



July 3, 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: Tuhaye Lone Peak Preliminary Approval

Dear Doug,

I have had a chance to complete a review of the engineering drawings for the Tuhaye Lone Peak development prepared by Epic Engineering dated May 28, 2018. Lone Peak consists of 35 single family lots (4 of which have been developed) on 206.97 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:

- Slopes, Grading
- Drainage and Snow Storage
- Erosion Control Measures
- Landscaping, revegetation and restoration

Specific elements to be addressed are numbered below.

### **Drainage and Snow Storage**

The primary purpose of snow storage and disposal sites is to manage snow that would otherwise be a hazard to the public or impair winter maintenance operations. The snow that is stored at snow disposal facilities contains contaminants which can affect water quality.

1. Please prepare a Snow Storage Plan which considers protection of water quality, the environment and public safety. Specifically, the meltwater and debris must be managed and should not be discharged back into the environment until properly treated.

### **Slopes / Grading**

Due to the natural steep grades in the area the embankments for the three detention ponds proposed are quite large. The geotechnical report does not address the embankments specifically.

2. Please provide detailed design considerations in the geotechnical report for the embankments.
3. Please provide detailed reclamation plans for the embankments.

### **Erosion Control Measures**

Construction activities that disturb one or more acres of land must be authorized under the Utah Pollutant Discharge Elimination System (UPDES). For this permit the applicant needs to provide a Storm Water Pollution Prevention Plan (SWPP).



July 3, 2018

Page 2

Doug Smith

RE: Tuhaye Lone Peak Preliminary Approval

4. Please prepare a SWPP Plan and Erosion Control Plan(s) for review prior to the preliminary approval. These plans should follow guidelines outlined in Wasatch County Erosion Control Guide which can be found at [www.provoriverwatershed.org](http://www.provoriverwatershed.org). Separate Erosion Control Plans for grading stage and construction stage are needed. 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. All notes and details regarding erosion control should be included as part of this plan.
5. Lots that exceed 1 acre in size will need a separate SWPPP and NOI in the case that Tuhaye does not maintain an open NOI for the extent of subdivision development. Additionally, each lot owner will need to provide erosion control BMPs to obtain a grading permit.

#### **Landscaping, Revegetation and Restoration**

6. The geotechnical report prepared by Epic Engineering states, "surface soils may become unstable upon exposure to any large amount of water/precipitation." It goes on to discuss stabilization techniques for road construction, but not for reclamation of disturbed areas. Please provide appropriate soil stabilization techniques for reclamation and details on restoration on the Erosion Control Plans or on separate landscape plans.

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