



December 02, 2021

Scott Ready
Project Manager – Dev. Ctr
(816) 969-1225
Scott.Ready@cityofls.net

RE: New Longview Townhomes – Final Development Plans

Issued 4th Submittal: November 15th, 2021

Comments Received: November 23rd, 2021

Mr. Ready:

Thank you for your assistance with facilitating review and comments regarding the fourth Final Development Plant submittal. The revised plans are attached to this submittal. The following are the City's comments dated November 23rd, 2021 from staff review. Olsson's responses are in RED text.

Modifications and Additions:

Planning Review (Jennifer Thompson, Planner)

- Comment 1: Staff suggests we set up a zoom meeting for early next week to discuss the building elevations, phasing, and notes that are contained with the elevation sheets.
 - As requested, meeting between staff and design team conducted 3:30pm November 30th.

It's noted a color palette has been submitted which will sever the entire development. It's noted that the final elevations have only been determined for the first phase of the development. Staff wants to be clear on which bldg. # and bldg. type is contained within the first phase and which elevations are associated with phase 1.

- Building phasing information has been included in the revised architectural sheets. Phase 1 will include Types A/B & E/F of the western most section.

It's noted that future phases the elevations/materials/etc. could change from what has been submitted, final elevations/materials will need to be reviewed prior to approval of future phases of this FDP.

- Materials and aesthetic will not change – only specific colors and architectural treatments (pattern of siding, trim work, etc.) to make each façade look more individualized.

It's possible staff could red-line the elevations to be clear on some of this information, however we would like to discuss with the applicant to be sure we are all on the same page of what we are approving for phase 1 and possible other phases.

- Phasing plans and clarifying the intent for future phases during the zoom call helped this. If there are any other questions or concerns – please feel free to let us know.

Could phasing plan be submitted?

- Building phasing information has been added to the architectural sheets, as requested.

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

- Comment 1: Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
 - Acknowledged.
- Comment 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.
 - Acknowledged.
- Comment 3: The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee of \$30,718.50 (which is based on 3% of the total infrastructure cost plus a water test inspection fee(s)) must be paid prior to the issuance of infrastructure permit and/or the final processing of a building permit.
 - Acknowledged.
- Comment 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.
 - Acknowledged.

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.

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" written in a larger, more prominent script than the last name "McBride".

Brandon McBride, PLA
Olsson