



**ENGINEERING, INC.**

Consulting Structural and Civil Engineers

5907 Raytown Trafficway  
Raytown, Missouri 64133  
816-356-1445

September 14, 2023

Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

**Re: Sequoia Townhomes – 500 NW Olive Street  
PL2020137**

Gene Williams and/or to whom it may concern,

We are in receipt of review comments dated August 14, 2023 and have the following responses.

1. The rainfall calculations for the report and any calculations shown on the plans have been revised using the SCS method.
2. The grading within Drainage Area #6 has been revised so that all but 3500 square feet on the north side of the retaining wall is directed either to the new pipe inlet at the east end of the retaining wall or directly to the pond. The calculations have been revised using the corrected area.
3. Pond setup tables and data have been added to the storm study.
4. The formulas used for any hand calculations have been added to the storm study.
5. Additional discussion has been added to the storm study.
6. The pond slope has been revised to 3:1 or flatter except in the areas immediately adjacent to the inlet or outlet pipes.
7. There were numerous discrepancies in the inset view calculations. I believe all of them have been addressed and should be consistent with those in the storm study.
8. The profile and HGL calculations for the new pipe have been added to the plans on new sheet C09A.
9. The dashed lines were indications of previous spillway and top of pond elevations. The layer should have been turned off prior to plotting. The only dashed lines near the ponds should be the 20' offsets from the property lines.
10. A detail has been added to the plans showing the required geofabric.
11. A detail has been added to the plans showing the top of pond section with the required flat spot.

If there are any questions, please let me know.

Yours truly,

Albert Hermans, P.E.

