



Date: December 21st, 2021

To: KCCDS

FM: Marc Kirkpatrick – Encompass Engineering & Surveying

RE: Phase 3 Forest Ridge PBCP

See below for a narrative describing the specific number of lots including service, access, and open space tracts included in this phase along with approximate acreages and acreage totals for each type.

Narrative:

Phase 3 of the Forest Ridge PBCP plat includes 9 residential lots, 7 future development tracts and 5 open space tracts. See acreages below for reference.

Lot 35	1.99 acres	Residential
Lot 36	1.60 acres	Residential
Lot 37	1.58 acres	Residential
Lot 38	1.94 acres	Residential
Lot 39	1.26 acres	Residential
Lot 40	1.03 acres	Residential
Lot 47	1.01 acres	Residential
Lot 53	1.92 acres	Residential
Lot 82	2.01 acres	Residential
Tract AC-2	4.52 acres	Access Tract
Tract AC-3	0.69 acres	Access Tract
Tract AC-4	0.58 acres	Access Tract
Tract OS-7	0.31 acres	Open Space Tract
Tract OS-8	0.23 acres	Open Space Tract
Tract OS-9	0.24 acres	Open Space Tract
Tract OS-10	4.98 acres	Open Space Tract
Tract OS-11	8.40 acres	Open Space Tract
Tract FD-4B	12.62 acres	Future Development Tract
Tract FD-4C	50.24 acres	Future Development Tract
Tract FD-4D	79.77 acres	Future Development Tract
Tract FD-4E	34.33 acres	Future Development Tract
Tract FD-4F	76.04 acres	Future Development Tract
Tract FD-4G	6.77 acres	Future Development Tract
Tract FD-4H	73.92 acres	Future Development Tract

Residential Total: 14.34 acres

Access Tract: 5.79 acres

Open Space Tract Total: 14.16 acres

Future development Tracts Total: 333.69 acres

Each residential lot will have individual water connections and individual septic systems. Access to these lots will be via private road (Forest Ridge Drive). Some lots will be served by shared driveways as noted on the plat map.

Open space requirements will be addressed on a phase by phase calculation in order to provide a minimum 40% open space by the time the entire project is complete. This Phase 3 Plat allocates a minimum 40% of open space relative to the size of the phase 3 development and stream buffer area within it. Future plat phases will do the same.