



June 21, 2017

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

RE: The Pointe at Jordanelle Master Plan

Dear Doug,

I have had a chance to complete a review of additional material provided by you including Wildlife Visual Survey for The Pointe Proposed Development, Site Plan and Grading Plan, along with various other plans.

1. The seed mix shown on page 4 of the Wildlife Visual Survey is for revegetation of disturbed areas that will stay natural after development. The seed mixture should include a legume and a variety of wildflowers as well. The quantity of PLS per acres is grossly inadequate. This should be adjusted up to approximately 40 lbs PLS per acre.
2. Preliminary cross sections of the detention ponds should be provided. I still have some concern about pond locations being in close proximity to buildings.
3. The trail plan shows connectivity to Deer Cove. However, the 6' dirt trail near the entrance on the western side of the property should connect to other trails and not stop at the roadway.

My previous comments regarding future designs still apply:

1. Since significant grading will occur it will be imperative that a good erosion control plan, storm water pollution prevention plan, and revegetation plan be prepared to minimize impact to surrounding development and water ways.
2. Provide storm water map to include proposed piping and detention system. Proper drainage and detention facilities will need to be designed during the preliminary plan phase. Existing road slopes indicate drainage would be directed to Jordanelle Parkway and low area near buildings 30 and 31.
3. It appears that some of the trails proposed for the project also show connection to planned or existing master trail systems. Provide any required permission/ cross access easements from the existing development to build these connection trails prior to design and construction.
4. Comply with recommendations for revegetation and BMPs to minimize threat of invasive species as specified in Vegetation Survey Study.

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  
Kirsten Heins