



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 additional material provided to me including Preliminary Geotechnical and Geologic Hazard Study (revised June 1, 2017) and a response email from Rocky Malin to Luke Robinson dated May 8, 2017

1. Please provide information on sensitive areas, specifically historical and wildlife habitat.
2. There was not an overall Physical Constraints map provided, however, the additional materials provided enough information regarding all slopes >30%, fault lines, streams, wetlands, ridgelines, and building setbacks from these areas.
3. I was able to locate preliminary storm water detention pond locations on the site map. However, preliminary cross sections of the detention ponds should be provided. Additionally, I have some concern about their location being in close proximity to buildings.
4. Typical landscaping details for improved open space areas should be provided, as well as typical landscaping concepts surrounding the buildings.

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 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