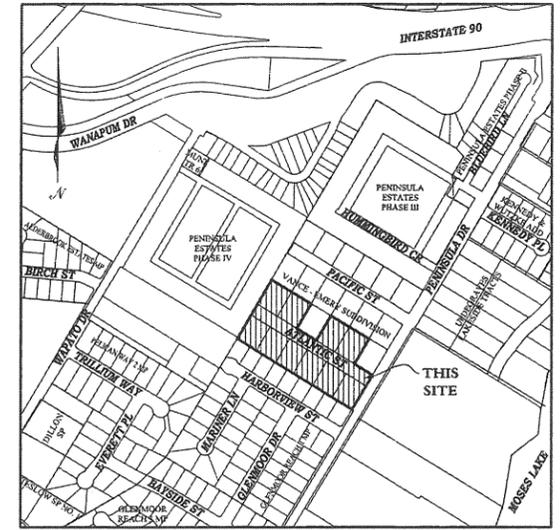
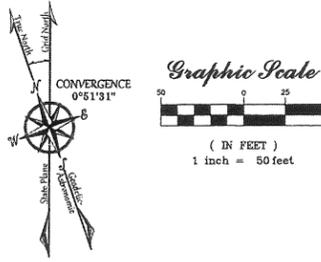
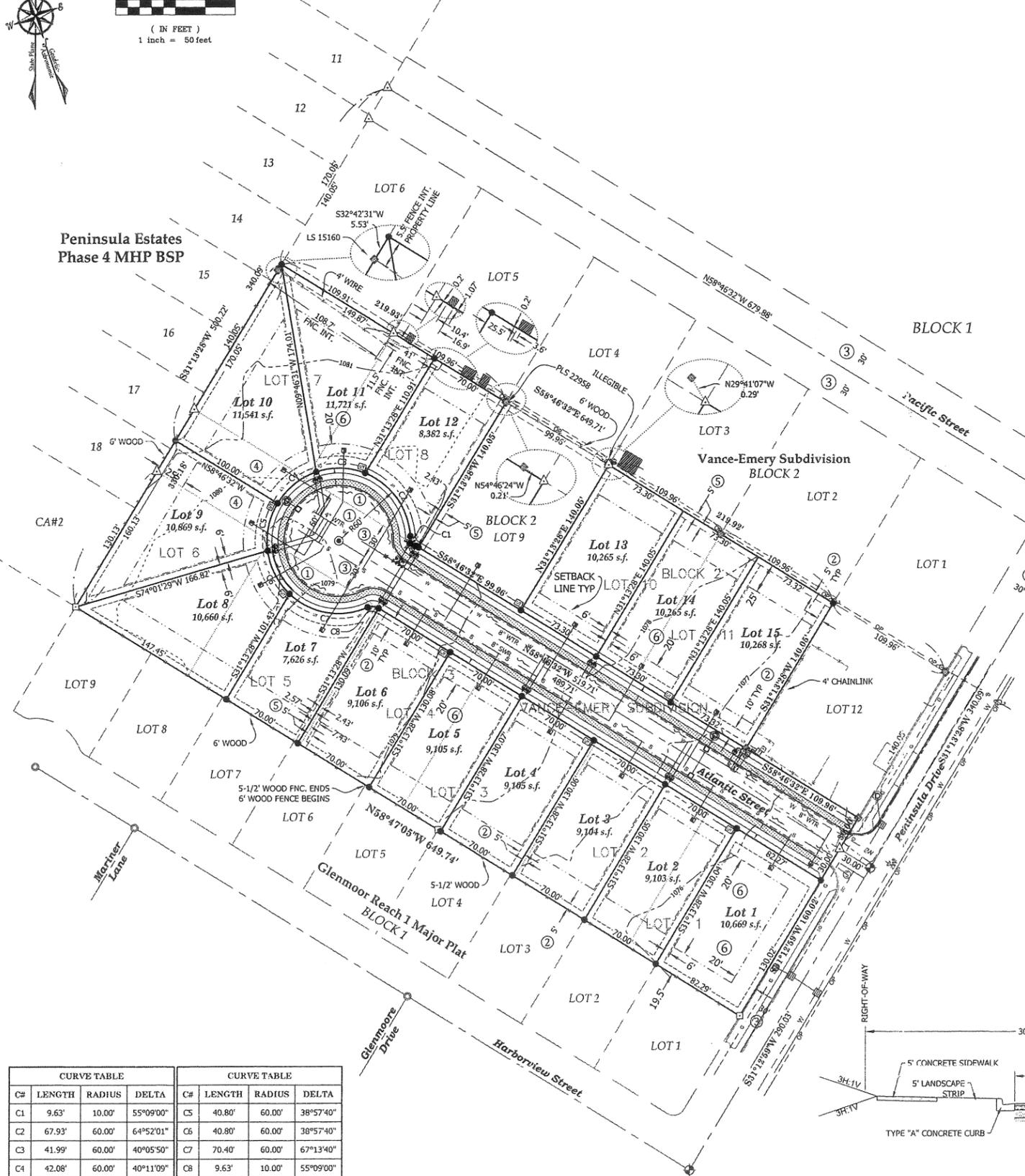


RAY LOUISE MAJOR PLAT SITE PLAN

A REPLAT OF LOTS 7, 8, 10 & 11, BLOCK 2 AND LOTS 1-6, BLOCK 3, VANCE-EMERY SUBDIVISION LYING IN A PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M., CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON



Peninsula Estates Phase 4 MHP BSP



- EXISTING ADJACENT FEATURES**
- ⊙ SANITARY SEWER MANHOLE
 - ⊙ DRYWELL
 - ⊙ CATCH BASIN
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - TEE
 - ⊙ WATER SERVICE
 - ⊙ PHONE PEDESTAL
 - ⊙ UTILITY POLE
 - ⊙ MOPED
 - ⊙ TRANSFORMER
 - ⊙ FIBER HANDHOLD
 - ▣ SHEDS

- PROPOSED SITE FEATURES**
- ⊙ SANITARY SEWER MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ STORM DRAINAGE MH
 - ~ DRAINAGE DIRECTION
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ REDUCER
 - ⊙ CAP
 - ⊙ WATER SERVICE
 - ⊙ JOINT UTILITY BOX

- NOTES**
- ① ROAD RIGHT-OF-WAY DEDICATED TO THE CITY OF MOSES LAKE ON THIS PLAT.
 - ② PUBLIC UTILITY EASEMENTS GRANTED ON THIS PLAT, WIDTHS AS SHOWN.
 - ③ PREVIOUSLY DEDICATED RIGHT-OF-WAY.
 - ④ ROAD RIGHT-OF-WAY VACATED ON THIS PLAT.
 - ⑤ EXISTING UTILITY EASEMENT PER THE RECORD REFERENCED PLAT.
 - ⑥ FRONT & EXTERIOR YARD SETBACK: 15'-PORCHES, COVERED ENTRY & SIMILAR UNENCLOSED BUILDING PROJECTIONS 20'-LIVING SPACE 25'-GARAGES

- LEGEND**
- ⊙ FOUND 2" BRASS CAP MONUMENT IN CASE, L.S. 35990, DATE: FEB. 2016
 - ⊙ FOUND 2-1/2" BRASS CAP MONUMENT IN CASE, L.S. 24127, DATE: FEB. 2016
 - ⊙ FOUND 5/8" REBAR & CAP, P.L.S. 46321, EXCEPT AS NOTED, DATE: FEB. 2016
 - ⊙ FOUND 5/8" REBAR & CAP, P.L.S. 34127, DATE: FEB. 2016
 - ⊙ SET 3-1/4" BRASS CAP MONUMENT, P.L.S. 21651, DATE:
 - SET 5/8" REBAR & CAP, P.L.S. 21651, DATE:
 - △ CALCULATED POINT ONLY

- PROPERTY BOUNDARY LINE
- LOT LINE
- UNDERLYING PLATTED LOT LINE
- EXISTING LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- EXISTING EASEMENT, AS NOTED
- EASEMENT LINE, AS NOTED
- EXISTING FENCE, AS NOTED
- BUILDING SETBACKS, AS NOTED

ACCURACY NOTE
THIS SITE PLAN HAS BEEN PREPARED FOR THE PURPOSE OF SATISFYING THE MUNICIPAL PLATTING REQUIREMENTS FOR THIS PROJECT. THE POSITIONS OF THE VARIOUS UTILITIES AND SITE FEATURES ARE BASED ON A COMBINATION OF FIELD TIES AND UTILITY MAPS AND ARE SHOWN FOR A VISUAL PERSPECTIVE ONLY. THIS SITE PLAN IS NOT INTENDED TO BE USED FOR DESIGN DEVELOPMENT OF THIS SITE.

SURVEY PROCEDURES
INITIAL CONTROL ESTABLISHED USING STATIC GPS OBSERVATIONS PROCESSED WITH NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) SOLUTIONS. GPS REAL TIME KINEMATIC (RTK), CONVENTIONAL TRAVERSE, AND RADIAL SURVEY METHODS WERE USED FOR THE LOCATION OF SITE SPECIFIC FEATURES. GPS RTK OBSERVATIONS WERE COMPARED TO OPUS SOLUTIONS AND CONVENTIONAL TRAVERSE AND RADIAL SURVEY MEASUREMENTS FOR QUALITY CONTROL.

BEARING & VERTICAL DATUM
BASIS OF BEARING: NAD 83/2011, WSPC SOUTH ZONE, US FEET, FROM GPS CONTROL
LAT: 47°05'48.40" N
LONG: 119°19'05.83" W
COMBINED SCALE FACTOR: 0.999990614
CONVERGENCE: 00°51'30.2"
NAVD 88 ELEVATION:
ELEVATION AT PENINSULA DR. & PACIFIC ST. 1075.65 = U.S.B.R. DATUM.
ELEVATION PER CITY RECORDS OF 1072.88.
ALL DISTANCES SHOWN ARE GROUND DISTANCE.

METHOD OF SURVEY
GLOBAL POSITIONING - THE POSITIONAL TOLERANCE OF POINTS WITHIN THIS SURVEY EXCEED THE STANDARDS FOR LAND BOUNDARY SURVEYS DEFINED IN WAC 332-130-090.

SURVEY EQUIPMENT
TOPCON HIPER PLUS GPS/GLONASS, TOPCON GPT-9000A ROBOTIC TOTAL STATION & TOPCON FC2500 DATA COLLECTOR

INDEX DATA

533, T 19 N, R 28 E

REVISIONS

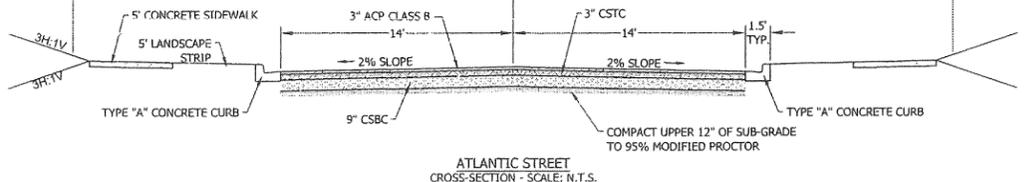
NO.	DATE	BY
1		
2		
3		
4		
5		

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

RAY LOUISE MAJOR PLAT
SITE PLAN
FOR: JOHN TAYLOR
6931 W. RIVERVIEW, COEUR D'ALENE, ID 83814

DTW DRAWN BY
WCO Q.A. REVIEW
04/22/2016
PLOT DATE
1"=50'
PLOT SCALE
1:16-012
PROJ. NO.
0
REVISION NO.
SHEET 1
OF 1

CURVE TABLE				CURVE TABLE			
C#	LENGTH	RADIUS	DELTA	C#	LENGTH	RADIUS	DELTA
C1	9.63'	10.00'	55°09'00"	C5	40.80'	60.00'	38°57'40"
C2	67.93'	60.00'	64°52'01"	C6	40.80'	60.00'	38°57'40"
C3	41.99'	60.00'	40°05'50"	C7	70.40'	60.00'	67°13'40"
C4	42.08'	60.00'	40°11'09"	C8	9.63'	10.00'	55°09'00"



ATLANTIC STREET CROSS-SECTION - SCALE: N.T.S.

RECEIVED COMMUNITY DEVELOPMENT PLANNING AND BUILDING CITY OF MOSES LAKE

