



Date: August 24<sup>th</sup>, 2022

To: KCCDS

FM: Marc Kirkpatrick – Encompass Engineering & Surveying

RE: Phase 4 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 4 of the Forest Ridge PBCP plat includes 57 residential lots, 3 access tracts, and 5 open space tracts. See acreages below for reference.

Lot 2	1.00 acres	Residential
Lot 3	1.03 acres	Residential
Lot 4	1.45 acres	Residential
Lot 5	1.48 acres	Residential
Lot 6	1.26 acres	Residential
Lot 7	1.00 acres	Residential
Lot 8	1.00 acres	Residential
Lot 9	1.30 acres	Residential
Lot 10	1.53 acres	Residential
Lot 11	1.78 acres	Residential
Lot 12	2.16 acres	Residential
Lot 13	1.80 acres	Residential
Lot 14	1.00 acres	Residential
Lot 15	1.00 acres	Residential
Lot 16	1.15 acres	Residential
Lot 25	1.05 acres	Residential
Lot 30	2.01 acres	Residential
Lot 32	3.09 acres	Residential
Lot 41	1.11 acres	Residential
Lot 42	1.18 acres	Residential
Lot 43	1.13 acres	Residential
Lot 44	1.17 acres	Residential
Lot 45	1.17 acres	Residential
Lot 46	1.08 acres	Residential
Lot 48	1.21 acres	Residential

Lot 49	1.30 acres	Residential
Lot 50	1.78 acres	Residential
Lot 51	1.75 acres	Residential
Lot 52	2.00 acres	Residential
Lot 54	2.18 acres	Residential
Lot 55	1.64 acres	Residential
Lot 56	1.38 acres	Residential
Lot 57	1.34 acres	Residential
Lot 58	1.55 acres	Residential
Lot 59	1.91 acres	Residential
Lot 60	1.84 acres	Residential
Lot 61	2.11 acres	Residential
Lot 62	2.79 acres	Residential
Lot 63	2.67 acres	Residential
Lot 64	1.43 acres	Residential
Lot 65	2.99 acres	Residential
Lot 66	3.79 acres	Residential
Lot 67	2.60 acres	Residential
Lot 68	1.28 acres	Residential
Lot 69	1.85 acres	Residential
Lot 70	1.74 acres	Residential
Lot 71	1.59 acres	Residential
Lot 72	1.09 acres	Residential
Lot 73	1.09 acres	Residential
Lot 74	1.30 acres	Residential
Lot 75	1.35 acres	Residential
Lot 76	1.22 acres	Residential
Lot 77	1.18 acres	Residential
Lot 78	1.27 acres	Residential
Lot 79	1.45 acres	Residential
Lot 80	1.43 acres	Residential
Lot 81	1.75 acres	Residential
Tract AC-5	1.75 acres	Access Tract
Tract AC-6	3.62 acres	Access Tract
Tract AC-7	1.67 acres	Access Tract
Tract OS-12	0.19 acres	Open Space Tract
Tract OS-13	0.15 acres	Open Space Tract
Tract OS-14	1.48 acres	Open Space Tract
Tract OS-15	21.43 acres	Open Space Tract
Tract OS-16	10.88 acres	Open Space Tract

Residential Total: 90.88 acres

Access Tract: 7.04 acres



Open Space Tract Total: 34.13 acres

Each residential lot will have individual water connections from the Group A system and individual septic systems. Access to these lots will be via private road (Forest Ridge Drive and shown private roads). 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 4 Plat shows an Accumulative 40% min. of open space relative to the size of the phases I – IV plat development and stream buffer area within it. Phase 5 plat will do the same and provide a final Public Benefit Rating System Chart.