



# MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street  
Iowa City, Iowa 52240  
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mmsconsultants.net  
mms@mmsconsultants.net

October 3, 2017

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

Re: Wetland Areas of Concern for 901 Melrose Ave Iowa City, Iowa

Dear Jim and Greg,

On September 25, 2017 MMS Consultants Inc. evaluated potential wetland areas of concern at 901 Melrose Ave. in Iowa City, Iowa/ University Heights. The site has been and continues to be utilized as a popular tailgating lot during the football season. You recently provided MMS with a map of potential wetland areas of concern. The Web Soil Survey of Hydric Soils map (enclosed) does not indicate any hydric soils on site. As well, the National Wetland Inventory map (also enclosed) does not indicate any wetlands on the site either. Despite the researched map field observation sample plots were conducted based on the information you provided, as well as, a couple of additional concave topographical areas on site. Field observations consisted of conducting sample plots in accordance with the US Army Corps of Engineers Wetland Delineation manual and it Regional Supplement, Midwest Region (Version 2.0).

In order for an area to be considered a wetland it must meet soils, hydrology, and vegetation requirements as stated in the Delineation Manual and regional supplements.

Over the years the amount of tailgating traffic across the site has compacted the soils. Despite the compacted soils, field data concurred with the Web Soil Survey Hydric Soils map as there were no hydric soils observed at any of the sample plots.

Towards the northern portion of the site there is a corrugated metal culvert that empties on to the property. Water exits the culvert and immediately flows down a fairly sloped drainageway. The slope does not allow for water to pool or pond long enough to constitute as wetland hydrology. There also were no wetland hydrology indicators at any of the sample plots.

While the majority of the sample plots were dominated by mostly upland plants, a few sample plots did meet the wetland vegetation requirements. Typically sample plots that met the wetland vegetation requirements consisted of plants known as facultative plants and are recognized as occurring in both wetland and upland areas.



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Despite a few sample plot meeting vegetation requirements with plants commonly found in both upland and wetland areas, neither hydric soils nor wetland hydrology indicators were observed. The areas of concern, provided by you, plus additional concave topographic features on the site did not meet the requirements to be considered wetlands.

Should you have any questions or need a full wetland delineation report please feel free to contact myself or Kelly Beckler at (319) 351-8282.

Best regards

A handwritten signature in cursive script, appearing to read 'T. Dickerson', written in black ink.

Trevor Dickerson  
Wetland Scientist  
MMS Consultants, Inc.

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

Natural Resources  
Conservation Service

Map Scale: 1:1,570 if printed on A landscape (11" x 8.5") sheet.  
Map projection: Web Mercator Corner coordinates: WGS84 Edge lbs: UTM Zone 15N WGS84

Web Soil Survey  
National Cooperative Soil Survey

0 20 40 80 120  
0 50 100 200 300  
Feet  
Meters

Map unit symbol	Map unit name
M162B	Downs silt loam, till plain, 2 to 5 percent slopes
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes

**Soil Rating Polygons**

- Hydric (100%)
- Predominantly hydric (66 to 99%)
- Partially hydric (33 to 65%)
- Predominantly nonhydric (1 to 32%)
- Nonhydric (0%)

Designed by: TJD  
Scale: As shown  
Drawn by: TJD  
Date: 10-02-17  
Checked by: TJD  
Project No.: IC 0986-057



**USDA, NRCS WEB SOIL SURVEY (HYDRIC SOILS MAP)**  
**901 MELROSE AVE**  
University Lake Partners II  
Map Source: USDA/NRCS WEB SOIL SURVEY

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Hydric Rating by Map Unit—Johnson County, Iowa





**Wetlands**

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine



**National Wetlands Inventory**  
surface waters and wetlands

Designed by: TJD	Scale: Unknown
Drawn by: TJD	Date: 10-02-17
Checked by: TJD	Project No.: IC 0986-057

**NATIONAL WETLAND INVENTORY MAP**

**901 MELROSE AVE**  
University Lake Partners II

Map & Photo Source: <https://www.fws.gov/wetlands/Data/Mapper.html>

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