



November 15, 2021

Scott Ready
Project Manager – Dev. Ctr
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RE: New Longview Townhomes – Final Development Plans

Issued 3rd Submittal): October 14th, 2021

Comments Received: October 22nd, 2021

Mr. Ready:

Thank you for your assistance with facilitating review and comments regarding the second Final Development Plant submittal. The revised plans are attached to this submittal. The following are the City's comments dated October 22nd, 2021 from staff review. Olsson's responses are in RED text.

Modifications and Additions:

Planning Review (Jennifer Thompson, Planner)

- Comment 1: In the data table it mentions Lot B requires 22 spaces and only 11 are provided, please clarify.
 - 22 existing parking stalls along SW Longview provided for Lot B parking deficit.
- Comment 2: Within the elevation sheets there are several references to Bldg. A-R, B-L, A-L, etc. What is this referring to?
 - The unit plan shows the entry door on either the right of the left and in elevation some units are mirrored from the enlarged unit plan. As a result, the elevations are labeled as 'R' or 'L' referring to the side of the entry of the unit rather than show multiple plans since all unit floor plans are the same. The first letter refers to the unit "type" stated in the bottom righthand corner of the sheet, with the entry orientation letter to follow.
- Comment 3: Do the parking counts include parking on both sides of Curry? It's my understanding parking will only be permitted on one side of Curry Road.
 - Only the south side of Curry is included in parking counts. Parking will not be allowed on the north side of Curry so as not to obstruct driveway access.
- Comment 4: All elevations need to have the exterior building materials / colors labeled. This is the final development plan stage, and this information is needed prior to FDP approval.
 - Color elevations and building material notes have been provided for all phase one construction. All other unit elevations that will be built in future

phases have building materials labeled. Also provided are the Pergola Park design color chart selections that are the standards for the color selection for the overall project site and future phases of construction. Note, where color varies for the side elevations of unit type 'E' sides will match the front elevation selection.

Engineering Review (Sue Pyles, P.E. Senior Staff Engineer)

- Comment 1: Engineer's Estimate:
 - Please review the following quantities and revise if needed:
 - Pavement quantities to verify that they reflect the base extending beyond the back of the curb.
 - The aggregate base amount has been updated to reflect the extension under the curb.
 - Curb ramps with and without detectable warnings.
 - Quantities have been confirmed based on the ramps shown in the detail sheets. There are some public ramps shown on the overall, which are included in the public sets.
 - 5' x 3' Curb Inlet.
 - Quantities have been reviewed and updated.
 - Please add a quantity for backflow vaults.
- The Engineer's Estimate has been updated to add the backflow vault cost.

Fire Review (Jim Eden, Assistant Chief)

- Comment 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. Construction of the buildings shall be to the 2018 International Residential Code and 2018 International Building Code.
 - Acknowledged.
- Comment 2: 503.3 Marking. 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.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

Action required- Curry is not shown as widened to have a minimum of 32'. One side of the of the street shall be posted No Parking- Fire Lane.

- "No Parking" sign locations along Curry have been added to sheet L103.

- Comment 3: Per the agreement in Applicants Meeting, in order to have parking on both sides of the street all buildings in the complex regardless of height shall be provided with an automatic sprinkler system (NFPA 13D), streets will have a minimum drivable width of 32 feet, and 2-hour rated separation.

Action required- Indicate this will be applied throughout the project.

- **Acknowledged.**

Traffic Review (Michael Park)

- No Comments

Building Codes Review (Joe Frogge)

- No Comments

We thank the staff for their review of our plans. If there are any questions, please contact me at 816-842-8844.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon McBride". The signature is fluid and cursive, with the first name "Brandon" being more prominent than the last name "McBride".

Brandon McBride, PLA
Olsson