

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 DETENTION POND SITE

OWNER:
GRANDIS POND, LLC
KEN HERTZ
KEN SCHORR
112 OHIO STREET
BELLINGHAM, WA 98227
(360) 738-8088

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

LAND USE:

PRESENT: UNDEVELOPED RESIDENTIAL
PROPOSED: SINGLE FAMILY RESIDENTIAL
ZONED: PR (CITY OF BLAINE) PLANNED RESIDENTIAL

DENSITY CALCULATIONS:

TOTAL PROPERTY AREA:	127.26 ACRES
AREA IN PRIVATE LOTS:	
NUMBER OF LOTS:	403
AVERAGE LOT SIZE:	6,023 S.F.
MINIMUM LOT SIZE:	2,580 S.F.
MAXIMUM LOT SIZE:	24,329 S.F.
TOTAL LOT AREA:	55.73 ACRES
TOTAL USABLE OPEN SPACE:	22.22 ACRES
TOTAL UNUSABLE OPEN SPACE:	27.34 ACRES
TOTAL TRACT AREA:	49.56 ACRES
RIGHT OF WAY:	955,556 S.F.

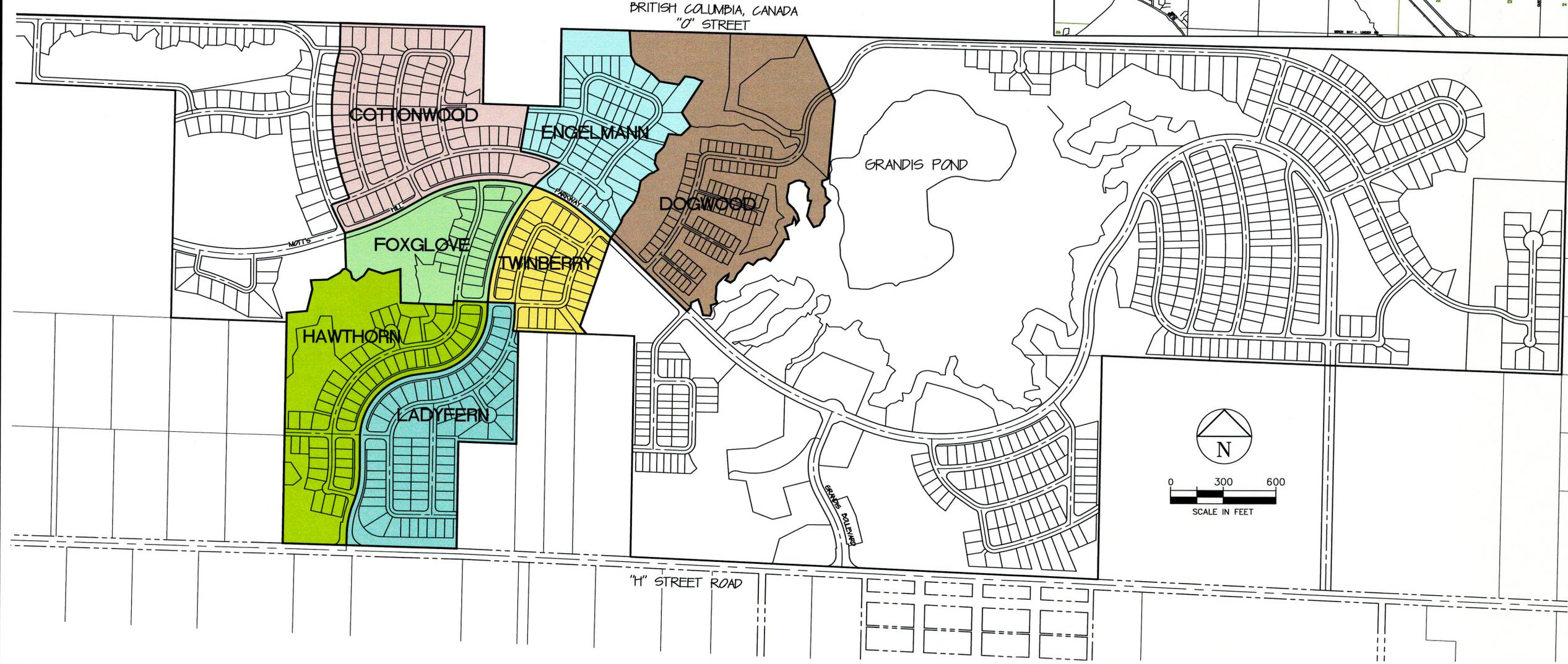
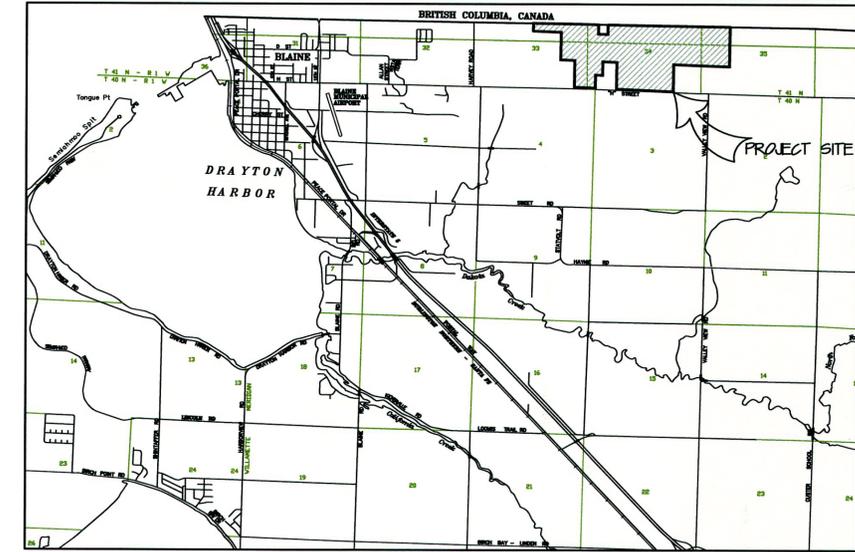
LEGAL DESCRIPTION:
SEE TITLE REPORT SUBMITTED WITH THIS PACKAGE

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



1. MINOR LOT AND TITLE BLOCK REVISIONS: 9-17-2010	CRP
2. REVISIONS: 7-4-2010	NO. REVISIONS:
	APPD.

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

GRANDIS POND, LLC
BLAINE, WASHINGTON
GRANDIS POND
PRELIMINARY PLAT
COVER SHEET

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

PR1
PR18

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