



December 4, 2017

University Lake Partners II, LLC.  
Attn: Jim Glasgow & Greg Stiltner  
340 Herky St.  
North Liberty, IA 52317

Re: Sensitive Areas Review  
901 Melrose Ave  
Lot 1 ULP First Addition  
University Heights, Iowa

Dear Jim and Greg,

Per your request, MMS has analyzed the site for regulated slopes in accordance with University Heights Ordinance No. 212, "An Ordinance Regulating Development of Properties Containing Environmentally Sensitive Areas." Based on our review, it is our opinion that the existing site topography does not contain any significant critical slopes or protected slopes per the intent of the ordinance.

The current topographic information indicates that two areas have slopes that exceed 18%. These areas are located in the southeast corner of the site and the northern portion of the site near Melrose Ave. The southeastern regulated slopes have small areas that exceed 25%, however, they do not extend over a horizontal run of more than 10 feet. Therefore, they do not meet the definition of critical or protected slopes. The northern regulated slopes also have areas that exceed 25%, however, these are the result of erosion caused by an adjacent culvert outlet and is not a naturally occurring protected slope.

Should you have any questions please feel free to contact me at (319) 351-8282.

Best regards

Benjamin T. Mitchell, P.E.  
Project Manager  
MMS Consultants, Inc.

Environmental Specialists

Landscape Architects

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# MMS Consultants, Inc.

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