



August 5th, 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,

Thank you for the review comments on our revised concept plan submitted on July 14th, 2020 for the Wasatch Rock Development. Below are our responses to the comments and questions outlined in the July 30th, 2020 letter:

1.
 - a. The project proposes to discharge to the storm drain system in SR190 as depicted on the SK-02 and SK-03.
 - b. As noted above the project proposes to discharge to the public storm drain in SR190.
 - c. Based on the city record maps it appears the public storm drain system in SR190 routes west and down the slope to Big Cottonwood Creek. Per city design criteria the project proposes to provide on-site storm drain detention storage with a peak release rate of 0.10 CFS per acre. This results in a peak discharge of 2.17 CFS to the public storm drain - this is the impact of this project on the public system. Evaluation of downstream public storm drain is beyond the scope of this proposed development.
2.
 - a. As shown on SK-02 and SK-03, the project proposes to provide storm drain detention storage on the west side of the project site, along SR190. This detention storage volume of approximately 75,000 CF is intended to serve the entire project.
 - b. The proposed project will provide the required storm drain water quality treatment structure(s).
 - c. The proposed storm drain detention storage will be designed to prevent infiltration. This will likely be accomplished either with large diameter pipes or chamber system with impervious liner.
3. The condominium building is divided into 2 buildings. One building is a condominium building with parking below and the second building is only a parking garage. These two buildings are insubstantially connected and structurally separate from one another. The condominium building lies outside of the fault line setback while the building containing just car parking lies within the boundary of the fault line setback.

4. The developer has submitted the plan to Holladay City for review.
5. Understood. The project team is continuing to coordinate with the Metropolitan Water District regarding proposed modifications within the water district easement. The water district has noted that much of the existing site has far too much fill on the water line, and as a result the project design includes reducing the depth of fill over the water line. Developer is working with the Metropolitan Water Conservancy District and will have written consent prior to changing ground elevation.
6. Updated landscape plans (L2 Landscape plan) have been submitted. The following narrative included in the plan addresses the steep slope area shown in on the conceptual grading plan.

NATIVE SEEDING

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| <ol style="list-style-type: none"> 1. 2h:1v maximum slope within all native grass hillside areas. install an erosion control blanket on slopes steeper than 3:1. erosion control blanket shall be "aec premium coconut" from american excelsior company, ph. (800) 777-7645 or approved equal. install as per manufacturer specifications and details. 2. Hydro-seeded specialty seed mix to be used at the rates shown in the planting legend. seed shall be weed free, fresh, re-cleaned, grade a, new crop. Hydro-mulch shall consist of cellulose wood fiber with now growth or germination inhibiting factors, dyed green. quality standard: "soilguard" by mat inc, floodwood, mn www.matinc.biz. | <ol style="list-style-type: none"> 3. Tackifier to bind soil and mulch together shall be used. acceptable tackifiers are: "am-tac" by az-tac products inc. or "soil seal" by trans western chemicals inc, pico rivera, ca, or approved equal. 4. Apply hydro mulch at rate of 1800 lbs per acre. fungicide shall be applied at rates recommended by manufacturer. 16-20-0 fertilizer shall be applied at a rate of 10 lbs per 1,000 sq ft. add binder at rates recommended by manufacturer where slopes are 5:1 and over and in all other areas between the 1st of october and 31 march. | <ol style="list-style-type: none"> 5. Final grade of soil after seeding of native plant areas is complete shall be one inch below top of adjacent pavement of any kind. apply specified slurry mix with machine capable of continuously mixing slurry and providing an application meeting contract document requirements. 6. Hydro-mulch shall form an absorptive mat, but not a plant inhibiting membrane, which will allow water to percolate into underlying soil. if fungicide has been applied with slurry mix, make a second application of fungicide fourteen (14) days after initial application. |
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7. The proposed ROW dedication for Gun Club road is depicted on sheet SK-01A in the right of way designation.
8. See Attached Letter (Gordon Geotech City Comments Response Letter)
9. See Attached Letter (Gordon Geotech City Comments Response Letter)
10. See Attached Letter (Gordon Geotech City Comments Response Letter)

We appreciate the feedback and hope that this letter and its attachments address the concerns in full. If you have any questions regarding this material, please feel free to contact the Rockworth Team.

Sincerely,



Adam L. Davis
Managing Partner