



Date: April 5th, 2021

To: KCCDS

FM: Marc Kirkpatrick – Encompass Engineering & Surveying

RE: Phase 2 Forest Ridge PBCP



Kittitas County CDS

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 2 of the Forest Ridge PBCP plat includes 9 residential lots, 2 future development tracts and two open space tracts. See acreages below for reference.

Lot 1	1.09 acres	Residential
Lot 17	1.32 acres	Residential
Lot 18	1.11 acres	Residential
Lot 19	1.47 acres	Residential
Lot 22	1.03 acres	Residential
Lot 23	1.91 acres	Residential
Lot 24	1.07 acres	Residential
Lot 28	1.16 acres	Community Center Tract
Lot 29	1.50 acres	Road Tract
Tract SD-1	1.92 acres	Storm Drainage Tract
Tract OS-3	0.14 acres	Open Space Tract
Tract OS-4	7.20 acres	Open Space Tract
Tract OS-5	4.42 acres	Open Space Tract
Tract FD-3	12.92 acres	Future Development Tract
Tract FD-4	391.42	Future Development Tract

Residential Total: 11.66 acres

Storm Drainage Tract Total: 1.92 acres

Future development Tracts Total: 404.34 acres

Open Space Tract Total: 11.76 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 2 Plat allocates a minimum 40% of open space relative to the size of the phase 2 development and stream buffer area within it. Future plat phases will do the same.