

VICINITY MAP

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FINAL PUD DATA

TOTAL No. OF LOTS	21
TOTAL PLAT AREA	1.81 ACRES
PROPOSED USE	S.F. RESIDENTIAL/ ATTACHED & DETACHED
NET DENSITY	15.11 UNITS/AC
GROSS DENSITY	11.80 UNITS/AC
EXISTING ZONING	RMF
PROPOSED ZONING	RMF
TYPICAL LOT FRONTAGE	20'-55'
AVERAGE LOT COVERAGE	49.5%
MAXIMUM LOT COVERAGE	64.5%

GENERAL NOTES:

AREAS SHOWN ON SITE PLAN REFER TO LOT AREAS ONLY.

SEE FINAL PLAT AND ENGINEERING PLANS FOR ADDITIONAL DETAILS.

IMPROVEMENTS SHOWN ARE THE MINIMUM IMPROVEMENTS REQUIRED BY THE CITY OF SPOKANE. OTHER AMENITIES MAY BE CONSTRUCTED AT THE DISCRETION OF THE OWNER/DEVELOPER AND/OR NORTH GORGE HOMEOWNERS ASSOCIATION.

REFER TO THE APPROVED PRELIMINARY KENDALL YARDS PUD FILE NUMBER Z2006-06-PP/PUD FOR VARIANCES FROM EXISTING ZONING/DEVELOPMENT CODES AND SETBACK INFORMATION.

LEGAL DESCRIPTION

Lots 1 thru 12 Block 9 of the Final Plat of IDE & KAUFMAN'S ADDITION, recorded in Book A of Plats, Page 67 located in the Southeast Quarter of Section 13, Township 29N., Range 42E., W.M. in the City of Spokane, Spokane County, Washington.

EXCEPT the South 2.00 feet of said Lots 1 thru 12.

TOGETHER WITH a portion of Oak Street, more particularly described as follows:

BEGINNING at the Northeast corner of Block 9 of said IDE & KAUFMAN'S ADDITION; thence S00°42'20"E along the East line of said Block 9 a distance of 115.00 feet; thence N89°16'58"E a distance of 60.00 feet to the intersection with the West line of Block 12 of said IDE & KAUFMAN'S ADDITION; thence N00°42'20"W along said West line a distance of 115.00 feet to the Northwest corner of said Block 12; thence S89°16'59"W a distance of 60.00 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH a portion of Lots 8, 9 and 10, Block 12 of CHANDLER'S SECOND ADDITION, recorded in Book A of Plats, Page 31, more particularly described as follows:

BEGINNING at the Northwest corner of said Block 12; thence S00°42'20"E along the West line of said Block 12 a distance of 115.00 feet; thence N89°16'58"E a distance of 29.80 feet; thence N00°43'01"W a distance of 115.00 feet to the North line of said Block 12; thence S89°16'59"W along said North line a distance of 29.58 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH a portion of Lot 6, Block 8 of said IDE & KAUFMAN'S ADDITION, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 6; thence S00°43'59"E a distance of 25.00 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 feet having a chord bearing and distance of N45°43'20"W, 28.28 feet; thence Northwesterly along said curve through a central angle of 89°58'42" an arc distance of 31.41 feet; thence N00°42'41"W a distance of 5.01 feet to the intersection with the North line of said Lot 6; thence N89°17'19"E along said North line a distance of 18.99 feet to the POINT OF BEGINNING.

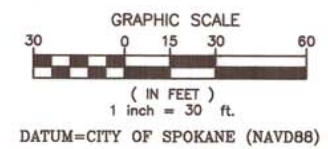
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SPOKANE SUBDIVISION ORDINANCE.

ZACHARY T. LENNON, PLS
 CERTIFICATE NUMBER 44925



8/3/10



**FINAL PUD
 FOR
 KENDALL YARDS
 ADDITION**
 Z1000014-FPLT/PUD
 (A PLANNED UNIT DEVELOPMENT)
 SEC. 13, T.24 N., R.42 E., W.M.
 CITY OF SPOKANE
 SPOKANE COUNTY, WASHINGTON
 AUGUST, 2010
 SHEET 1 OF 3