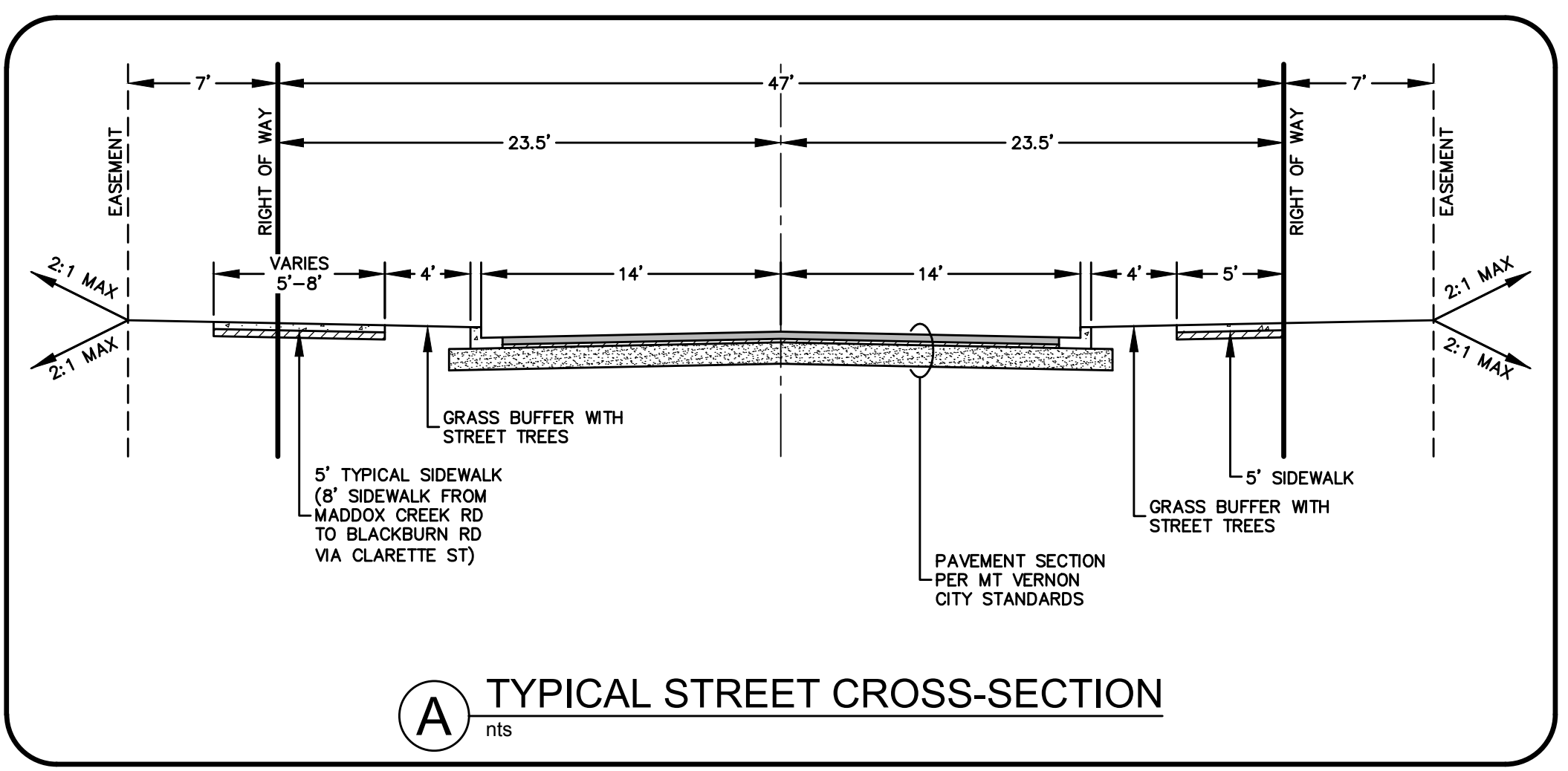


PROPOSED UTILITY QUANTITIES	
WATER MAINS	
SIZE	QUANTITY
6" ø	72 LF
8" ø	2,750 LF
SERVICES	47
SEWER MAINS	
SIZE	QUANTITY
15" ø	2,050 LF
8" ø	1,150 LF
SERVICES	47
STORM DRAIN MAINS	
SIZE	QUANTITY
18" ø	1,150 LF
12" ø	1,800 LF
8" ø	450 LF
SERVICES	47



**PROJECT INFO**

**PROJECT NAME**  
PLAT OF BLACKBURN VILLAGE (FORMERLY "IRIS MEADOWS")

**OWNER CONTACT**  
NORDCO GROUP, LLC  
CHRIS CAMMOCK & CRAIG CAMMOCK  
P.O. BOX 37  
BOW, WA 98232

**AGENT CONTACT**  
TIRURU, LLC  
REX ORKNEY  
rexorkney@gmail.com  
(360) 610 3232

**ZONING**  
ZONING: R-1, 4.0  
COMP PLAN DESIGNATION: SF-MED

**PROJECT SIZE**  
563,630 SF (12.94 ACRES)

**PROPOSED USES**  
SINGLE-FAMILY RESIDENTIAL LOTS  
6,600 SF MIN. LOT SIZE


**SURVEY NOTES**

EXISTING AND PROPOSED INFORMATION PRESENTED IN THIS SITE PLAN IS PRELIMINARY IN NATURE AND IS INTENDED ONLY FOR THE PURPOSES OF PRELIMINARY SITE PLANNING AND SEPA APPLICATIONS. EXISTING BOUNDARIES, PROPERTY LINES, AND EASEMENTS SHOWN ON THIS PRELIMINARY SITE PLAN ARE DRAWN FROM LEGAL DESCRIPTIONS PROVIDED IN THE TITLE REPORT, EXISTING SURVEY INFORMATION, INCLUDING BOUNDARIES, EASEMENTS, ETC. SHALL BE VERIFIED AND/OR RE-DRAWN BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION.

UTILITY EASEMENTS PER AUDITOR FILE No. 200701050124 AND No. 20070105125 TO COINCIDE WITH PRUORE STREET ALIGNMENTS. NO EXISTING SHAPE OR LEGAL DESCRIPTION IS AVAILABLE AT THIS TIME. SEE "SURVEY NOTES", THIS SHEET. (TYPICAL)

**PARCEL AREA TABLE**

PARCEL #	AREA (SF)
1	6,789
2	6,640
3	6,607
4	6,639
5	6,629
6	6,746
7	7,269
8	6,888
9	16,654
10	9,534
11	6,940
12	6,652
13	6,650
14	6,647
15	6,644
16	9,298
17	9,586
18	6,760
19	6,736
20	6,780
21	8,668
22	6,633
23	6,773
24	8,137
25	7,415
26	8,766
27	11,426
28	7,014
29	6,801
30	6,662
31	6,657
32	6,653
33	6,817
34	6,782
35	14,699
36	6,601
37	7,425
38	7,178
39	7,062
40	6,667
41	6,785
42	6,682
43	6,752
44	8,360
45	7,514
46	7,508
47	7,633



220 West Champion Street, Suite 200 | 360.650.1408  
Bellingham, WA 98225 | 360.650.1401

**FREELAND & ASSOCIATES**

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BY:	
DESCRIPTION:	
DATE:	
REV:	

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<p>CLIENT: <b>NORDCO GROUP LLC</b> P.O. BOX 37 BOW, WA 98232</p>	<p>CALL BEFORE YOU DIG FOR BURIED UTILITY LOCATIONS 1-800-424-5655</p>
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<p>PROJECT LOCATION: <b>PLAT OF BLACKBURN VILLAGE</b> E BLACKBURN RD MT VERNON, WA</p>	<p>DRAWN BY: <b>MDB</b> DESIGNED BY: <b>MDB</b> CHECKED BY: <b>JPS</b></p>
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SHEET CONTENTS: **PRELIMINARY CIVIL SITE PLAN**



**PRELIMINARY**

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JOB #: 19045	DATE: 06-20-2019
SCALE: HORIZ: 1"=50'	SHEET: <b>PC2</b>
VERT: N/A	