



July 17, 2015

3258 Big Spruce Way
Park City, UT 84098
801-580-9692

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

RE: Victory Ranch Plat T

Dear Doug,

I have had a chance to complete a review of the plat, reports and letters for the Victory Ranch Plat T Project. These included:

1. Final Plat and Construction Drawings for Plat T by Berg Civil Engineers and Langvardt Design Group
2. Overall Grading Plan by Berg Civil Engineers Sheet C3.1
3. Victory Ranch Geotechnical Study (Phases 1B, 1C, 1D) prepared by Earthtech Engineering, Inc. dated August 2, 2005.

For this project VR Acquisitions LLC is requesting final plat and site plan approval for Victory Ranch Plat T, which contains 13 detached residential lots on 51.393 acres. This plat was part of an amended preliminary plan for phases 1B, 1C, and 1D that was approved May 1, 2013. This plat is in the JBOZ (Jordanelle Basin Overlay Zone).

This Final Plat Application consists of thirteen (13) residential lots. The lots range in sizes between 2.01 acres and 4.86 acres. Maximum home square footages will be 6700 square feet on 1 lot with 12 lots allowing 9,000 square feet. A great majority of utilities (water, sanitary sewer, storm sewer, phone, power, gas and TV) serving these lots were constructed as part of the utility construction for Victory Ranch Phase B; the remaining few utilities will be constructed for this plat.

The Overall Grading Plan Sheet C3.1 states that the proposed storm drain system will be connected to the existing storm drain system in Moon Light Drive. The Moon Light Drive storm drain system discharges into the golf course pond. The golf course pond has been sized for drainage from this area. The pond has already been constructed.

At this time I have no comments or questions. The plans are well done and appear to be complete. If you have any questions please feel free to contact me at 801-580-9692.

Sincerely,

Alane E. Boyd, P.E.
Principal

AEB:aeb

Cc: Luke Robinson, Wasatch County
Sandy Wingert, Division of Water Quality