



Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

August 7, 2012

Mike Tuttle:
Weber County Engineering
2380 Washington Blvd # 240
Ogden, Utah 84401

Re: The Sanctuary Subdivision / Tim Charlwood

Dear Mike:

Please find enclosed prints of the Final Plat for the Sanctuary Subdivision. We have been putting off delivering the subdivision plat because of boundary line issues relative to the location of section lines. We have been working closely with the Ernest and the Weber County Surveyors office and have addressed most of those issues. Some issues are still outstanding and we are waiting for the information from Ernest to see how they might affect the boundary of the subdivision. Those possible changes will only affect the boundary, not the interior lot lines or the alignment of the private road or private drives. We are submitting these drawings so you can see how we have addressed some of your concerns.

Below is our response to your review comments dated July 9, 2012:

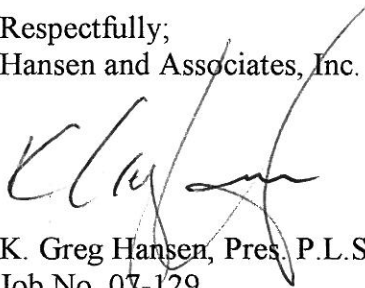
1. There will also need to be drainage easements recorded on the plat for the same streams, and any other drainages not listed on the USGS quads. i.e. culverts that concentrate flows over lots. Plat was not submitted; therefore language could not be verified. **We have included language in the Owner's Dedication that places easements over all of the lots within the subdivision (blanket easements) with the exception of the preferred building areas. Those easements will cover all drainages within the subdivision and also allows Weber County to access any of them for basically any reason.**
2. The Public Utility and Drainage easement should be placed on the open space as well. I meant for the easement to be placed on the entire open space, not just around the boundary. Plat was not submitted; therefore language could not be verified. **The Open Space has been eliminated from the subdivision plat and now is a "Remainder Parcel" that may or may not be developed in the future.**
3. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a National Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>. The SWPPP needs to be updated and a new NOI will need to be issued. **We have updated the**

SWPPP and will get the UPDES permit and NOI before the contractor, Pat Brennan whose company is "Dig It" starts construction.

4. A Storm Water Construction Activity Permit is required from Weber County as well. **OK, will apply for the permit when we get the NOI and UPDES Permit**
5. Drainage easements will be needed where there are culverts that cross the private drives, or flows are otherwise concentrated. Otherwise you may put a drainage easement on the entire lot excluding the buildable areas. e.g. The drainage on sheet 4/5 Lot 3. If the drainage is going to remain on the lot, please provide an easement. These are not "natural drainages" the proposed language for the general easement needs to change, or there needs to be specific easements for these. **Same as Item 1. We have included language in the Owner's Dedication that places easements over all of the lots within the subdivision (blanket easements) with the exception of the preferred building areas. Those easements will cover all drainages within the subdivision and also allows Weber County to access any of them for basically any reason.**
6. Sheet 4/5
 1. 12.2. Please provide calculation for the de-silting/retention basin. If it was in the Technical Drainage Study, then would you please indicate where. It appeared to me that the Technical Drainage Study just indicated additional detention basins to be constructed. **The de-silting basin/retention basin is a spring and will not be used to store or de-silt storm water. It is full most of the year and will not provide the required storage.**
 7. See the attached pdfs for additional comments. **I have addressed the comments on the attached drawings. If any additional clarification is required, please let me know.**

Let me know if you have any questions or need more information.

Respectfully;
Hansen and Associates, Inc.



K. Greg Hansen, Pres. P.L.S.
Job No. 07-129

H a n s e n a n d A s s o c i a t e s , I n c .

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