



3258 Big Spruce Way
Park City, UT 84098
801-580-9692

February 28, 2018

Doug Smith, Wasatch County Planner
Wasatch County Planning Office
55 S 500 East
Heber, UT 84032

RE: Victory Ranch Plat W-2 Preliminary Plat

Dear Doug,

I have had a chance to complete a review of the engineering drawings for the Victory Ranch Plat W-2 dated January 22, 2108 as well as associated documents included with application for preliminary plat approval. Plat W-2 is a 13-lot subdivision that is located within the previously approved Plat W. Plat W received Preliminary Plat approval on July 13, 2017 and Final Plat Approval on September 14, 2017 for 28 single family lots. This W-2 subdivision is within the boundaries of the Plat W. This W-2 subdivision totals 27.054 acres with the smallest lot being 0.395 acres and the largest being 4.558 acres. Plat W-2 is accessed from Whispering Way, both Wasatch County standard roads.

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. Due to the location of the two new cul-de-sacs please provide silt fence or other appropriate erosion control measures on the uphill side of the construction areas to divert water from entering the disturbed area. This will prevent excess water from entering the site.
2. Due to the nature of soils on site, follow CMT Geotechnical Engineering Study recommendations for soil prep. As nature of identified clay soils may provide poor pavement support when saturated, verify all roadway sections and details comply with the recommendations of this study.

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

3. Each lot that is 1.0 acres or larger 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.
4. Each lot owner of lots 1.0 acres or greater will need to provide erosion control BMPs.



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5. 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,

A handwritten signature in cursive script that reads "Alane E. Boyd".

Alane E. Boyd, P.E.
Principal

AEB:aeb

Cc: Luke Robinson, Wasatch County
Sandy Wingert, Division of Water Quality