

<b>PUD 26-001 Red Ridge Village - Summary of Standards</b>		
Total Acres	~2,500 acres	
Total Open Space	~1,400 acres	
Total Residential Units	722	Clustered on ~ 798 acres
Density	0.9 units per developed acre	Allowed: <u>6</u> dwelling units /acre for PUD; <u>2.5</u> dwelling units /acre for simple subdivision
	0.29 units / acre total acreage	
Commercial	~60,000 sqft	Concentrated within the Village Center
Maintenance Yard	30,000 sqft	
<b>Standard</b>		<b>Proposed</b>
Sewer / Septic Systems	Central Sewer and Water	Central sewer and water along with individual septic systems and individual wells
Maximum Building Height	35-ft	3-stories (50-ft) with ridge-line protection
Minimum Lot Size	8,000 sq. ft	<b>See Tab 3 - Page 49</b>
Frontage	30'	
Lot Width	90'	
Setbacks - SF Residential		
Front	20'	
Rear	20'	
Side	7.5'	
Right-of-Way Width	70'	66-ft for primary roads
	70'	62-ft for neighborhood roads
<b>Proposed Neighborhood Types and Standards</b>		
Townhome	Clustered pods of 3-5 structures, 2-6 units each. Maximum height 35-ft. Front and rear setbacks will conform to standards; Zero lot lines requested for townhome and duplex lots within each pod.	
Single-Family Residential (3/4-acre and 1-acre lots)	Minimum buffer of 100-ft between these areas and adjacent neighborhoods, property lines, and roadways. Will meet all standards for height, setbacks, and lot coverage	
Estate Lots	Average 2 acres in size with 200-ft road frontages. All building sites will be located at least 50-ft below the ridgeline.	
Village Center	Mixed-use area; buildings up to 3 stories (50-ft). Zero or minimal setbacks. Ground floors with storefronts, dining areas, or entry porches and stoops.	
Maintenance Yard	Screened from public roads. Outdoor storage will be fully enclosed with opaque, non-reflective fencing.	
<b>Phasing Plan</b>	<b>Year</b>	
Phase 1 - 93 lots & 118 units	2027	(# residential units for lease / sale)
Phase 2 - 101 lots & 108 units	2029	
Phase 3 - 74 lots & 110 units	2032	* Proposed phasing plan from Concept Overview Table 4,
Phase 4 - 19 lots & 84 units	2035	page 26 of application totals 744 lots & units, not 722
Phase 5 - 15 lots & 0 units	2037	
Phase 6 - 22 lots & 0 units	3042	