



November 26, 2018

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: Mayflower Lakeside (formerly known as Mayflower Marina East)

Dear Doug,

I have had a chance to complete a review of the Plans dated August 2018 and resubmitted the first part of November for the Mayflower Lakeside Project included with application for preliminary subdivision approval. Mayflower Lakeside consists of a total of 335 Equivalent Residential Units (ERUS) with 118 Condo Units and 200 Townhome Units on 93.06 acres.

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

I reviewed the erosion control and revegetation notes on pages C701 to C704. The existing notes are adequate; however, the project is in Wasatch County and not Summit County as referenced in the notes. Please correct this error. Since this is preliminary subdivision approval it is not necessary, but highly suggested, that an erosion control plan be submitted. In this case the developer chose not to provide an erosion control plan for review. For final approval an erosion control plan will need to be submitted. 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.

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- Limits of disturbed areas.
- Areas not to be disturbed and off-limits to construction activity.
- 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 blue ink that reads "Alane E. Boyd". The signature is written in a cursive, flowing style.

Alane E. Boyd, P.E.
Principal

AEB:aeb

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