

LEGAL DESCRIPTION

PARCEL A:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M. IN KING COUNTY, WASHINGTON; AND
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M. IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 30 FEET DEEDED TO KING COUNTY FOR ROAD BY INSTRUMENT RECORDED UNDER NUMBER 5339909,
ALSO EXCEPTING LOTS 1A THROUGH 3A AND 1B THROUGH 3B, KING COUNTY ENGINEERS SUBDIVISION NO. 8101, AS RECORDED UNDER RECORDING NUMBER 8806210985; AND

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; AND
THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING NORTHERLY AND EASTERLY OF THAT CERTAIN TRACT OF LAND CONVEYED TO SEATTLE-TACOMA POWER COMPANY BY DEED DATED NOVEMBER 18, 1907 AND RECORDED JANUARY 11, 1908 UNDER NUMBER 529062 ALL IN SECTION 32, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M. IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION DEEDED TO KING COUNTY FOR THE RIGHT OF WAY OF HENRY BURNS ROAD BY DEED RECORDED UNDER NUMBER 963184; AND

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M. IN KING COUNTY, WASHINGTON;
ALSO THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 LYING NORTHERLY OF THE SEATTLE TACOMA POWER COMPANY'S RIGHT OF WAY PER DEED RECORDED MAY 26, 1906 UNDER NUMBER 397008,
AND THE EAST 30 FEET OF THAT PORTION OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTHERLY OF SAID SEATTLE-TACOMA POWER COMPANY'S RIGHT OF WAY;
EXCEPT ANY PORTION THEREOF LYING WITHIN THE WILLIAM HOLETON ROAD (FAY ROAD);
AND EXCEPT PORTION CONVEYED TO KING COUNTY FOR BURNS ROAD BY DEED RECORDED UNDER NUMBER 2203497;
AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT A POINT WHERE THE EAST LINE OF SAID SECTION 32 INTERSECTS THE NORTHERLY MARGIN OF WILLIAM HOLETON ROAD NO. 2, SURVEY NO. 2130-A, ALSO KNOWN AS JOHN DAHL ROAD (FAY ROAD NE);
THENCE NORTH ALONG SAID SECTION LINE 600 FEET;
THENCE WEST 30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE WEST 200 FEET;
THENCE SOUTH 600 FEET;
THENCE SOUTH 5470' EAST 180 FEET, MORE OR LESS, TO SAID NORTHERLY MARGIN OF JOHN DAHL ROAD;
THENCE NORTHERLY AND EASTERLY ALONG SAID MARGIN 195 FEET, MORE OR LESS, TO A POINT ON A LINE 30 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID SECTION 32;
THENCE NORTH ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING; AND

THE WEST 175 FEET OF THAT PORTION OF GOVERNMENT LOT 3, SECTION 33, TOWNSHIP 26 NORTH, RANGE 7 E, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 3, AND THE NORTH LINE OF WILLIAM HOLETON COUNTY ROAD NO. 2 (ALSO KNOWN AS FAY ROAD NE);
THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 250 FEET;
THENCE EAST, AT RIGHT ANGLES TO SAID WEST LINE, TO THE WEST LINE OF SAID COUNTY ROAD;
THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY AND NORTHERLY LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION LYING WITHIN A STRIP 50 FEET WIDE CONVEYED TO SEATTLE-TACOMA POWER COMPANY BY DEED RECORDED UNDER NUMBER 397002;
AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN A STRIP APPROXIMATELY 10 FEET WIDE ALONG THE SOUTH SIDE OF GOVERNMENT LOT 3, WHICH STRIP WAS CONVEYED TO J.T. TONGE BY DEED RECORDED UNDER NUMBER 1782412.

PARCEL B:
LOTS A AND B OF TESTAMENTARY DIVISION NO. L09M0029, BEING A SURVEY RECORDED IN VOLUME 268 OF SURVEYS, PAGE 12, RECORDED UNDER RECORDING NO. 2009121590007, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL C:
LOTS 1A, 2A, 3A, 1B, 2B, AND 3B, KING COUNTY ENGINEERS SUBDIVISION NUMBER 8101, RECORDED UNDER RECORDING NUMBER 8806210985, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M. IN KING COUNTY, WASHINGTON.

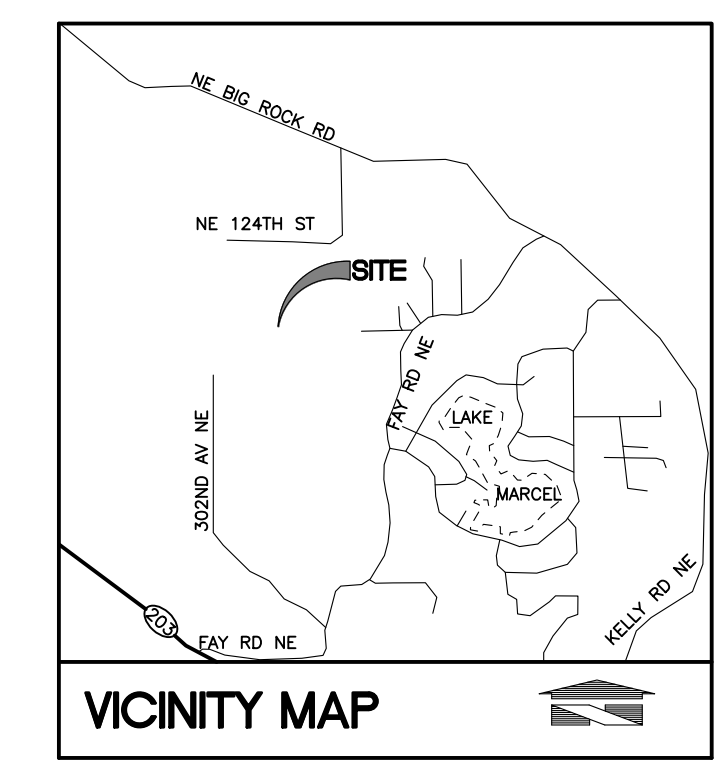
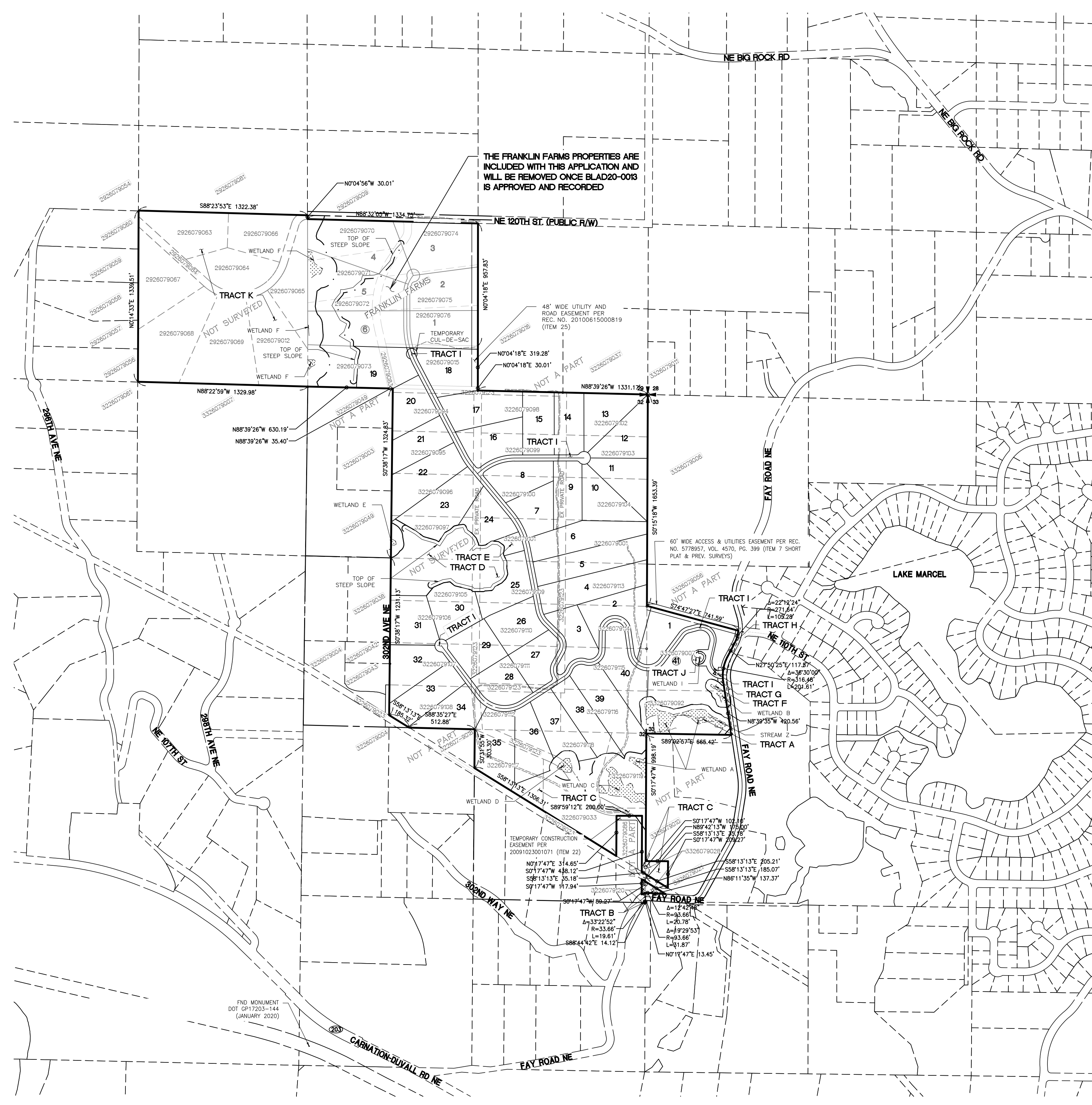
SURVEY NOTES:
HORIZONTAL DATUM: NAD 83/91
BASIS OF BEARINGS:
SOUTH 63°53'31" EAST, AS MEASURED BETWEEN WSDOT MONUMENTS 2210 (GP17203-144) AND 2211 (GP17203-145).
VERTICAL DATUM: NAVD 88
VERTICAL BENCHMARK:
WSDOT MONUMENT 2210 (GP17203-144), BEING A CONCRETE MONUMENT W/ WSDOT BRASS DISK FLUSH WITH GRAVEL SURFACE OF THE SNOQUALMIE VALLEY TRAIL PARKING AREA SOUTHERLY OF SR 203 (CARNATION-DUWALL RD. N.E.).
ELEV. = 64.06 US FEET
DATE OF SURVEY:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING IN MARCH 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH 2020.
SURVEYOR'S NOTES:
1. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
2. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

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CALL BEFORE YOU DIG:
1-800-424-5555

COVER SHEET
FOR
FAY RIDGE
A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



- NOTES:**
- TAX #S: 292607-9012, 292607-9015, 292607-9063, 292607-9064, 292607-9065, 292607-9066, 292607-9067, 292607-9068, 292607-9069, 292607-9073, 292607-9084, 322607-9001, 322607-9033, 322607-9094, 322607-9095, 322607-9096, 322607-9097, 322607-9098, 322607-9099, 322607-9100, 322607-9101, 322607-9102, 322607-9103, 322607-9104, 322607-9105, 322607-9106, 322607-9107, 322607-9108, 322607-9109, 322607-9110, 322607-9111, 322607-9112, 322607-9113, 322607-9114, 322607-9115, 322607-9116, 322607-9117, 322607-9118, 322607-9119, 322607-9120, 322607-9028, 322607-9123, 322607-9092, 322607-9007, AND (FRANKLIN FARMS PARCELS - 292607-9070, 292607-9071, 292607-9072, 292607-9073, 292607-9074, 292607-9075, 292607-9076, 292607-9083)
 - SITE AREA: ±8,986,974± SF (206.3± AC.) (236.9± INCLUDING FRANKLIN FARMS)
 - EXISTING USE: VACANT (SINGLE FAMILY)
 - PROPOSED USE: 41 SINGLE FAMILY RESIDENTIAL
 - EXISTING ZONING: RA-5
 - PROPOSED ZONING: RA-5
 - EXISTING COMPREHENSIVE PLAN DESIGNATION: RURAL RESIDENTIAL
 - PROPOSED COMPREHENSIVE PLAN DESIGNATION: RURAL RESIDENTIAL
 - PROPOSED MIN. LOT WIDTH: IRREGULAR
 - REQUIRED MIN. LOT WIDTH: 135 FEET
 - PROJECT DENSITY: 0.199 DU/AC (EXCLUDING FRANKLIN FARMS)
 - REQUIRED MIN. SETBACKS:
FRONT/SIDE STREET: 30 FEET
GARAGE: 30 FEET
INTERIOR: 10 FEET
REAR: 10 FEET
 - MAX BASE HEIGHT OF BUILDINGS: 40 FEET
 - MAX IMPERVIOUS COVERAGE: 20 PERCENT
 - SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., MARCH 2020

ENGINEER/PLANNER/SURVEYOR:
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: BARRY TALKINGTON, P.E. /
GEORGE NEWMAN / OWEN HILLE, P.L.S.

OWNER/DEVELOPER:
J-P WALLACE AZURE NORTHWEST, LLC
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG

WETLANDS CONSULTANT:
SOUNDVIEW CONSULTANTS, LLC
2307 HARBORVIEW DRIVE, SUITE D
GIG HARBOR, WA 98335
(253) 514-8952
CONTACT: JOHN PICKETT

GEOTECHNICAL CONSULTANT:
EARTH SOLUTIONS NW, LLC
15365 NORTHEAST 90TH STREET, SUITE 100
REDMOND, WA 98052
(425) 449-4704
CONTACT: KEVEN HOFFMAN

TRAFFIC CONSULTANT:
TRANSCO GROUP
12131 113TH AVE NE, SUITE 203
KIRKLAND, WA 98034
CONTACT: MIKE SWEENEY

UTILITIES/SERVICES:

WATER: WATER DISTRICT 119
32730 NE BIG ROCK RD
DUWALL, WA 98019
(425) 788-2885

CABLE: COMCAST
4020 AUBURN WAY NORTH
PO BOX 1048
AUBURN, WA 98002
(800) 266-2278

SEPTIC: INDIVIDUAL SEPTIC SYSTEMS
SUBJECT TO APPROVAL BY
KING COUNTY HEALTH DEPT.
14350 SE EASTGATE WAY
BELLEVUE, WA 98007
(206) 296-4932

POLICE: KING COUNTY SHERIFF DEPT.
22300 SE 231ST STREET
MAPLE VALLEY, WA 98038
(206) 296-3883

GAS: PUGET SOUND ENERGY
450 110TH AVE NE
TACOMA, WA 98049
1-800-441-2691

FIRE: DUWALL-KING COUNTY FIRE
DISTRICT #45
15600 1ST AVE NE
P.O. BOX 338
DUWALL, WA 98019
(425) 788-1625

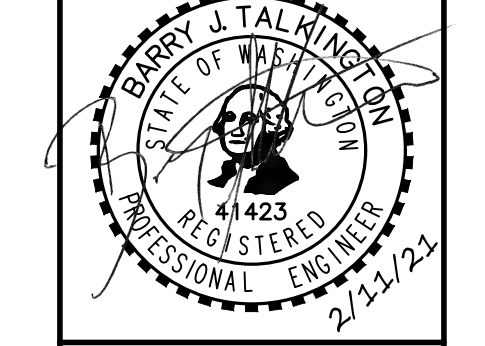
TELEPHONE: QWEST COMMUNICATIONS
450 110TH AVE NE
PREMIS BUREAU, 4TH FLOOR
BELLEVUE, WA 98003
(800) 491-0118

SCHOOL: RIVERVIEW SCHOOL DIST 407
15510 1ST AVE NE
P.O. BOX 519
DUWALL, WA 98019
(425) 844-4500

Revision
Appr.
Ck'd.
By
Date

Title:
COVER SHEET
FOR
FAY RIDGE

For:
J-P WALLACE AZURE NORTHWEST, LLC
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG



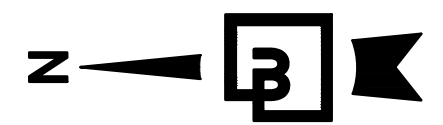
Scale:

Horizontal	1"=500'
Vertical	N/A

Designed: BIT
Drawn: TA/AJ
Checked: BIT
Approved: BIT
Date: 2/22/21

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number
21090
Sheet
1 of **19**



SCALE: 1"=200'

FAY RIDGE LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC)
1	147,770	3.39
2	142,502	3.27
3	109,543	2.51
4	177,397	4.07
5	175,857	4.04
6	170,054	3.90
7	101,876	2.34
8	121,174	2.78
9	111,902	2.57
10	122,070	2.80
11	127,269	2.92
12	126,627	2.91
13	122,719	2.82
14	112,298	2.58
15	121,823	2.80
16	133,073	3.05
17	156,055	3.58
18	151,071	3.47
19	131,911	3.03
20	115,748	2.66
21	114,795	2.64
22	168,072	3.86
23	184,116	4.23
24	109,981	2.52
25	114,950	2.64
26	120,732	2.77
27	109,154	2.51
28	111,283	2.55
29	125,231	2.87
30	133,015	3.05
31	130,164	2.99
32	129,476	2.97
33	134,146	3.08
34	116,288	2.67
35	165,500	3.80
36	131,240	3.01
37	133,145	3.06
38	122,943	2.82
39	189,983	4.36
40	143,690	3.30
41	212,068	4.87
TOTAL LOT AREA	5,578,710 SF	128.07 AC
AVERAGE LOT AREA	136,033 SF	3.12 AC

LOT LINE TABLE

LINE #	LENGTH FT
L1	20.31'
L2	20.06'
L3	17.26'
L4	7.95'
L5	29.30'
L6	7.87'
L7	4.99'
L8	1.43'
L9	29.07'
L10	8.61'
L11	24.44'
L12	14.32'
L13	4.46'
L14	5.06'
L15	21.78'
L16	23.43'
L17	4.46'
L18	13.60'
L19	34.40'
L20	33.88'
L21	35.58'
L22	46.03'
L23	28.59'
L24	26.18'
L25	14.13'
L26	31.92'
L27	28.29'
L28	18.17'
L29	12.52'
L30	13.69'
L31	20.42'

LOT LINE TABLE

LINE #	LENGTH FT
L32	33.76'
L33	8.11'
L36	15.86'
L37	35.53'
L38	27.50'
L39	28.81'
L40	30.83'
L41	26.18'
L42	48.43'
L43	2.24'
L44	37.20'
L45	11.74'
L46	28.08'
L47	36.40'
L48	56.33'
L49	6.00'
L50	6.48'
L51	42.60'
L52	45.20'
L53	41.73'
L54	61.29'
L55	45.76'
L56	35.21'
L57	24.14'
L58	31.52'
L59	14.43'
L60	9.07'
L61	48.48'

CURVE TABLE

CURVE #	LENGTH FT
C1	28.57'
C2	26.78'
C3	17.23'
C4	24.45'
C5	37.56'
C6	13.42'
C7	31.23'
C8	34.31'
C9	3.04'
C10	3.72'
C11	25.90'
C12	17.16'
C13	15.03'
C14	15.20'
C15	30.16'
C16	10.70'
C17	32.39'
C18	12.13'
C19	26.67'
C20	25.86'
C21	13.77'
C22	6.08'
C23	6.03'

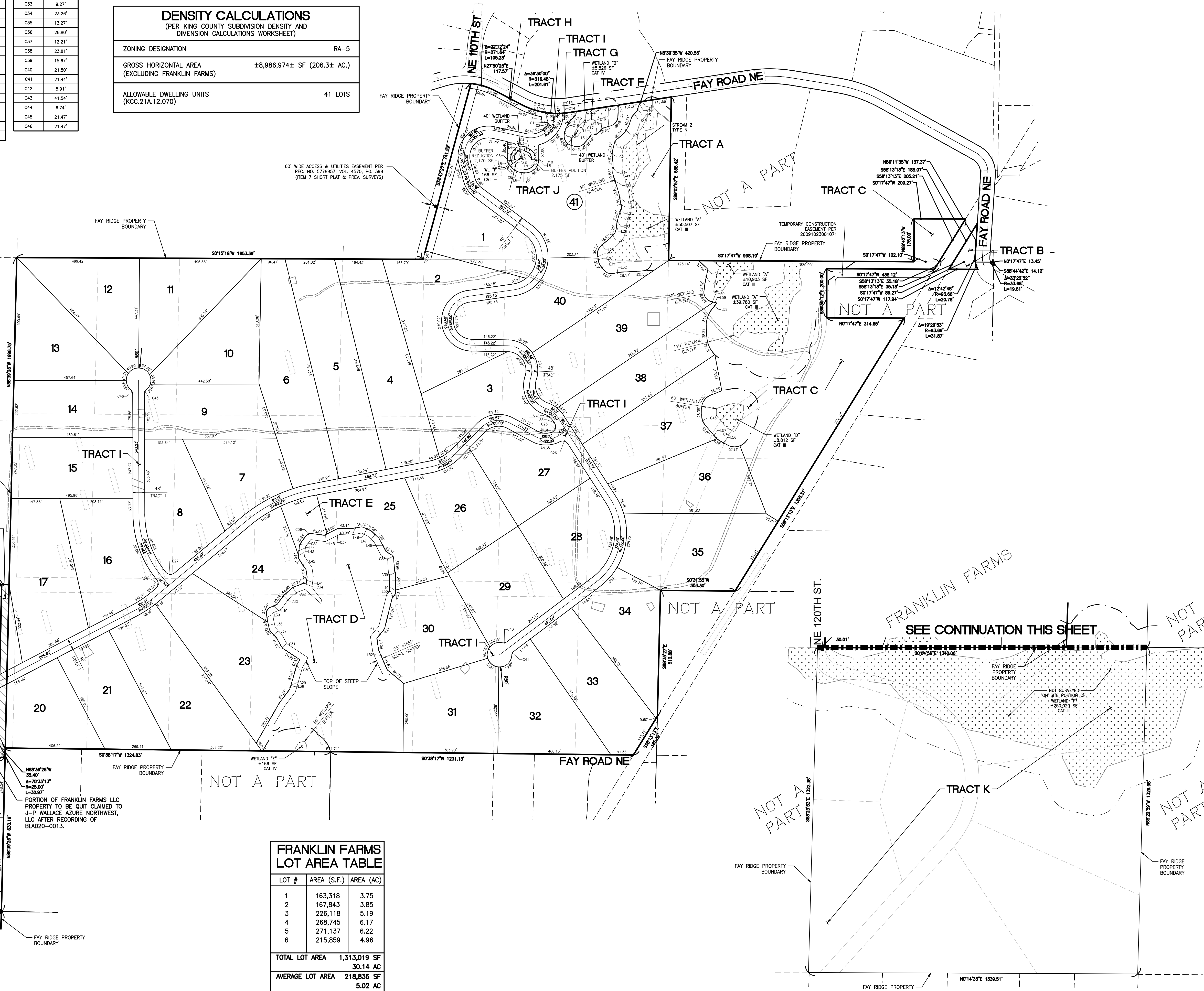
CURVE TABLE

CURVE #	LENGTH FT
C24	50.25'
C25	46.73'
C26	36.75'
C27	39.43'
C28	39.15'
C29	0.59'
C30	6.00'
C31	11.81'
C32	5.53'
C33	9.27'
C34	23.26'
C35	13.27'
C36	26.89'
C38	23.81'
C39	15.67'
C40	21.50'
C41	21.44'
C42	5.91'
C43	41.54'
C44	6.74'
C45	21.47'
C46	21.47'

PRELIMINARY PLAT MAP FOR **FAY RIDGE** A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M. KING COUNTY, WASHINGTON

DENSITY CALCULATIONS (PER KING COUNTY SUBDIVISION DENSITY AND DIMENSION CALCULATIONS WORKSHEET)

ZONING DESIGNATION	RA-5
GROSS HORIZONTAL AREA (EXCLUDING FRANKLIN FARMS)	±8,986,974± SF (206.3± AC.)
ALLOWABLE DWELLING UNITS (KCC.21A.12.070)	41 LOTS



FAY RIDGE TRACT TABLE

TRACT	USE	AREA (S.F.)	AREA (S.F.)
A	CRITICAL AREA	150,625	3.46
B	OPEN SPACE	9,959	0.23
C	CRITICAL AREA	536,752	12.32
D	CRITICAL AREA	396,138	9.09
E	UTILITIES	23,821	0.55
F	CRITICAL AREA	22,044	0.51
G	LANDSCAPE	1,760	0.04
H	LANDSCAPE	7,217	0.17
I	PRIVATE 48' ACCESS	369,751	8.49
J	CRITICAL AREA	7,356	0.17
K	CRITICAL AREA	1,903,255	43.69
TOTAL AREA		3,428,678 SF	78.71 AC.

WETLAND BUFFER TABLE

BUFFER REDUCTION AREA	2,170 S.F.
BUFFER MAKE-UP AREA	2,175 S.F.
TOTAL NET GAIN IN BUFFER AREA	5 S.F.

THE FRANKLIN FARMS PROPERTIES ARE INCLUDED WITH THIS APPLICATION AND WILL BE REMOVED ONCE BLAD20-0013 IS APPROVED AND RECORDED.

48' WIDE UTILITY AND ROAD EASEMENT PER REC. NO. 20100815000819 (ITEM 25)

PORTION OF J-P WALLACE AZURE NORTHWEST, LLC PROPERTY TO BE QUIT CLAIMED TO FRANKLIN FARMS, LLC AFTER RECORDING OF BLAD20-0013.

PORTION OF FRANKLIN FARMS LLC PROPERTY TO BE QUIT CLAIMED TO J-P WALLACE AZURE NORTHWEST, LLC AFTER RECORDING OF BLAD20-0013.

FRANKLIN FARMS LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC)
1	163,318	3.75
2	167,843	3.85
3	226,118	5.19
4	268,745	6.17
5	271,137	6.22
6	215,859	4.96
TOTAL LOT AREA	1,313,019 SF	30.14 AC
AVERAGE LOT AREA	218,836 SF	5.02 AC

Job Number

21090

Sheet

2 of 19

Scale:

Horizontal 1"=500'

Vertical

N/A

Designed

TA/AJ

Checked

BIT

Approved

BIT

Date

2/22/21

Title:

PRELIMINARY PLAT MAP FOR **FAY RIDGE**

For:

J-P WALLACE AZURE NORTHWEST, LLC
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG

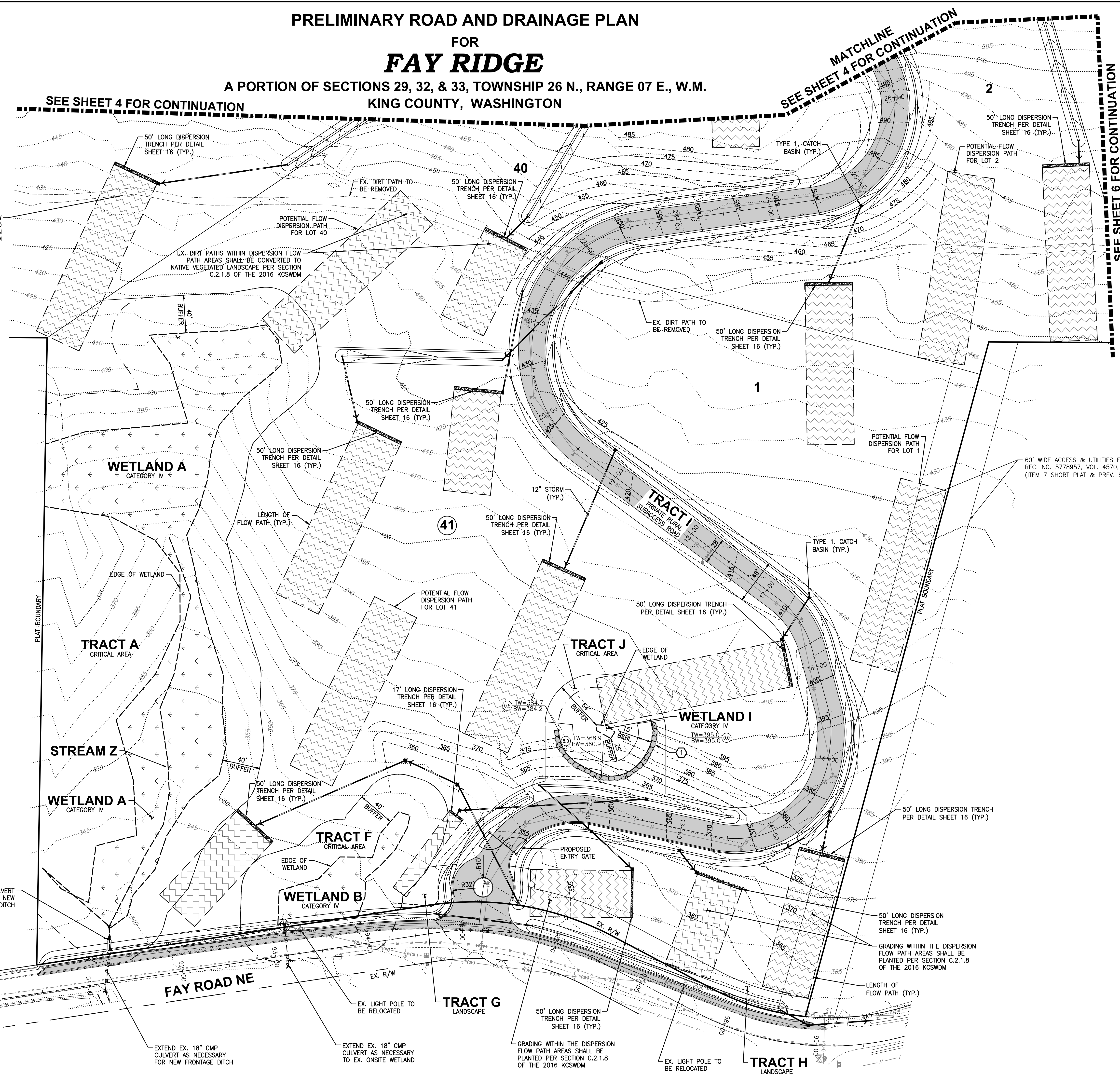
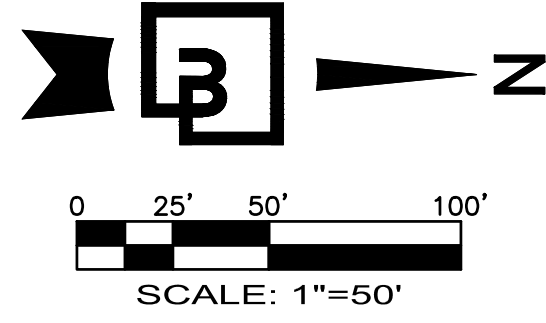
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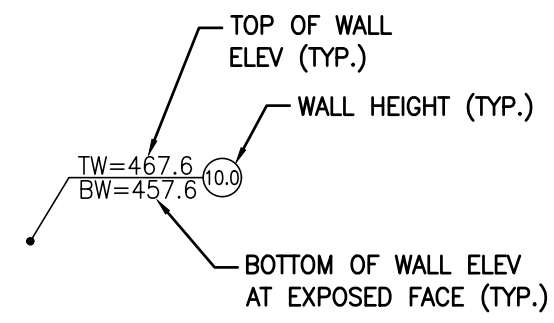
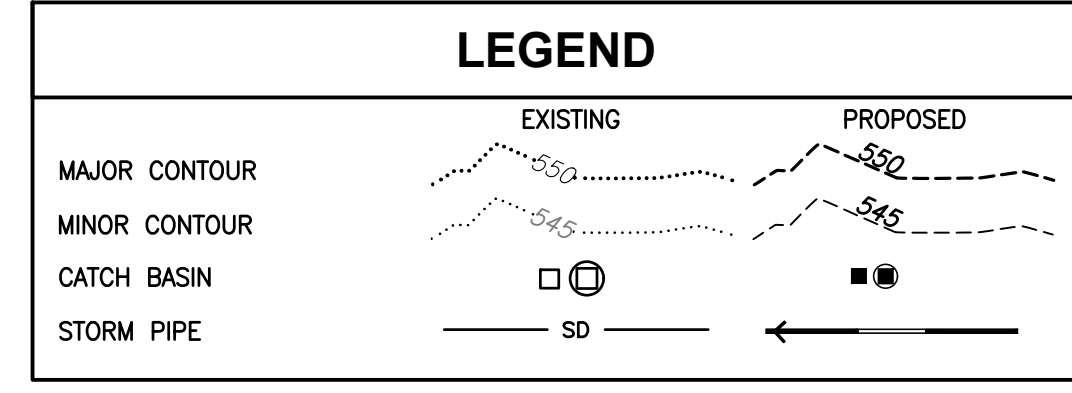
PRELIMINARY ROAD AND DRAINAGE PLAN

FOR
FAY RIDGE

A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



EX. DIRT PATHS WITHIN DISPERSION FLOW PATH AREAS SHALL BE CONVERTED TO NATIVE VEGETATED LANDSCAPE PER SECTION C.2.1.8 OF THE 2016 KCSWDM



CONSTRUCTION NOTES

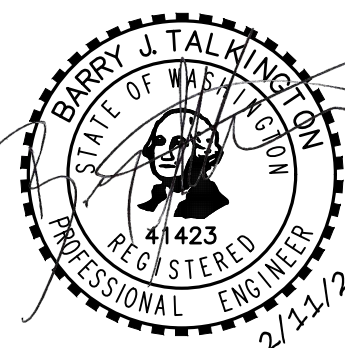
① PROPOSED 8' MAX. HEIGHT ROCKERY

VARIANCE NOTE

A VARIANCE HAS BEEN SUBMITTED TO ELIMINATE THE FRONTAGE IMPROVEMENTS ON FAY ROAD NE BETWEEN STATIONS 90+48.07 AND 94+67.85. THE IMPROVEMENTS ARE ONLY SHOWN IN THE EVENT THAT THE VARIANCE REQUEST IS DENIED

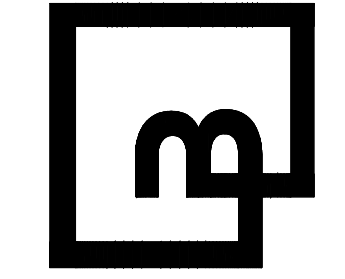
No.	Date	By	Chd.	Appr.	Revision

For: **J-P WALLACE AZURE NORTHWEST, LLC**
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG



Scale:	Horizontal	1"=50'	Vertical	N/A
Designed	BIT			
Drawn	TA/AJ			
Checked	BIT			
Approved	BIT			
Date		2/22/21		

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

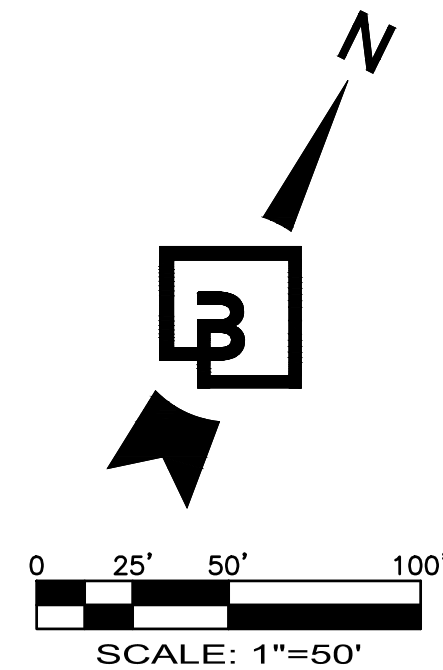


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PRELIMINARY ROAD AND DRAINAGE PLAN

FOR
FAY RIDGE

A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



LEGEND	
EXISTING	PROPOSED
MAJOR CONTOUR	
MINOR CONTOUR	
CATCH BASIN	
STORM PIPE	

MATCHLINE
SEE SHEET 5 FOR CONTINUATION

MATCHLINE
SEE SHEET 5 FOR CONTINUATION

MATCHLINE
SEE SHEET 6 FOR CONTINUATION

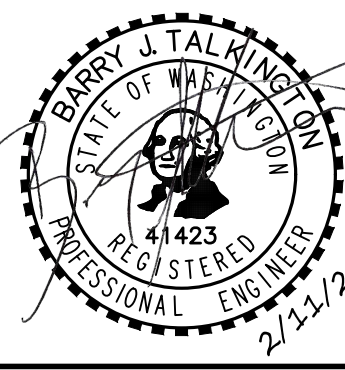
SEE SHEET 6 FOR CONTINUATION

MATCHLINE
SEE SHEET 3 FOR CONTINUATION

No.	Date	By	Chd.	Appr.

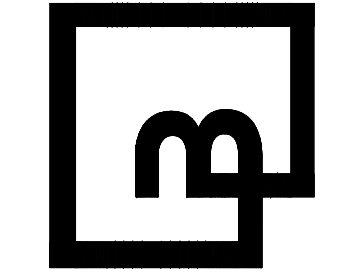
Title:
PRELIMINARY ROAD AND DRAINAGE PLAN
FOR
FAY RIDGE

For:
J-P WALLACE AZURE NORTHWEST, LLC
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG



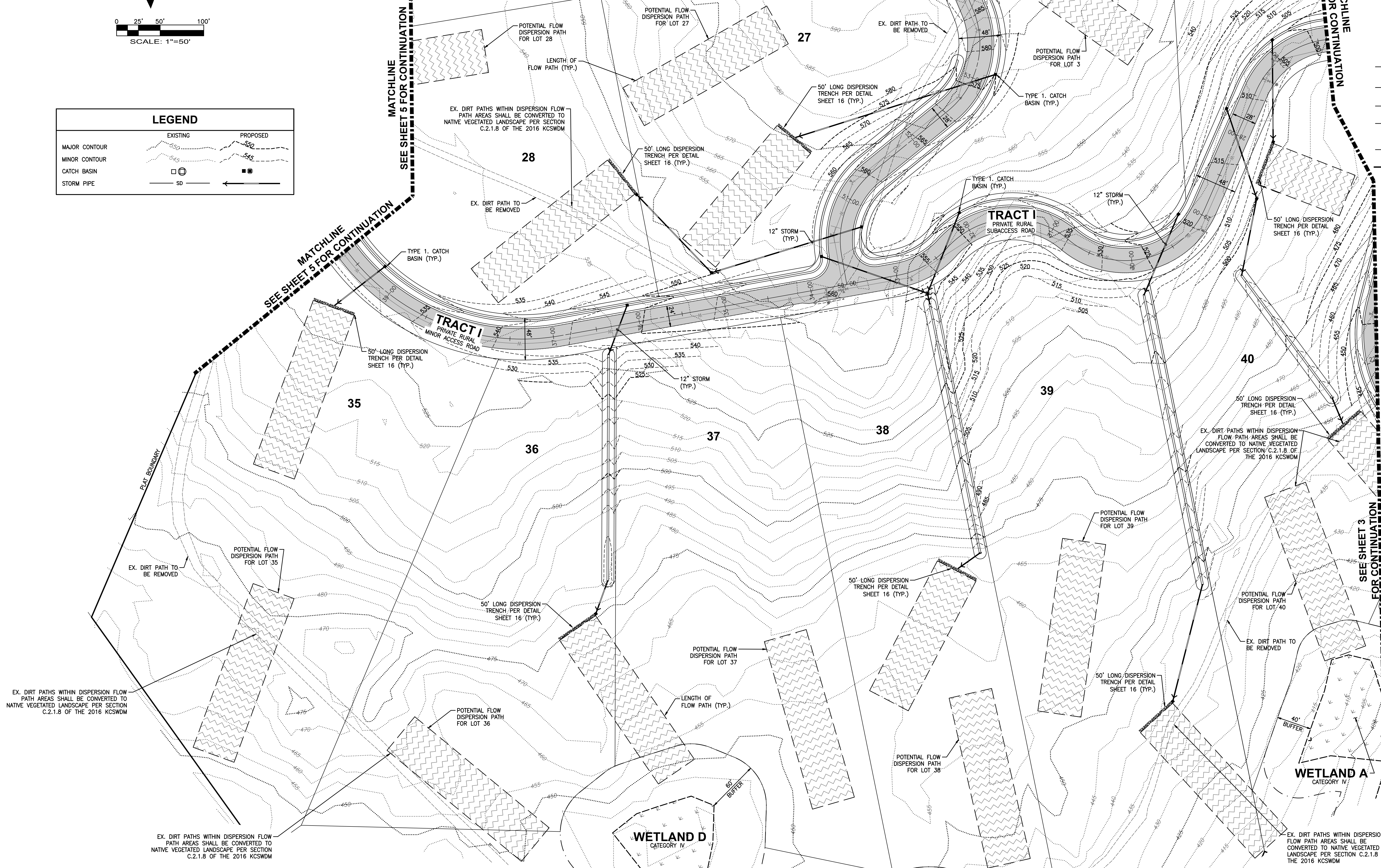
Designed	Drawn	Checked	Approved	Date
BIT	TA/AJ	BIT	BIT	2/22/21

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Kent, WA 98032
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Job Number
21090
Sheet
4 of **19**

P:\21000A\21090\preliminary\21090-pgm2.dwg 2/11/2021 11:00 AM BTALKINGTON



EX. DIRT PATHS WITHIN DISPERSION FLOW PATH AREAS SHALL BE CONVERTED TO NATIVE VEGETATED LANDSCAPE PER SECTION C.2.1.8 OF THE 2016 KCSWDM

EX. DIRT PATHS WITHIN DISPERSION FLOW PATH AREAS SHALL BE CONVERTED TO NATIVE VEGETATED LANDSCAPE PER SECTION C.2.1.8 OF THE 2016 KCSWDM

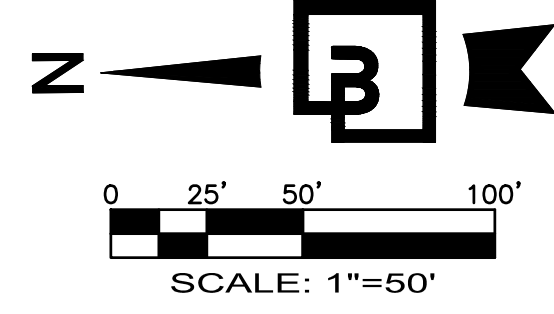
EX. DIRT PATHS WITHIN DISPERSION FLOW PATH AREAS SHALL BE CONVERTED TO NATIVE VEGETATED LANDSCAPE PER SECTION C.2.1.8 OF THE 2016 KCSWDM

PRELIMINARY ROAD AND DRAINAGE PLAN

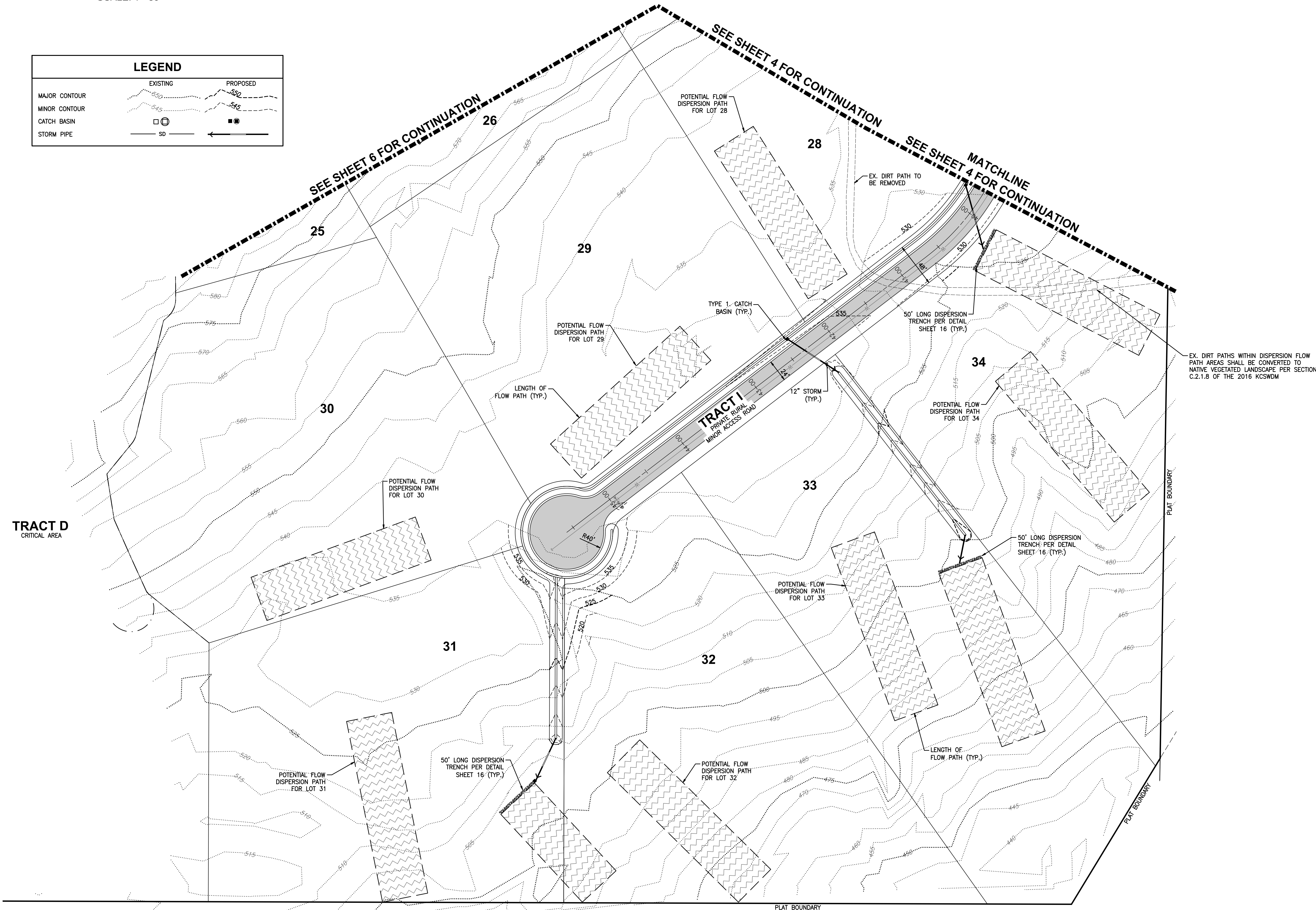
FOR

FAY RIDGE

A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



LEGEND	
MAJOR CONTOUR	EXISTING: Dashed line with long dashes PROPOSED: Dashed line with short dashes
MINOR CONTOUR	EXISTING: Dotted line PROPOSED: Dotted line with short dashes
CATCH BASIN	EXISTING: Square with circle inside PROPOSED: Square with circle and dot inside
STORM PIPE	EXISTING: Solid line with arrow PROPOSED: Dashed line with arrow



TRACT D
CRITICAL AREA

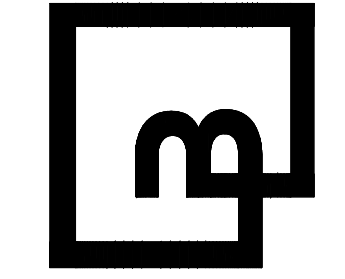
No.	Date	By	Clk.	Appr.	Revision

For: **J-P WALLACE AZURE NORTHWEST, LLC**
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG



Scale:	Horizontal: 1"=50'	Vertical: N/A
Designed: BJT	Drawn: TA/AJ	Checked: BJT
Approved: BJT	Date: 2/22/21	

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Job Number: **21090**
Sheet: **5** of **19**

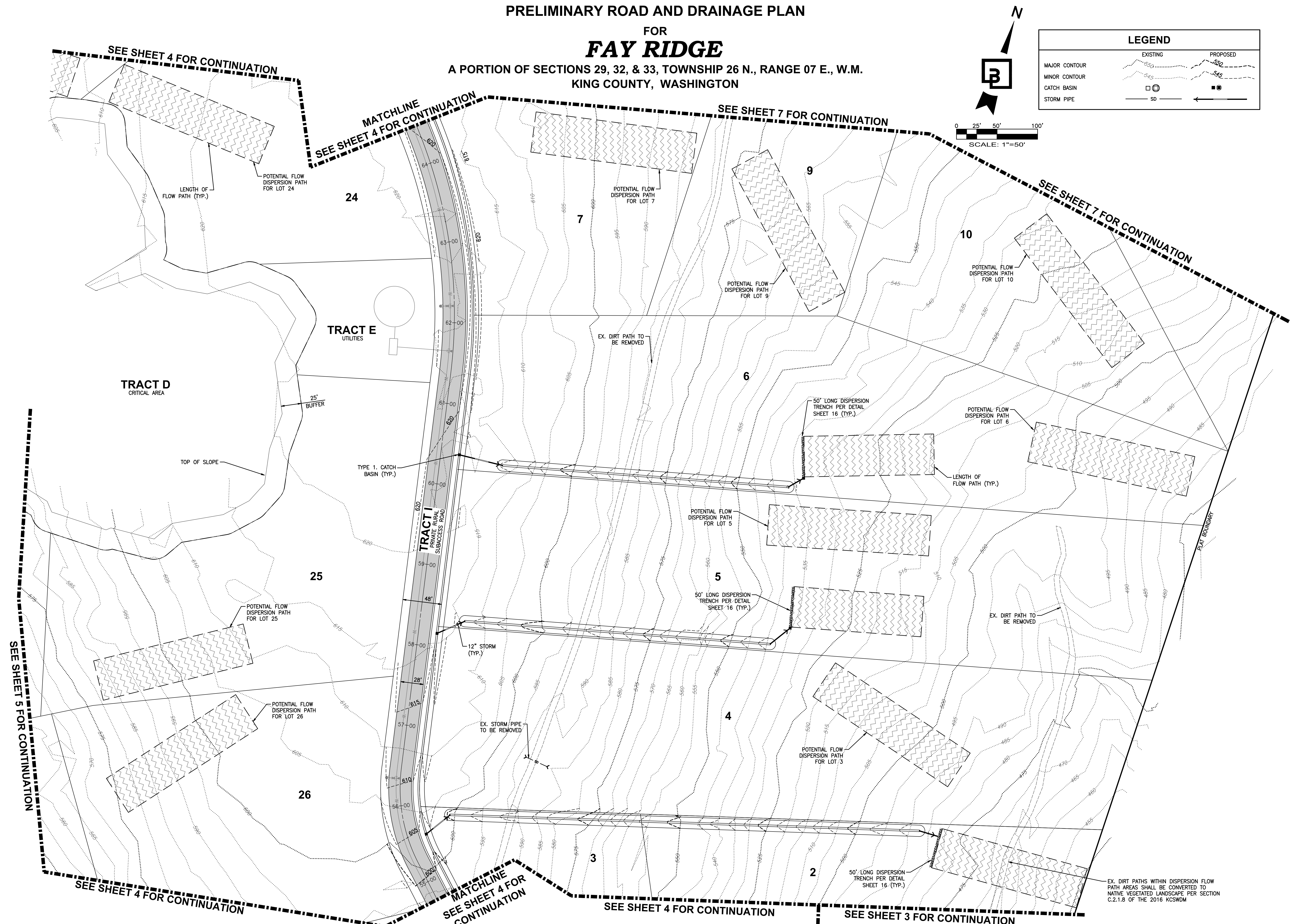
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PRELIMINARY ROAD AND DRAINAGE PLAN

FOR
FAY RIDGE

A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON

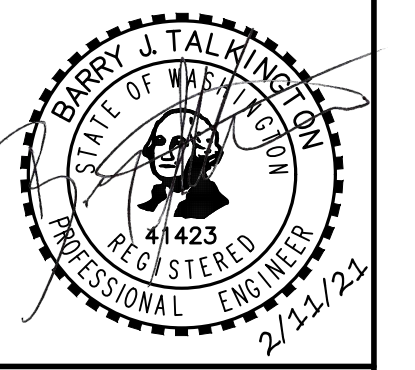
LEGEND		
	EXISTING	PROPOSED
MAJOR CONTOUR		
MINOR CONTOUR		
CATCH BASIN		
STORM PIPE		



No.	Date	By	Chd.	Appr.

Revision
Title: **PRELIMINARY ROAD AND DRAINAGE PLAN FOR FAY RIDGE**

For: **J-P WALLACE AZURE NORTHWEST, LLC**
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG



Scale:	Horizontal	1"=50'	Vertical	N/A
Designed	BIT		Approved	BIT
Drawn	TA/AJ		Checked	BIT
Date		2/22/21		

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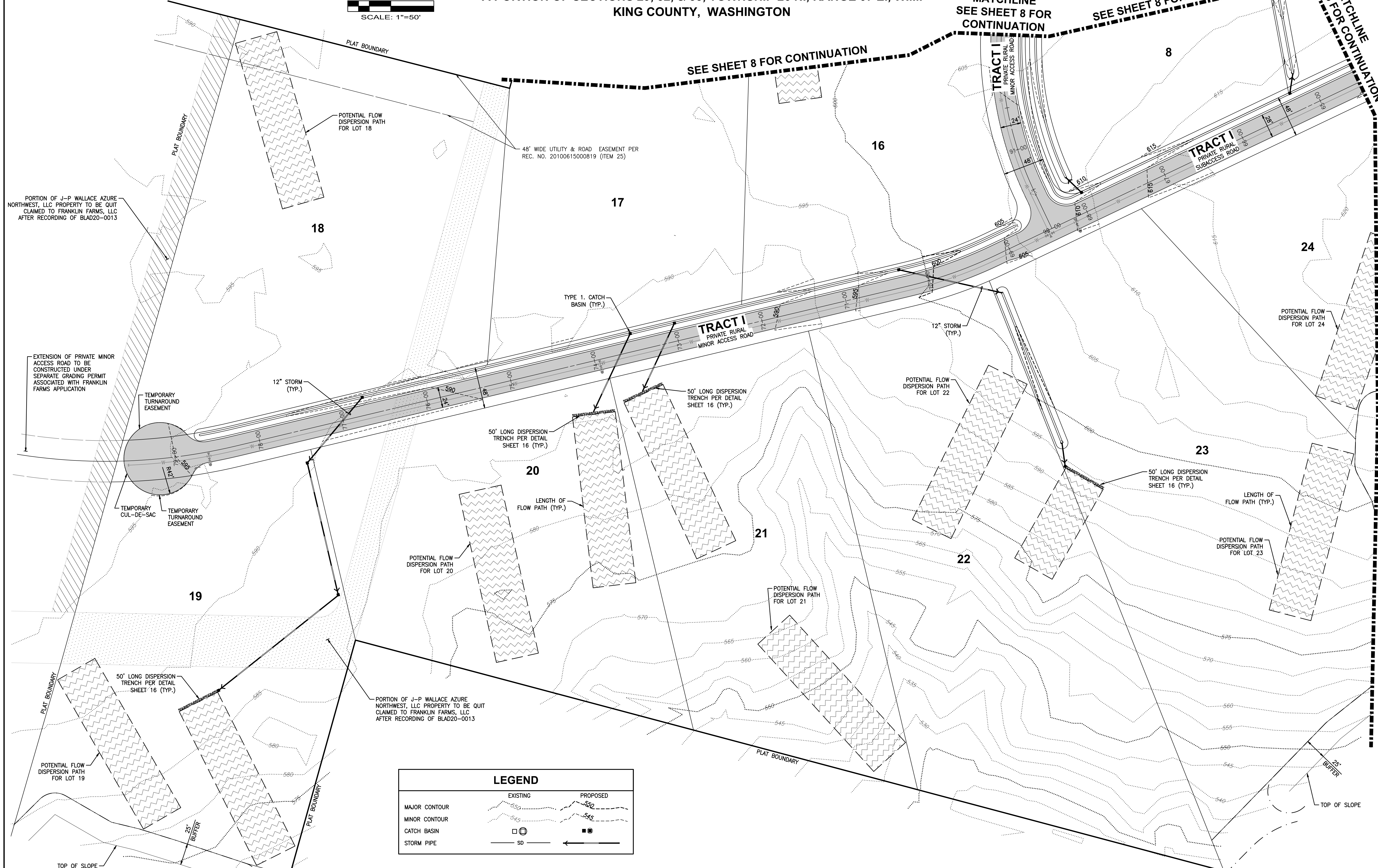
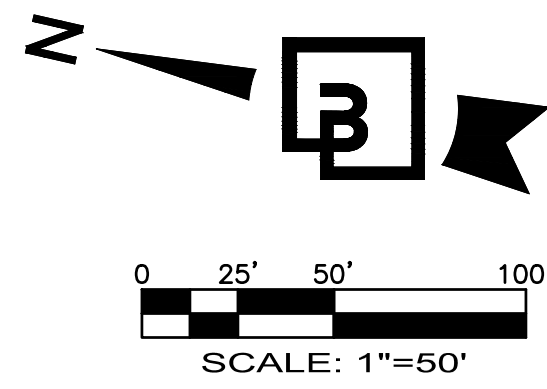
Job Number: **21090**
Sheet: **6** of **19**

P:\21090A\21090\preliminary\21090-pgm4.dwg 2/11/2021 11:00 AM BTALKINGTON

PRELIMINARY ROAD AND DRAINAGE PLAN

FOR
FAY RIDGE

A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON

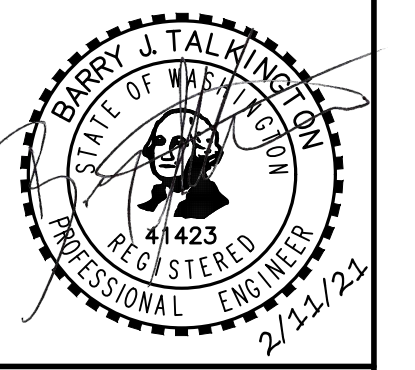


LEGEND		
	EXISTING	PROPOSED
MAJOR CONTOUR		
MINOR CONTOUR		
CATCH BASIN		
STORM PIPE		

No.	Date	By	Chd.	Appr.

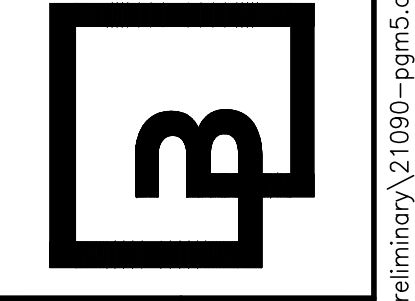
Title: **PRELIMINARY ROAD AND DRAINAGE PLAN FOR FAY RIDGE**

For: **J-P WALLACE AZURE NORTHWEST, LLC**
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG



Scale:	Horizontal: 1"=50'	Vertical: N/A
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Approved: <u>BIT</u>	Date: <u>2/22/21</u>	

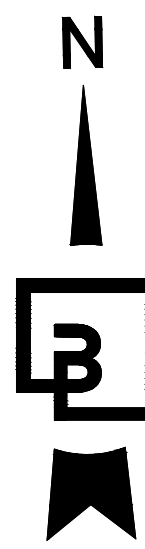
Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
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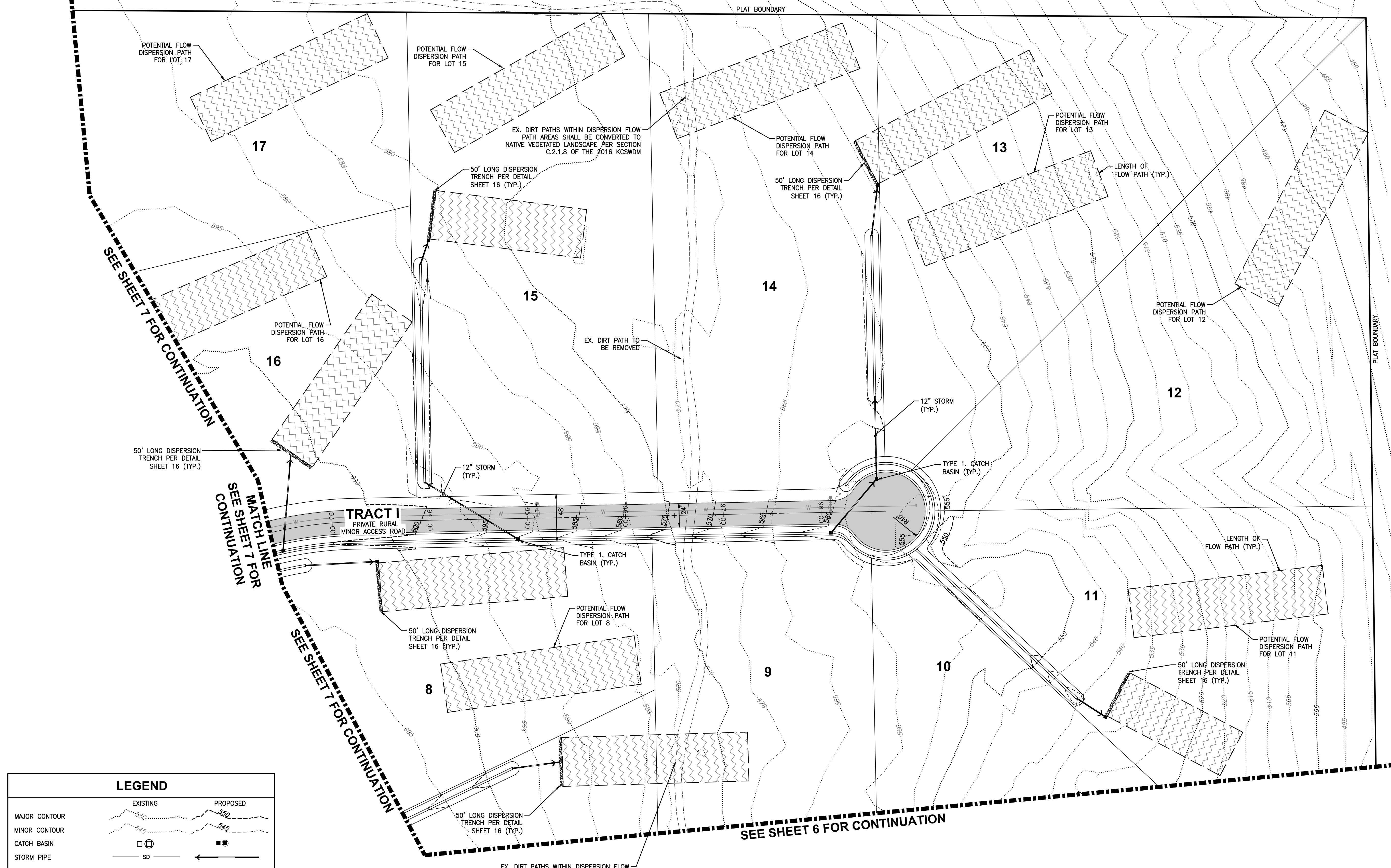
Job Number: **21090**
Sheet: **7** of **19**

P:\21000A\21090\preliminary\21090-pgrm5.dwg 2/11/2021 11:00 AM BTALKINGTON

PRELIMINARY ROAD AND DRAINAGE PLAN
 FOR
FAY RIDGE
 A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
 KING COUNTY, WASHINGTON



0 25' 50' 100'
 SCALE: 1"=50'



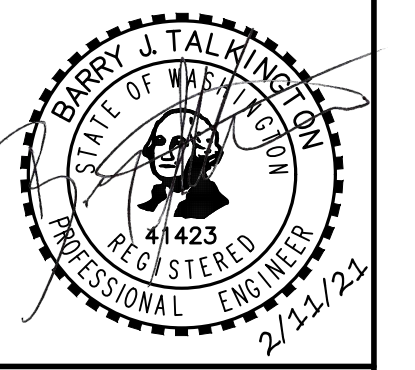
LEGEND		
	EXISTING	PROPOSED
MAJOR CONTOUR		
MINOR CONTOUR		
CATCH BASIN		
STORM PIPE		

EX. DIRT PATHS WITHIN DISPERSION FLOW PATH AREAS SHALL BE CONVERTED TO NATIVE VEGETATED LANDSCAPE PER SECTION C.2.1.8 OF THE 2016 KCSWDM

Revision	No.	Date	By	Clk.	Appr.

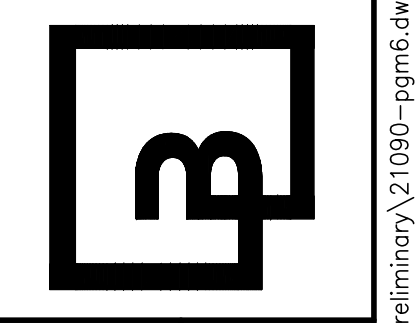
PRELIMINARY ROAD AND DRAINAGE PLAN
 FOR
FAY RIDGE

FOR: **J-P WALLACE AZURE NORTHWEST, LLC**
 33400 8TH AVE S., SUITE 230
 FEDERAL WAY, WA 98003
 CONTACT: TOM YOUNG



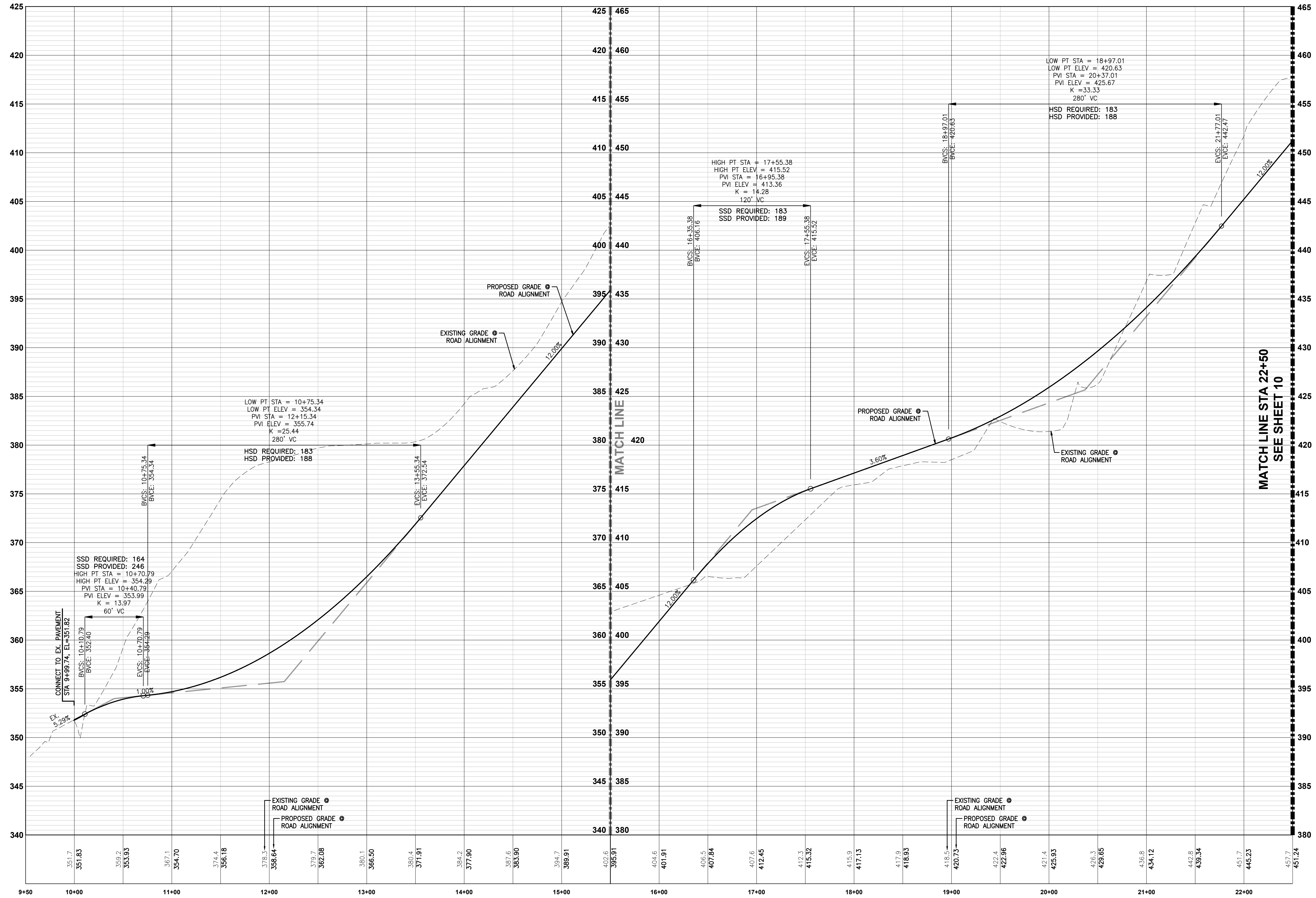
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Designed	Drawn	Checked	Approved	Date

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Job Number
21090
 Sheet
8 of **19**

PRELIMINARY ROAD PROFILES
 FOR
FAY RIDGE
 A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
 KING COUNTY, WASHINGTON



TRACT I
 RURAL SUBACCESS
 SCALE: HORIZ. 1"=50' - VERT. 1"=5' 25 MPH DESIGN SPEED

No.	Date	By	Chd.	Appr.

Title:

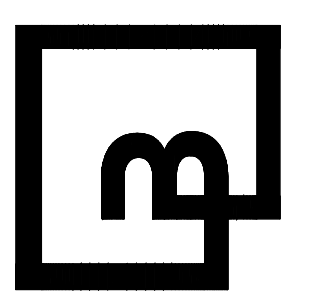
PRELIMINARY ROAD PROFILES
 FOR
FAY RIDGE

For: **J-P WALLACE AZURE NORTHWEST, LLC**
 33400 8TH AVE S., SUITE 230
 FEDERAL WAY, WA 98003
 CONTACT: TOM YOUNG



Scale:	Horizontal	1"=50'
	Vertical	1"=5'
Designed: BIT	Drawn: TA/AJ	Checked: BIT
		Approved: BIT
		Date: 2/22/21

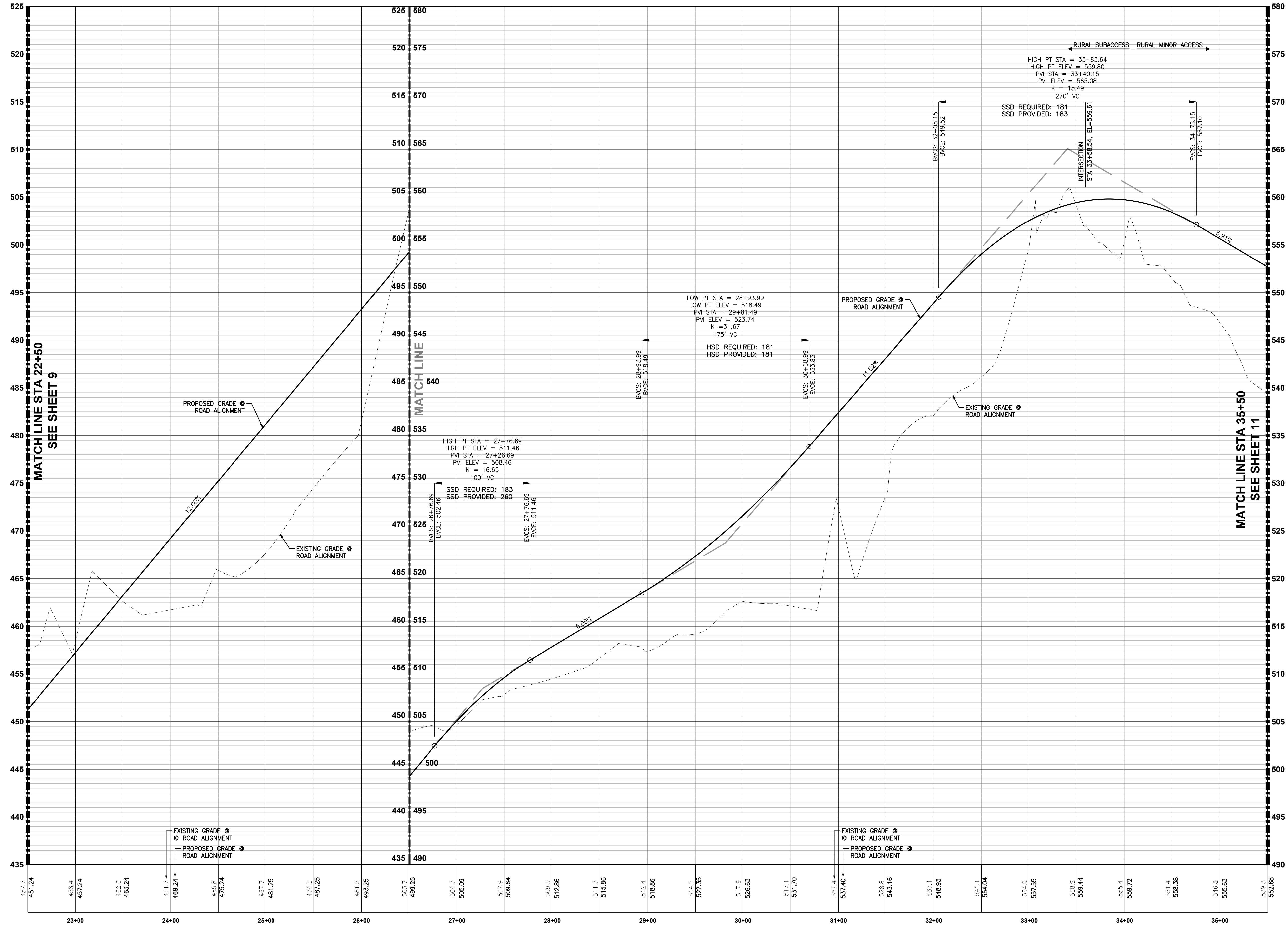
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Job Number: **21090**
 Sheet: **9** of **19**

P:\21090\21090\preliminary\21090-pr2.dwg 2/11/2021 11:00 AM BTALKINGTON

PRELIMINARY ROAD PROFILES
 FOR
FAY RIDGE
 A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
 KING COUNTY, WASHINGTON



TRACT I
 RURAL SUBACCESS/RURAL MINOR ACCESS
 SCALE: HORIZ. 1"=50' - VERT. 1"=5'
 25 MPH DESIGN SPEED

No.	Date	By	Chd.	Appr.	Revision

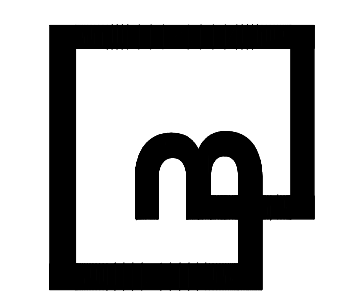
Title: PRELIMINARY ROAD PROFILES FOR **FAY RIDGE**

For: WALLACE AZURE NORTHWEST, LLC
 33400 8TH AVE S., SUITE 230
 FEDERAL WAY, WA 98003
 CONTACT: TOM YOUNG



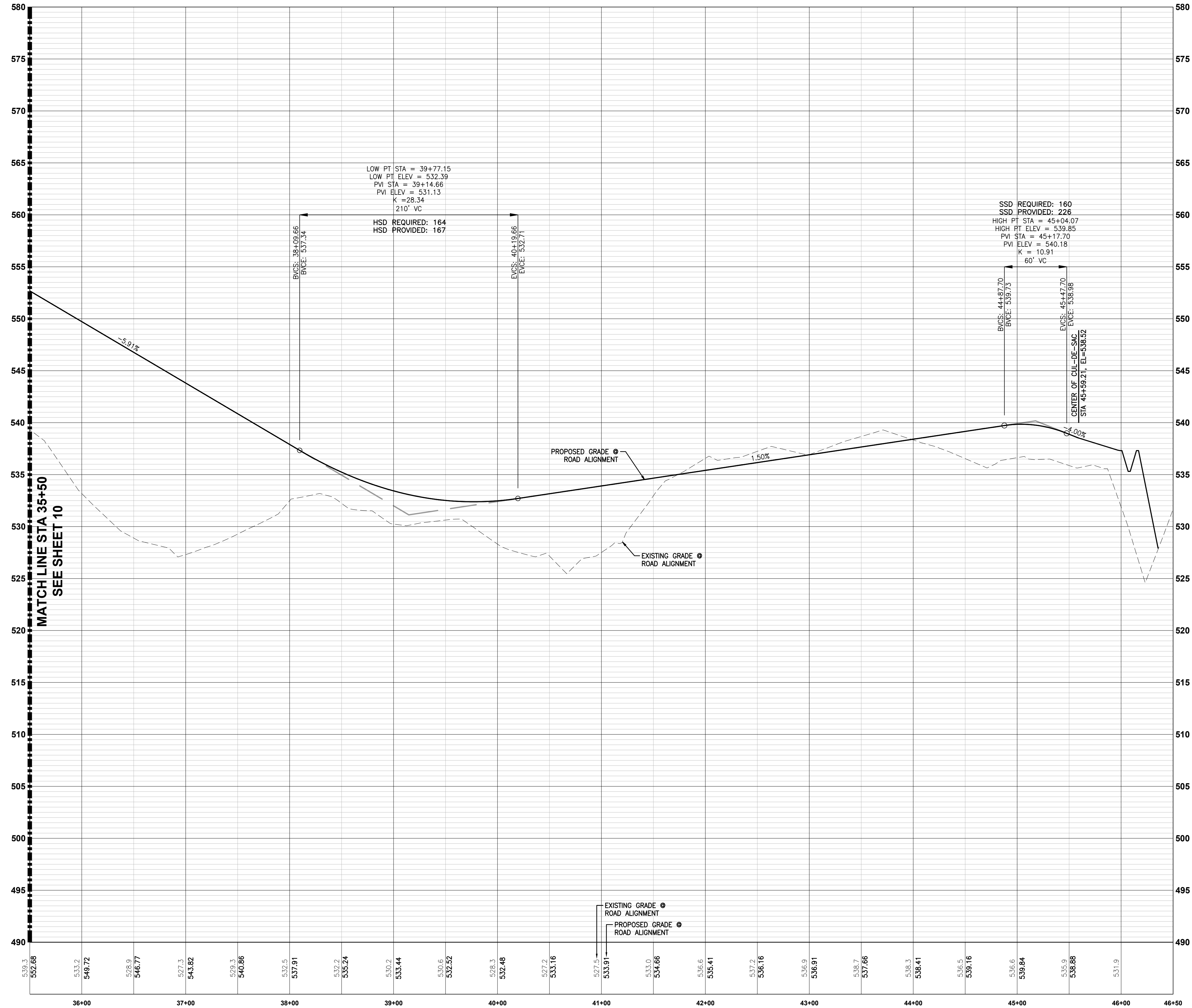
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Approved: BIT	Approved: BIT	Date: 2/22/21

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Job Number: **21090**
 Sheet: **10** of **19**
 P:\21090A\21090A\preliminary\21090-pr3.dwg 2/11/2021 11:00 AM BTALKINGTON

PRELIMINARY ROAD PROFILES
FOR
FAY RIDGE
A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



TRACT I
 RURAL MINOR ACCESS
 SCALE: HORIZ. 1"=50' - VERT. 1"=5' 25 MPH DESIGN SPEED

No.	Date	By	Chd.	Appr.	Revision

Title:
PRELIMINARY ROAD PROFILES
FOR
FAY RIDGE

For:
J-P WALLACE AZURE NORTHWEST, LLC
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG

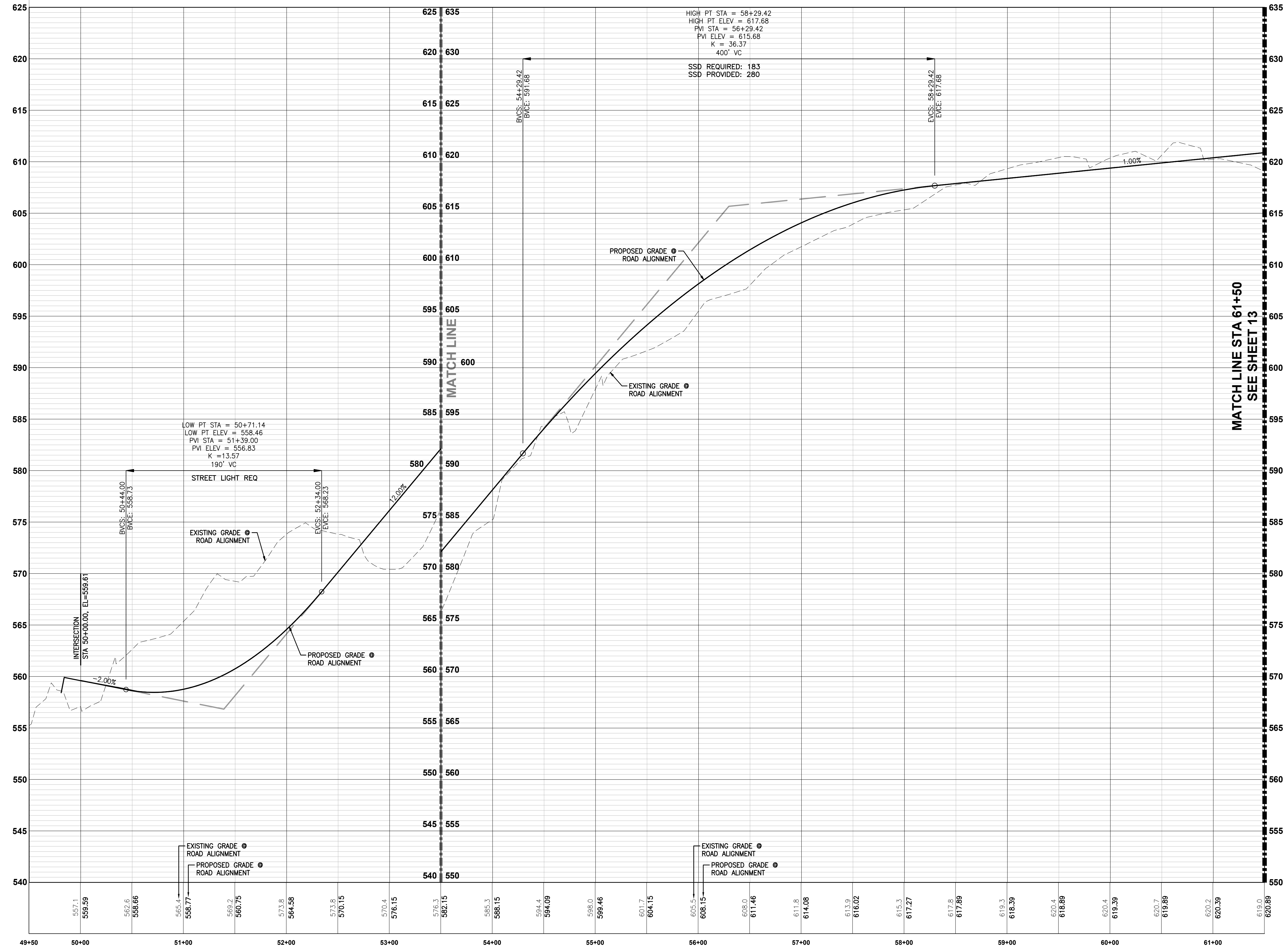


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Designed: <u>BJT</u>	Drawn: <u>JA/AJ</u>	Checked: <u>BJT</u>
Approved: <u>BJT</u>	Date: <u>2/22/21</u>	

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P:\21000A\21090\preliminary\21090-pr4.dwg 2/11/2021 11:00 AM BTALKINGTON

PRELIMINARY ROAD PROFILES
FOR
FAY RIDGE
A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



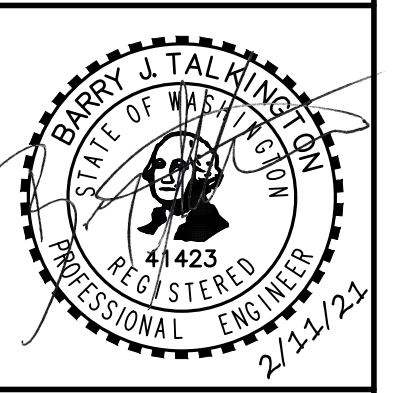
TRACT I
 RURAL SUBACCESS
 SCALE: HORIZ. 1"=50' - VERT. 1"=5' 25 MPH DESIGN SPEED

No.	Date	By	Chd.	Appr.	Revision

Title:

PRELIMINARY ROAD PROFILES
FOR
FAY RIDGE

For: **J-P WALLACE AZURE NORTHWEST, LLC**
 33400 8TH AVE S., SUITE 230
 FEDERAL WAY, WA 98003
 CONTACT: TOM YOUNG



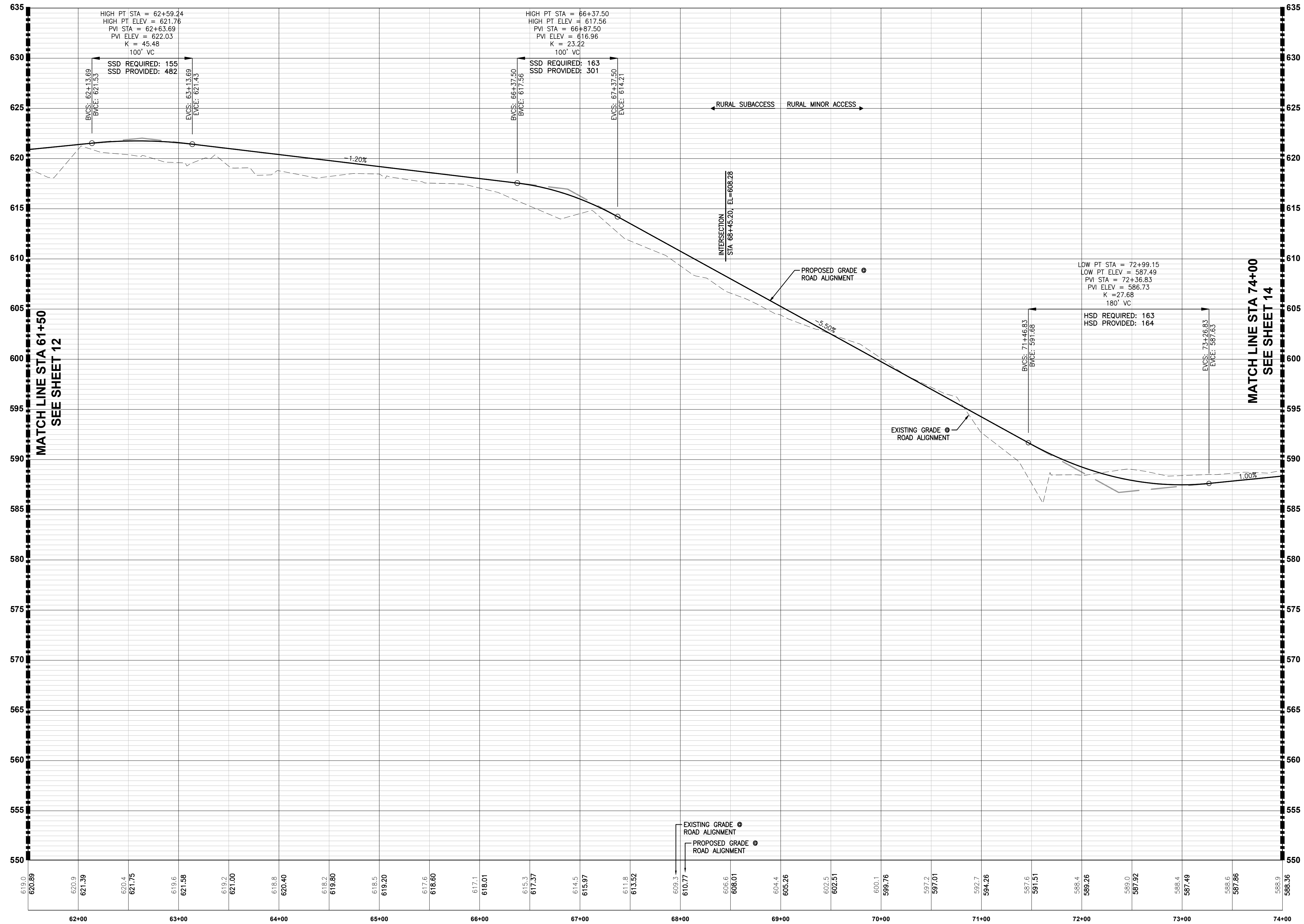
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Approved: BJT	Date: 2/22/21	

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Job Number: **21090**
 Sheet: **12** of **19**

P:\21090\21090\preliminary\21090-05.dwg 2/11/2021 11:00 AM BTALKINGTON

PRELIMINARY ROAD PROFILES
FOR
FAY RIDGE
A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



TRACT I
 SCALE: HORIZ. 1"=50' - VERT. 1"=5'
 RURAL SUBACCESS/RURAL MINOR ACCESS
 25 MPH DESIGN SPEED

No.	Date	By	Chd.	Appr.	Revision

Title: PRELIMINARY ROAD PROFILES FOR **FAY RIDGE**

For: J-P WALLACE AZURE NORTHWEST, LLC
 33400 8TH AVE S., SUITE 230
 FEDERAL WAY, WA 98003
 CONTACT: TOM YOUNG



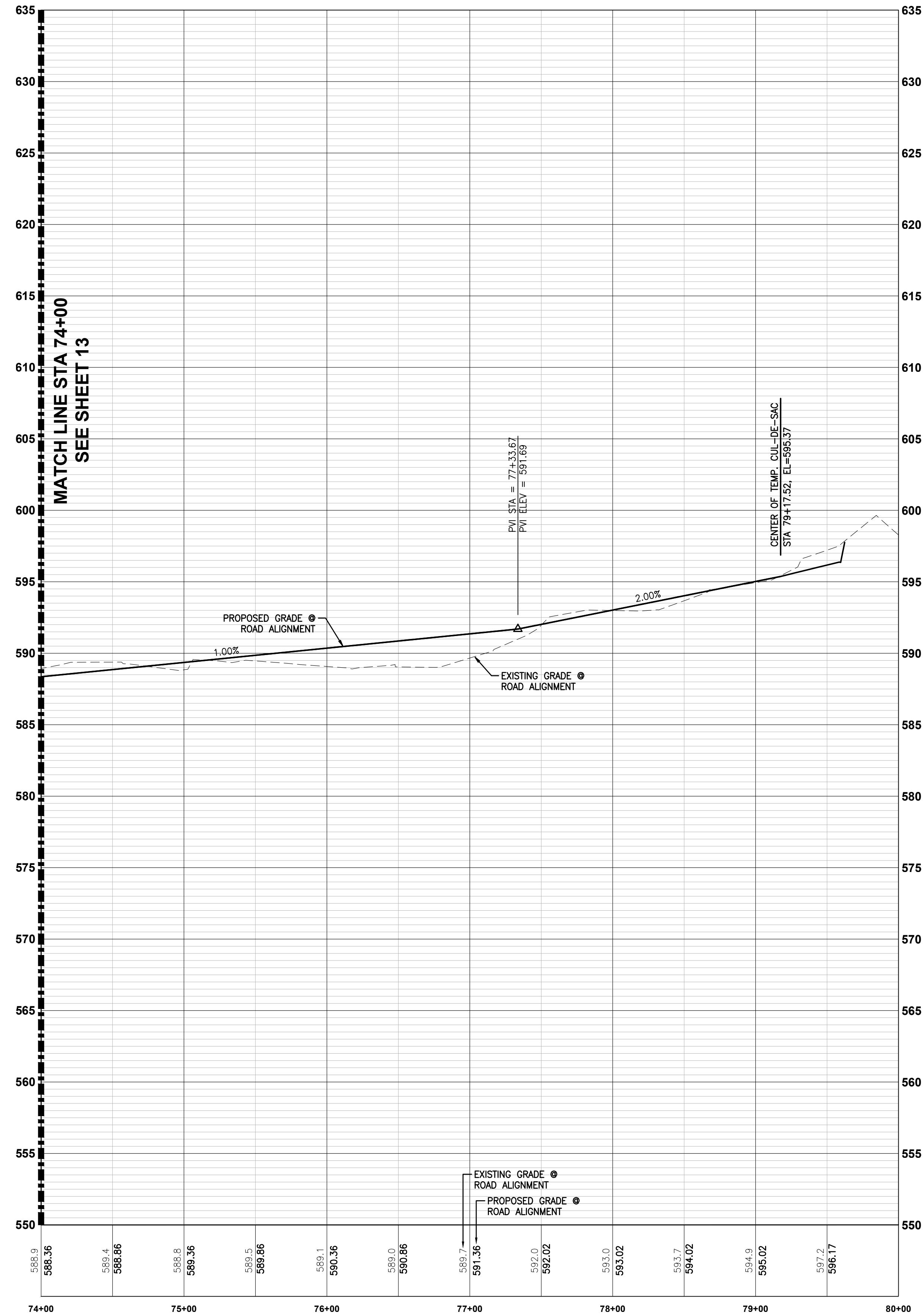
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Approved: BIT		
Date: 2/22/21		

Barghausen Consulting Engineers, Inc.
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Job Number: 21090
Sheet: 13 of 19

P:\21090A\21090\preliminary\21090-prf6.dwg 2/11/2021 11:00 AM BTALKINGTON

PRELIMINARY ROAD PROFILES
 FOR
FAY RIDGE
 A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
 KING COUNTY, WASHINGTON



TRACT I
 RURAL MINOR ACCESS ACCESS
 SCALE: HORIZ. 1"=50' - VERT. 1"=5'
 25 MPH DESIGN SPEED

No.	Date	By	Chd.	Appr.	Revision

Title:

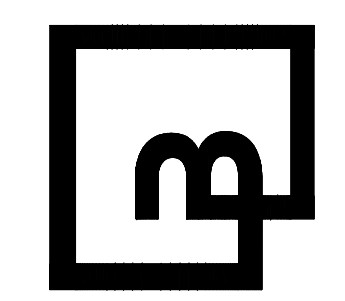
PRELIMINARY ROAD PROFILES
 FOR
FAY RIDGE

FOR:
J-P WALLACE AZURE NORTHWEST, LLC
 33400 8TH AVE S., SUITE 230
 FEDERAL WAY, WA 98003
 CONTACT: TOM YOUNG



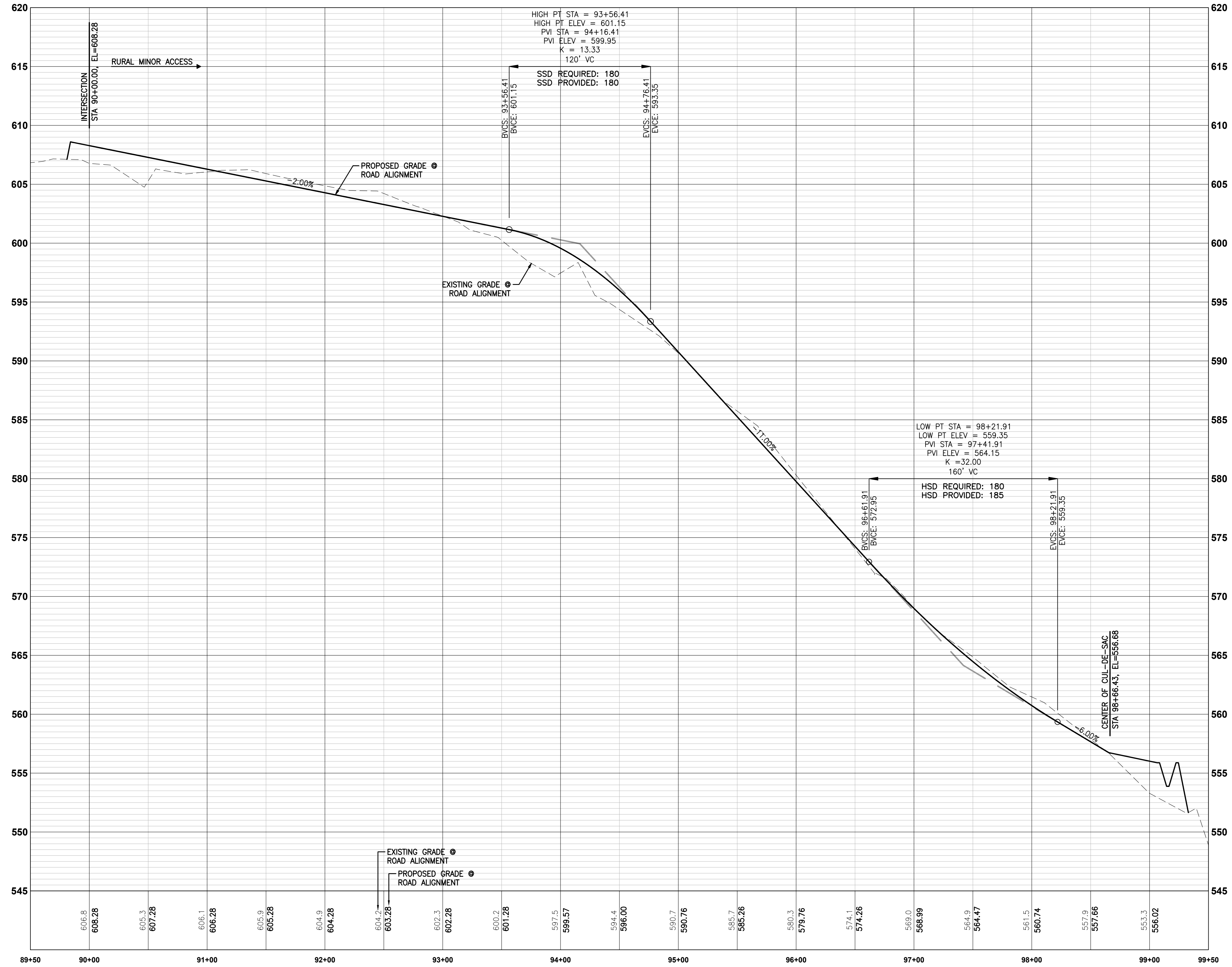
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Drawn	JA/AJ
Checked	BJT
Approved	BJT
Date	2/22/21

Barghausen Consulting Engineers, Inc.
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 Kent, WA 98032
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PRELIMINARY ROAD PROFILES
FOR
FAY RIDGE
 A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
 KING COUNTY, WASHINGTON



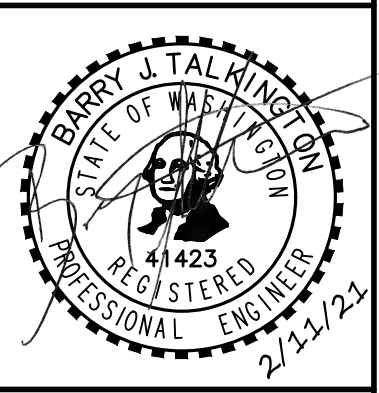
TRACT I
 SCALE: HORIZ. 1"=50' - VERT. 1"=5'
 RURAL MINOR ACCESS ACCESS
 25 MPH DESIGN SPEED

No.	Date	By	Chd.	Appr.	Revision

Title:

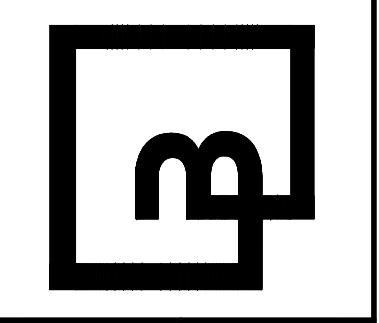
PRELIMINARY ROAD PROFILES FOR FAY RIDGE

For: **J-P WALLACE AZURE NORTHWEST, LLC**
 33400 8TH AVE S., SUITE 230
 FEDERAL WAY, WA 98003
 CONTACT: TOM YOUNG



Scale:	Horizontal	Vertical
	1"=50'	1"=5'
Designed: <u>BJT</u>	Drawn: <u>TA/AJ</u>	Checked: <u>BJT</u>
Approved: <u>BJT</u>	Date: <u>2/22/21</u>	

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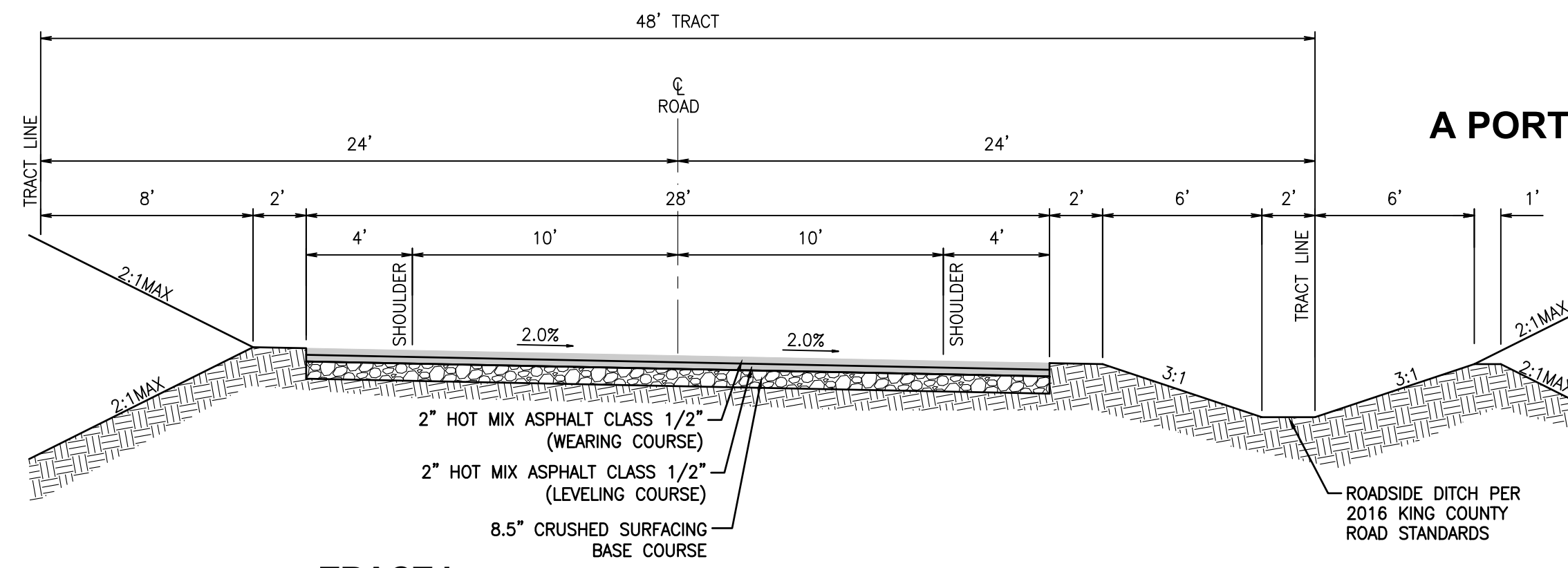
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PRELIMINARY ROADWAY SECTIONS

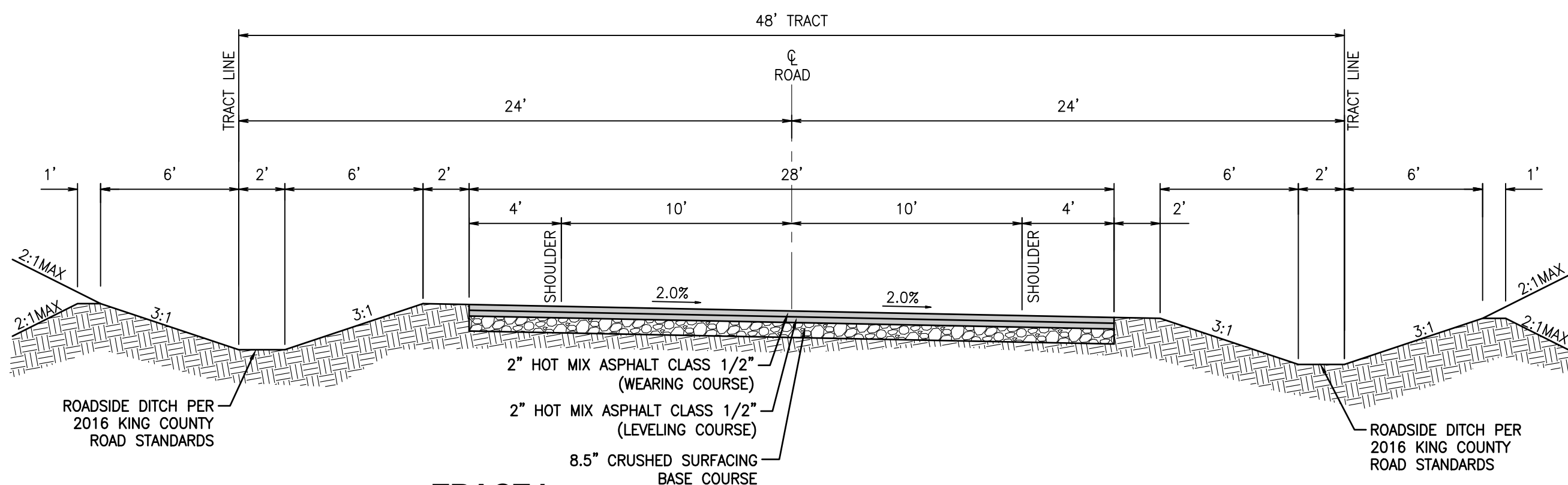
FOR
FAY RIDGE

A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON

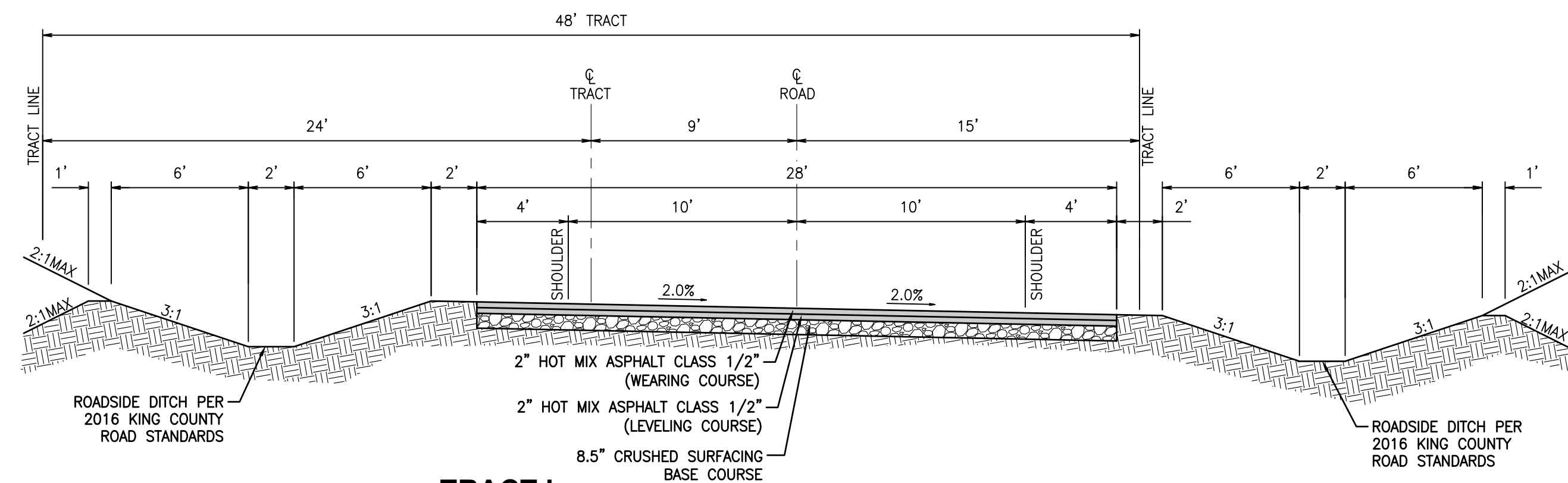
VARIANCE NOTE
A VARIANCE HAS BEEN SUBMITTED TO ELIMINATE THE FRONTAGE IMPROVEMENTS ON FAY ROAD NE BETWEEN STATIONS 90+48.07 AND 94+67.85. THE IMPROVEMENTS ARE ONLY SHOWN IN THE EVENT THAT THE VARIANCE REQUEST IS DENIED



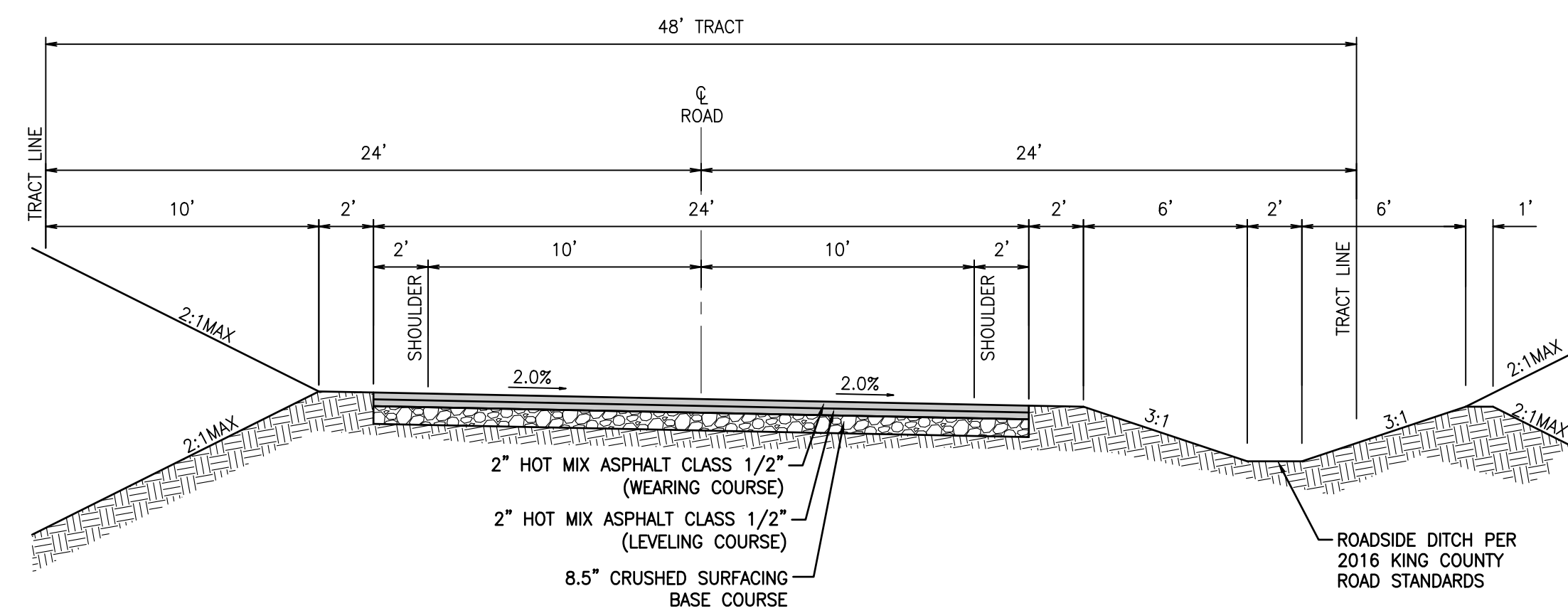
TRACT I RURAL SUBACCESS
STA 13+55.39 TO 21+19.14
STA 24+34.71 TO 34+04.83
STA 53+23.59 TO 68+94.20
NOT TO SCALE



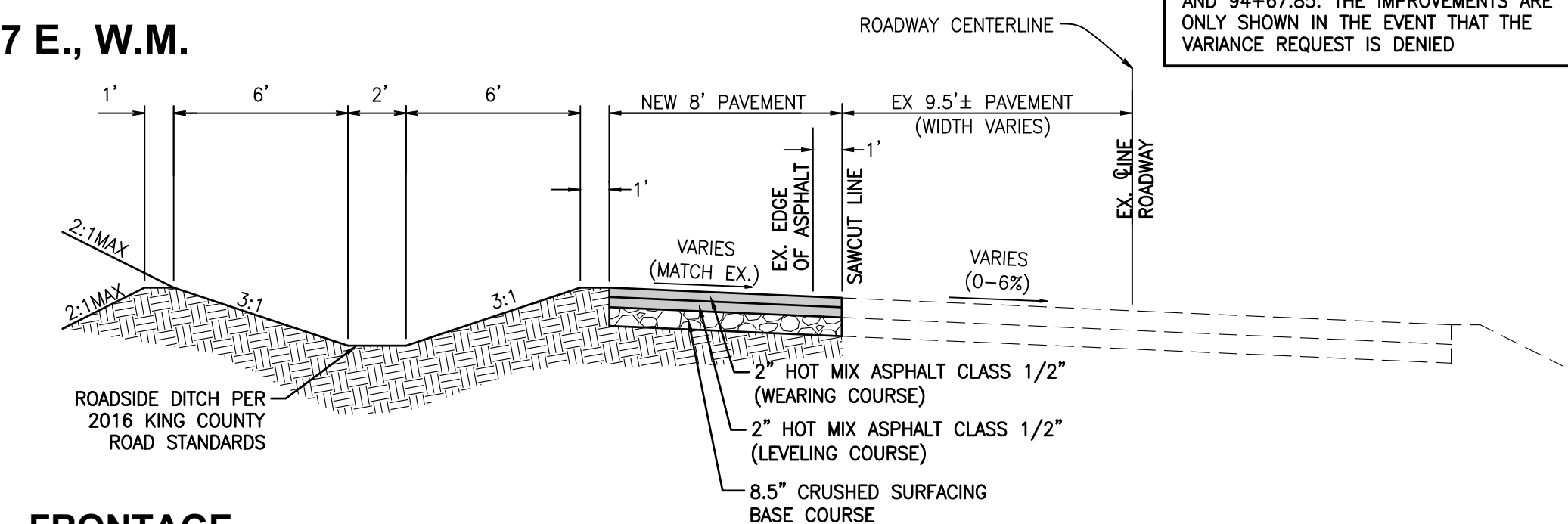
TRACT I RURAL SUBACCESS
STA 21+19.14 TO 24+34.71
STA 50+42.21 TO 53+23.59
NOT TO SCALE



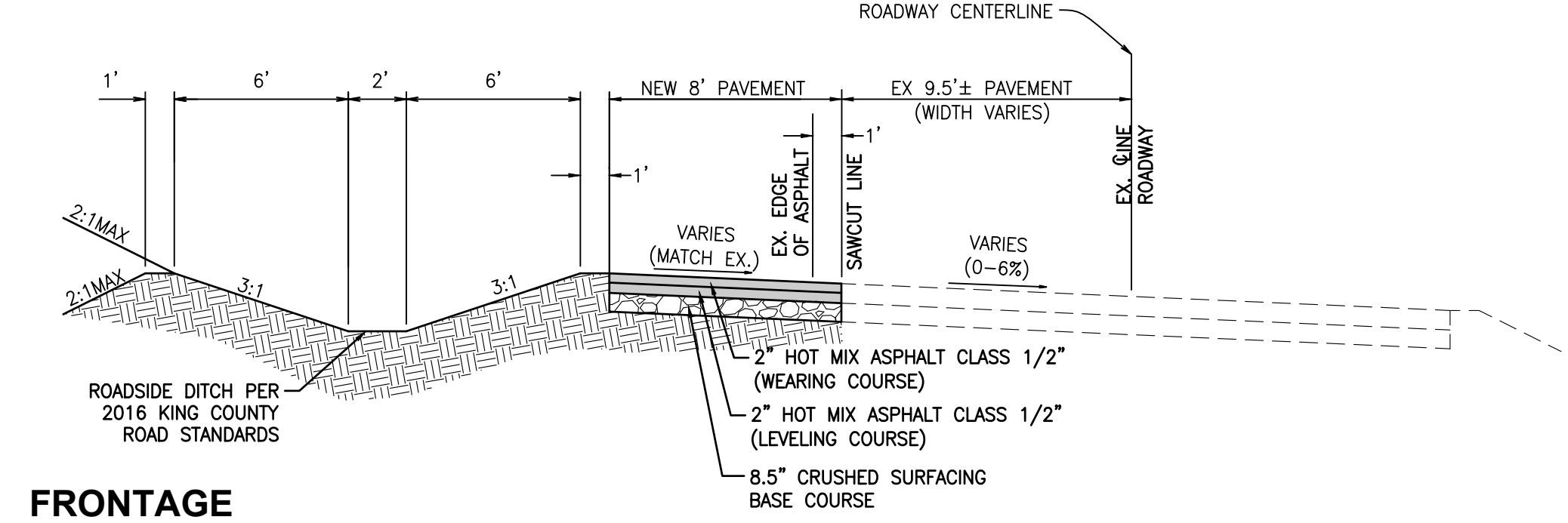
TRACT I RURAL SUBACCESS
STA 10+99.26 TO 13+55.39
NOT TO SCALE



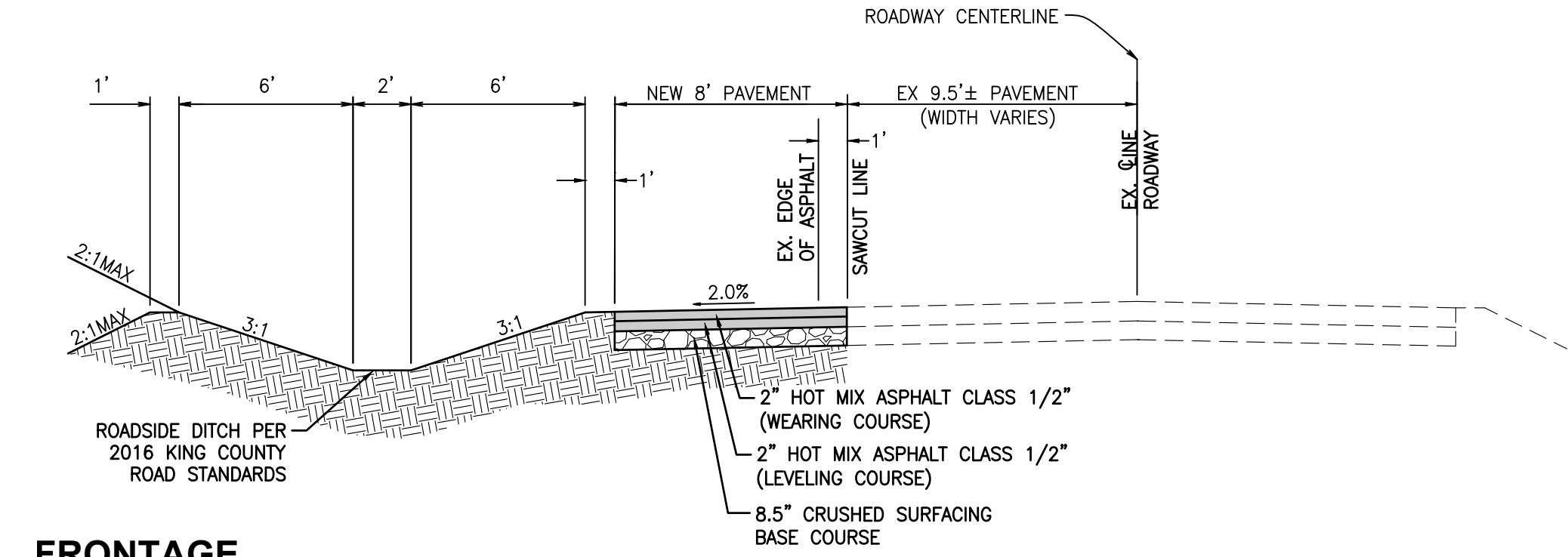
TRACT I RURAL MINOR ACCESS
STA 34+12.82 TO 45+05.75
STA 69+06.20 TO 78+76.88
STA 90+46.76 TO 98+12.99
NOT TO SCALE



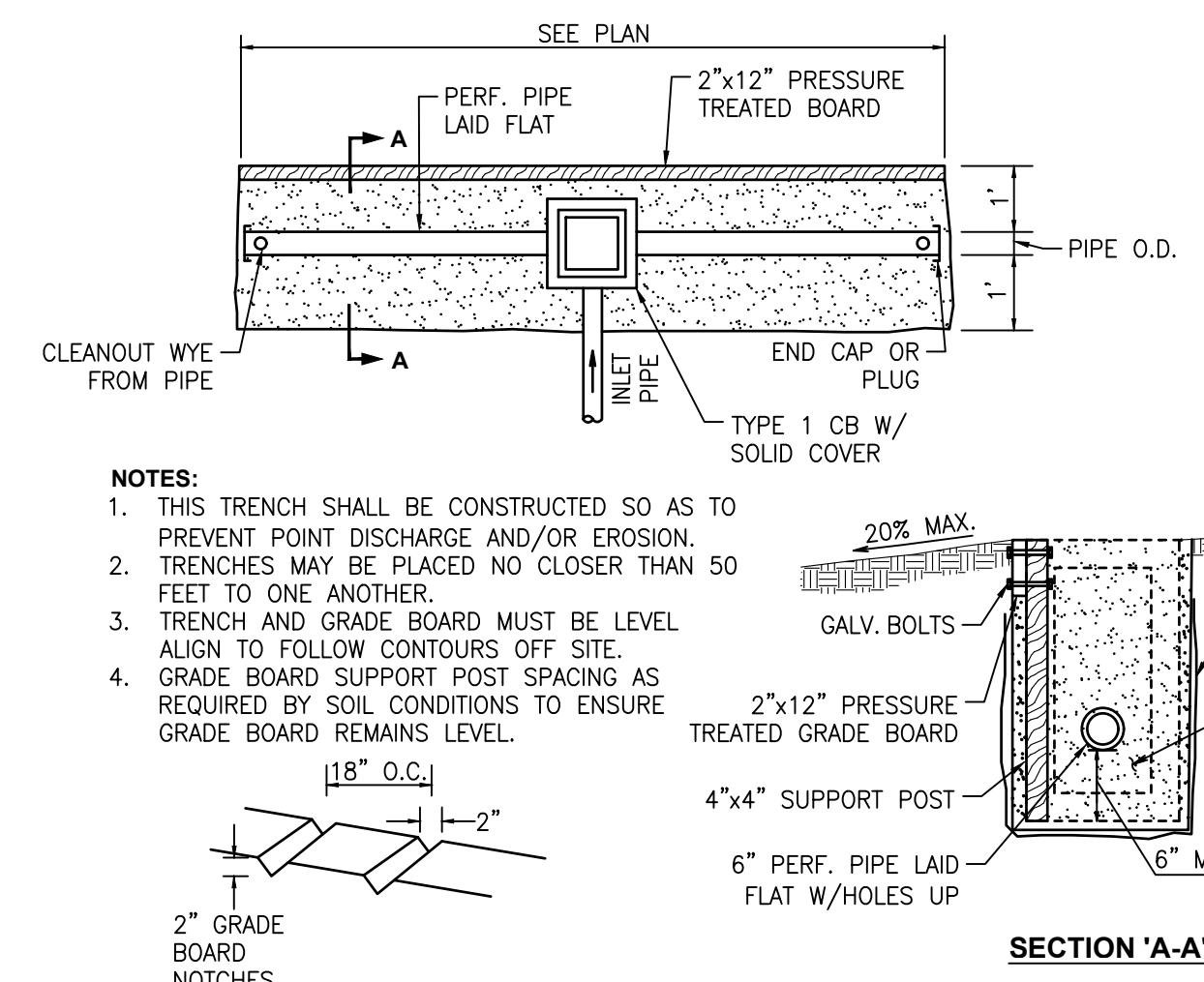
FRONTAGE OFFSITE ROADWAY SECTION
STA 90+48.07 TO 94+67.85
NOT TO SCALE



FRONTAGE OFFSITE ROADWAY SECTION
STA 95+68.22 TO 96+96.26
NOT TO SCALE

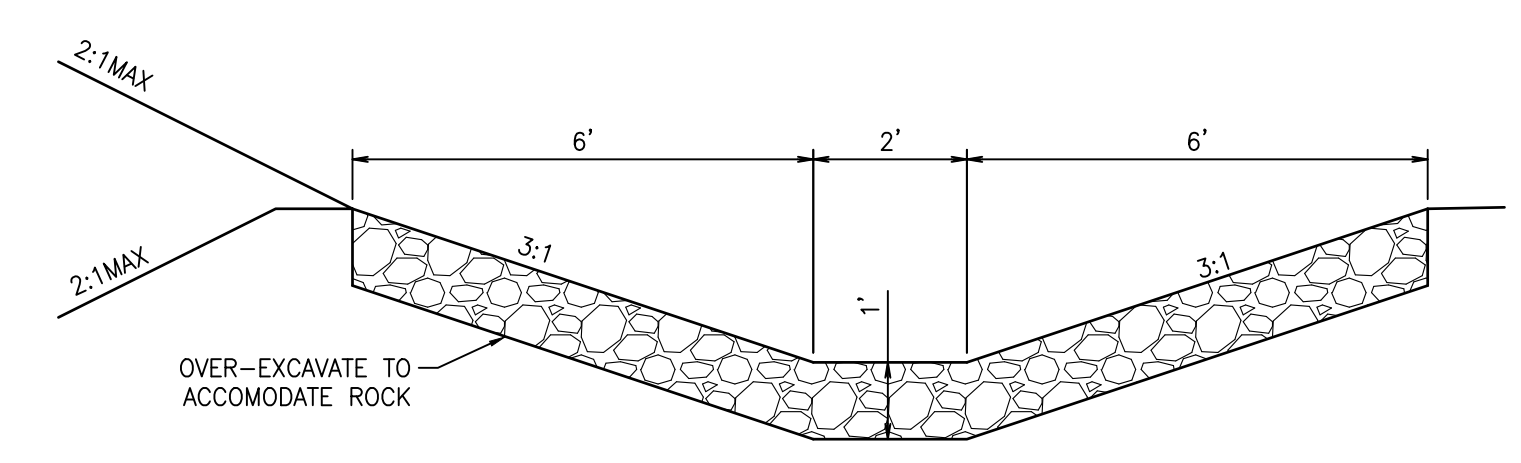


FRONTAGE OFFSITE ROADWAY SECTION
STA 96+96.26 TO 98+62.40
NOT TO SCALE



- NOTES:**
1. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION. TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER.
 2. TRENCH AND GRADE BOARD MUST BE LEVEL ALIGN TO FOLLOW CONTOURS OFF SITE.
 3. GRADE BOARD SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
 4. GRADE BOARD REMAINS LEVEL.

DISPERSION TRENCH
NOT TO SCALE



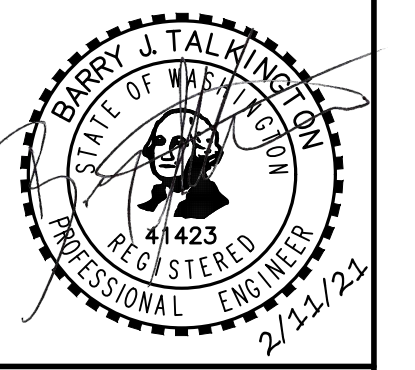
- NOTES:**
1. ROCK LINING GRADATION SHALL BE AS FOLLOWS:
 - PASSING 8-INCH SQUARE SIEVE 100 PERCENT
 - PASSING 3-INCH SQUARE SIEVE 40 PERCENT MAX.
 - PASSING 3/4-INCH SQUARE SIEVE 10 PERCENT MAX.

ROCK-LINED DITCH
NOT TO SCALE

No.	Date	By	Chd.	Appr.

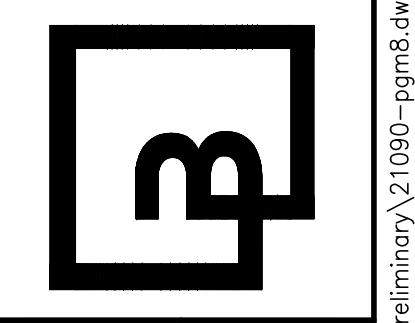
Title: **PRELIMINARY ROADWAY SECTIONS FOR FAY RIDGE**

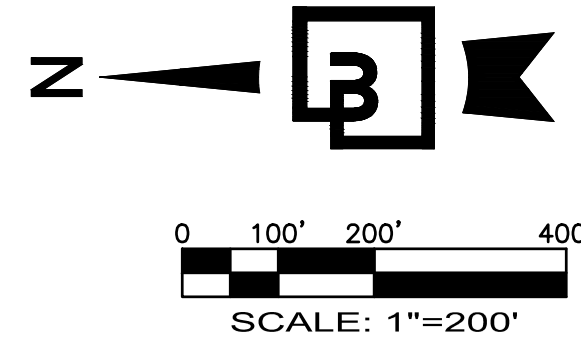
For: **J-P WALLACE AZURE NORTHWEST, LLC**
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG



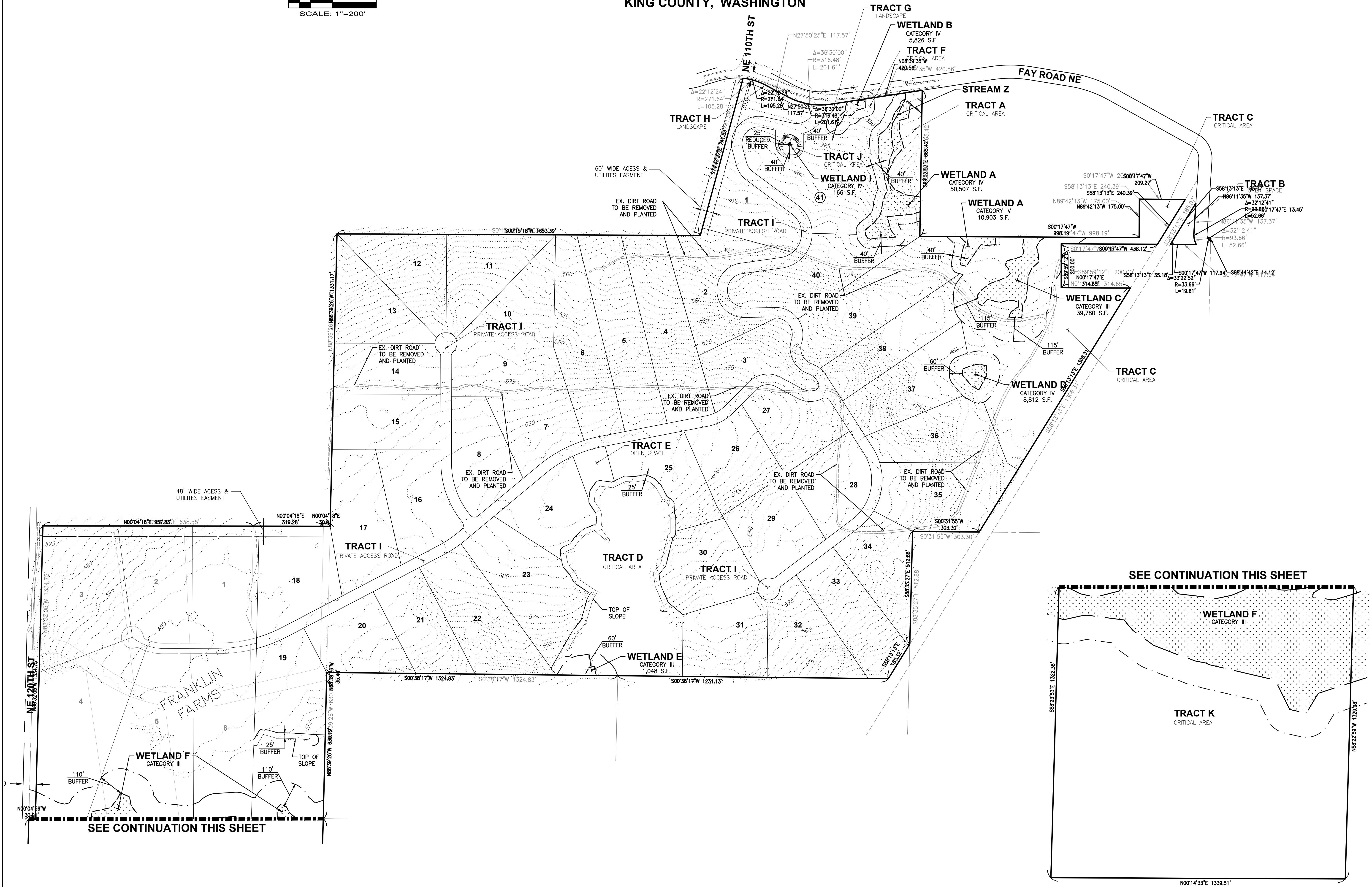
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Drawn	TA/AJ			
Checked	BIT			
Approved	BIT			
Date				2/22/21

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Kent, WA 98032
425.251.6222
barghausen.com





CRITICAL AREAS MAP
 FOR
FAY RIDGE
 A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
 KING COUNTY, WASHINGTON



No.	Date	By	Chd.	Appr.

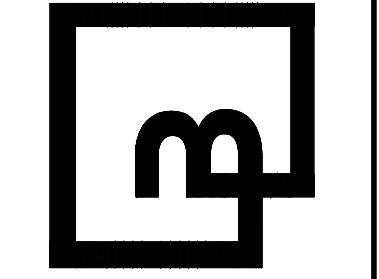
Title:
CRITICAL AREAS MAP FOR FAY RIDGE

For:
J-P WALLACE AZURE NORTHWEST, LLC
 33400 8TH AVE S., SUITE 230
 FEDERAL WAY, WA 98003
 CONTACT: TOM YOUNG



Scale:	Horizontal	Vertical
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Designed	Drawn	Checked
Approved	Date	
	2/22/21	

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 Kent, WA 98032
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Job Number
21090
 Sheet
17 of **19**

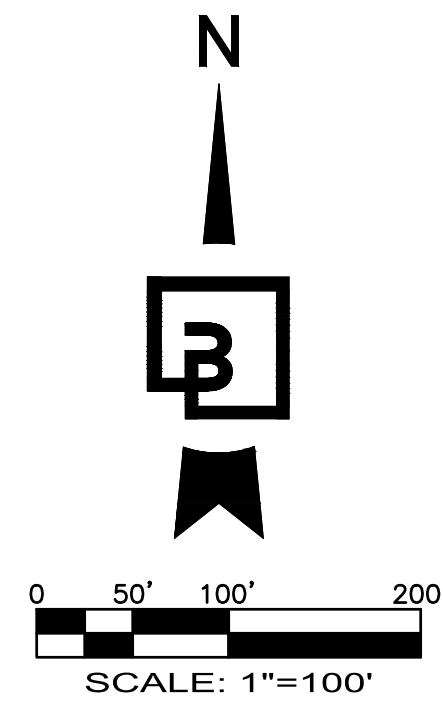
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PRELIMINARY WATER PLAN

FOR

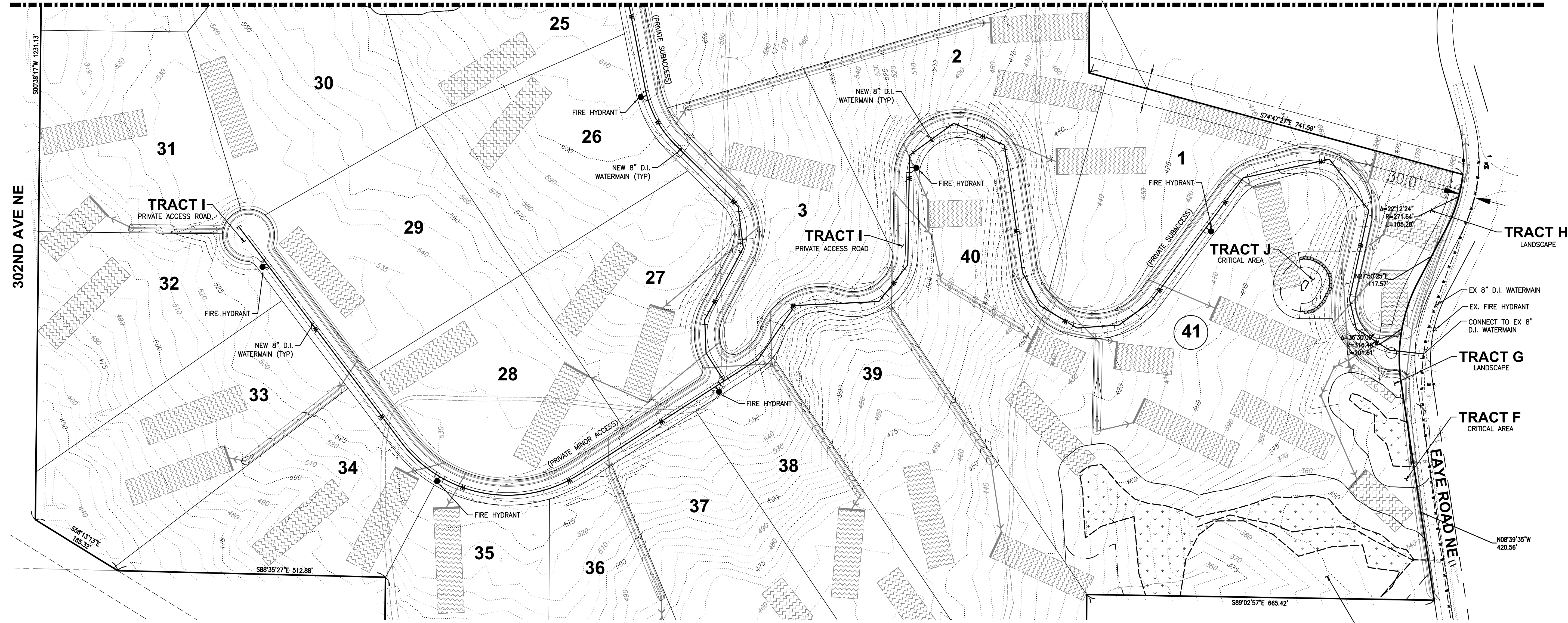
FAY RIDGE

A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



MATCHLINE
SEE SHEET 19 FOR CONTINUATION

60' WIDE ACCESS & UTILITIES EASEMENT PER REC.
NO. 5778957, VOL. 4570, PG. 399 (ITEM 7 SHORT
PLAT & PREV. SURVEYS)

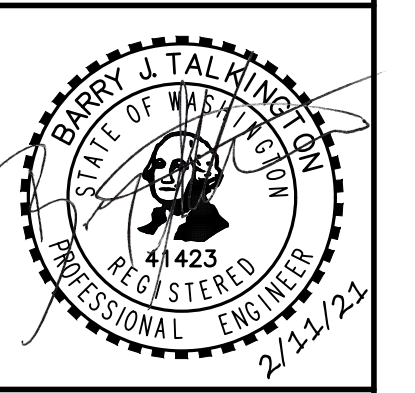


302ND AVE NE

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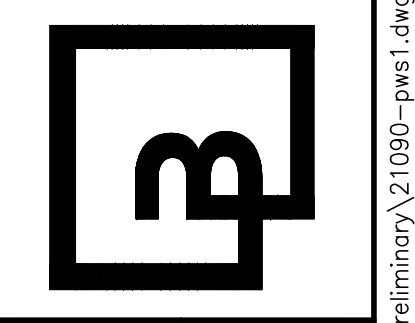
Revision
Title:
PRELIMINARY WATER PLAN
FOR
FAY RIDGE

For:
J-P WALLACE AZURE NORTHWEST, LLC
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG



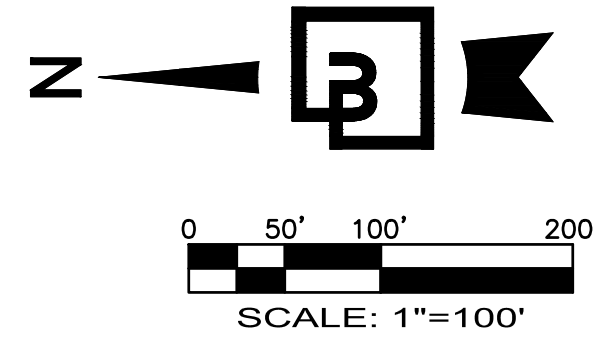
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Date: 2/22/21

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Job Number
21090
Sheet
18 of **19**

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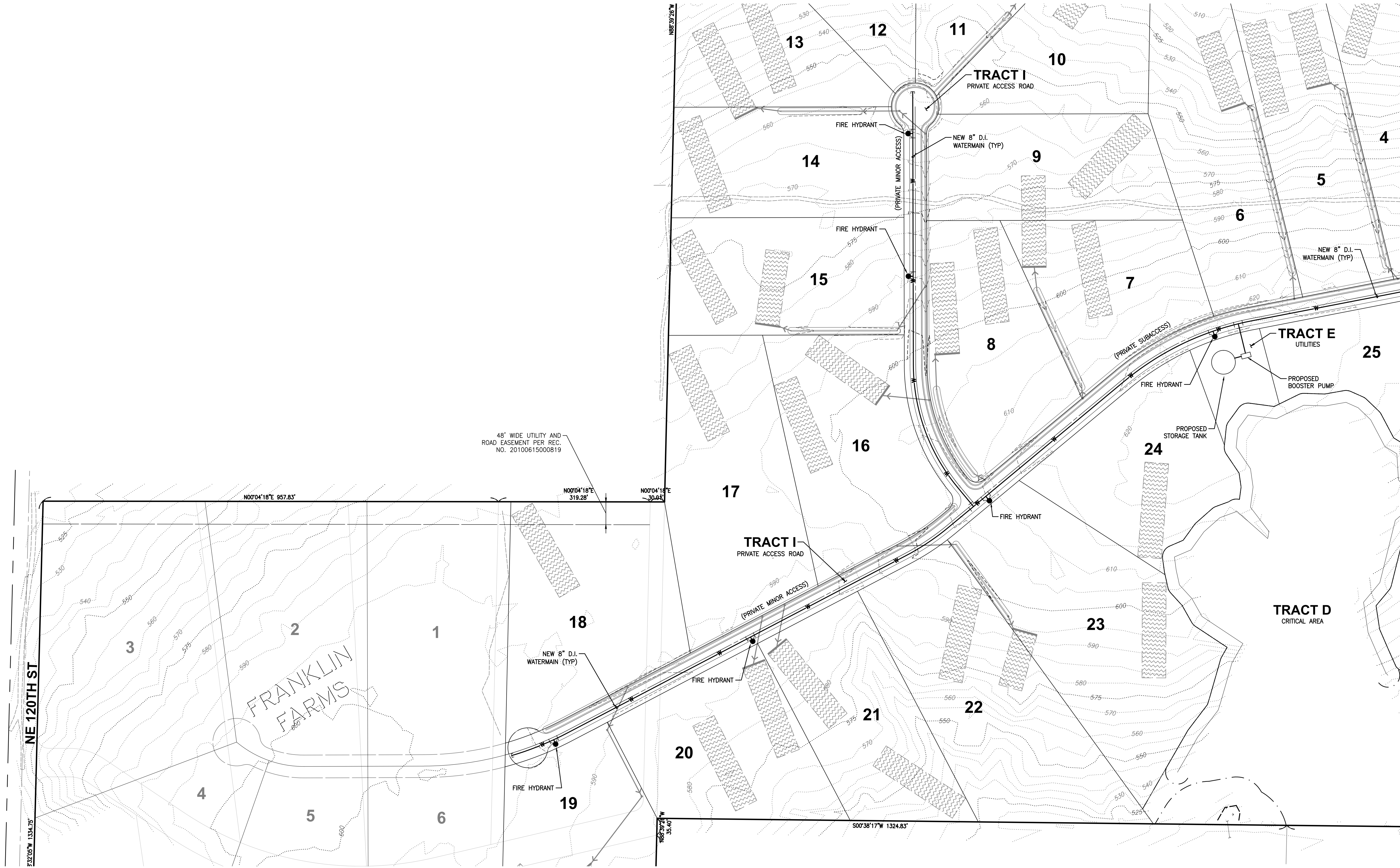


PRELIMINARY WATER PLAN

FOR

FAY RIDGE

A PORTION OF SECTIONS 29, 32, & 33, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



MATCHLINE
SEE SHEET 18 FOR CONTINUATION

No.	Date	By	Chk.	Appr.	Revision

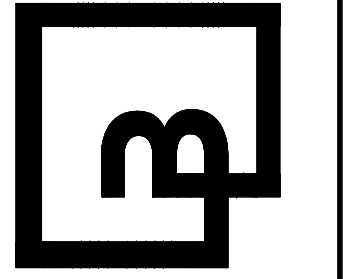
Title:
**PRELIMINARY WATER PLAN
FOR
FAY RIDGE**

For:
**J-P WALLACE AZURE NORTHWEST, LLC
33400 8TH AVE S., SUITE 230
FEDERAL WAY, WA 98003
CONTACT: TOM YOUNG**



Scale:	Horizontal	Vertical
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Designed: BIT	Drawn: TA/AJ	Checked: BIT
Approved: BIT	Date: 2/22/21	

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21090

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19 of 19

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