



SITE DEVELOPMENT

Part of a diversified family of solutions

jmt.com





Services

Site/Subdivision Conceptual Plans

Site Feasibility

Final Development Plans

Surveys, Right-of-Way & Plats

About Us

Johnson, Mirmiran & Thompson (JMT) is a multidisciplined consulting engineering and architectural firm serving clients throughout the United States since 1971. We have successfully completed hundreds of projects related to site development for a wide variety of clients.

Our engineers, landscape architects, planners, surveyors, environmental specialists, and other technical staff provide a broad range of services. Our experience with local, state, and federal agencies provides for an experienced team of specialists who focus on sustainable solutions, quality design, and timely project completion to meet the long-range vision for the community being served.



Site/Subdivision Conceptual Plans

JMT provides the site/subdivision conceptual plans required for commercial, residential, office, and institutional projects including municipal, state, and federal projects with "by right" uses, as well as for those requiring special use permits or rezonings. We help navigate through the local planning, zoning, and development ordinances to obtain the appropriate governmental approvals, as well as relevant agency permits.

As part of the preliminary planning process, JMT considers other site needs including, but not limited to, grading, utility systems, roads, hydraulics/hydrology, and stormwater management. We incorporate infrastructure, landscape, and park/open space requirements as applicable to each project. Preliminary opinions of probable construction costs are provided to assist in decision-making.

Our successful
projects are a
reflection of the
training and
experience of our
excellent staff.



Site Feasibility

We take a proactive approach to all engineering issues, investigating available options at every stage so that the most efficient solution is taken forward.

Studies typically include consideration of previous site history, ground conditions, environmental issues, zoning, drainage, utilities, and transportation impacts. We also provide Phase I environmental assessments. These studies reveal any potential issues and help us to determine whether more detailed investigation is appropriate. Performing the due diligence up-front is important in order to prevent unnecessary expenditures and delays.



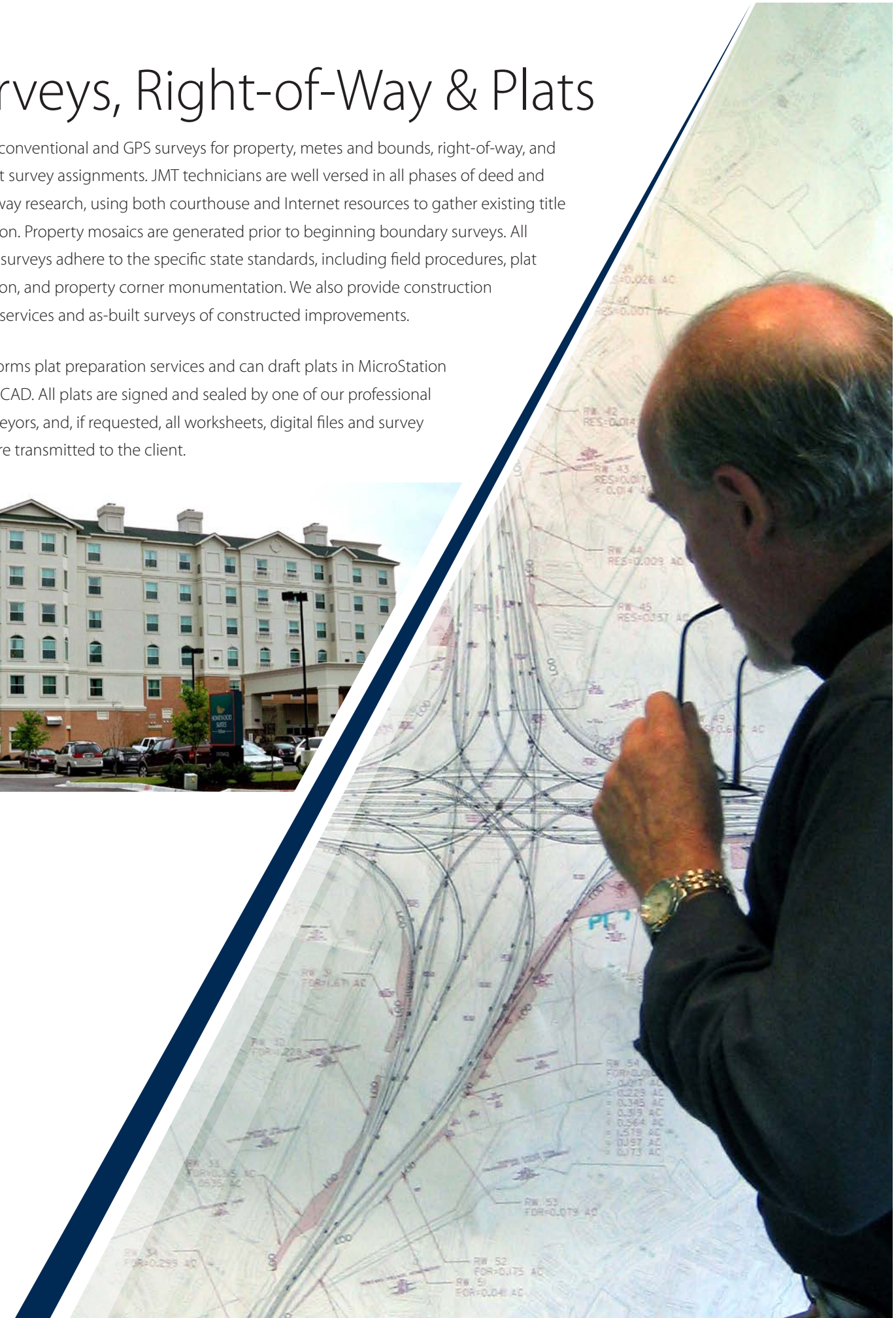
Final Development Plans

With JMT's multidisciplinary staff supporting every project, final design is coordinated and completed efficiently in-house. We provide bid-ready documents for site work, subdivisions, roadways, and utilities, along with stormwater management and erosion and sediment control plans. We are cognizant of the importance of developing design plans and specifications that provide the client with a constructed project that performs the required functions as economically as possible. In addition, our opinions of probable construction cost are continuously refined to depict current market conditions.

Surveys, Right-of-Way & Plats

We offer conventional and GPS surveys for property, metes and bounds, right-of-way, and easement survey assignments. JMT technicians are well versed in all phases of deed and right-of-way research, using both courthouse and Internet resources to gather existing title information. Property mosaics are generated prior to beginning boundary surveys. All property surveys adhere to the specific state standards, including field procedures, plat preparation, and property corner monumentation. We also provide construction stakeout services and as-built surveys of constructed improvements.

JMT performs plat preparation services and can draft plats in MicroStation and AutoCAD. All plats are signed and sealed by one of our professional land surveyors, and, if requested, all worksheets, digital files and survey reports are transmitted to the client.





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Offices strategically located throughout the United States

