

Kippen,Ronda

From: Rick Everson [rick@wattsenterprises.com]
Sent: Friday, June 19, 2015 12:16 PM
To: Kippen,Ronda
Cc: Shuler,Dana; Milligan,Daniel
Subject: Summit Eden Phase 1A Amendment 1: plat resubmittal
Attachments: Summit Eden Ph1A_Amendment 1_20150619.pdf; Engineering Review.pdf; Planning Review.pdf

Ronda, Dana, and Daniel-

Attached is the revised plat which I believe addresses all the comments we have received to date. I have provided written responses below to the Planning and Engineering comments. Survey comments have also been addressed, but were not in written form so just the corrections have been made without written responses. Please let me know if there are any further comments.

Engineering Review dated 6/10/2015:

1. The slope easements are not shown on the original subdivision plats. Instead it was pointed out in a plat note, in this case plat note #14, that there is a blanket slope easement over the lot for the private roads, and it also points out that there might be an additional slope easement if the lot is adjacent to Spring Park or Summit Pass and directs the reader to see the road dedication plat. Now with the amended plat, we only show what changes or what is being overwritten. There is a note on the amended plat under the Survey Narrative that states that the amended plat is subject to all notes, codes, covenants, restrictions, and easements as shown on the original plat.
2. 10' PUE adjacent to Horizon Run has been added to the plat, and reference is made to the recording entry number
3. The no access line has been added along Summit Pass

Planning Review dated 06/05/2015:

1. Subdivision boundary has been added
2. GT Title is updating the title report and I expect to have it any day now, possibly today. I will send this as soon as it is received.
3. The slope easements are not shown on the original subdivision plats. Instead it was pointed out in a plat note, in this case plat note #14, that there is a blanket slope easement over the lot for the private roads, and it also points out that there might be an additional slope easement if the lot is adjacent to Spring Park or Summit Pass and directs the reader to see the road dedication plat. Now with the amended plat, we only show what changes or what is being overwritten. There is a note on the amended plat under the Survey Narrative that states that the amended plat is subject to all notes, codes, covenants, restrictions, and easements as shown on the original plat.
4. PUE designation has been added to Horizon Run
5. Owner information has been added to lower left corner of each sheet
6. Owners Dedication has been updated per the recommendation by the County Surveyor.
7. PDF version is attached

Thank you for your efforts on this project,

RICK EVERSON, PE, PMP | WATTS ENTERPRISES
5200 SOUTH HIGHLAND DRIVE, STE 101 | SLC, UT 84117 | C: 801-897-4880