



February 3, 2014

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

RE: LAKE VIEW WATER SYSTEM REPORT
EDGEWATER ESTATES PHASE 1 – APPROVAL LETTER

Dear Mr. Vining

The Lakeview Water Corporation operates a water system that serves the Ski Lake Resort Area, which includes four units in Edgewater Beach Resort, as well as existing homes and condominiums in Valley Lake Estates, Ski Lake Estates, and The Summit at Ski Lake, Lakeside Village, a Catholic Church and The Chalets at Ski Lake. The current water system consists of the following:

- 449,000 gallon concrete reservoir (2003)
- 52,200 gallon concrete reservoir (1982 +/-)
- 52,200 gallon concrete reservoir (1966 +/- needs some repairs)
- 2 Culinary Water Wells (East Well approved at 245 gpm)
(West Well approved at 90 gpm)
- Distribution System including 4", 6", 8" and 10" PVC pipe, Fire Hydrants, Pressure Reducing Stations, Service Laterals and Meters.

Lakeview Water Company also has water rights to 303 acre-feet of water approved by The Utah State Engineer (Division of Water Rights) through Weber Basin Water Conservancy District.

Lakeview Water Company is currently serving 246 equivalent residential connections and providing irrigation to 20.199 acres of landscaping with 18.195gpm available to serve the proposed developable areas within the service area.

The 18.195gpm is adequate to provide 32 connections at 0.556gpm per dwelling unit, assuming no irrigation requirements.

There are adequate connections available to serve Edgewater Estates Phase 1, consisting of nine (9) residential units, two commercial buildings containing up to six (6) commercial units and a pool house. A connection fee will be required for each unit, 16 total connections. Each of the residential connections will require a residential use of 800 gpd (0.556gpm). The commercial usage varies greatly depending on the type of business (business office at 15gpd per employee to restaurants at 35gpd per seat) and will need to be evaluated independently to determine what uses can be accommodated. We anticipate for this review that the commercial units will be used as offices or retail businesses and will require 15gpd per employee and estimate up to 6 employees working per shift (90gpd or 0.0625gpm). The pool house will require 10gpd per person for an estimated 50 people per day (500gpd or 0.347gpm). The total indoor usage for Phase 1 is estimated at 6.069gpm. Limiting the outdoor watering in Phase 1 to water from the South Bench Canal Company. The total anticipated culinary use requires is 6.069gpm.

There is one additional development being processed in the water district which will require the remaining 12.120gpm. Developments beyond those being processed for final approval will need to be individually evaluated to determine what upgrades to the water system will be required.

As agreed to with Celtic Bank, sewer connection fees will be paid to the Lakeview Water Company upon Final Approval of Edgewater Estates Phase 1 from the Weber County Commissioners. This connection fee for a three-quarter inch (3/4") connection is \$3500.00 per unit. Larger services can be evaluated and fees determined. 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 \$35.00 for active connections using 12,000 gallons or less per month and \$10.00 for approved dormant connections. Fees for water overages will be assessed per approved rates. Connection Fees and monthly usage fees were established by the Utah Public Service Commission.

FUTURE DEVELOPMENT

Proposed Developments with at least preliminary approval.

The following developments within the Lakeview Water Company's district boundaries currently have at least preliminary approval:

The Summit at Ski Lake - Phase 13 (at 5,000sf/lot)	5 lots
The Chalets at Ski Lake - Phases 7 & 8 (at 4,000sf/lot)	30 lots
(Including Equestrian Barn and 10 horses & 2.0ac pasture)	1 connection
Edgewater Estates Phase 2 (3.10 ac landscaping)	<u>44 units</u>
Total	80 connections

The 80 additional connects will require a culinary water source of 44.444gpm, plus an additional 28.57gpm to cover the irrigation need to water approximately 8.428 acres of landscaping within the proposed developments. Total additional source needed is 73.014gpm. The approval of the proposed pump will provide 70gpm or 4.324gpm more than required.

Replacement for the Mitchell Well (East Well)

Based upon test pumping of the existing Mitchell Well, Utah Pump & Motor Supply, Inc, estimates that a new well drilled within 50 feet of the existing well, properly sized and developed, could produce up to 1000 gpm. The water source needed to provide for all proposed connections (400 connections, 30,000 sf commercial and 30 acres of landscaping); within the Lakeview Water Company's boundary is approximately 495gpm, which provides the required 2/3 flow rate of 330gpm.

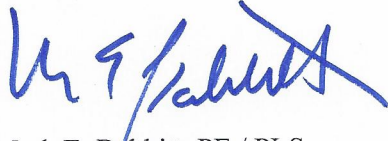
The Cost Estimate to drill a new well capable of producing 250gpm to 495gpm, with pump, the pump controls, meter and piping between the well head, meter and supply line, is approximately \$100,000. A new 8" supply line from the well to the existing water distribution system (Approximately 2250 feet of 8" pipe) estimated to cost \$50K. (The 250gpm well would require that the existing 245gpm well to remain in operation, allowing the Peterson Well to only be used in case of emergencies). This new well will be required for any of the future developments listed above.

Edgewater Estates


Cost of installing this well and new 8" supply line, will need to be shared by those needing the water for expansions of their developments. These costs will be prorated based on needed source. Additional developments beyond those listed above, will be assessed a prorated share of the costs to install the new well and new supply line. These fees may be used to defray some of the initial costs to Edgewater Estates and The Chalets at Ski Lake developers.

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

Sincerely,



Mark E. Babbitt, PE / PLS
Great Basin Engineering, Inc.
Water System Engineer



Ray Bowden, Pres.
Lakeview Water Company

Cc: Weber County Planning Department
Reeve and Associates