



June 25, 2020

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

**RE: WASATCH ROCK DEVELOPMENT - ENGINEERING & PUBLIC WORKS
COMMENTS**

Mike,

As a follow up to our June 25th meeting, the following are items public works would like to review prior making any recommendations to planning commission regarding the PDD application for AJ Rock LLC Property.

1. Submit a roadway and site grading plan based on the revised concept plan.
2. Submit a preliminary plan showing how stormwater will be managed. 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.
3. The proposed roadway and condo building are showing substantial grading along the north side of the property. Plans need to show impact to slopes greater than 30% and show that the proposed grading activities will meet city ordinances and standards. Submit a topographical map identifying all slopes greater than 30%.
4. Submit an updated traffic study analyzing the urban single lane roundabout's ability to accommodate the expected future daily volumes.
5. Submit a reclamation plan for the disturbed areas. The reclamation plan shall include at a minimum:
 - a. Scope of the disturbed areas
 - b. Drainage impact to native vegetation
 - c. Slope stabilization methods and compaction requirements
 - d. Erosion control methods and Revegetation Plan
6. Submit updated Geotechnical and Geological Hazard Reports based on review comments from Geostrata review letters dated June 16th, 2020 – Review of Geologic Hazards Evaluation AJ Rock LLC Property, Review of Surface Fault Rupture Hazard Evaluation AJ Rock LLC Property & June 17th, 2020 – Review of Geotechnical Study and Slope Stability Analysis.

Please contact our office if you have any questions.

Sincerely,

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.