

February 2, 2026

Matt Chesmore  
Building Official  
City of Independence  
331 1st Street East  
Independence, Iowa 50644

**RE: Final Plat and Construction Improvements Review - The Pines Third Addition, Independence, Iowa  
Project No. 25-688**

Dear Matt,

This letter serves as a supplement to the Final Plat Review letter dated January 6, 2026, and as a follow-up to the meeting held on Friday, January 30, 2026, with representatives from the City, Fehr Graham, Crawford Engineering & Surveying, Inc., and Steve Gee Construction.

Following the meeting, it is understood that all items noted on the January 6, 2026, letter have been addressed to the City's satisfaction, except for the submittal of updated detention basin calculations to confirm compliance with the City's stormwater management policy. Therefore, Fehr Graham recommends approval of the final plat and dedication of the improvements, excluding the detention basin and stormwater management design. Fehr Graham is unable to confirm that the development complies with the City's stormwater management criteria as required by city code without additional data and review.

Should you have any questions, please contact our office.

Sincerely,



Samuel R. Ertl, PE  
Project Manager

SRE:amr

cc: Matt Schmitz, City Manager

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