HAUSER HEIGHTS
NORTHERN DEVELOPMENT, LLC. PRELIMINARY PLAT

A PORTION OF THE SOUTH 1/2, SEC. 13, T.51N., R.6W., B.M.,
KOOTENAI COUNTY, IDAHO
OCTOBER 1999

MICROFILMED APR 1 1 2001

SITE DATA:

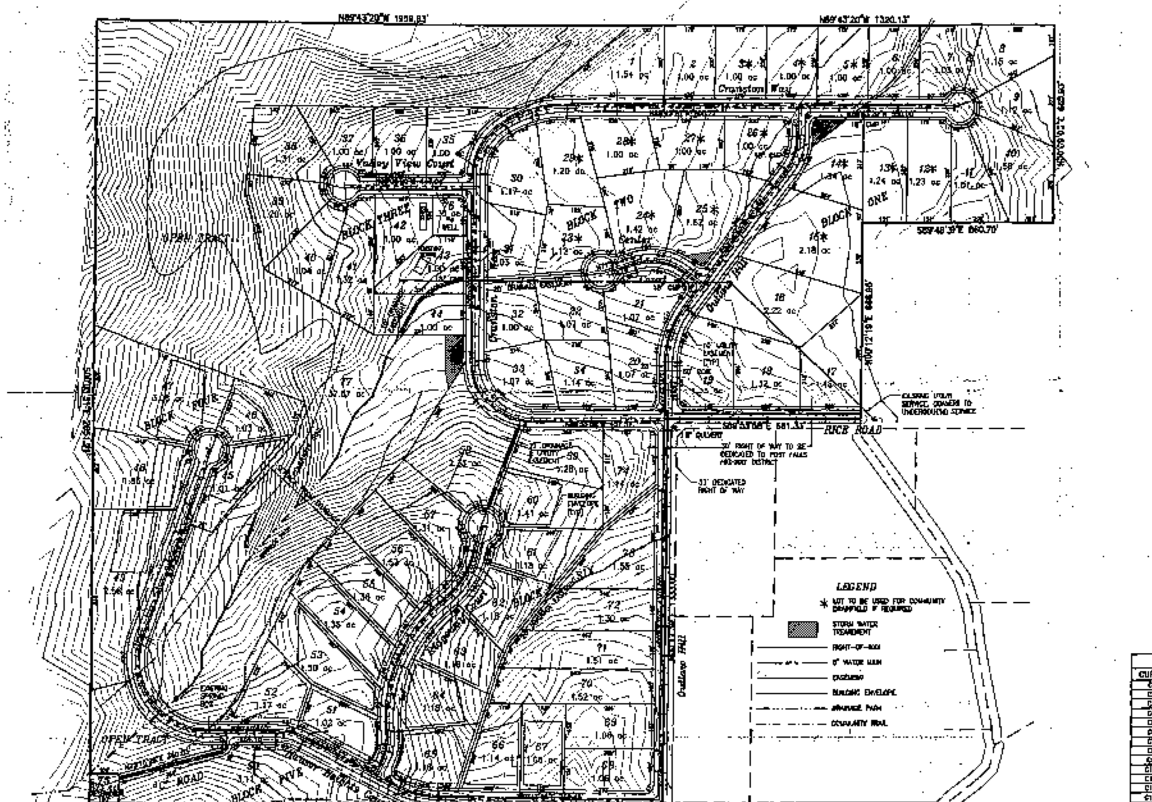
- 149.58 ac. TOTAL PROJECT AREA
- 74 RESIDENTIAL LOTS
- 175'x250' TYPICAL LOT DIMENSIONS
- 96.75 ac. TOTAL RESIDENTIAL AREA
- 3.11 ac. LARGEST RESIDENTIAL LOT AREA
- 1.00 ac. SMALLEST RESIDENTIAL LOT AREA
- 1.31 ac. AVERAGE RESIDENTIAL LOT AREA
- 0.58 ac. WATER LOTS
- 37.67 ac. OPEN AREA
- 14.58 ac. ROAD DEDICATION TO POST FALLS HIGHWAY DISTRICT
- 0.49 DWELLING UNTIS / ACRE

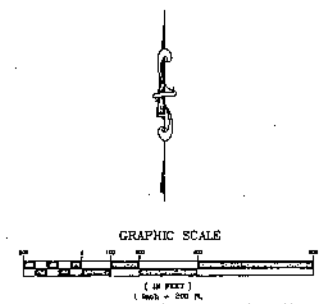
AGRICULTURAL SUBURBAN ZONE

RESIDENTIAL SETBACK REQUIREMETNS
- 25' FRONT YARD
- 10' SIDE YARD
- 15' FLANKING STREET
- 15' REAR YARD

WATER TO BE PROVIDED BY COMMUNITY SYSTEM

SEWER TO BE PROVIDED BY COMBINATION OF COMMUNITY AND INDIVIDUAL SYSTEMS





LINE TABLE		
LINE	LENGTH	BEARING
L1	38.75	[illegible]
L2	[illegible]	[illegible]
L3	105.45	[illegible]
L4	60.00	[illegible]
L5	83.17	[illegible]
L6	62.84	[illegible]
L7	50.00	[illegible]
L8	60.00	[illegible]
L9	40.00	[illegible]

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	[illegible]	200.00	[illegible]	[illegible]	[illegible]	[illegible]
C2	203.46	200.00	194.80	111.52	[illegible]	[illegible]
C3	[illegible]	400.00	[illegible]	114.54	[illegible]	[illegible]
C4	[illegible]	200.00	[illegible]	44.67	[illegible]	[illegible]
C5	192.70	300.00	189.41	[illegible]	[illegible]	[illegible]
C6	[illegible]	300.00	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	300.00	[illegible]	71.20	[illegible]	[illegible]
C8	[illegible]	200.00	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	409.34	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	500.00	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	300.00	[illegible]	104.84	[illegible]	[illegible]
C13	[illegible]	25.00	[illegible]	[illegible]	[illegible]	[illegible]

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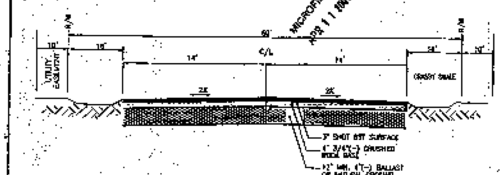
IDWR/North

PRELIMINARY
NOV 1 1999



TYPICAL STREET SECTION

SCALE: 1"= 200' DATE: OCT. 29, 1999 SHEET 1 OF 3	CREW: RH & SJR DRAWN BY: JDM APPROVED BY:	PROJECT NO: 99.162 REF: 99162 DWG: 9162PRE2.DWG P1	MECKEL ENGINEERING & SURVEYING, INC.	NORTHERN DEVELOPMENT, LLC. PRELIMINARY PLAT A PORTION OF THE SOUTH 1/2, SEC. 13, T.51N., R.6W., B.M. KOOTENAI COUNTY, IDAHO