



Dana Schuler
Weber County Engineering Division
2380 Washington Blvd. #240
Ogden, UT 84401

RE: Summit Eden Phase 1C
Response to Engineering Comments

Ms. Shuler,

The following are comments and responses pertaining to the Summit Eden Phase 1C Plat from your review and received on November 20, 2013.

Sheet 1:

Date Missing.

Response: Date added.

Wrong street name in note #8

Response: Corrected to Copper Crest

Plat note #15 needs to be clarified (discussion per weekly meeting)

Response: Updated Plat note #15

Plat note #17 open space need to be PUE or, at a minimum, Parcel G needs a sanitary sewer easement

Response: Parcel G has 10' sanitary sewer easement

Plat note #19 why is alternative access needed for lot 42R

Response: Due to slope alternative access is needed per engineering.

Add notes pertaining to "R" lots.

Response: Added note on Plat.

Due to fill slopes on this phase, the following notes is needed

Response: Added note.

Note needed on Plat prohibiting on street parking.

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Response: Note added on Plat.

Owners Dedication: private easement note- add reference to note 19 and delete note to drafter.

Response: Note #19 added and deleted note to drafter.

Misspelling in Planning Commission title block.

Response: Spelling corrected.

Sheet 2:

Correctly label Parcel D.

Response: Parcel D label changed to correct acreage and open space.

Access easement note on lot 41R references non-existing note.

Response: Changed to note #19.

Label easement between 43R and 44 R.

Response: Drainage easement labeled.

Easement between lots 77 and 78 and around detention pond should be labeled as “drainage easement” not “drain”.

Response: Changed to Drainage Easement.

Cannot read text under easement hatch between Parcel G to Parcel H.

Response: Masked text on lot 65 and 66

Sheet 3:

Correctly label Parcel D.

Response: Parcel D label changed to correct acreage and open space.

Add no access line in front of 38B where lift station is located

Response: Added no access line



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Why alternative access is needed for lot 42R, improvement drawing show a mildly sloped frontage

Response: Due to slope alternative access is needed per engineering.

Call out dimensions easements on Lots 43R and 44R (show dimension on each side of lot line).

Response: Added Dimensions.

Correctly label easement on Lot 76R.

Response: Drainage Easement correctly labeled.

Lot 76R needs sanitary sewer and lift station easement shown.

C Added easement on southern line of Lot 76R.

Sheet 4:

Developer and NV5 have indicated that grading revision may occur on Spring Park. Restricted lots need to be evaluated on revised grading

Response: Restricted lots were evaluated and change accordingly.

Call out dimensions easement on Lot 78.

Response: Dimensions added.

Call out dimensions easement on Lot 75R.

Response: Dimensions added.

Call out dimensions easement on Lot 54, 55, 51, 52, 65 and 66.

Response: Dimensions added.

Easement between lot 54 and 55 and on Parcel G should be labeled “sanitary sewer”.

Response: Re labeled easement.

Sheet 5:

No access line (access from Copper Crest) along Summit Pass lots 87-95R

Response: Added no access line



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No access line (due to bridge guardrail) along western portion of lot 62R's southern line.

Response: Added no access line.

No access line (due to bridge guardrail) along eastern portion of lot 90's northern line

Response: Added no access line, same line as first comment on sheet 5

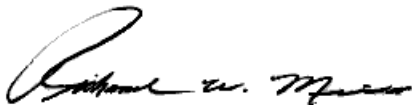
Lot 62R- where will the access be? Cannot access on roads radii

Response: Lot 62 is designed with no access lines along the roads radius and where there is a guardrail along Spring Park. The remaining portion of the lot is where the driveway will be located

Lot 87 appears to need PUE on southern portion (see construction drawings)

Response: Added easement to southern portion of Lot 87

Best Regards,



Richard Miller, PLS
Survey Manager

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