

Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

April 3, 2012

Michael Tuttle
 Weber County Engineering Dept.
 2380 Washington Blvd., Suite 240
 Ogden, Utah 84401-1473

RE: The Sanctuary – Remaining Items

Dear Mr. Tuttle,

WEBER COUNTY ENGINEERING

Plan Received

C/n/ron mt

Plan Reviewed

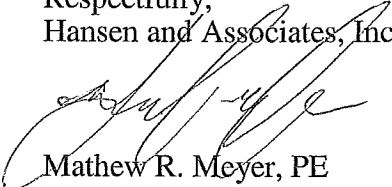
Plan Approved

This letter contains written responses to the review comments for The Sanctuary dated December 6, 2010.

1. Building Site shown by bearings and distances: In talking with the Weber County Planning Department, they determined that this requirement was unnecessary due to the amount of buildable area available. All areas that have slopes less than 25% are shown on the plat. A 75' x 100' building envelope is shown for reference only.
2. An Engineers Estimate with all remaining improvements will be provided prior to recording the final plat. Not included at this time.
3. The Hillside Review Board: We are submitting a letter for the gravity retaining walls at the entry of the development from Mathew R. Meyer, PE. The issue related to "global stability" is addressed in the report from Earthtech Geotechnical Engineering.
4. 50' Stream set backs are shown on the plat for the main drainage channel. Additional drainages not shown, are covered by the Owners Dedication that states "the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements and or natural creeks and or drainage channels. The governing authority shall have right of access to operate, maintain, repair any creek channels and or drainage channels located on all private lots and all common area".
5. Additional drainage easements: Drainage easements for ditches, culverts, swales, etc. that are not shown on the final plat are covered the same as Item #4 by the Owners Dedication
6. Public Utility and Drainage Easement was added to the Common Area as requested in the Owners Dedication. The 10' easement around the perimeter was removed.

7. A Storm Water Pollution Prevention Plan (SWPPP) has been developed for the site and is a separate drawing and report dated March 31, 2008. A copy should have been provided to the County at that time. An electronic copy can be emailed if required. The Developer or Contractor will need to pull a new NOI prior to Construction.
8. A County Storm Water Construction Activity permit will be obtained prior to Construction.
9. Drainage easements for ditches, culverts, swales, etc. are covered the same as Item #4 by the Owners Dedication.
10. Sheet 2/5
 1. Spelling corrected.
11. Sheet 3/5
 1. Drainage easements for ditches, culverts, swales, etc. are covered the same as Item #4 by the Owners Dedication.
12. Sheet 4/5
 1. Provided additional plan and profile drawings for the Private Driveways. See drawing sheets 5/10 to 9/10.
 2. Storm drainage calculations for the proposed retention basins were submitted in the September 29, 2010, "Technical Drainage Study", (updated from the previously submitted April 2008 "Technical Drainage Study"). The documentation for the pond sizing and the consultant's documentation of the off-site drainage issue requiring a 30" culvert across the top of the existing off-site subdivision are contained in the updated report.
13. Sheet 5/5 (Now sheet 10/10)
 1. Retaining Wall: See item #3. Letter from Mathew R. Meyer PE

Respectfully,
Hansen and Associates, Inc.



Mathew R. Meyer, PE

Cc: Tim Charlwood, File