

# PIONEER MEADOWS MAJOR PLAT - SITE PLAN

LYING IN A PORTION OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M.,  
CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON

**PRELIMINARY  
FOR REVIEW ONLY**

RECEIVED  
CITY DEVELOPMENT  
JAN 7 2016

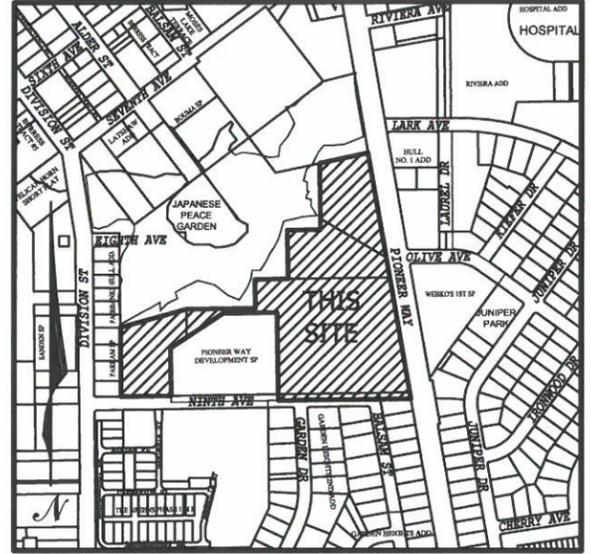
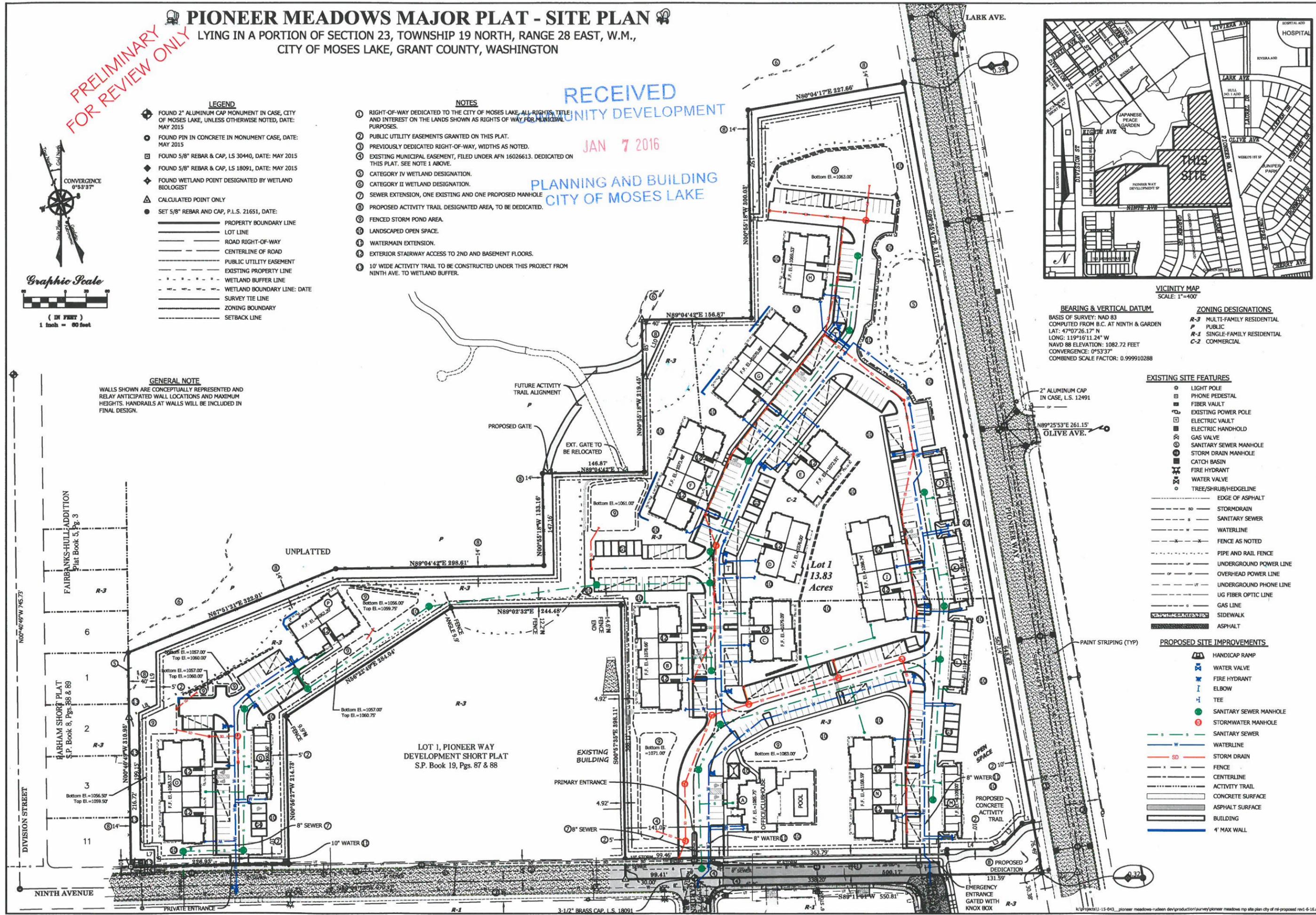
PLANNING AND BUILDING  
CITY OF MOSES LAKE

- LEGEND**
- ◆ FOUND 2" ALUMINUM CAP MONUMENT IN CASE, CITY OF MOSES LAKE, UNLESS OTHERWISE NOTED, DATE: MAY 2015
  - FOUND PIN IN CONCRETE IN MONUMENT CASE, DATE: MAY 2015
  - FOUND 5/8" REBAR & CAP, LS 30440, DATE: MAY 2015
  - ◆ FOUND 5/8" REBAR & CAP, LS 18091, DATE: MAY 2015
  - ◆ FOUND WETLAND POINT DESIGNATED BY WETLAND BIOLOGIST
  - ▲ CALCULATED POINT ONLY
  - SET 5/8" REBAR AND CAP, P.L.S. 21651, DATE:
- PROPERTY BOUNDARY LINE
  - LOT LINE
  - ROAD RIGHT-OF-WAY
  - CENTERLINE OF ROAD
  - PUBLIC UTILITY EASEMENT
  - EXISTING PROPERTY LINE
  - WETLAND BUFFER LINE
  - WETLAND BOUNDARY LINE: DATE
  - SURVEY TIE LINE
  - ZONING BOUNDARY
  - SETBACK LINE

- NOTES**
- 1 RIGHT-OF-WAY DEDICATED TO THE CITY OF MOSES LAKE, ALL RIGHTS, TITLE AND INTEREST ON THE LANDS SHOWN AS RIGHTS OF WAY FOR MUNICIPAL PURPOSES.
  - 2 PUBLIC UTILITY EASEMENTS GRANTED ON THIS PLAT.
  - 3 PREVIOUSLY DEDICATED RIGHT-OF-WAY, WIDTHS AS NOTED.
  - 4 EXISTING MUNICIPAL EASEMENT, FILED UNDER AFN 16026613. DEDICATED ON THIS PLAT. SEE NOTE 1 ABOVE.
  - 5 CATEGORY IV WETLAND DESIGNATION.
  - 6 CATEGORY II WETLAND DESIGNATION.
  - 7 SEWER EXTENSION, ONE EXISTING AND ONE PROPOSED MANHOLE
  - 8 PROPOSED ACTIVITY TRAIL DESIGNATED AREA, TO BE DEDICATED.
  - 9 FENCED STORM POND AREA.
  - 10 LANDSCAPED OPEN SPACE.
  - 11 WATERMAIN EXTENSION.
  - 12 EXTERIOR STAIRWAY ACCESS TO 2ND AND BASEMENT FLOORS.
  - 13 10' WIDE ACTIVITY TRAIL TO BE CONSTRUCTED UNDER THIS PROJECT FROM NINTH AVE. TO WETLAND BUFFER.



**GENERAL NOTE**  
WALLS SHOWN ARE CONCEPTUALLY REPRESENTED AND RELAY ANTICIPATED WALL LOCATIONS AND MAXIMUM HEIGHTS. HANDRAILS AT WALLS WILL BE INCLUDED IN FINAL DESIGN.



**BEARING & VERTICAL DATUM**  
BASIS OF SURVEY: NAD 83  
COMPUTED FROM B.C. AT NINTH & GARDEN  
LAT: 47°07'26.17" N  
LONG: 119°16'11.24" W  
NAVD 88 ELEVATION: 1082.72 FEET  
CONVERGENCE: 0°53'37"  
COMBINED SCALE FACTOR: 0.999910288

**ZONING DESIGNATIONS**

- R-3 MULTI-FAMILY RESIDENTIAL
- P PUBLIC
- R-1 SINGLE-FAMILY RESIDENTIAL
- C-2 COMMERCIAL

- EXISTING SITE FEATURES**
- ◆ LIGHT POLE
  - PHONE PEDESTAL
  - FIBER VAULT
  - EXISTING POWER POLE
  - ELECTRIC VAULT
  - ELECTRIC HANDHOLD
  - GAS VALVE
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - CATCH BASIN
  - FIRE HYDRANT
  - WATER VALVE
  - TREE/SHRUB/HEDGE LINE
- EDGE OF ASPHALT  
— STORM DRAIN  
— SANITARY SEWER  
— WATERLINE  
— FENCE AS NOTED  
— PIPE AND RAIL FENCE  
— UNDERGROUND POWER LINE  
— OVERHEAD POWER LINE  
— UNDERGROUND PHONE LINE  
— UG FIBER OPTIC LINE  
— GAS LINE  
— SIDEWALK  
— ASPHALT

- PROPOSED SITE IMPROVEMENTS**
- ◆ HANDICAP RAMP
  - ◆ WATER VALVE
  - ◆ FIRE HYDRANT
  - ◆ ELBOW
  - ◆ TEE
  - ◆ SANITARY SEWER MANHOLE
  - ◆ STORMWATER MANHOLE
  - ◆ SANITARY SEWER
  - ◆ WATERLINE
  - ◆ STORM DRAIN
  - ◆ FENCE
  - ◆ CENTERLINE
  - ◆ ACTIVITY TRAIL
  - ◆ CONCRETE SURFACE
  - ◆ ASPHALT SURFACE
  - ◆ BUILDING
  - ◆ 4' MAX WALL

**INDEX DATA**  
S23, T19 N, R28 E

NO.	DATE	BY
1		
2		
3		
4		
5		

**Columbia NW Engineering, PS**  
engineering ~ surveying ~ planning  
249 North Elder Street, Moses Lake, WA 98837  
Ph: 509-766-1228 Fax: 509-766-6754

**PIONEER MEADOWS MAJOR PLAT  
SITE PLAN**

FOR: RUDEN DEVELOPMENT LLC  
695 N. LEGACY RIDGE DRIVE #301, LIBERTY LAKE, WA 99019

DTW  
DRAWN BY  
PJB  
O.A. REVIEW  
1/6/2016  
PLOT DATE  
1"=60'  
PLOT SCALE  
1-15-043  
PROJ. NO.  
0  
REVISION NO.  
SHEET 2  
OF 2