

January 13, 2017

Watts Enterprises-Fairways at Wolf Creek Phase 4 & 5 Final Subdivision/WAT01.01  
Eden, UT

**Re: County Comments Dated December 8, 2016**

Below are the county comments and our responses:

**Engineering Review Comments:**

1. On the plat, why is there a large easement on the north side of Lot 82?

*Response: There is no easement on the north side of Lot 82. You may be looking at the setback line which is larger on the north side of Lot 82 because it is a corner lot.*

2. SP01, specify in the road cross section that the road will be chip-sealed one year after placement. Specify who will complete it.

*Response: Note has been added that the developer is responsible for chip-seal one year after asphalt placement.*

3. SP01, the county requires a road section of 3" HMA, 6" UTBC, and 8" of granular borrow.

*Response: Road section has been modified to show 8" granular borrow in place of the 6" identified as a recommendation in the geotechnical report.*

4. SP01, one side of the road shows a 16' width of asphalt and 2' for the curb, but the other side shows 16' for the road and curb.

*Response: This has been corrected to show that the asphalt width is 14' from centerline to lip of gutter.*

5. Please provide a design and service approval letter for the Wolf Creek water and sewer district for the water, sewer, and irrigation services.

*Response: Letter has been provided and is included in this submittal.*

6. GR01, at the Storm Drain spill out some sort of energy dissipation such as riprap.

*Response: Rip rap has been show and specified at all outfall locations.*

7. Install an swale along the road uphill. Any driveways constructed along the road on the uphill side will need a 15" RCP culvert.

*Response: The lots will drain toward the roadway as they would in any residential scenario. A swale would be less beneficial than allowing water to flow to the curb and gutter. We also feel that a swale, along with driveway culverts, will only create a maintenance issue.*

8. PP05, Ensure that the asphalt in the cul-de-sac is sloped at a minimum of 2% at all places.

*Response: Cul-de-sac design has been confirmed to have a minimum 2% slope on all asphalt areas. Slope arrows have been shown.*

Additional updates to plans: N/A

If any questions arise, please feel free to contact me directly.

Sincerely,  
Galloway

A handwritten signature in blue ink, appearing to read 'Rich Piggott', enclosed within a large, horizontal, hand-drawn oval.

Rich Piggott, PE (PROJECT MANAGER)  
RichPiggott@GallowayUS.com



September 6, 2016

RE: Capacity

Watts Enterprises  
5200 South Highland Dr.  
Ste 101 SLC, UT 84117

To whom it may concern:

This is official notice that Wolf Creek Water and Sewer Improvement District has the capacity to serve the Fairways Phase 4 with 23 units and Fairways phase 5 with 17 units. WCWSID has reviewed the plans and has approved them as presented by Galloway Engineering.

If you have any questions or concerns please feel free to contact me at 801-430-4647

Thank You,

A handwritten signature in black ink, appearing to read "Rob Thomas", written in a cursive style.

Rob Thomas  
General Manager  
Wolf Creek Water and Sewer  
Improvement District