



March 20, 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 Plat R-1 Final Subdivision Approval Application

Dear Doug,

I have had a chance to complete a review of the engineering drawings for the "Victory Ranch Final Plat Construction Drawings -Plat R-1 " dated February 28, 2017 as well as associated documents included with application for Final Subdivision approval. The Plat R-1 River Ranches site is a 21-lot subdivision on Moon Dancer Circle and Bright Star Ridge both accessed off Evening Star Drive, a Wasatch Country standard road. The proposed 81.73-acre subdivision is set on a ridgeline and will have lots ranging in size from 1.46 acres to 8.67 acres.

A ridgeline view analysis study was conducted for the subdivision; the information is depicted in the submitted Plat R-1 Visual Analysis Draft drawings dated February 26, 2017. The draft Final Plat Submittal drawings, dated February 28, 2017, locates the building pads and identifying lots with restricted building heights in accordance with the ridgeline study.

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

My first comments are directed to the Erosion Control Plan:

1. Silt Fence is needed at toe of slope along extent of any lot disturbance. Even though silt fencing is shown along new roadway construction, this is not enough protection based on project boundary extents identified in the erosion control sheets. Sediment should not leave the site at any time. Show erosion control to the project boundary extents identified or document why controls will not be used to these extents.
2. Provide construction detail for:
 - Stabilized exit/pad; rip rap
 - Defined washout area
 - Inlet protection
3. Show typical material(s) to be used in 100 Year Drainage Swale construction detail.
4. No washout is shown for temporary gravel road ingress/egress at Bright Sky Ridge and Evening Star Drive. Will all traffic exit via washout area on Moon Dancer Circle? Please specify ingress/ egress plan in a detail or note on erosion control sheet.

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5. Show designated stockpile area(s).
6. 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.
7. 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.
8. 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:

9. Each lot will need a separate SWPPP and NOI in the case that Victory Ranch does not maintain an open NOI for the extent of subdivision development.
10. Each lot owner will need to provide erosion control BMPs.
11. A Spill Prevention Plan for all chemicals is required. We assume that the procedures outlined in the Integrated Golf Course Management Plan will pertain to this Subdivision also. Please advise if this is not the case.

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
Kirsten Heins