



July 17, 2020

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

RE: Cove Point Resort

Dear Doug,

I have had a chance to complete a review of the Preliminary Subdivision documents for the Cove Point Resort. The plans were prepared by Berg Engineering in June 2020. Supporting reports and maps have been submitted for review in conjunction with the subdivision drawings.

The property encompasses an area of approximately 110 acres and consists of undeveloped land. Camping and RV areas are planned to be developed in portions of the property. Access roads are planned to be constructed between these areas. An office building/restaurant is planned to be constructed in the central portion of the property. Storage units and a clubhouse are planned in the south portion of the property. Several residences are planned in the northeast portion of the property.

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
- Operational issues that may affect the environment

My comments are as follows:

1. Please provide a detailed erosion control plan and storm water pollution prevention plan. The plan should 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. Special consideration should be given to the roadway area as well, as that will act as a conduit to direct water downhill. Also, protection measures for the stream crossing should be detailed. The plan should include:
 - 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.
 - Location of soil stockpiles. The topsoil piles should be revegetated to reduce erosion. The topsoil piles should be surrounded by silt fence until revegetation is successful.



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- Location of proposed vegetative erosion control measures (e.g., seeding, landscaping), including type, quantity, planting schedule (i.e. seeding schedule, etc...)
 - 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.
2. Please provide a detailed seed mix and application rate for the wildflower / Native Grass Hydroseed mix that is shown on the landscaping plans. There is nearly 6 acres that will be seeded with this mix. Appropriate revegetation specifications should be developed for these areas as well.

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

Sincerely,

Alane E. Boyd, P.E.

Principal

Cc: Sandy Wingert, Division of Water Quality
Austin Corry, Wasatch County Planning
Mike Rau, Central Utah Water Conservancy District