



*Setting the Standard for  
Utility Excellence*

Water District No. 1 of Johnson County

August 5, 2019

Kim Hollingsworth  
Senior Planner  
City of Olathe  
100 E Santa Fe St  
Olathe, KS 66061

Re: K7/K10 Elevated Tank Access Road – PR19-0016: Final Development Plan for WaterOne Elevated  
Water Tank  
WaterOne PN: MP-18002

Dear Ms. Hollingsworth:

This letter is in response to your email correspondence to Burns & McDonnell on August 1, 2019 requesting that WaterOne outline plans for future participation in providing access to the K7/K10 Elevated Tank site. The site plan submitted to the City's Development Review committee (DRC) on July 3, 2019 shows access to WaterOne's property by travelling north on S. Lone Elm Road continuing west on W. 103<sup>rd</sup> Terrace, portions of which are located on City right-of-way, KDOT right-of-way, and on property owned by ALDI Inc. WaterOne intends to improve this access road to a condition suitable for construction traffic, intermittent access by WaterOne, and for access by emergency responders; however, finds that paving this road is not a prudent use of public dollars given the uncertainty of the future widening of Highway K-10 (Gateway Project) and future development of surrounding property by ALDI Inc.

WaterOne intends on improving the existing access road with 8 inches of KDOT AB-3 aggregate to meet truck load requirements of 75,000 pounds for Fire Safety Vehicles with the layout and alignment as shown on the submitted site plan. A gate on S. Lone Elm Road currently limits access to the property to the City, KDOT, ALDI Inc., and emergency responders by means of daisy-chained locks and will remain along with addition of a Knox Box. . The general public does not have access to this road; therefore, WaterOne is uncertain as to why the City believes it should meet public road paving standards. Paving of this access road may encourage public access potentially leading to illegal dumping on the undeveloped property which already appears to be problematic.

At this time, given the speculative nature of the development surrounding the WaterOne property, WaterOne will work with ALDI Inc. as plans for future development are prepared, future site access will be negotiated, and improvements will be made in accordance with ALDI Inc.'s future development.

Please let me know if you require any additional information.

Sincerely,

A blue ink signature of Michelle Wirth, written in a cursive style.

Michelle Wirth, P.E.  
Director of Production  
WaterOne

cc: Eric Arner, General Counsel, WaterOne