



August 3, 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 S Final Subdivision Review

Dear Doug,

I have had a chance to complete a review of the engineering drawings for the Victory Ranch Plat "S" dated June 27, 2017 as well as associated documents included with application for final subdivision approval and geotechnical report prepared by CMT Engineering Laboratories. Plat S is a 16 lot PUD subdivision that received Preliminary Plat approval on April 10, 2014. This subdivision totals 15.71 acres with the lots averaging 0.088 acres. The total disturbed area is estimated to be 9.32 acres. It is accessed from Moon Light Drive, a Wasatch County standard road. The development plan is for a luxury fractional ownership residence club. The Residence Club will contain a total of sixteen (16) cabins each of which will be located on an individual lot within Plat S.

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. There is a slope along the northeast side of Plat "S" that is relatively steep and required slope stability analyses by CMT Engineering Laboratories to provide setback distances for residences near the top of the slope. The results of CMT's analyses indicate that a setback of 35 feet for residences from the top of the slope provides these minimum factors of safety. The plans appear to comply with CMT's recommendations.
2. 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. The current note only addresses areas that are disturbed more than 60 days.
3. The landscaping plans mention using herbicides, pesticides and fertilizer in many notes. Please limit the use of these for all landscaping construction and maintenance. Specifically, do not fertilize lawns every 15 days as indicated in the landscaping plans.
4. It is assumed that the procedures outlined in the Integrated Golf Course Management Plan will pertain to this Subdivision to address spill prevention of chemicals. 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

Cc: Sandy Wingert, Division of Water Quality