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
www.masterplanning.com | E-MAIL: cdm@masterplanning.com

BRITISH COLUMBIA, CANADA
"O" STREET

N 88°39'20" W 379.54' N 88°39'20" W 440.03'

BROOKLIME

30' BUILDING SETBACK LINE

50' CONSERVATION EASEMENT

15' STORM EASEMENT

PUBLIC RIGHT OF WAY

TRACT G 50,275 S.F. OPEN SPACE

TRACT C 49,607 S.F. STORM FACILITIES

TRACT D 32,033 S.F. OPEN SPACE/PARK

TRACT E 10,697 S.F. OPEN SPACE/PARK

TRACT F 6,035 S.F. OPEN SPACE/PARK

TRACT A 11,477 S.F. NEIGHBORHOOD COMMONS

NEIGHBORHOOD COMMONS

30' BULDING SETBACK LINE

NEIGHBORHOOD BOUNDARY

20' SANITARY SEWER EASEMENT

10' SANITARY SEWER EASEMENT

15' SANITARY SEWER EASEMENT

SNOWBERRY

COTTONWOOD

FOXGLOVE

PUBLIC RIGHT OF WAY

MOTTS HILL PARKWAY

ENGELMANN RD

LOT 1 7,378 S.F.
LOT 2 7,447 S.F.
LOT 3 7,441 S.F.
LOT 4 7,358 S.F.
LOT 5 7,198 S.F.
LOT 6 9,013 S.F.
LOT 7 6,046 S.F.
LOT 8 6,123 S.F.
LOT 9 6,155 S.F.
LOT 10 6,181 S.F.
LOT 11 6,202 S.F.
LOT 12 6,217 S.F.
LOT 13 6,227 S.F.
LOT 14 6,232 S.F.
LOT 15 8,380 S.F.
LOT 16 7,667 S.F.
LOT 17 5,812 S.F.
LOT 18 5,812 S.F.
LOT 19 5,812 S.F.
LOT 20 9,099 S.F.
LOT 21 6,152 S.F.
LOT 22 5,447 S.F.
LOT 23 5,447 S.F.
LOT 24 5,895 S.F.
LOT 25 6,066 S.F.
LOT 26 7,168 S.F.
LOT 27 8,144 S.F.
LOT 28 9,544 S.F.
LOT 29 12,032 S.F.
LOT 30 9,032 S.F.
LOT 31 8,626 S.F.
LOT 32 8,625 S.F.
LOT 33 8,569 S.F.
LOT 34 9,729 S.F.
LOT 35 13,771 S.F.
LOT 36 12,331 S.F.
LOT 37 9,313 S.F.
LOT 38 8,022 S.F.
LOT 39 5,912 S.F.
LOT 40 5,208 S.F.
LOT 41 5,208 S.F.
LOT 42 5,208 S.F.
LOT 43 7,458 S.F.
LOT 44 6,382 S.F.
LOT 45 5,208 S.F.
LOT 46 5,208 S.F.
LOT 47 5,208 S.F.
LOT 48 5,208 S.F.
LOT 49 5,208 S.F.
LOT 50 5,208 S.F.
LOT 51 6,894 S.F.
LOT 52 6,731 S.F.
LOT 53 5,788 S.F.
LOT 54 5,788 S.F.
LOT 55 5,788 S.F.
LOT 56 5,788 S.F.
LOT 57 5,788 S.F.
LOT 58 7,191 S.F.
LOT 59 7,812 S.F.
LOT 60 5,788 S.F.
LOT 61 5,788 S.F.
LOT 62 5,788 S.F.
LOT 63 7,193 S.F.
LOT 64 6,502 S.F.
LOT 65 5,263 S.F.
LOT 66 5,263 S.F.
LOT 67 5,263 S.F.
LOT 68 7,053 S.F.
LOT 69 6,818 S.F.
LOT 70 5,263 S.F.
LOT 71 5,263 S.F.
LOT 72 5,263 S.F.
LOT 73 5,263 S.F.
LOT 74 6,676 S.F.
LOT 75 6,872 S.F.
LOT 76 5,878 S.F.
LOT 77 5,878 S.F.
LOT 78 5,878 S.F.
LOT 79 6,230 S.F.
LOT 80 7,797 S.F.
LOT 81 5,878 S.F.
LOT 82 5,878 S.F.
LOT 83 5,878 S.F.
LOT 84 6,945 S.F.
LOT 85 5,451 S.F.
LOT 86 5,357 S.F.
LOT 87 5,357 S.F.
LOT 88 5,357 S.F.
LOT 89 7,824 S.F.
LOT 90 7,121 S.F.
LOT 91 5,357 S.F.
LOT 92 5,357 S.F.
LOT 93 6,273 S.F.

N 88°39'20" W 169' 92' 138' 127' 105' 93' 67' 71' 75' 117' 37' 748' 68' 99' 79' 27' 31' 28' 154' 151' 437.78' 89' 46' 84' 63' 73' 101' 102' 95' 48' 55' 59' 110' 146' 259.01' 265' 245' 233' 192' 411' 868' 552' 658' 334' 91' 105' 24' 53' 33' 90' 40' 26' 224' 173' 329' 333' 434' 180' 755' 300' 859' 1050' 1030' 1500' 1410' 1080' 950' 800' 500' 1465'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	23'	25'	53°07'48"
C2	16'	25'	36°36'31"
C3	16'	25'	37°41'03"
C4	23'	25'	53°07'48"

N

0 60 120
SCALE IN FEET

NO.	REVISIONS:	APPD.
1.	07-31-07 ADDED NEIGHBORHOOD BOUNDARY LABEL	
2.	MINOR LOT REVISIONS 9-17-2010 CRP	

CHRISTOPHER P. GLEASON — 19991 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON — EXPIRES 7-4-2012

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

GRANDIS POND, LLC
BLAINE, WASHINGTON

GRANDIS POND
COTTONWOOD NEIGHBORHOOD
LOT DIMENSIONS

PROJECT NUMBER: BLMT0004
DATE: 04/26/07
DESIGN:
DRAWN: SLG
CHECKED:
SCALE: AS SHOWN
SHEET NO.

PR10
PR18

P:\PLBLMT\2002\002A\CAD\EXPLORE PLAT\Sheets\PR10.mt 04/26/07