

## Kippen,Ronda

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**From:** Rick Everson [rick@wattsenterprises.com]  
**Sent:** Monday, July 24, 2017 4:06 PM  
**To:** Kippen,Ronda  
**Cc:** Pavlina Williams; Benjamin Anderson (benjamin.anderson@r-a-a-d.com); Jeff Werbelow; Paul Kroff (pkroff@summit.co); Dave Bennion (dbennion@summit.co)  
**Subject:** [CAUTION]Building 2C: design review comments  
**Attachments:** 9395 (002).pdf; Bldg 2C\_landscape area\_site plan.pdf; Bldg 2C\_landscape area\_aerial.pdf; Existing easment vs building.pdf

Ronda-

Per your attached review comments, please see responses below. I will be coming to your office tomorrow to pick up the Village Nests plat, so we can discuss these in more detail. I think the biggest question at this point is can we get footing/foundation permit without design review approval. If not, then we really need to stay on the August 1 meeting if we are going to be able to get the foundation in this year.

Responses:

1. Already provided in previous submittal, but R&A to clarify in revised F&F submittal TOMORROW.
2. Already provided renderings FOR REFERENCE ONLY last week, as well as colored elevations w/ material callouts.
3. R&A has not developed lighting plans yet / this was not part of the F&F submittal scope. Can this be addressed at building permit level? Exterior lighting doesn't seem necessary for a footing/foundation permit, but maybe the design review approval isn't need for the F&F permit?
4. Our intent would be to leave the north portion of the lot undisturbed which has native vegetation and is roughly 46% of the total lot. See attachments.
5. Per previous design direction from Summit, building encroaches into PRIVATE ROW on West side, but will not encroach on East side / Summit Pass Public ROW. R&A would like to propose an architectural projection for the distillery façade based on design intent, but will not show until clarified w/ County.
6. The building is not located in the 10' PUE, see attached. The temporary slope easements state that they will automatically terminate upon certificate of occupancy, at which time a substitute easement may be required for ongoing maintenance and repair. It seems like we have plenty of time between now and occupancy to work out if an additional slope easement is necessary. Given that the building goes right up to the right of way, I don't see another slope easement necessary or even possible for that matter.
7. R&A will clarify elevations heights to confirm compliance w/ height limits. This will be addressed in the resubmittal tomorrow.
8. There are no other easements other than what is identified on the plat, and the temporary slope easement.

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

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