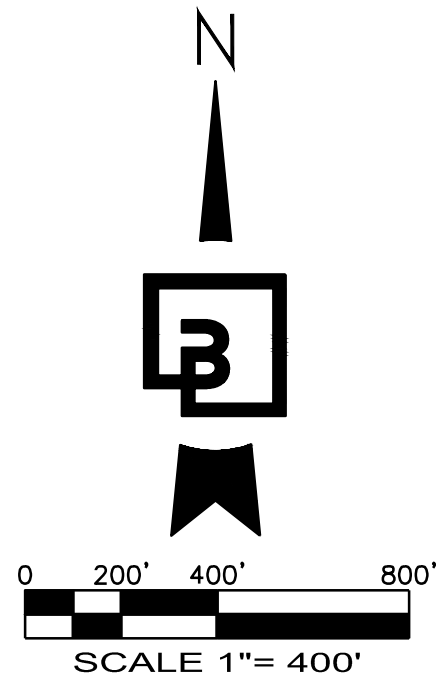




LEGAL DESCRIPTION

PARCEL A:
LOTS 1, 5, 6, 7 AND 8, KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER 95L0097,
RECORDED UNDER KING COUNTY RECORDING NUMBER 9607229006, BEING A PORTION
OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH,
RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON; AND

LOTS 9 THROUGH 16, INCLUSIVE, KING COUNTY 5 ACRE SUBDIVISION NUMBER 08016,
RECORDED UNDER KING COUNTY RECORDING NUMBER 8812190415, BEING A PORTION
OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH,
RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL B:
THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH,
RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS KING COUNTY 5 ACRE SUBDIVISION NUMBER 08026, RECORDED UNDER
RECORDING NUMBER 9703311343, WHICH IS A RE-RECORD OF 8812190416, IN KING
COUNTY, WASHINGTON).

PARCEL C:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION
34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING
EAST OF THE EASTERLY LINE OF THE R.R. SWAN ROAD;

EXCEPT THE SOUTH 5 ACRES OF THAT PORTION LYING NORTH OF THE SOUTH 80 FEET;

ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 26 NORTH,
RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 1°13'55" WEST ALONG THE NORTH-SOUTH QUARTER LINE, A DISTANCE
OF 570.47 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°12'57" WEST AND PARALLEL WITH THE SOUTH LINE OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 34, A DISTANCE
OF 426.05 FEET TO THE EASTERLY MARGIN OF THE R.R. SWAN ROAD;
THENCE SOUTH 70°38'48" WEST ALONG THE EASTERLY MARGIN OF SAID ROAD, A
DISTANCE OF 201.33 FEET TO THE NORTH LINE OF THE SOUTH 80 FEET OF SAID
EASTERLY OF THE R.R. SWAN ROAD AND NORTHERLY OF THE SOUTH 80 FEET OF SAID
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34;
THENCE SOUTH 89°12'57" EAST, A DISTANCE OF 448.54 FEET TO THE INTERSECTION
WITH THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34;
THENCE NORTH 01°13'55" EAST ALONG SAID LINE, A DISTANCE OF 199.90 FEET TO THE
TRUE POINT OF BEGINNING.

DATUM

VERTICAL DATUM FOR THIS SURVEY IS NAVD88 AS ESTABLISHED BY GPS OBSERVATION
UTILIZING THE WASHINGTON STATE REFERENCE NETWORK WITH NGS GEOID 2012B
LOADED.

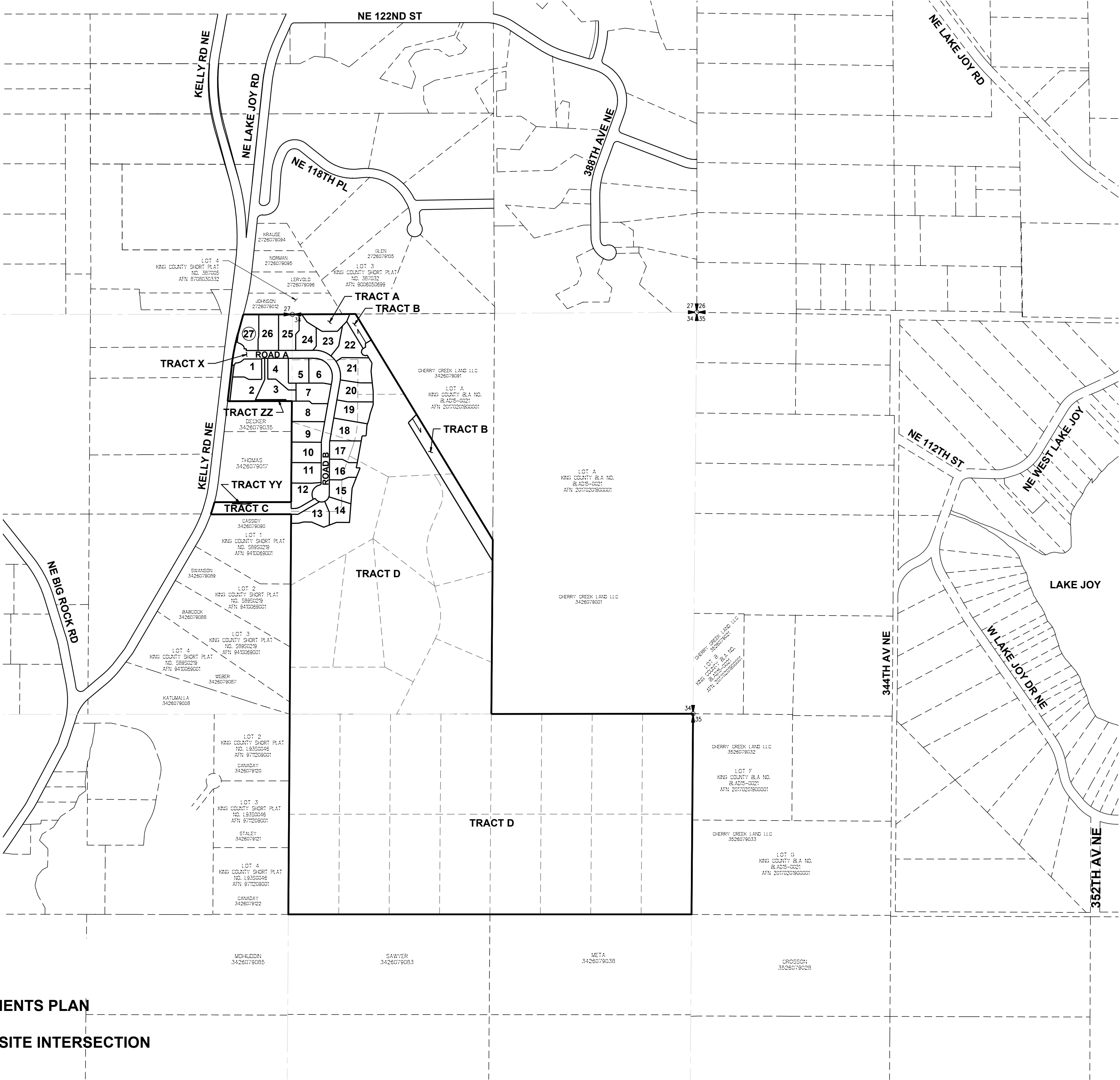
BASIS OF BEARINGS

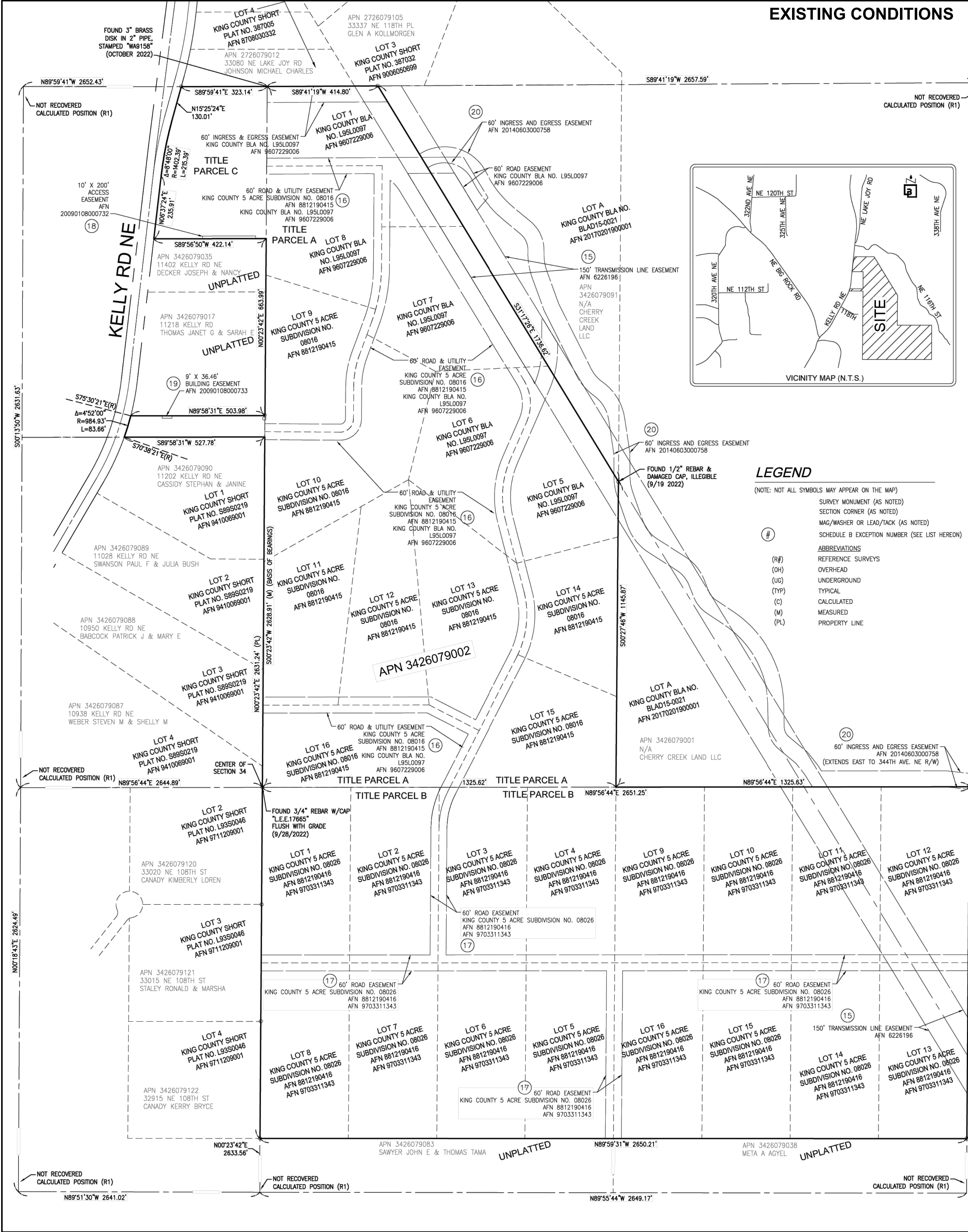
HORIZONTAL DATUM FOR THIS SURVEY IS WASHINGTON STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, NAD 83/2011 PER GPS OBSERVATIONS UTILIZING THE
WASHINGTON STATE REFERENCE NETWORK. THE BASIS OF BEARING IS S00°23'42"W
FROM THE 3" BRASS DISK AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER
OF SAID SECTION 34 AND THE 3/4" REBAR W/CAP MARKED "L.E.E. 17665" AT THE
SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34.

SHEET INDEX

- 1 OF 18 COVER SHEET
- 2 OF 18 EXISTING CONDITIONS
- 3 OF 18 EXISTING CONDITIONS NORTH
- 4 OF 18 EXISTING CONDITIONS SOUTH
- 5 OF 18 PRELIMINARY PLAT MAP-NORTH
- 6 OF 18 PRELIMINARY PLAT MAP-SOUTH
- 7 OF 18 CLUSTERING EXHIBIT
- 8 OF 18 PRELIMINARY ROAD AND DRAINAGE PLAN
- 9 OF 18 PRELIMINARY ROAD AND DRAINAGE PLAN
- 10 OF 18 PRELIMINARY ROAD PROFILES
- 11 OF 18 PRELIMINARY ROAD PROFILES
- 12 OF 18 PRELIMINARY ROAD CROSS SECTIONS
- 13 OF 18 PRELIMINARY ROAD CROSS SECTIONS
- 14 OF 18 PRELIMINARY WATER PLAN
- 15 OF 18 PRELIMINARY WATER PLAN
- 16 OF 18 OVERALL FRONTAGE AND OFFSITE IMPROVEMENTS PLAN
- 17 OF 18 KELLY ROAD NE FRONTAGE IMPROVEMENTS
- 18 OF 18 KELLY ROAD NE AND NE LAKE JOY ROAD OFFSITE INTERSECTION

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





EXISTING CONDITIONS

LEGEND
(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

#	SURVEY MONUMENT (AS NOTED)
(R#)	SECTION CORNER (AS NOTED)
(OH)	MAG/WASHER OR LEAD/TACK (AS NOTED)
(UG)	SCHEDULE B EXCEPTION NUMBER (SEE LIST HEREON)
(TYP)	ABBREVIATIONS
(C)	REFERENCE SURVEYS
(M)	OVERHEAD
(PL)	UNDERGROUND
	TYPICAL
	CALCULATED
	MEASURED
	PROPERTY LINE

SURVEY INFORMATION:

HORIZONTAL DATUM - BASIS OF BEARINGS:
HORIZONTAL DATUM FOR THIS SURVEY IS WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/2011 PER GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK. THE BASIS OF BEARING IS SOUTH 00°23'42" WEST FROM THE 3" BRASS DISK AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND THE 3/4" REBAR W/CAP MARKED "L.E.E. 17665" AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34.

VERTICAL DATUM:
VERTICAL DATUM FOR THIS SURVEY IS NAVD88 AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK WITH NGS GEOID 2012B LOADED.

TAX PARCEL NUMBER \ ADDRESS \ LOT AREA:
342607-9002 \ XX KELLY RD NE, CARNATION, WA 98014 \ 6,566,468 SF± (150.745 AC±)

REFERENCE MAPS:
(R1) KING COUNTY BLA NO. L95L0097 REC. NO. 9607229006
(R2) KING COUNTY 5 ACRE SUBDIVISION NO. 08016 REC. NO. 8812190415
(R3) KING COUNTY SHORT PLAT NO. L93S0046 REC. NO. 9711209001
(R4) KING COUNTY BLA NO. BLAD15-0021 REC. NO. 20170201900001
(R5) KING COUNTY SHORT PLAT NO. S89S0219 REC. NO. 9410069001
(R6) KING COUNTY 5 ACRE SUBDIVISION NO. 08026 REC. NO. 8812190416 & 9703311343

DATES OF SURVEYS:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 26, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON DATES INDICATED.

NARRATIVE:
THIS IS A FIELD TRAVERSE SURVEY. A TOPCON GT AND TOPCON HYPER HR GPS AND DELL TABLET DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53033C0410G PANEL 410 OF 1725, DATED AUGUST 19, 2020. THE SUBJECT PROPERTY IS IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S NOTES:
• ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
• 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. NO PROPERTY CORNERS WERE SET FOR THIS SURVEY.
• ONLY SURFACE EVIDENCE OF UNDERGROUND UTILITIES WAS OBSERVED FOR THIS SURVEY, NO UNDERGROUND LOCATES WERE PERFORMED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE MAPPING LIMITS.
• THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE TITLE REPORT REFERENCED HEREON UNLESS OTHERWISE NOTED.
• THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPANCIAL INDICATORS (IE. FENCE LINES, BUILDINGS, WALLS, ETC. - SEE MAP FOR PARTICULARS) PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
• THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
• ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL. (2) THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.
• THIS SURVEY MEETS OR EXCEEDS THE "RELATIVE POSITIONAL PRECISION" REQUIREMENTS SET FORTH IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).
• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION ON OR ADJACENT TO THE SUBJECT PROPERTY, EXCEPT AS SHOWN.
• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED OBSERVABLE EVIDENCE OF WETLANDS OR FLAGGED WETLANDS (SHOWN HEREON).
• THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.
• PROPERTY HAS DIRECT ACCESS TO KELLY ROAD N.E., A PUBLIC RIGHT-OF-WAY

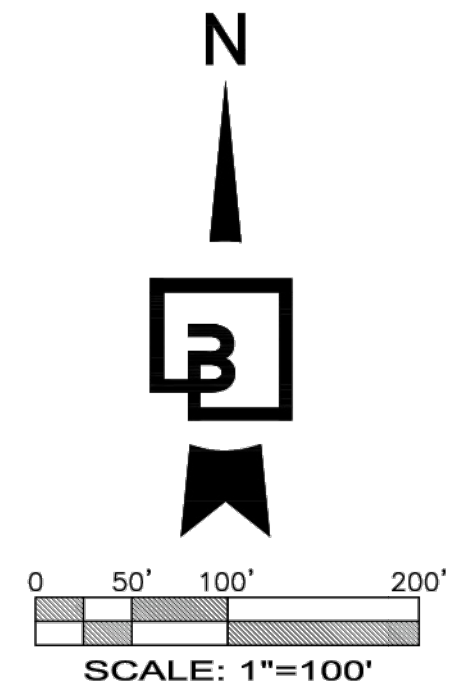
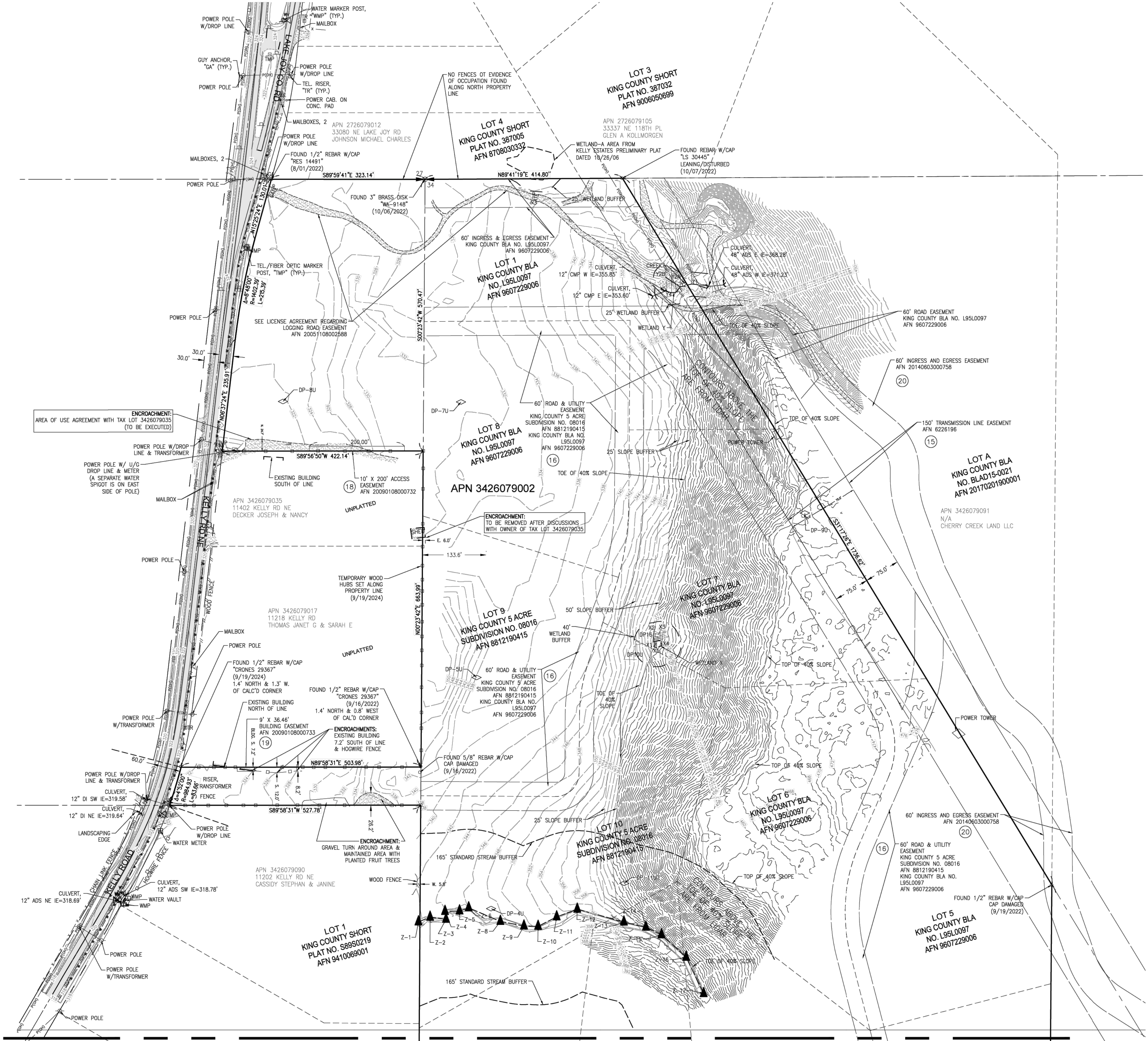
TITLE INFORMATION:
TITLE COMMITMENT:
ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4209-4196279, DATED OCTOBER 10, 2024 8:00 AM. INCLUDED ARE APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION
(PER ABOVE REFERENCED TITLE REPORT)
PARCEL A:
LOTS 1, 5, 6, 7 AND 8, KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER 95L0097, RECORDED UNDER KING COUNTY RECORDING NUMBER 9607229006; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON; AND
LOTS 9 THROUGH 16, INCLUSIVE, KING COUNTY 5 ACRE SUBDIVISION NUMBER 08016, RECORDED UNDER KING COUNTY RECORDING NUMBER 8812190415; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.
PARCEL B:
THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;
(ALSO KNOWN AS KING COUNTY 5 ACRE SUBDIVISION NUMBER 08026, RECORDED UNDER RECORDING NUMBER 9703311343, WHICH IS A RE-RECORD OF 8812190416, IN KING COUNTY, WASHINGTON).
PARCEL C:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF THE EASTERLY LINE OF THE R.R. SWAN ROAD;
EXCEPT THE SOUTH 5 ACRES OF THAT PORTION LYING NORTH OF THE SOUTH 80 FEET;
ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 1°13'55" WEST ALONG THE NORTH-SOUTH QUARTER LINE, A DISTANCE OF 570.47 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°12'57" WEST AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 426.05 FEET TO THE EASTERLY MARGIN OF THE R.R. SWAN ROAD;
THENCE SOUTH 70°38'48" WEST ALONG THE EASTERLY MARGIN OF SAID ROAD, A DISTANCE OF 201.33 FEET TO THE NORTH LINE OF THE SOUTH 5 ACRES LYING EASTERLY OF THE R.R. SWAN ROAD AND NORTHERLY OF THE SOUTH 80 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34;
THENCE SOUTH 89°12'57" EAST, A DISTANCE OF 448.54 FEET TO THE INTERSECTION WITH THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34;
THENCE NORTH 01°13'55" EAST ALONG SAID LINE, A DISTANCE OF 199.90 FEET TO THE TRUE POINT OF BEGINNING.

SPECIAL EXCEPTIONS:
(PER ABOVE REFERENCED TITLE REPORT)
ITEMS 1 THROUGH 14 & 21 ARE NOT SURVEY RELATED.

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION:
IN FAVOR OF:
FOR:
AFFECTS:
(AFFECTS SITE, PLOTTED HEREON)
16. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY KING COUNTY 5 ACRE SUBDIVISION NUMBER 08016 RECORDED UNDER RECORDING NUMBER 8812190415.
AFFECTS:
(AFFECTS SITE AS IT CREATES A PORTION OF CURRENT LOT CONFIGURATION. SEE RELEASE OF EASEMENTS RECORDED UNDER RECORDING NO. 20230425000664)
17. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY KING COUNTY 5 ACRE SUBDIVISION NUMBER 08026 RECORDED UNDER RECORDING NUMBER 9703311343.
AFFECTS:
SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO(S). 8812190416 (AFFECTS SITE AS IT CREATES A PORTION OF CURRENT LOT CONFIGURATION. SEE RELEASE OF EASEMENTS RECORDED UNDER RECORDING NO. 20230425000664)
18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION:
FOR: INGRESS AND EGRESS
(SHOWN. 10' X 200' STRIP AFFECTS TITLE PARCEL C IN NW AREA OF SITE)
19. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION:
FOR: INGRESS AND EGRESS
(OFFSITE EASEMENT PLOTTED HEREON)
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EXISTING CONDITIONS NORTH



LEGEND

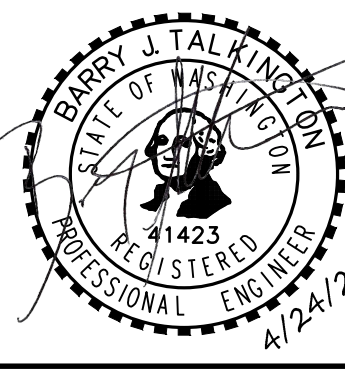
- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
 - SECTION CORNER (AS NOTED)
 - SET REBAR/CAP (AS NOTED)
 - FOUND REBAR/CAP (AS NOTED)
 - SET 2"x2" HUB/TACK LINE STAKE
 - MAG/WASHER OR LEAD/TACK (AS NOTED)
 - BENCHMARK
 - STREET LIGHT (SL)
 - LOT LIGHT (LL)
 - YARD LIGHT (YL)
 - TRAFFIC SIGNAL LIGHTS
 - POWER METER (PM)
 - POWER POLE
 - JUNCTION BOX (AS NOTED)
 - TELEPHONE MANHOLE (TMH)
 - CATCH BASIN (CB)
 - STORM MANHOLE (SMH)
 - SANITARY SEWER MANHOLE (SSMH)
 - CLEANOUT (SDCO/SSCO AS NOTED)
 - GAS METER (GM)
 - GAS VALVE (GV)
 - WATER VALVE (WV)
 - FAUCET
 - FIRE HYDRANT(FH) / CONNECTION(FDC)
 - WATER MANHOLE (WMH)
 - WATER METER (WM)
 - BLOW-OFF / AIRVAC
 - MONITOR WELL
 - SIGN
 - IRRIGATION SPRINKLER
 - DIRECTIONAL ARROW
 - ADA PARKING
 - CHAIN LINK FENCE
 - WOOD FENCE
 - HOGWIRE FENCE
 - SILT FENCE
 - METAL/IRON FENCE
 - GUARD RAIL/CABLE FENCE
 - BARBED WIRE FENCE
 - WATER LINE
 - GAS LINE
 - STEAM LINE
 - TELEPHONE LINE (OH) OR (UG)
 - POWER LINE (OH) OR (UG)
 - STORM LINE
 - SEWER LINE
 - ROCKERY
 - KEYSTONE WALL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - CONCRETE
 - GRAVEL/SAND (AS NOTED)
 - ADA RAMP PAD
 - DIRT
 - RIP RAP
 - ASPHALT
 - BUILDING LINE
- ABBREVIATIONS
REFERENCE SURVEYS
OVERHEAD
UNDERGROUND
TYPICAL
CALCULATED
MEASURED
SCHEDULE B EXCEPTION NUMBER (SEE LIST HEREON)
- (RH)
(OH)
(UG)
(TYP)
(C)
(M)
(#)



No.	Date	By	Chd.	Appr.	Revision
3	4/24/25	VW	BIT	BIT	REVISED PER COUNTY COMMENTS DATED 1/24/25
2	9/19/24	VW	BIT	BIT	REVISED PER COUNTY COMMENTS

Title: **EXISTING CONDITIONS NORTH**
OF

For: **J-P LEDFORD AZURE NW, LLC**
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374



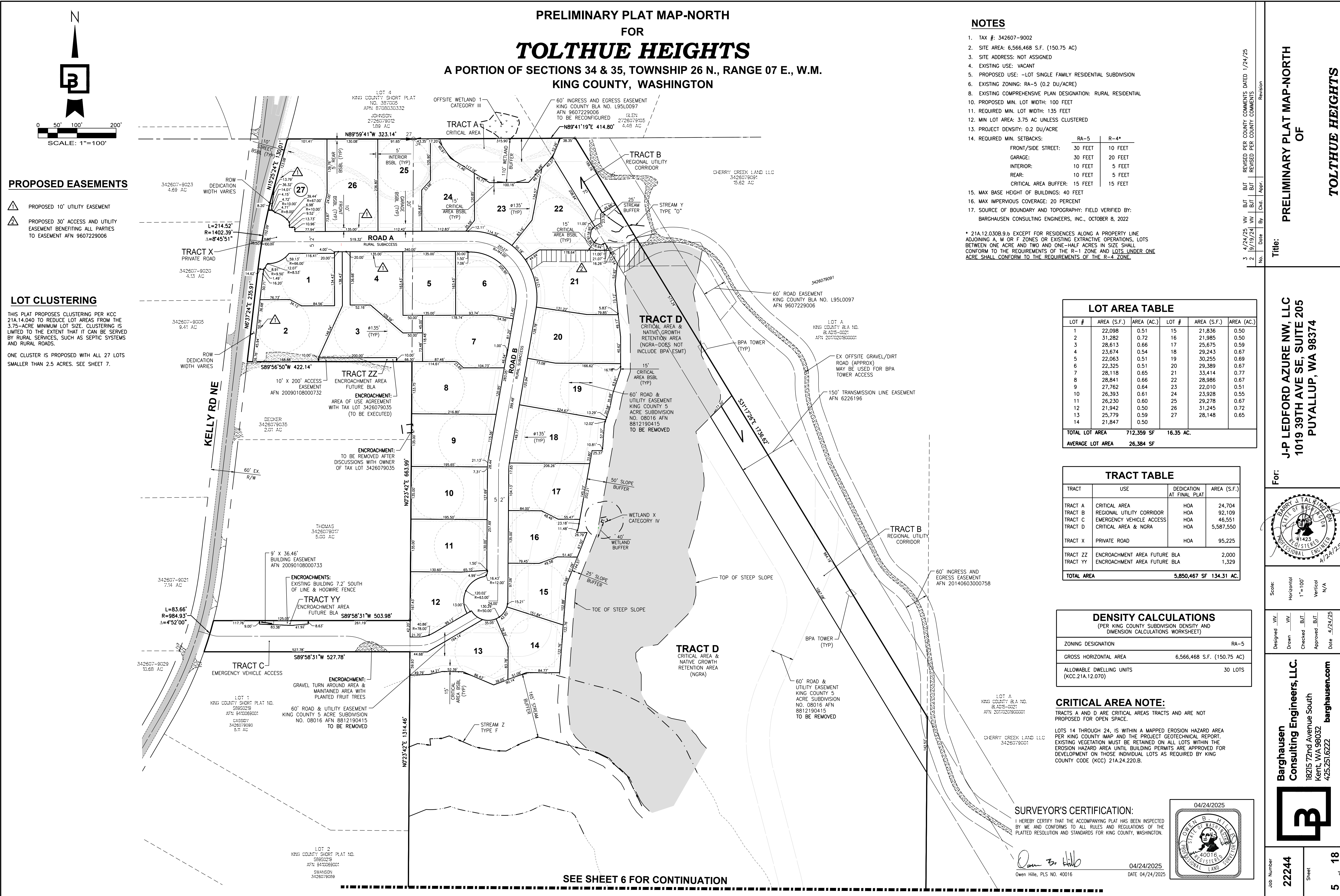
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Designed VW
Drawn VW
Checked BIT
Approved BIT
Date 4/24/25

Barghausen
Consulting Engineers, LLC.
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Kent, WA 98032
425.251.6222 barghausen.com

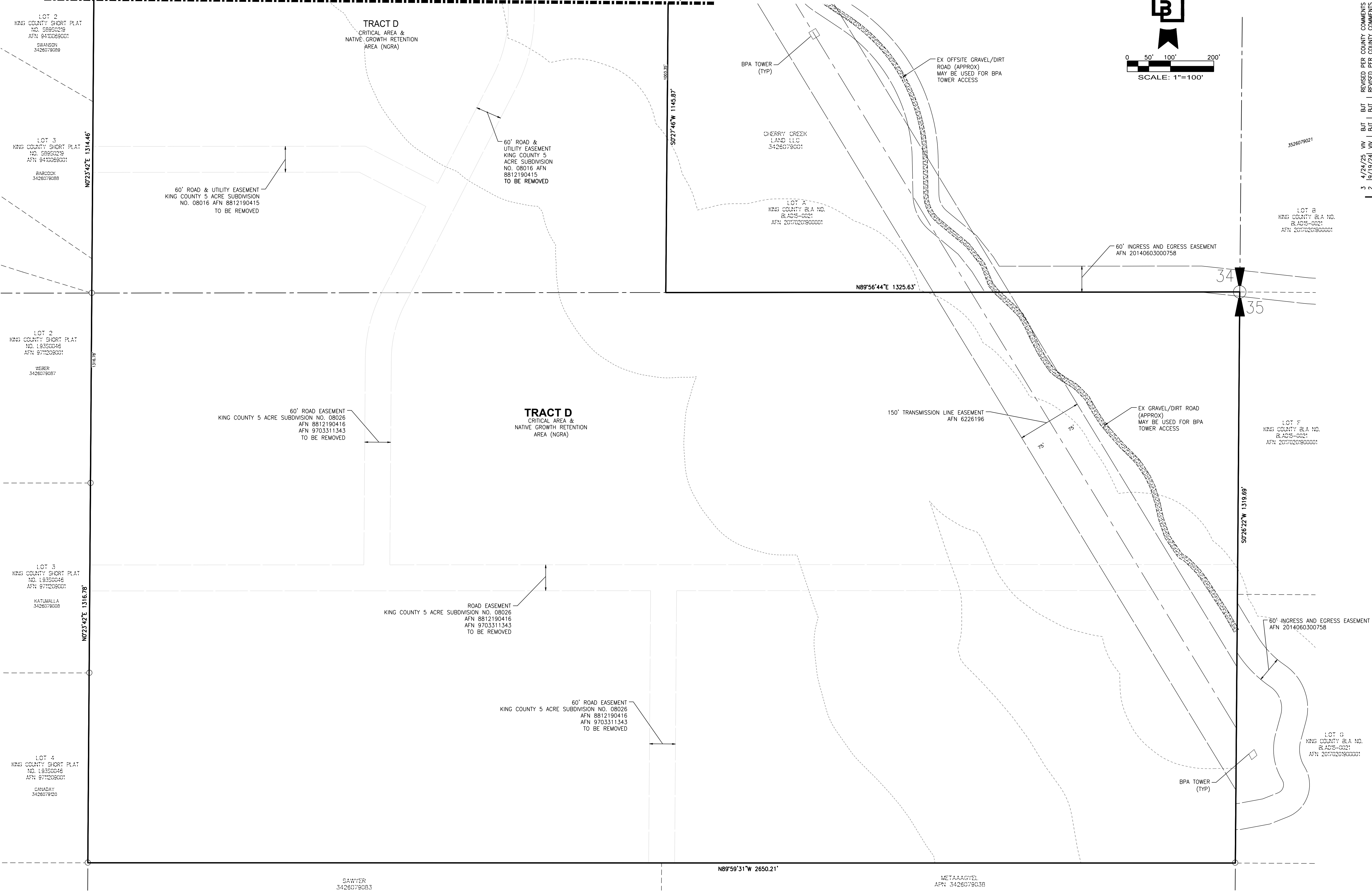
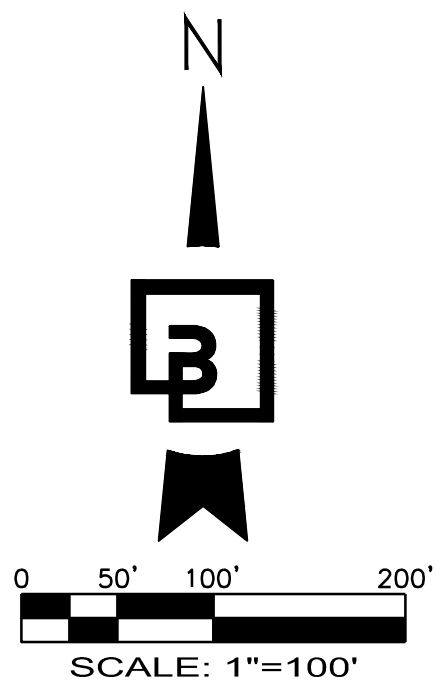
Job Number **22244**
Sheet **3** of **18**

MATCH LINE SEE SHEET 4



PRELIMINARY PLAT MAP-SOUTH
FOR
TOLTHUE HEIGHTS
A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON

SEE SHEET 5 FOR CONTINUATION



Revision		REVISED PER COUNTY COMMENTS		DATED	
No.	Date	By	Appr.		
3	4/24/25	VW	BJT	1/24/25	
2	9/19/24	VW	BJT		

Title: **PRELIMINARY PLAT MAP-SOUTH**
OF
TOLTHUE HEIGHTS

For: **J-P LEDFORD AZURE NW, LLC**
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374



Scale:		Horizontal		1"=100'		Vertical		N/A	
Designed	VW	Drawn	VW	Checked	BJT	Approved	BJT	Date	4/24/25

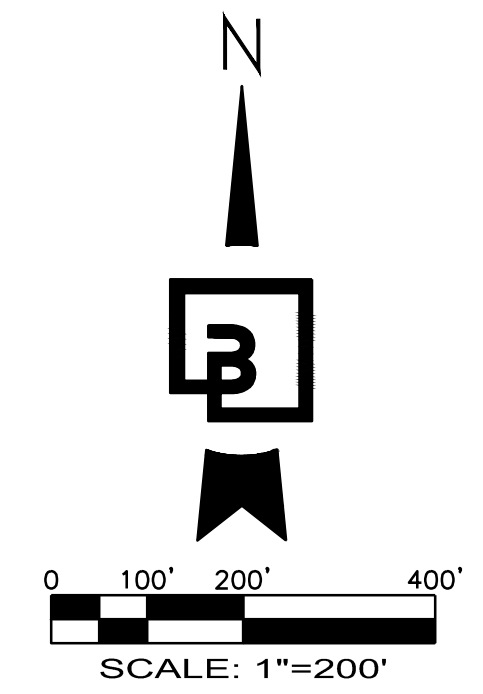
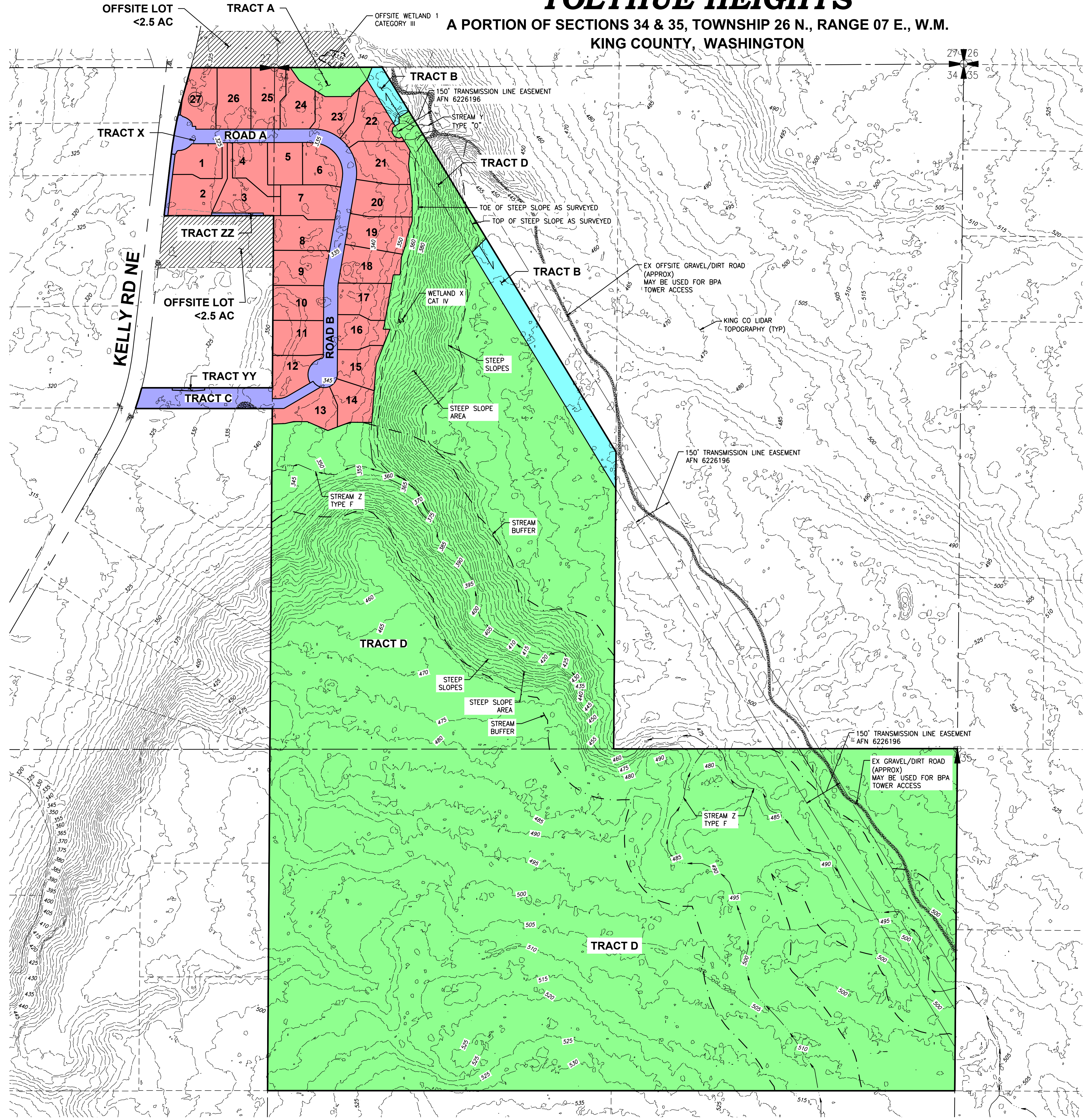
Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number
22244

Sheet
6 of **18**

CLUSTERING EXHIBIT
FOR
TOLTHUE HEIGHTS

A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



CLUSTER AREAS TABLE

	AC	SF	PERCENT OF SITE
AREA IN LOTS	16.35	712,359	10.85%
AREA IN EVA TRACT C	1.07	46,551	0.71%
AREA IN PRIVATE ROAD TRACT X	2.19	95,225	1.45%
AREA IN ROW DEDICATION	0.08	3,642	0.01%
AREA IN ENCROACHMENT FUTURE BLA TRACTS ZZ & YY	0.07	3,329	0.01%
AREA IN REGIONAL UTILITY TRACT B	2.11	92,109	1.40%
AREA IN CRITICAL AREAS/OPEN SPACE TRACTS A & D	128.86	5,613,254	85.48%

ALL LOTS IN ONE CLUSTER.
NO "SEPARATOR OPEN SPACE" PROVIDED BETWEEN CLUSTERS.
MAXIMIZE CONTINUITY OF OPEN SPACE AND WILDLIFE HABITAT.

No.	Date	By	Chd.	Appr.	Revision
3	4/24/25	VW		BJT	REVISED PER COUNTY COMMENTS DATED 1/24/25
2	9/19/24	VW		BJT	REVISED PER COUNTY COMMENTS

Title:

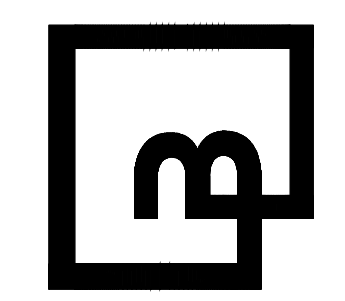
J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374

For:



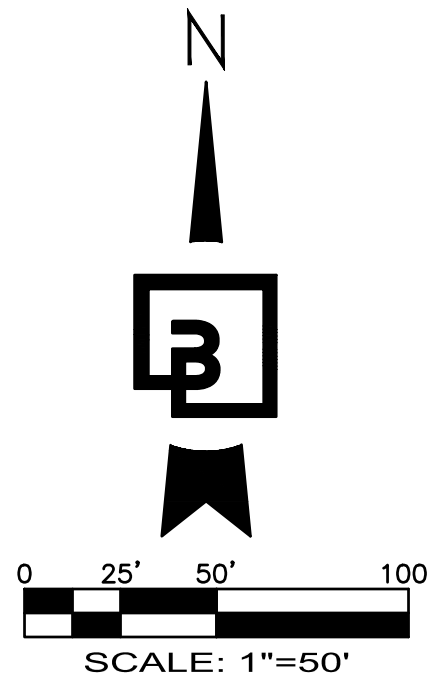
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Approved	BJT	
Date	4/24/25	

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

PRELIMINARY ROAD AND DRAINAGE PLAN
FOR
TOLTHUE HEIGHTS
A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



LOT FULL INFILTRATION TRENCH NOTE

INDIVIDUAL LOT FULL INFILTRATION TRENCHES ARE SIZED FOR 8,000 SF OF IMPERVIOUS AREA AND 13,000 SF OF PERVIOUS AREA. A MINIMUM DESIGN INFILTRATION RATE OF 0.5 IN/HR WAS USED FOR TRENCH SIZING AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ACTUAL SIZE OF LOT TRENCHES WILL BE DETERMINED DURING THE INDIVIDUAL LOT DEVELOPMENT (TYP.).

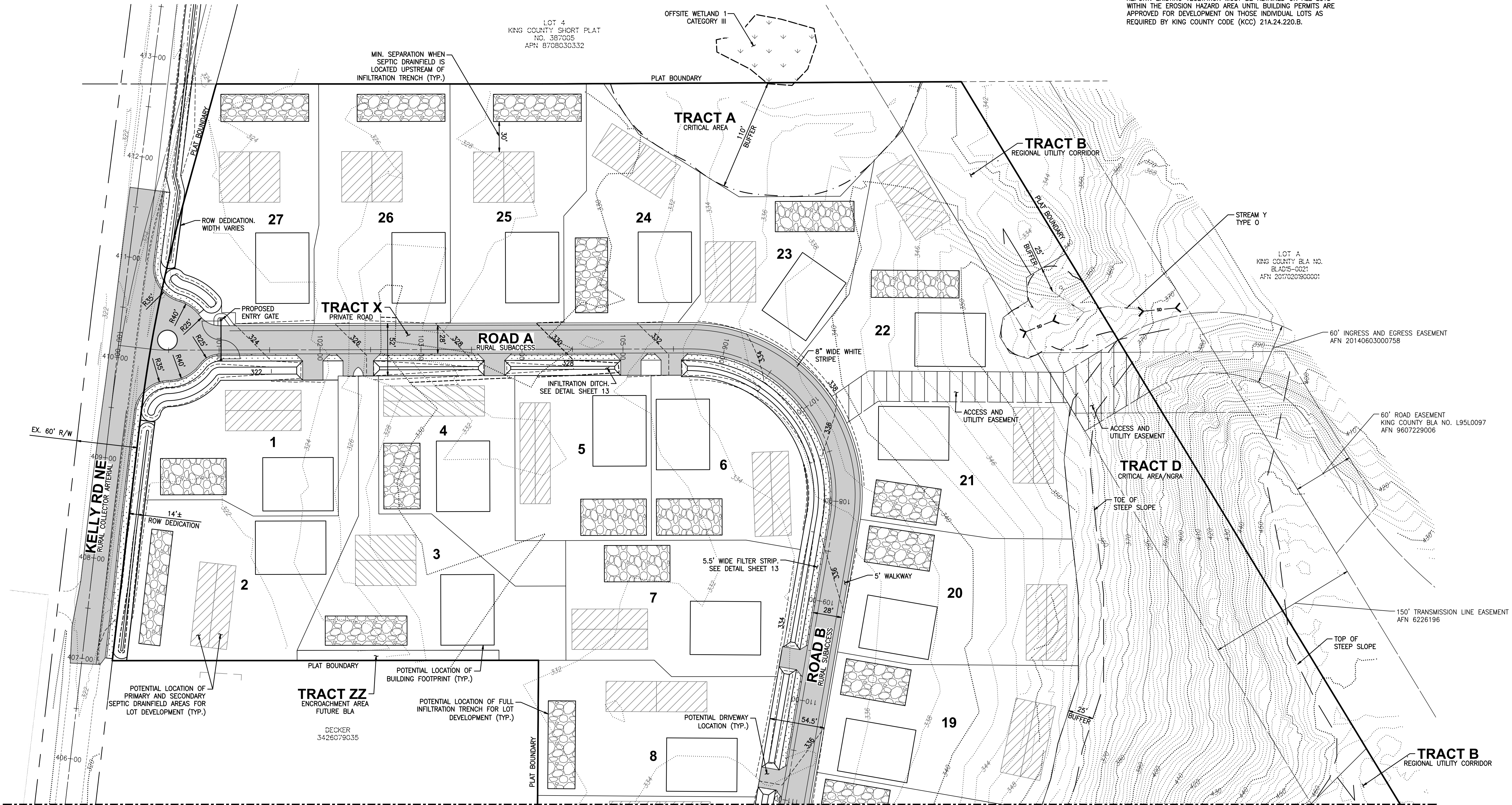
CURRENT TRENCH FOOTPRINTS SHOWN ARE 2,360 SF IN AREA. ADDITIONAL CHANGES MAY BE APPLIED DURING THE PLAT DEVELOPMENT BASED UPON RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.

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MINOR CONTOUR	EXISTING PROPOSED
STORM PIPE	— 30 — 30 —
ASPHALT	
GRAVEL	

CRITICAL AREA NOTE:

TRACTS A AND D ARE CRITICAL AREAS TRACTS AND ARE NOT PROPOSED FOR OPEN SPACE.

LOTS 14 THROUGH 24 ARE WITHIN A MAPPED EROSION HAZARD AREA PER KING COUNTY IMAP AND THE PROJECT GEOTECHNICAL REPORT. EXISTING VEGETATION MUST BE RETAINED ON ALL LOTS WITHIN THE EROSION HAZARD AREA UNTIL BUILDING PERMITS ARE APPROVED FOR DEVELOPMENT ON THOSE INDIVIDUAL LOTS AS REQUIRED BY KING COUNTY CODE (KCC) 21A.24.220.B.

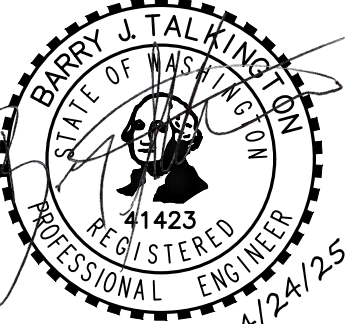


SEE SHEET 9 FOR CONTINUATION

Revision	
No.	Date
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2	9/19/24

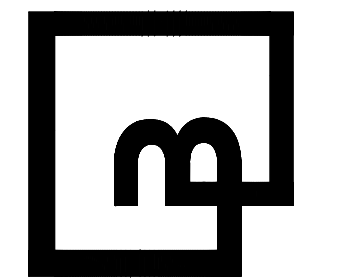
Title:
**PRELIMINARY ROAD AND DRAINAGE PLAN
OF
TOLTHUE HEIGHTS**

For:
**J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374**

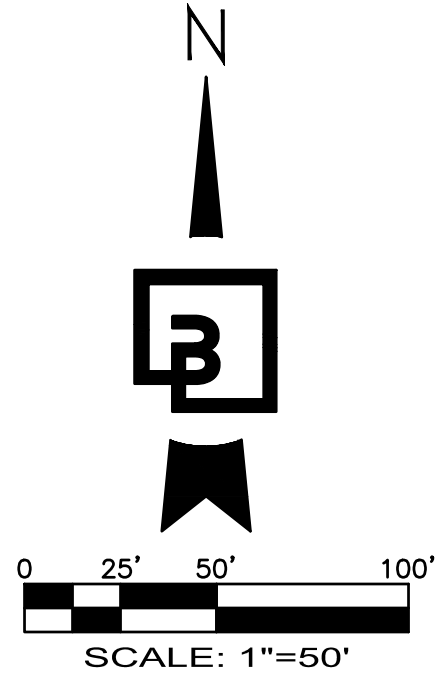


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Drawn	VW	VW
Checked	BIT	BIT
Approved	BIT	BIT
Date	4/24/25	4/24/25

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



PRELIMINARY ROAD AND DRAINAGE PLAN
FOR
TOLTHUE HEIGHTS
A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON

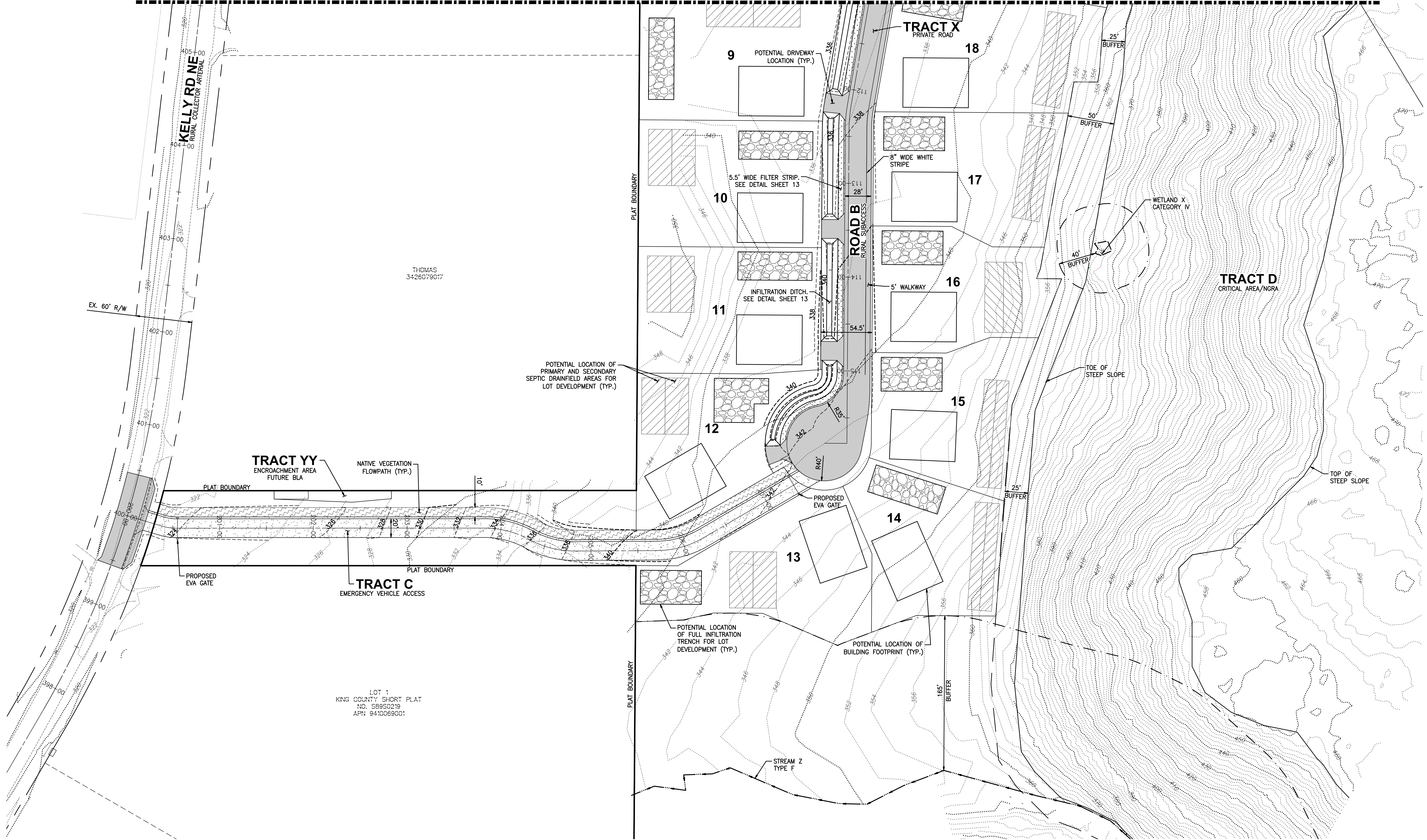


LOT FULL INFILTRATION TRENCH NOTE
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MINOR CONTOUR		
STORM PIPE		
ASPHALT		
GRAVEL		

SEE SHEET 8 FOR CONTINUATION



Revision	
No.	Date
3	4/24/25
2	9/19/24
1	4/24/25

Title:
**PRELIMINARY ROAD AND DRAINAGE PLAN
OF
TOLTHUE HEIGHTS**

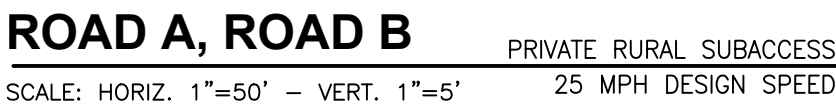
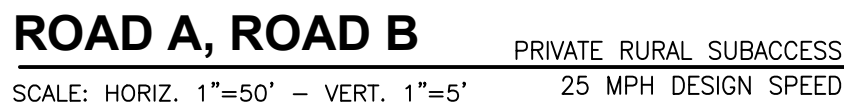
For:
**J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374**



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Drawn	VV	
Checked	BJT	
Approved	BJT	
Date	4/24/25	

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Kent, WA 98032
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PRELIMINARY ROAD PROFILES FOR ***TOLTHUE HEIGHTS***

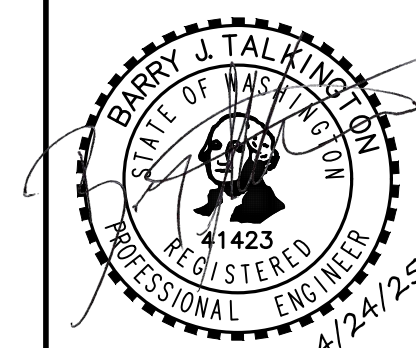


No.	Date	By	Ckd.	Appr.
2	9/19/24	VIV	BJT	BJT
3	4/24/23	VIV	BJT	BJT

Title:

J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374

For:



Designed	VIV	Scale: Horizontal 1"=50' Vertical 1"=5'
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Checked	BJT	
Approved	BJT	

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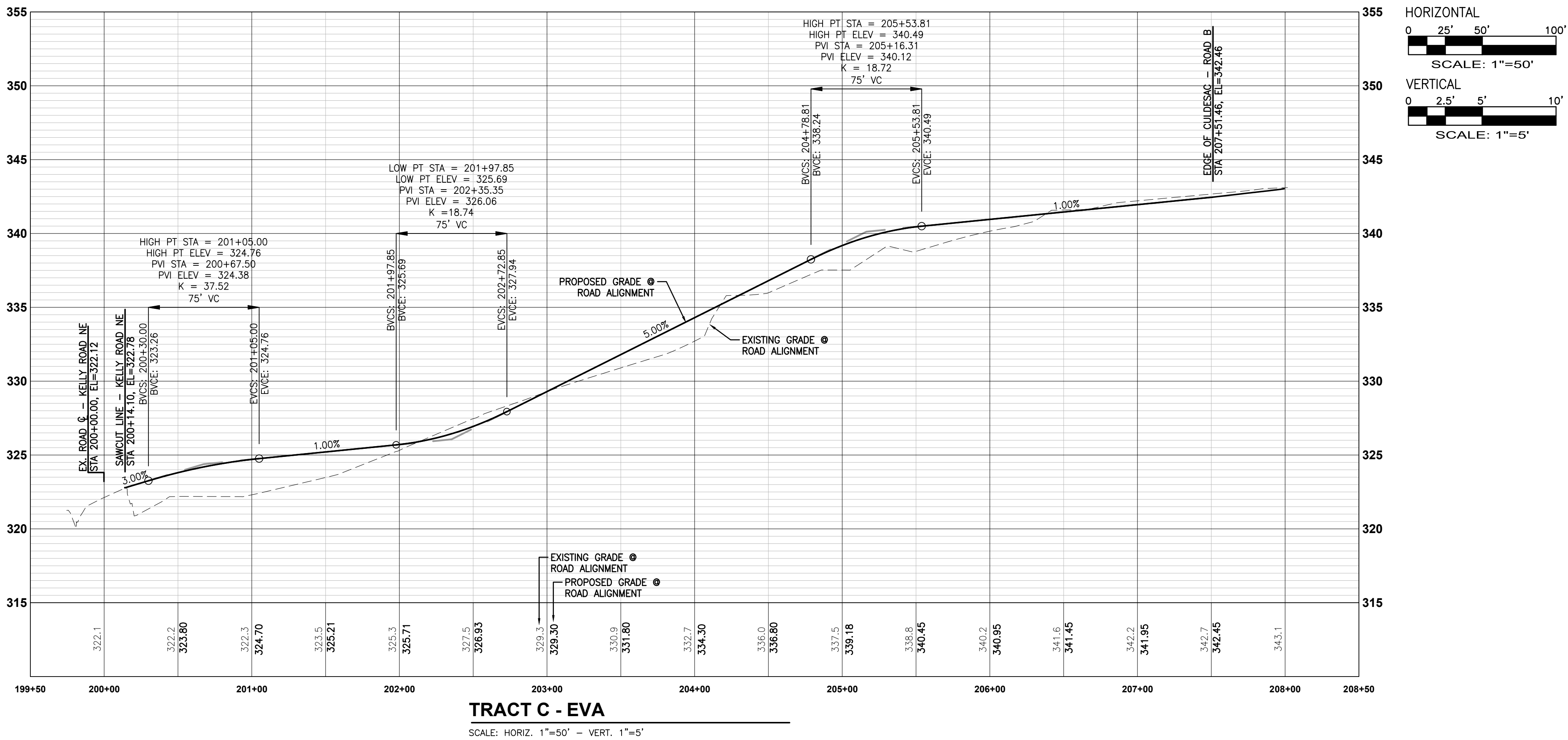
Job Number
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PRELIMINARY ROAD PROFILES
FOR
TOLTHUE HEIGHTS
A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



No.	Date	By	Chd.	Appr.	Revised Per County Comments
3	4/24/25	VW	BJT	BJT	REVISED PER COUNTY COMMENTS DATED 1/24/25
2	9/19/24	VW	BJT	BJT	REVISED PER COUNTY COMMENTS

Title: **PRELIMINARY ROAD PROFILES
OF
TOLTHUE HEIGHTS**

For: **J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374**



Scale:	Horizontal	Vertical
	1"=50'	1"=5'

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

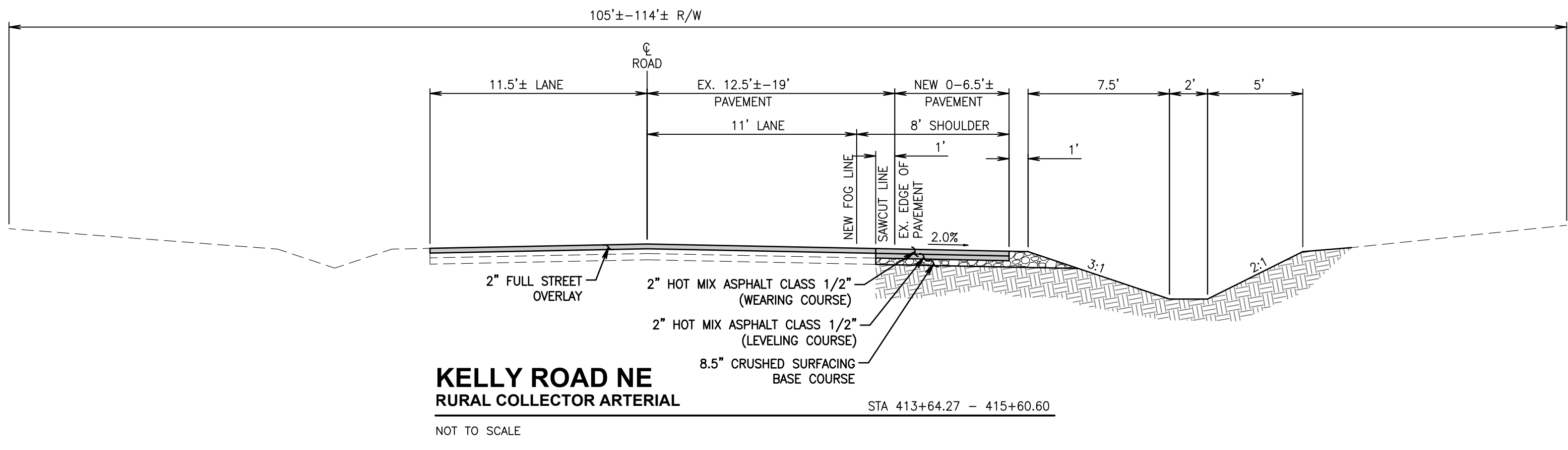
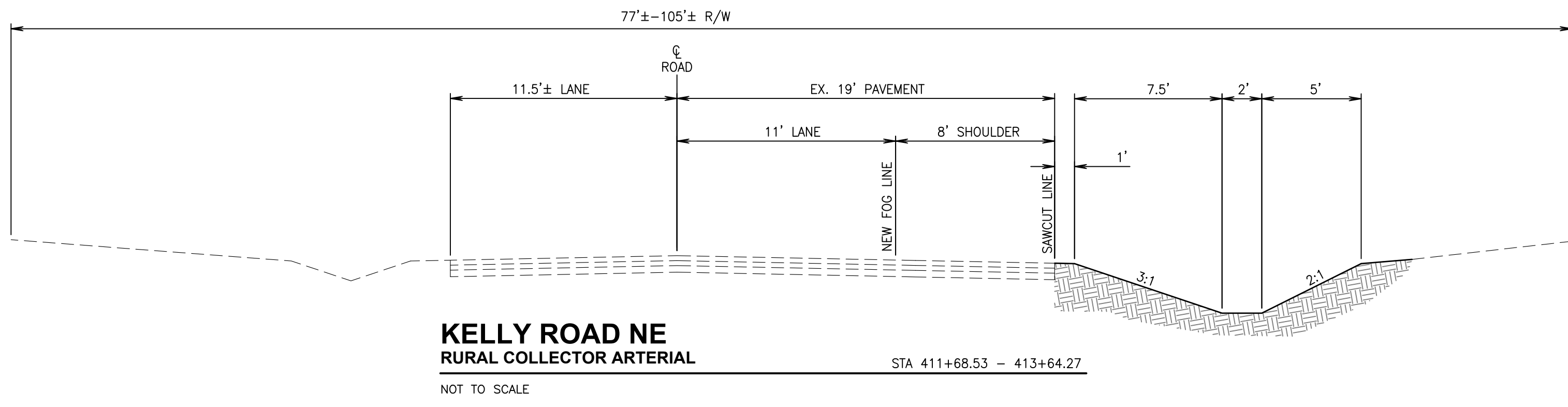
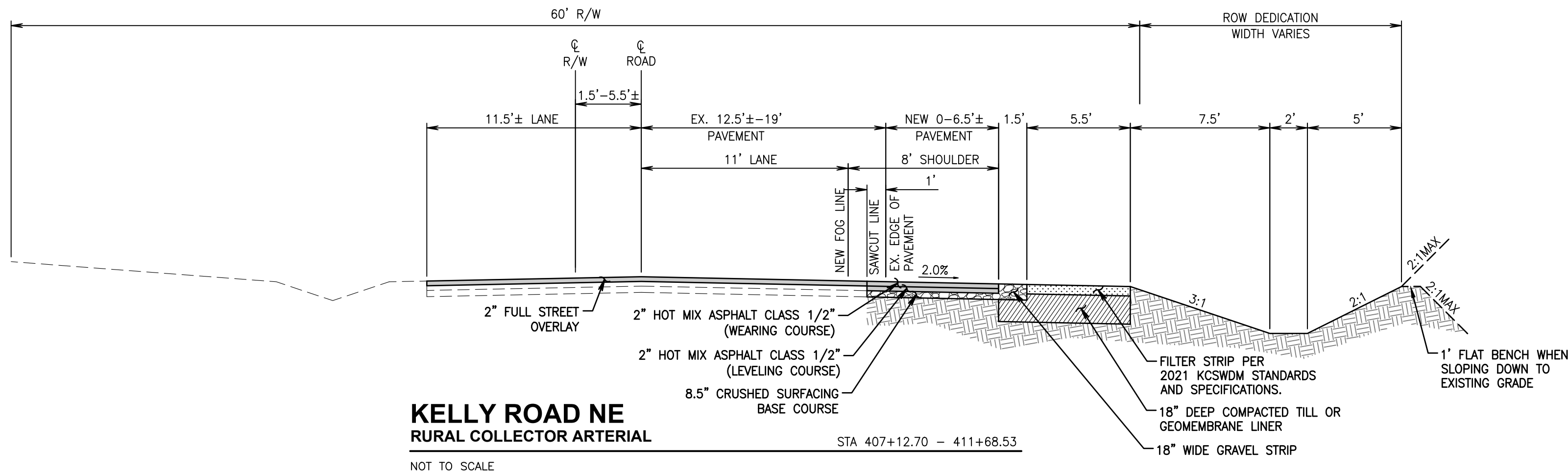
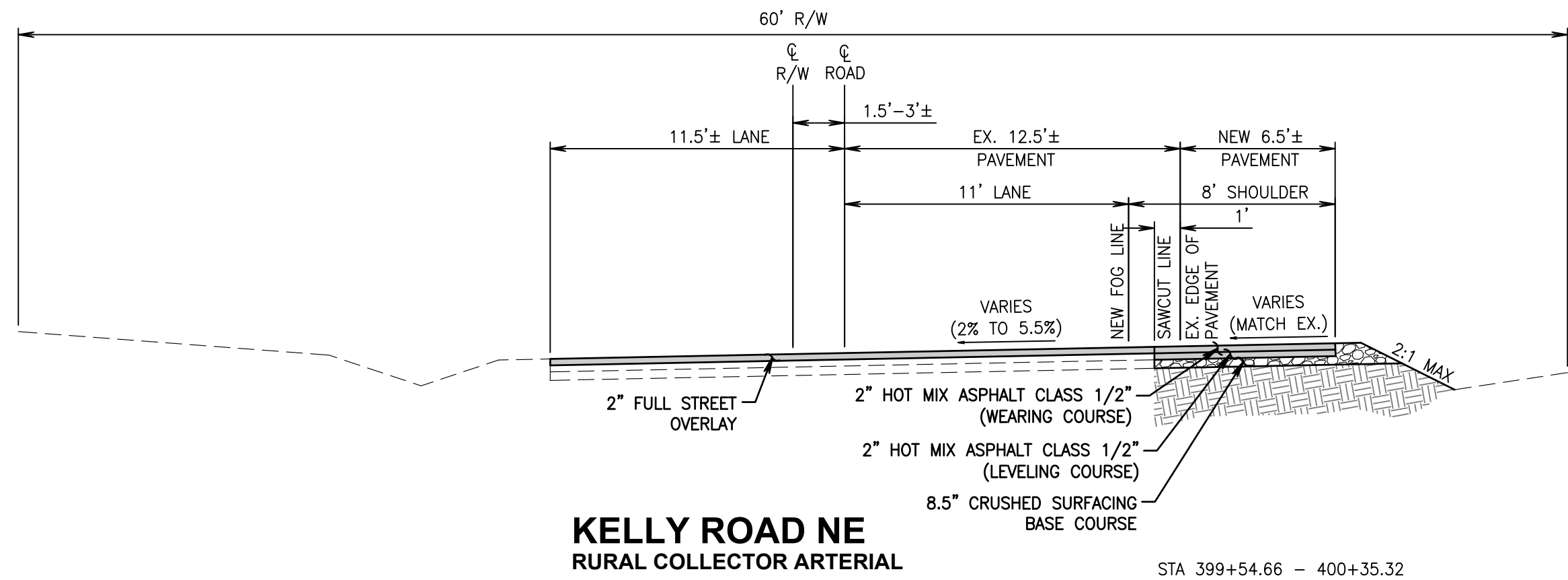
Job Number
22244

Sheet
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Drawn VW
Checked BJT
Approved BJT
Date 4/24/25

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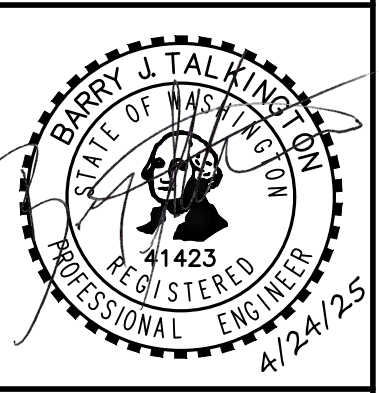
PRELIMINARY ROAD CROSS SECTIONS
FOR
TOLTHUE HEIGHTS
A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



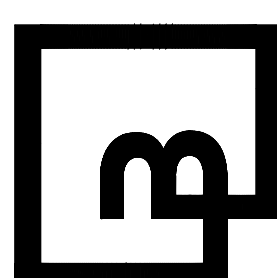
No.	Date	By	Ckd.	Appr.	Revision
3	4/24/25	VW	BJT	BJT	REVISED PER COUNTY COMMENTS DATED 1/24/25
2	9/19/24	VW	BJT	BJT	REVISED PER COUNTY COMMENTS

Title: **PRELIMINARY ROAD CROSS SECTIONS**
OF
TOLTHUE HEIGHTS

For: **J-P LEDFORD AZURE NW, LLC**
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374



Scale:	Horizontal	Vertical
	1"=50'	1"=5'
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Checked	BJT	BJT
Approved	BJT	BJT
Date	4/24/25	

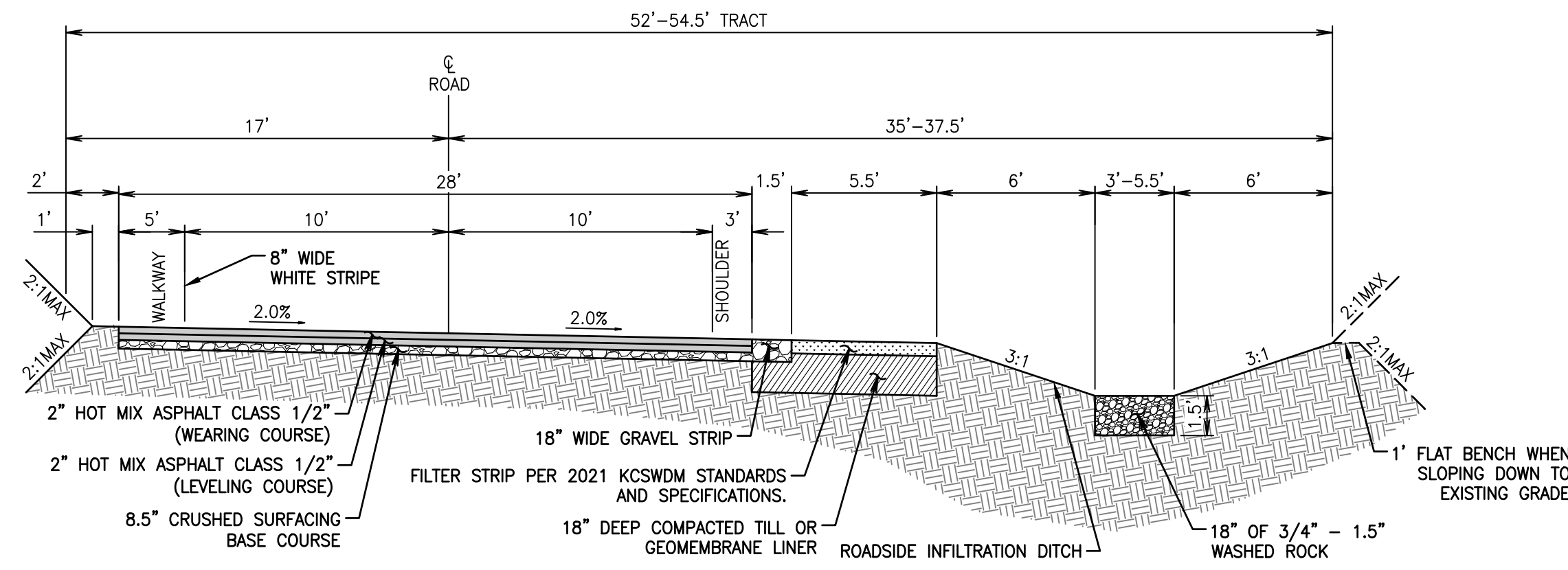


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Job Number
22244

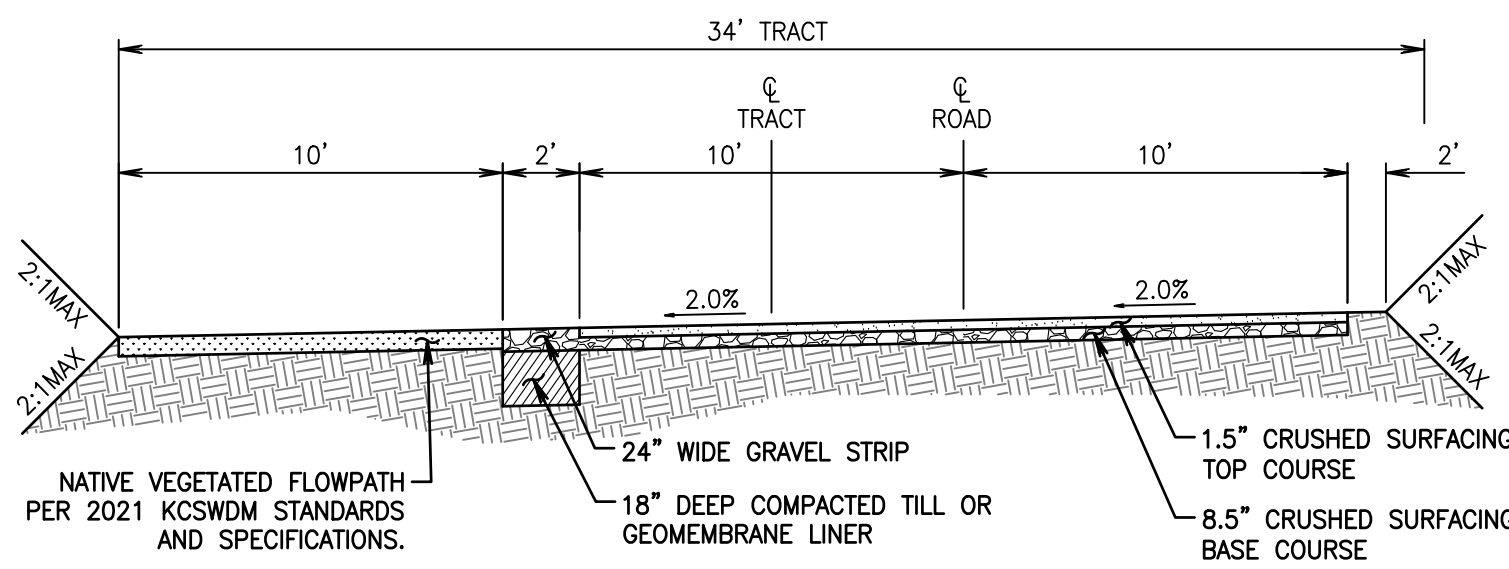
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PRELIMINARY ROAD CROSS SECTIONS
FOR
TOLTHUE HEIGHTS
A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



ROADS A AND B
PRIVATE RURAL SUBACCESS

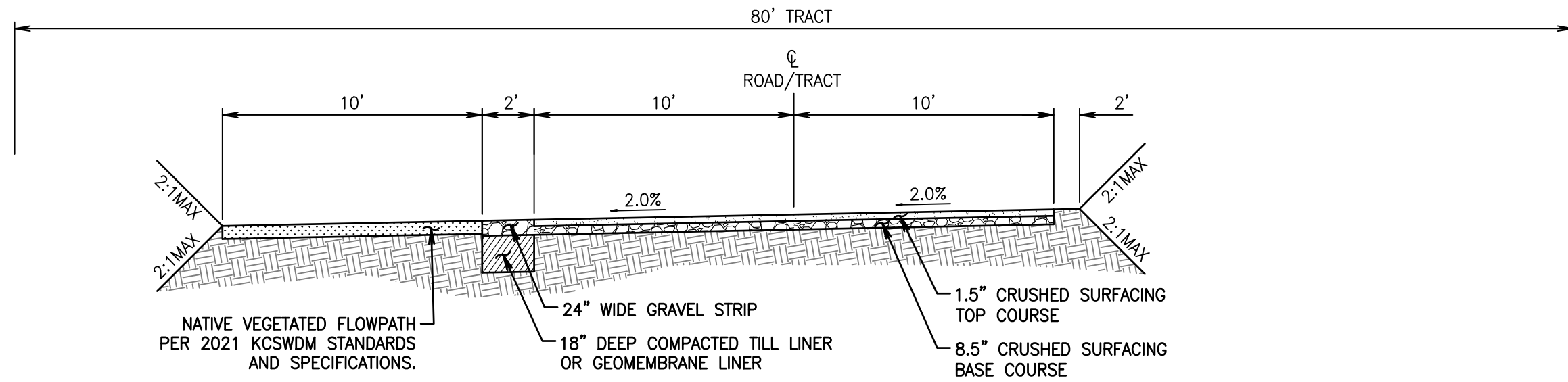
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TRACT C
EMERGENCY VEHICLE ACCESS

STA 205+47.87 - 207+34.53

NOT TO SCALE



TRACT C
EMERGENCY VEHICLE ACCESS

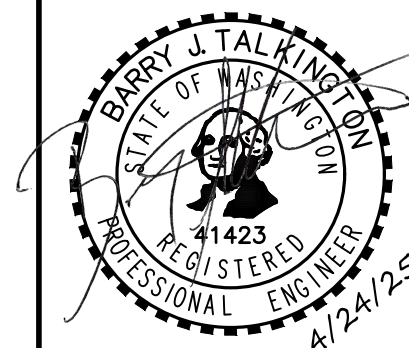
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NOT TO SCALE

No.	Date	By	Chd.	Appr.	Revision
3	4/24/25	VW	BJT	BJT	REVISED PER COUNTY COMMENTS DATED 1/24/25
2	9/19/24	VW	BJT	BJT	REVISED PER COUNTY COMMENTS

Title: **PRELIMINARY ROAD CROSS SECTIONS**
OF
TOLTHUE HEIGHTS

For: **J-P LEDFORD AZURE NW, LLC**
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374

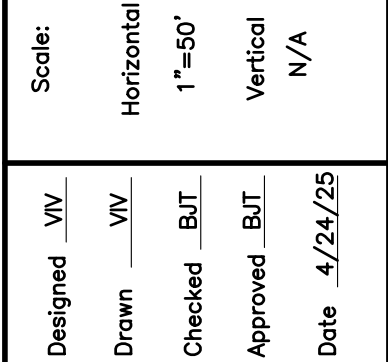


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Approved	BJT	BJT
Date	4/24/25	

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		3 4/24/25		REVISED PER COUNTY COMMENTS DATED 1/24/25	
		2 9/19/24		REVISED PER COUNTY COMMENTS	
No.	Date	By	Ckd.	Appr.	Revision

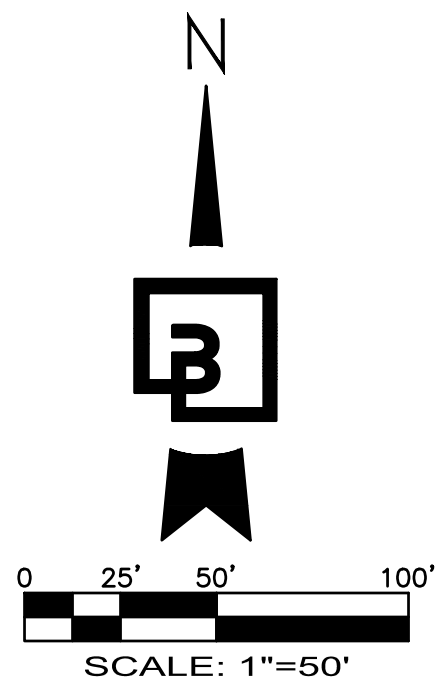
For: **J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374**



Job Number
22244

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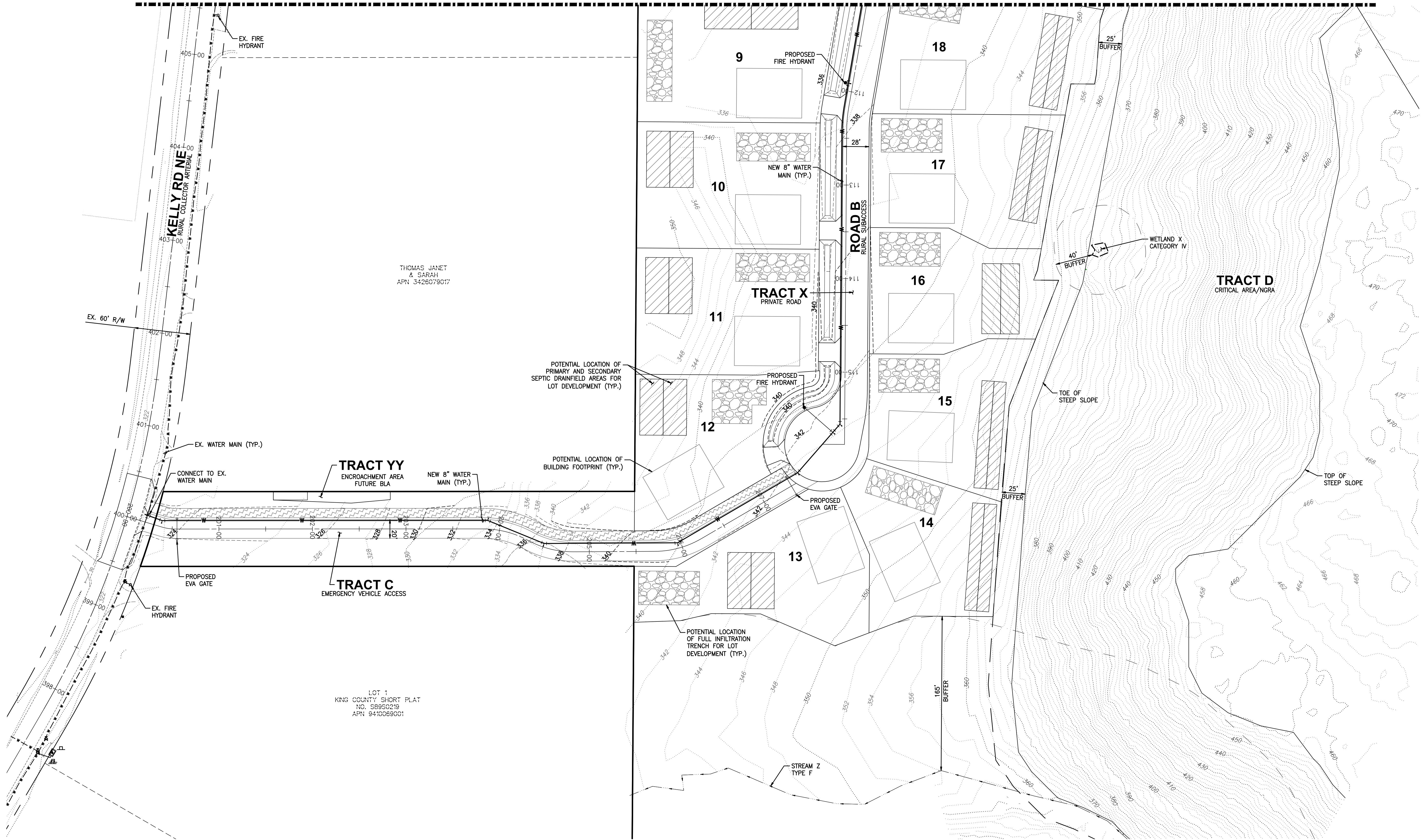




PRELIMINARY WATER PLAN
FOR
TOLTHUE HEIGHTS
A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON

LEGEND	
MAJOR CONTOUR	EXISTING 340 338 340 338
MINOR CONTOUR	EXISTING 340 338 340 338
STORM PIPE	SD
WATER	W W W W
ASPHALT	
GRAVEL	

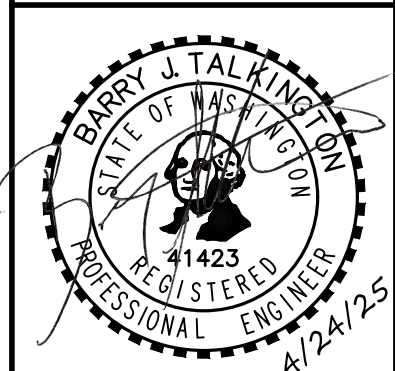
SEE SHEET 14 FOR CONTINUATION



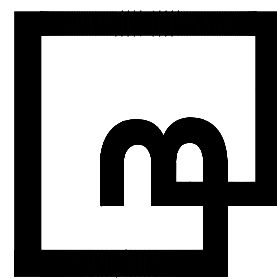
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2	9/19/24	VW	BJT	BJT	REVISED PER COUNTY COMMENTS	
No.	Date	By	Chd.	Appr.	Revision	

Title:
**PRELIMINARY WATER PLAN
OF
TOLTHUE HEIGHTS**

For:
**J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374**

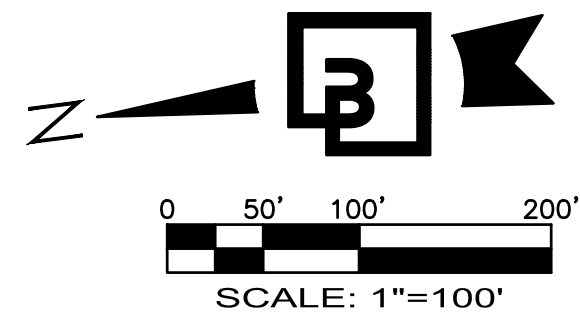


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Checked	BJT	
Approved	BJT	
Date	4/24/25	

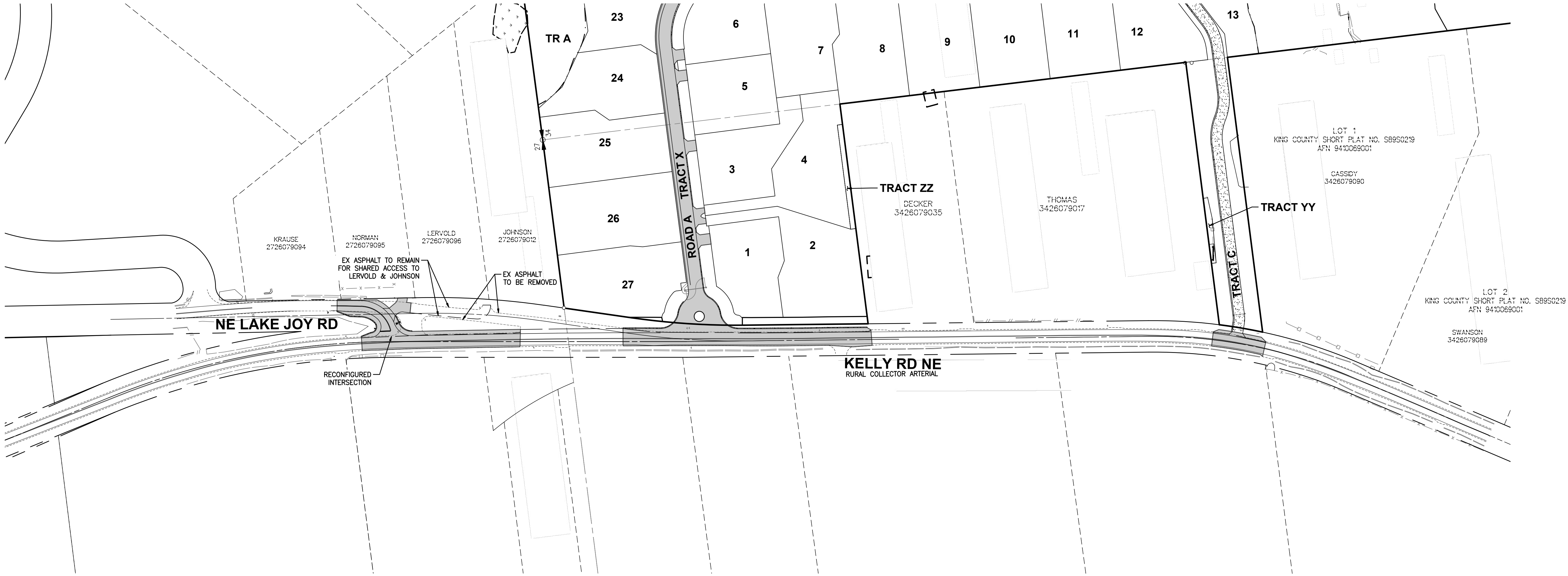
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Job Number
22244

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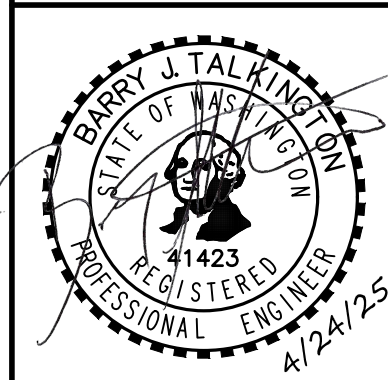
OVERALL FRONTAGE AND OFFSITE IMPROVEMENTS PLAN
FOR
TOLTHUE HEIGHTS
A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



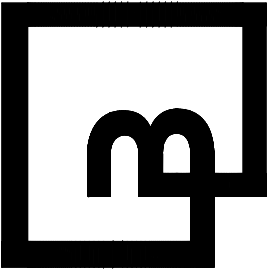
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3	4/24/25	VW	BJT	BJT	REVISED PER COUNTY COMMENTS DATED 1/24/25
2	9/19/24	VW	BJT	BJT	REVISED PER COUNTY COMMENTS

Title:
OVERALL FRONTAGE AND OFFSITE IMPROVEMENTS PLAN OF TOLTHUE HEIGHTS

For:
**J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374**



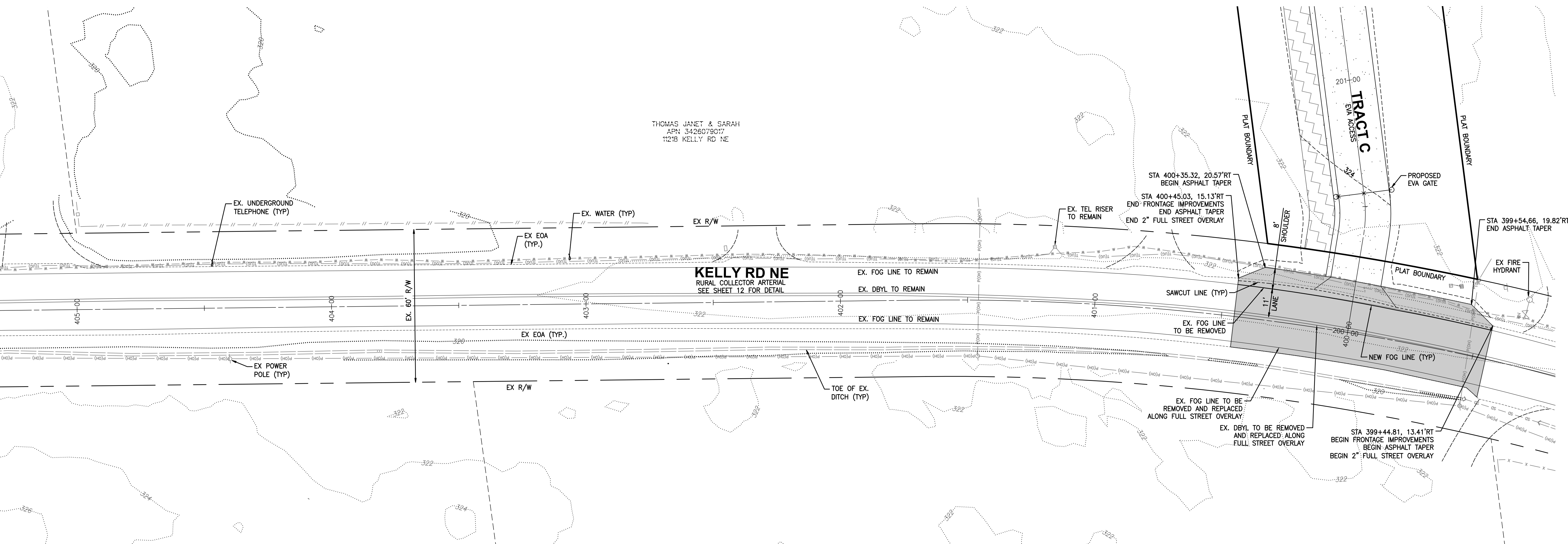
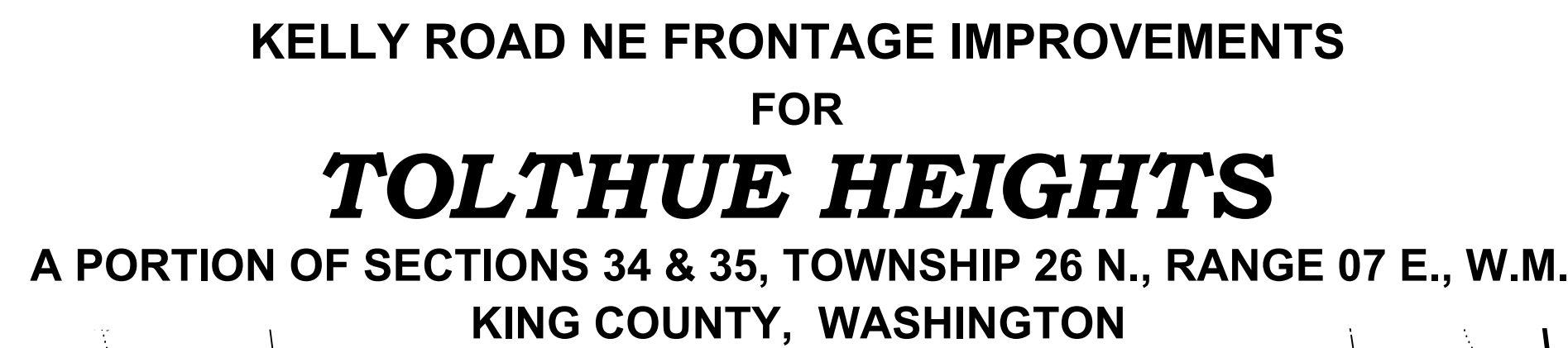
Designed	VW
Drawn	VW
Checked	BJT
Approved	BJT
Date	4/24/25



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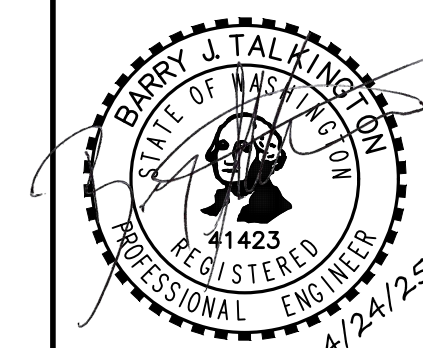
Job Number
22244

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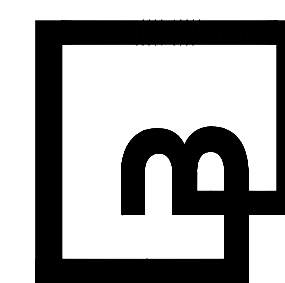
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No.	Date	By	Ckd.	Appr.	Revision
3	4/24/25	VW		BUT	BUT
2	9/19/24	VW		BUT	BUT

For:	J-P LEDFORD AZURE NW, LLC 1019 39TH AVE SE, SUITE 205 PUYALLUP, WA 98374
Title:	KELLY ROAD NE FRONTAGE IMPROVEMENTS OF <i>TOLTHUE HEIGHTS</i>



Designed	<u>VIV</u>	Scale: Horizontal 1"=20' Vertical 1"=5'
Drawn	<u>VIV</u>	
Checked	<u>BUT</u>	
Approved	<u>BUT</u>	
Date	<u>4/23/25</u>	

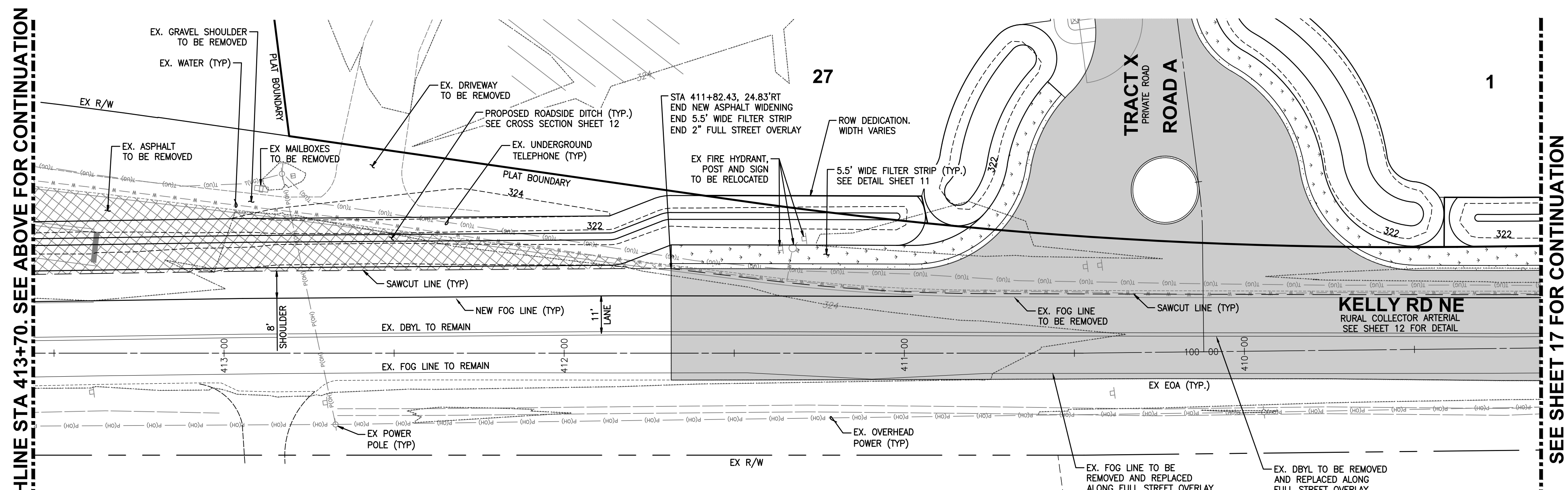
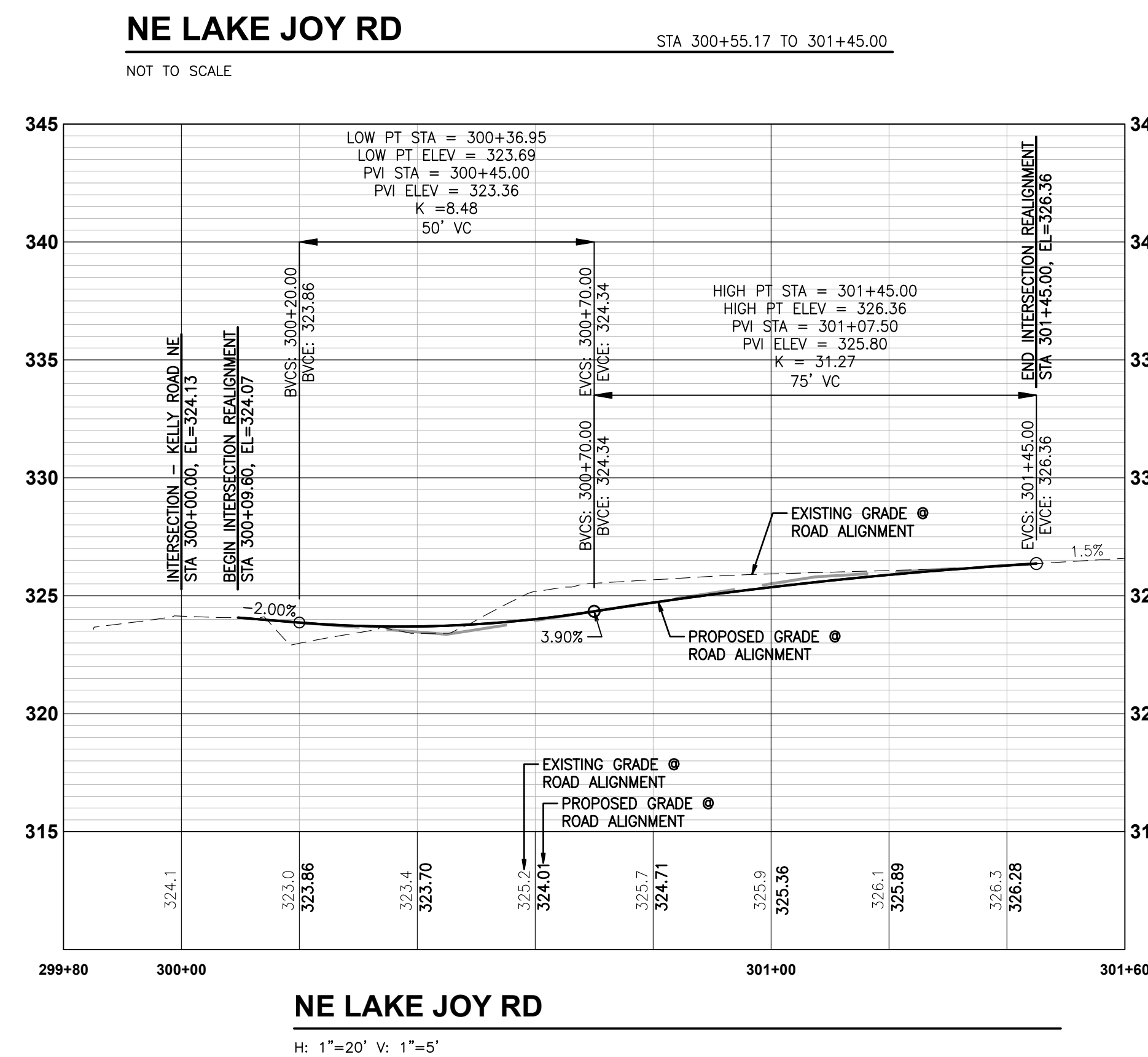
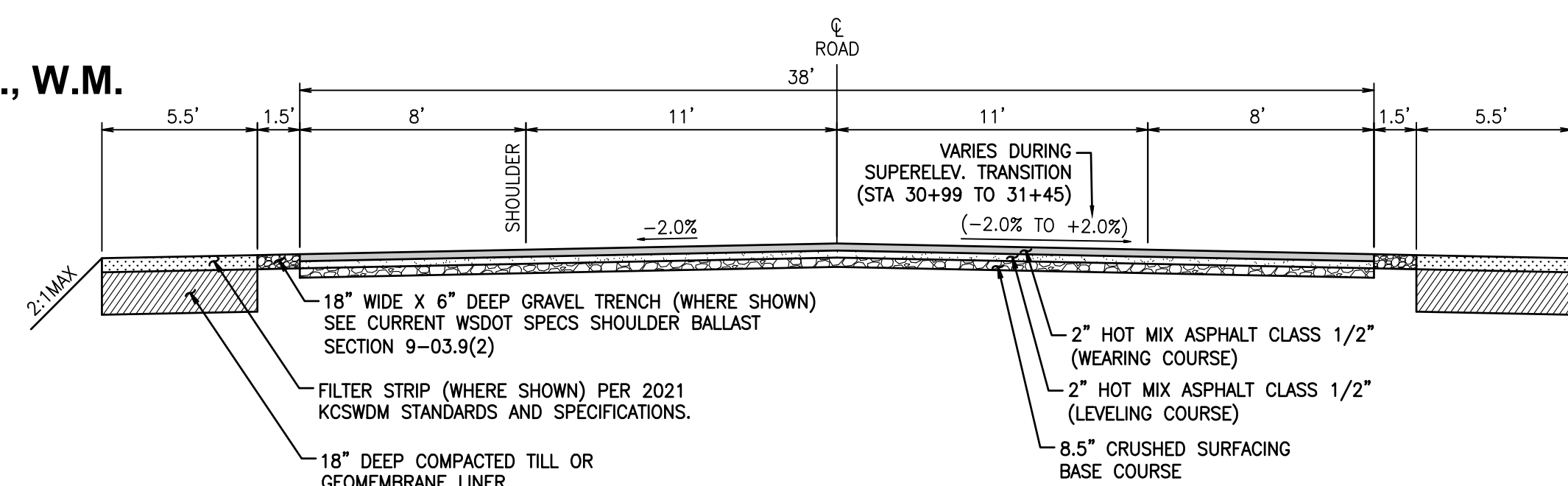
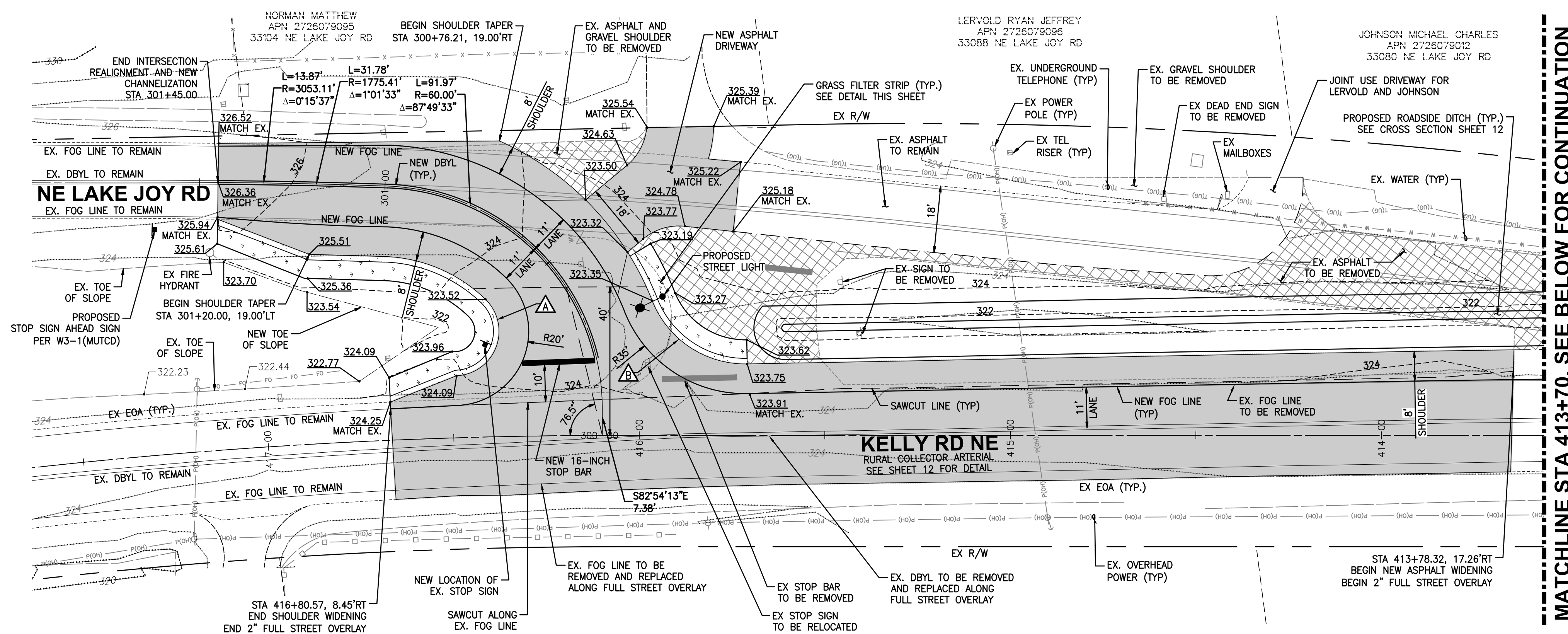
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Job Number
22244

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EDGE OF ASPHALT RETURN TABLE						
LOC		STA & OFF	DELTA	RADIUS	LEN	ELEV
A	PC	300+55.31, 19.00 LT	133°19'03"	12.00'	27.92'	323.52
	½ Δ	300+36.38, 24.49 LT	133°19'03"	12.00'	27.92'	323.44
	PT	416+62.65, 16.70 RT	133°19'03"	12.00'	27.92'	324.05
B	PC	415+84.35, 18.86 RT	70°20'30"	27.00'	33.15'	323.75
	½ Δ	300+18.60, 25.36 RT	70°20'30"	27.00'	33.15'	323.55
	PT	300+29.60, 19.10 RT	70°20'30"	27.00'	33.15'	323.35



		REVISED PER COUNTY COMMENTS		REVISED PER COUNTY COMMENTS		Revision	
No.	Date	By	Ckd.	Appr.			
3	4/24/25	VV		BJT			
2	9/19/24	VV		BJT			

For: **J-P LEDFORD AZURE NW, LLC**
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374



Scale:

Designed VV
 Drawn VV
 Checked BJT
 Approved BJT
 Date 4/23/25

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Sheet	18 18