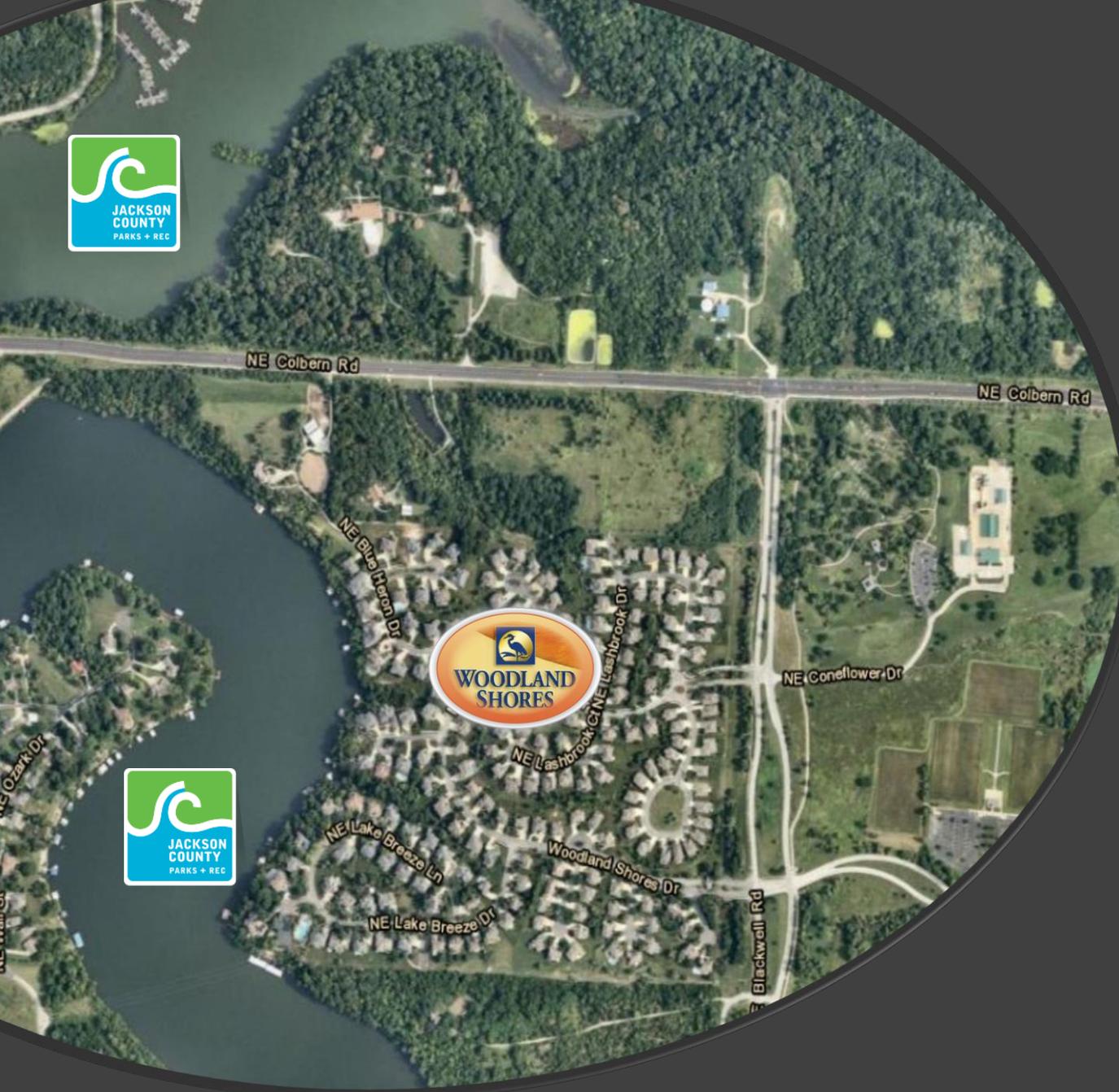




Woodland Oak
PL2019-330
Residential Subdivision
Lee's Summit, MO



Project Summary

Current Zoning	AG
Proposed Zoning	R-1
# of Lots	42
Area:	18.51 Acres
Density:	2.27 Lots/Acre (4.0 Units / Acre Allowed)

Project Summary

-42 Residential Family Lots and 3 Common Tracts

COMMUNITY MEETINGS



Neighborhood Meeting

Meeting Date September 3, 2020
Location Zoom Meeting

Previous meeting was held with old plan

Questions

2nd Access onto Blackwell

Traffic Access, Movements and Demand

- Existing Median Cut on Blackwell
- Lashbrook Drive Capacity
- Increased traffic into Woodland Shores

The City never planned for a development this dense in this location

Anticipated Lot Costs and Construction Schedule

- Construction Start time
- Duration
- Construction access from Blackwell

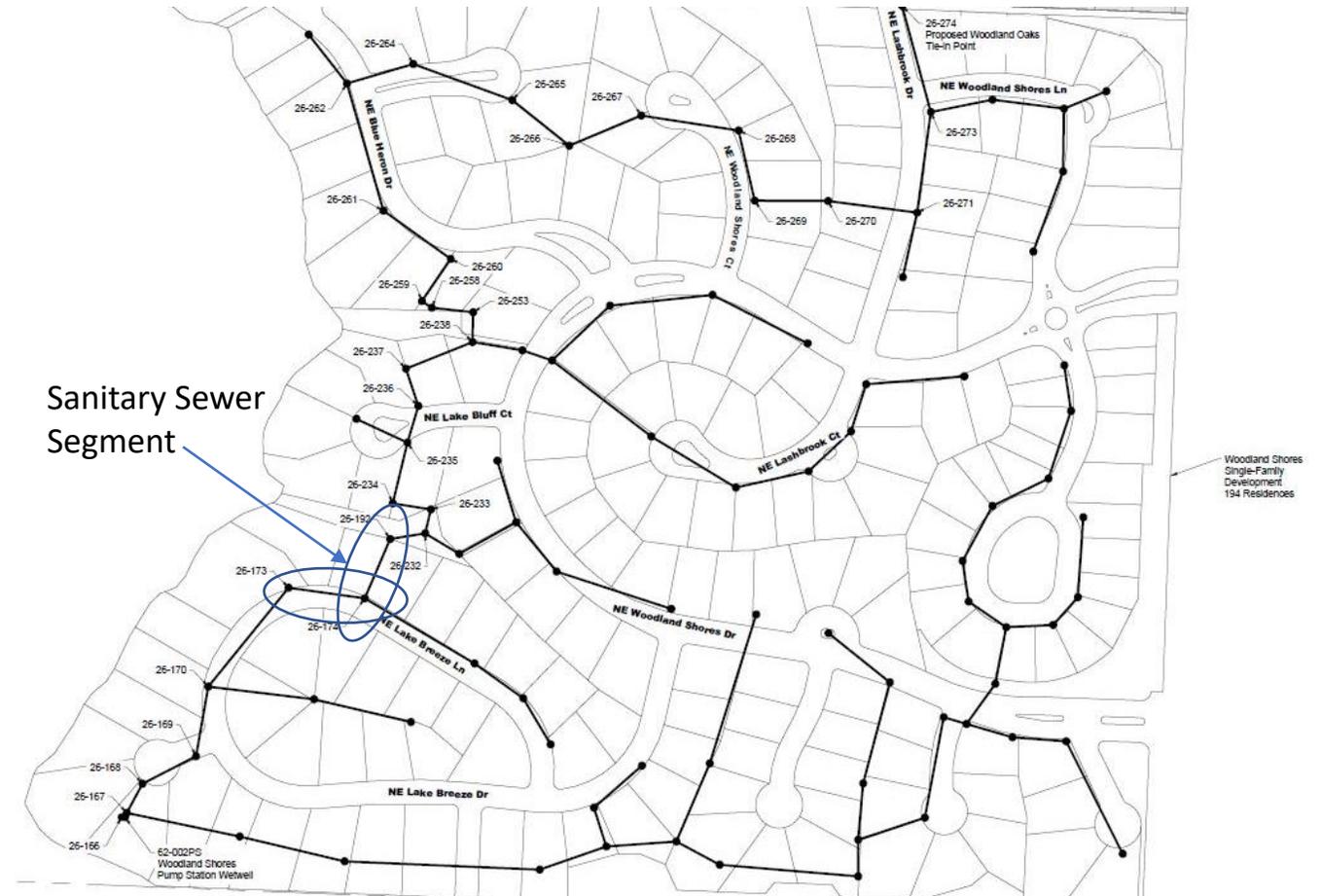
What changed from original submittal

Staff Recommendation #9

Sanitary sewer capacity will be exceeded downstream of the development within the Woodland Oaks subdivision. The applicant must provide a plan for upgrading the lines to eliminate surcharging of the sanitary sewer lines. The offsite sanitary sewer improvements will be required to be substantially complete prior to any building permits being issued.

Developer would like to request this recommendation be removed and if improvements are necessary the City of Lee's Summit be responsible for them

Proposed Woodland Oaks



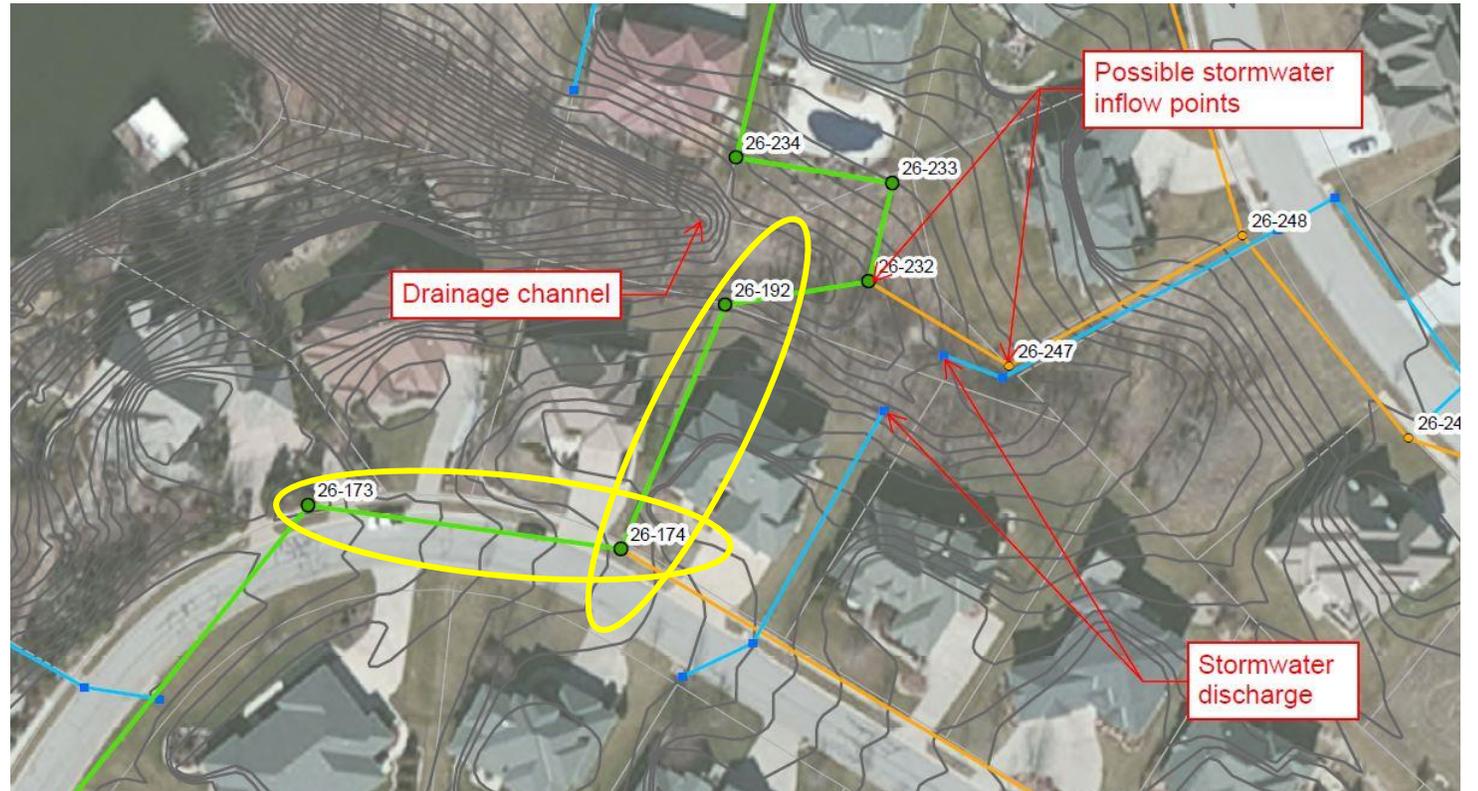
Requested upsizing segment is from manhole

-26-173 to 26-174

and

-26-174 to 26-192

Estimated cost is \$200,000



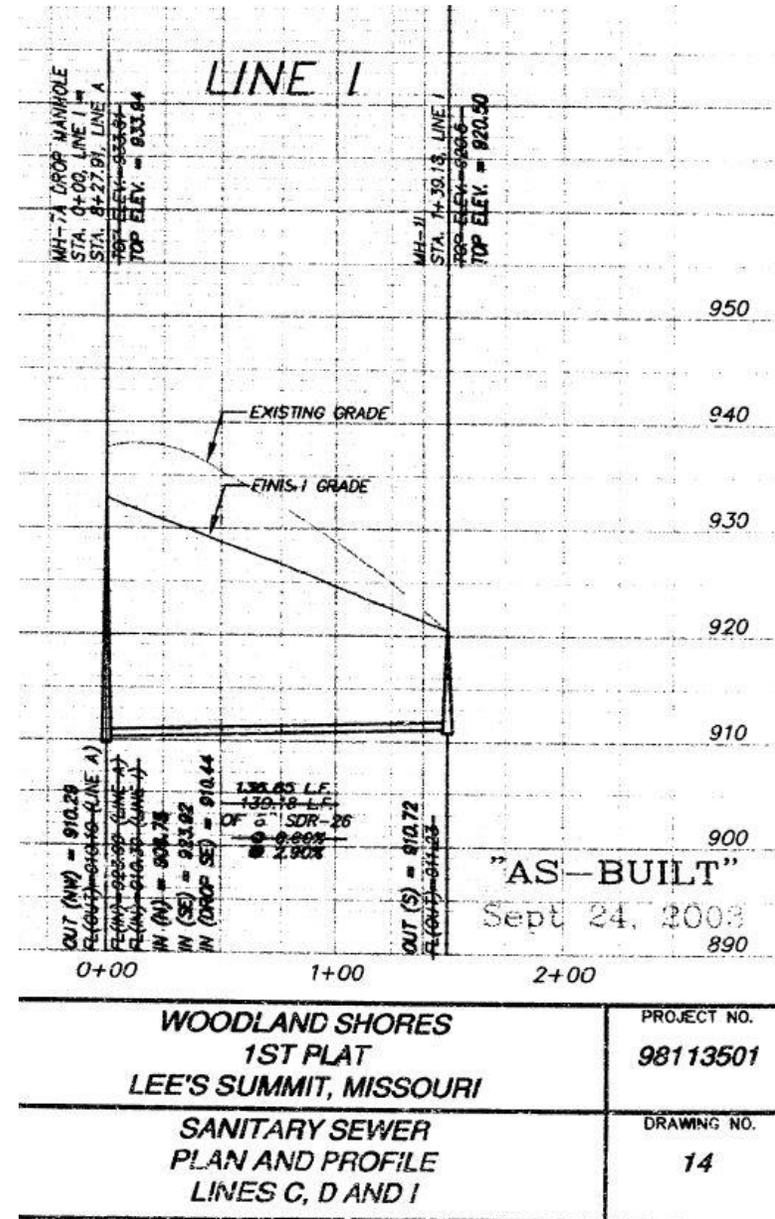
The system was extended to the north side of Woodland Shores for Future Development

The segment that is being requested to be upsized is a section that should have been replaced at the time of construction when houses, fences, driveway, landscaping, etc were not there.

The segment was designed at 0.60%
-Design Capacity of Line 0.875 cfs

The segment was constructed at 0.20%
-Constructed Capacity of Line 0.505 cfs

Capacity reduction of 42.3%



Questions
