



September 1, 2020

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,

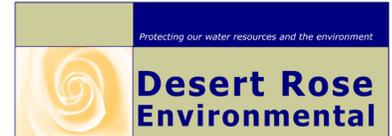
I have had a chance to complete a review of the Revegetation Plan dated July 28, 2020 and the Storm Water Pollution Prevention Plans dated August 19, 2020 for the Benloch Ranch Project for final subdivision approval. Benloch Ranch comprises the former master planned projects referred to as Talisman, Highlands at Jordanelle and a portion of Jackson Fork. The project is approximately 2,345 acres. The development 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

As stated in my review letter dated June 4, 2019 a detailed erosion control plan needs to be submitted before approval. The plans submitted lacked an erosion control plan. 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:

- Vicinity of the site in relation to the surrounding adjacent areas.
- 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.
- Existing drainage patterns and direction of flow.
- Limits of disturbed areas. Description and location of earth disturbing activities including:
 - clearing and grubbing
 - mass grading
 - excavation cutting and filling
 - Final Grading
 - Soil and stockpiles requiring stabilization
 - Areas not to be disturbed and off-limits to construction activity.
- Proposed erosion control measures should be identified. Also, specifications for installation and maintenance shall be noted on the plans. These may include:
 - Silt Fence
 - Straw Bale Barrier Sediment Control
 - Temporary Vegetated Swale Plan



- Check Dams
- Construction Road Stabilization
- Culvert Inlet Protection
- Erosion Control Blanket Installation Details
- Storm water controls
- Sediment Track-Out
- High Altitude/Heavy Snow Conditions
- Identify activities to stabilize exposed soils, both short term and long term.
 - Minimize amount of disturbed soils
 - Plan to preserve natural vegetation areas
 - Controls for Stockpiles
 - Dust Plan
 - Plan for preserving Topsoil
 - Minimize Soil Compaction
- Temporary erosion control measures for construction should also be provided separately with specifications for installation and maintenance.
- Notes regarding inspection and maintenance of BMPs. This includes a proper Inspection schedule for both dry periods and for rain events.
- Details for all proposed BMPs.
- Please provide

My comments on the current plans are as follows for the Revegetation Plan:

1. Notes specifying the construction and installation for hydroseed, fabric and other revegetation measures need to be on the plan. Additionally, any mulch or tackifier that will be used during seeding needs to be specified.
2. A detail and specifications noted for the four foot (4') wide ditch should be included.
3. A detail for the check dams needs to be on the plan. Additionally, the location of the check dams needs to be shown on the plan.
4. Please add a variety of tree and shrub seeds along with a legume to the site seeding schedule and increase the overall broadcast rate to 40 PLS per acre minimum. The nitrogen in the roots of legume plants helps replenish the soil, which can help with plant growth, plant health, soil fertility, and revegetation efforts. Possible region-specific legumes include Cider Milkvetch, Falcata Alfalfa, or Sweet Clover, but there are many others that you can choose from.
5. Provide dates for seeding window considering High Altitude/Heavy Snow Conditions.
6. Show locations of on-site material storage, waste storage or receptacles, borrow areas, equipment storage or other supporting activities

My comments on the current plans are as follows for the Storm Water Pollution Prevention Plan:

1. The silt fence should be placed parallel to the contours and not perpendicular to them. Just drawing a line parallel to the road signifying silt fence placement is not adequate or correct.
2. No fueling will be allowed on-site. Please put a note indicating this and remove any reference to fueling on-site.
3. Identify an area on the plans for vehicle washdown and provide details and specifications the washdown areas. Ideally these should be close to the track-out areas.
4. Please place a note for small spills that the contractor should dispose of absorbent materials used for spill cleanup in an off-site disposal area.
5. There should be no concrete washout done on-site. Please put a note indicating this and remove any reference to concrete washing on-site.

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6. Please revise note 7.h. to indicate that the need for additional erosion control during construction will be at the discretion of Wasatch County, not the engineer of record.
7. Revise note 8 to show inspection of erosion and sediment controls to occur weekly at a minimum. Additionally, inspections should occur after each rain event.
8. Please include a detail for the Sediment Track-out (Construction Entrance) referred to on the plans.
9. Show locations of on-site material storage, waste storage or receptacles, borrow areas, equipment storage or other supporting activities.

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

Sincerely,

A handwritten signature in blue ink that reads "Alane E. Boyd".

Alane E. Boyd, P.E.
Principal

AEB:aeb

Cc: Mike Rau, Central Utah Water Conservancy District
Sandy Wingert, Division of Water Quality