

June 8, 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 the plans for the Pointe at Jordanelle development. The developer is asking for Master Plan / Physical Constraints / Density Determination approval. The plans were prepared by Epic Engineering in March 2017.

The review and recommendations that I have prepared are based mainly on issues that could have a detrimental effect on the water quality of that area, as that is the main concern for the Provo River Watershed Council (PRWC). As such I focused the review on the following areas:

- Wetland
- Soils
- Sensitive Lands
- Steep Grades
- Flood Zones
- Areas of Shallow Groundwater

The site overall has very few sensitive areas that will cause concern for development proposed. There are some steep slopes, moderate landslide potential areas, and other physical constraints within the property. The Wasatch County Development Code has required setbacks from drainage ways which will need to be adhered to during design.

However, I do have some comments regarding plans for Master Plan approval:

1. Provide Preliminary Geotechnical Study for the proposed master plan area.
2. Provide Geologic Hazards Analysis map. Show and identify, at a minimum, landslide, rockfall, flood, radon potential, and shallow groundwater hazard areas. Demonstrate how setbacks and structures of proposed development are in compliance with Geotechnical Feasibility Study recommendations and Wasatch County Development Code.
3. Provide Physical Constraints map, show and identify, at a minimum, all slopes >30%, fault lines, streams, wetlands, and ridgelines. Demonstrate how setbacks and structures of proposed development are in compliance with Geotechnical Feasibility Study recommendations and Wasatch County Development Code.
4. Provide storm water map to include preliminary locations of piping and detention system.

Also, I do have some comments regarding future designs:

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 system. 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