



King County
Permitting Division
Department of Local Services
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
www.kingcounty.gov/permits

**Notice of Application and
SEPA Notice Optional DNS/MDNS
Process**
(Type 3)

Applicant: J-P Ledford Azure NW, LLC Attn. Toni Cavalli 1019 39 th Ave SE, Suite 205 Puyallup, WA 98374 (253)517-8541	File No.: PLAT23-0005 Tolthue Heights
Engineer: Barghausen Engineering, Inc. Attn: Ivana Halvorsen 18215 72 nd Ave S. Kent, WA 98032 (425)251-6222	Permitting Project Manager: Kathlene Barnhart, Sen. Planner Telephone No.: (206)477-5937 E-mail: kbarnhart@kingcounty.gov
Date Application Filed: August 21, 2023 Date Determined Complete: September 27, 2023 Date of Mailing: July 9, 2025	
Project Location: Eastern side of Kelly Rd NE, just south of Kelly Rd NE and NE Lake Joy Rd intersection. Parcel No.: 342607-9002	
Project Description: Subdivision of approximately 150 acres, zoned RA-5 (one unit per five acres), into 27 lots for single family dwellings and tracts for critical areas & associated buffers, private road(s). Plat proposes clustering of lots due to critical areas.	
Permits requested in this application: Formal Subdivision	
Application and environmental documents are available on-line at www.kingcounty.gov/permits/ or at the address above.	
Development regulations to be used for project mitigation, known at this time: King County Code 21A. (Zoning, Critical Areas, TDR), Title 9 (Stormwater), Title 13 (Water and Sewer), Title 14 (Roads) and Title 17 (Fire).	
Consistency with applicable County plans and regulations: This proposal will be reviewed for compliance with all applicable King County Codes, including those noted above	
Other permits not included in this application, known at this time: VARR23-0016; VARR23-0018	

The Department of Local Services, Permitting Division will issue an Environmental Threshold Determination pursuant to the State Environmental Policy Act (SEPA) on this application following a **14-day public comment period which ends on July 23, 2025**. The responsible official has a reasonable basis for expecting to issue a SEPA Determination of Non-Significance (DNS) on this project. As such, the optional DNS/MDNS notice process is being used pursuant to WAC 197-11-355. The project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

This may be the only opportunity to comment on the environmental impacts of the proposal. Written comments on this application must be submitted to Permitting Division Project Manager at the address above by the end of the comment period.

A public hearing before the King County Hearing Examiner is required for this application. Notification of the public hearing date will occur approximately 30-days prior to the scheduled hearing date. The Department of Local Services, Permitting Division will issue a report and recommendation to the Hearing Examiner two (2) weeks prior to the scheduled public hearing. Following the close of the public hearing, the Hearing Examiner will issue a written decision which may be appealed to the King County Council. Details of the appeal process will be included in the Examiner's decision.

NOTE: To request this information in alternative formats for people with disabilities, please call 206-296-6600 or TTY Relay: 711.

If you wish to receive a copy of the Permitting Division's Report and Recommendation on this application, email the Permitting Project Manager listed above.
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Please send me notification of any official notices concerning this application. **(Please print clearly)**

File No.: PLAT23-0005

Name: _____ Telephone No: _____

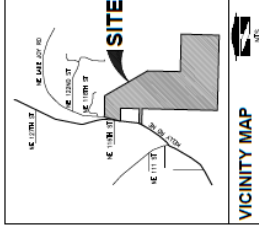
Email Address: _____

Mailing Address (optional): _____

Notice will be sent via email, unless a hard copy is specifically requested.

TOLTHUE HEIGHTS

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



PART 4: 5 AND 8, KING COUNTY, BOUNDARY LINE ADJUTIVE TOWNSHIP 30 NORTH, LOT 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847,

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST 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, 11TH 35TH W. IN KING COUNTY, WASHINGTON; THENCE SOUTH 71°13'59" WEST ALONG THE NORTH-SOUTH QUARTER LINE, A DISTANCE OF 570.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°12'37" WEST AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF S40, SECTION 34, A DISTANCE OF 425.01 FEET TO THE FACTORY MARGIN OF THE R.R. SHAW ROAD;

THE LINE SOUTH 70°34'00" WEST ALONG THE EASTLY MARGIN OF S4D. A
DISTANCE OF 201.33 FEET TO THE NORTH LINE OF THE SOUTH 5 ACRES LYING
EAST OF THE S.W. 1/4, S.W. 1/4, S.W. 1/4, S.W. 1/4, S.W. 1/4, S.W. 1/4, S.W. 1/4,
EASTLY OF THE S.W. 1/4, S.W. 1/4, S.W. 1/4, S.W. 1/4, S.W. 1/4, S.W. 1/4,
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34.
THE LINE SOUTH 89°12'37" EAST A DISTANCE OF 448.54 FEET TO THE INTERSECTION
WITH THE NORTH-SOUTH QUARTER LINE OF S4D. SECTION 34;
THE LINE NORTH 01°13'05" EAST ALONG S4D LINE A DISTANCE OF 990.90 FEET TO THE
LINE S4D. SECTION 34.

VERTICAL DATUM FOR THIS SURVEY IS NAVD88 AS ESTABLISHED BY GPS OBSERVATION UTILING THE WASHINGTON STATE REFERENCE NETWORK WITH NOS CEAD 2012B
LOADED.

HORIZONTAL DATUM FOR THIS SURVEY IS WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE AND 83/2011 PER GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK. THE BACKS OF BEARING IS $S07^{\circ}23'42''W$ FROM THE 3" BROADS DISK AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF S4D SECTION 34 AND THE $3/4''$ BEAR W/CAP MARKED "LEE 17665" AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF S4D SECTION 34.

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 IMPROV
17	OF	18	KELLY ROAD NE FRONTAGE IMPROVEMENT
18	OF	18	KELLY ROAD NE AND NE LAKE JOY ROAD C

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Job Number
22244

Sheet
1 of 18



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

Scale:	Designed	WV
Horizontal	Drawn	WV
Vertical	Checked	RLT
N/A	Approved	RLT
	Date	4/24/25

UTILITIES/SERVICES:

WATER: KING COUNTY WATER DISTRICT 119
32730 NE BIG ROCK RD
DUMMALL WA 98019
(425) 788-2885

SEVERE

POWER/GAS: PUGET SOUND ENERGY
8001 SOUTH 212TH STREET

PHONE:

CABLE:

SCHOOL-

FIRE: EASTSIDE FIRE & RESCUE / KFD 10
175 NEWPORT WAY NORTHWEST
ISSAQUAH, WA 98027
425-313-3200

GARBAGE: WASTE MANAGEMENT NORTH SOUND
425-723-2210

ABBREVIATIONS

BSBL	BUILDING SET BACK LINE
EDA	EDGE OF ASPHALT
EVA	EMERGENCY VEHICLE ACCESS
R/W	RIGHT OF WAY
PSDE	PRIVATE STORM DRAIN/EASEMENT