Dan Glynn

From: Dennis Steinkraus <dgs@forwarddevgroup.com>
Sent: Thursday, January 10, 2019 12:29 PM
To: Dan Glynn
Cc: Tim Swadley; Rodney J. Scheel; Jim Bricker
Subject: Kettle Park West Phase 2 Park Site Revised
Attachments: administrator@jsdinc.com_20190110_121423.pdf

Dan,
Thanks for placing us on next week's Park Committee agenda. Attached for the Committee's review and discussion is our revised Concept.

The general land uses have remained virtually the same as previously presented (residential with alley east of Oak Opening Drive and conventional single family west of Oak Opening Drive). Based on our preliminary calculations (and this preliminary layout sketch), the proposed 8.5 acre park meets the parkland required for the proposed KPW Phase 2 (166 homes and 100 senior housing units). We've located the park site so as to provide the opportunity for expansion to the west in conjunction with possible future phases of Kettle Park West, as well as possible expansion by the City to the southwest, should you choose to pursue acquisition of additional lands to address planned park and recreation needs for the community.

We looking forward to continuing our conversation with you next week.

Dennis G. Steinkraus | *Development Manager*

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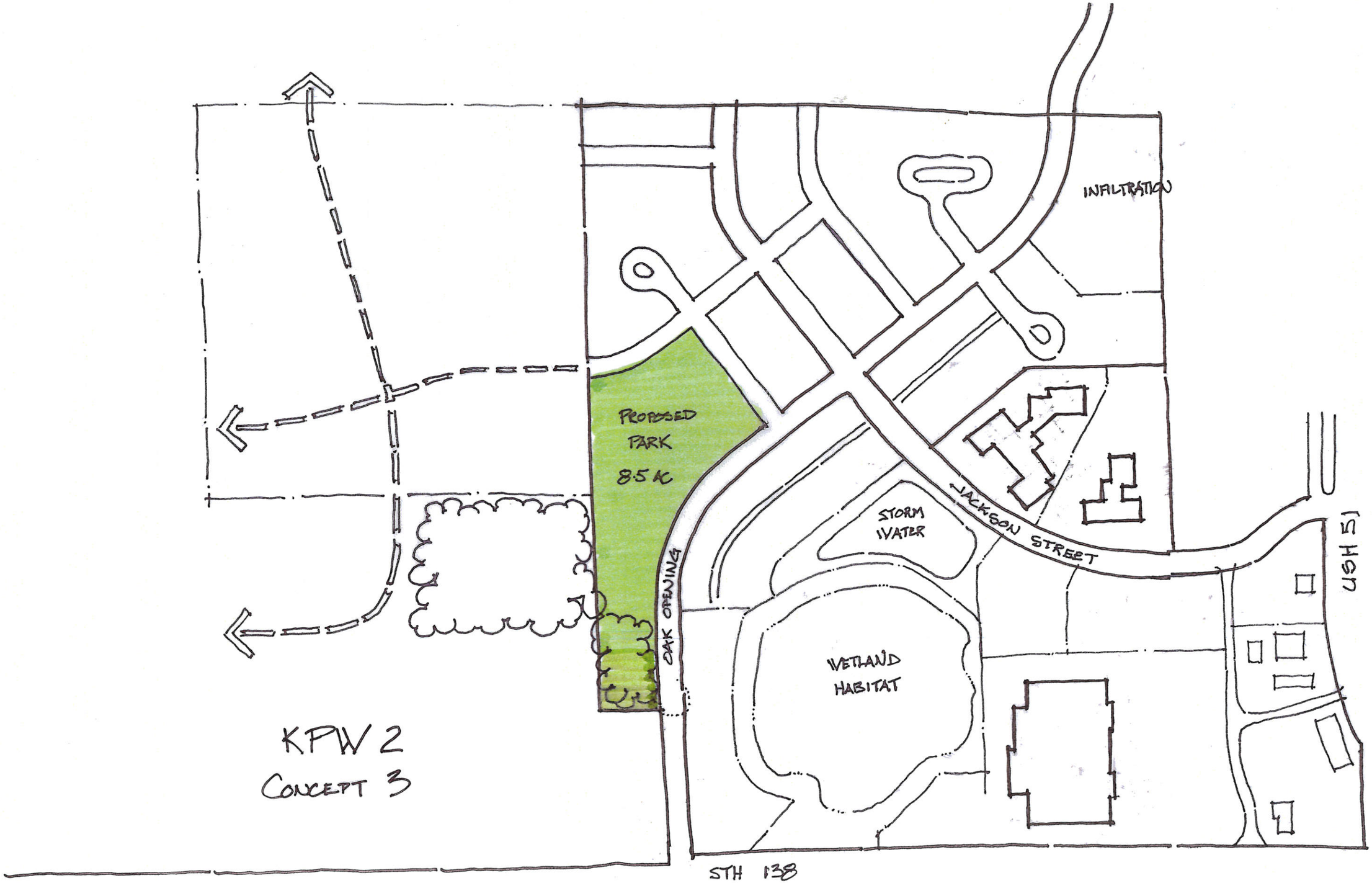
INFILTRATION
PROPOSED PARK
8.5 AC
JACKSON STREET
STORM WATER
OAK OPENING
WETLAND HABITAT
USH 51
STH 138
KPW 2
CONCEPT 3