



June 4, 2019

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: Benloch Ranch

Dear Doug,

I have had a chance to complete a review of the Plans dated May 10, 2019 for the Benloch Ranch Project for preliminary subdivision approval. Benloch Ranch comprises the former master planned projects referred to as Talisman, Highlands at Jordanelle and a portion of Jackson Fork. The proposal contains 2,345 acres and up to 2,046 Equivalent Residential Units (ERU's). The proposal is located south of the Jordanelle Reservoir and on the south side of Highway 32 west and adjacent to Victory Ranch

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 (PRWC, formerly known as JTAC). As such I have focused the review on the following areas:

- Erosion Control Measures
- Landscaping, revegetation and restoration

For final approval a detailed erosion control plan will need to be submitted for each phase. The plan shall show what Best Management Practices (BMPs) will be used, when, and where, specific to the project scope, along with the total disturbance area and installation details and notes for the proposed BMPs.

Measures include those necessary to delineate areas of work, prevent erosion of unstable or denuded areas, plan for construction staging and storage logistics, construction of stabilized access points, and proper containment measures for construction materials and waste. The plan should include:

- Include an anticipated construction schedule and construction duration (in weeks or months).
- Erosion Control Point of Contact: Include name and contact information for the person responsible for maintaining erosion and sediment control measures on the EC Plan or on the Title Sheet.
- Boundary lines of the site.
- Vicinity of the site in relation to the surrounding adjacent areas.
- Accurate contours showing the topography of the existing ground extending at least 100 feet outside all boundary lines of the project site. The contour lines shall be at intervals sufficient to show the configuration of the ground before disturbance.
- Location, width, direction of flow and approximate location of top and toes of banks of any watercourses.
- Location and types of existing vegetation on the site.
- Areas of the site currently experiencing or susceptible to erosion problems.
- Existing drainage patterns and direction of flow.
- Limits of disturbed areas.
- Areas not to be disturbed and off-limits to construction activity.

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- Location of proposed vegetative erosion control measures (e.g., seeding, landscaping), including type, quantity, planting schedule, and irrigation.
- Location and details of all proposed drainage systems, walls, cribbing or other erosion protection devices to be constructed in connection with, or as a part of, the proposed work.
- Temporary erosion control measures for construction
- Notes regarding maintenance and inspection of BMPs
- Details for all proposed BMPs.

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:aeb

Cc: Travis Hair, Wasatch County  
Sandy Wingert, Division of Water Quality