Grandis Pond

ON THE 49TH PARALLEL

PRELIMINARY PLAT

A PORTION OF SECTIONS 33, 34 AND 35,
TOWNSHIP 41 NORTH, RANGE 1 EAST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

Christensen CDM
DESIGN MANAGEMENT
P.O. BOX 5068 | BELLINGHAM, WA 98227 | 360-676-4800 | FAX 676-4033
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NO.	REVISIONS:	APPD.
1.	07-31-07 ADDED NEIGHBORHOOD BOUNDARY LABEL	
2.	MINOR LOT REVISIONS 9-17-2010 CRP	9-17-2010

CHARLES P. ROBERTS III — 19683 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON — EXPIRES 7-4-2012

CASCADE ENGINEERING GROUP, P.S., INC.
119 Grand Avenue, Suite D (360) 306-8161
Bellingham, Washington 98225

GRANDIS POND, LLC
BLAINE, WASHINGTON

GRANDIS POND

HAWTHORN NEIGHBORHOOD LOT DIMENSIONS

PROJECT NUMBER:	BLMT0004
DATE:	04/26/07
DESIGN:	
DRAWN:	SLG
CHECKED:	
SCALE:	AS SHOWN

SHEET NO.

PR6

PR18

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	15'	25'	33°17'40"
C2	101'	35'	164°34'10"
C3	19'	25'	42°47'46"
C4	15'	25'	35°10'14"
C5	23'	25'	53°07'48"
C6	38'	25'	87°30'29"
C7	29'	25'	67°22'49"
C8	18'	25'	41°45'17"
C9	18'	25'	41°45'17"
C10	40'	25'	90°45'42"
C11	14'	25'	32°52'16"
C12	24'	25'	54°59'11"

LINE TABLE

LINE	BEARING	LENGTH
L1	N 81°29'22" W	10'
L2	N 60°41'37" W	26'

0 60 120
SCALE IN FEET

LOT 35 5,696 S.F. | LOT 36 7,168 S.F. | LOT 37 6,869 S.F. | LOT 38 6,676 S.F. | LOT 39 6,479 S.F. | LOT 40 6,328 S.F. | LOT 41 5,970 S.F.
LOT 34 5,158 S.F. | LOT 33 8,788 S.F. | LOT 32 8,059 S.F. | TRACT G 8,670 S.F. STORM FACILITIES | LOT 42 5,000 S.F. | LOT 43 5,664 S.F. | LOT 44 5,610 S.F. | LOT 45 5,610 S.F. | LOT 46 5,610 S.F. | LOT 47 5,610 S.F. | LOT 48 5,610 S.F. | LOT 49 5,610 S.F. | LOT 50 5,610 S.F. | LOT 51 5,610 S.F. | LOT 52 5,610 S.F.
LOT 31 11,621 S.F. | LOT 30 6,976 S.F. | LOT 29 5,161 S.F. | LOT 28 6,221 S.F. | LOT 27 5,364 S.F. | LOT 26 10,950 S.F. | LOT 25 6,791 S.F. | LOT 24 6,246 S.F. | LOT 23 6,920 S.F.
TRACT E 197,427 S.F. OPEN SPACE
TRACT C 19,046 S.F. NEIGHBORHOOD COMMONS
TRACT D 118,590 S.F. STORM FACILITIES
LOT 22 6,545 S.F. | LOT 21 5,454 S.F. | LOT 20 5,454 S.F. | LOT 19 5,590 S.F. | LOT 18 8,960 S.F. | LOT 17 7,148 S.F. | LOT 16 6,501 S.F.
TRACT F 2,787 S.F. NEIGHBORHOOD COMMONS
LOT 1 6,319 S.F. | LOT 2 5,455 S.F. | LOT 3 5,080 S.F. | LOT 4 5,469 S.F. | LOT 5 6,485 S.F. | LOT 6 7,196 S.F. | LOT 7 6,933 S.F. | LOT 8 7,258 S.F.
LOT 13 7,034 S.F. | LOT 12 6,055 S.F. | LOT 11 6,724 S.F. | LOT 10 6,833 S.F. | LOT 9 6,214 S.F. | LOT 14 5,200 S.F. | LOT 15 5,000 S.F.
TRACT A 102,884 S.F. STORM FACILITIES
TRACT B 9,210 S.F. OPEN SPACE

FOXGLOVE | LADYFERN | HAWTHORN | NEIGHBORHOOD BOUNDARY | PUBLIC RIGHT OF WAY | SNOWBERRY | "H" STREET | 20' DRAINAGE EASEMENT | 30' BUILDING SETBACK LINE

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