

Kippen,Ronda

From: Rick Everson [rick@wattsenterprises.com]
Sent: Friday, June 19, 2015 8:43 AM
To: Kippen,Ronda
Cc: Shuler,Dana; Milligan,Daniel
Subject: Summit Eden Phase 1C Amendment 2: plat resubmittal
Attachments: Summit Eden Ph1C_Amd2_Plat_20150618.pdf; Planning Review.pdf; Engineering 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. PUE designation has been added to Copper Crest
2. The "no access line" has been added to the east side of Development Parcel D2, as it was on the original plat
3. Date on the plat has been updated
4. 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.
5. Label for Amendment 1 area has been updated
6. Easement has been labeled to remain as defined on Summit Eden Phase 1C Plat, and lists the entry number to direct the reader where to find this information.
7. Language in Owner's Dedication has been corrected.

Planning Review dated 06/12/2015:

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. PUE designation has been added to Copper Crest
4. 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.
5. Owner information has been added to lower left corner of each sheet
6. Plat title has been updated to "Summit Eden Phase 1C Amendment 2."
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