

SPIKETON HEIGHTS

LOCATED IN A SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN IN CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON

LARGE LOT SUBDIVISION 2108
BLK RIM DIVISION 1 & 2
LOT 6
052032-1012

CITY OF
BONNEY LAKE
052032-1004

CITY OF
BONNEY LAKE
052032-1016

CITY OF
BONNEY LAKE
052032-1007

SKY ISLAND LLC
052032-1019

051905-1024
LOT 2

051905-1024
LOT 1

DENSITY CALCULATIONS TABLE	
GROSS ACREAGE:	44.00 ACRES
ACREAGE EXCLUDED FROM DENSITY:	
PERKINS RANGE:	4.7 ACRES
WETLAND & BUFFER:	
TRACT "C":	1.8 ACRES
TRACT "D":	3.3 ACRES
STORM DRAINAGE:	
TRACT "B":	2.0 ACRES
OPEN SPACE:	
TRACT "A":	6.1 ACRES
LESS TOTAL ACREAGE:	17.7 ACRES
NET ACREAGE:	26.3 ACRES
DENSITY:	3.2 DWELLING UNITS / ACRES

SITE DATA:

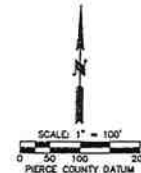
GROSS ACREAGE: 44.00 ACRES
 NET ACREAGE: 26.3 ACRES
 DENSITY: 3.2 DWELLING UNITS / ACRES
 ZONING: R-1
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 NO. OF LOTS: 84 RESIDENTIAL
 2 WETLAND TRACTS (TRACT "C" & "D")
 1 STORM (TRACT "B")
 1 OPEN SPACE (TRACT "A")
 MIN. LOT SIZE: 9,769 SQ. FT. (LOT 73)
 AVG. LOT SIZE: 13,320 SQ. FT.
 WATER: CITY OF BONNEY LAKE
 SCHOOLS: SUMNER
 ROADS: PUBLIC
 POWER: PSE
 TELEPHONE: QWEST
 SEWER: CITY OF BONNEY LAKE



DATE: 1-8-2010

PIERCE COUNTY
SHORT PLAT NO. 80-031
LOT 3

051905-2100



NOTE: SURVEY & CONTOURS
BY OTHERS

RECEIVED
JAN 08 2010
CITY OF BONNEY LAKE

REVISION	DATE	BY	APP. BY
1	10/23/09	DRYAN JAN	DRYAN JAN
2	10/23/09	DRYAN JAN	DRYAN JAN
3	10/23/09	DRYAN JAN	DRYAN JAN
4	10/23/09	DRYAN JAN	DRYAN JAN
5	10/23/09	DRYAN JAN	DRYAN JAN

SPRIKELAN FAMILY TRUST
20012 80TH AVE. CT. E.
DRYAN, WASHINGTON 98330

LARSON and ASSOCIATES
Land Surveyors & Engineers, Inc.
4401 So. 68th St. Tacoma, WA 98409 (252) 474-3448

**SPIKETON HEIGHTS
PRELIMINARY PLAT**

DATE	BY
10/23/09	DRYAN JAN
10/23/09	DRYAN JAN
10/23/09	DRYAN JAN
10/23/09	DRYAN JAN

SHEET 1 OF 1