

“Forest Ridge”
Performance Based Cluster Plat – Narrative

The proposed development includes a subdivision of approximately 478.45 acres into 171 single-family residential lots pursuant to KCC Chapter 16.09 Performance Based Cluster Platting. Lot sizes will range from approximately 1.0 acre to 4.0 acres and will be developed in four phases as follows:

<u>Phase</u>	<u>Estimated Timeline</u>
Phase I – 14 lots	2010 – 2011
Phase II – 32 lots	2011 – 2012
Phase III – 14 lots	2012 – 2013
Phase IV – 22 lots	2013 – 2014
Phase V – 21 lots	2014 - 2015
Phase VI – 29 lots	2015 – 2016
Phase VII – 16 lots	2016 – 2017
Phase VIII – 23 lots	2017 - 2018



Total: 51 lots 8 years

- A Non-Expanding Group A water system is proposed to serve the development and either each lot will be provided sanitary sewage disposal by individual on-site septic systems or community systems will be designed where feasible.
- Interior roadways will be private roads, connecting to Columbia Street.
- Approximately 191.38 acres of open space will be provided and may include private trails.
- Please refer to the attached spreadsheet for a complete summary of the Performance Based Cluster Plat Ratings Systems Chart.

PUBLIC BENEFIT RATINGS SYSTEMS CHART

Base Acreage:	478.45	Open Space Required (40%):	191.38 ac.
Base Lot Yield:	96	Net Open Space Provided (40%):	230.13 ac.
Max. Bonus Lots:	86	Water Supply:	Group A
Max. Lot Yield:	182	Sanitary Sewer:	Individual/Community Septic
Proposed Lot Yield:	171	Zoning:	Rural-5

Element	Points Available	Points Awarded	Comments
Transportation			
Additional ROW Width	0	0	Not applicable for Rural lands
Connectivity	25	0	Connectivity of easements is pre-existing
Multi-Modal Access	25	0	Site is not adjacent to public recreation lands
Streetscape Design Standards	0	0	Not applicable for Rural lands
Open Space			
50% of site for 25 years	0	0	Not applicable for Rural lands
40% - 80% in perpetuity	40	40	191.38 minimum
Wildlife Habitat			
Connectivity to Wildlife Corridors	15	0	Site is not adjacent to existing corridors
Critical Areas Enhancement	10	0	None proposed
Health and Safety			
Connection to Municipal Water	0	0	Not applicable for Rural lands
Connection to Group A	50	50	A Group A system is proposed
Connection to Group B	25	0	
Connection to Sewage System	0	0	Not applicable for Rural lands
Community Septic System	10	0	Combination of individual and community
Reclaimed Water System	50	0	None proposed
Recreation			
Passive (private or public)	5 or 10	0	No passive recreation facilities are proposed
Active (private or public)	10 or 20	0	Trails may be constructed within the open space area
Formal (private or public)	10 or 25	0	Community Area proposed
TOTAL	90	90	Of 100 total points scored, only 80 have been applied to the bonus.

