

February 3, 2014

Seth Vining
Henry Walker Homes
500 N Marketplace Drive, Suite 201
Centerville, Utah

RE: MOUNTAIN SEWER CORPORATION
EDGEWATER ESTATES – PHASE 1 APPROVAL LETTER

Dear Mr. Vining,

Mountain Sewer Corporation operates a sewage treatment facility serving the Ski Lake Resort area, which includes four units in Edgewater Beach Resort. These four existing connections of the Edgewater Beach Resort flow into a temporary lift station located in the northwesterly portion of the Edgewater Beach Property. Based upon a submittal dated 11-22-13, Reeve and Associates has requested the temporary sewer lift station be replaced with a permanent lift station, 8000 gallon underground reserve storage and 24KW backup generator are capable of serving all of Edgewater Beach Resort and 37 lots of The Chalets at Ski Lake.

The next phase of the Edgewater project is call Edgewater Estate Phase No. 1 and consists of nine (9) residential units, a pool house and two commercial buildings containing a total of 6 commercial units. Based on calculations provided to us by Reeve and Associates, this new development will increase the potential flow from 1600gpd to 8100gpd, with a peak flow rate of 22.5gpm. The overall Edgewater Estates development will consist of 5300 sf of commercial space, three (3) triplex cottages, eight (8) duplex cottages and 28 single family cottages and the existing 4-unit building.

We have found that typical sewage generation rates from the existing homes and condominiums are significantly lower than Utah State Division of Water Quality design requirements, however for sizing the lift station use 400gpd from a residential connection and following Table 3 from Utah State Administrative Code R-317-4 for Onsite Wastewater Systems, for commercial uses. The Edgewater Estates Overall project will generate 25,200 gallons of wastewater while the 37 lots of The Chalets at Ski Lake will generate 14,800 gallons of effluent.

The design presented by Reeve and Associates for the permanent Sewage Lift Station provides a flow capacity of 42,800gpd, slightly more that Edgewater Estates and 37 lots of The Chalets at Ski Lake Phases 1 thru 5. This design is acceptable to the Mountain Sewer Corporation.

Mountain Sewer Corporation and Celtic Bank recently upgraded the temporary sewer lift station, installed an overflow tank, a generator and the laser monitoring system, per their previous agreement, which would allow Phase 1 of Edgewater Estates to proceed without installation of this new Lift Station. Edgewater Estates will be responsible for the costs associated with installing the new Lift Station, the 8000 gallon overflow tank, 24KW generator and relocating the laser monitoring system, if installed a part of Phase 1.

Edgewater Estates

The Chalets at Ski Lake, will be responsible to install a new gravity sewer line from the southwest corner of Utah State Highway 39 and Snow Basin Road to the new lift station, when construction of the next phase of Edgewater Estates begins. The owners/developers of Edgewater Beach Resort and The Chalets at Ski Lake will proportionately share the cost of the future force-main to the upper treatment lagoon. This new force-main is not needed with Phase 1 of Edgewater Estates, but will be required prior to the next phase of Edgewater Estates being constructed.

The pumps in the new pump station need to be selected so they are compatible other equipment in the Mountain Sewer District. Reconditioned and a spare pump needs to be available onsite, if one of the duplex pumps goes down.

During our discussions, the initial request was to add 9 residential units to the temporary lift station. By adding the commercial units and the pool house to the lift station, this request is now for 16.25 equivalent connections to the new permanent lift station and the sewer treatment system. As agreed to with Celtic Bank, sewer connection fees will be paid to the sewer district upon Final Approval of Edgewater Estates Phase 1 from the Weber County Commissioners. This connection fee is \$5,000.00 per equivalent connection. Monthly service fees will be charged to each unit upon recording of the final plat at the Weber County Recorder's Office. These monthly fees are \$84.25 for active connections and \$25.25 for approved dormant connections.

The connection of the 37 lots of The Chalets at Ski Lake to the new permanent lift station will need to occur with the next phase of development of Edgewater Estates, the same time frame as the construction of the sewer new force main to the upper sewage treatment pond.

Please contact me if you have any questions or need further information.

Sincerely,



Mark E. Babbitt, PE / PLS
GREAT BASIN ENGINEERING, INC.
Sewer System Engineer



Ray Bowden, Pres.
Mountain Sewer Corporation

Cc: Weber County Planning Department
Reeve and Associates