

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:

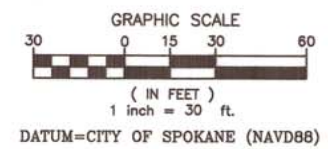
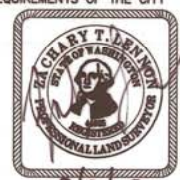
AREAS SHOWN ON SITE PLAN REFER TO LOT AREAS ONLY.
 SEE FINAL PLAT AND ENGINEERING PLANS FOR ADDITIONAL DETAILS.
 IMPROVEMENTS SHOWN ARE THE MINIMUM IMPROVEMENTS REQUIRED BY THE CITY OF SPOKANE. OTHER AMENITIES MAY BE CONSTRUCTED AT THE DISCRETION OF THE OWNER/DEVELOPER AND/OR NORTH GORGE HOMEOWNERS ASSOCIATION.
 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 19.99 feet to the POINT OF BEGINNING.

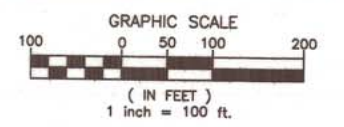
SURVEYOR'S CERTIFICATE

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



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

8/3/10



DATUM=CITY OF SPOKANE (NAVD88)



TYPICAL TOWNHOME



TYPICAL TOWNHOME



TYPICAL S.F.

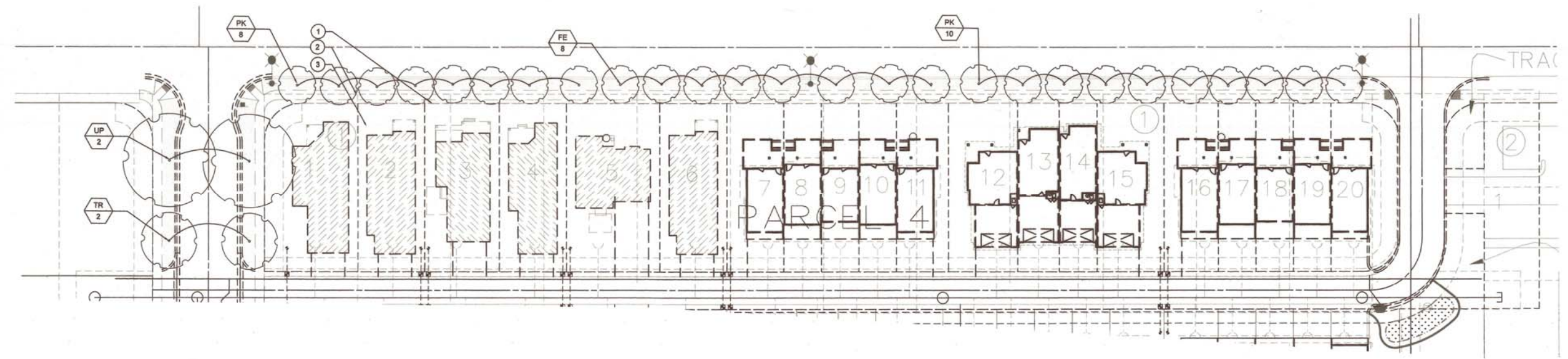


TYPICAL S.F.



TYPICAL S.F.

FINAL PUD
 BUILDING ELEVATIONS
 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 2 OF 3

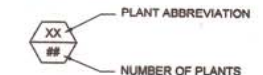


1 **STREET TREE PLAN**
 BRIDGE AVENUE

PLANT LEGEND

SYM	Botanical Name	Common Name	Size
TREES			
FE	<i>Fraxinus excelsior</i> 'Aureafolia'	Golden Desert Ash	2' cal.
PK	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry	2' cal.
TR	<i>Tilia americana</i> 'Redmond'	Redmond Linden	2' cal.
UP	<i>Ulmus x</i> 'Pioneer'	Pioneer Elm	2' cal.

PLANT CALLOUT



NOTES

- CALL 1-800-424-5555 BEFORE DIGGING, EXCAVATING, TRENCHING, DEMOLITION OR OTHER CONSTRUCTION.
- SEE ENGINEERING PLANS FOR STORM WATER, UTILITY AND STREET DESIGN INFORMATION.
- TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS.
- NOT ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT ARE SHOWN ON THIS PLAN. LOCATE ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
- SCOPE OF WORK - THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THE DRAWINGS.
- IRRIGATION NOTES: UNDERGROUND AUTOMATIC IRRIGATION WITH BACKFLOW PREVENTION TO PROVIDE 100% COVERAGE FOR ALL TURF. A SEPARATE WATER METER SHOULD BE INSTALLED SO THAT IRRIGATION CAN BE SUBTRACTED FOR SEWER BILLING PURPOSES. SEE CIVIL DRAWINGS FOR METER LOCATIONS.
- ALL OPEN SPACE AREAS NOT OTHERWISE SHOWN AS A PLANTER OR HARDSCAPE WILL BE HYDROSEEDDED TURF AREA. SEE NOTE 6.
- LANDSCAPE BEDS AND SWALE AREAS SHALL BE BACKFILLED WITH TOPSOIL TO WITHIN 2" OF THE TOP OF CURBS, WHERE APPLICABLE.
- PRESERVE AND PROTECT EXISTING HARDSCAPE TO REMAIN.

CALLOUTS

- STREET RIGHT OF WAY. SEE NOTE 2 (TYP.)
- CONCRETE WALK (TYP.)
- EXISTING PROPERTY LINE (TYP.)
- LIMITS OF WORK (TYP.)

FINAL PUD
 LANDSCAPE PLAN
 FOR
**KENDALL YARDS
 ADDITION**
 (A PLANNED UNIT DEVELOPMENT)
 SEC. 13, T.24 N., R.42 E., W.M.
 CITY OF SPOKANE
 SPOKANE COUNTY, WASHINGTON
 AUGUST 2, 2010
 SHEET 3 OF 3