

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Thursday, August 28, 2025

To:

Review Contact: Jeff Bartz

Email: jbartz@weareown.com

Engineer/Surveyor: OWN, Inc.

Email:

Applicant: Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

Property Owner: Intrinsic Development, L.L.C.

Email: bpmaenner@intrinsicdevelopment.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2025051

Application Type: Commercial Final Development Plan

Application Name: Alura Apartments (Formerly Aria)

Location: 2200 NE DOUGLAS ST, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost,

as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Not Required
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Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.
2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.
3. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$xxx.xx
4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
5. Estimate:
 - Since the aggregate base extends 1' beyond the back of curb, the aggregate quantity should be greater than the asphalt quantity. Please review and revise as needed.
 - The unit price for sidewalk is much less than we typically see. Please review and revise as needed.
 - Review storm sewer items and quantities. There are discrepancies between the estimate and plan set. Revise as needed.
 - Please include sanitary sewer items, water items, and ADA ramps to the estimate.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Provide complete water service metering design.

Meter locations

Meter sizes

Service line sizes

****Coordinate with Water Department for meter and service regulations****

5/5/2025 - Complete designs from infrastructure to buildings are required. (noted as preliminary) Water Dept has regulations that dictate pipe sizes and arrangement from mains to 10' past meters. If vaults are used they must be completely designed by engineer.

6/27/2025 - Water service plans not found in submittal. Utility Plan appears unchanged.

7/21/2025 - Water service plans not found in submittal. Utility Plan appears unchanged. MEP plans referenced in letter but not found in submittal. To be clear, we need the complete water system designs for the site, from mains to building entrances.

8/27/2025 - Water plan approved.

Note: It is our assumption that the site plan on C207 is schematic in nature and that the water meters will be installed in grassy areas next to the building served.
