

Meeting Date: December 14, 2023

Re: Neighborhood Meeting Questions & Responses
Heritage Ranch

A neighborhood meeting was held on December 14, 2023, at Heritage Christian Academy/Legacy Christian Church, located at 16000 South Black Bob, Olathe, Kansas. The proposed preliminary plat for Heritage Ranch was presented to the attending neighbors and the following question in black print were asked by those attending with answers provided below.

1. How wide is the Tree Preservation Easement?

A 30' TPE is provided along the south property line, and currently the entire tracts along west are defined as a TPE.

2. Where is trail going to go?

An 8' trail is proposed on the south property line from our southwest property corner to Black Bob Road along our south property line within the tract ground. The first 30' north of our south property line will be in a TPE and then a 20' wide section of tract will be provided for trail just north of the TPE. The intent is to preserve the south tree line.

3. How wide is 161st Terrace?

161st is a collector street and the R/W will be 60' wide with a 36' wide street measure from back of curb to back of curb.

4. Will 159th Street be improved?

No, the only improvements proposed on 159th Street is we will be providing right and left turn lanes at our entrance on 159th Street. The city will provide improvements on 159th Street at later date and improve the 2 lane sections to a 4 lane section with median. Arterial improvements are the responsibility of the city and excise tax is paid the city for these improvements. We are not aware if 159th Street is on the City's CIP and are unsure of the timing of future improvements.

5. Discussion regarding back up on 159th Street?

Explained that right and left lanes at our entrance should prevent any backups due to our development. The turn lanes should also improve current conditions for turning movement at the entrance median break for left turn movements going north at the median break. Council woman Felter added that a signal at 159th & Brougham was proposed to be installed by the city in 2027.

6. Construction traffic?

Public improvement construction access would be limited to 159th Street and Black Bob Road. Once the streets are accepted by the city and house construction begins the streets will be opened up and are public streets, construction at that time will be difficult to control. The development will request builders to utilize 159th & Black Bob but it will be difficult to control all the different vendors and sub-contracts involved in the house building.

7. Blasting Rock?

At this time we have no rock information or utility design on the project to determine the need for blasting. If blasting is required the contractor will be required to get a blasting permit from the city and meet city requirements.

8. What is going to happen with the existing house?

The existing house will be saved and remodeled. A lot has been laid out around the existing house.

9. Why are the stub streets being connected too?

The city has predetermined the street connectivity to Heritage Ranch with the approval of the surrounding subdivision approvals. The city has an access management plan they utilize to ensure that all properties have good cross traffic connectivity. The city wants multiple access points to aid in emergency service access, and improve the overall traffic flow by providing multiple alternate routes.

10. What is the depth of lots?

The typical lot depth is 135-feet, but some of the lots along the south property line will be shorter to allow for a 30' TPE and path along the south property line.

11. How is detention going to work?

Explained that the site runoff will not exceed the pre-existing runoff flow rate. Runoff will be routed into the ponds and the outflow will be choked down to meet pre-existing flow rates, and storage has been provided above the normal pool to store the detained water.

12. Will the north pond get larger?

The north pond will be slightly increased in size and the dam height will be raised.

13. Can the proposed east pond be moved further northeast along the property line?

No, the pond needs to be located at the natural low point to capture the maximum drainage area for detention. The location suggests northeast of the proposed location would not work because the drainage area to the basin would be too small and the only drainage to the pond would be a small area of offsite area, none of our development would drain the pond therefore not serve any detention purpose.

14. How wide is the Tree Preservation Easement?

The TPE is 30' wide along the south property except adjacent to the south pond where trees will need to be removed from the dam and the pond will need to be improved. The tracts along the west property line are currently proposed as TPE which the tracts are roughly 50' feet wide. I noted that the existing tree line is not 50' wide.

15. Water pressure concerns?

Question was asked by resident north of 159th Street and I explained 12" water main is provided on 159th Street that will be adequate to serve development on both sides of 159th Street and service to the south of 159th on Heritage Ranch should not affect pressure north of 159th.

After the meeting I looked into this question a little further and found the north side of 159th Street is served by a 12" City of Olathe water main that necks down to a 4" main in front of his residence. A 16" WaterOne water main is located on the south side of 159th Street which Heritage Ranch will be served from so the development of Heritage Ranch will have no impacts on the water pressure north of 159th Street. A 6" WaterOne main is on Black Bob which will be improved to a larger main in accordance with WaterOne requirements. Water pressure on the west and south property lines should be improved by being connected into the Heritage Ranch proposed water mains by providing additional water main loops. Adjacent property will no longer be on dead end lines.

16. What will the shape of the small pond be?

Pond will be improved and still be a wet pond with very similar shape as the existing pond.

17. How will sanitary sewers work?

Explained Johnson County Sanitary sewers have been extended to the property at the north, southwest, and southeast. The entire Heritage Ranch property will gravity sewer to the exist JCW mains.

18. Are there house plans?

Not at this point, but the 50' wide lots will require final development plans with house plans requiring additional architectural requirements like stone and stucco.

19. House cost?

\$550,000 to over a million

20. Who will sell lot developer or developer?

Developer will realtor team selling lots

21. How many builders?

4 to 5 builders per lot size, so potentially 10 to 15 total builders

22. Who is the HOA?

The HOA management team has not been determined at this point

23. Separation between back of lots?

I explained that we have a tract a minimum of 40' feet wide on the south and west property line R-1 lots are required to a minimum of 25' rear yard setbacks so their will be a separation of at least 90'

Comments 24 to 37 were provided in writing from Michael Perdaris, located at 16090 Lackman Road but not discussed in the meeting discussion.

24. Why were we last to find out about this development?

Everyone within 500' feet of the property was notified at the same time with the neighborhood meeting notice sent out prior to December 8th per city requirements.

25. Why were we not approached about potentially selling our property to this development, especially given the required dead road for future neighborhood expansion on to or property?
Not discussed. Stub street is required by city to meet the City's Access Management Plan for connectivity.

26. How close are structures going to be to our property lines?

25-feet setback

27. Are the houses next to our lots going to be single story, or will they be taller?

Maximum height of 35 feet, could be 2-story

28. We do not want to see a neighborhood outside our front windows.

Not discussed in meeting

29. What is the plan to ensure proper screening immediately out our front windows?

Not discussed in Meeting. No screen required between single family developments, no screening proposed.

30. What is going to keep neighborhood residents out/off of our property? The main concern is children who may get injured while trespassing?

Not discussed in Meeting. Would be handled the same as every other a joining neighboring single family property in the city.

31. What survey information exists showing current property lines and fences?

Not discussed in Meeting. An ALTA survey has been prepared by Phelps Engineering, Inc. and fence on the south side of the Perdaris property is approximately 2 feet on the Heritage Ranch property and the fence on the west side of the Perdaris property is on the Perdaris property.

32. Our property is unincorporated county, and we are not intending to request annexation. We intend to continue using our property in the same ways we are currently, which includes farming, hunting, burning brush, etc.

Not discussed in Meeting.

33. What amenities does this development bring to us? Will there be high speed internet? Fiber? Will there be sewer to hook on?

Not discussed in Meeting. High speed internet will be provided to development, if available. JCW Waste Water will required this development to extend sanitary sewer main to the Perdaris property, but the development will not hook him up.

34. How will this development impact our property value?

Not discussed in Meeting.

35. How will this development impact or property tax?

Not discussed in Meeting.

36. What is the plan to ensure the continued natural drainage of water? With the addition of so many structures and so much pavement, natural water flow and drainage will be impacted.

The Heritage Ranch property is located downhill of the Perdaris property and storm sewer will be provided to receive their runoff and maintain the current drainage path. Stormwater detention is being provided to reduce the peak runoff from the development to pre-existing runoff levels.

37. What are the next steps/project timeline for the project?

The forgoing process was explained at the end of the meeting.

A public notice will be sent out to properties within 200-feet of the property prior to December 18th. Public Notification mailing has already been sent out and property owners should receive in the next couple of days.

A public hearing, Planning Commision, will be held on January 8th at the city hall for the Zoning and preliminary plat.

The zoning will proceed City Council for approval on February 6th at the city hall.