

## Kippen,Ronda

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**From:** Rick Everson [rick@wattsenterprises.com]  
**Sent:** Friday, June 19, 2015 11:38 AM  
**To:** Kippen,Ronda  
**Cc:** Shuler,Dana; Milligan,Daniel  
**Subject:** Summit Eden Phase 1C Amendment 1: plat resubmittal  
**Attachments:** Summit Eden Ph1C\_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 6/04/2015:

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. Summit is willing to grant a snow storage easement as indicated in separate discussions and emails. We are looking to the County to provide the proposed easement document since the County is the grantee and the one requesting the easement.
3. Parcel G is now labeled as open space. It is also no longer designated as Parcel G but changed to Parcel OS2. This was done in response to the surveyor/recorder requiring a new, unique lot number or parcel number for amended lots/parcels so they are not confused with previous versions that will be replaced.
4. PUE designation has been added to Copper Crest
5. Typo in the survey narrative has been corrected.

Planning Review dated 06/05/2015:

1. Subdivision name has been updated as requested
2. Subdivision boundary has been added
3. 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.
4. PUE designation has been added to Copper Crest
5. The address of Lot 116 (previously Lot 57A) has been added above the lot number.
6. Lot 57A has been renumbered to Lot 116 as requested.
7. 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.
8. Owner information has been added to lower left corner of each sheet
9. Parcel G is now labeled as open space. It is also no longer designated as Parcel G but changed to Parcel OS2. This was done in response to the surveyor/recorder requiring a new, unique lot number or parcel number for amended lots/parcels so they are not confused with previous versions that will be replaced.

10. Owners Dedication has been updated per the recommendation by the County Surveyor.
11. PDF version is attached

Thank you for your efforts on this project,

**RICK EVERSON, PE, PMP | WATTS ENTERPRISES**

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