

July 30, 2020

Planning Director, Michael Johnson
Cottonwood Heights
2277 East Bengal Blvd.
Cottonwood Heights, UT 84047



RE: WASATCH ROCK DEVELOPMENT – CONCEPT PLAN SUBMITTAL – JULY 2020 - ENGINEERING & PUBLIC WORKS COMMENTS

Mike,

We have reviewed the revised concept plan submitted on July 14th, 2020 for the Wasatch Rock Development and have the following comments.

1. The utility plan shows the development connecting to a storm drain pipe that is running north/south on SR-190. The storm drain on SR-190 shown on the plans does not match Cottonwood Heights storm drain database. Please provide the following additional information:
 - a. Is the development discharging into an existing UDOT storm drain pipe that is not connected to the Cottonwood Heights storm drain system? (You can contact this office to get a map of our data.)
 - b. Verify the existing storm drain data on SR-190 and proposed point of discharge.
 - c. The city's database shows the storm drain pipe on SR-190, flowing west, connecting to the city's storm drain infrastructure, and eventually discharging into Big Cottonwood Creek. Based on the PDD Ordinance, an analysis of the impact of the proposed development on existing public facilities such as offsite storm drain is required.
2. We have the following comments regarding the proposed centralized underground detention system at the low point of the development:
 - a. Each individual phase will be required to detain the 100-year storm event and discharge a maximum of 0.1 cfs/acre to an approved city connection.
 - b. Each phase will be required to meet the city's NPDES water quality standard and install approved storm water treatment systems.
 - c. The underground detention system will not be allowed to infiltrate stormwater into the ground due to concerns with shallow groundwater in homes below Wasatch Boulevard.
3. Revise the location of the proposed condominium building so the entire structure is outside the fault line setback area. As noted previously, city code states that no habitable structure shall be built within the determined setback of any identified fault. Based on the IBC, any accessory building (such as the parking garage) that is attached in a substantial manner shall be considered as a part of the principal structure.
4. A portion of the proposed development is in Holladay City and the developer is proposing to modify a public road owned by Holladay City. The developer shall submit these proposed changes to Holladay City for review and approval by both Holladay City and Cottonwood Heights
5. The proposed changes to the ground elevation within the easement of the Jordan Valley Water Conservancy District will require written consent of the District.

6. Submit the landscape plans for the steep slope that are referenced in the conceptual grading plan.
7. A ROW dedication for the Gun Club Road will be required.
8. The preliminary slope stability study submitted for the site demonstrates that significant structural elements such as deep foundation retaining walls will be required to achieve adequate factors of safety for the hillside. Prior to PDD approval, the developer needs to finalize the slope stability study and develop more well-defined geologic cross-sections to ensure that the proposed conceptual layout is constructible from a stability standpoint.
9. Please submit the developer response to the Geostrata review letters for Geotechnical and Geological Hazard Studies.
10. A geological scoping meeting per the SLEDS ordinance would be helpful to expedite any additional boring locations and other subsurface geological data that will be necessary to define the slope stability geological cross-sections.

If you have any questions regarding this review, please feel free to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'm f shipp'.

Matthew F. Shipp, P.E.
Cottonwood Heights Public Works Director

This is an initial review; all comments from the previous review are still applicable. Cottonwood Heights reserves the right to add additional requirements that are not listed in this letter during subsequent reviews.