

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

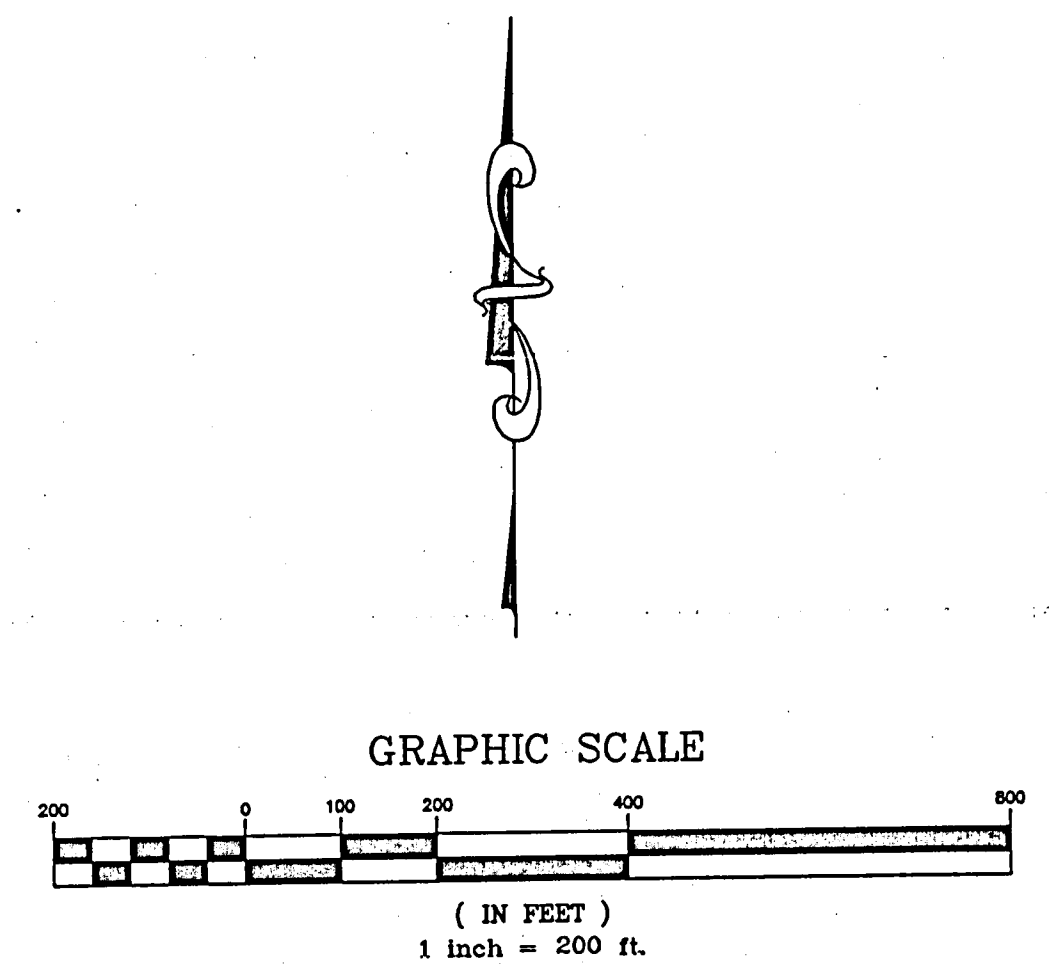
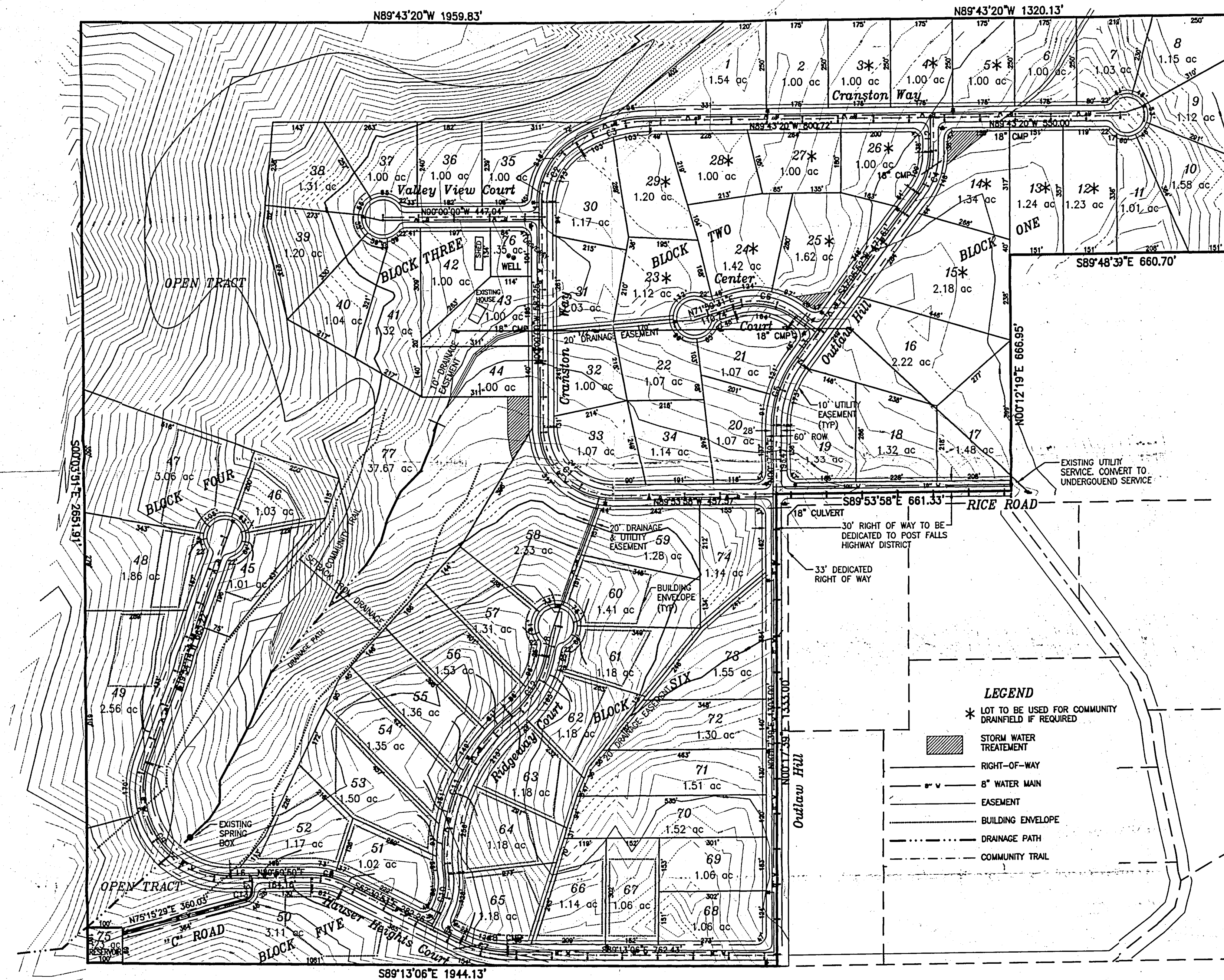
MICROFILMED
APR 11 2001

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

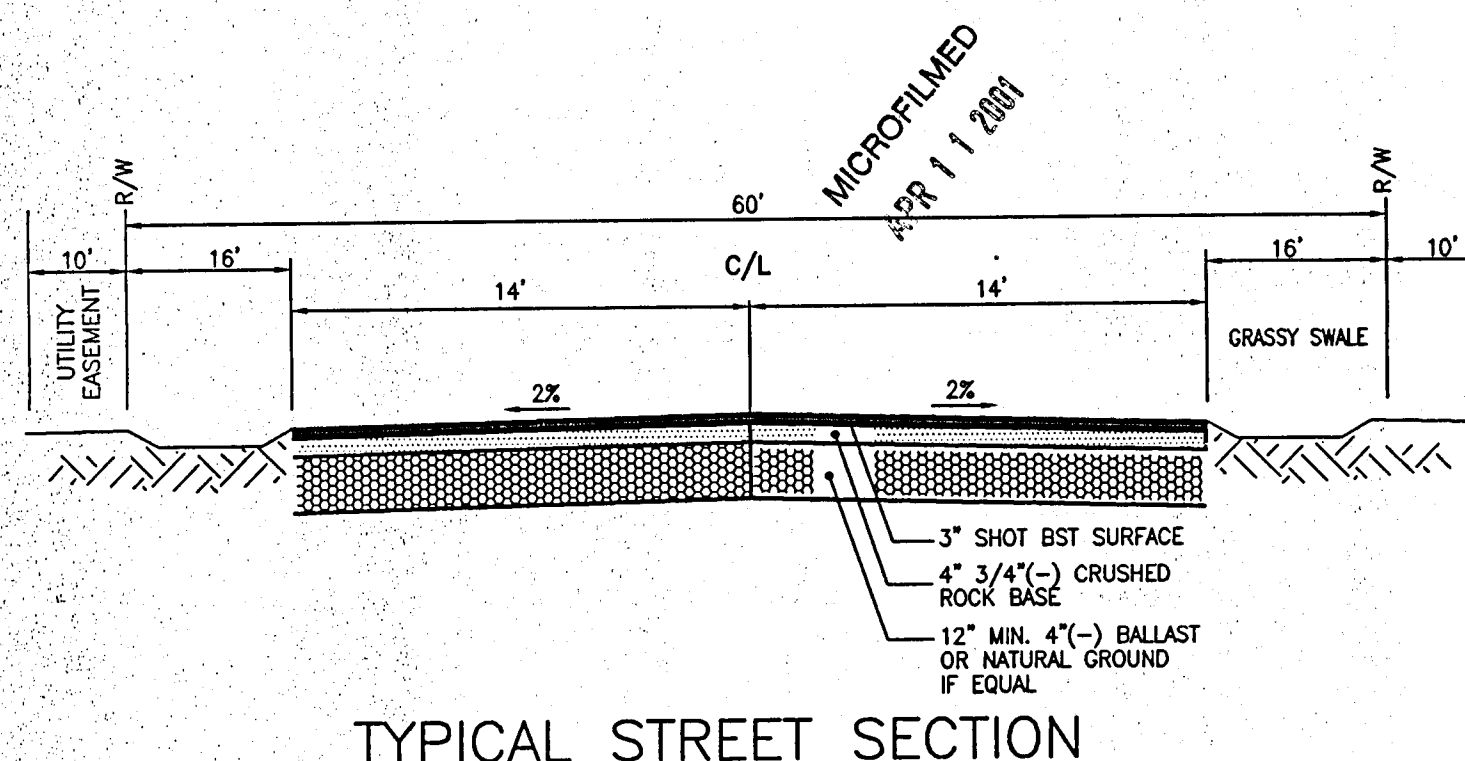
WATER TO BE PROVIDED BY
COMMUNITY SYSTEM

SEWER TO BE PROVIDED BY
COMBINATION OF COMMUNITY
AND INDIVIDUAL SYSTEMS



LINE TABLE		
LINE	LENGTH	BEARING
L1	39.75	N00°00'00"W
L2	98.21	S00°16'40"W
L3	105.15	S37°05'52"W
L4	80.00	S52°54'08"E
L5	83.17	S62°30'33"E
L6	62.84	N89°59'50"E
L7	50.00	N27°29'07"E
L8	90.00	N12°37'31"E
L9	40.00	N00°00'10"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	313.81	200.00	282.59	199.65	S44°56'59"E	89°53'58"
C2	203.46	200.00	194.80	111.52	S29°08'38"W	58°17'16"
C3	223.33	400.00	220.44	114.66	S72°16'58"W	31°59'24"
C4	128.53	200.00	128.33	65.57	N18°41'18"E	36°48'13"
C5	182.70	300.00	189.41	99.81	S18°41'45"W	36°48'13"
C6	192.35	200.00	185.03	104.35	N80°27'18"W	55°06'20"
C7	139.82	300.00	138.56	71.20	S75°52'00"E	26°42'13"
C8	95.95	200.00	95.03	48.92	N76°15'32"W	27°29'17"
C9	479.56	250.00	409.34	356.42	S35°02'58"E	109°54'24"
C10	117.28	200.00	115.60	60.38	N10°41'12"E	33°35'51"
C11	499.12	500.00	478.65	272.58	S22°28'07"W	57°11'41"
C12	201.36	300.00	197.60	104.64	N31°51'14"E	38°27'26"
C13	32.84	25.00	30.53	19.27	N37°37'39"E	75°15'39"



SCALE: 1"= 200'
DATE: OCT. 29, 1999
SHEET 1 OF 3

CREW: RIH & SJR
DRAWN BY: JOM
APPROVED BY:

PROJECT NO: 99.162
REF: 99162
DWG: 9162PRE2.DWG P1



**MECKEL ENGINEERING
& SURVEYING, INC.**
402 IDAHO AVENUE, COEUR D'ALENE, IDAHO, 83814 (208)667-4638 fax (208)684-3347

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NOV 02 1999
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NOV 1 1999

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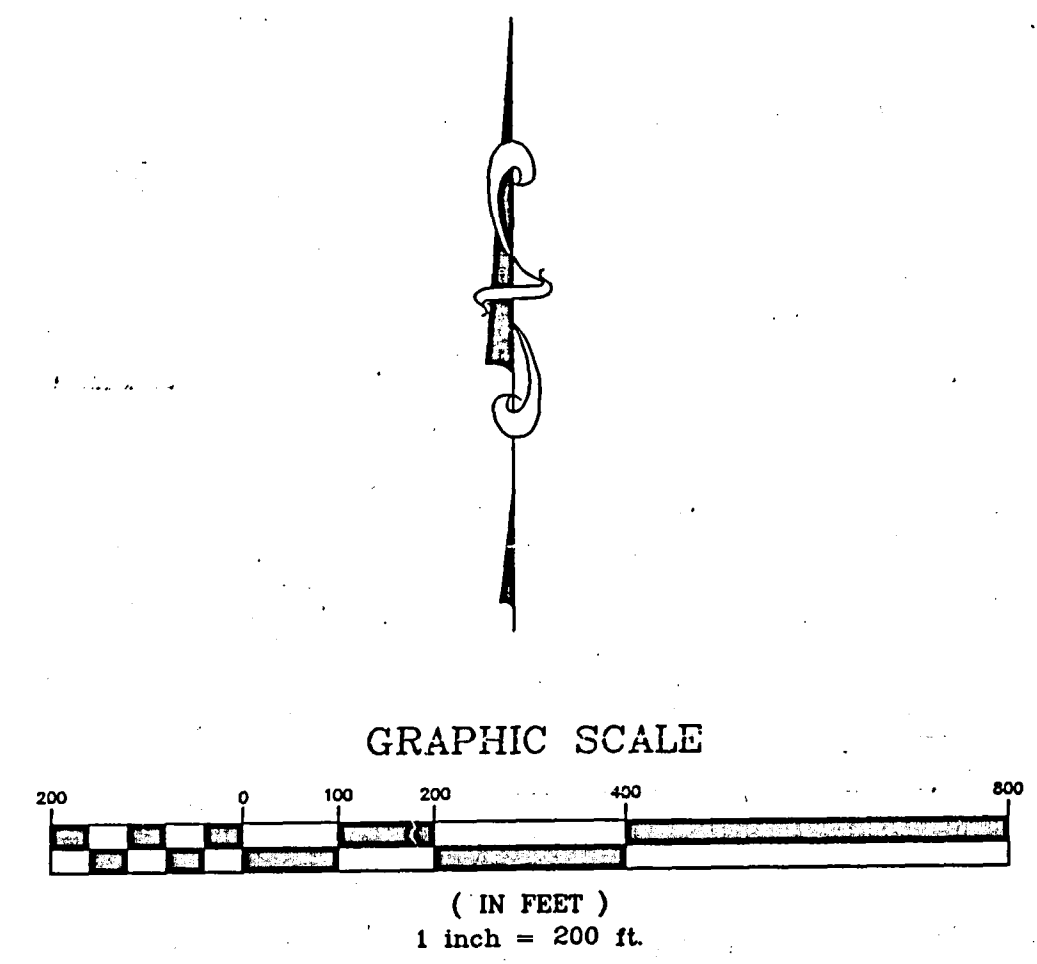
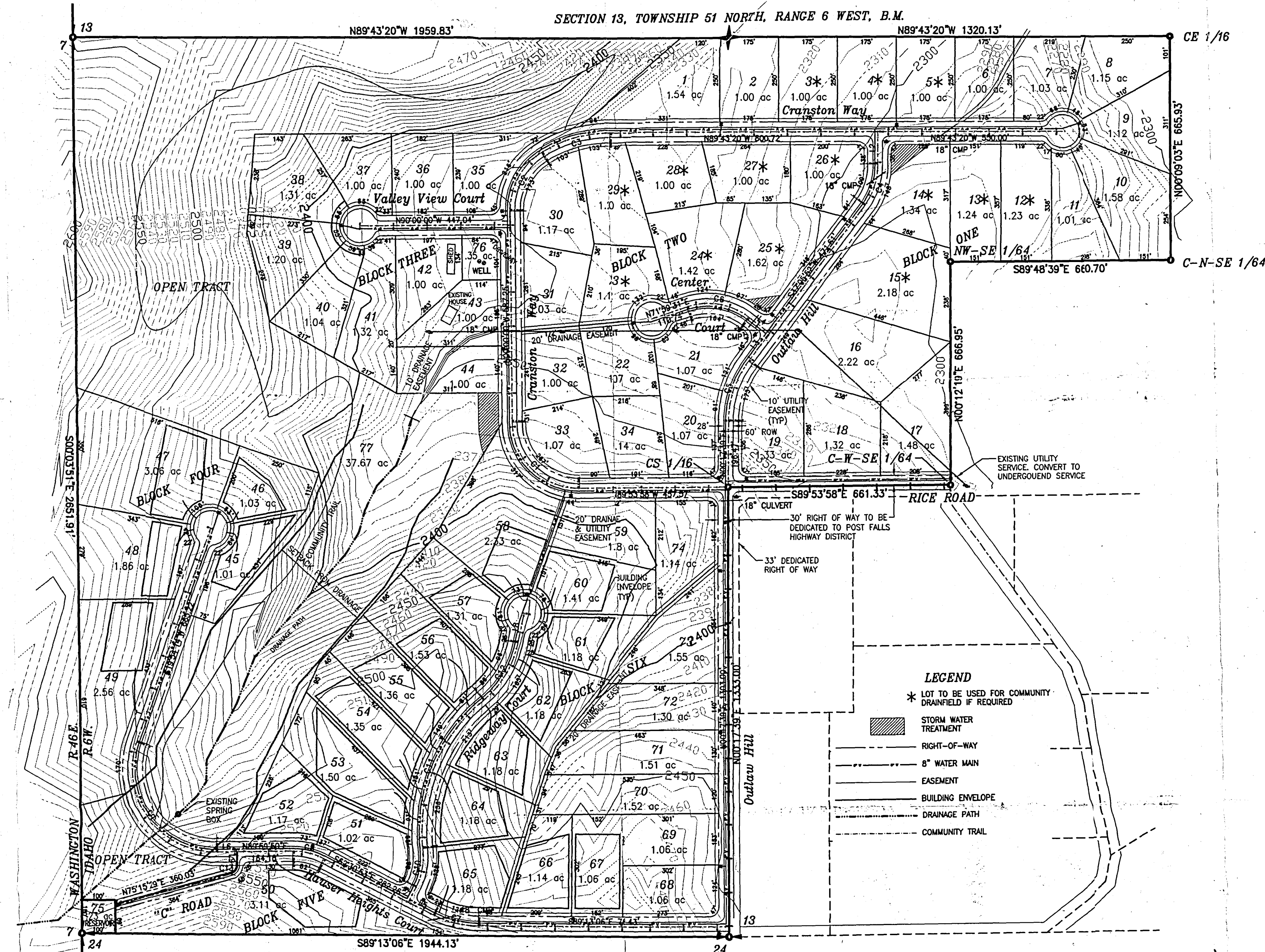
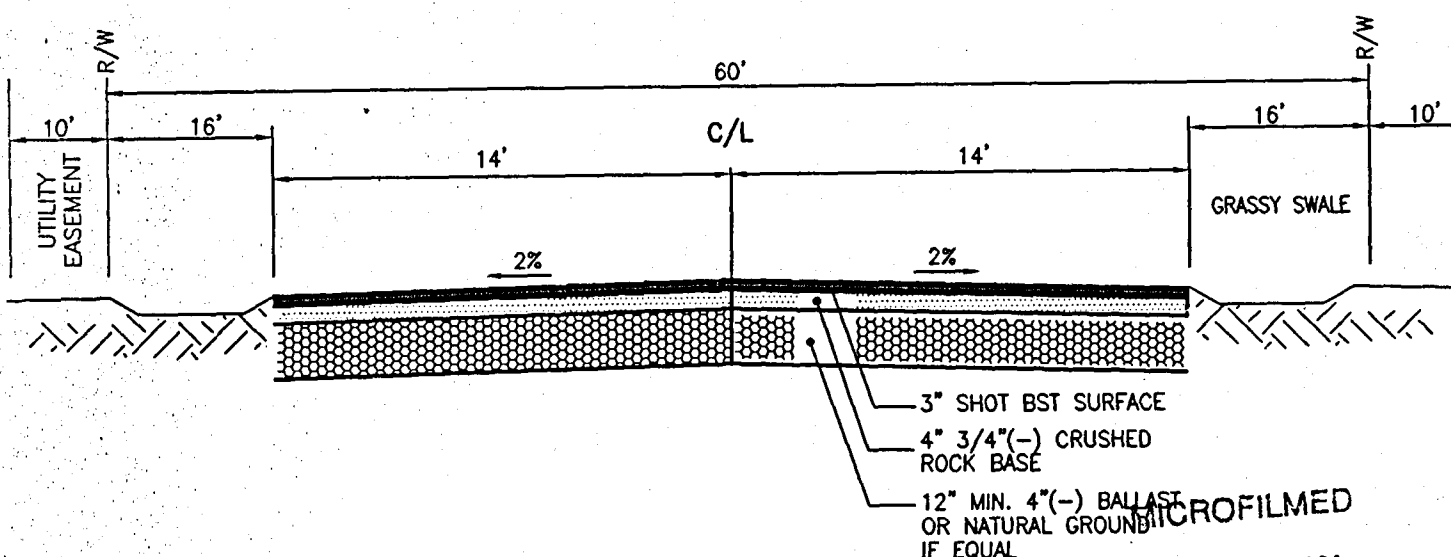
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