

DEVELOPMENT SERVICES

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

Date: Tuesday, April 01, 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	Corrections
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1. MINOR PLAT. No building permit shall be issued until such time as the subject property is platted and said plat is recorded with the County. A minor plat application is currently in the review process.
2. LEGAL DESCRIPTION. Revise the legal description on Sheet C100 to reflect what it will be upon approval of the associated plat to read as follows: Lot 1, Alura 1st Plat.
3. PROPERTY LINE INFORMATION. Label the property line dimensions and bearings.
4. STREETS/RIGHT-OF-WAY. Label the right-of-way centerline on Sheet C201 to indicate that the listed ROW width is not for the full width.
5. SIDEWALKS. The proposed sidewalk is labeled as 5' on the dimension plan. However, the associated minor plat indicates that a 10' shared use path will be constructed on the west side of NE Douglas St/NE Lee's Summit Rd. Revise the FDP drawing as needed to reflect the correct sidewalk/shared use path width.
6. EASEMENTS. Dimension and label all existing and proposed utility easements on the site plans. No easement information is labeled on the drawings. Also, the associated minor plat shows a proposed 10' U/E along the site's NE Douglas St frontage, but no such easement is shown on the FDP plan set.
7. BUILDING SETBACKS. Show and label the 20' building line along the NE Douglas St frontage to be established by the associated minor plat.
8. ADA ACCESSIBLE ROUTE. Label the accessible routes from the ADA parking spaces to the building entrances. Label the slope and cross-slope information for said routes.
9. LIGHTING AND PHOTOMETRIC PLAN. 1) No lighting/photometric plan appears to have been submitted for review. Submit a photometric plan showing all proposed exterior light fixture information. Said lighting shall comply with the requirements of UDO Sections 8.220, 8.230, 8.2402, 8.250, 8.260 and 8.270 as applicable. 2) Provide manufacturer specifications for review of all proposed exterior light fixtures.
10. MECHANICAL EQUIPMENT SCREENING. Show the location of all proposed ground-mounted mechanical equipment and roof-mounted equipment. Ground-mounted equipment shall be fully screened from view using masonry walls or evergreen landscaping, all of a height at least equal to the maximum height of the equipment being screened. Roof-mounted equipment shall be fully screened from view using parapet walls (staff assumes no RTUs will actually be proposed given the pitch roofs on the buildings).
11. TRASH ENCLOSURES. 1) Provide a detailed elevation of the proposed trash enclosures. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. 2) Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a

minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. Dimension the trash enclosure pad to ensure the minimum 30' length of the Portland cement pad is provided as required.

12. PARKING SPACES. Dimension the typical parking space depth. Spaces shall be a minimum 19' deep, except where a minimum 6'-wide sidewalk or open area is provided at the head of the space and thus a 17' stall depth is acceptable.

13. FAA FORM 7460. No building permit shall be issued until such time as a Form 7460 is completed and submitted to the FAA, and comments received back. A copy of the FAA response is required before building permit issuance.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
- Please include roof drain plans, with profiles for any pipes greater than 6" diameter.
- The resubmittal will require a 10-day review due to the number and nature of the comments.

2. Sheet C200: Dimension the concrete pavement at the trash enclosures on this sheet or as appropriate..

3. Sheet C203:

- Please label any proposed items as "By Others" or similar if not included as a part of this overall project.
- Please show all storm sewer end sections on this sheet and throughout the plan set.

4. Sheet C300: Please revise the pond label to detention basin on this sheet and throughout the plan set.

5. Sheets C303, C304 & C306: Provide additional contour labels for clarity.

6. Sheet C305:

- Show the detention basin discharge pipe.
- Is rip-rap needed at the two end sections for the exiting discharge velocity? Please provide calculations.
- Provide additional information about the proposed basin discharge location and grading. Dimension the distance to the property line. Discharge shall not have a negative impact on adjacent property.
- Show and label the emergency spillway and 100-year WSE.

7. Sheet C306: Label the elevations at the east end and bend of the north retaining wall TW & BW, and include TW & BW elevations at the west end.

8. Sheet C307: Relocate overlapping text near the southwest garage for clarity.

9. Sheet C308:

- Please adjust the DTL 4 callout in the Vicinity Map for clarity.
- Include ramp information for the north entrance.

10. Sheets C308-C318: Comments on ADA facilities will be sent under separate cover.

11. Sheet C400: Please revise the drainage map to show drainage areas to the individual inlets.

12. Sheets C401-C407:

- Please show the design HGL in Profile view.
- What exactly is a Junction Inlet?
- Please label any separation less than 2 feet in Profile view.
- What does “NF” represent in the Structure 204 callout in both Plan and Profile views?
- More clearly denote existing pipe and structures in both Plan and Profile view.

13. Sheet C401:

- Structure 100 is shown as an end section and points to the RCB. Please clarify or delete.
- Please specify the cardinal direction(s) of openings for Structure 105.
- Please reverse the flowline information to match the direction of flow.
- Relocate the “Proposed Grade” arrow to better reflect the intended line.

14. Sheet C402:

- Replace “???” with stationing in Structures 203 & 204 callouts in Plan view.
- Please include missing sanitary and water line crossings between Structures 204 & 205 and between Structures 207 & 208 in Profile view.
- Please review and revise the FL IN(NW) at Structure 205.
- Relocate “Existing Grade” callout to avoid overlapping text for clarity in Profile view.
- Adjust the Profile view labels for Structures 208 & 209 to avoid overlapping for clarity.
- Extend the Profile view to include everything all the way to Structure 210.
- What size is Structure 205? It says “Rectangular” rather than list a size in the Plan view callout.
- Please dimension the separation between the storm sewer and the sanitary MH near Structure 204.

15. Sheet C403:

- Storm Line 300 requires a 0.5’ drop through Structure 206. Please revise.
- Please review and revise the FL IN(NW) at Structure 205.

16. Sheet C602:

- The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.
- Indicate the asphalt type for the Light-Duty Asphalt Section base course as is done for the surface course.
- The UDO requires “granular base course” for all pavement sections and each pavement section labels it differently. Please refer to this component in the same way.

17. Sheet C603: Are Nyloplast inlets used on the project? Please clarify.

18. Sheet C604: Are trench drains and parking blocks used on the project? Please clarify.

19. Sheet C606:

- Please include a detail for the outlet structure that clarifies the location of the 2.25” orifice shown in plan view.

The baffle wall is not labeled or dimensioned.

- There is no drop provided across the outlet structure. Please revise flowlines accordingly.
- Replace “xxx.xx” with pipe lengths.
- Please see comments for the grading section addressing concerns with the outlet pipe discharge.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. A connection to Lot 13 is needed to allow for a safe secondary entrance into this lot. Nothing is shown on this plan.
2. Left Turn lanes are required on Douglas Street/Lee's Summit Rd. Accommodations must be made for bikes, either with a bike lane or a shared use path on the west side of the street.
3. Applicant is required to install curb and gutter for the length of the project on both sides of Douglas Street/ Lee's Summit Rd.
4. Right turn lanes are required on both Drive 1 and Drive 2. Please show design.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
2. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Correct building/lane locations to meet this requirement.

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

The 100 foot distance is exceeded on all buildings except 5, 11, and 12. Make corrections.

4. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Show marked fire lanes.

Building Codes Review	Joe Frogge	Plans Examiner	Corrections
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1. Provide cleanouts near where sanitary sewer exits buildings.
2. Sanitary sewer lines from buildings not allowed to connect at manholes.
3. Provide complete water service metering design.
Meter locations
Meter sizes
Service line sizes
Coordinate with Water Department for meter and service regulations