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Park City, Utah 84098

801.580.9692
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August 12, 2014

Doug Smith, Wasatch County Planner
Wasatch County Planning Office
55 S 500 East
Heber, UT 84032

RE: IROQUOIS / BLACK ROCK - REZONE & MASTER PLAN / PHYSICAL CONSTRAINTS / DENSITY DETERMINATION

Dear Doug,

I have had a chance to complete a review of the Plans for IROQUOIS / BLACK ROCK - REZONE & MASTER PLAN / PHYSICAL CONSTRAINTS / DENSITY DETERMINATION (Civil Drawings dated April 2014 by Gateway Engineering). The review and recommendations that I have prepared are based mainly on issues that could have a detrimental effect on the water quality of the area, as that is the main concern for the Provo River Watershed Council. As such I focus the review on the following areas:

- Drainage
- Wetland
- Soils
- Sensitive Lands
- Steep Grades
- Flood Zones
- Areas of Shallow Groundwater

This review is for rezone of 28 acres from open space/recreational use to medium density residential and for master plan, physical constraints analysis and density determination on the same 28 acres. The proposal is for 103 attached townhouse units on the property. The proposal is located adjacent and north of the existing Black Rock Ridge phases 2 and 3 on both sides of Browns Canyon Road in Section 31, Township 1 South, Range 5 East in the JBOZ (Jordanelle Basin Overlay Zone).

I have reviewed the following plans within the project plan set:

1. Location Map
2. Drainage
3. Constraints Map
4. Grading
5. Slopes
6. Hazards Map
7. Vegetation Overlay Map
8. Trails Map
9. Utility Map
10. Viewsheds



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Doug Smith

My comments/ questions are as follows:

1. The Hazard map provided is not adequate. It is not at a scale that shows the property appropriately. Please modify and provide a key for the mapping of hazards.
2. The Trail Plan indicates that they will build three picnic areas. What facilities will be built here?

If you have any questions please feel free to contact me at 801-580-9692.

' Sincerely,

A handwritten signature in cursive script that reads "Alane E. Boyd".

Alane E. Boyd, P.E.

Principal

AEB:geb

Cc: Sandy Wingert, Division of Water Quality