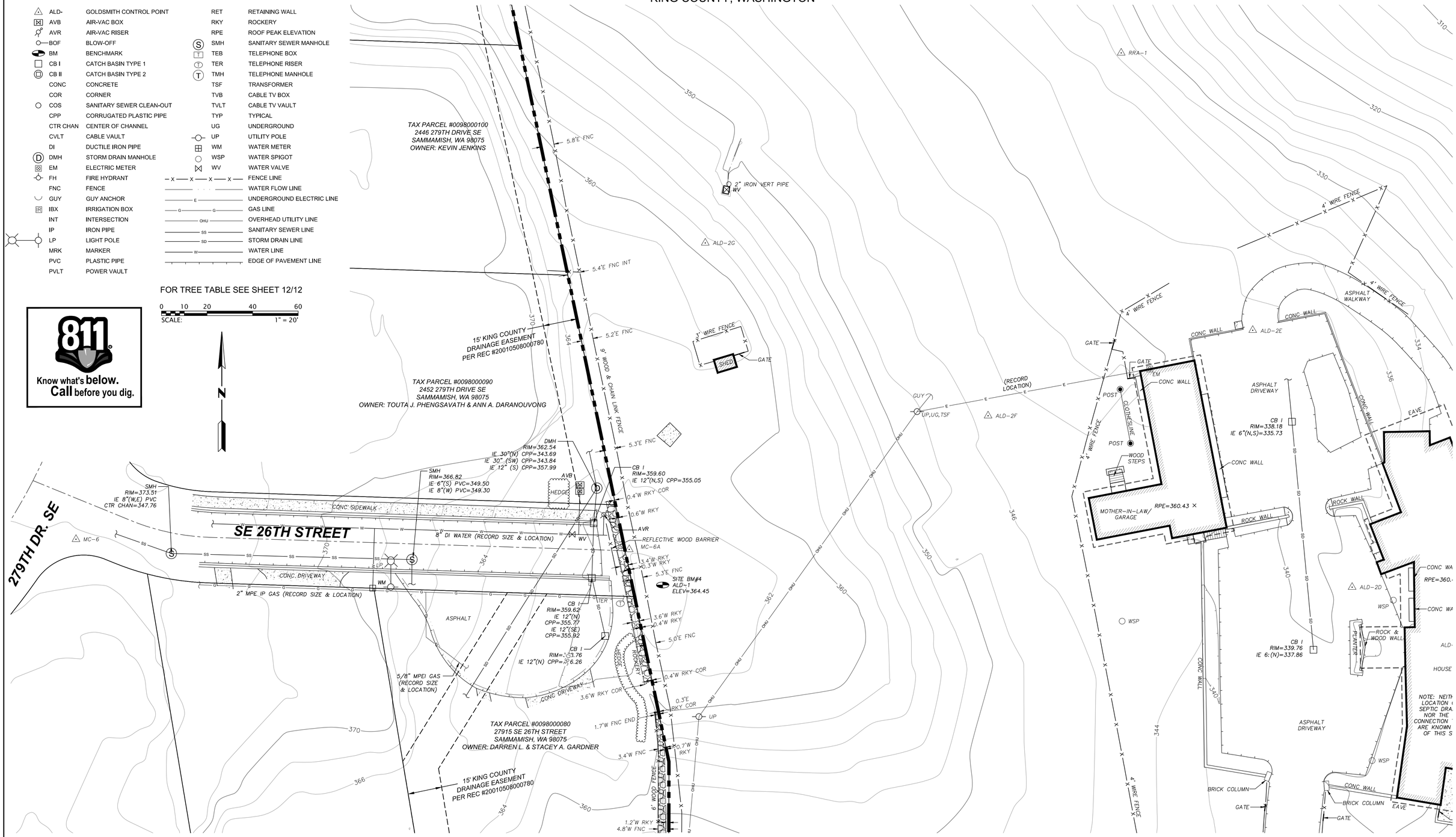
LEGEND

ALD-	GOLDSMITH CONTROL POINT	RET	RETAINING WALL
AVB	AIR-VAC BOX	RKY	ROCKERY
AVR	AIR-VAC RISER	RPE	ROOF PEAK ELEVATION
BOF	BLOW-OFF	SMH	SANITARY SEWER MANHOLE
BM	BENCHMARK	TEB	TELEPHONE BOX
CB I	CATCH BASIN TYPE 1	TER	TELEPHONE RISER
CB II	CATCH BASIN TYPE 2	TMH	TELEPHONE MANHOLE
CONC	CONCRETE	TSF	TRANSFORMER
COR	CORNER	TVB	CABLE TV BOX
COS	SANITARY SEWER CLEAN-OUT	TVLT	CABLE TV VAULT
CPP	CORRUGATED PLASTIC PIPE	TYP	TYPICAL
CTR CHAN	CENTER OF CHANNEL	UG	UNDERGROUND
CVLT	CABLE VAULT	UP	UTILITY POLE
DI	DUCTILE IRON PIPE	WM	WATER METER
DMH	STORM DRAIN MANHOLE	WSP	WATER SPIGOT
EM	ELECTRIC METER	WV	WATER VALVE
FH	FIRE HYDRANT		FENCE LINE
FNC	FENCE		WATER FLOW LINE
GUY	GUY ANCHOR		UNDERGROUND ELECTRIC LINE
IBX	IRRIGATION BOX		GAS LINE
INT	INTERSECTION		OVERHEAD UTILITY LINE
IP	IRON PIPE		SANITARY SEWER LINE
LP	LIGHT POLE		STORM DRAIN LINE
MRK	MARKER		WATER LINE
PVC	PLASTIC PIPE		EDGE OF PAVEMENT LINE
PVLT	POWER VAULT		

FOR TREE TABLE SEE SHEET 12/12

SCALE: 0 10 20 40 60 — 1" = 20'

811 Know what's below. Call before you dig.



GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:51 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG

EC2 EC9 EC3 EC10 EC4 EC5 EC11 EC6 EC7 EC8

KEITH J. GOLDSMITH — STATE OF WASHINGTON — 24597 — REGISTERED PROFESSIONAL ENGINEER — FOR REVIEW

LEE D. NYQUIST — STATE OF WASHINGTON — 38984 — REGISTERED PROFESSIONAL LAND SURVEYOR — FOR REVIEW

TACONITE, LLC

EXISTING CONDITIONS

PRELIMINARY PLAT

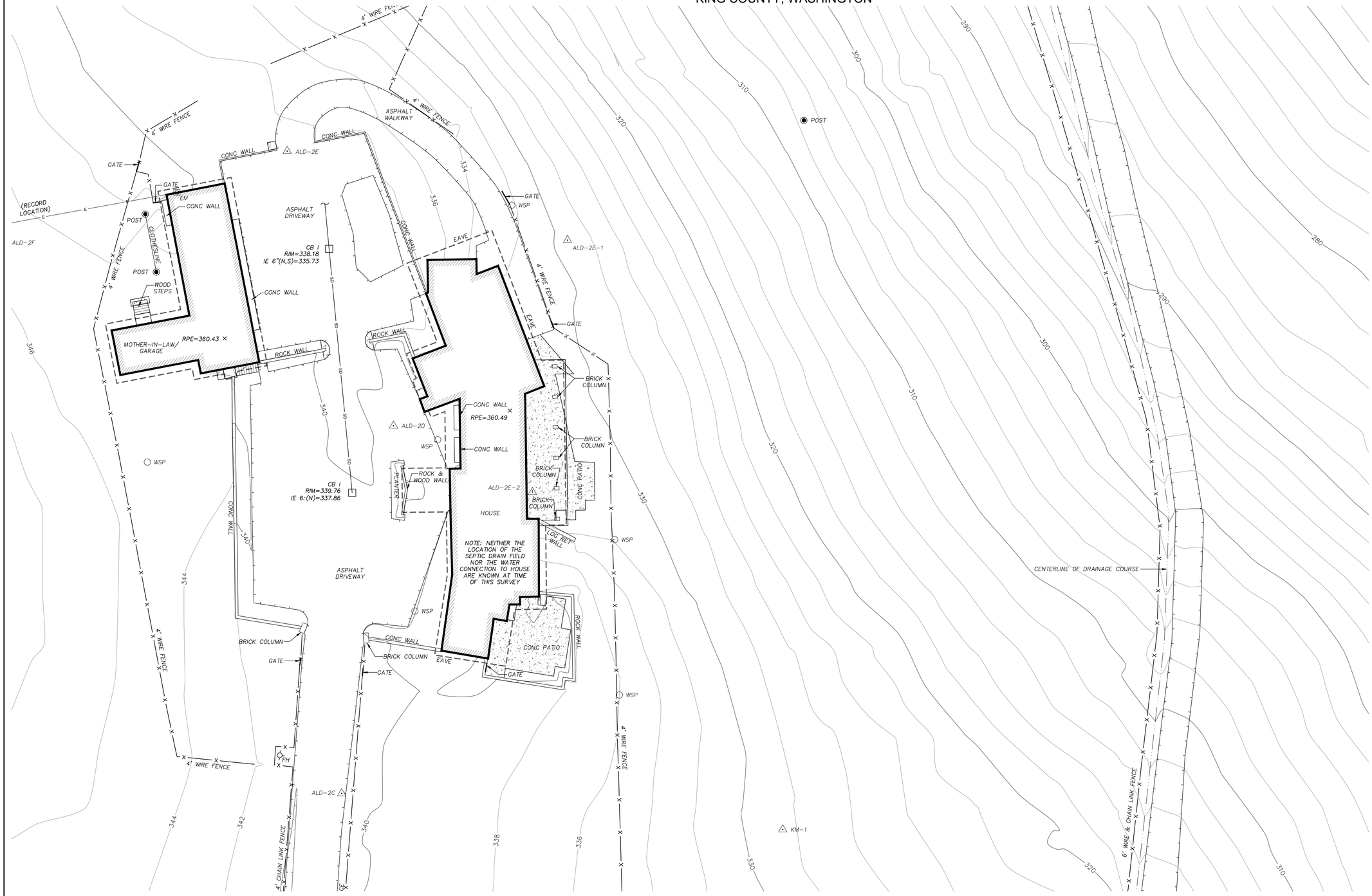
ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155

SHEET EC4

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



N

0 10 20 40 60
SCALE: 1" = 20'

811
Know what's **below.**
Call before you dig.

FOR TREE TABLE SEE SHEET 12/12

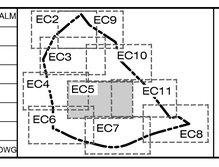
LEGEND

ALD-	GOLDSMITH CONTROL POINT
AVB	AIR-VAC BOX
AVR	AIR-VAC RISER
BM	BENCHMARK
BOF	BLOW-OFF
CB I	CATCH BASIN TYPE 1
CB II	CATCH BASIN TYPE 2
CONC	CONCRETE
COR	CORNER
COS	SANITARY SEWER CLEAN-OUT
CPP	CORRUGATED PLASTIC PIPE
CTR CHAN	CENTER OF CHANNEL
CVLT	CABLE VAULT
DI	DUCTILE IRON PIPE
DMH	STORM DRAIN MANHOLE
EM	ELECTRIC METER
FH	FIRE HYDRANT
FNC	FENCE
GUY	GUY ANCHOR
IBX	IRRIGATION BOX
INT	INTERSECTION
IP	IRON PIPE
LP	LIGHT POLE
MRK	MARKER
PVC	PLASTIC PIPE
PVLT	POWER VAULT
RET	RETAINING WALL
RKY	ROCKERY
RPE	ROOF PEAK ELEVATION
SMH	SANITARY SEWER MANHOLE
TEB	TELEPHONE BOX
TER	TELEPHONE RISER
TMH	TELEPHONE MANHOLE
TSF	TRANSFORMER
TVB	CABLE TV BOX
TVLT	CABLE TV VAULT
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
WM	WATER METER
WSP	WATER SPIGOT
WV	WATER VALVE
X X X X	FENCE LINE
	WATER FLOW LINE
E	UNDERGROUND ELECTRIC LINE
G G	GAS LINE
OHU	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
	EDGE OF PAVEMENT LINE

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:51 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG



KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED PROFESSIONAL ENGINEER
FOR REVIEW

LEE D. NYQUIST
STATE OF WASHINGTON
38984
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR REVIEW

TACONITE, LLC

EXISTING CONDITIONS

PRELIMINARY PLAT
ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

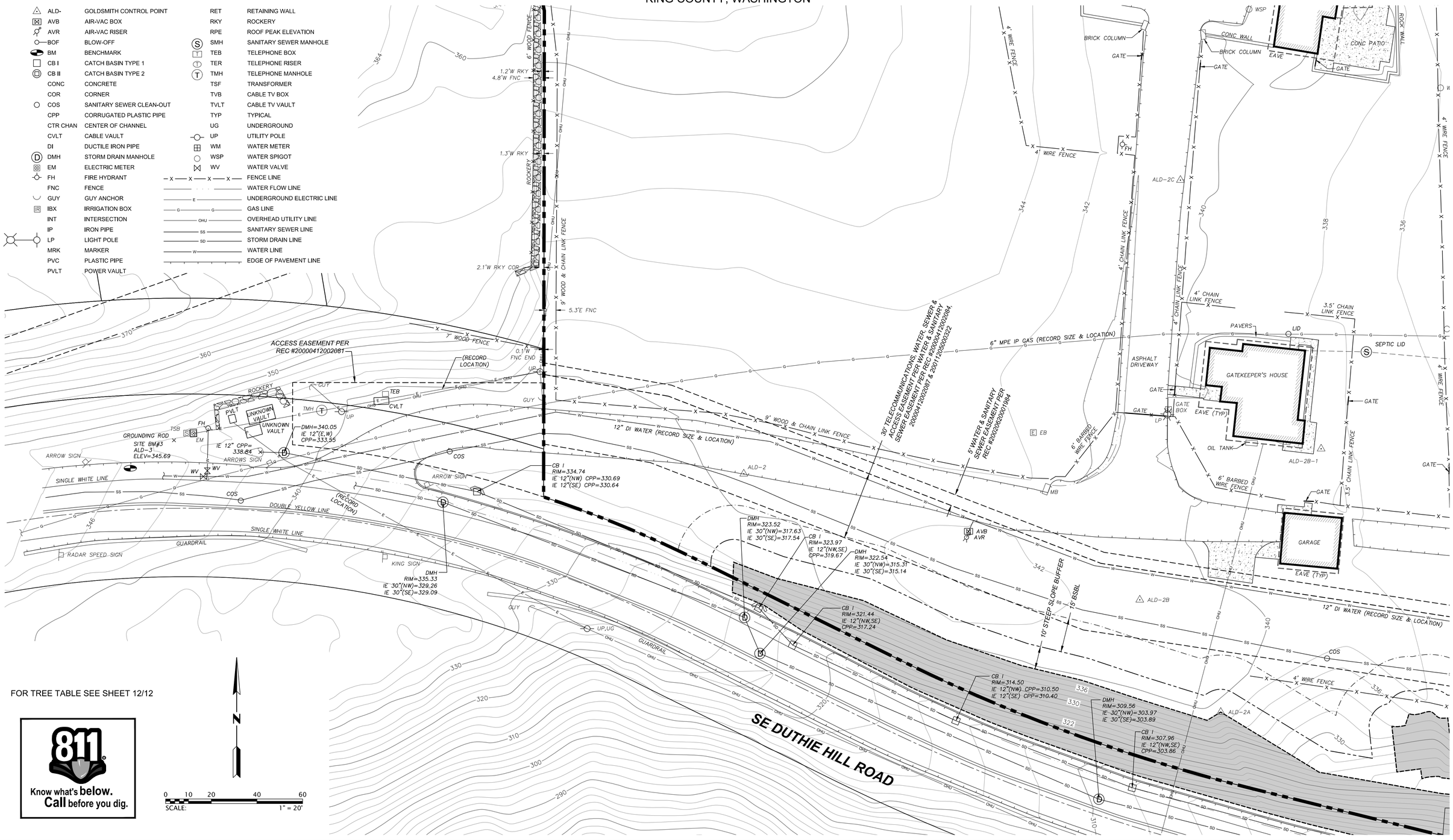
JOB NO. 16155

SHEET
EC5

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON

LEGEND

ALD-	GOLDSMITH CONTROL POINT	RET	RETAINING WALL
AVB	AIR-VAC BOX	RKY	ROCKERY
AVR	AIR-VAC RISER	RPE	ROOF PEAK ELEVATION
BOF	BLOW-OFF	SMH	SANITARY SEWER MANHOLE
BM	BENCHMARK	TEB	TELEPHONE BOX
CB I	CATCH BASIN TYPE 1	TER	TELEPHONE RISER
CB II	CATCH BASIN TYPE 2	TMH	TELEPHONE MANHOLE
CONC	CONCRETE	TSF	TRANSFORMER
COR	CORNER	TVB	CABLE TV BOX
COS	SANITARY SEWER CLEAN-OUT	TVLT	CABLE TV VAULT
CPP	CORRUGATED PLASTIC PIPE	TYP	TYPICAL
CTR CHAN	CENTER OF CHANNEL	UG	UNDERGROUND
CVLT	CABLE VAULT	UP	UTILITY POLE
DI	DUCTILE IRON PIPE	WM	WATER METER
DMH	STORM DRAIN MANHOLE	WSP	WATER SPIGOT
EM	ELECTRIC METER	WV	WATER VALVE
FH	FIRE HYDRANT		FENCE LINE
FNC	FENCE		WATER FLOW LINE
GUY	GUY ANCHOR		UNDERGROUND ELECTRIC LINE
IBX	IRRIGATION BOX		GAS LINE
INT	INTERSECTION		OVERHEAD UTILITY LINE
IP	IRON PIPE		SANITARY SEWER LINE
LP	LIGHT POLE		STORM DRAIN LINE
MRK	MARKER		WATER LINE
PVC	PLASTIC PIPE		EDGE OF PAVEMENT LINE
PVLT	POWER VAULT		



FOR TREE TABLE SEE SHEET 12/12

811 Know what's below. Call before you dig.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:51 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG

EC2 EC9 EC3 EC10 EC4 EC5 EC11 EC6 EC7 EC8

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER

LEE D. NYQUIST STATE OF WASHINGTON 38984 REGISTERED PROFESSIONAL LAND SURVEYOR

TACONITE, LLC

EXISTING CONDITIONS

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

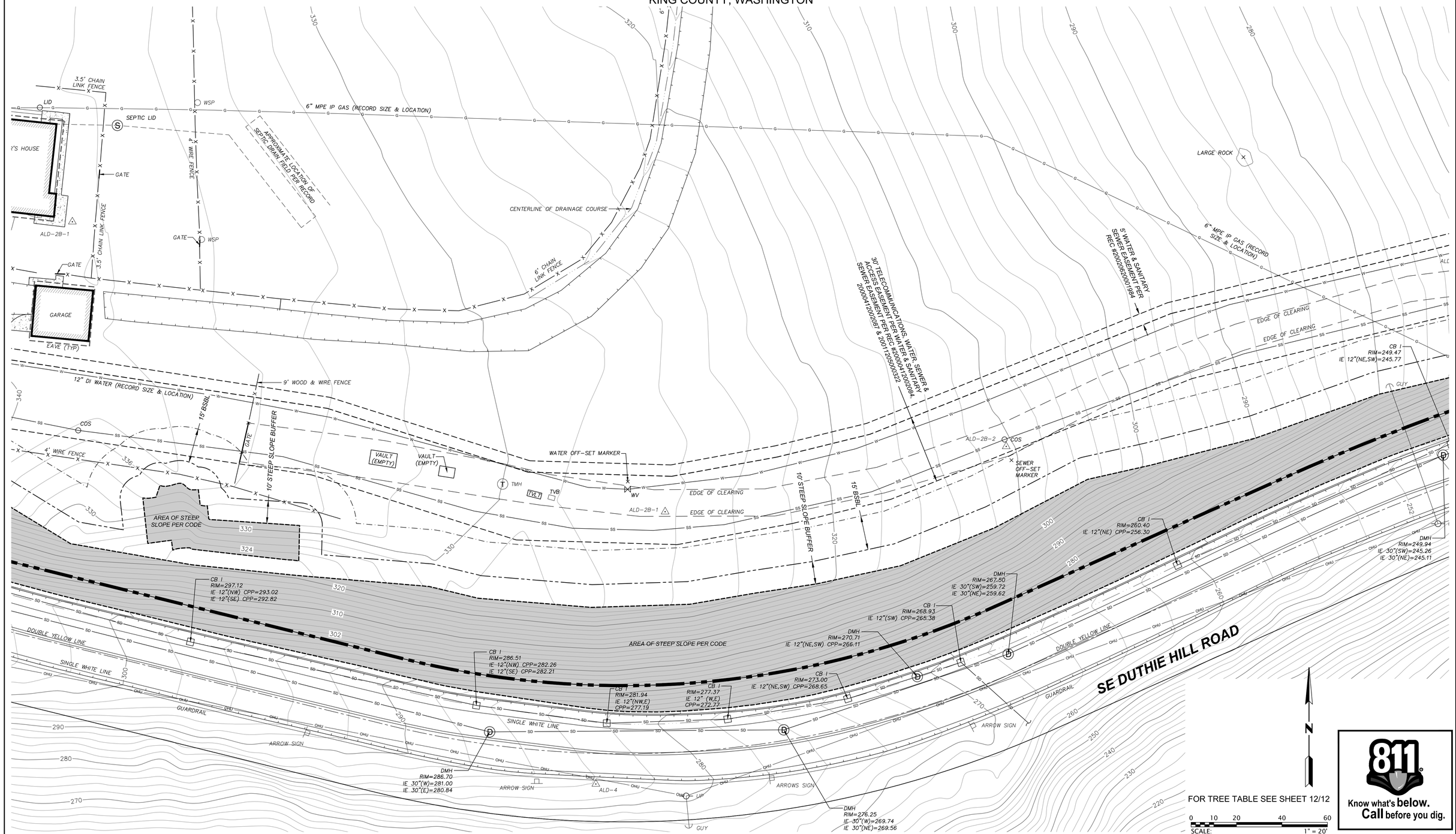
28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155

SHEET

EC6

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:51 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG

EC2 EC9 EC3 EC10 EC4 EC5 EC11 EC6 EC7 EC8

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER FOR REVIEW

LEE D. NYQUIST STATE OF WASHINGTON 38984 REGISTERED PROFESSIONAL LAND SURVEYOR FOR REVIEW

TACONITE, LLC

EXISTING CONDITIONS

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

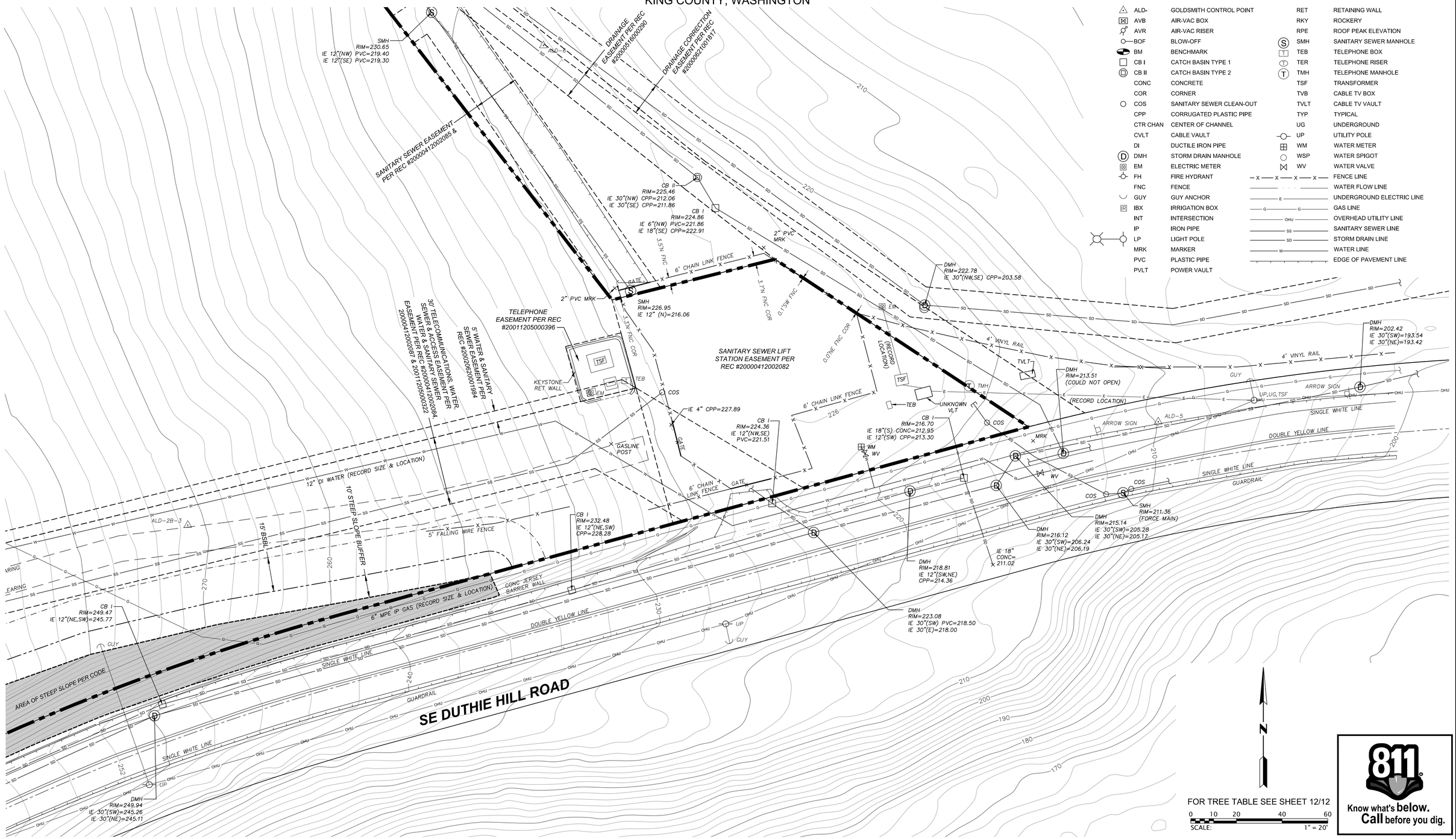
28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155

SHEET

EC7

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



LEGEND

ALD-	GOLDSMITH CONTROL POINT	RET	RETAINING WALL
AVB	AIR-VAC BOX	RKY	ROCKERY
AVR	AIR-VAC RISER	RPE	ROOF PEAK ELEVATION
BOF	BLOW-OFF	SMH	SANITARY SEWER MANHOLE
BM	BENCHMARK	TEB	TELEPHONE BOX
CB I	CATCH BASIN TYPE 1	TER	TELEPHONE RISER
CB II	CATCH BASIN TYPE 2	TMH	TELEPHONE MANHOLE
CONC	CONCRETE	TSF	TRANSFORMER
COR	CORNER	TVB	CABLE TV BOX
COS	SANITARY SEWER CLEAN-OUT	TVLT	CABLE TV VAULT
CPP	CORRUGATED PLASTIC PIPE	TYP	TYPICAL
CTR CHAN	CENTER OF CHANNEL	UG	UNDERGROUND
CVLT	CABLE VAULT	UP	UTILITY POLE
DI	DUCTILE IRON PIPE	WM	WATER METER
DMH	STORM DRAIN MANHOLE	WSP	WATER SPIGOT
EM	ELECTRIC METER	WV	WATER VALVE
FH	FIRE HYDRANT		FENCE LINE
FNC	FENCE		WATER FLOW LINE
GUY	GUY ANCHOR		UNDERGROUND ELECTRIC LINE
IBX	IRRIGATION BOX		GAS LINE
INT	INTERSECTION		OVERHEAD UTILITY LINE
IP	IRON PIPE		SANITARY SEWER LINE
LP	LIGHT POLE		STORM DRAIN LINE
MRK	MARKER		WATER LINE
PVC	PLASTIC PIPE		EDGE OF PAVEMENT LINE
PVLT	POWER VAULT		

811 Know what's below. Call before you dig.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:51 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG

EC2 EC9 EC3 EC10 EC4 EC5 EC11 EC6 EC7 EC8

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER

LEE D. NYQUIST STATE OF WASHINGTON 38984 REGISTERED PROFESSIONAL LAND SURVEYOR

TACONITE, LLC

JOB NO. 16155

EXISTING CONDITIONS

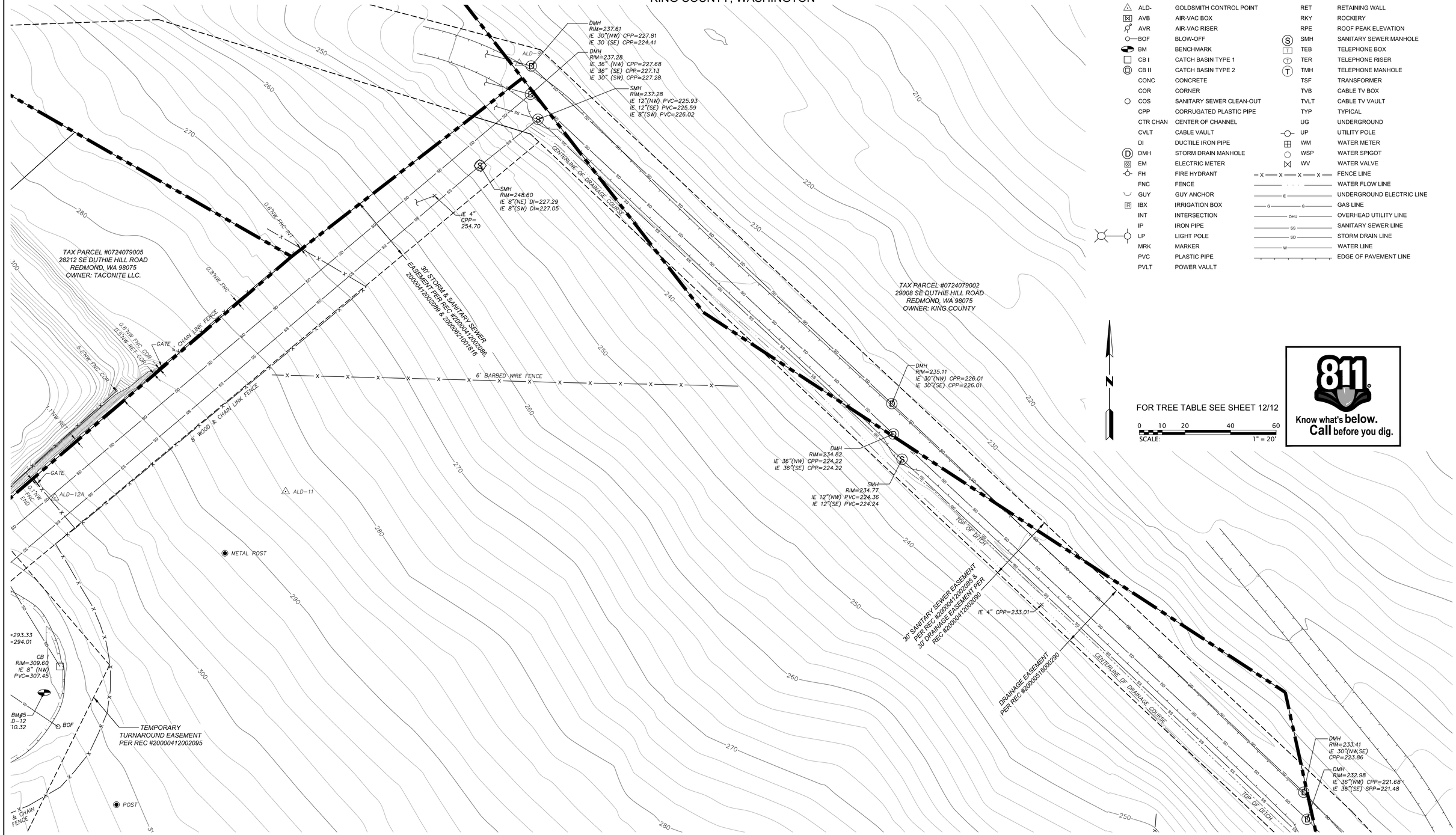
PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

SHEET EC8

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



LEGEND

ALD-	GOLDSMITH CONTROL POINT	RET	RETAINING WALL
AVB	AIR-VAC BOX	RKY	ROCKERY
AVR	AIR-VAC RISER	RPE	ROOF PEAK ELEVATION
BOF	BLOW-OFF	SMH	SANITARY SEWER MANHOLE
BM	BENCHMARK	TEB	TELEPHONE BOX
CB I	CATCH BASIN TYPE 1	TER	TELEPHONE RISER
CB II	CATCH BASIN TYPE 2	TMH	TELEPHONE MANHOLE
CONC	CONCRETE	TSF	TRANSFORMER
COR	CORNER	TVB	CABLE TV BOX
COS	SANITARY SEWER CLEAN-OUT	TVLT	CABLE TV VAULT
CPP	CORRUGATED PLASTIC PIPE	TYP	TYPICAL
CTR CHAN	CENTER OF CHANNEL	UG	UNDERGROUND
CVLT	CABLE VAULT	UP	UTILITY POLE
DI	DUCTILE IRON PIPE	WM	WATER METER
DMH	STORM DRAIN MANHOLE	WSP	WATER SPIGOT
EM	ELECTRIC METER	WV	WATER VALVE
FH	FIRE HYDRANT		FENCE LINE
FNC	FENCE		WATER FLOW LINE
GUY	GUY ANCHOR		UNDERGROUND ELECTRIC LINE
IBX	IRRIGATION BOX		GAS LINE
INT	INTERSECTION		OVERHEAD UTILITY LINE
IP	IRON PIPE		SANITARY SEWER LINE
LP	LIGHT POLE		STORM DRAIN LINE
MRK	MARKER		WATER LINE
PVC	PLASTIC PIPE		EDGE OF PAVEMENT LINE
PVLT	POWER VAULT		

FOR TREE TABLE SEE SHEET 12/12

SCALE: 0 10 20 40 60 — 1" = 20'

811 Know what's below. Call before you dig.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:51	EMALM
DRAWN:	EM
APPROVED:	LN

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG

EC2 EC9 EC3 EC10 EC4 EC5 EC11 EC6 EC7 EC8

KEITH J. GOLDSMITH — STATE OF WASHINGTON — 24597 — REGISTERED PROFESSIONAL ENGINEER — FOR REVIEW

LEE D. NYQUIST — STATE OF WASHINGTON — 38984 — REGISTERED PROFESSIONAL LAND SURVEYOR — FOR REVIEW

TACONITE, LLC

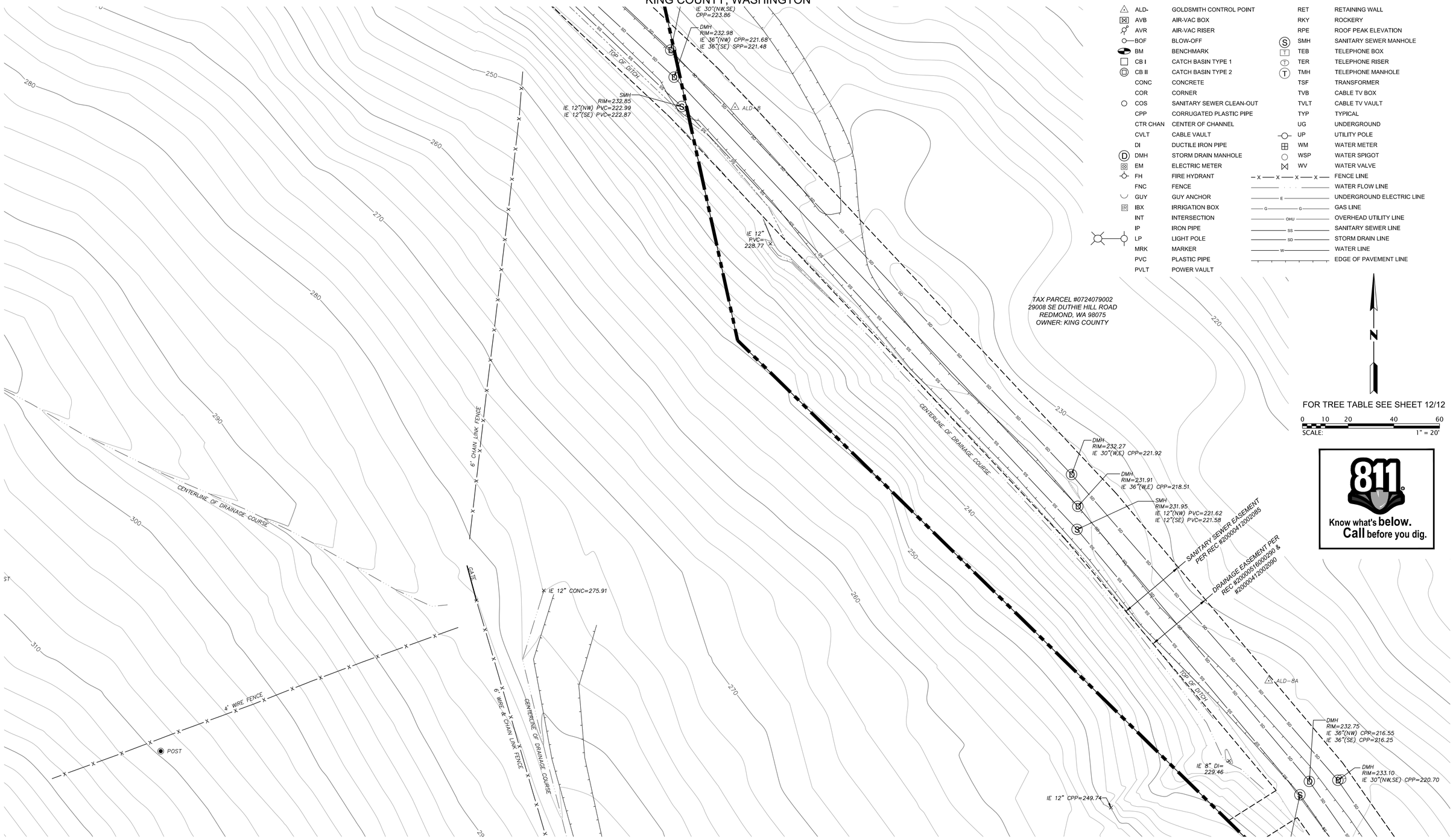
EXISTING CONDITIONS
PRELIMINARY PLAT
ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD — KING COUNTY — WASHINGTON

JOB NO. 16155

SHEET **EC9**

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



LEGEND

ALD-	GOLDSMITH CONTROL POINT	RET	RETAINING WALL
AVB	AIR-VAC BOX	RKY	ROCKERY
AVR	AIR-VAC RISER	RPE	ROOF PEAK ELEVATION
BOF	BLOW-OFF	SMH	SANITARY SEWER MANHOLE
BM	BENCHMARK	TEB	TELEPHONE BOX
CB I	CATCH BASIN TYPE 1	TER	TELEPHONE RISER
CB II	CATCH BASIN TYPE 2	TMH	TELEPHONE MANHOLE
CONC	CONCRETE	TSF	TRANSFORMER
COR	CORNER	TVB	CABLE TV BOX
COS	SANITARY SEWER CLEAN-OUT	TVLT	CABLE TV VAULT
CPP	CORRUGATED PLASTIC PIPE	TYP	TYPICAL
CTR CHAN	CENTER OF CHANNEL	UG	UNDERGROUND
CVLT	CABLE VAULT	UP	UTILITY POLE
DI	DUCTILE IRON PIPE	WM	WATER METER
DMH	STORM DRAIN MANHOLE	WSP	WATER SPIGOT
EM	ELECTRIC METER	WV	WATER VALVE
FH	FIRE HYDRANT	— x — x — x — x —	FENCE LINE
FNC	FENCE		WATER FLOW LINE
GUY	GUY ANCHOR	E	UNDERGROUND ELECTRIC LINE
IBX	IRRIGATION BOX	G G	GAS LINE
INT	INTERSECTION	OHU	OVERHEAD UTILITY LINE
IP	IRON PIPE	SS	SANITARY SEWER LINE
LP	LIGHT POLE	SD	STORM DRAIN LINE
MRK	MARKER	W	WATER LINE
PVC	PLASTIC PIPE		EDGE OF PAVEMENT LINE
PVLT	POWER VAULT		

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:51 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG

EC2 EC9 EC3 EC10 EC4 EC5 EC11 EC6 EC7 EC8

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER

LEE D. NYQUIST STATE OF WASHINGTON 38984 REGISTERED PROFESSIONAL LAND SURVEYOR

TACONITE, LLC

JOB NO. 16155

SHEET

EC10

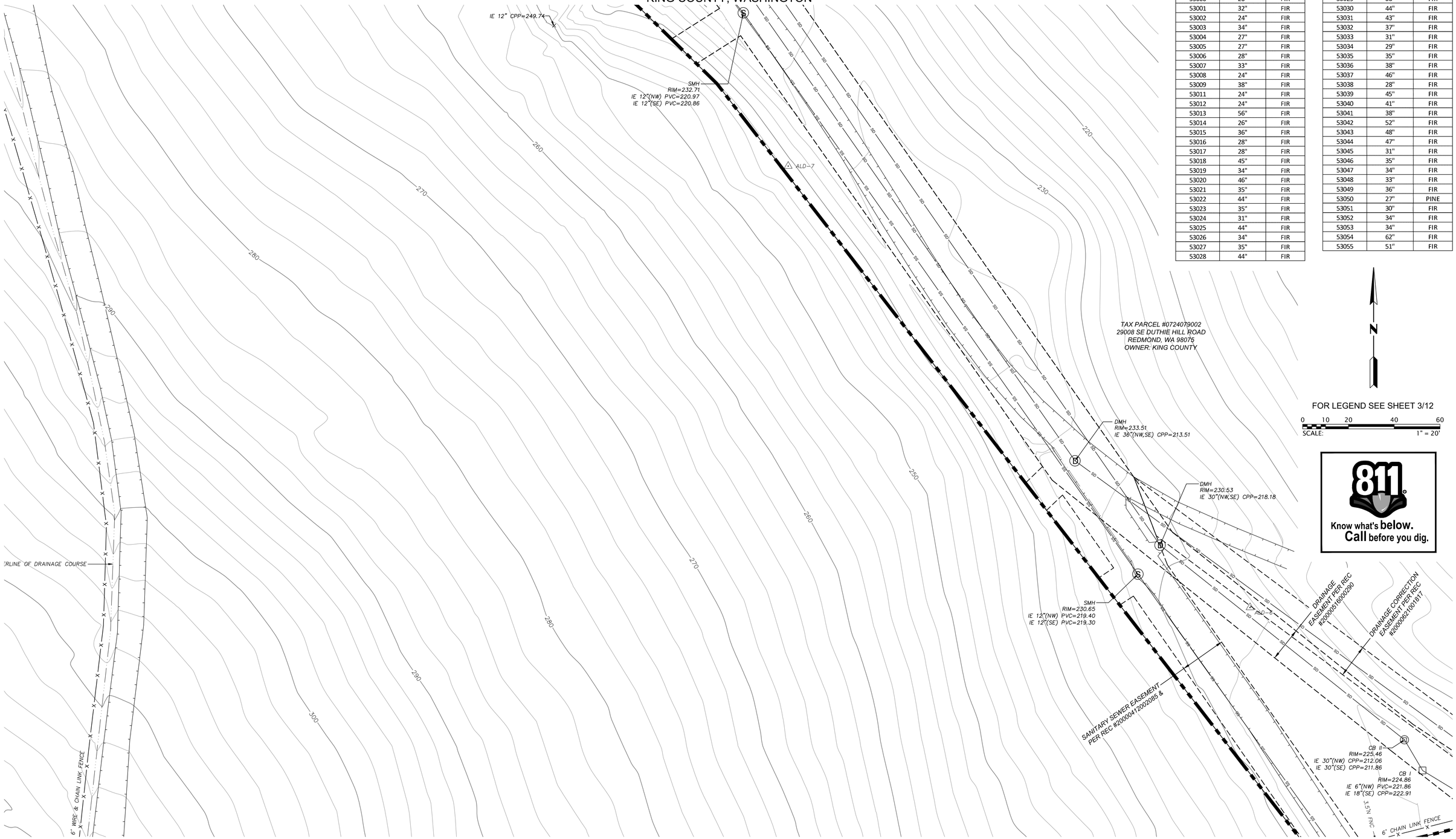
EXISTING CONDITIONS

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



TREE TAG NO.	DBH (INCHES)	TREE TYPE
53000	26"	FIR
53001	32"	FIR
53002	24"	FIR
53003	34"	FIR
53004	27"	FIR
53005	27"	FIR
53006	28"	FIR
53007	33"	FIR
53008	24"	FIR
53009	38"	FIR
53011	24"	FIR
53012	24"	FIR
53013	56"	FIR
53014	26"	FIR
53015	36"	FIR
53016	28"	FIR
53017	28"	FIR
53018	45"	FIR
53019	34"	FIR
53020	46"	FIR
53021	35"	FIR
53022	44"	FIR
53023	35"	FIR
53024	31"	FIR
53025	44"	FIR
53026	34"	FIR
53027	35"	FIR
53028	44"	FIR

TREE TAG NO.	DBH (INCHES)	TREE TYPE
53029	38"	FIR
53030	44"	FIR
53031	43"	FIR
53032	37"	FIR
53033	31"	FIR
53034	29"	FIR
53035	35"	FIR
53036	38"	FIR
53037	46"	FIR
53038	28"	FIR
53039	45"	FIR
53040	41"	FIR
53041	38"	FIR
53042	52"	FIR
53043	48"	FIR
53044	47"	FIR
53045	31"	FIR
53046	35"	FIR
53047	34"	FIR
53048	33"	FIR
53049	36"	FIR
53050	27"	PINE
53051	30"	FIR
53052	34"	FIR
53053	34"	FIR
53054	62"	FIR
53055	51"	FIR

FOR LEGEND SEE SHEET 3/12

0 10 20 40 60
SCALE: 1" = 20'

811 Know what's **below.** **Call** before you dig.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:51 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155X03.DWG

EC2 EC9 EC3 EC10 EC4 EC5 EC11 EC6 EC7 EC8

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER

J. P. D. NYQUIST STATE OF WASHINGTON 38984 REGISTERED PROFESSIONAL LAND SURVEYOR

TACONITE, LLC

EXISTING CONDITIONS
PRELIMINARY PLAT
ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155
SHEET
EC11

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON

NOTE:
CRITICAL AREA INFORMATION SHOWN HEREON IS PER KING COUNTY GIS DATA AS AVAILABLE IN OCTOBER 2018.

LEGEND

- WETLAND AREA
- STEEP-SLOPE HAZARD AREA
- LANDSLIDE HAZARD AREA
- EROSION HAZARD AREA
- AQUIFER RECHARGE AREA
- STREAM

N

0 100 200 400 600
SCALE: 1" = 200'

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:52 EMALM
DRAWN: EM
APPROVED: LN

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155X05.DWG

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER
LEE D. NYQUIST STATE OF WASHINGTON 38984 REGISTERED PROFESSIONAL LAND SURVEYOR

TACONITE, LLC

ADJACENT STRUCTURES & CRITICAL AREAS

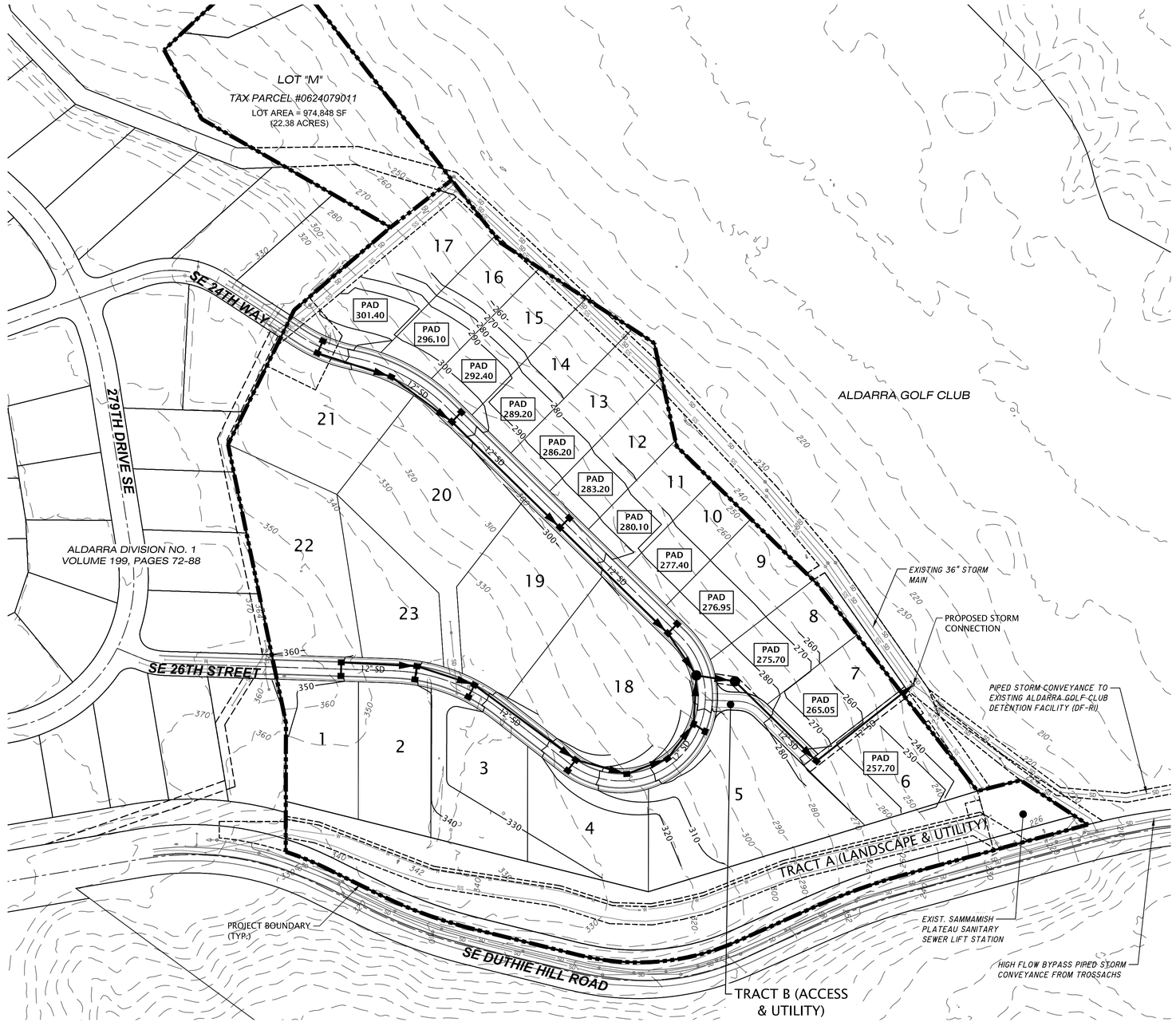
PRELIMINARY PLAT

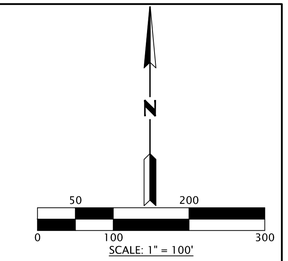
ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155
SHEET
EC12

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON





LEGEND

- PROPOSED STORM PIPE
- PROPOSED CB TYPE II
- PROPOSED CB TYPE I
- PROPOSED MAJOR 10' CONTOUR
- EXIST. MAJOR 10' CONTOUR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. WATER MAIN
- EXIST. CB TYPE II
- EXIST. CB TYPE I
- EXIST. SANITARY SEWER MH

PRELIMINARY EARTHWORK CALCULATIONS:

TOTAL CUT:	41,562 CY
TOTAL FILL:	41,089 CY
NET =	473 CY

PROJECT DATA:

DRAINAGE BASIN: PATTERSON CREEK BASIN WITHIN THE SNOQUALMIE WATERSHED
PROJECT SITE LOCATED IN SENSITIVE LAKE WATER QUALITY AREA
TOTAL PROJECT SITE: 22.7 ACRES (LOT N)
TOTAL DISTURBED/DRAINAGE AREA: 10.0 ACRES (LOT N)
FLOW CONTROL FACILITY: EXISTING OFF-SITE COMBINATION DETENTION/WQ POND
WQ TREATMENT FACILITY: EXISTING OFF-SITE COMBINATION DETENTION/WQ POND

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:52 EMALM
DRAWN: CL
APPROVED: KG

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155P01.DWG

KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED PROFESSIONAL ENGINEER

TACONITE, LLC

CONCEPTUAL GRADING AND DRAINAGE PLAN

PRELIMINARY PLAT

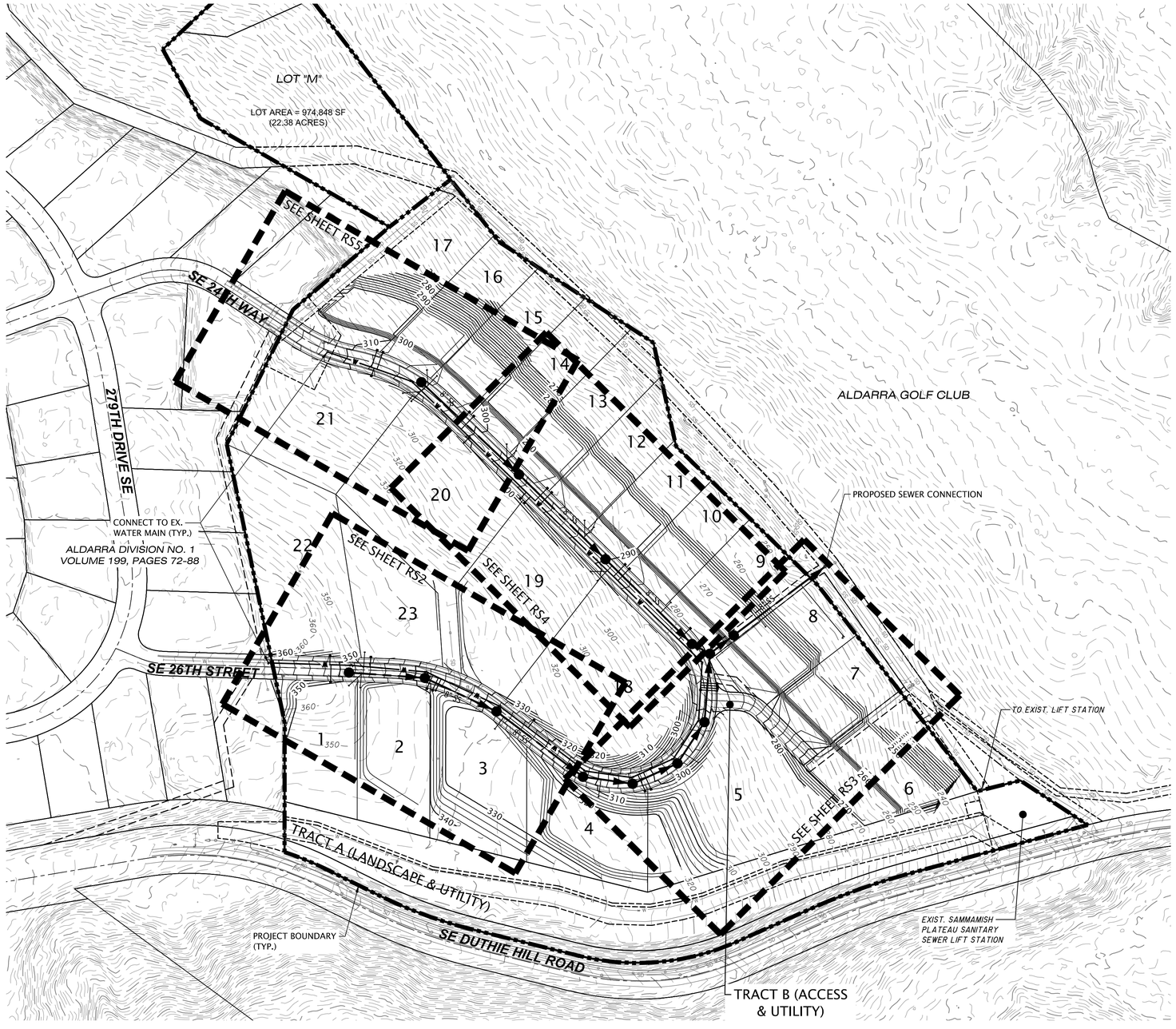
ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155
SHEET
G1

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\Prelim Short Plat\16155P01.dwg
16155P01.dwg dattor 10/08/18 10:50

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



N

0 50 100 200 300
SCALE: 1" = 100'

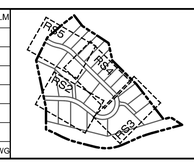
LEGEND

- SS — PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER MH
- W — PROPOSED WATER MAIN
- PROPOSED WATER METER
- 430 — PROPOSED MAJOR 10' CONTOUR
- 420 — EXIST. MAJOR 10' CONTOUR
- SD — EXIST. STORM DRAIN
- SS — EXIST. SANITARY SEWER
- W — EXIST. WATER MAIN
- D — EXIST. CB TYPE II
- EXIST. CB TYPE I
- S — EXIST. SANITARY SEWER MH

GOLDSMITH
LAND DEVELOPMENT SERVICES
12215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:52	EMALM
DRAWN:	CL
APPROVED:	KG

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155P02.DWG



KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED
PROFESSIONAL ENGINEER
FOR REVIEW

TACONITE, LLC

OVERALL UTILITY PLAN

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

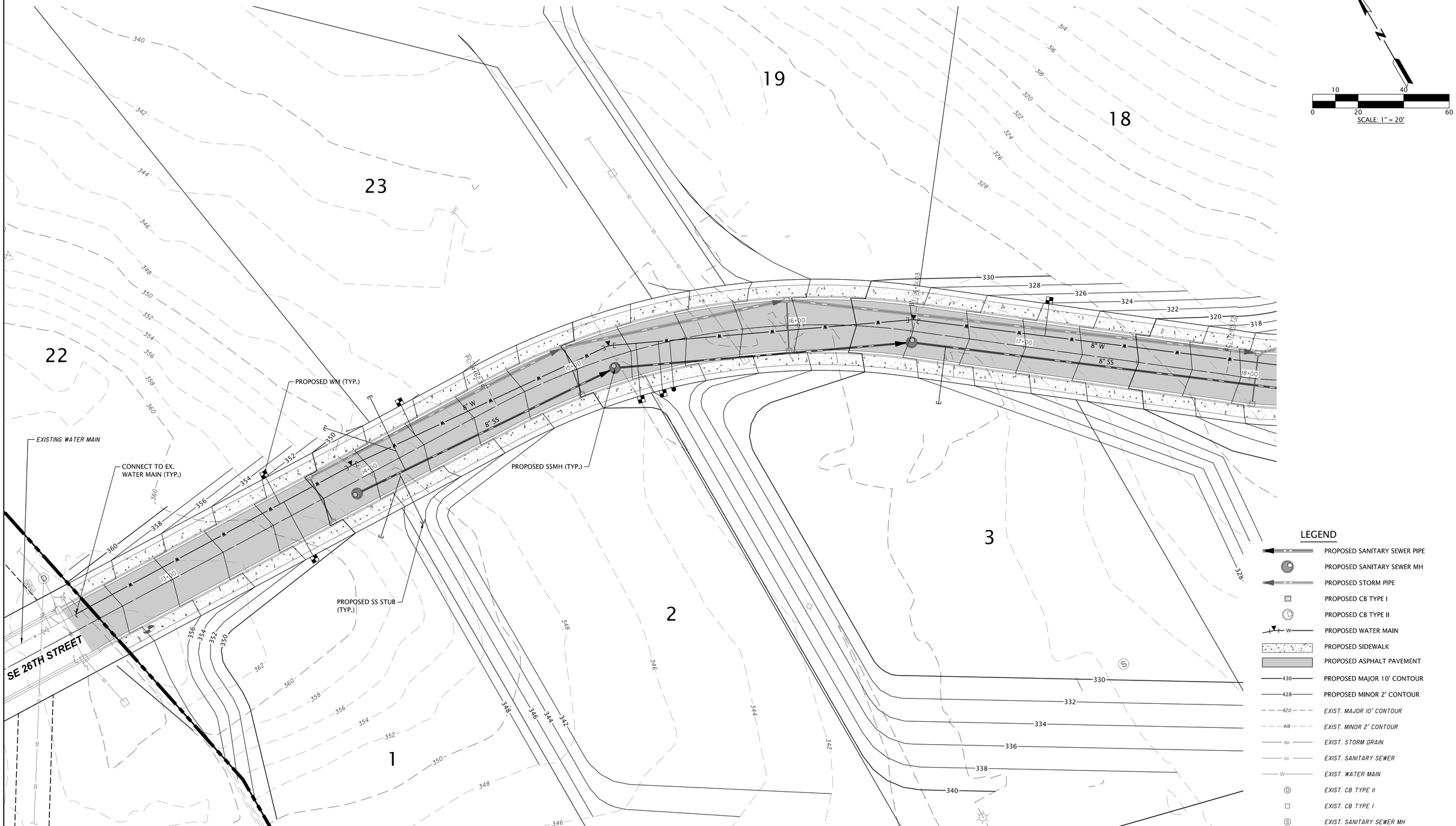
JOB NO. 16155

SHEET

RS1

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\Prelim Short Plat\16155P02.dwg
16155P02.dwg cablor 10/08/18 10:47

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:52 EMALM
DRAWN: CL
APPROVED: KG

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155P02.DWG

RS1 RS2 RS3 RS4

KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED PROFESSIONAL ENGINEER

TACONITE, LLC

JOB NO. 16155

CONCEPTUAL UTILITY PLAN

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

SHEET RS2

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\Prelim Short Plat\16155P02.dwg
16155P02.dwg datbir 10/08/18 10:47

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:52 EMALM
DRAWN: CL
APPROVED: KG

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155P02.DWG

KEITH J. GOLDSMITH
STATE OF WASHINGTON
34597
REGISTERED PROFESSIONAL ENGINEER

TACONITE, LLC

JOB NO. 16155

CONCEPTUAL UTILITY PLAN

PRELIMINARY PLAT

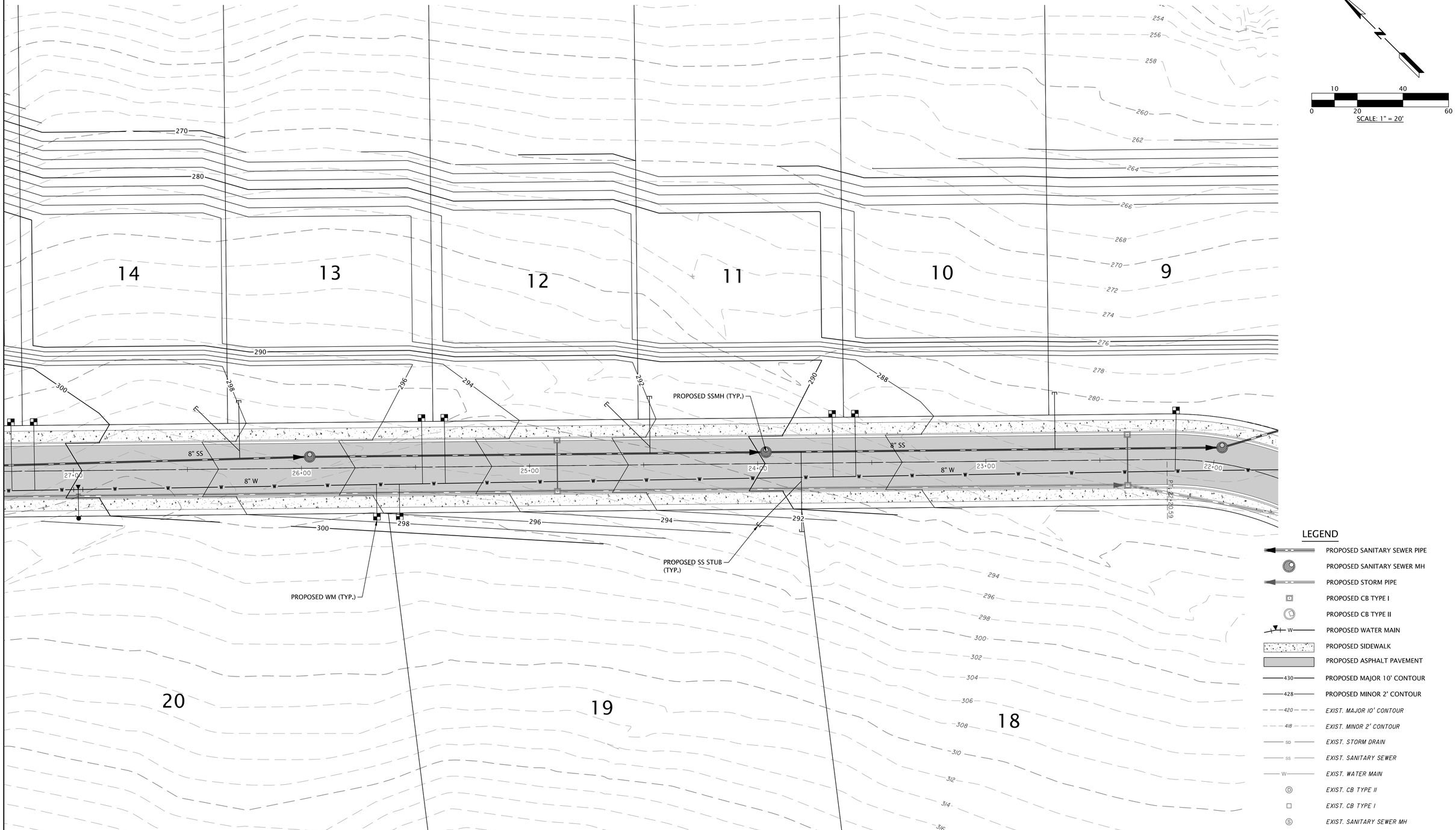
ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

SHEET RS3

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\Prelim Short Plat\16155P02.dwg
16155P02.dwg ciatlor 10/08/18 10:47

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:53 EMALM
DRAWN: CL
APPROVED: KG

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155P02.DWG

KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED PROFESSIONAL ENGINEER

TACONITE, LLC

CONCEPTUAL UTILITY PLAN

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

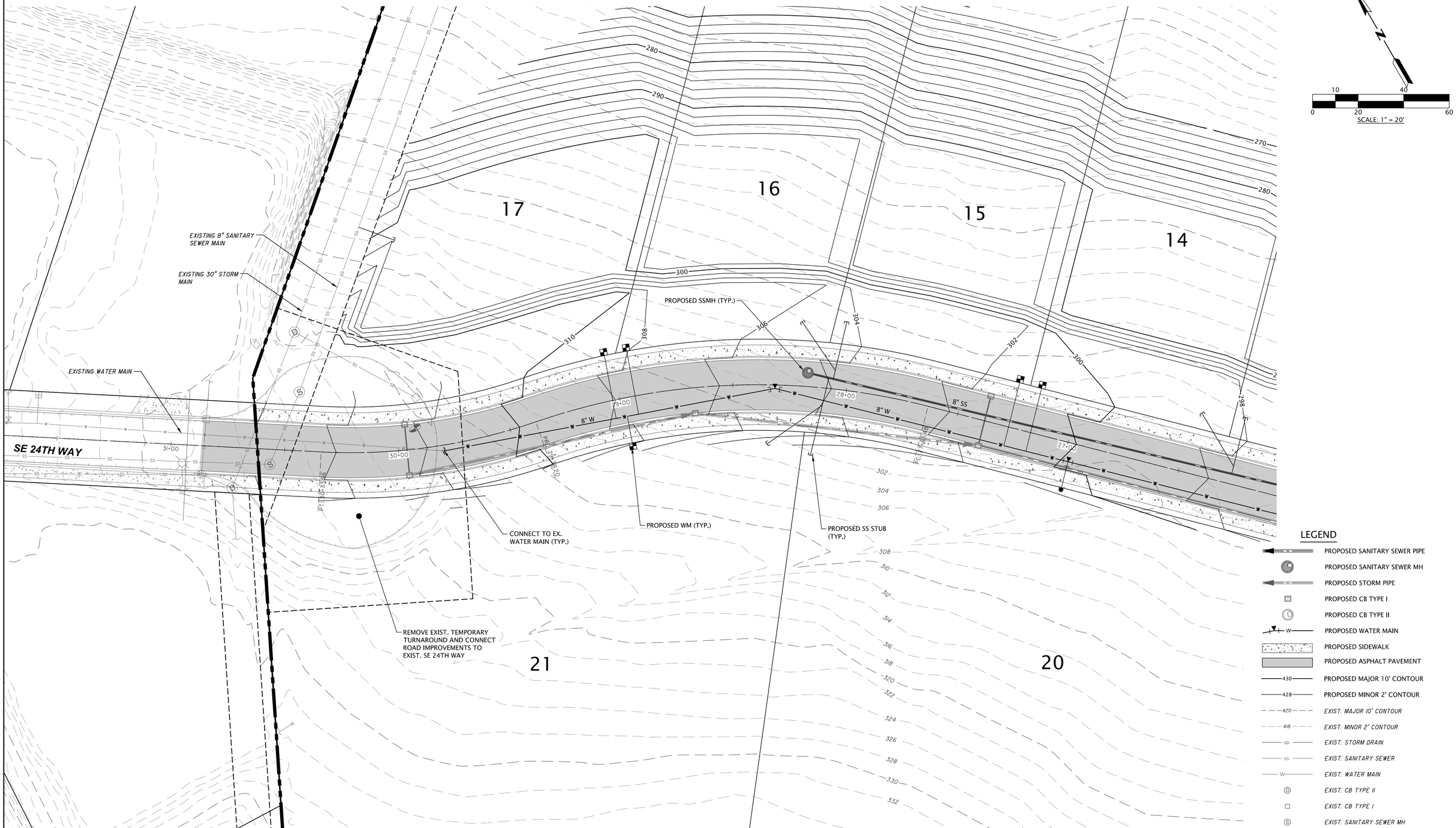
28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

JOB NO. 16155

SHEET RS4

L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\Prelim Short Plat\16155P02.dwg
16155P02.dwg clator 10/08/18 10:47

NE 1/4, NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
KING COUNTY, WASHINGTON



GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2018/10/08 12:53 EMALM
DRAWN: CL
APPROVED: KG

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\PRELIM SHORT PLAT\16155P02.DWG

KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED
PROFESSIONAL ENGINEER

TACONITE, LLC

JOB NO. 16155

CONCEPTUAL UTILITY PLAN

PRELIMINARY PLAT

ALDARRA LOTS "M" & "N"

28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON

SHEET

RS5

L:\2016\16155\3 DEVELOPMENT\CAD/HOST DRAWINGS\Prelim Short Plat\16155P02.dwg
16155P02.dwg ciatlor 10/08/18 10:47