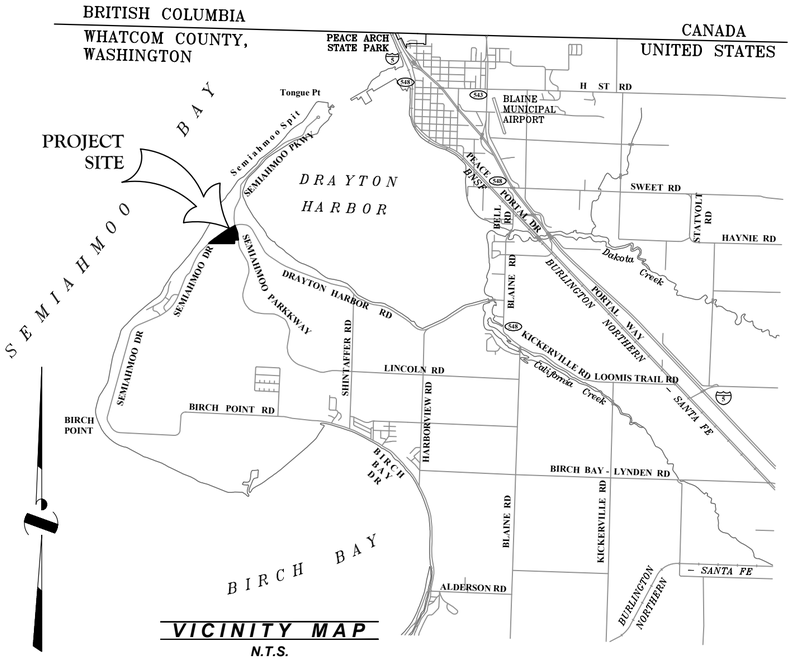
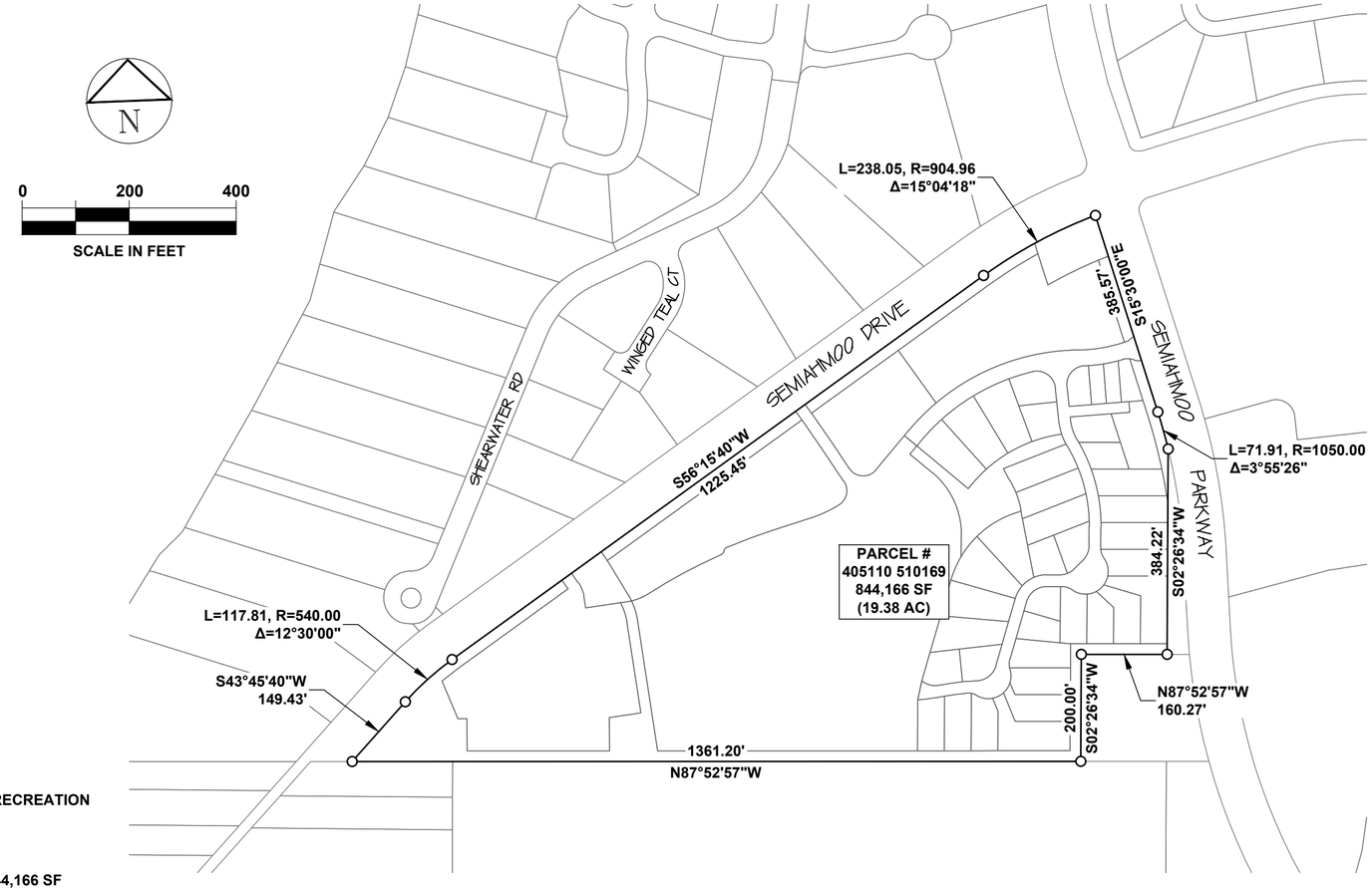
RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON





SOURCE OF WATER:

CITY OF BLAINE WATER AND SEWER DISTRICT

METHOD OF SEWAGE DISPOSAL:

CITY OF BLAINE WATER AND SEWER DISTRICT

METHOD OF SURFACE WATER DISPOSAL:

ON SITE TREATMENT AND CONVEYANCE TO CITY OF BLAINE STORM NETWORK

OWNER:

RAZORHONE, LLC
501 FERN RD.
BELLINGHAM, WA 98225-7821
(360) 303-3285

ENGINEER:

CRAIG PARKINSON
CASCADE ENGINEERING GROUP, P.S., INC.
119 GRAND AVENUE, SUITE D
BELLINGHAM, WA 98225
(360) 306-8161

LANDSCAPE ARCHITECT:

GREG MURPHY
ELM ENVIRONMENTS
911 WESTERN AVE., SUITE 575
SEATTLE, WA 98104
(206) 859-6485

LAND USE:

PRESENT: - UNDEVELOPED RESIDENTIAL

PROPOSED: - SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- MULTI-USE

ZONED: CITY OF BLAINE RESIDENTIAL PLANNED RECREATION

DENSITY CALCULATIONS:

TOTAL PROPERTY AREA: .....844,166 SF

AREA IN PRIVATE LOTS:
NUMBER OF LOTS: 40
AVERAGE LOT SIZE: .....5,401 SF
MINIMUM LOT SIZE: .....2,053 SF
MAXIMUM LOT SIZE: .....8,650 SF

TOTAL LOT AREA: .....216,041 SF

OPEN SPACE TRACT AREA: .....126,259 SF
PRIVATE ROW TRACT AREA: .....39,958 SF
OTHER TRACT AREA: .....461,908 SF

TOTAL TRACT AREA: .....628,125 SF

LEGAL DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M., LYING WESTERLY OF SEMIAHMOO PARKWAY AND SOUTHERLY OF SEMIAHMOO DRIVE;

EXCEPT SEMIAHMOO FIREHALL SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NO. 910605122.

SITUATE IN WHATCOM COUNTY, WASHINGTON

PARCEL # 405110 510169

SHEET INDEX:

1. COVER SHEET
2. ADJACENT PROPERTY OWNERSHIP
3. EXISTING CONDITIONS
4. PLAT OVERVIEW
5. LOT & TRACT DIMENSIONS
6. LOT & TRACT DIMENSIONS
7. LOT & TRACT DIMENSIONS
8. LOT & TRACT DIMENSIONS
9. LOT & TRACT DIMENSIONS
10. LOT & TRACT DIMENSIONS
11. ROAD SECTIONS
12. UTILITY LAYOUT
13. SITE DISTURBANCE PLAN
14. LANDSCAPE PLAN
15. PLANT SCHEDULE
16. LANDSCAPE ELEVATIONS
17. OPEN SPACE AND TRAILS PLAN
18. LIGHTING AND SIGNAGE
19. STREETSCAPE PLAN
20. STREETSCAPE SECTIONS
21. STREETSCAPE SECTIONS
22. RESIDENTIAL BUILDING ELEVATIONS
23. STORAGE BUILDING ELEVATIONS

AUDITOR'S CERTIFICATE

Filed for record this____day of____, 20____at _____

in official records under Auditor's File Number

_____

at the request of _____

_____
County Auditor

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

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

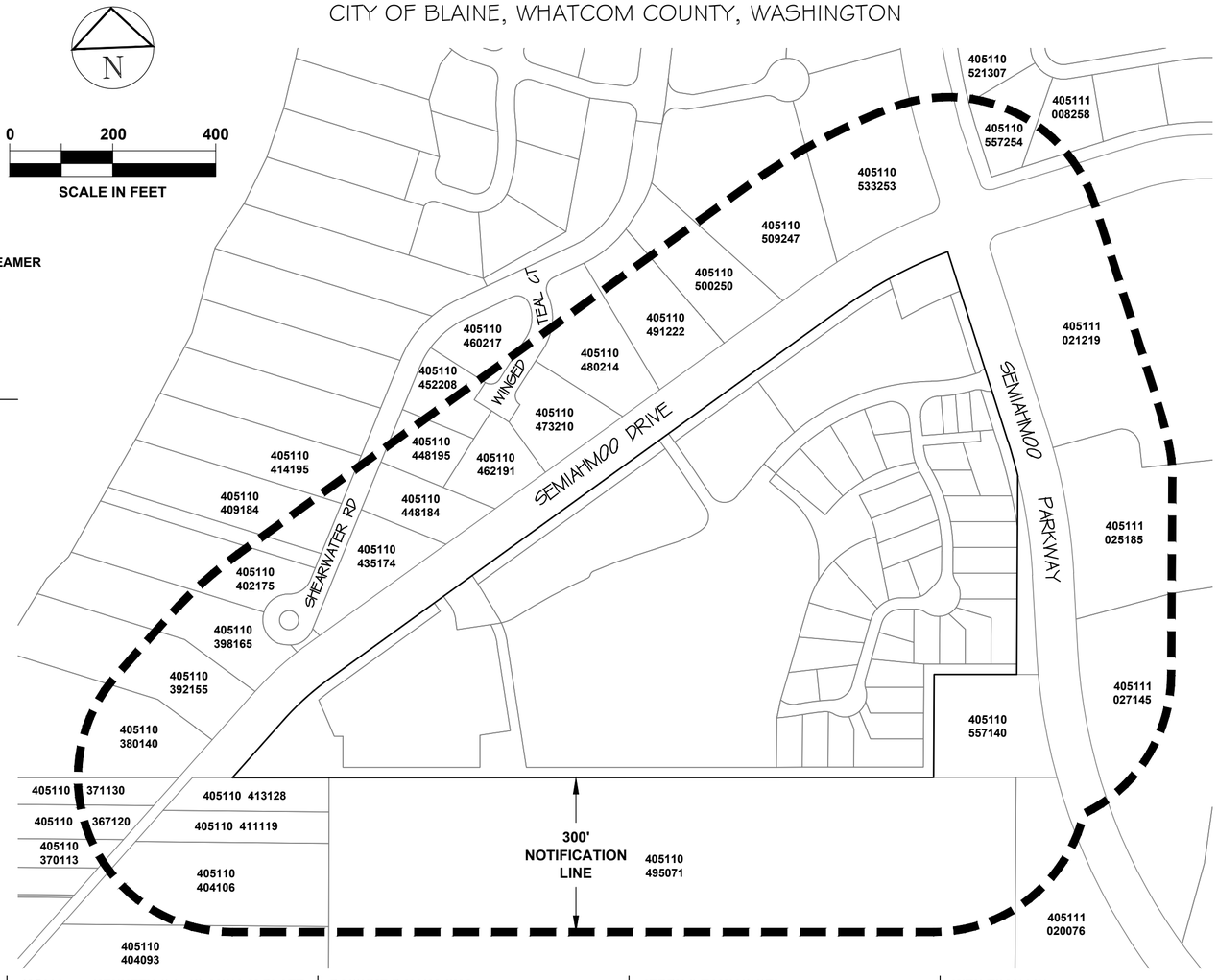
COVER SHEET PLANNED UNIT DEVELOPMENT FOR M-KOV, INC.		CASCADE JOB#: RAZR0001
DRAWN BY: ELR	DATE: 6/24/2016	JEPSON JOB#: 16064
CHECKED BY: RTJ	SCALE: AS SHOWN	SHEET: 1 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.

CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON



ADJACENT PROPERTY OWNERS:

405110 367120 — SHERON M PICK ⅔ & ROY PICK ⅓, 5900 FERRY RD UNIT 41, LADNER, BC V4K 5C3

405110 370113 — JAMES K & FRYTH E RASAR, 8985 SEMIAHMOO DR, BLAINE, WA 98230-9516

405110 371130 — 397200 BC LTD, 7376 HUDSON ST, VANCOUVER, BC V6P 4L2

405110 380140 — JAMES E THOMPSON, 5531 CANVASBACK RD, BLAINE, WA 98230-6303

405110 392155 — WALTER B & JOANNE C LOCKWOOD, 9007 SHEARWATER RD, BLAINE, WA 98230-5705

405110 398165 — RONALD L-C JANE GRAHAM FAMILY TRUST/TR, 9017 SHEARWATER RD, BLAINE, WA 98230-5705

405110 402175 — 0693473 BC LTD, 416 SELMAN ST, COQUITLAM, BC V3K 6H8

405110 404093 — RONALD H & GWENDOLYN A PENNER, 2557 LAKERIDGE DR, FERNDALE, WA 98248-8718

405110 404106 — D BRUCE & ERNEST E & JENNIFER L LAMKA & CAROLYN B LAMKA-MCCARTHY, 4804 BRIDLE TRL, SANTA ROSA, CA 95409-4207

405110 409184 — COHENOUR FAMILY TRUST, JASON W & DANA L COHENOUR TR, 9035 SHEARWATER RD, BLAINE, WA 98230-5705

405110 411119 — MARY LEE ALLISON REV TRUST/TR, 26 LOVELL ST, NASHUA, NH 03060-6437

405110 413128 — MARY LEE ALLISON REV TRUST/TR, 26 LOVELL ST, NASHUA, NH 03060-6437

405110 414195 — ROBERT & JOYCE BEAUPRE, 9045 SHEARWATER RD, BLAINE, WA 98230-5705

405110 435174 — COOPER LIVING TRUST, DONALD C COOPER & MARNA L BARR-COOPER/TR, 9839 BARTLEY CT, FREDERICKSBURG, VA 22408-9227

405110 448184 — GEORGE & SHARON G OLDAKER, 9042 SHEARWATER RD, BLAINE, WA 98230-5705

405110 448195 — 9048 SHEARWATER LLC, 414 W SUMNER AVE, SPOKANE, WA 99204-3655

405110 452208 — CARTER & JACQUELINE MILLER TRUST/TR, 9054 SHEARWATER RD, BLAINE, WA 98230-5705

405110 460217 — GARY A & JUDITH M ODERKIRK, 9056 SHEARWATER RD, BLAINE, WA 98230-5705

405110 462191 — GEORGE W CATON, 414 W SUMNER AVE, SPOKANE, WA 99204-3655

405110 473210 — DEREK & CATHERINE M ORAM, 9056 WINGED TEAL CT, BLAINE, WA 98230-5729

405110 480214 — GAVIN 2006 TRUST, WILLIAM-THERESA GAVIN TR, 1535 EMORY ST., SAN JOSE, CA 95126-2018

405110 491222 — WILLIAM D & CHRISTINE DAVIDSON, 9062 SHEARWATER RD, BLAINE, WA 98230-5705

405110 495071 — NANCY S MORTON, 3950 SW LOWELL LN, PORTLAND, OR 97239-4113

MARILYN S BURKE & DIANA B SMITH, 48 WINDWARD DR, BELLINGHAM, WA 98229-7949

405110 500250 — JERRY V THOMAS, 702 KENTUCKY ST. #722, BELLINGHAM, WA 98225-4200

405110 509247 — JON F & SUSAN J RITTMUELLER, 1441 ISLAND VIEW DR, BELLINGHAM, WA 98225-8539

405110 521307 — ELIZABETH FLANNERY, 5085 DRAYTON HARBOR RD, BLAINE, WA 98230-9324

405110 533253 — CHRISTINA XING, 5640 COLVILLE RD, RICHMOND BC V7C 3E8

405110 557140 — WHATCOM CO FIRE PROTECTION DIST NO 21, 4142 BRITTON LOOP RD, BELLINGHAM, WA 98226-9481

405110 557254 — MARY LEE WEBB & REBECCA JO HOLMES JT, 9111 PINTAIL LOOP, BLAINE, WA 98230-5719

405111 008258 — OCTAVIA LOPEZ TRUST, ALEXANDER MAZURKEWYCZ & HANNA MAZURKEWYCZ TR, 9109 PINTAIL LOOP, BLAINE, WA 98230-5719

405111 020076 — ROLF G & LINDA HAUGEN, 507 BROOKFIELD CT, LYNDEN, WA 98264-1052

405111 021219 — ELIZABETH L BERAN, 883 STEVENS ST, WHITE ROCK, BC V4B 4X3

CAROL A FAIRMAN, 9119 GLENEAGLE DR # 2, BLAINE, WA 98230-5706

COUNTRY ENTERPRISES INC, PO BOX 2892, BLAINE, WA 98231-2892

STEPHEN R-MARIANNE K BARTLETT, 9137 GLENEAGLE DR, BLAINE, WA 98230-5706

BLAIR & TERESA SMITH, 9141 GLENEAGLE DR #5, BLAINE, WA 98230-5706

GREGORY J & ARACELLI C ALMARAZ, 143 CHELTENHAM WAY, SAN JOSE, CA 95139-1209

DONALD-MARY ANN FELL REVOCABLE TRUST/TR, PO BOX 615, HOMER, AK 99603-0615

ROBERT TUTHILL, 9159 GLENEAGLE DR #8, BLAINE, WA 98230-5706

GARY & MARIE REIBMAN TRUST/TR, 9166 GLENEAGLE DR, BLAINE, WA 98230-5706

WILLIAM E JR & CHERYL S YORK, 9158 GLENEAGLE DR, BLAINE, WA 98230-5706

DONALD G & C JUNE MACDONALD, 9154 GLENEAGLE DR, BLAINE, WA 98230-5706

LORY D BERKOWITZ & EVELYN A STUBENRAUCH, 9138 GLENEAGLE DR, BLAINE, WA 98230-5706

MICHAEL R & LINDA HAGERMANN TRUST/TR, 1741 FALLEN LEAF LN, LINCOLN, CA 95648-8731

JEANNE ROUSSELLOT TRUST/TR, 9126 GLENEAGLE DR #15, BLAINE, WA 98230-5706

SIMPSON LIVING TRUST, B PATRICK & MARILYN H SIMPSON TR, 27154 N 125TH AVE, PEORIA, AZ 85383-2597

ALEXANDER B & DAPHNE S JOHNSON, 9118 GLENEAGLE DR #17, BLAINE, WA 98230-5706

SCOTT BROWN TRUST, 9114 GLENEAGLE DR, BLAINE, WA 98230-5706

ROBERT B WILLIAMS & ELIZABETH TROSS-DEAMER, 9052 GLENEAGLE DR, BLAINE, WA 98230-5720

NEWMAN FAMILY REVOC SURVIVOR'S TRUST, MARILYN A NEWMAN TR, 9048 GLENEAGLE DR, BLAINE, WA 98230-7520

405111 025185 — STANLEY & MARIA E MONKS, 9057 GLENEAGLE DR, BLAINE, WA 98230-5720

JAMES P & JANIS W HOLLAWAY, 9053 GLENEAGLE DR, BLAINE, WA 98230-5720

DONALD C JONES, 5231 STONE MOUNTAIN PL, RANCHO CUCAMONGA, CA 91737-6826

BILLY R & ANITA S PEARSON, PO BOX 482, FERNDALE, WA 98248-0482

COLIN C J & MAVIS C DALZELL, 9047 GLENEAGLE DR, BLAINE, WA 98230-5720

DOUGLAS G & KAREN A WOODBURY, 9043 GLENEAGLE DR, BLAINE, WA 98230-5720

SAMUEL W III & BETH R CULLISON, 8319 MIDWAY RD, DALLAS, TX 75209-2833

GREGORY B & JUDITH WIEDENMAN, 9028 GLENEAGLE DR, BLAINE, WA 98230-5720

ALAN W OGDEN & PEGGY A RICHTER, 9535 SEMIAHMOO PKWY #101, BLAINE, WA 98230-9822

KENNETH & KAREN R SUSSMAN, 9027 GLENEAGLE DR, BLAINE, WA 98230-5720

GLENN E & MARLEEN K RINKEL REVOCABLE TRUST/TR, 9039 GLENEAGLE DR #29, BLAINE, WA 98230-5720

BARRY & DELIA ALBERSTEIN, 9198 GREAT BLUE HERON LN, BLAINE, WA 98230-9330

405111 027145 — KENNETH G & JO ANNA M PLATT, 9020 GLENEAGLE DR #3, BLAINE, WA 98230-5720

RICHARD E C GARNETT, 69-14655 32 AVE, SURREY, BC V4P 3R6

GRANT M & LINDA M DAVIDSON, 9014 GLENEAGLE DR, BLAINE, WA 98230-5720

BRIAN HIRAKIDA & SANDRA LEE, 5340 IVAR PL, BURNABY, BC V5G 2C5

DAISUKE D NAKAJIMA, PMB 115, HILLSDALE HWY, 6663 SW BEAVERTON, PORTLAND, OR 97225-1403

MATTHEW & CHERYL K KELLERHALS, 10139 NE 62ND ST, KIRKLAND, WA 98033-6821

CRAIG ENGELS, 313 ISLAND GREEN WAY, LYNDEN, WA 98264-9371

JERRY & TAMI VOGEL, 3428 W MCLEOD RD #H131, BELLINGHAM, WA 98225-8930

JOHN T & PATRICIA L HORVATICH, PO BOX 1421, STOWE, VT 05672-1421

DAVID A HANSON, 3994 GLENEAGLE DR #11, BLAINE, WA 98230-5716

JERALD L WILSON, 9009 GLENEAGLE DR #13, BLAINE, WA 98230-5720

WEN-TSAN LIN, 8998 GLENEAGLE DR #10, BLAINE, WA 98230-5716

TOM & LEZLIE JOHANNESSEN, 8992 GLENEAGLE DR #12, BLAINE, WA 98230-5716

MITCHELL L & SANDRA L WEIR, 8715 BUFFLEHEAD CT, BLAINE, WA 98230-5727

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

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

ADJACENT PROPERTY OWNERSHIP
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

CASCADE JOB#: RAZR0001

DRAWN BY:	DATE:	JEPSON JOB#:
ELR	6/24/2016	16064
CHECKED BY:	SCALE:	SHEET:
RTJ	AS SHOWN	2 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

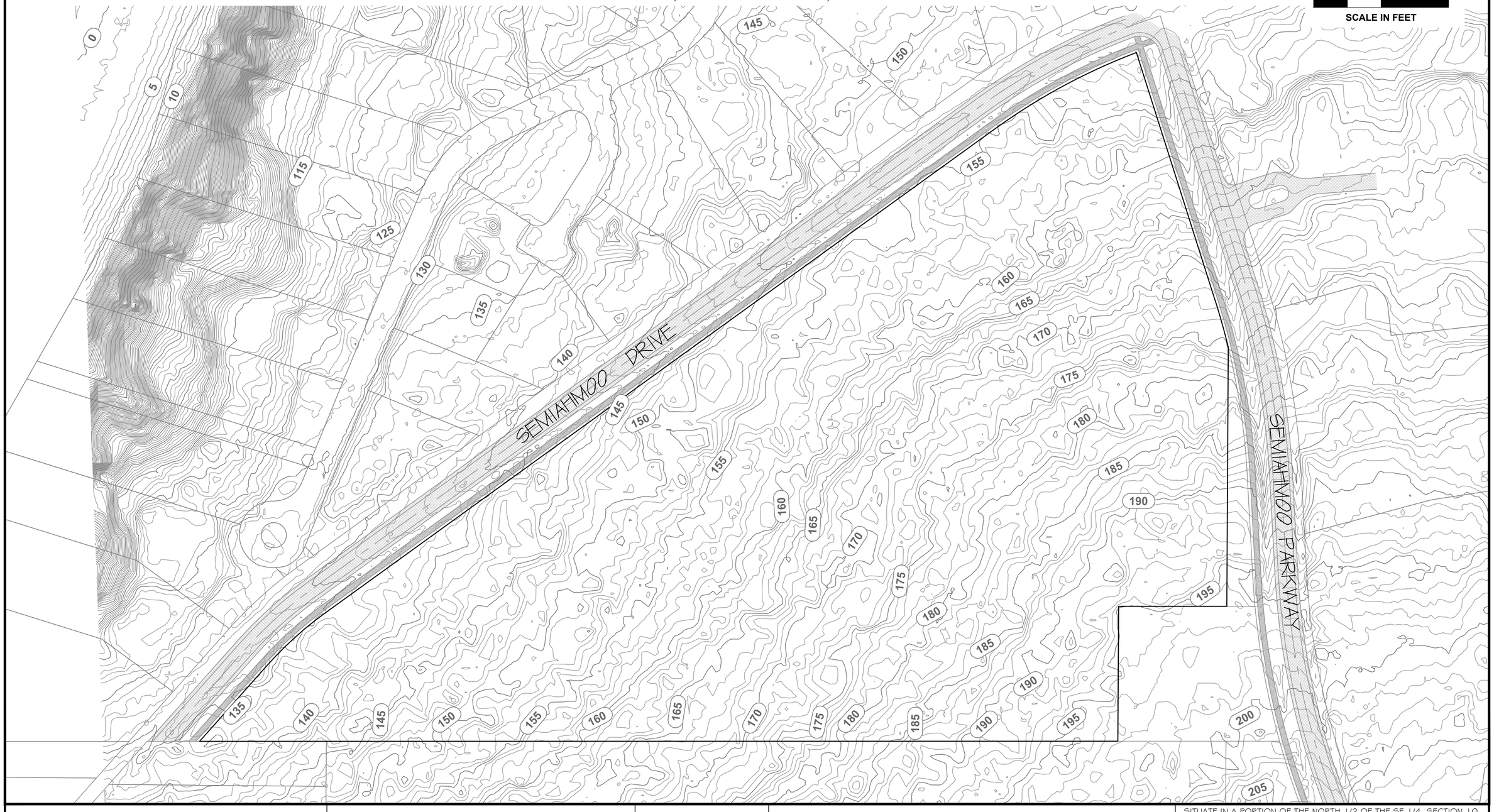
A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

NOTE:

ELEVATION DATA OBTAINED FROM USGS NORTH PUGET SOUND LIDAR SURVEY 2006

N

0 100 200
SCALE IN FEET



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

RONALD T. JEPSON
9391
REGISTERED
PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS
AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

EXISTING CONDITIONS
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

		CASCADE JOB#: RAZR0001
DRAWN BY: ELR	DATE: 6/24/2016	JEPSON JOB#: 16064
CHECKED BY: RTJ	SCALE: AS SHOWN	SHEET: 3 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

N

0 100 200
SCALE IN FEET

LEGEND

- MULTI-FAMILY ZERO LOT LINE LOTS
- SINGLE-FAMILY LOTS
- TRACTS
- OPEN SPACE TRACTS
- PRIVATE ROW TRACT
- COMMERCIAL TRACT

TRACT I
PRIVATE ROW

TRACT H
20' OPEN SPACE
BUFFER

TRACT E

ENTRANCE GATE

MONUMENT
SIGN

TRACT H
20' OPEN SPACE
BUFFER

TRACT D

(3) POCKET
PARKING
STALLS

MONUMENT
SIGN

(13) POCKET
PARKING
STALLS

FOURPLEX 112' x 35'

ENTRANCE GATE

TRACT C

LOT 4
LOT 3
LOT 2
LOT 1

LOT 37
LOT 38
LOT 36
LOT 39
LOT 40
LOT 5
LOT 6
LOT 7
LOT 35
LOT 8
LOT 34
LOT 9
LOT 33
LOT 10
LOT 30
LOT 32
LOT 31
LOT 11
LOT 29
LOT 28
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 17
LOT 27
LOT 18
LOT 25
LOT 26
LOT 19
LOT 20
LOT 24
LOT 23
LOT 22
LOT 21

20.0' BLDG SETBACK
FROM ROW, TYP.

TRACT H
20' OPEN SPACE
BUFFER

TRACT H
20' OPEN SPACE
BUFFER

ENTRANCE GATE

(2) POCKET
PARKING
STALLS

(2) POCKET
PARKING
STALLS

TRACT G

TRACT B

MONUMENT
SIGN

(5) POCKET
PARKING
STALLS

TRACT H
20' OPEN SPACE
BUFFER

TRACT
J

FUTURE
ROADS,
TYP.

(6) POCKET
PARKING
STALLS

TRACT F

A
11

TRACT A

B
11

SERVES AS 20' OPEN
SPACE BUFFER

30.00' BLDG SETBACK FROM
PROPERTY LINE, TYP.

SEMIAHMOO DRIVE

SEMIAHMOO PARKWAY

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

RONALD T. JEPSON
STATE OF WASHINGTON
9391
REGISTERED
PROFESSIONAL LAND SURVEYOR

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS
AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

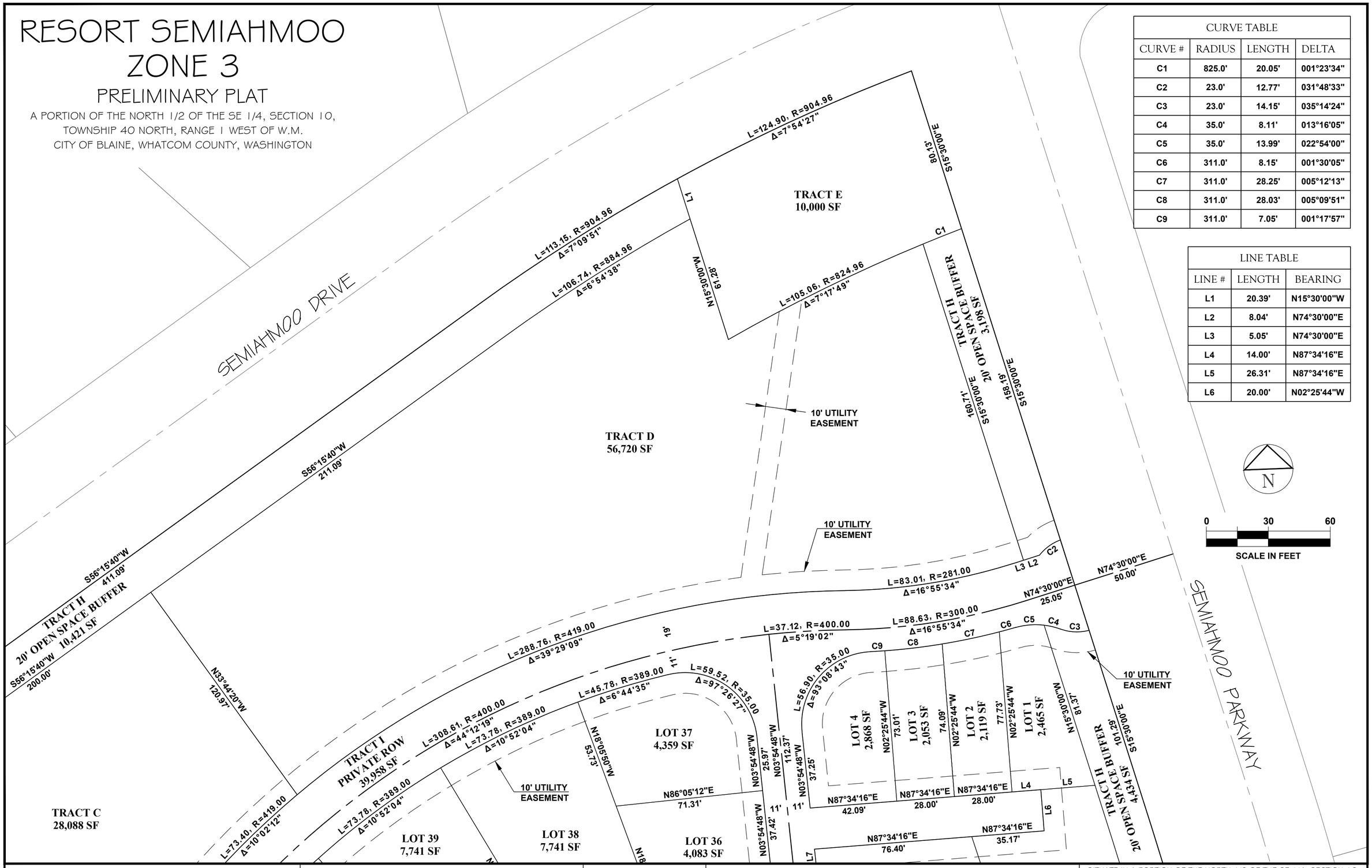
PLAT OVERVIEW
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

CASCADE JOB#:	
RAZR0001	
DRAWN BY: ELR	DATE: 6/24/2016
JEPSON JOB#: 16064	
CHECKED BY: RTJ	SCALE: AS SHOWN
SHEET: 4 OF 23	

RESORT SEMIAHMOO ZONE 3

PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10,
TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	825.0'	20.05'	001°23'34"
C2	23.0'	12.77'	031°48'33"
C3	23.0'	14.15'	035°14'24"
C4	35.0'	8.11'	013°16'05"
C5	35.0'	13.99'	022°54'00"
C6	311.0'	8.15'	001°30'05"
C7	311.0'	28.25'	005°12'13"
C8	311.0'	28.03'	005°09'51"
C9	311.0'	7.05'	001°17'57"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.39'	N15°30'00"W
L2	8.04'	N74°30'00"E
L3	5.05'	N74°30'00"E
L4	14.00'	N87°34'16"E
L5	26.31'	N87°34'16"E
L6	20.00'	N02°25'44"W

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

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

LOT & TRACT DIMENSIONS PLANNED UNIT DEVELOPMENT FOR M-KOV, INC.		CASCADE JOB#: RAZR0001
DRAWN BY: ELR	DATE: 6/24/2016	JEPSON JOB#: 16064
CHECKED BY: RTJ	SCALE: AS SHOWN	SHEET: 5 OF 23

RESORT SEMIAHMOO ZONE 3

PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M. CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C30	61.0'	24.35'	022°52'16"
C31	61.0'	27.17'	025°31'29"
C32	61.0'	27.17'	025°31'29"
C33	264.0'	38.08'	008°15'49"
C34	236.0'	24.97'	006°03'42"
C35	164.0'	25.32'	008°50'47"
C36	164.0'	36.63'	012°47'53"

LINE TABLE		
LINE #	LENGTH	BEARING
L7	6.60'	N03°54'48"W
L8	11.98'	N41°54'13"E
L9	11.98'	N41°54'13"E
L10	11.98'	N41°54'13"E
L11	20.00'	N41°54'13"E
L12	11.98'	N41°54'13"E
L13	13.86'	N08°54'29"W
L14	2.15'	N87°52'57"W

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C10	111.0'	23.94'	012°21'33"
C11	111.0'	20.04'	010°20'39"
C12	111.0'	4.34'	002°14'22"
C13	89.0'	38.74'	024°56'34"
C14	311.0'	5.09'	000°56'15"
C15	1030.0'	50.84'	002°49'42"
C16	1030.0'	15.14'	000°50'32"
C17	289.0'	9.95'	001°58'20"
C18	39.0'	30.52'	044°50'14"
C19	311.0'	7.59'	001°23'56"
C20	35.0'	2.85'	004°39'43"
C21	35.0'	18.66'	030°33'07"
C22	42.5'	34.25'	046°10'30"
C23	42.5'	18.44'	024°51'14"
C24	42.5'	18.44'	024°51'14"
C25	42.5'	18.44'	024°51'14"
C26	42.5'	29.20'	039°21'58"
C27	35.0'	21.51'	035°12'51"
C28	39.0'	15.26'	022°25'07"
C29	39.0'	15.26'	022°25'07"

SEMIAHMOO PARKWAY

SCALE IN FEET: 0, 30, 60

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

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M. CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

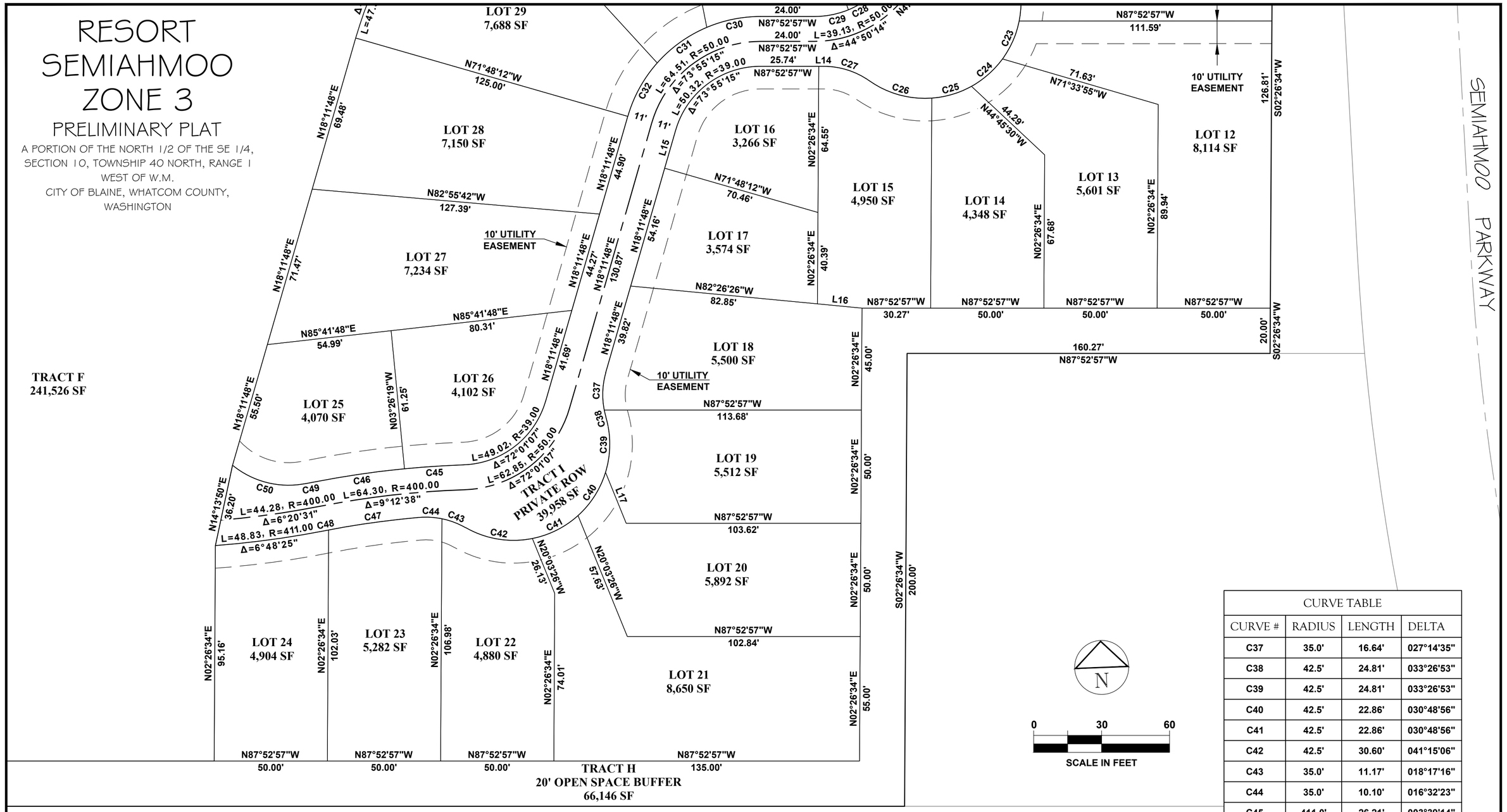
LOT & TRACT DIMENSIONS
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

DRAWN BY:	DATE:	CASCADE JOB#:
ELR	6/24/2016	RAZR0001
CHECKED BY:	SCALE:	JEPSON JOB#:
RTJ	AS SHOWN	16064
		SHEET: 6 OF 23

RESORT SEMIAHMOO ZONE 3

PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C37	35.0'	16.64'	027°14'35"
C38	42.5'	24.81'	033°26'53"
C39	42.5'	24.81'	033°26'53"
C40	42.5'	22.86'	030°48'56"
C41	42.5'	22.86'	030°48'56"
C42	42.5'	30.60'	041°15'06"
C43	35.0'	11.17'	018°17'16"
C44	35.0'	10.10'	016°32'23"
C45	411.0'	26.21'	003°39'14"
C46	411.0'	39.86'	005°33'24"
C47	389.0'	40.38'	005°56'50"
C48	389.0'	1.71'	000°15'09"
C49	389.0'	4.88'	000°43'05"
C50	39.0'	33.82'	049°40'47"

LINE TABLE		
LINE #	LENGTH	BEARING
L15	17.52'	N18°11'48"E
L16	19.81'	N82°26'26"W
L17	24.22'	N20°03'26"W

N

0 30 60

SCALE IN FEET

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

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

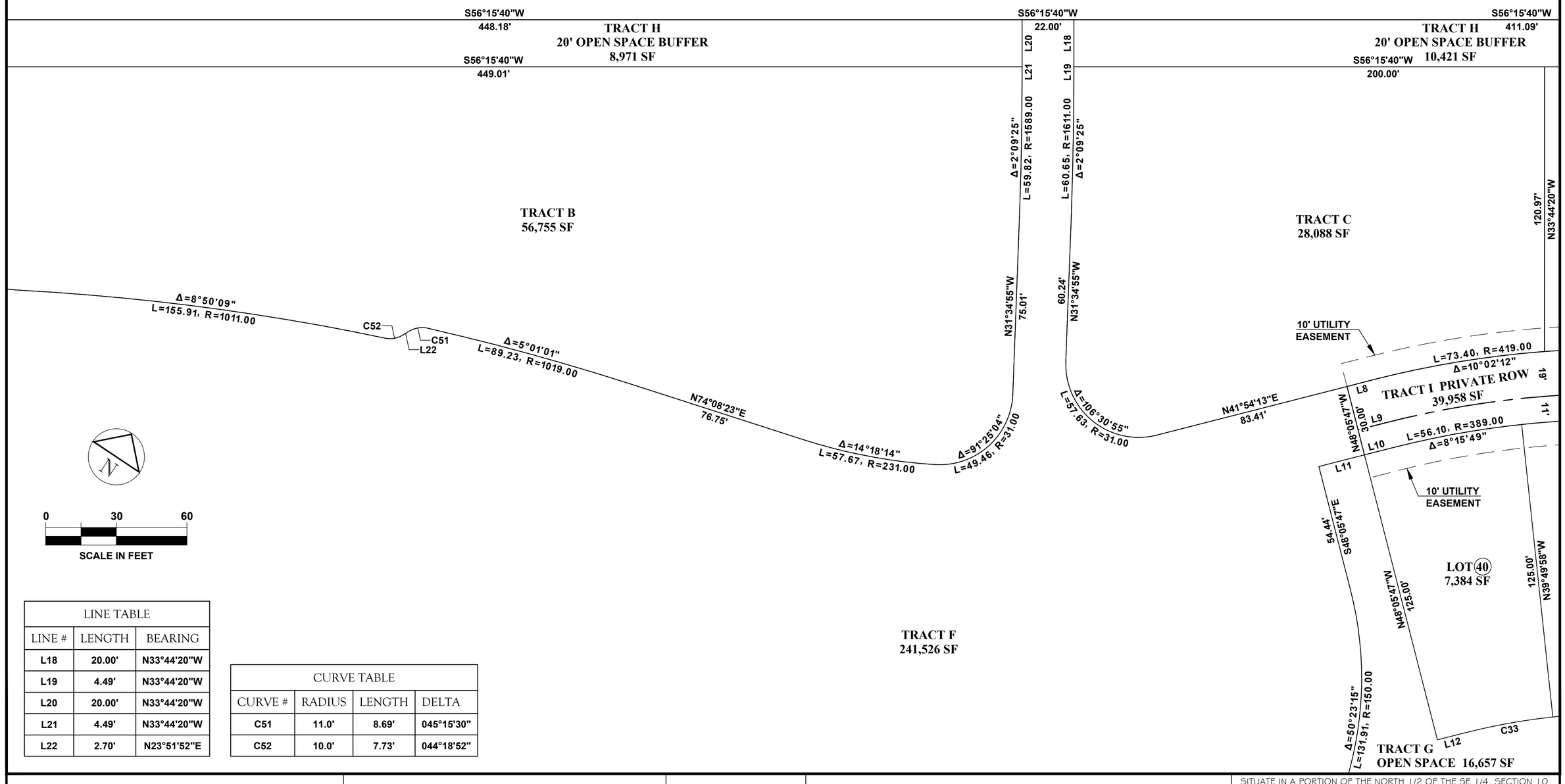
LOT & TRACT DIMENSIONS
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

DRAWN BY:	DATE:	CASCADE JOB#:
ELR	6/24/2016	RAZR0001
CHECKED BY:	SCALE:	JEPSON JOB#:
RTJ	AS SHOWN	16064
		SHEET: 7 OF 23

RESORT SEMIAHMOO ZONE 3

PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10,
TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON



LINE TABLE		
LINE #	LENGTH	BEARING
L18	20.00'	N33°44'20"W
L19	4.49'	N33°44'20"W
L20	20.00'	N33°44'20"W
L21	4.49'	N33°44'20"W
L22	2.70'	N23°51'52"E

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C51	11.0'	8.69'	045°15'30"
C52	10.0'	7.73'	044°18'52"

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

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS
AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10,
TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

LOT & TRACT DIMENSIONS
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

DRAWN BY:	DATE:	CASCADE JOB#:
ELR	6/24/2016	RAZR0001
CHECKED BY:	SCALE:	JEPSON JOB#:
RTJ	AS SHOWN	16064
		SHEET: 8 OF 23

RESORT SEMIAHMOO ZONE 3

PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10,
TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

N

0 30 60

SCALE IN FEET

TRACT B
56,755 SF

TRACT J
6,432 SF

TRACT F
241,526 SF

TRACT A
78,819 SF

TRACT H
20' OPEN SPACE BUFFER
66,146 SF

LOT 25
4,070 SF

LOT 24
4,904 SF

C51
C52
L22
C54
C55
48.85'
N29°00'55"W
Δ=8°50'09"
L=155.91, R=1011.00
C56
C58
N83°35'52"E
65.51'
L26
C57
C59
C60
N06°38'44"W
170.52'
N06°38'44"W
245.37'
59.70'
N83°35'52"E
62.09'
N01°58'02"E
N87°52'57"W
485.54'
N87°52'57"W
1361.20'
N18°11'48"E
69.48'
N18°11'48"E
71.47'
N85°41'48
54.99'
N18°11'48"E
55.50'
N14°13'50"E
36.20'
C50
C49
L=44.28, R=400.00
Δ=6°20'31"
L=48.83, R=411.00
C48
Δ=6°48'25"
N02°26'34"E
95.16'
N02°26'34"E
102.03'
N87°52'57"W
50.00'

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

RONALD T. JEPSON
STATE OF WASHINGTON
9361
REGISTERED
PROFESSIONAL LAND SURVEYOR

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS
AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10,
TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

LOT & TRACT DIMENSIONS
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

DRAWN BY:	DATE:	JEPSON JOB#:
ELR	6/24/2016	16064
CHECKED BY:	SCALE:	SHEET:
RTJ	AS SHOWN	9 OF 23

CASCADE JOB#: RAZR0001

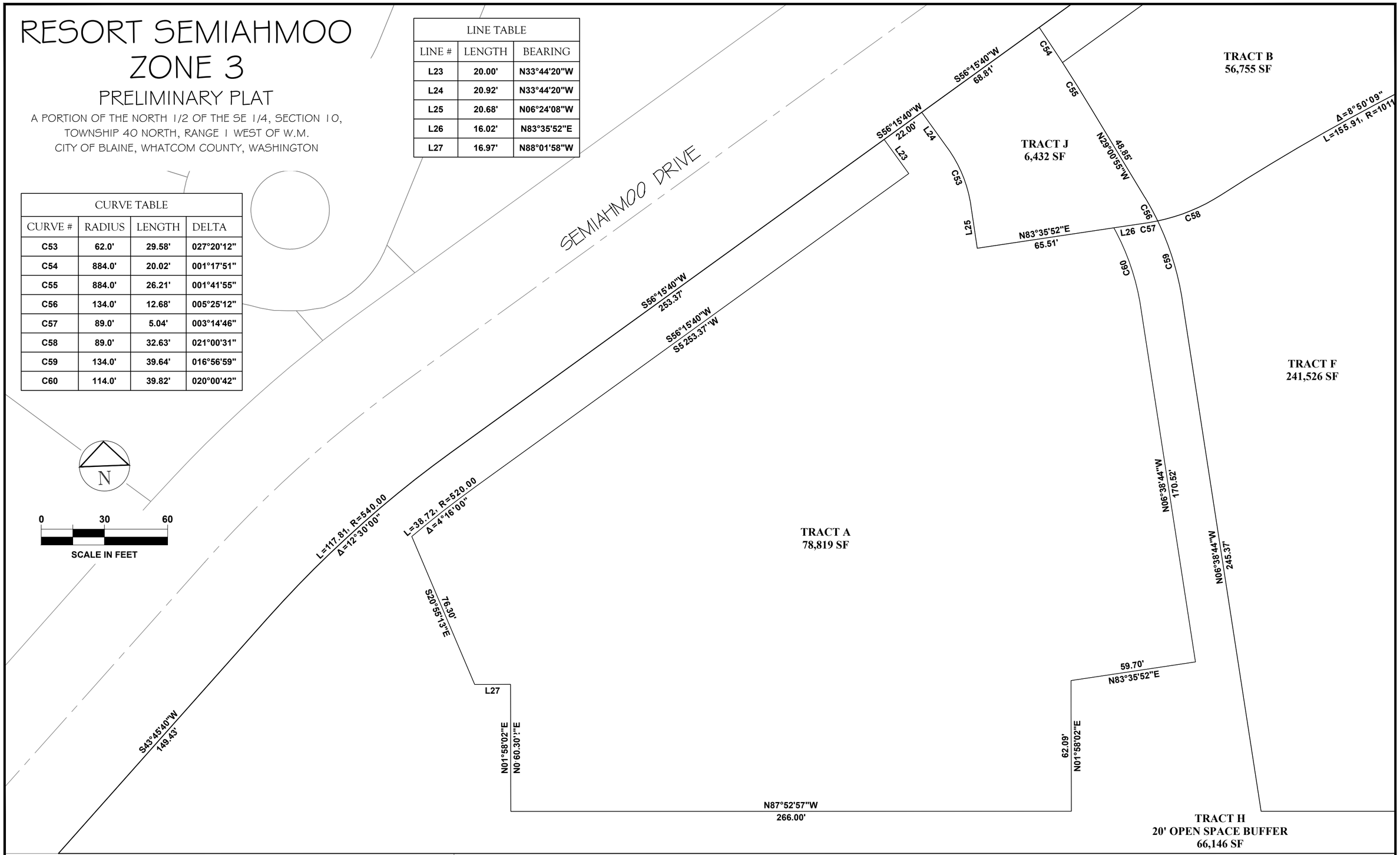
RESORT SEMIAHMOO ZONE 3

PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10,
TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C53	62.0'	29.58'	027°20'12"
C54	884.0'	20.02'	001°17'51"
C55	884.0'	26.21'	001°41'55"
C56	134.0'	12.68'	005°25'12"
C57	89.0'	5.04'	003°14'46"
C58	89.0'	32.63'	021°00'31"
C59	134.0'	39.64'	016°56'59"
C60	114.0'	39.82'	020°00'42"

LINE TABLE		
LINE #	LENGTH	BEARING
L23	20.00'	N33°44'20"W
L24	20.92'	N33°44'20"W
L25	20.68'	N06°24'08"W
L26	16.02'	N83°35'52"E
L27	16.97'	N88°01'58"W



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

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS
AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10,
TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

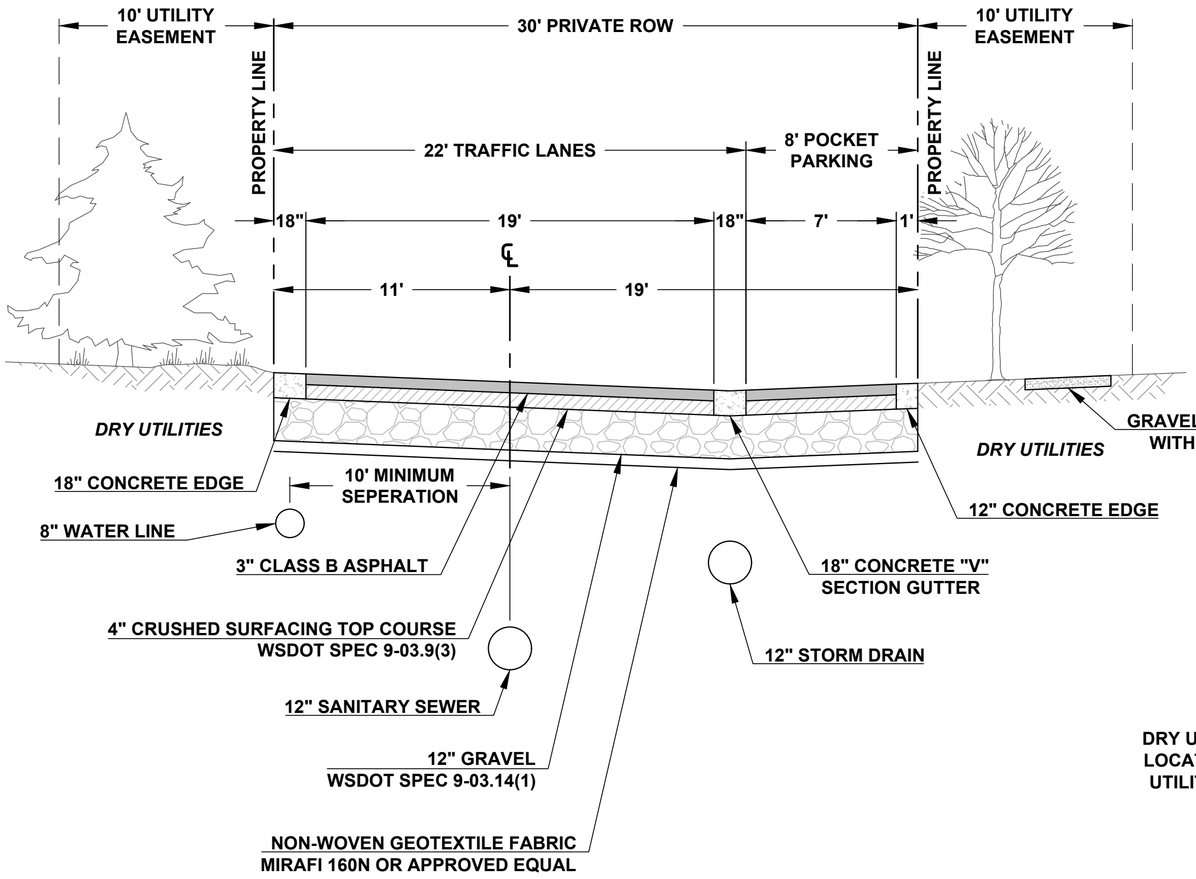
LOT & TRACT DIMENSIONS
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

DRAWN BY:	DATE:	CASCADE JOB#:
ELR	6/24/2016	RAZR0001
CHECKED BY:	SCALE:	JEPSON JOB#:
RTJ	AS SHOWN	16064
		SHEET: 10 OF 23

RESORT SEMIAHMOO ZONE 3

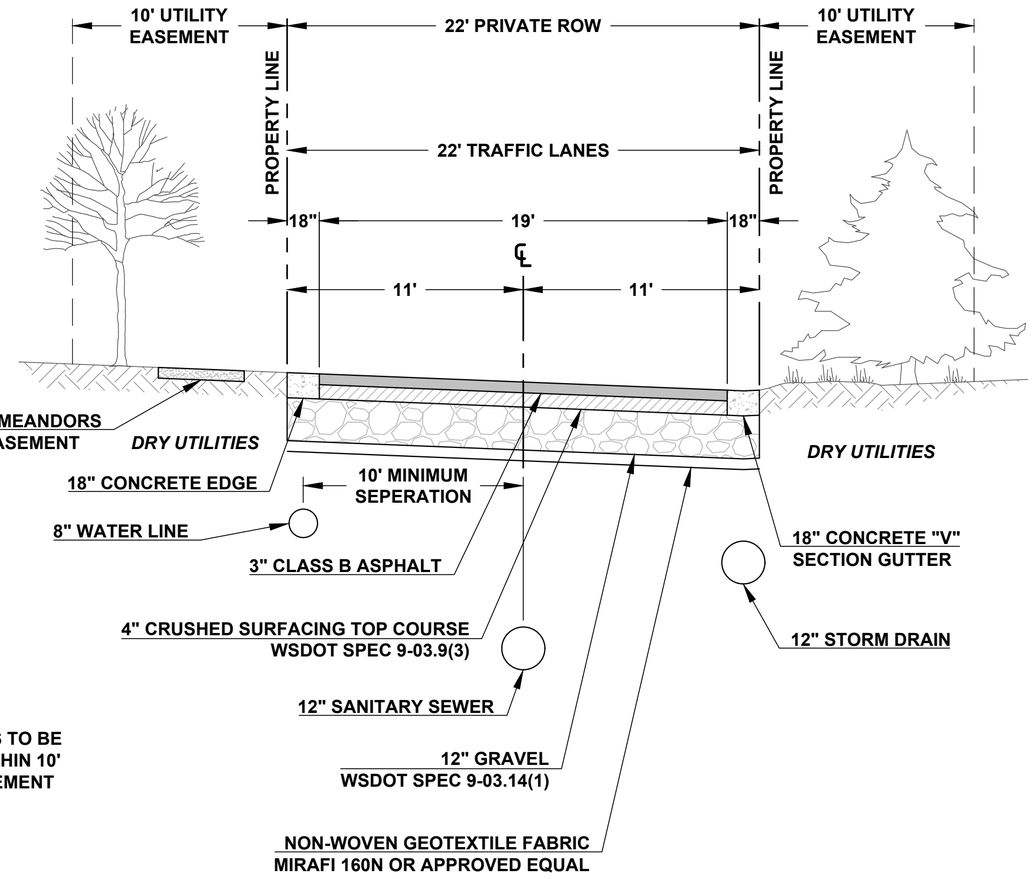
PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON



A/4 PRIVATE LOCAL STREET
TYPICAL ROAD SECTION WITH PARKING

0 1" = 5' 10'



B/4 PRIVATE LOCAL STREET
TYPICAL ROAD SECTION

0 1" = 5' 10'

DRY UTILITIES TO BE LOCATED WITHIN 10' UTILITY EASEMENT

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

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS
AND ENVIROMENTAL SERVICES

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

ROAD SECTIONS
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

DRAWN BY:	DATE:	CASCADE JOB#:
ELR	6/24/2016	RAZR0001
CHECKED BY:	SCALE:	JEPSON JOB#:
RTJ	AS SHOWN	16064
		SHEET: 11 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

N

0 100 200
SCALE IN FEET

UTILITY LEGEND

EXISTING:	PROPOSED:	
		DITCH
	SD SD	STORM DRAIN
		CATCH BASIN
	SS SS	SEWER MAIN
		SEWER MANHOLE
		SEWER CLEANOUT
	WA WA	WATER MAIN
		FIRE HYDRANT

CONCEPTUAL LAYOUT FOR FUTURE PHASES:

SD SD	STORM DRAIN
	CATCH BASIN
SS SS	SEWER MAIN
	SEWER MANHOLE
	SEWER CLEANOUT
WA WA	WATER MAIN
	FIRE HYDRANT

TRACT I
PRIVATE ROW

TRACT H
20' OPEN SPACE
BUFFER

TRACT E

TRACT D

TRACT C

TRACT B

TRACT F

TRACT A

TRACT J

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40

TRACT G

SEMIAHMOO DRIVE

SEMIAHMOO PARKWAY

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

RONALD T. JEPSON
STATE OF WASHINGTON
9361
REGISTERED
PROFESSIONAL LAND SURVEYOR

RONALD T. JEPSON & ASSOCIATES, P.S.
CONSULTING ENGINEERS, LAND SURVEYORS
AND ENVIROMENTAL SERVICES

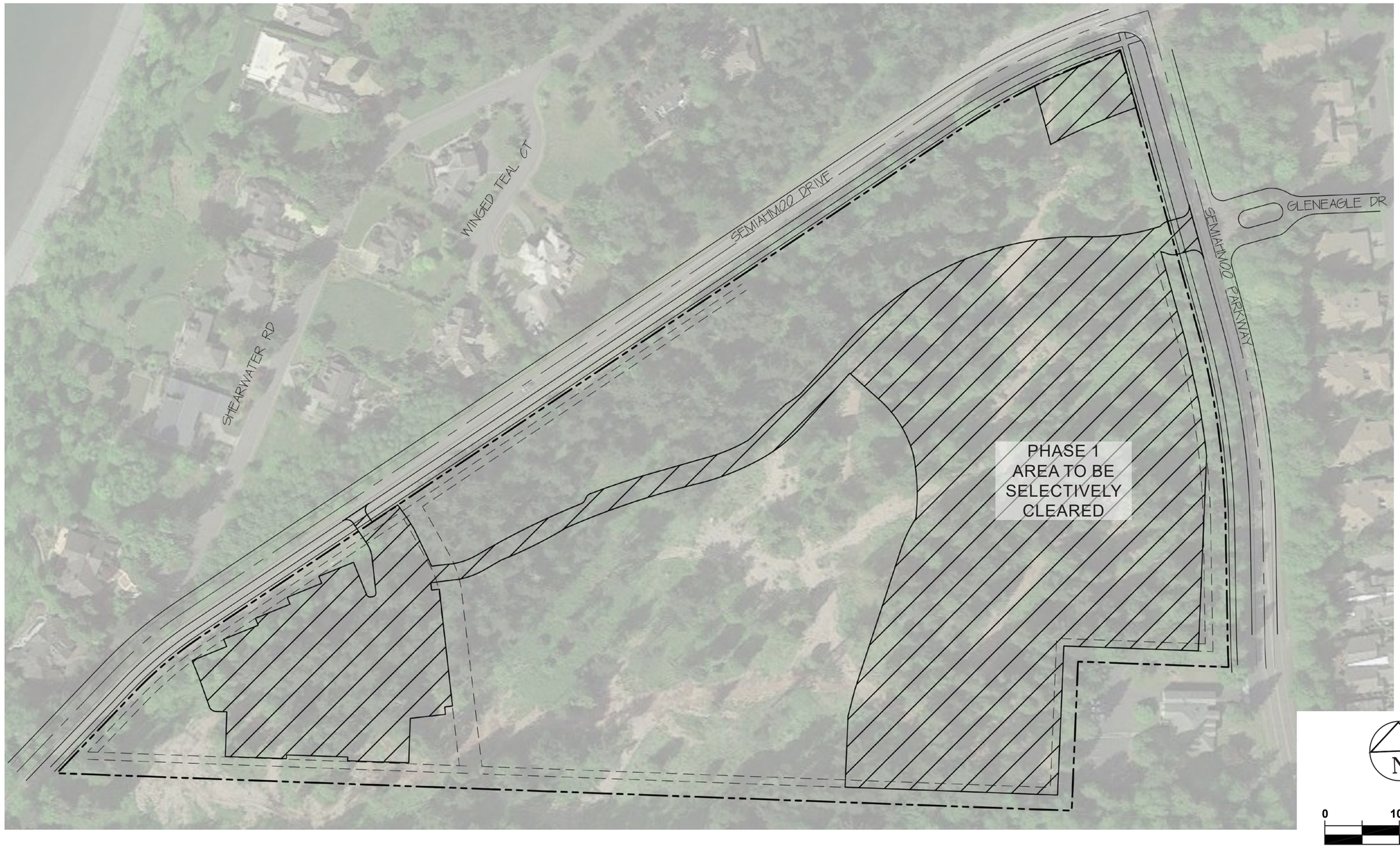
SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

UTILITY LAYOUT PLANNED UNIT DEVELOPMENT FOR M-KOV, INC.		CASCADE JOB#: RAZR0001
DRAWN BY: ELR	DATE: 6/24/2016	JEPSON JOB#: 16064
CHECKED BY: RTJ	SCALE: AS SHOWN	SHEET: 12 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON



N

0 100 200

SCALE IN FEET

SITE DISTURBANCE PLAN

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

		CASCADE JOB#: RAZR0001
DRAWN BY: CB	DATE: 06/24/2016	JEPSON JOB#: 16064
CHECKED BY: GM	SCALE: AS SHOWN	SHEET: 13 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

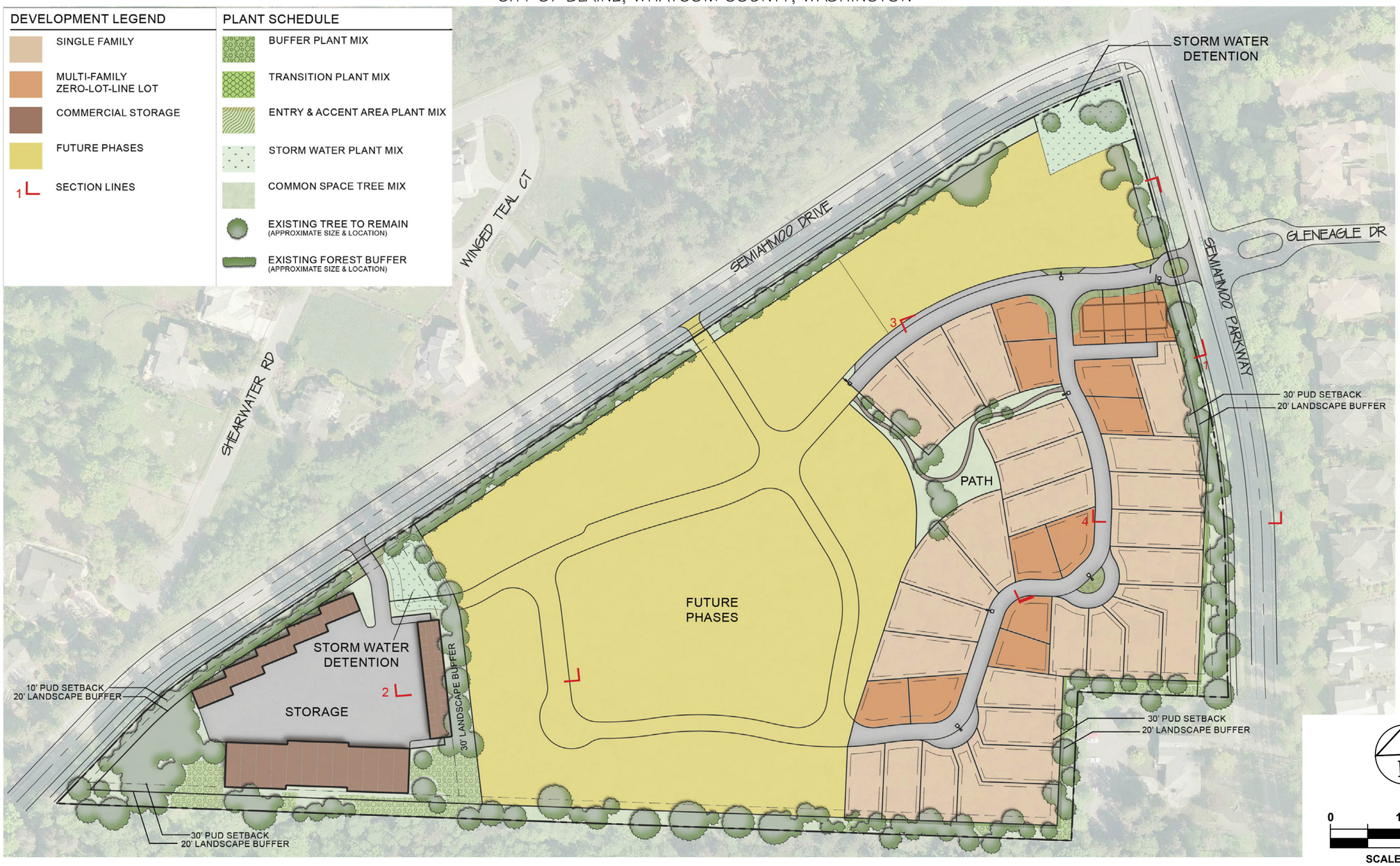
A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

DEVELOPMENT LEGEND

- SINGLE FAMILY
- MULTI-FAMILY ZERO-LOT-LINE LOT
- COMMERCIAL STORAGE
- FUTURE PHASES
- 1 SECTION LINES

PLANT SCHEDULE

- BUFFER PLANT MIX
- TRANSITION PLANT MIX
- ENTRY & ACCENT AREA PLANT MIX
- STORM WATER PLANT MIX
- COMMON SPACE TREE MIX
- EXISTING TREE TO REMAIN (APPROXIMATE SIZE & LOCATION)
- EXISTING FOREST BUFFER (APPROXIMATE SIZE & LOCATION)



PUD PLAN / LANDSCAPE PLAN

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT FOR M-KOV, INC.		CASCADE JOB#: RAZR0001
DRAWN BY: CB	DATE: 06/24/2016	JEPSON JOB#: 16064
CHECKED BY: GM	SCALE: AS SHOWN	SHEET: 14 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

BUFFER PLANT MIX
- plant mix to enhance thin areas of buffer

Acer circinatum / Vine Maple
Cornus nuttallii `Eddie`s White Wonder` / Eddie`s White Wonder Dogwood
Philadelphus lewisii / Wild Mockorange
Pseudotsuga menziesii / Douglas Fir
Rhamnus purshiana / Cascara
Rhododendron macrophyllum / Pacific Rhododendron
Thuja plicata / Western Red Cedar

Acer circinatum

Cornus nuttallii

Philadelphus lewisii

Pseudotsuga menziesii

Rhododendron macrophyllum

Thuja plicata

TRANSITION PLANT MIX
- plant mix along edge of existing forest buffer

Amelanchier laevis / Allegheny Serviceberry
Asarum hartwegii / Hartweg's Wild Ginger
Holodiscus discolor / Ocean-spray
Mahonia aquifolium / Oregon Grape
Mahonia repens / Creeping Oregon Grape
Phlox diffusa / Spreading Phlox
Physocarpus capitatus / Pacific Ninebark
Rhododendron macrophyllum / Pacific Rhododendron
Spiraea betulifolia lucida / Shiny Leaf Spirea

Amelanchier laevis

Asarum hartwegii

Holodiscus discolor

Mahonia aquifolium

Phlox diffusa

Physocarpus capitatus

ENTRY & ACCENT AREA PLANT MIX
- plant mix for drive entries, trail heads, and visual accent areas

Acer circinatum / Vine Maple
Amelanchier laevis / Allegheny Serviceberry
Cercis canadensis / Eastern Redbud
Daphne caucasica / Daphne
Fragaria chiloensis / Beach Strawberry
Gaultheria procumbens / Wintergreen
Hemerocallis / Daylily
Iris sibirica / Siberian Iris
Juniperus chinensis / Juniper
Juniperus sabina / Juniper
Mahonia aquifolium / Oregon Grape
Rhododendron 'PJM' / Rhododendron
Ribes sanguineum / Red Flowering Currant
Sarcococca hookeriana humilis / Sweet Box
Spiraea betulifolia `Tor` / Birchleaf Spirea

Cercis canadensis

Daphne caucasica

Fragaria chiloensis

Hemerocallis

Juniperus sabina

Ribes sanguineum

STORMWATER DETENTION PLANT MIX
- plants tolerant of temporary saturation and innundation

Acer circinatum / Vine Maple
Cornus sericea `Isanti` / Isanti Redosier Dogwood
Cornus sericea `Kelseyi` / Kelseyi Dogwood
Geranium x cantabrigiense `Berggarten` / Hybrid Cranesbill
Iris douglasiana `Pacific Coast Hybrids` / PCH Iris
Iris sibirica `Caesar`s Brother` / Caesar`s Brother Siberian Iris
Iris tenax / Oregon Iris
Phlox subulata / Moss Phlox
Sarcococca hookeriana humilis / Sweet Box
Spiraea betulifolia `Tor` / Birchleaf Spirea
Thuja plicata / Western Red Cedar

Cornus sericea `Isanti`

Geranium x cantabrigiense

Iris sibirica `Caesar`s Brother`

Phlox subulata

Sarcococca humilis

Spiraea betulifolia `Tor`

Notes:
1. Images represent key plant species, not all species on the plant list are shown.
2. Additional plants may be selected from Appendix D of the Resort Semiahmoo Master Plan.
3. All plant species are to be selected for deer resistance
4. All landscape to comply with Semiahmoo Resort Association:
5. "Guidelines and Standards to Home Construction" www.semiahmooresortassociation.com/?page_id=128 and "Tree Guidelines" http://www.semiahmooresortassociation.com/?page_id=55

PLANT SCHEDULE

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

CASCADE JOB#:	
RAZR0001	
DRAWN BY: CB	DATE: 06/24/2016
JEPSON JOB#: 16064	
CHECKED BY: GM	SCALE: AS SHOWN
SHEET: 15 OF 23	

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

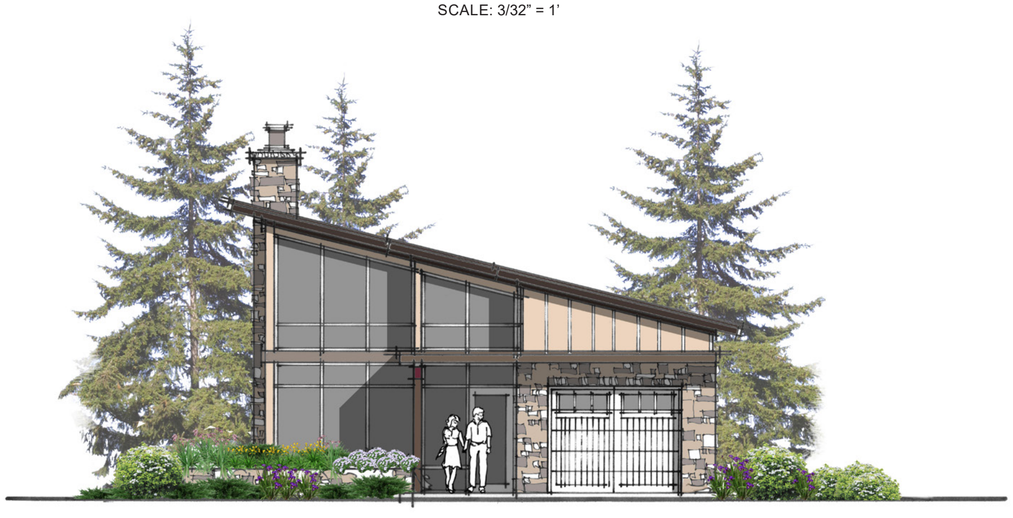
A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

Notes:

1. Each single family and duplex residential property owner will install two trees and foundation plants at the time of the residence construction.

2. Duplex landscape similar to single family residence landscape.

FOURPLEX MULTI-FAMILY RESIDENCE
SCALE: 3/32" = 1'



SINGLE FAMILY PATIO RESIDENCE
SCALE: 1/8" = 1'

TWO STORY SINGLE FAMILY PATIO RESIDENCE
SCALE: 1/8" = 1'

LANDSCAPE ELEVATIONS

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

DRAWN BY:	DATE:	CASCADE JOB#:
CB	06/24/2016	RAZR0001
CHECKED BY:	SCALE:	JEPSON JOB#:
GM	AS SHOWN	16064
		SHEET: 16 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

Notes:
1. The final development with include 15% open space.

Recreational Amenities:
40 Units = 2 Minor & 1 Major Amenities

Minor Amenities:
- Community garden
- Interpretive trail signage

Major Amenity:
- Trails in natural area

N

0 100 200

SCALE IN FEET

OPEN SPACE & TRAILS

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

		CASCADE JOB#: RAZR0001
DRAWN BY: CB	DATE: 06/24/2016	JEPSON JOB#: 16064
CHECKED BY: GM	SCALE: AS SHOWN	SHEET: 17 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

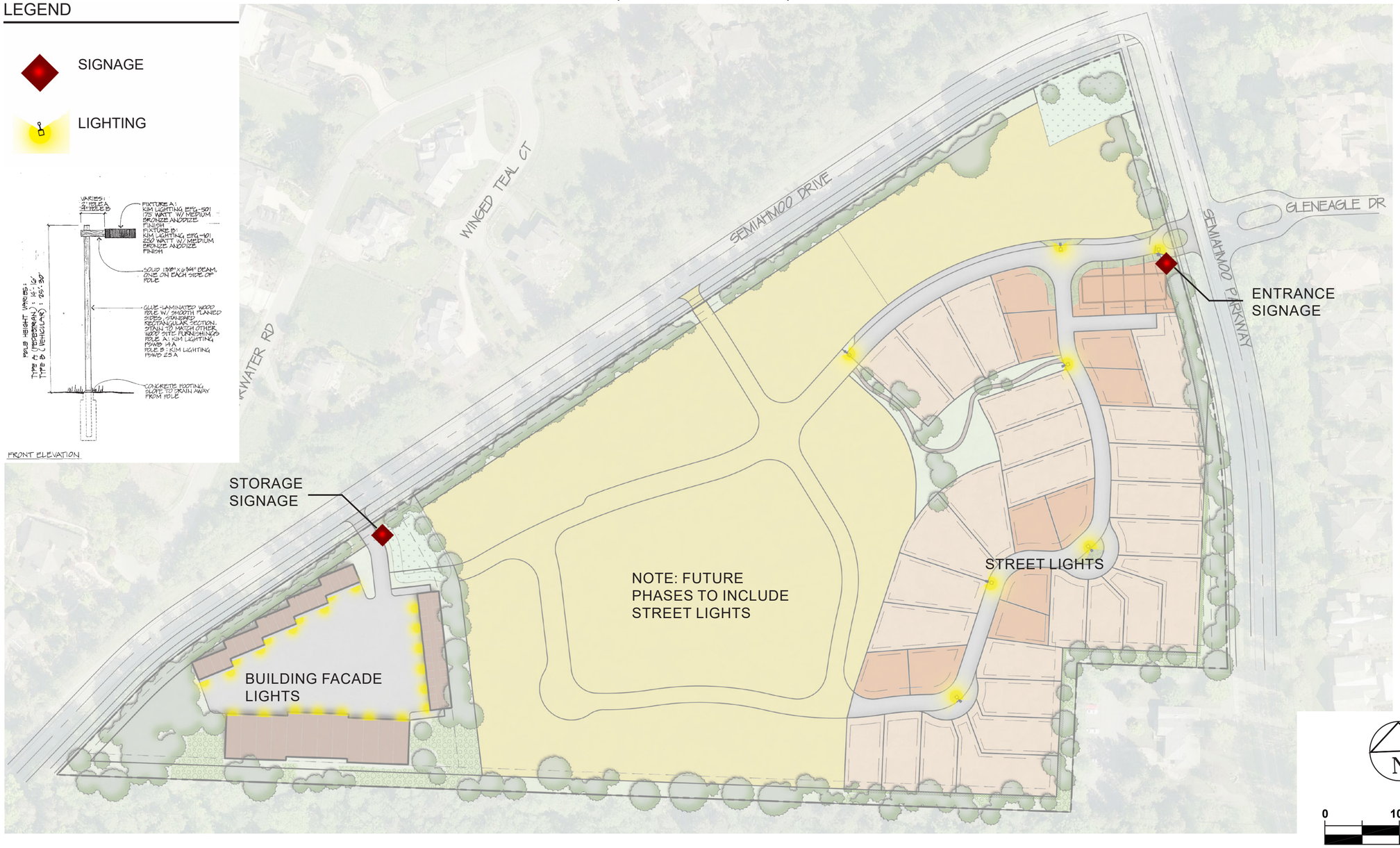
A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

LEGEND

SIGNAGE

LIGHTING

FRONT ELEVATION



LIGHTING & SIGNAGE

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

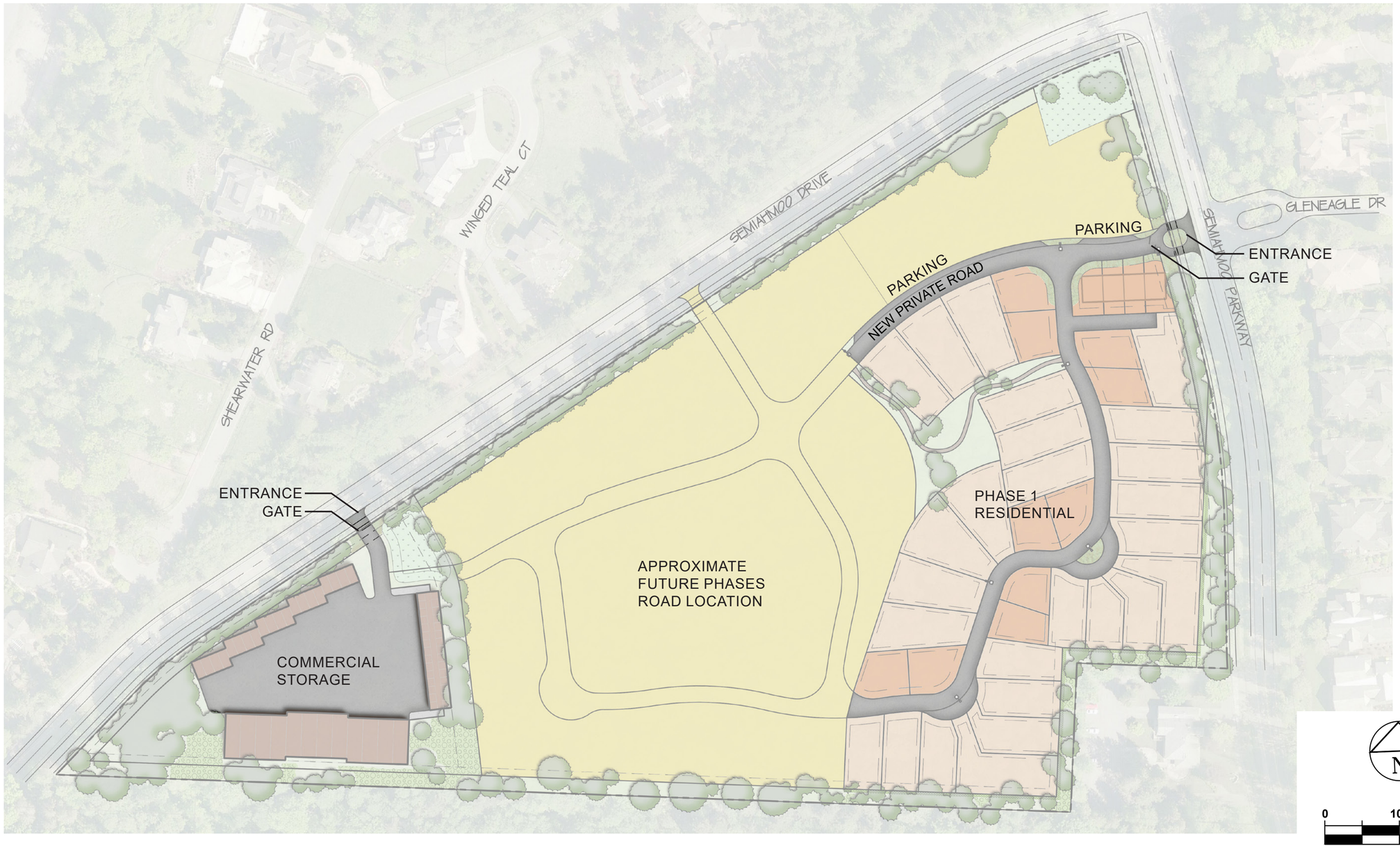
SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT FOR M-KOV, INC.		CASCADE JOB#: RAZR0001
DRAWN BY: CB	DATE: 06/24/2016	JEPSON JOB#: 16064
CHECKED BY: GM	SCALE: AS SHOWN	SHEET: 18 OF 23

RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON



STREETSCAPE PLAN

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

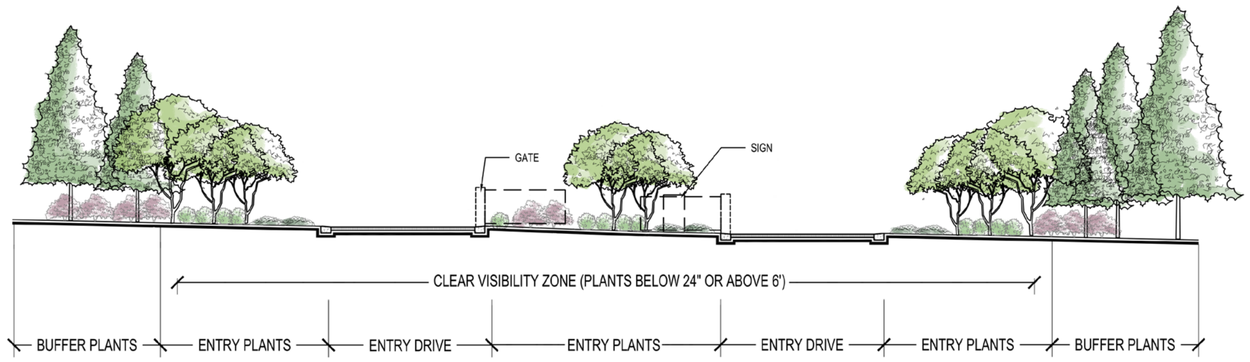
SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT FOR M-KOV, INC.		CASCADE JOB#: RAZR0001
DRAWN BY: CB	DATE: 06/24/2016	JEPSON JOB#: 16064
CHECKED BY: GM	SCALE: AS SHOWN	SHEET: 19 OF 23

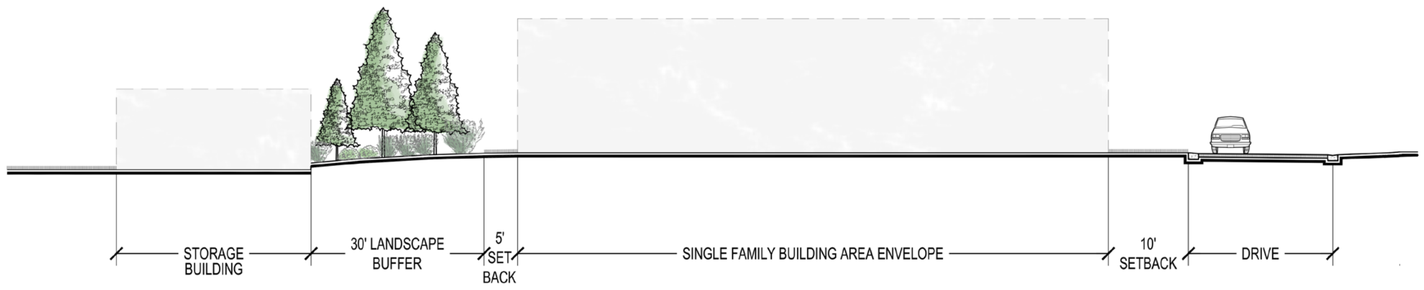
RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON



1 SECTION THROUGH ENTRY
SCALE: 1"=16'-0"



2 SECTION THROUGH STORAGE AREA
SCALE: 1"=16'-0"

STREET SECTIONS

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

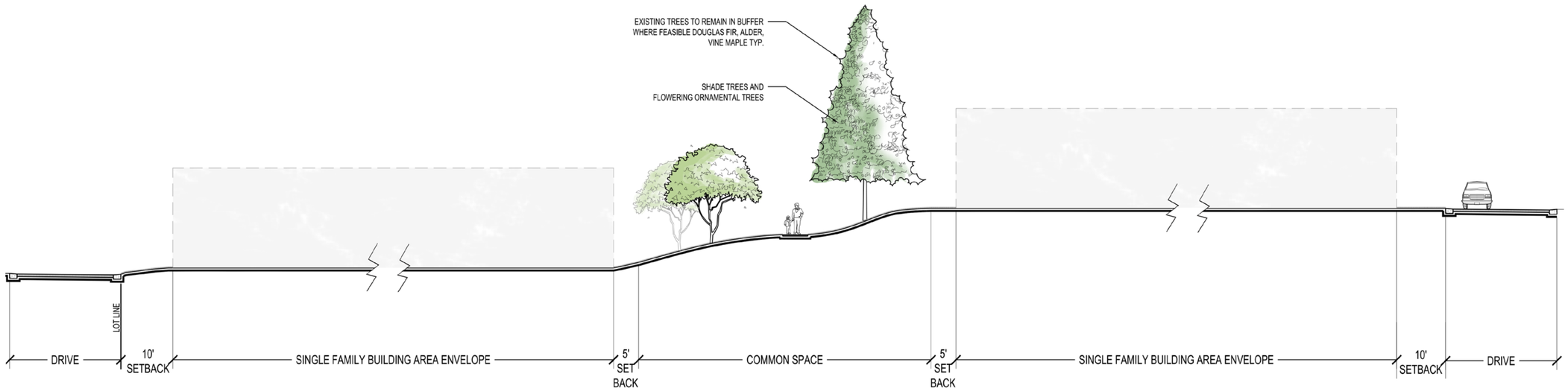
PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

CASCADE JOB#:	
RAZR0001	
DRAWN BY: CB	DATE: 06/24/2016
JEPSON JOB#: 16064	
CHECKED BY: GM	SCALE: AS SHOWN
SHEET: 20 OF 23	

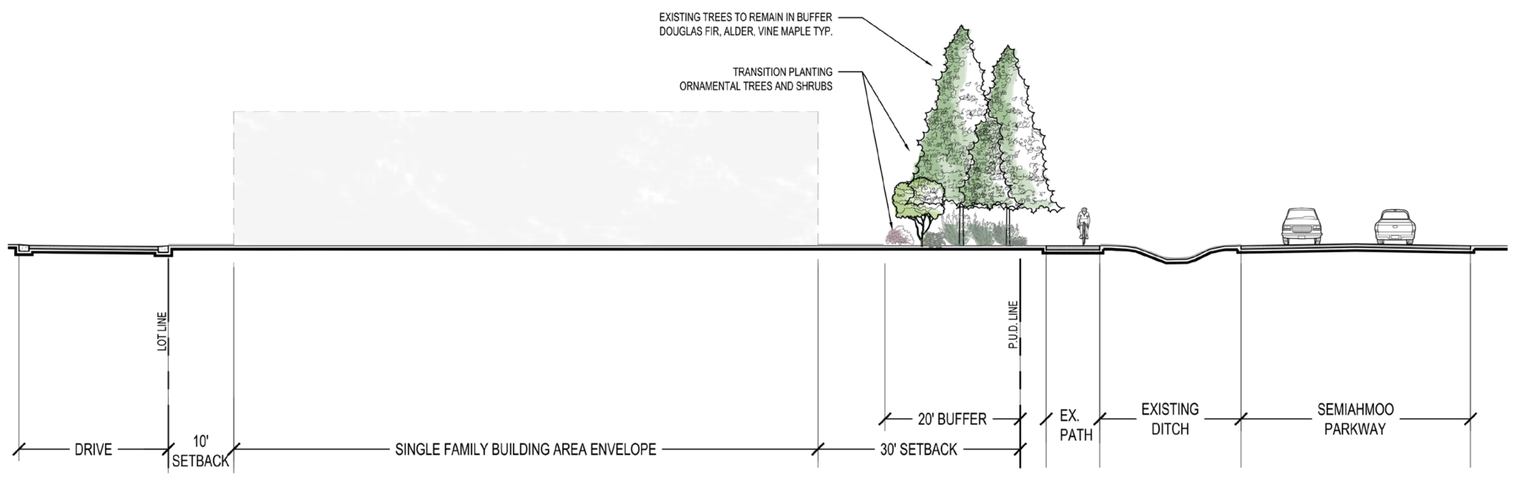
RESORT SEMIAHMOO ZONE 3

PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON



3 SECTION THROUGH COMMON SPACE
SCALE: 1"=16'-0"



4 SECTION THROUGH SEMIAHMOO PARKWAY
SCALE: 1"=16'-0"

STREET SECTIONS

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT FOR M-KOV, INC.		CASCADE JOB#: RAZR0001
DRAWN BY: CB	DATE: 06/24/2016	JEPSON JOB#: 16064
CHECKED BY: GM	SCALE: AS SHOWN	SHEET: 21 OF 23

RESORT SEMIAHMOO ZONE 3

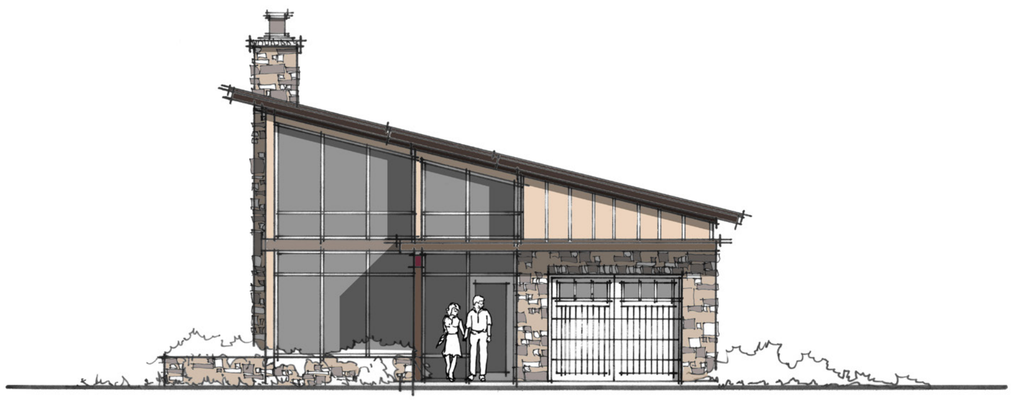
PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

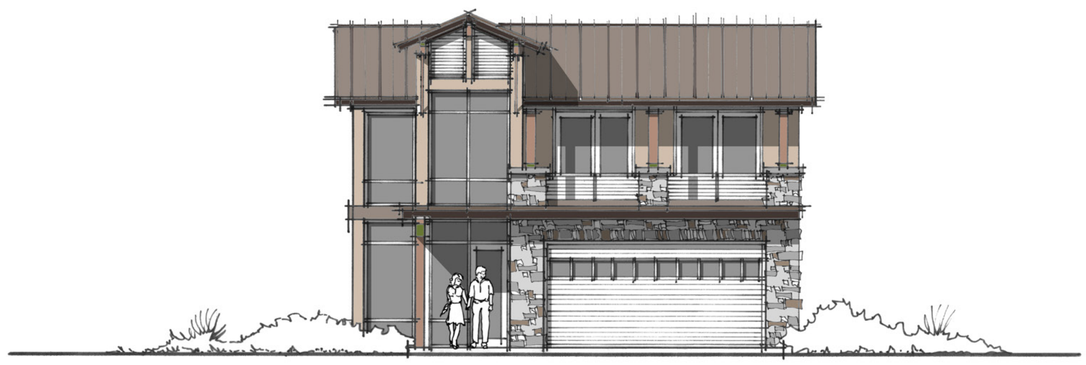
Notes:
1. Duplex Units to be similar in character to Single Family and Multi-Family Units.

Architectural Control Standards:
All architecture to comply with Semiahmoo Resort Association "Guidelines and Standards to Home Construction"
www.semiahmooresortassociation.com/?page_id=128

FOURPLEX MULTI-FAMILY RESIDENCE
SCALE: 3/32" = 1'



SINGLE FAMILY PATIO RESIDENCE
SCALE: 1/8" = 1'



TWO STORY SINGLE FAMILY PATIO RESIDENCE
SCALE: 1/8" = 1'

RESIDENTIAL BUILDING ELEVATIONS

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

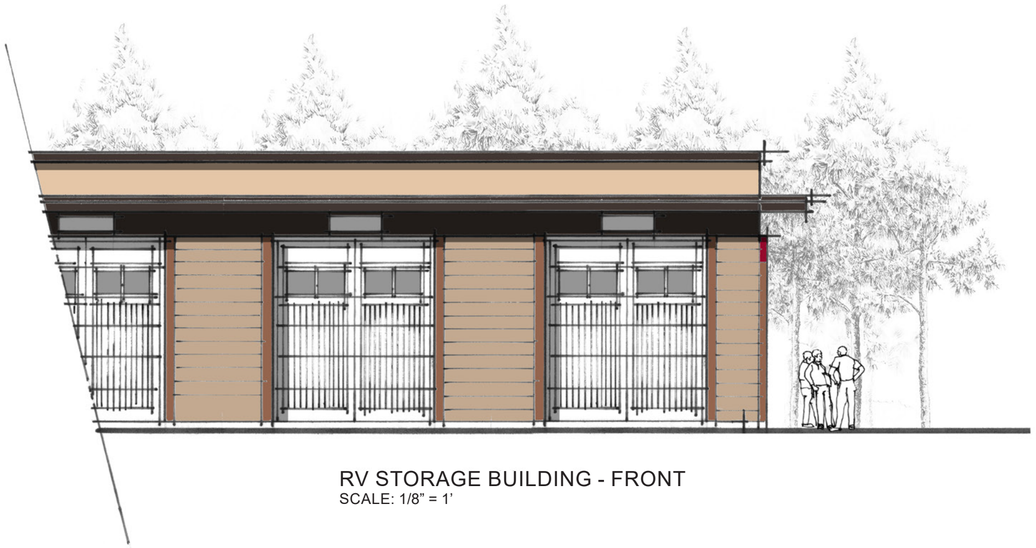
SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT FOR M-KOV, INC.		CASCADE JOB#: RAZR0001
DRAWN BY: CB	DATE: 06/24/2016	JEPSON JOB#: 16064
CHECKED BY: GM	SCALE: AS SHOWN	SHEET: 22 OF 23

RESORT SEMIAHMOO ZONE 3

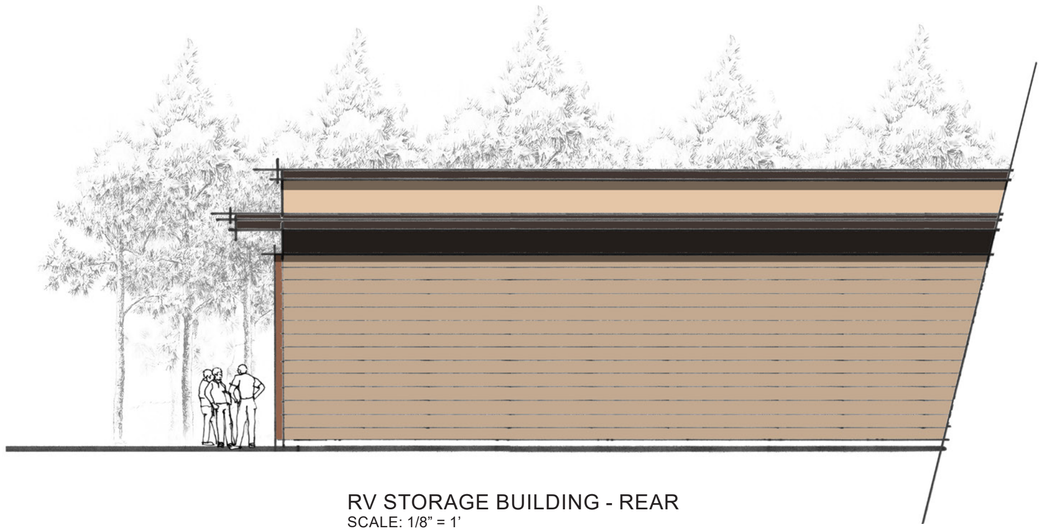
PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

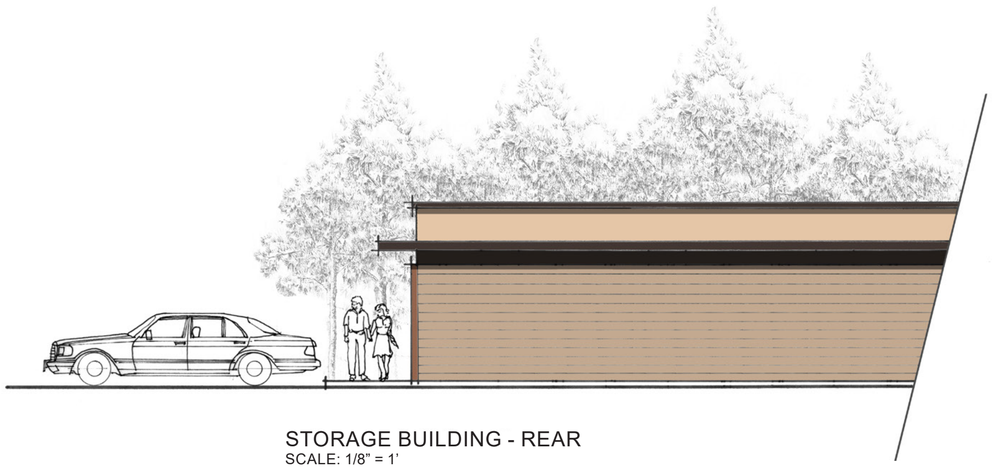


RV STORAGE BUILDING - FRONT
SCALE: 1/8" = 1'

STORAGE BUILDING - FRONT
SCALE: 1/8" = 1'



RV STORAGE BUILDING - REAR
SCALE: 1/8" = 1'



STORAGE BUILDING - REAR
SCALE: 1/8" = 1'

STORAGE BUILDING ELEVATIONS

elm environments
planners | architects | landscape architects
urban designers | geospatial analysts

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

SITUATE IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4, SECTION 10, TOWNSHIP 40 NORTH, RANGE 1 WEST OF W.M.
CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PLANNED UNIT DEVELOPMENT
FOR M-KOV, INC.

CASCADE JOB#:	
RAZR0001	
DRAWN BY: CB	DATE: 06/24/2016
JEPSON JOB#: 16064	
CHECKED BY: GM	SCALE: AS SHOWN
SHEET: 23 OF 23	