



February 15, 2017

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: Victory Ranch Maintenance Area Conditional Use Permit

Dear Doug,

I have had a chance to complete a review of the engineering drawings for the Victory Ranch Maintenance Area dated January 24, 2017. The maintenance facility site is located at the intersection of Victory Ranch Drive and Moon Light Drive. The proposed facility will service the equipment, maintenance, and storage needs of Victory Ranch. Specifically, the maintenance facility is intended to be the base camp for engineering, Home Owner Association (HOA), golf maintenance, and landscape departments for the entire Victory Ranch campus. The maintenance facility will be operated by the Victory Ranch operations team. The existing maintenance facilities are currently located at the project site.

The five structures total approximately 26,389 SF in total area.

Building A – Administration	4,728 SF
Building B – Storage	4,000 SF
Building C – Storage	4,000 SF
Building D – Storage	4,000 SF
Building E – Shop/Chemical	9,661 SF

Building A interiors provide space for locker rooms, break room, storage, conference rooms, and office space for the Victory Ranch maintenance team. Building B includes four (4) storage bays, a shop, and a smaller goods storage area. Building C interiors provide space for five (5) storage bays and shop, while exterior provides a covered washout area. Building D provides space for four (4) interior storage bays and separate interior chain link storage. Building E interiors includes shop, chemical storage, grinding room, storage, and office space.

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:

- Drainage Plans
- Erosion Control Measures
- Landscaping, revegetation and restoration

My first comments are directed to the Erosion Control Plan:

1. Silt Fence is needed at toe of slope along Victory Ranch Drive. Even though the storm drain has inlet protection in Deer Valley Drive, this is not enough protection. Sediment should not leave the site at any time.
2. Silt Fence is needed on the uphill areas near buildings D and E. This silt fence is needed to capture runoff before it enters the disturbed area of the site.

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3. Any disturbed area that is not vegetated or reclaimed prior to winter should be stabilized using a fast growing, temporary seed mix. Please provide a note and seed mix on the Erosion Control Plan to address this.
4. Topsoil (if it occurs on the site) should be removed and stockpiled onsite to use for final reclamation. Please provide a note and location for stockpiles on the Erosion Control Plan.
5. Periodic Inspections need to be made of all erosion control measures. These should occur at least weekly. If there is a rain event, then inspections should occur within 24 hours of the first 0.5 inches and at the end of the rain event. Inspection reports should be kept onsite for County Engineer review.

Additionally, I have comments regarding Storm water issues that could affect water quality:

6. Please identify which boxes the Uniscreen-R Stormwater treatment system will be placed in. I could not determine this location.
7. The Fuel Storage Area should have protective measures to contain any spills or leaks. Please provide plans and details for the Fuel Storage Area.
8. The chemical storage areas within Building E should also have provisions to totally contain any spill and leak that should occur. Please provide plans and details for these areas.
9. A Spill Prevention Plan for all chemicals should be prepared and submitted prior to Conditional Use Approval. The plan should document spill prevention and response procedures for during construction and for final use of the site.

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

Sincerely,



Alane E. Boyd, P.E.
Principal

AEB:aeb

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