



Date: January 5th, 2021

To: KCCDS

FM: Marc Kirkpatrick – Encompass Engineering & Surveying

RE: LPF-20-00005 - Phase 1 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 1 of the Forest Ridge PBCP plat includes seven residential lots, one community center lot, one road tract, four future development tracts and two open space tracts. See acreages below for reference.

Lot 20	1.32 acres	Residential
Lot 21	1.58 acres	Residential
Lot 26	1.08 acres	Residential
Lot 27	1.13 acres	Residential
Lot 31	1.31 acres	Residential
Lot 33	1.35 acres	Residential
Lot 34	1.91 acres	Residential
Tract S-1	6.66 acres	Community Center Tract
Tract AC-1	4.77 acres	Road Tract
Tract FD-1	1.05 acres	Future Development Tract
Tract FD-2	112.31 acres	Future Development Tract
Tract FD-3	29.12 acres	Future Development Tract
Tract FD-4	299.80 acres	Future Development Tract
Tract OS-1	13.67 acres	Open Space Tract
Tract OS-2	1.40 acres	Open Space Tract

Residential Total: 9.68 acres

Community Center Tract Total: 6.66 acres

Road Tract Total: 4.77 acres

Future development Tracts Total: 442.28 acres

Open Space Tract Total: 15.07 acres

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Each residential lot and community center tract 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 1 Plat allocates a minimum 40% of open space relative to the size of the phase 1 development and stream buffer area within it. Future plat phases will do the same.