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 INFORMATION

TAX PARCEL NUMBERS: 0624079011, 0724079005
SITE ADDRESS: 28212 SE DUTHIE HILL ROAD
REDMOND, WA 98075
SECTIONS: NW 1/4 SECTION 7, TOWNSHIP 24 N, RANGE 7 E, W.M.
SW 1/4 SECTION 6, TOWNSHIP 24 N, RANGE 7 E, W.M.
JURISDICTION: KING COUNTY

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 98099-9734
(888) 225-5773
NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET
P.O. BOX 97034
BELLEVUE, WA 98099-9734
(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 N, RANGE 7 E, W.M., AND SECTION 7, TOWNSHIP 24 N, RANGE 7 E, 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- RS5 OVERALL UTILITY PLAN
RSR1- RSR5 CONCEPTUAL UTILITY PLAN

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

GOLDSMITH LAND DEVELOPMENT SERVICES
P.O. BOX 3565
BELLEVUE, WA 98009-9869
PHONE: (425) 462-1080
FAX: (425) 462-7719
CONTACT: KEITH GOLDSMITH, P.E.

ALTAMANN OLIVER ASSOCIATES, LLC
P.O. BOX 578
CARNATION, WA 98014
PHONE: (425) 333-4535
CONTACT: JOHN ALTAMANN

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

PRELIMINARY PLAT

LOT AREA = 974,848 SF
(22.38 ACRES)

TAX PARCEL #0624079011
LOT "M"

15' SETBACK LINE WITH 125' BUFFER & ADDITIONAL BIOLOGIST DELINEATED WETLAND ADJUSTMENT
LOT "N"

BOUNDARY LINE ADJUSTMENT
LOT AREA = 989,024 SF (22.70 ACRES)

TAX PARCEL #0724079005
LOT "N"

15' KING COUNTY
BOUNDARY LINE
ADJUSTMENT
REVERSE OF REC #20000412002087 & 20011205000322

ACCESS EASEMENT PER WATER & SANITARY SEWER EASEMENT PER REC #20000412002084,
#20000412002085 & 20000516000290

30' TELECOMMUNICATIONS, WATER, SEWER & DRAINAGE CORRECTION EASEMENT

PER REC #20010508000780, #20010403001504 & #20000412002095

SANITARY SEWER EASEMENT
LOT "N" BOUNDARY LINE ADJUSTMENT
LOT AREA = 974,848 SF
(22.38 ACRES)

ACCESS EASEMENT PER TELEPHONE EASEMENT

PER REC #20011205000396 & 20010403001504

TELEPHONE EASEMENT PER REC #20000412002082 & 20000412002089 & 20000621001816

SANITARY SEWER EASEMENT PER REC #20000412002084, #20000412002085 & 20000516000290

DRAINAGE EASEMENT

PER REC #20000412002088 & 20000516000290

30' STORM & SANITARY SEWER
BOUNDARY LINE ADJUSTMENT
LOT "N" BOUNDARY LINE ADJUSTMENT
LOT AREA = 974,848 SF
(22.38 ACRES)

TAX PARCEL #0624079011
LOT "M"

15' SETBACK LINE WITH 125' BUFFER & ADDITIONAL BIOLOGIST DELINEATED WETLAND

BOUNDARY LINE ADJUSTMENT
LOT AREA = 989,024 SF (22.70 ACRES)

TAX PARCEL #0724079005
LOT "M"
EXISTING CONDITIONS

PRELIMINARY PLAT
ALDARRA LOTS "M" & "N"

TACONITE, LLC
5519 123TH AVENUE SE
REDMOND, WA 98052

GOLDSMITH
LAND DEVELOPMENT SERVICES
807 1ST STREET
SEATTLE, WA 98104-2910

28212 SE DUTHIE HILL ROAD
KING COUNTY
WASHINGTON

LEGEND

GRT - GOLDSMITH CONTROL POINT
AVB - AIR-VAC BOX
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
TEB - 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

SCALE: 1" = 20'
Know what's below.
Call before you dig.