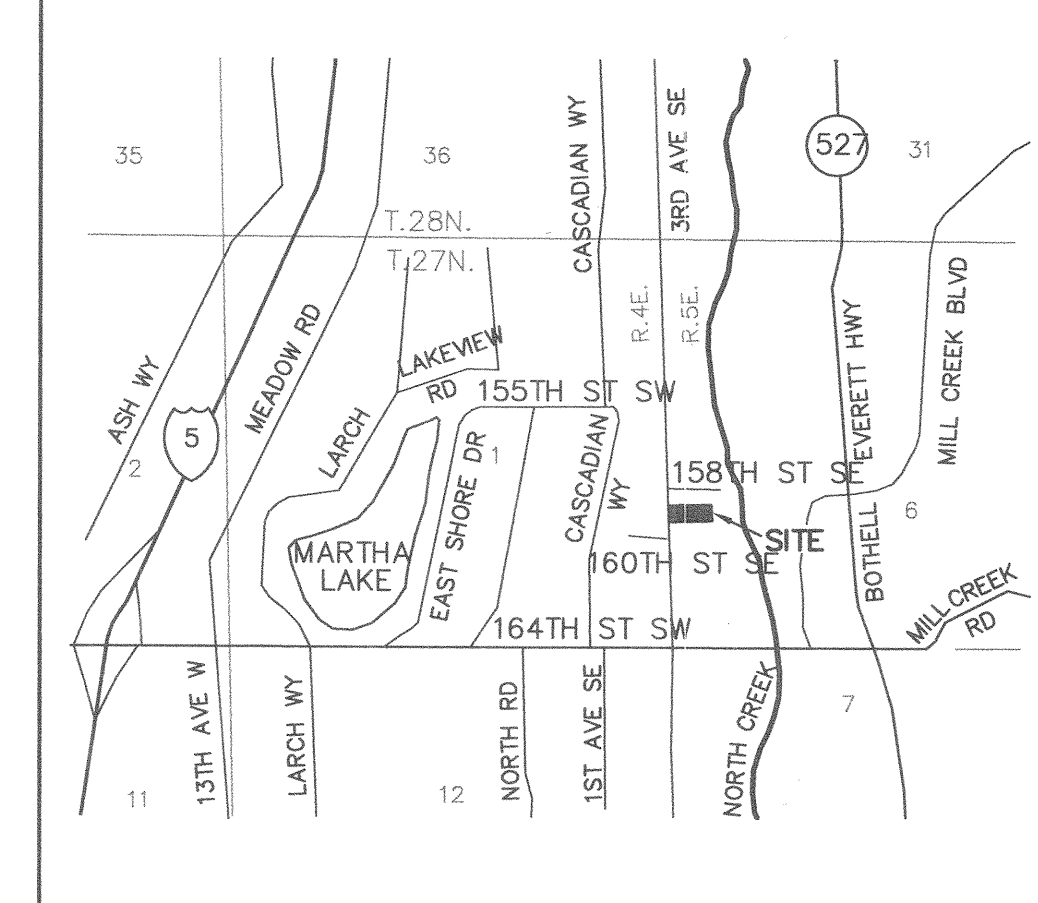
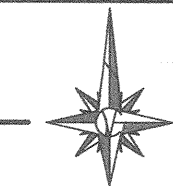


HODGES SHORT PLAT

THE WEST HALF OF THE SOUTH HALF OF THE NORTH
HALF OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 27
NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY,
WASHINGTON;



VICINITY MAP
SCALE: 1" = 2,000'


























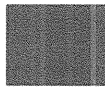
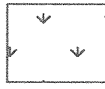
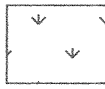


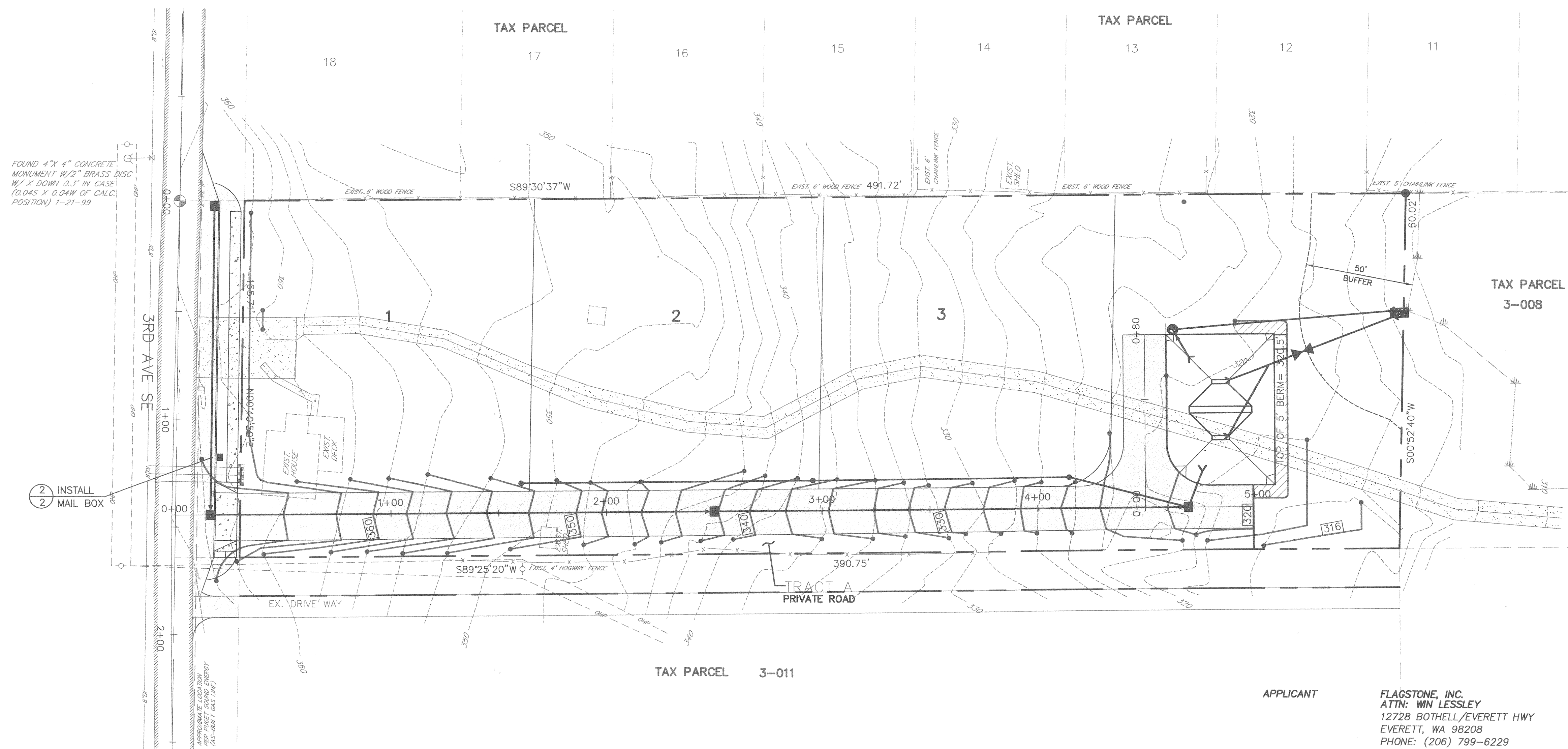
DATE	REVISION/ISSUED	BY
11/12/99	ISSUED	JAE
1/17/00	REVISION	JAE
5/2/00	MYLARS	BGC



DATE: **5.2.00**
EXPIRES 09/02/00

NOT TO SCALE

EXISTING	DESCRIPTION	PROPOSED
	CASE MONUMENT	
	SECTION CORNER FND	
	CONCRETE MON	
_____  _____	ROAD CENTER LINE	_____  _____
_____ R/W _____	RIGHT OF WAY	_____ R/W _____
-----	PROPERTY LINE	-----
-----	LOT LINE	-----
-----	EASEMENTS	-----
----- B.S.S.L. -----	BUILDING SET-BACK LINE	----- B.S.S.L. -----
	MAILBOXES	
	CATCH BASIN (TYPE-1)	
	CATCH BASIN (TYPE-2)	
	YARD BASIN (18" typ.)	
===== 12" SD =====	STORM DRN PIPE	===== 100' ~ 12" CMP =====
===== 12" CULV =====	CULVERTS	===== 50' ~ 12" CMP =====
=====	STORM STUB-OUT	=====
-----  -----	DITCH FLOW ARROW	-----  -----
 ----- 	DRNG. FLOW ARROWS	 ----- 
	NGPA SIGN, TYPE 1	
	NGPA SIGN, TYPE 2	
	N.G.P.A.	
	WETLAND TO REMAIN	
--- SF --- SF --- SF --- SF ---	SILT FENCE	--- SF --- SF --- SF --- SF ---



PLANNER/SURVEYOR GROUP FOUR, INC.
CONTACT ATTN: RAEYN HALQUIST
16030 JUANITA-WOODINWILLE WAY N.E.
BOTHELL, WA. 98011
PHONE: (425) 775-4581

SHEET 1 OF 6 COVER SHEET
SHEET 2 OF 6 NOTES AND DETAILS
SHEET 3 OF 6 GRADING AND T.E.S.C. PLAN
SHEET 4 OF 6 SITE PLAN
SHEET 5 OF 6 ACCESS RD. PROFILE SHEET
SHEET 6 OF 6 POND DETAIL SHEET

By: *William A. Jaram* 5-15-00
DIRECTOR OF COMMUNITY DEVELOPMENT DATE:

By: Jim Manning 15 May 00
DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK DATE:

**HODGES SHORT PLAT
COVER SHEET**

6320 EVERGREEN WAY EVERETT, WASHINGTON 98203
(425) 348-3700 FAX: (425) 348-0167

JOB No.
99134

SHEET No.
1
OF 6 SHTS.

HODGES SHORT PLAT

**CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555**

DATUM: N.G.V.D. (1988 NATIONAL GEODETIC VERTICAL DATUM)
BENCH: PT#1344 CHISELED SQUARE IN TOP CENTER AND NW END
 RAISED CONC. GAS PUMP ISLAND, CIRCLE K FOOD STORE. SW
 INTERSECTION OF 164TH ST. S.W. AND NORTH RD., 1.0'
 SOUTHEASTERLY FROM NORTHWESTERLY END OF ISLAND
 BASIS OF BEARINGS: REC. #9901125003

STORM DRAINAGE NOTES

THE FOLLOWING NOTES SHALL BE PLACED ON THE PLANS AS APPLICABLE:

D. THE BACKFILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE OR PIPE ARCH IN LAYERS WITH A LOOSE AVERAGE DEPTH OF 6", MAXIMUM DEPTH 8", THOROUGHLY TAMPING EACH LAYER. THESE COMPACTED LAYERS MUST EXTEND FOR ONE DIAMETER ON EACH SIDE OF THE PIPE OR TO THE SIDE OF THE TRENCH. MATERIALS TO COMPLETE THE FILL OVER PIPE SHALL BE THE SAME AS DESCRIBED. (REFER TO WSDOT STANDARD SPECIFICATION 7-04.3(3) AND STANDARD SPECIFICATION 2-03.3(14)C, METHOD B & C.

E. GALVANIZED STEEL CMP SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-36, TYPE 1 AND TYPE 2. PIPE SHALL HAVE ASPHALT TREATMENT 1 OR BETTER.

F. CORRUGATED ALUMINUM PIPE AND COUPLING BANDS SHALL MEET THE REQUIREMENTS OF AASHTO M196 AND M197.

G. DOUBLE WALLED (SMOOTH INTERIOR) CORRUGATED POLYETHYLENE PIPE, MEETING THE REQUIREMENTS OF AASHTO M252 IN 8 INCH SIZE AND AASHTO M294S IN SIZES 12" THROUGH 36", IS AN ACCEPTABLE ALTERNATIVE TO SCHEDULE A CULVERT PIPE, AS SHOWN ON WSDOT/APWA STANDARD PLAN B-17 AND FOR STORM SEWERS IN ACCORDANCE WITH SNOHOMISH COUNTY STANDARDS.

H. BAND SIZE SHALL BE 12" FOR PIPE LESS THAN 42" DIAMETER AND 49" X 33" ARCH PIPE.

I. BACKFILL AROUND PIPE MUST BE COMPACTED TO A SPECIFIED AASHTO T-99 DENSITY OF 90% USE REASONABLE CARE IN HANDLING AND INSTALLATION.

J. ALL NON-PERFORATED METAL PIPE SHALL HAVE NEOPRENE GASKETS AT THE JOINTS. O-RING GASKETS MAY BE USED FOR TYPE F COUPLING BAND.

K. A NOTE SPECIFYING THE GAGE AND BAND SIZE FOR ALL PIPES USED IN THE DESIGN SHALL BE PLACED ON THE PLANS.

2. CATCH BASINS AND MANHOLES

A. ALL CATCH BASINS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

B. ALL CATCH BASINS WITH A DEPTH OVER 5.0 FEET TO THE FLOW LINE SHALL BE A TYPE II CB OR LARGER (MANHOLE).

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET, AND CATCH BASIN FRAMES AND GRATES JUST PRIOR TO POURING OF CURBS AND PAVING.

D. ALL GRATES SHALL BE DEPRESSED 0.1 FEET BELOW PAVEMENT LEVEL.

E. CATCH BASIN FRAME AND GRATES SHALL BE OLYMPIC FOUNDRY VANE GRATES MODEL 5435, 5435A, LOCKING TYPE OR EQUAL. MODEL 5435A IS REFERRED TO AS A "THROUGH CURB INLET" ON THE PLAN.

F. ALL TYPE II CATCH BASIN MANHOLES, INLET, AND CATCH BASINS SHALL HAVE LOCKING LIDS.

G. STANDARD LADDER STEPS SHALL BE PROVIDED IN ALL CATCH BASINS AND MANHOLES EXCEEDING 5 FEET IN DEPTH.

THE FOLLOWING NOTES SHALL BE PLACED ON THE PLANS AS APPLICABLE:

3. PRIOR TO SIDEWALK CONSTRUCTION, CONSTRUCT THE LOT DRAINAGE CONNECTIONS AND/OR STUB OUTS BEYOND SIDEWALK. STUB OUTS SHALL BE MARKED WITH A 2" X 4" AND LABELED "STORM". LOCATIONS OF THESE INSTALLATIONS SHALL BE PLACED ON THE AS-BUILT CONSTRUCTION PLANS AND SUBMITTED TO THE CITY.

5. STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED PRIOR TO CITY ACCEPTANCE. POND SIZE SHALL BE CERTIFIED UPON COMPLETION.

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MILL CREEK ENGINEERING DESIGN STANDARDS WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/AMERICAN PUBLIC WORKS ASSOCIATION CURRENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AND THE CURRENT WSDOT HYDRAULICS MANUAL.

2. ALL WORK PERTAINING TO THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A PRECONSTRUCTION CONFERENCE.

3. PRIOR TO ANY SITE DISTURBING ACTIVITY INCLUDING CLEARING, LOGGING OR GRADING, THE SITE CLEARING LIMITS AS SHOWN ON THESE PLANS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR OR ENGINEER. THE PROJECT SURVEYOR OR ENGINEER'S NAME AND TELEPHONE NUMBER ARE DVE CONSULTANTS INC., (425) 348-3700.

4. THE DEVELOPER AND PROJECT ENGINEER ARE RESPONSIBLE FOR WATER QUALITY. A MONITORING PROGRAM SHALL BE ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER ARE DVE CONSULTANTS, INC., (425) 348-3700.

THE FOLLOWING NOTES SHALL BE PLACED ON THE PLANS AS APPLICABLE:

5. ENGINEERED AS-BUILTS SHALL BE REQUIRED PRIOR TO FINAL APPROVAL.

6. ALL WETLANDS AND ASSOCIATED BUFFERS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS; PROVIDED THAT UNDERGROUND UTILITY LINES AND DRAINAGE DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS HAZARDOUS. NO ADJUSTMENT TO THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR WITHOUT FURTHER ENVIRONMENTAL REVIEW AND AMENDMENT OF THE PLAT APPROVED BY THE CITY OF MILL CREEK.

7. PRIOR TO INITIATION OF SITE WORK, HIGHLY VISIBLE MARKERS SUCH AS BRIGHT ORANGE BARRIER FENCING OF FLAGGING SHALL BE USED TO IDENTIFY WETLANDS, ASSOCIATED BUFFERS AND THE CLEARING LIMITS ESTABLISHED ON THIS PLAN. PRIOR TO RECORDING, ALL WETLANDS AND ASSOCIATED BUFFERS SHALL BE DESIGNATED WITHIN A SEPARATE TRACT CLEARLY AND PERMANENTLY MARKED ON THE PROJECT SITE IN A MANNER TO BE APPROVED BY THE CITY OF MILL CREEK DEPARTMENT OF COMMUNITY DEVELOPMENT. SIGNS SHALL BE PLACED NO GREATER THAN 100 FEET APART AROUND THE PERIMETER OF THE TRACT. THE DESIGN FOR THE SIGN SHALL BE SUBMITTED TO THE CITY OF MILL CREEK DEPARTMENT OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL. NO CLEARING OF ANY VEGETATION OR GRADING IS TO BE ALLOWED WITHIN THE WETLANDS AND ASSOCIATED BUFFER AREAS.

SURVEY MONUMENTATION

1. SURVEY MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MILL CREEK DESIGN STANDARD.S

SITE GRADING AND T.E.S.C. NOTES

1. ALL GRADING SHALL COMPLY TO CHAPTER 70 OF THE UNIFORM BUILDING CODE.

2. TESC MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE WORK (SEE ATTACHED DETAILED DRAINAGE PLAN).

3. PUBLIC STREETS ARE TO BE KEPT CLEAR OF DIRT AND DEBRIS DURING EXCAVATION AND FILL OPERATIONS.

4. THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITY SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.

5. NON-COMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND/OR CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL AND BOND FORECLOSURES.

6. CONSTRUCTION ACCEPTANCE WILL BE SUBJECT TO A WELL ESTABLISHED GROUND COVER THAT FULFILLS THE REQUIREMENT OF THE APPROVED CONSTRUCTION PLANS.

7. ALL AREAS TO BE SEEDED SHALL BE CULTIVATED TO THE SATISFACTION OF THE COUNTY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISING, RAKING, HARROWING OR OTHER ACCEPTABLE MEANS. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE. IF NECESSARY, SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKE/SWALES, LEVEL SPREADERS, AND SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO SEEDING.

8. ALL DISTURBED AREAS SUCH AS RETENTION FACILITIES, ROADWAY BACK-SLOPES, ETC. SHALL BE SEEDED WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY THE CITY OF MILL CREEK.

9. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUME) WILL BE APPLIED (MINIMUM 80% PER ACRE). THIS IS TO INCLUDE THE FOLLOWING: 20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS, 40% CREEPING RED FESCUE, 40% WHITE CLOVER. HYDROSEED REQUIRED.

10. FERTILIZER SHALL BE APPLIED AT 400# PER ACRE OF 10-20-20 (10 POUNDS PER 1100 SQUARE FEET) OR EQUIVALENT. DEVELOPMENTS ADJACENT TO WATER BODIES SHALL USE NON-PHOSPHOROUS FERTILIZER.

THE FOLLOWING NOTES SHALL BE PLACED ON THE PLANS AS APPLICABLE:

11. THESE PLANS INDICATE CUT AND FILL SLOPES WHICH EXCEED A MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL (2:1). A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED.

12. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED TO PREVENT EROSION. HYDROSEED PREFERRED.

CONSTRUCTION SEQUENCE

1. ATTEND PRE-CONSTRUCTION MEETING.
2. FLAG CLEARING LIMITS.
3. INSTALL FILTER FENCE.
4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
5. CLEAR AND GRUB SITE TO LIMITS OF CLEARING AS SHOWN ON PLANS.
6. ROUGH GRADE SITE.
7. INSTALL UTILITIES (POWER, STORM, SANITARY, ETC.)
8. FINAL GRADE/PAVE, MAINTAIN MINIMAL CB PROTECTION.
9. FLUSH STORM DRAINAGE SYSTEM (IE., CLEAN OUT & TEST SYSTEM).
10. REMOVE ALL TESC FACILITIES ONLY WHEN ENTIRE SITE IS STABILIZED.

POND MAINTENANCE SCHEDULE

City maintenance crews shall inspect detention facility on an annual basis. Inspection shall include the following:

1. Drain pond using valve outside of pond and inspect all outfall and discharge pipes. Clear any obstructions as necessary.
2. Inspect dead storage basin, checking for adequate volume capacity by comparing bottom elevation with original design volume. Remove any accumulated sediment from base of pond as necessary to maintain proper depth and storage capacity.
3. Open and inspect control structure, including orifices and overflow. Remove any material from structure obstructing release orifices and overflow. Remove any accumulated sediment from sump.
4. Close pond drain valve and finish inspection by checking all fencing and security measures.

WINTER BEST MANAGEMENT PRACTICES

THE FOLLOWING ADDITIONAL REQUIREMENTS SHALL APPLY TO ALL CLEARING, GRUBBING AND GRADING WORK PERFORMED BETWEEN OCTOBER 01 AND APRIL 30 OF ANY YEAR.

1. WORK SHALL DISCONTINUE DURING HEAVY RAINFALL, OR OTHER TIME THAT EROSION AND SEDIMENTATION CAN NOT BE ADEQUATELY CONTROLLED.
2. HOG FUEL (CHIPPING PRODUCT) SHALL BE USED FOR A MULCH COVER. ANY SLOPES THAT ARE GREATER THAN 10% AND WILL BE LEFT UNWORKED FOR MORE THAN 2 DAYS SHALL BE COVERED WITH 2"-3" OF "HOGFUEL" AND STRAW.
3. SEDIMENT TRAPS, FILTER FABRIC FENCE, CHECK DAMS, INTERCEPTOR SWALES AND CONSTRUCTION ENTRANCES, SHALL BE CHECKED DAILY AND MAINTAINED AS OUTLINED BELOW.

SEDIMENT TRAPS
A. REMOVE SEDIMENT AFTER ACCUMULATIONS EXCEED 12".
B. REPLACE GRAVEL CONE IF WATER POND'S ABOVE THE CONE AND DOES NOT RECEDE (I.E. THE GRAVEL IS PLUGGED).

FILTER FABRIC FENCE
A. LOWER EDGE OF FENCE SHALL REMAIN BURIED.
B. REPAIR ALL FENCES THAT BECOME KNOCKED DOWN.
C. REMOVE SEDIMENT WHEN DEPTH EXCEEDS 6".
D. ADD A SECOND LAYER OF FENCING TO THOSE AREAS THAT ARE MORE HEAVILY IMPACTED. (I.E. IF WATER STANDS AGAINST THE FABRIC FOR MORE THAN ONE DAY, OR IF 6" OR GREATER OF SEDIMENT NEEDS TO BE REMOVED WITHIN A WEEK OF CLEANING.

CHECK DAMS (ROCK OR HAY BALE)
A. REMOVE SEDIMENT WHEN DEPTH EXCEEDS 6".
B. WATER MUST FLOW OVER THE CHECK DAM. ENSURE THAT FLOW DOES NOT GO AROUND THE DAM. PLACE ADDITIONAL ROCK OR HAY BALES TO EXTEND CHECK DAMS TO ENSURE RUNOFF DOES NOT GO AROUND THE ENDS.

C. HAY BALES MUST BE KEYED INTO THE GROUND BY DIGGING A 4" DEEP TRENCH PRIOR TO INSTALLING THE HAY BALE. PLACE COMPACTED MATERIAL ON THE UPSTREAM SIDE TO PREVENT WATER FROM GOING UNDER THE HAY BALE.

CONSTRUCTION ENTRANCE
A. ADD ADDITIONAL LAYER OF ROCK ONCE EXISTING ROCK BECOMES PLUGGED.

4. CONSTRUCT A WHEEL WASH AT EACH CONSTRUCTION ENTRANCE. ALL TIRES OF VEHICLES LEAVING THE SITE MUST BE WASHED. RUNOFF TO DISCHARGE DIRECTLY TO A TODD OF SEDIMENTATION POND.

5. ON STOCKPILES, PLACE VISQUEEN AND ANCHOR WITH SANDBAGS. MAINTAIN AS NEEDED TO KEEP VISQUEEN ON STOCKPILE. ALSO, PLACE FILTER FABRIC FENCE AROUND THE BASE OF STOCKPILE.

6. HAUL ROADS WHICH WILL REMAIN IN PLACE FOR MORE THAN 1 MONTH (I.E. AREAS TO BE PLATTED LATER) SHALL BE CONSTRUCTED WITH AMOCO 2002 GEOTEXTILE FABRIC OVER LAID WITH A TEMPORARY BASE OF 4" RECYCLED CONCRETE.

7. INTERCEPTOR SWALES SHALL BE CONSTRUCTED ABOVE ALL SLOPES TO DIVERT RUNOFF FROM FLOWING DOWN SLOPES. DRAIN SWALE TO A DOWNDRAIN OR USE ROCK-LINED SWALE ON SLOPES LESS THAN 10%.

8. INTERCEPTOR SWALES SHALL BE CONSTRUCTED ALONG ALL PROPERTY LINES THAT ARE TERRACED ("DUCKTAILING") AND SHALL DISCHARGE TO MAIN INTERCEPTOR SWALES TO PROTECT RUNOFF FROM FLOWING FROM LOT TO LOT.

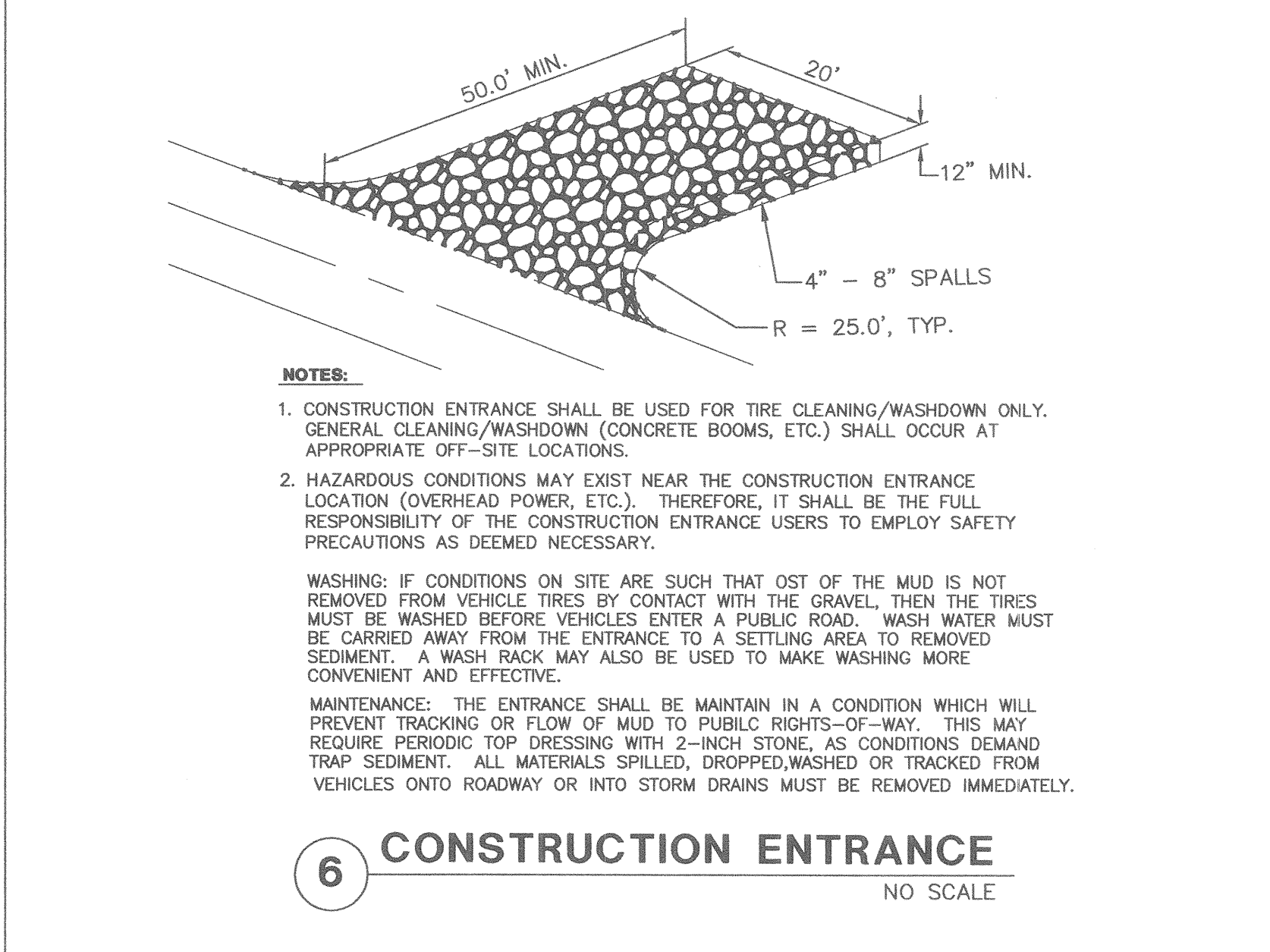
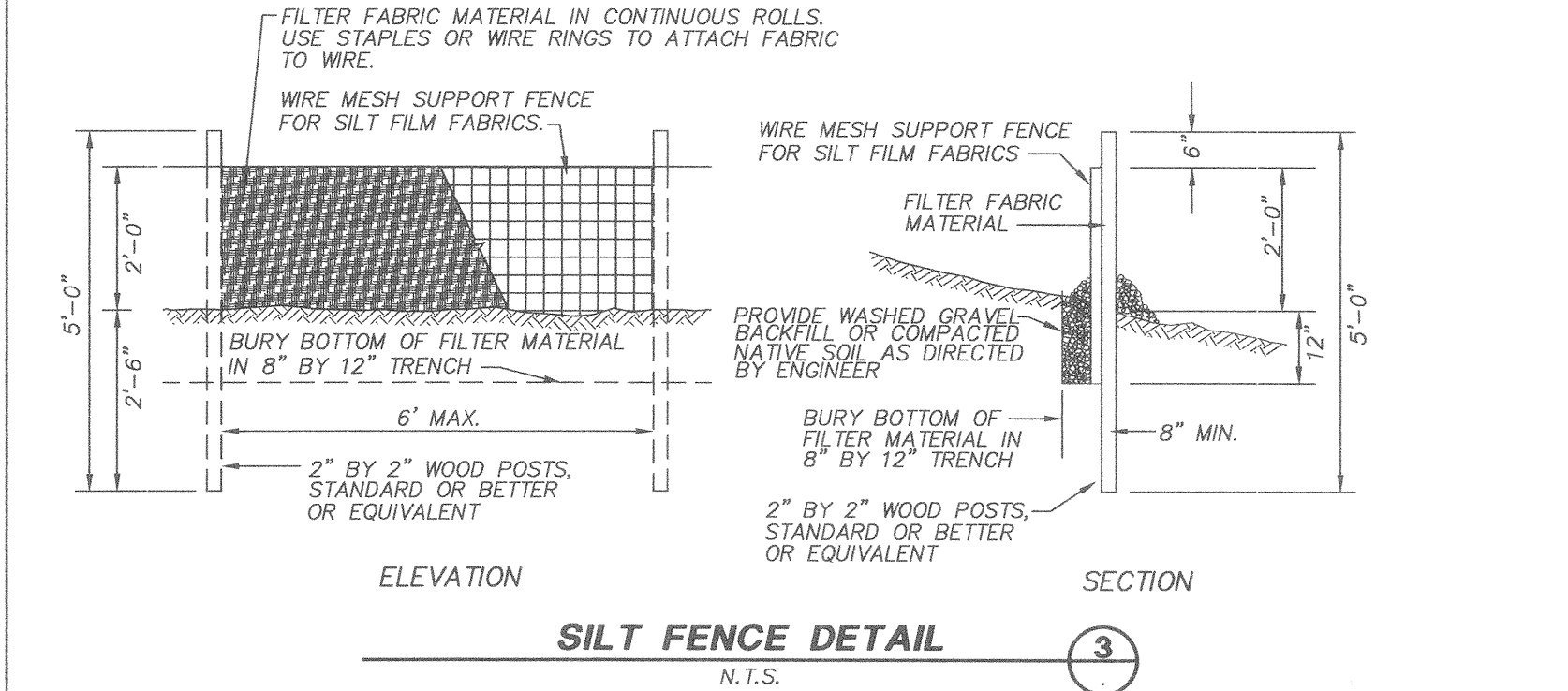
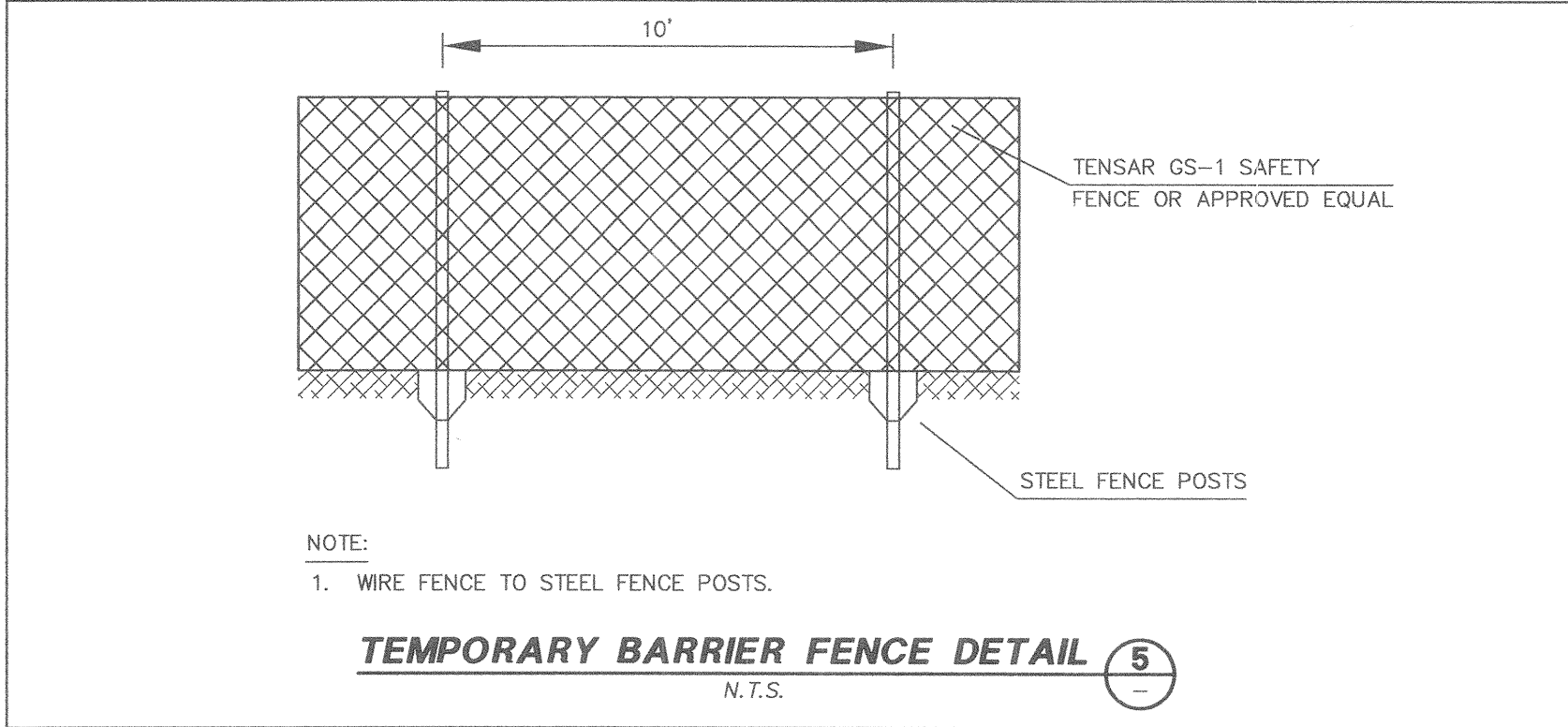
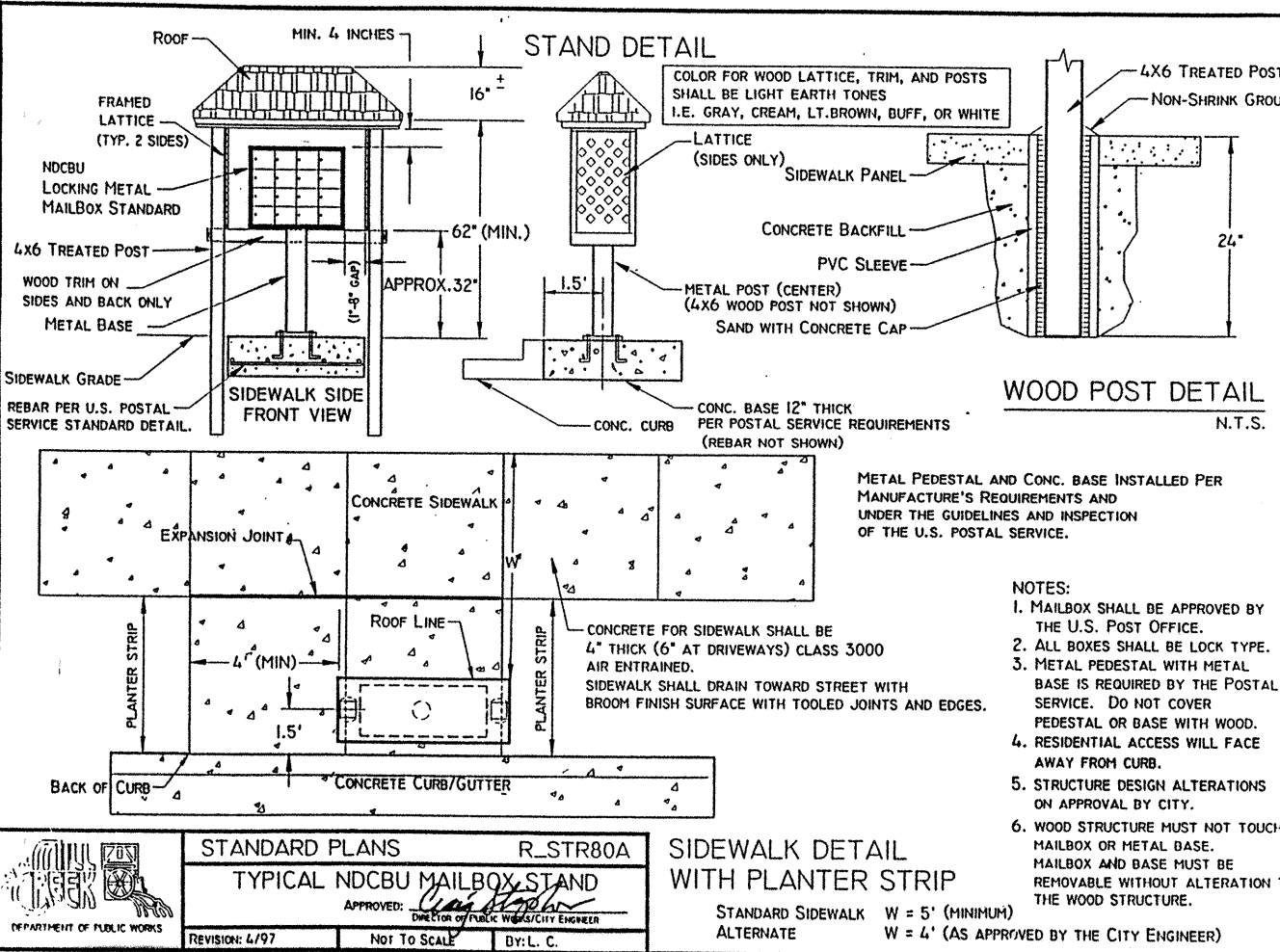
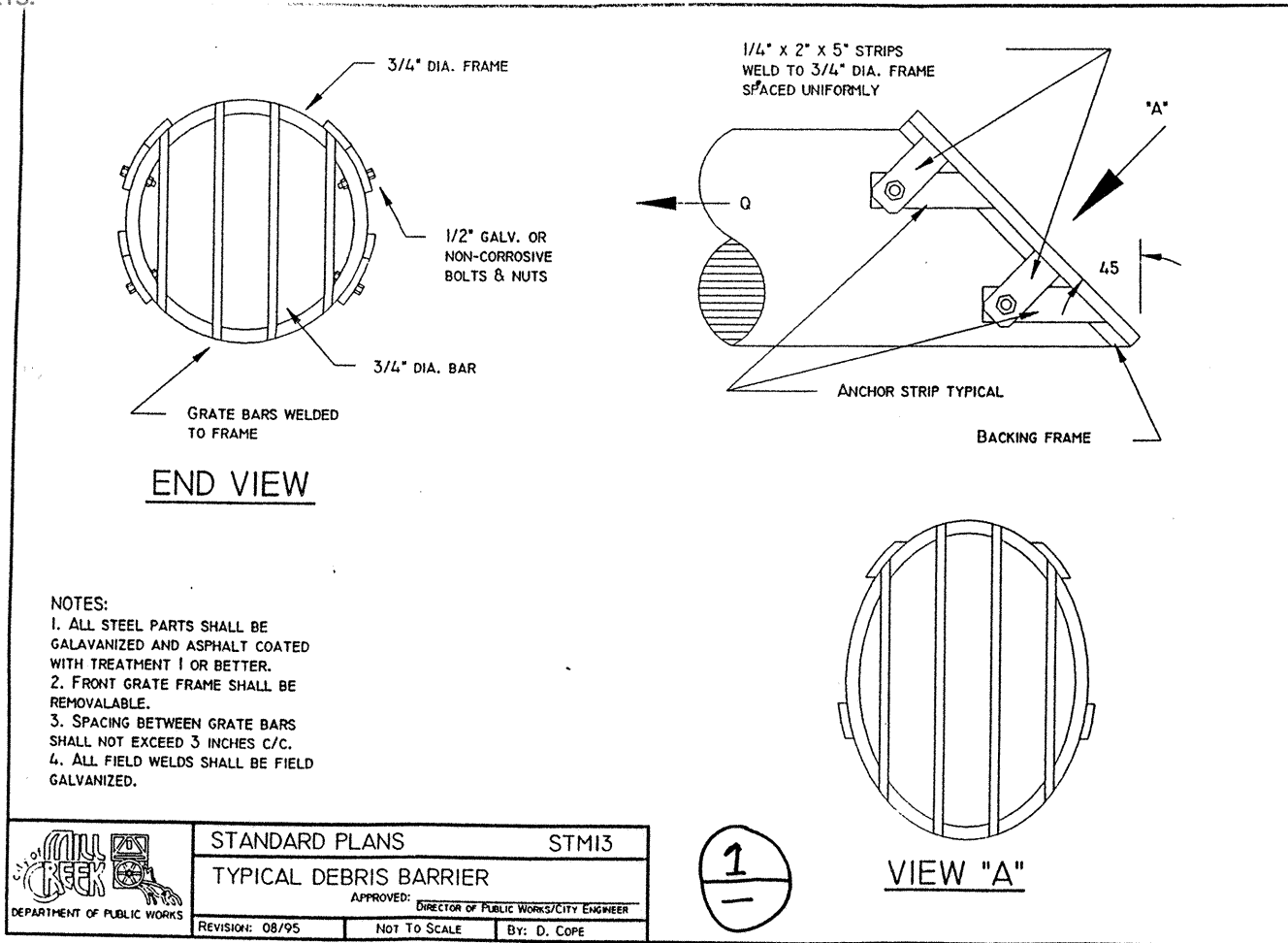
9. PROTECT EXISTING MAIN CHANNELS UNTIL THE STORM DRAINAGE SYSTEM (PERMANENT OR TEMPORARY) HAS BEEN INSTALLED. INSTALL AND MAINTAIN CHECK DAMS WITHIN EACH SWALE.

10. SURFACE ROUGHEN ALL SLOPES BY DRIVING A TRACKED MACHINE UP AND DOWN THE SLOPE TO CREATE RIDGES RUNNING ACROSS THE SLOPES.

11. ROLLER SEAL ALL FILL MATERIAL AT THE END OF EACH DAY THAT RAIN WHEN RAIN IS EXPECTED AND PRIOR TO ANY WEEKEND. DO NOT LEAVE AREAS WHERE PONDING CAN OCCUR OTHER THAN IN SEDIMENT POND'S AND CHECK DAMS.

12. STREETS AFFECTED BY CONSTRUCTION TRAFFIC SHALL BE SWEEPED AND CLEANED AT THE END OF EACH DAY.

13. SKID LOGS TO LOADING AREAS. DO NOT DRIVE LOGGING TRUCKS DIRECTLY FROM CLEARED AREAS TO PUBLIC STREETS.



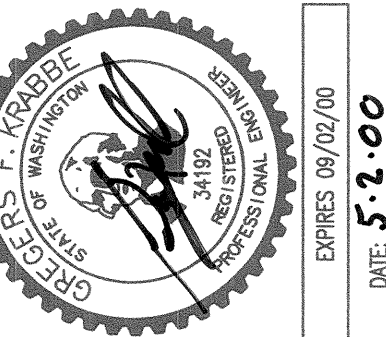
ACCEPTED FOR CONSTRUCTION BY:

By: *William J. Inman* 5-15-00
DIRECTOR OF COMMUNITY DEVELOPMENT DATE:

ACCEPTED FOR CONSTRUCTION BY:

By: *Julie M. Manning* 15 May 00
DIRECTOR OF PUBLIC WORKS, CITY OF MILL CREEK DATE:

DATE	REVISION/ISSUED	BY
11/12/99	ISSUED	JAE
1/17/00	REVISION	JAE
5/2/00	MYLARS	BGC



HODGES SHORT PLAT
NOTES AND DETAILS

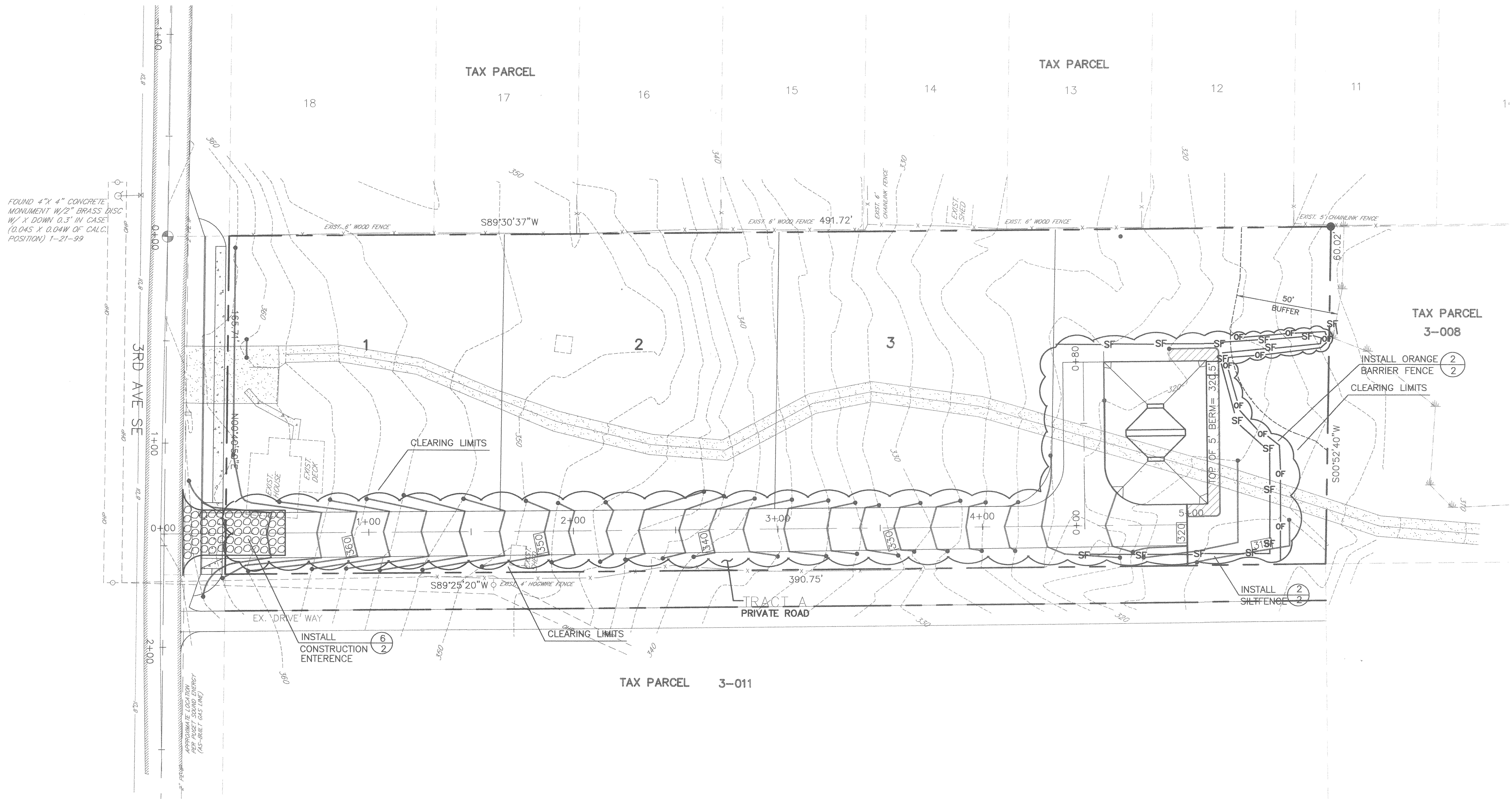
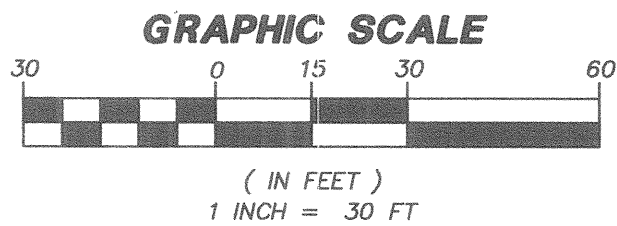
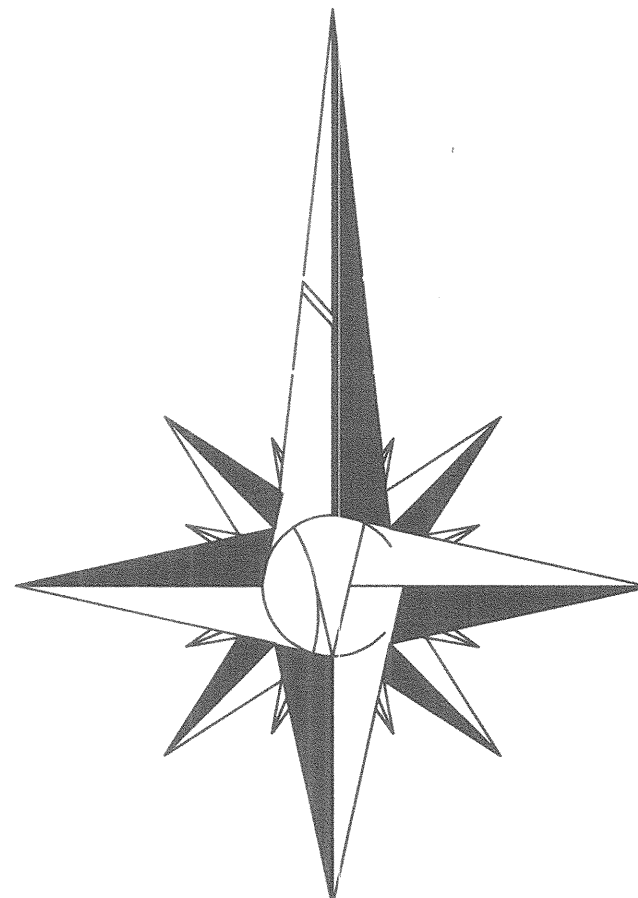
6320 EVERGREEN WAY
(425) 348-3700

EVERETT, WASHINGTON 98203
FAX: (425) 348-0167

DVE

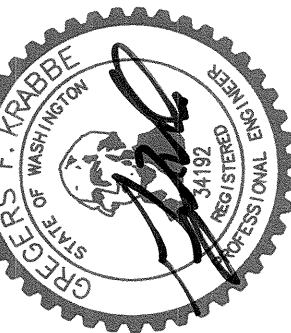
JOB No.
99134

SHEET No.
2
OF 6 SHTS.



FOUND 4"X 4" CONCRETE
MONUMENT W/2" BRASS DISC
W/ X DOWN 0.3" IN CASE
(0.045 X 0.04 W OF CALC)
POSITION) 1-21-99

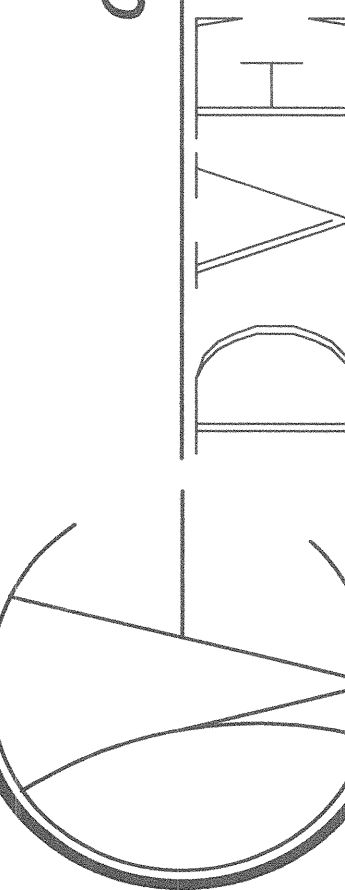
DATE	BY	REVISION/ISSUED
11/12/99	JAE	ISSUED
1/17/00	JAE	REVISION
5/2/00	BGC	MYLARS



DATE: 5.2.00

HODGES SHORT PLAT
GRADING AND T.E.S.C. PLAN

6320 EVERGREEN WAY
(425) 348-3700
EVERETT, WASHINGTON 98203
FAX: (425) 348-0167



JOB No.
99134

SHEET No.
3
OF 6 SHTS.

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555

ESTIMATED CUT AND FILL QUANTITIES
CUT: 700 C.Y.
FILL: 400 C.Y.
NOTE: THIS IS AN ESTIMATE ONLY.
THESE EARTHWORK QUANTITIES ARE NOT
TO BE USED FOR CONSTRUCTION COST
ESTIMATES. CONTRACTOR IS SOLELY
RESPONSIBLE FOR ANY AND ALL QUANTITIES
REPRESENTED IN CONSTRUCTION CONTRACTS.

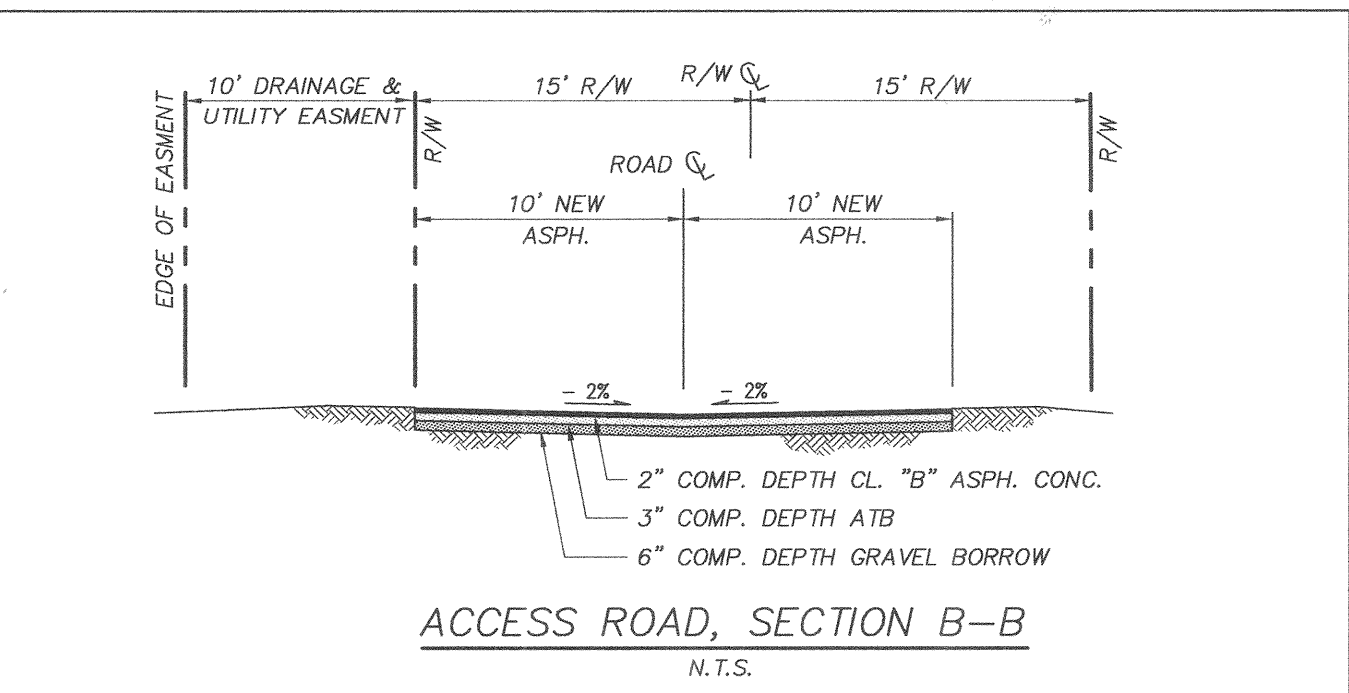
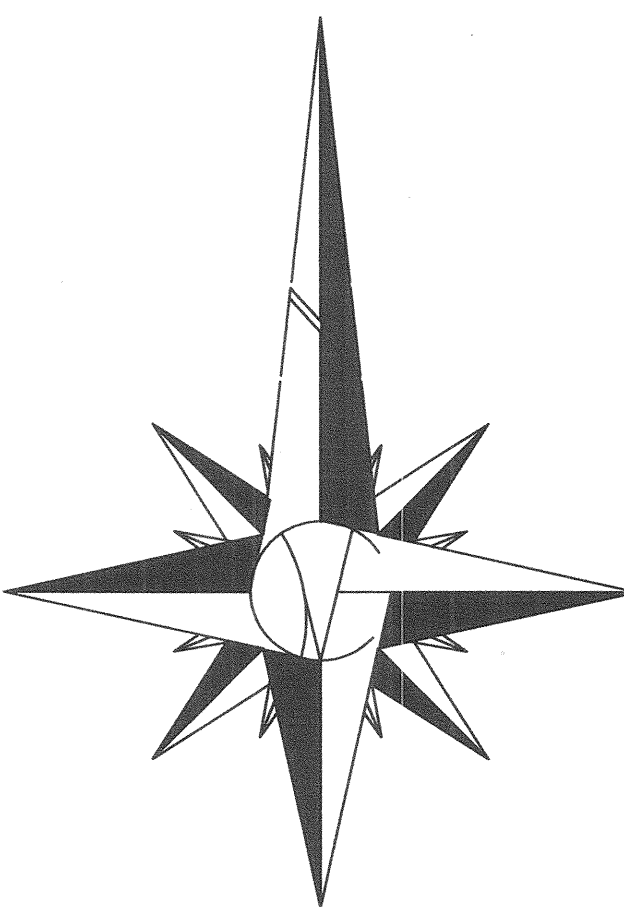
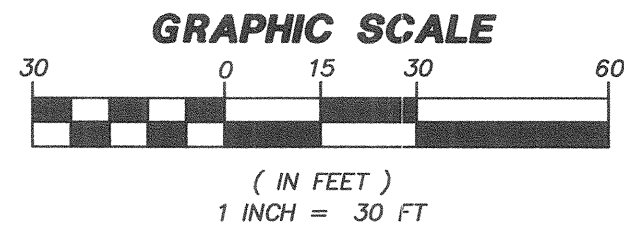
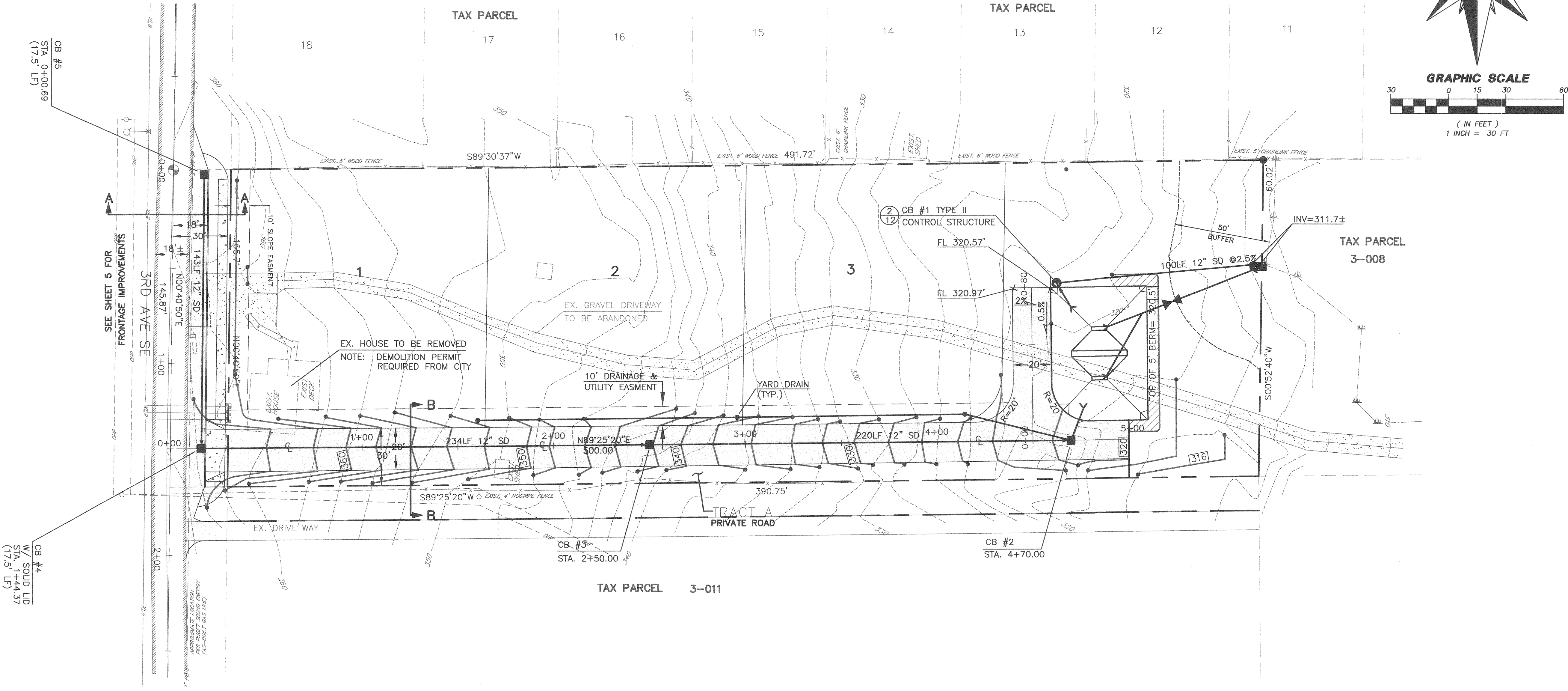
ACCEPTED FOR CONSTRUCTION BY:

By: *William L. Smith* 5.15.00
DIRECTOR OF COMMUNITY
DEVELOPMENT DATE:

ACCEPTED FOR CONSTRUCTION BY:

By: *John Manning* 15 May 00
DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK DATE:

HODGES SHORT PLAT

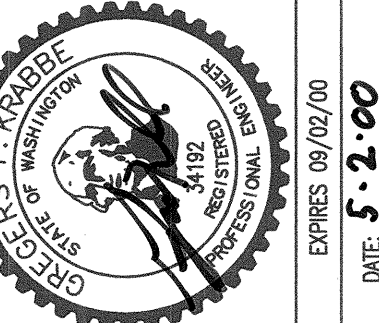


CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555

ACCEPTED FOR CONSTRUCTION BY:
William A. ... 8.2.00
DIRECTOR OF COMMUNITY
DEVELOPMENT

ACCEPTED FOR CONSTRUCTION BY:
John M. ... 15 May 00
DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK

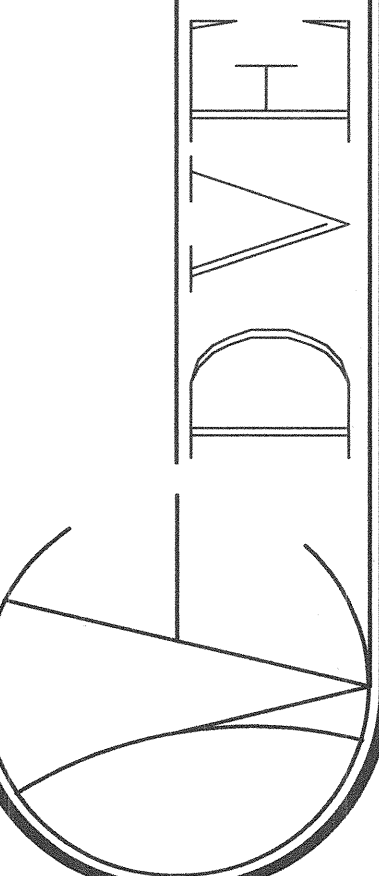
DATE	REVISION/ISSUED	BY
11/12/99	ISSUED	JAE
1/17/00	REVISION	JAE
5/2/00	MYLARS	BGC



**HODGES SHORT PLAT
SITE PLAN**

6320 EVERGREEN WAY
(425) 348-3700

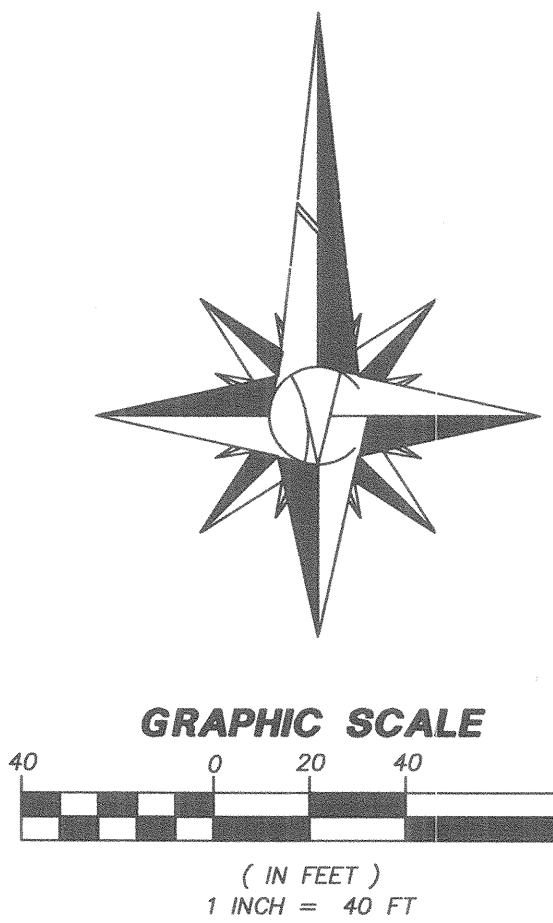
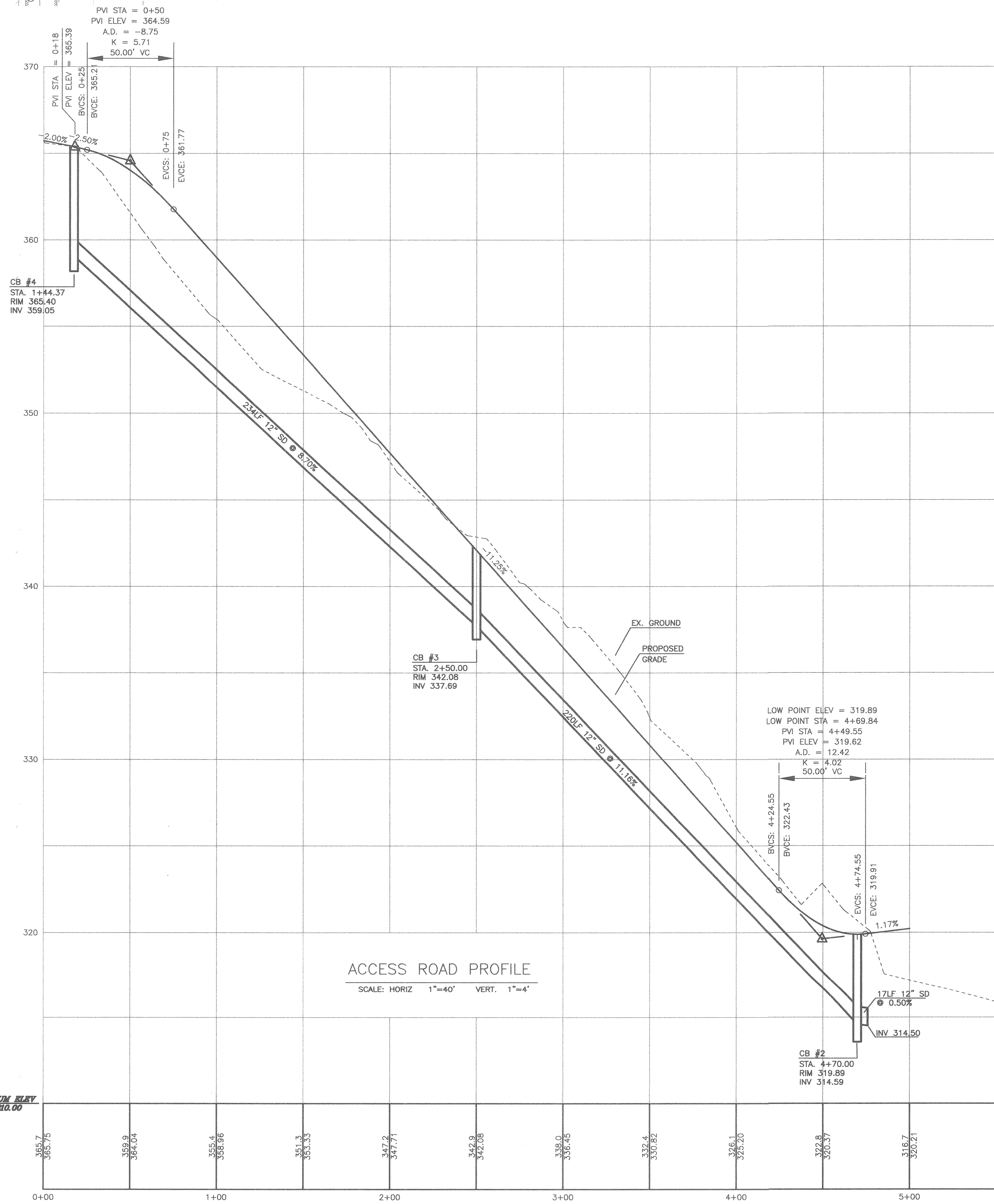
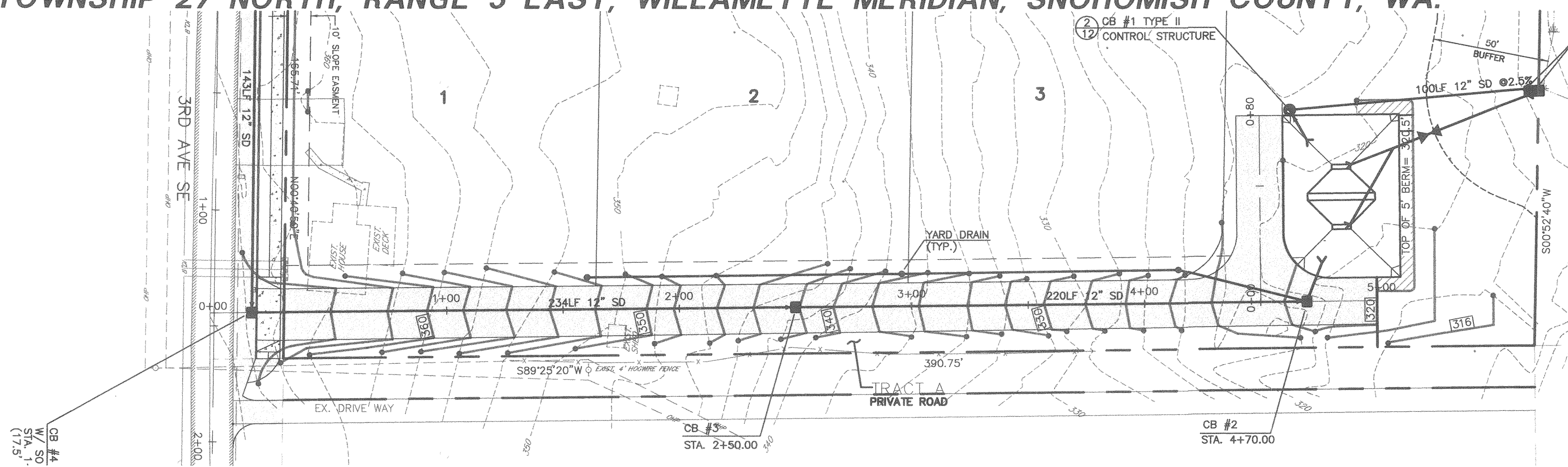
EVERETT, WASHINGTON 98203
FAX: (425) 348-0167



JOB No.
99134

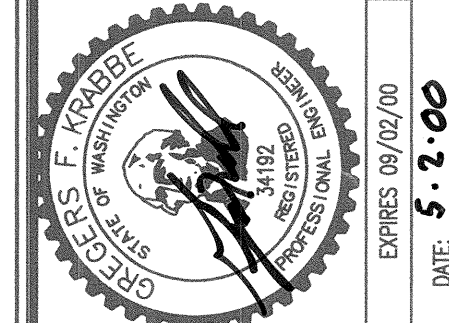
SHEET No.
4
OF 6 SHTS.

HODGES SHORT PLAT



CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555

DATE	REVISION/ISSUED	BY
11/12/99	ISSUED	JAE
1/17/00	REVISION	JAE
5/2/00	MYLARS	BGC



HODGES SHORT PLAT

ACCESS ROAD PROFILE SHEET

LDVE

6320 EVERGREEN WAY
(425) 348-3700

EVERETT, WASHINGTON 98203
FAX: (425) 348-0167

ACCEPTED FOR CONSTRUCTION BY:

DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: 5-15-00

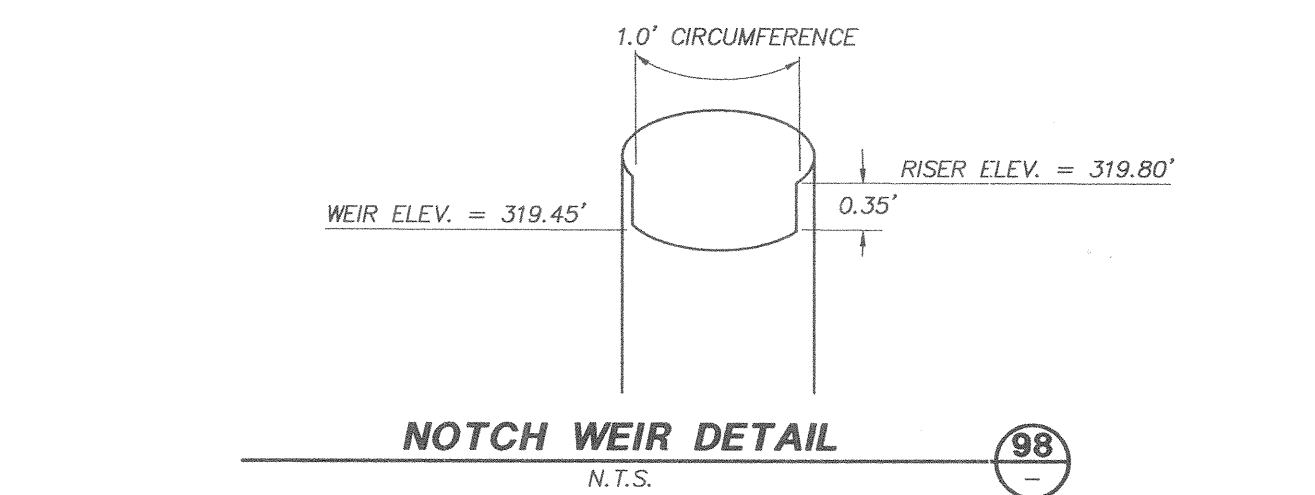
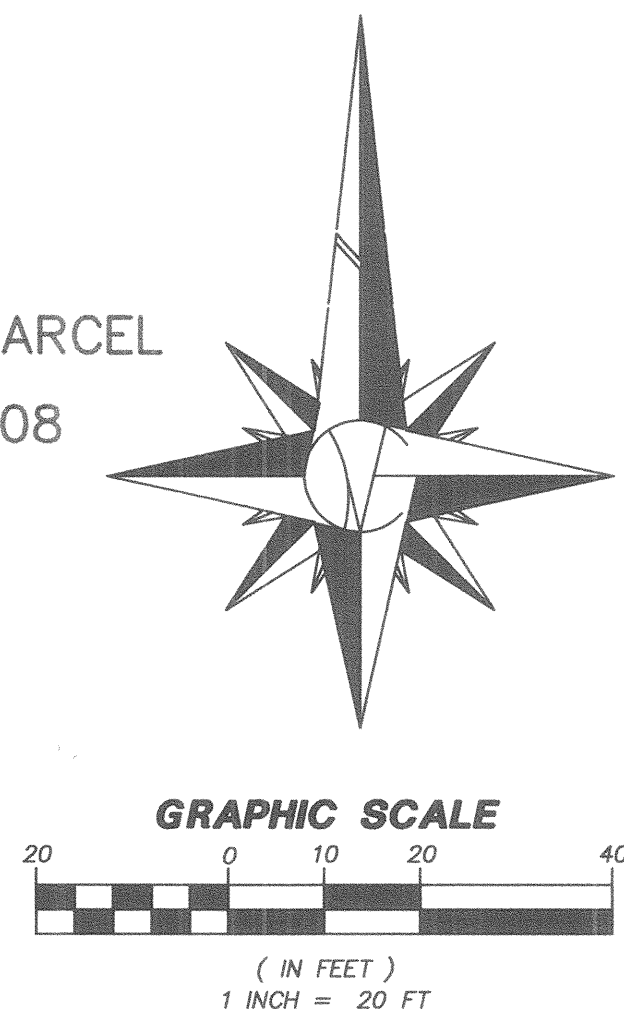
ACCEPTED FOR CONSTRUCTION BY:

DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK
DATE: 5-15-00

JOB No.
99134

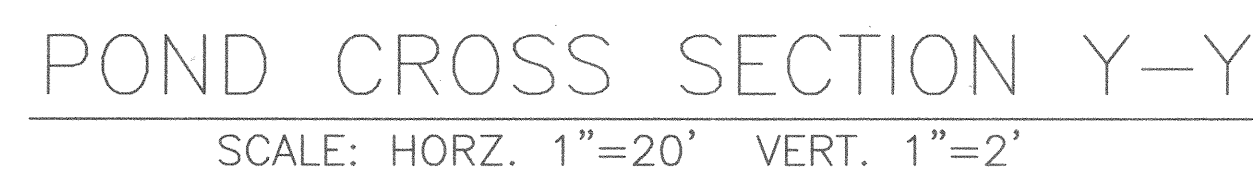
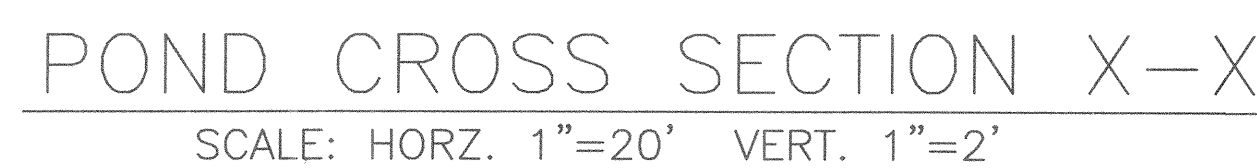
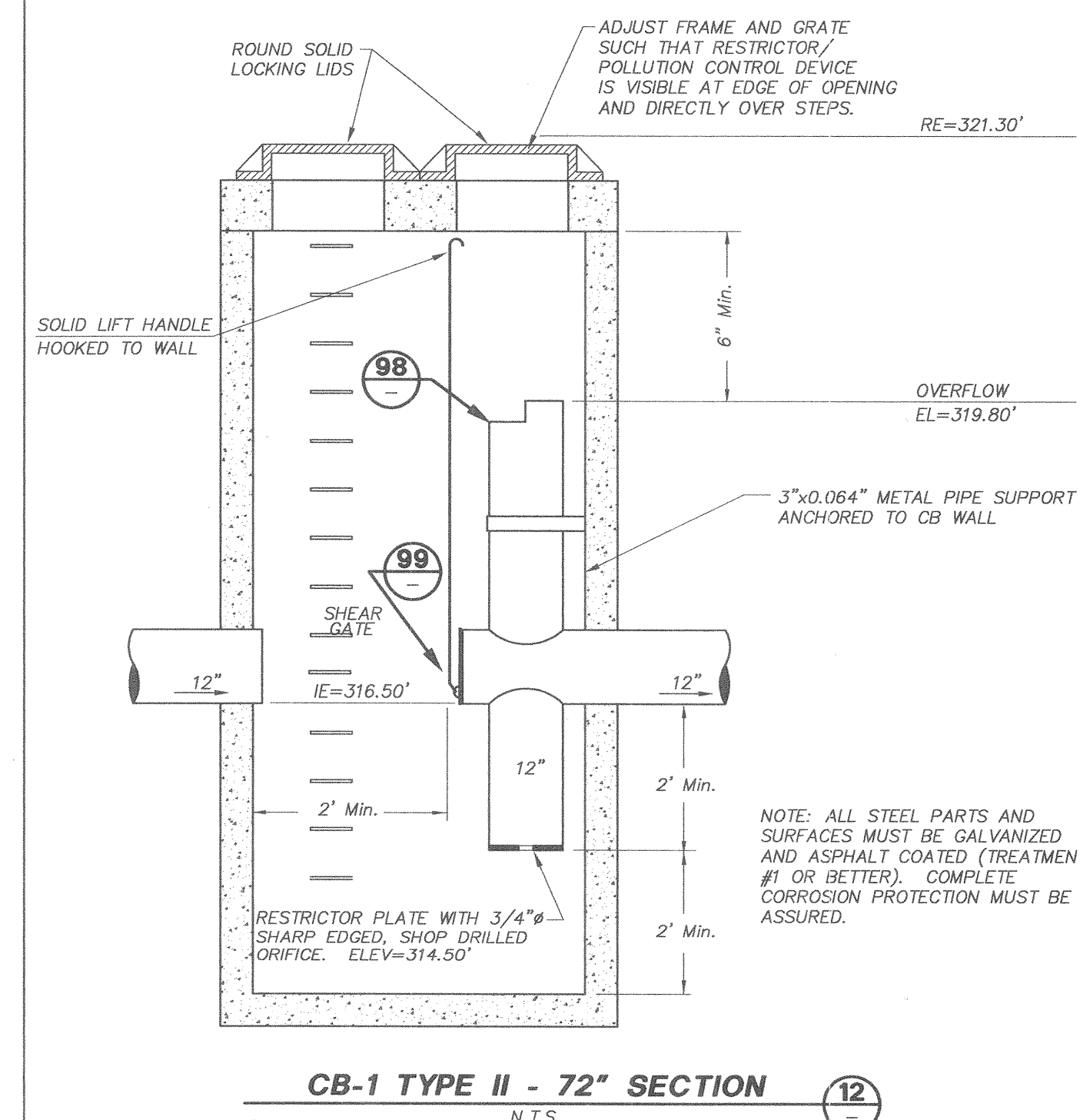
SHEET No.
5
OF 6 SHTS.

\\QDG_SERVER\QVE-80G\Autocad Files_Dve\99134\99134ste.dwg Wed May 03 12:03:20 2000 Brian Conntassel



-
- Holes 6 places on 10-3/8" bolt circle for bolting to their plate.
- LIFT HANDLE SHALL BE ATTACHED PER PER MANUFACTURER RECOMMENDATIONS
- HANDLE w/ LOCK PIN
- ADJUSTABLE LOCK HOOK w/ LOCK SCREW
- 1" ALUMINUM ROD VARIABLE LENGTH.

CLEANOUT / SHEAR GATE 99



By: Jim McManis, 15 May 00
DIRECTOR OF PUBLIC WORKS, DATE:
CITY OF MILL CREEK

GDV

SHEET No.
6
OF 6 SHTS.

HODGES SHORT PLAT