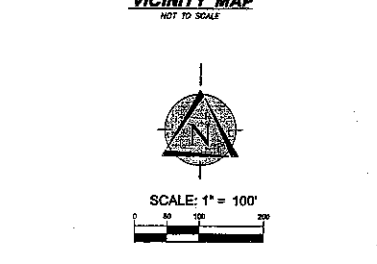
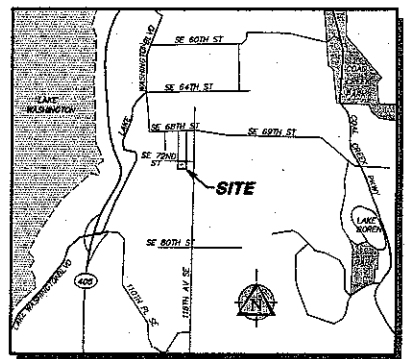
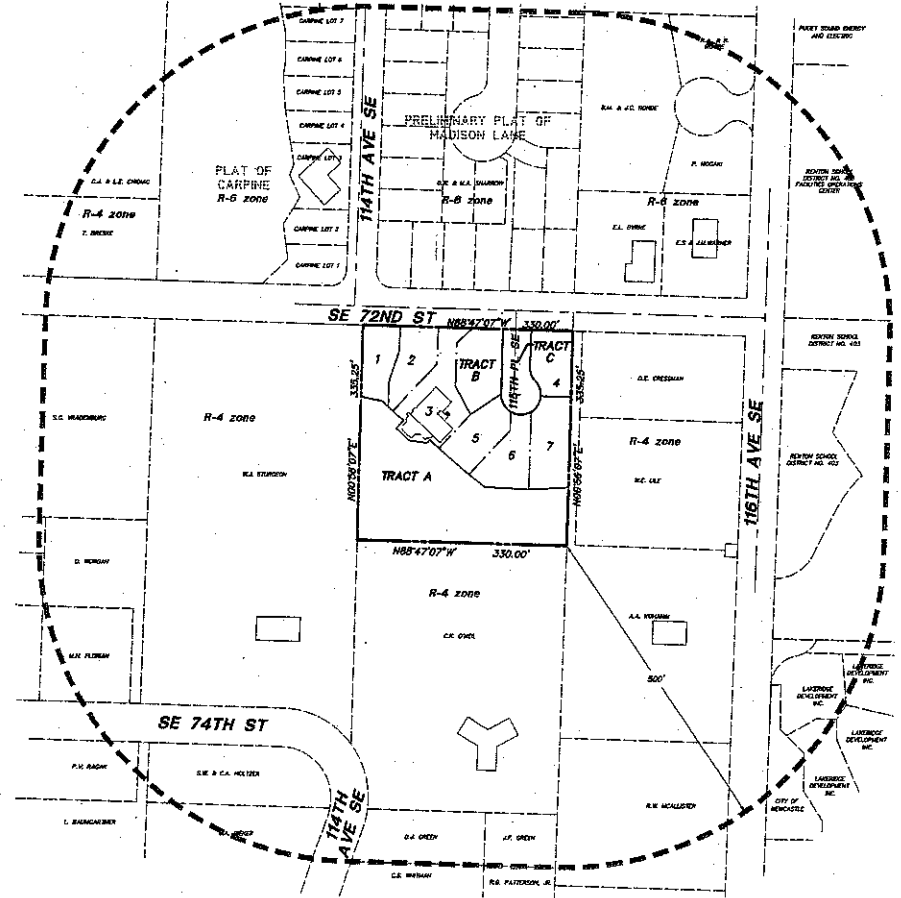


NW1/4, SE 1/4, SEC. 29, T24N, R5E, W.M.

GOLLINS

LEGEND	
UTILITY PLANS	
--- BOUNDARY	○ OVERFLOW STRUCTURE
--- LOT LINE	● SEWER MANHOLE
--- RIGHT-OF-WAY	○ SEWER CLEANOUT
--- BUTTER FLOOR & CURB LINE	○ SINGLE WATER METER
--- CENTER LINE	○ DOUBLE WATER METER
--- EASEMENT	○ PRODUCTION METER
--- BUILDING SETBACK LINE (BSL)	○ DETECTOR CHECK VALVE ASSEMBLY
--- STORM DRAIN PIPE	○ DOUBLE DETECTOR CHECK VALVE ASSEMBLY
--- ROOM & FOOTING DRAIN	○ FIRE HYDRANT
--- ROOFTOP DRAIN	○ FIRE DEPARTMENT CONNECTION (FDC)
--- SENEY MAIN	○ POST INDICATOR VALVE (PIV)
--- OTHER FORCE MAIN	○ AIR/GAS RELEASE VALVE
--- WATER MAIN	○ GATE VALVE
--- 10' PROPOSED CONTOURS	○ TIE
--- 2' PROPOSED CONTOURS	○ ROAD
--- 1' PROPOSED CONTOURS	○ SIDEWALK
--- FINISH	○ CONCRETE BLOCKING
--- TRIMLINE OR DITCH	□ EXISTING GRAVEL
--- TOP OF 40% SLOPE	□ PROPOSED GRAVEL
--- BUTTER LINE	□ EXISTING ASPHALT
--- DRAINAGE LINE	□ PROPOSED ASPHALT PAVEMENT
--- DRAINAGE	□ PROPOSED SIDEWALK
--- CUT SLOPES	□ PROPOSED CONCRETE
--- FILL SLOPES	□ METAL
--- ASPHALT	□ 2:01% SLOPE
--- SIDEWALK	□ REPAIR
--- SUN	
--- CURB RAMP	
--- STREET LIGHT	
--- FLOOD PROTECTION (EASEMENT) (NOPE)	
--- RETAINING WALL	
--- CONCRETE	
--- BRIDGE	
--- CATCH BASIN, TYPE I	
--- CATCH BASIN, TYPE II	
--- STORM CLEANOUT	
--- YARD DRAIN	
EXISTING FEATURES	
--- EXISTING STORM DRAIN PIPE	○ EXISTING DRY ANCHOR
--- EXISTING SEWER MAIN	○ EXISTING WATER METER
--- EXISTING WATER MAIN	○ EXISTING FIRE HYDRANT
--- EXISTING POWER LINE	○ EXISTING AIR/GAS RELEASE VALVE
--- EXISTING UNDERGROUND POWER LINE	○ EXISTING BLOW OFF
--- EXISTING GAS MAIN	○ EXISTING GATE VALVE
--- EXISTING TELEPHONE LINE	○ EXISTING CONCRETE TREE
○ EXISTING CATCH BASIN, TYPE I	○ EXISTING CONCRETE TREE
○ EXISTING CATCH BASIN, TYPE II	○ EXISTING SEWER MANHOLE
○ EXISTING SEWER MANHOLE	○ EXISTING POWER POLE
○ EXISTING POWER POLE	○ EXISTING POWER VAULT
○ EXISTING POWER VAULT	



SHEET INDEX

- COVER SHEET/PRELIMINARY PLAT
- PRELIMINARY PLAT
- PRELIMINARY TREE RETENTION & LANDSCAPE PLAN
- PRELIMINARY GRADING, ROAD & UTILITY PLAN AND ROAD DETAILS

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE ON ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE: YOU MUST CALL 1-800-424-5555 NOT LESS THAN 48 HOURS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS (UP TO THREE TIMES THE COST OF REPAIRS TO THE SERVICE).

Notice Required

Contractors shall notify owners who maintain underground utility lines in the area of proposed excavation or boring at least two business days, but not more than ten working days prior to commencement of excavation or boring in accordance with RCW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to name in all emergency conditions or requests.

COAL CREEK UTILITY DISTRICT Sanitary Sewer and Water	Phone: (206) 225-9200 (LARRY JONES)
U.S. WEST COMMUNICATIONS	Phone: (206) 346-3968 (FRANK FORREST)
PUGET SOUND ENERGY Gas, Steam, and Power Company	Phone: (206) 225-8878 (KAREN FERGUSON)
TU Cable Company	Phone: (206) 827-8300 EXT. 2246 (ANTHONY HODGIE)

Call Before You Dig DEAL-A-DIG 1-800-424-5555

LEGAL DESCRIPTION

(FROM COMMERCEBANK TITLE REPORT DATED 01/21/03 COMMITMENT # 600-10067803)
LOT 137, C.D. WILLIAMS LANE WASHINGTON GARDEN OF FISH ADDITION TO THE CITY OF SEATTLE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 11, IN KING COUNTY, WASHINGTON.
EXCEPT THE SOUTH 300 FEET THEREOF;
SITUATE IN THE CITY OF NEWCASTLE, COUNTY OF KING, STATE OF WASHINGTON.

TOPOGRAPHY AND BOUNDARY SURVEY

DATUM
NAD 83

BENCHMARK
ORIGINATING BENCHMARK
KING COUNTY BENCH MARK NO. 384
FOUND 3/27/02 CONC. MON. W/BRASS PIN LOCATED AT THE INTERSECTION OF TATH AVE SE AND 29TH STREET
E.L. 254.76

TEMPORARY BENCHMARK
TOP-A
SQUARE SQUARE ON ANGLE POINT OF CONC. WALKWAY
E.L. 255.16

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE LINE FROM FOUND MON. IN CASE AT THE EAST QUARTER CORNER OF SECTION 28, 24-4 TO THE FOUND MON. IN CASE AT THE NORTHEAST CORNER OF SECTION 28, 24-4. BEARING: N107°12'51" E 100.00 FT. BEARING: S89°12'51" W 100.00 FT. BEARING: S89°12'51" W 100.00 FT. BEARING: S89°12'51" W 100.00 FT.

UTILITY PURVEYORS

WATER: COAL CREEK UTILITY DISTRICT
SEWER: COAL CREEK UTILITY DISTRICT
POWER: PUGET SOUND ENERGY
TELEPHONE: U.S. WEST COMMUNICATIONS
CABLE: AT&T BROADBAND
GAS: PUGET SOUND ENERGY
SCHOOL DISTRICT: NEWCASTLE SCHOOL DISTRICT
FIRE DISTRICT: BELLEVUE FIRE DISTRICT

OWNERS

HARVEY GOLLINS AND JANE M. LEE
P.O. BOX 7503
COMMUNISTON, WA 98042
PHONE: (425) 227-4989

APPLICANT

HARVEY GOLLINS AND JANE M. LEE
P.O. BOX 7503
COMMUNISTON, WA 98042
PHONE: (425) 227-4989
FAX: (425) 227-4989

PROJECT ENGINEER/SURVEYOR/PLANNER

TRIAD ASSOCIATES
1754 117TH AVENUE NE
APRILAND, WA 98034
PHONE: (425) 851-9944
FAX: (425) 851-3481
CONTRACT: DON HILL, PE

SITE INFORMATION

EXISTING SITE ZONING: S-4, CITY OF NEWCASTLE
TOTAL SITE AREA: 110,831 SF / 2.54 AC
PROPOSED LAND USE: SINGLE FAMILY DETACHED
PROPOSED NUMBER OF LOTS: 7 LOTS
PROPOSED DWELLING UNITS: 7 DWELLING UNITS

DENSITY
BASE DENSITY (S-4 ZONE): 4 DU/ACRE
ALLOWED DWELLING UNITS (S-4 ZONE): 2.24 AC x 4 = 9 UNITS
DENSITY AREA x DENSITY PERMITTED/ACRE = 4
4,550 SF x 2.24 UNITS/AC = 10,200 SF
4,550

PROPOSED DENSITY: 7 UNITS/2.54 AC = 3.13 UNITS/AC

OPEN SPACE/RECREATION
OPEN SPACE REQUIRED: 6,877 SF = 0.19 AC
(7% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED: 43,481 SF = 0.99 AC
(TRACT A)
RECREATION SPACE REQUIRED: 390 SF x 7 = 2,730 SF
RECREATION SPACE PROVIDED: 0 SF
(SEE PL. 182)



11814 118th Ave. NE
Shoreline, WA 98148-0401
425.821.9445
425.821.3481 FAX
WWW.TRIADASSOCIATES.COM

COVER SHEET/PRELIMINARY PLAT

GOLLINS SUBDIVISION

CITY FILE #885

WASHINGTON

CITY OF NEWCASTLE

DATE: 06-10-04	BY: [Signature]
SCALE: 1"=100'	DATE: 06-10-04
PROJECT: GOLLINS SUBDIVISION	DATE: 06-10-04
PROJECT NO: 03-118	DATE: 06-10-04
PROJECT NO: 03-118	DATE: 06-10-04

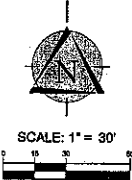
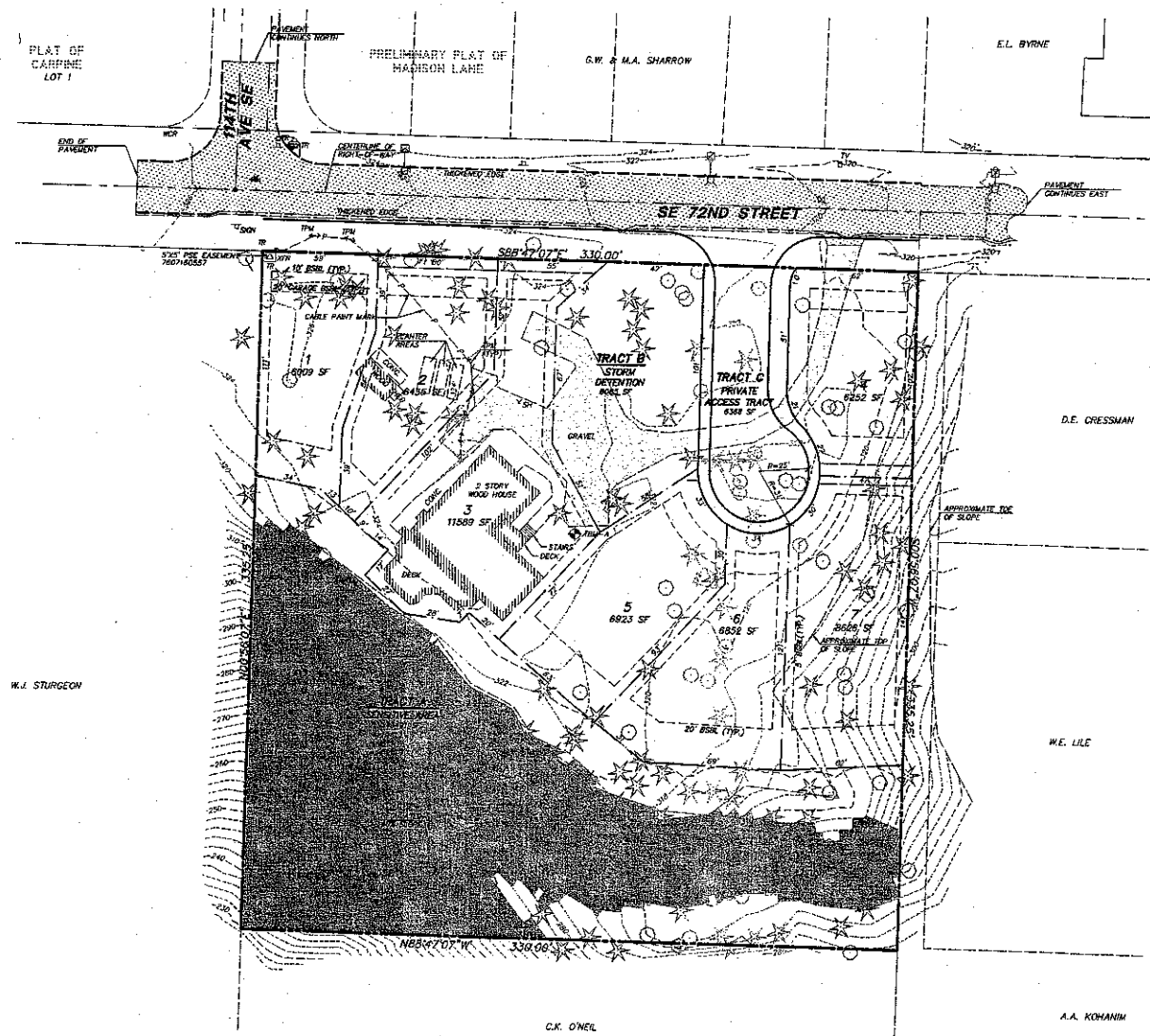


STAMP NOT VALID
EXCESS ISSUED AND DATED

03-118

1 of 4

NW1/4, SE 1/4, SEC. 29, T24N, R5E, W.M.



LEGEND

	CONIFER TREE
	DECIDUOUS TREE
	POWER TRANSFORMER
	TELEPHONE JUNCTION
	ELECTRICAL JUNCTION BOX
	SIGN
	SPRINKLER HEAD
	TELEPHONE PAINT MARK
	POWER POLE
	UTILITY STUB
	FIRE HYDRANT
	STREET LIGHT
	TV RISER ASSEMBLY
	POWER BURIED
	WATER BURIED
	UNION CONTOURS
	WALKER CONTOURS

NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT PROCEDURES USED BY THIS SURVEY WERE FIELD TRAVELING, MIXING OR EXCEEDING STANDARDS SET BY MEAS 315-150-050.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. NO ENCUMBRANCES, RESTRICTIONS, OR RESERVATIONS OF RECORD WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.
4. BOUNDARY FROM RECORD OF SURVEY VOL. 154 SURVEYS PAGE 18 RECORDING NO. 2000702900000

TRIAD ASSOCIATES
 11914 112th Ave. NE
 KIRKLAND, WA 98034-8023
 425.821.8443
 425.821.8444
 800.458.2795 WA FAX
 www.triadwa.com

Lead Development Consultant

PRELIMINARY PLAT

GOLLINS SUBDIVISION
 CITY FILE #885

WASHINGTON
 CITY OF NEWCASTLE

DATE PREPARED: 06-10-04
 DATE REVISION: 06-10-04

PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 IN CHARGE: [Signature]

SCALE: 1" = 30' (SEE PLAN)

PRELIMINARY

06-10-04

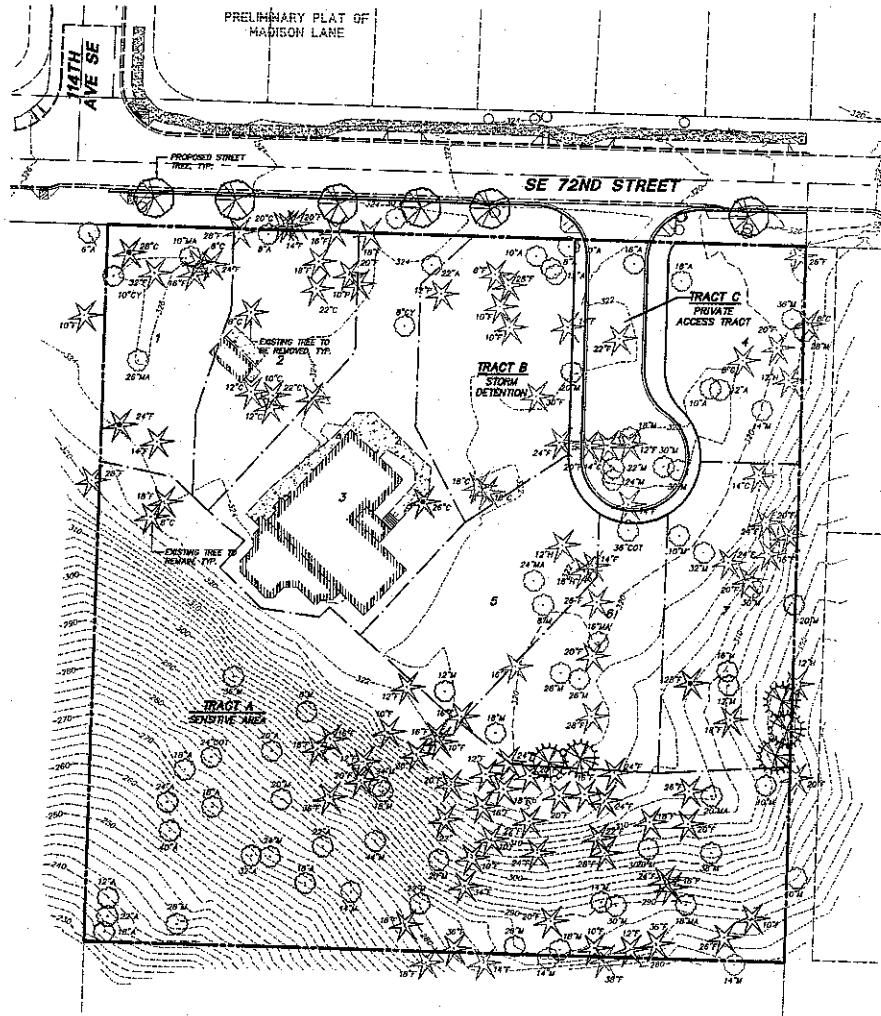
SEAL NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER: **03-118**

BOOM NUMBER: **2 of 4**

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NW1/4, SE 1/4, SEC. 29, T24N, R5E, W.M.



STREET PLANTING LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE	CONDITION/REMARKS
	PIRUS CALLERYANA 'ARISTOCRAT' / ARISTOCRAT FLOWERING PEAR	1 3/4" CAL	B&B
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	3" CAL	B&B

TREE LEGEND

- CONIFER
- DECIDUOUS
- CH CHERRY
- MAD MADRONA
- HLY HOLLY
- M MAPLE
- C CEDAR
- AL ALDER
- AP APPLE
- EXISTING SIGNIFICANT TREES TO BE REMOVED
- EXISTING SIGNIFICANT TREES TO BE SAVED
- EXISTING SIGNIFICANT SAVED TREES TO BE CREDITED AS TWO TREES FOR SIZE (24" DIA FOR EVERGREENS AND 30" DIA FOR BROADLEAF TREES)

TREE RETENTION DATA

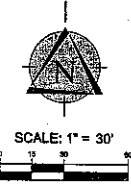
EXISTING SIGNIFICANT TREES ON SITE	166 TREES
EXISTING SIGNIFICANT TREES OUTSIDE OF SENSITIVE AREA TRACT	88 TREES
TOTAL TREES REQUIRED TO BE SAVED	22 TREES
(25% OF TOTAL TREES OUTSIDE OF SENSITIVE AREA TRACT)	
TREES PROPOSED TO BE SAVED	13 TREES
SIGNIFICANT TREE CREDIT EARNED	4 TREES
PROPOSED NUMBER OF REPLACEMENT TREES	5 TREES
TREE TOTAL	22 TREES

NOTES:
TREE RETENTION CALCULATIONS INCLUDE ADDITIONAL CREDIT FOR SIGNIFICANT TREES IN EXCESS OF 24" (EVERGREENS) AND 30" (DECIDUOUS), OR FOR TREES IN GROUPINGS OF 5 OR MORE WITH CONTINUOUS CANOPY COVERAGE AS REQUIREMENTS ARE MET ON A PERCENT BASIS WITHOUT THE NEED FOR ADDITIONAL CREDIT.

THIS TREE COUNT MAY BE MODIFIED AS A RESULT OF ADDITIONAL REVIEW BY AN ARBORIST TO DETERMINE A REVISED SIGNIFICANT TREE COUNT. MORE TREES MAY BE REMOVED THAN INDICATED IF THE TREES WITH ASSOCIATED DRIP LINES IMPOSE ON POTENTIAL HOUSE SITES.

ANY POTENTIAL DEFICIENCY IN THE SIGNIFICANT TREE COUNT IS PLANNED TO BE MITIGATED BY THE TREE REPLACEMENT IN APPROPRIATE AVAILABLE AREAS IN ACCORDANCE WITH CITY CODE.

TREE CLEARING AND REMOVAL SPECIFICATIONS PER CITY/ARBORIST RECOMMENDATIONS SHALL BE INCLUDED IN FINAL CONSTRUCTION PLANS.



TRIAD ASSOCIATES
11914 150th Ave. NE
Shoreline, WA 98148-4925
425.821.8440
425.821.2481 fax
800.448.0558 toll free
www.triadassoc.com

PRELIMINARY LANDSCAPE PLAN & TREE RETENTION PLAN
GOLLINS SUBDIVISION
CITY FILE #886
WASHINGTON
CITY OF NEWCASTLE

DATE: 10/20/03
BY: [Signature]
CHECKED: [Signature]
DATE: 10/20/03
PROJECT NUMBER: 03-118
PROJECT SURVEY: [Signature]
PROJECT ENGINEER: [Signature]
PROJECT ARCHITECT: [Signature]
PROJECT LANDSCAPE ARCHITECT: [Signature]
PROJECT DATE: 10/20/03
SCALE: 1/8" = 1'-0" (SEE PLAN)

PRELIMINARY

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KEVIN C. THOMAS
CERTIFICATE NO. 713
SEAL NOT VALID
EXPIRES SEPTEMBER AND OCTOBER
JOB NUMBER: 03-118
SHEET NUMBER: 3 of 4

