



January 5, 2012

Mr. Chad Meyerhoffer  
Weber County Engineering Division  
cmeyerho@co.weber.ut.us

Dear Chad:

Thank you for your review of The Chalets @ Ski Lake No 5. We have reviewed and addressed the comments from your comments on Dec. 30. For the sake of clarity I have compiled a list of responses to the items commented on by your review team. They are as follows and correspond to the numbers of your comments:

- 1Q. Please submit the new recorded 60 ft. ROW easement document.
- 1A. The easement will be recorded simultaneously with the recording of Chalets Phase 5 Plat. Smith-Knowles Attorney's have prepared the attached easement in document form ready for recording. Please also find attached an exhibit for this area.
- 2Q. We will need a letter from the Water/Sewer Company approving the water/sewer line design. Where these letters state that they will serve the project, I do not see where they state they have reviewed the improvement plans and approve of the design.
- 2A. Letters of review and approval are now provided.
- 3Q. The maximum post development runoff is 0.1 cfs/acre.
- 3A. The storm water study and detention pond volume have now been adjusted to meet this requirement. See the attached storm water study.
- 4Q. The seal coat price is looking closer to \$2.50/sy. The rolled curb and gutter looks low as well.
- 4A. The seal coat has now been adjusted to \$2.50. The rolled curb and gutter has also been adjusted to \$13.00, consistent with a bid that was made on this item for this project. An updated engineer's estimate is attached.

Chad, thank you for your time and consideration in these matters. Please feel free to contact me directly regarding these issues.

Best regards,

Ryan Bingham, P.E.,  
Great Basin Engineering  
801-394-4515

Return to: Layton Ott  
1378 North 550 East  
Bountiful, Utah

BOOK 830 PAGE 290

WARRANTY DEED

PINE VIEW LODGE AND RESORT, INC., a Utah Corporation, Grantor of  
County of Ogden, State of Utah, hereby CONVEYS AND WARRANTS to  
VISTA-LINER, INC., Grantee, of Ogden County of State of  
Utah, for the sum of Ten and no/100 - - - - - DOLLARS  
the following described tracts of land in Weber County, State of Utah:

The East 1,680 feet of the Northeast Quarter of Section 23, Township 6  
North, Range 1 East, Salt Lake Base and Meridian, United States Survey,  
more particularly described as follows: Beginning on the Northeast corner  
of the said Quarter Section 23 and running thence South 2,657.90 feet; thence  
West along the Quarter Section line 1,680 feet; thence North 2,657.41 feet  
to the North line of Quarter Section; thence East along the North line of said  
Quarter Section to the point of beginning. Reserving, however, in said Grantor,  
its successors and assigns, a perpetual easement and right of way to be held and  
used jointly with Grantee, its successors and assigns, over the North 60 feet of  
the above described property and the present access property extending from the  
Huntsville-Pine View Highway to the above property and easement, the same to be  
used as a roadway for egress and ingress.

ALSO, a part of the Southwest Quarter of Section 13, Township 6 North, Range  
1 East, Salt Lake Meridian, U.S. Survey: Beginning at a point on the Southerly  
line of the enlarged Pineview Reservoir 1084 feet North and 1311.9 feet East  
from the Southwest corner of said Quarter Section, and running four courses  
along the boundary of said reservoir as follows: South 71° 55' West 453.1 feet;  
South 23° 06' East 303.7 feet; South 0° 25' East 419 feet; and South 37° 07'  
East 274.3 feet to a point on the Northerly line of the Pineview Huntsville  
Highway; thence running South 89° 52' East along said Highway 155.7 feet to  
the Grantors Southeast property corner; thence North 1026.3 feet to the place  
of beginning.

Together with all buildings, fixtures and improvements thereon and all water  
rights, rights of way, easements, rents, issues, profits, income, tenements,  
hereditaments, privileges and appurtenances thereunto now or hereafter used or  
enjoyed with said property or any part thereof.

WITNESS whereof PINE VIEW LODGE AND RESORT, INC., has caused the foregoing  
instrument to be executed in its corporate name and by its President, ~~Attest~~  
~~xxxxxx Secretary xxxxxx xxxxxx corporate seal~~, pursuant to a resolution by its duly  
authorized officers this 18th day of February, A.D. 1966.

~~xxxxxxx~~



PINE VIEW LODGE AND RESORT, INC.

*[Signature]*  
President

STATE OF UTAH )  
County of Weber)

On the 18th day of February, A.D. 1966 personally appeared before me,  
J. Brent Wood, ~~xxxxx~~ who being  
by me duly sworn, did say that ~~xxxxxxx~~ the President ~~xxxxxxx~~  
of the PINE VIEW LODGE AND RESORT, INC., a Utah corporation and that said instrument  
was signed in behalf of said corporation by authority of a resolution of its board  
of Directors and the said J. Brent Wood  
acknowledged to me that said corporation executed the same.

*[Signature]*  
Notary Public, residing in Ogden, Utah

My Commission Expires: Nov. 28, 1966



3.50  
469479

HU 1205-A to D X  
HU 1035-A

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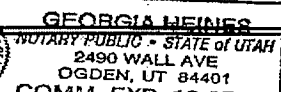
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*[Signature]*  
865 FEB 25 PM 4 23

DAVID E. OLSEN  
WEBER COUNTY RECORDER  
DEPUTY *[Signature]*



18-42,19

created Row



WHEN RECORDED, MAIL TO:

Melven E. Smith, Esq.  
Smith Knowles, P.C.  
4723 Harrison Blvd, Suite 200  
Ogden, Utah 84403

**GRANT OF TEMPORARY EASEMENT  
AND  
ABANDONMENT OF EASEMENT  
AGREEMENT**

This GRANT OF TEMPORARY EASEMENT AND ABANDONMENT OF EASEMENT AGREEMENT (the "Easement Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by and between Valley Enterprise Investment Company, LLC, a Utah limited liability company ("Grantor") and Wadman Investments, LLC, a Utah limited liability company ("Grantee").

RECITALS

WHEREAS, Grantor owns that certain real property which has commonly been referred to as the Chalets at Ski Lake, Phases 5 and 6 (hereinafter "Chalets Property"), which contain eight (8) and twenty-two (22) proposed residential lots, respectively. The legal description of the Chalets Property is attached hereto as Exhibit "A" and by this reference made a part hereof;

WHEREAS, Grantee owns the adjacent property, containing 228.07 acres, more or less, located to the west of the Chalets Property (the "Wadman Property") and an easement which runs along the northern boundary of recorded Phase 4 and proposed, unrecorded Phase 5 of the Chalets at Ski Lake (the "Wadman Easement"). The legal description of the Wadman Property is attached hereto as Exhibit "B" and by this reference made a part hereof;

WHEREAS, prior to the date hereof, Grantee entered into an oral agreement with Ronald J. Catanzaro (hereinafter "Mr. Catanzaro"), the former owner of the Chalets Property, wherein Mr. Catanzaro agreed to grant an easement (the "Replacement Easement") for ingress and egress from the dedicated road within the Chalets Property to the Wadman Property and, in exchange therefor, Grantee agreed to abandon any portion of the Wadman Easement running within Chalets lots in Phases 4 & 5 (hereinafter "Wadman Easement Segment"). The legal description of the Replacement Easement is attached hereto as Exhibit "C", and the legal description of the Wadman Easement Segment is attached hereto as Exhibit "D" and by this reference both exhibits are made a part hereof;

WHEREAS, Grantor intends to record the subdivision plat to Phase 5 of the Chalets Property as soon as Weber County grants final approval of the same and to record the subdivision plat to Phase 6 of the Chalets Property by June of 2012; and

WHEREAS, at the time the plat to Phase 6 of the Chalets property is recorded, the entire Replacement Easement will be dedicated to Weber County as a public road and the need for the easement for the benefit of the Wadman Property will expire.

NOW, THEREFORE, to these ends and in consideration of the terms and conditions of this agreement, as well as the mutual benefits to be derived herefrom, Grantor and Grantee agree as follows:

## TERMS

1. **Grant of Temporary Easement.** Subject to the terms and conditions of this Easement Agreement, Grantor hereby grants and conveys to Grantee, and its invitees, guests, successors and assigns, and to Weber County, a nonexclusive, temporary easement and right-of-way to travel upon, over, and across the Replacement Easement. Grantee, and its invitees, guests, successors and assigns, and all personnel within departments of Weber County, shall have full access to the Replacement Easement for ingress and egress and for emergency and maintenance purposes and for all lawful vehicular and pedestrian travel, until the Chalets Subdivision, Phase 6, is properly recorded, dedicating the land described in the Replacement Easement as a dedicated, public road, thereby eliminating the need for the Replacement Easement, at which time the Replacement Easement created hereby shall automatically terminate, the same having been replaced by a dedicated road.

2. **Nonexclusive Use of Replacement Easement.** Exclusive use of the Replacement Easement is expressly not granted, and the right to use the Replacement Easement is expressly reserved by Grantor, so long as any such use does not unreasonably interfere with the nonexclusive right and easement for the uses described herein and granted to Grantee and Weber County, and so long as Grantee's and Weber County's rights to use and enjoyment of the Replacement Easement shall not be adversely affected thereby.

3. **Limited Uses.** The use by the holders of the dominant tenement of the Replacement Easement granted herein shall be limited to the uses as are described herein (the "Limited Uses"), which Limited Uses shall be made in such a manner as to not unreasonably interfere with the use of the servient tenement by the owners thereof.

4. **Abandonment of Wadman Easement Segment.** In exchange for the access to the Wadman Property by and through the Replacement Easement, Grantee hereby abandons, terminates and extinguishes the Wadman Easement Segment, a part of the Wadman Easement created by that certain warranty deed recorded in Book 830, at Page 290, in the office of the County Recorder's office of Weber, Utah. The Wadman Easement Segment is more particularly described in Exhibit "D" attached hereto.

5. **Binding Effect.** Grantor further acknowledges, confirms and agrees that this Grant of Easement shall inure to the benefit of Grantee, and its successors and assigns, and shall be binding upon Grantor, its successors and assigns, and shall be deemed and constitute covenants running with the land. To these ends, Grantor further acknowledges and agrees that the Replacement Easement granted herein is not subject to prior liens, restrictions or encumbrances, except general property taxes and assessments not yet due and payable. In the event that any liens or encumbrances shall hereafter accrue against the Chalets Property, the lien or indebtedness evidenced by any such liens shall be subordinate to the Replacement Easement granted herein.

6. **Waiver.** The failure of a person to insist upon strict performance of any of the terms, covenants, conditions or agreements contained herein shall not be deemed a waiver of any rights or remedies that said person may have, and shall not be deemed a waiver of any subsequent breach or default in any of the terms, covenants, conditions or agreements contained herein by the same or any other person.

7. **Miscellaneous.** The provisions of this Easement Agreement are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership or any similar relationship between the parties. This Easement Agreement contains the entire agreement between the parties and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Easement Agreement shall be construed as a whole

and not strictly for or against any party.

8. **Governing Law.** This Easement Agreement shall be governed by and construed in accordance with the laws of the state of Utah. This Easement Agreement shall be recorded in the records of the County Recorder of Weber, Utah.

9. **Third-Party Beneficiaries.** Nothing in this Easement Agreement is intended to create an enforceable right, claim or cause of action by any third party against any party to this Easement Agreement.

10. **Modifications.** This Easement Agreement may not be modified except with the consent of Grantor and Grantee, and then only by written instrument duly executed and acknowledged and recorded in the official real estate records of the County Recorder of Weber, Utah.

DATED as of the \_\_\_\_ day of \_\_\_\_, 2012.

Valley Enterprise Investment Company, LLC  
By:

\_\_\_\_\_  
Ray Bowden  
Manager

STATE OF UTAH            )  
                                  : ss  
COUNTY OF WEBER        )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2011, personally appeared before me \_\_\_\_\_, who did say that (s)he is the \_\_\_\_\_ of VALLEY ENTERPRISE INVESTMENT COMPANY, LLC, A UTAH LIMITED LIABILITY COMPANY, that the within and foregoing instrument was signed in behalf of the limited liability company by authority, and that (s)he duly acknowledged to me that said limited liability company executed the same.

\_\_\_\_\_  
Notary Public

Wadman Investments, LLC  
By:

\_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF UTAH                    )  
  : ss  
COUNTY OF WEBER            )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2011, personally appeared before me \_\_\_\_\_, who did say that (s)he is the \_\_\_\_\_ of WADMAN INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY, that the within and foregoing instrument was signed in behalf of the limited liability company by authority, and that (s)he duly acknowledged to me that said limited liability company executed the same.

\_\_\_\_\_  
Notary Public

## **Exhibit "A"**

### **(Legal Description of the Proposed Chalets at Ski Lake, Phase 5)**

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 960.00 FEET NORTH 89° 38' 27" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 0° 23' 19" WEST 290.00 FEET; THENCE SOUTH 89° 38' 27" EAST 290.00 FEET TO THE WESTERLY LINE OF THE CHALETs AT SKI LAKE PHASE 4, A CLUSTER SUBDIVISION IN WEBER COUNTY, UTAH; THENCE TWO (2) COURSES ALONG THE WESTERLY BOUNDARY OF SAID PHASE AS FOLLOWS: SOUTH 0° 21' 33" WEST 210.00 FEET AND NORTH 89° 38' 27" WEST 446.06 FEET; THENCE NORTH 0° 21' 33" EAST 150.00 FEET; THENCE NORTH 89° 38' 27" WEST 89.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 122.11 FEET (CENTRAL ANGLE EQUALS 31° 48' 02" AND LONG CORD BEARS SOUTH 74° 27' 29" WEST 120.54 FEET); THENCE NORTH 31° 26' 33" WEST 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.65 FEET (CENTRAL ANGLE EQUALS 101° 48' 29" AND LONG CORD BEARS NORTH 7° 39' 12" EAST AND 23.28 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.62 FEET (CENTRAL ANGLE EQUALS 25° 25' 01" AND LONG CORD BEARS NORTH 55° 57' 36" WEST 26.40 FEET); THENCE NORTH 68° 40' 05" WEST 2.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 20.32 FEET (CENTRAL ANGLE EQUALS 46° 34' 02" AND LONG CORD BEARS SOUTH 88° 02' 54" WEST 19.76 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 77.07 FEET (CENTRAL ANGLE EQUALS 80° 17' 07" AND LONG CORD BEARS NORTH 75° 05' 34" WEST 70.92 FEET); THENCE SOUTH 55° 02' 59" WEST 215.87 FEET; THENCE NORTH 89° 11' 37" WEST 25.00 FEET; THENCE NORTH 0° 48' 23" EAST 400.95 FEET TO A SECTION LINE; THENCE SOUTH 89° 38' 27" EAST 700.65 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

Contains 324,565 sq. ft.  
or 7.451 Acres

ALSO BEGINNING AT A POINT ON THE BOUNDARY OF THE CHALETs AT SKI LAKE PHASE 4, A CLUSTER SUBDIVISION IN WEBER COUNTY, UTAH; SAID POINT ALSO BEING 960.00 FEET NORTH 89° 38' 27" WEST, 290.00 FEET SOUTH



0° 23' 19" WEST, 290.00 FEET SOUTH 89° 38' 27" EAST TO THE WESTERLY LINE OF THE CHALETS AT SKI LAKE PHASE 4, A CLUSTER SUBDIVISION IN WEBER COUNTY, UTAH; AND TWO (2) COURSES ALONG THE WESTERLY BOUNDARY OF SAID PHASE 4 AS FOLLOWS: 210.00 FEET SOUTH 0° 21' 33" WEST AND 463.57 FEET NORTH 89° 38' 27" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 0° 21' 33" WEST 77.96 FEET; THENCE SOUTH 72° 32' 51" WEST 69.32 FEET; THENCE NORTH 0° 21' 33" EAST 99.16 FEET; THENCE SOUTH 89° 38' 27" EAST 66.00 FEET TO THE POINT OF BEGINNING.

Contains 5,845 sq. ft.  
or 0.134 Acre

**(Legal Description of the Proposed Chalets at Ski Lake, Phase 6)**

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 32 OF THE CHALETS AT SKI PHASE 5, WHICH POINT IS 1660.65 FEET NORTH 89°38'27" WEST AND 400.95 FEET SOUTH 0°48'23" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23; AND RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF THE CHALETS AT SKI LAKE PHASES 4 AND 5 THE FOLLOWING NINETEEN (19) COURSES: SOUTH 89°11'37" EAST 25.00 FEET, NORTH 55°02'59" EAST 215.87 FEET, SOUTHEASTERLY ALONG A 55.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 76.97 (CENTRAL ANGLE IS 80°11'06" AND LONG CHORD BEARS SOUTH 75°02'33" EAST 70.84 FEET), NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.42 FEET (CENTRAL ANGLE IS 46°47'16" AND LONG CHORD BEARS NORTH 87°56'16" EAST 19.85 FEET), SOUTH 68°40'05" EAST 2.57 FEET, SOUTHEASTERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 26.62 FEET (CENTRAL ANGLE IS 25°25'01" AND LONG CHORD BEARS SOUTH 55°57'36" EAST 26.40 FEET), SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 26.65 FEET (CENTRAL ANGLE IS 101°48'29" AND LONG CHORD BEARS SOUTH 7°39'12" WEST 23.28 FEET), SOUTH 31°26'33" EAST 60.00 FEET, NORTHEASTERLY ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 122.11 FEET (CENTRAL ANGLE IS 31°48'02" AND LONG CHORD BEARS NORTH 74°27'29" EAST 120.54 FEET), SOUTH 89°38'27" EAST 89.06 FEET, SOUTH 0°21'33" WEST 150.00 FEET, NORTH 89°38'27" WEST 85.81 FEET, SOUTH 0°21'33" WEST 99.90 FEET, NORTH 72°32'51" EAST 98.72 FEET, NORTH 76°55'34" EAST 170.91 FEET, SOUTH 87°44'56" EAST 143.28 FEET, SOUTH 70°20'49" EAST 155.18 FEET, SOUTH 64°35'30" EAST 679.55 FEET AND SOUTH 44°02'44" EAST 90.00 FEET; THENCE SOUTH 56°26'54" WEST 146.90 FEET; THENCE SOUTH 38°21'56" WEST 64.58 FEET; THENCE SOUTH 64°23'41" WEST 191.32 FEET; THENCE SOUTH 12°18'43"

WEST 35.28 FEET; THENCE SOUTH 58°26'51" WEST 153.95 FEET; THENCE SOUTH 49°15'03" WEST 274.74 FEET; THENCE SOUTH 79°36'04" WEST 135.95 FEET; THENCE NORTH 88°37'56" WEST 130.00 FEET; THENCE SOUTH 20°07'51" WEST 191.34 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 465.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 224.78 FEET (CENTRAL ANGLE IS 27°41'49" AND LONG CHORD BEARS NORTH 56°01'14" WEST 222.60 FEET); THENCE NORTH 42°10'20" WEST 154.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET (CENTRAL ANGLE IS 90°00'00" AND LONG CHORD BEARS NORTH 2°49'40" EAST 21.21 FEET); THENCE NORTH 47°49'40" EAST 75.00 FEET; THENCE SOUTH 42°10'20" EAST 185.00 FEET; THENCE NORTH 47°49'40" EAST 140.00 FEET; THENCE NORTH 77°30'13" EAST 194.13 FEET; THENCE NORTH 40°35'38" EAST 276.07 FEET; NORTH 5°09'15" WEST 111.88 FEET; THENCE NORTH 74°05'42" WEST 285.98 FEET; THENCE SOUTH 77°30'13" WEST 173.40 FEET; THENCE SOUTH 56°25'05" WEST 325.90 FEET; THENCE SOUTH 42°10'20" EAST 160.25 FEET; THENCE SOUTH 47°49'40" WEST 100.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.03 FEET (CENTRAL ANGLE IS 91°47'22" AND LONG CHORD BEARS NORTH 86°16'38" WEST 21.54 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 240.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 270.76 FEET (CENTRAL ANGLE IS 64°38'21" AND LONG CHORD BEARS NORTH 8°03'47" WEST 256.63 FEET); THENCE NORTH 65°44'36" WEST 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 51.76 FEET (CENTRAL ANGLE IS 9°53'07" AND LONG CHORD BEARS NORTH 29°11'58" EAST 51.70 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 167.35 FEET (CENTRAL ANGLE IS 42°36'52" AND LONG CHORD BEARS NORTH 12°50'05" EAST 163.52 FEET); THENCE NORTH 89°12'31" WEST 278.79 FEET; THENCE SOUTH 0°48'23" WEST 770.40 FEET; NORTH 64°08'42" EAST 345.20 FEET; THENCE SOUTH 0°48'23" WEST 455.83 FEET; THENCE NORTH 89°11'37" WEST 333.50 FEET; THENCE NORTH 0°48'23" EAST 1096.34 FEET; THENCE SOUTH 89°11'37" EAST 100.00 FEET; THENCE NORTH 0°48'23" EAST 100.00 FEET; THENCE NORTH 89°11'37" WEST 100.00 FEET; THENCE NORTH 0°48'23" EAST 339.05 FEET TO THE POINT OF BEGINNING.

Contains 1,083,106 sq. ft. or  
24.865 acres.

Tax ID Nos.: 20-035-0071  
20- 035-0072  
Part of 20-035-0002

**Exhibit "B"**

**(Legal Description of the Wadman Property)**

PART OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1680.00 FEET SOUTH 89D36'25" WEST AND 107.03 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 23, RUNNING THENCE NORTH 75D55'20" WEST 375.33 FEET, THENCE SOUTH 77D00' WEST 360.00 FEET, THENCE SOUTH 85D00' WEST 847 FEET, THENCE SOUTH 53D25'05" WEST 552.92 FEET, THENCE SOUTH 33D00' WEST 536.54 FEET, THENCE NORTH 78D30'59" WEST 428.09 FEET, THENCE NORTH 5D28' WEST 135.79 FEET, THENCE NORTH 14D05' EAST 37.37 FEET, THENCE NORTH 54D31'45" WEST 305.00 FEET, THENCE SOUTH 57D03'37 WEST 433.64 FEET, THENCE SOUTH 29D56' EAST 475.00 FEET, THENCE NORTH 61D52'30" WEST 116.30 FEET, THENCE SOUTH 87D50' WEST 88.40 FEET, THENCE SOUTH 60D30' WEST 153.79 FEET, THENCE SOUTH 23D57' EAST 171.40 FEET, THENCE SOUTH 4D25' WEST 69.65 FEET, THENCE SOUTH 53D28' WEST 93.51 FEET TO THE NORTHERLY LINE OF SNOW BASIN ROAD, THENCE SOUTHWESTERLY ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE TO THE LEFT 205.95 FEET, THENCE NORTH 37D20' WEST TO THE WEST LINE OF THE SECTION, THENCE NORTH TO THE NORTHWEST CORNER OF SECTION 23, THENCE EAST 3600 FEET, THENCE SOUTH 2544.50 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 50 FOOT RIGHT OF WAY IN TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING 25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED ROAD CENTERLINE: BEGINNING AT A POINT WHICH IS WEST 4646.55 FEET AND SOUTH 313.87 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23, AND RUNNING THENCE SOUTH 54D31'45" EAST 305.00 FEET, THENCE SOUTH 14D05' WEST 37.37 FEET, THENCE SOUTH 5D28' EAST 135.79 FEET, THENCE SOUTH 68D07' WEST 195.80 FEET, THENCE SOUTH 11D15'30" WEST 234.44 FEET, THENCE NORTH 88D32' WEST 151.73 FEET, THENCE NORTH 61D52'30" WEST 116.30 FEET, THENCE SOUTH 87D50' WEST 88.40 FEET, THENCE SOUTH 60D30' WEST 153.79 FEET, THENCE SOUTH 23D57' EAST 171.40 FEET, THENCE SOUTH 4D25' WEST 69.65 FEET, THENCE SOUTH 53D28' WEST 105 FEET TO THE EXISTING SNOW BASIN ROAD (BOOK 1708 PAGE 2809). SUBJECT TO COMMON USE BY ANY OTHER EXISTING OWNERS THEREIN (BOOK 1605 PAGE 585).

Tax ID No. 20-035-0046

## **Exhibit "C"**

### **(Legal Description of the Replacement Easement)**

#### **60.00 foot wide Access Easement**

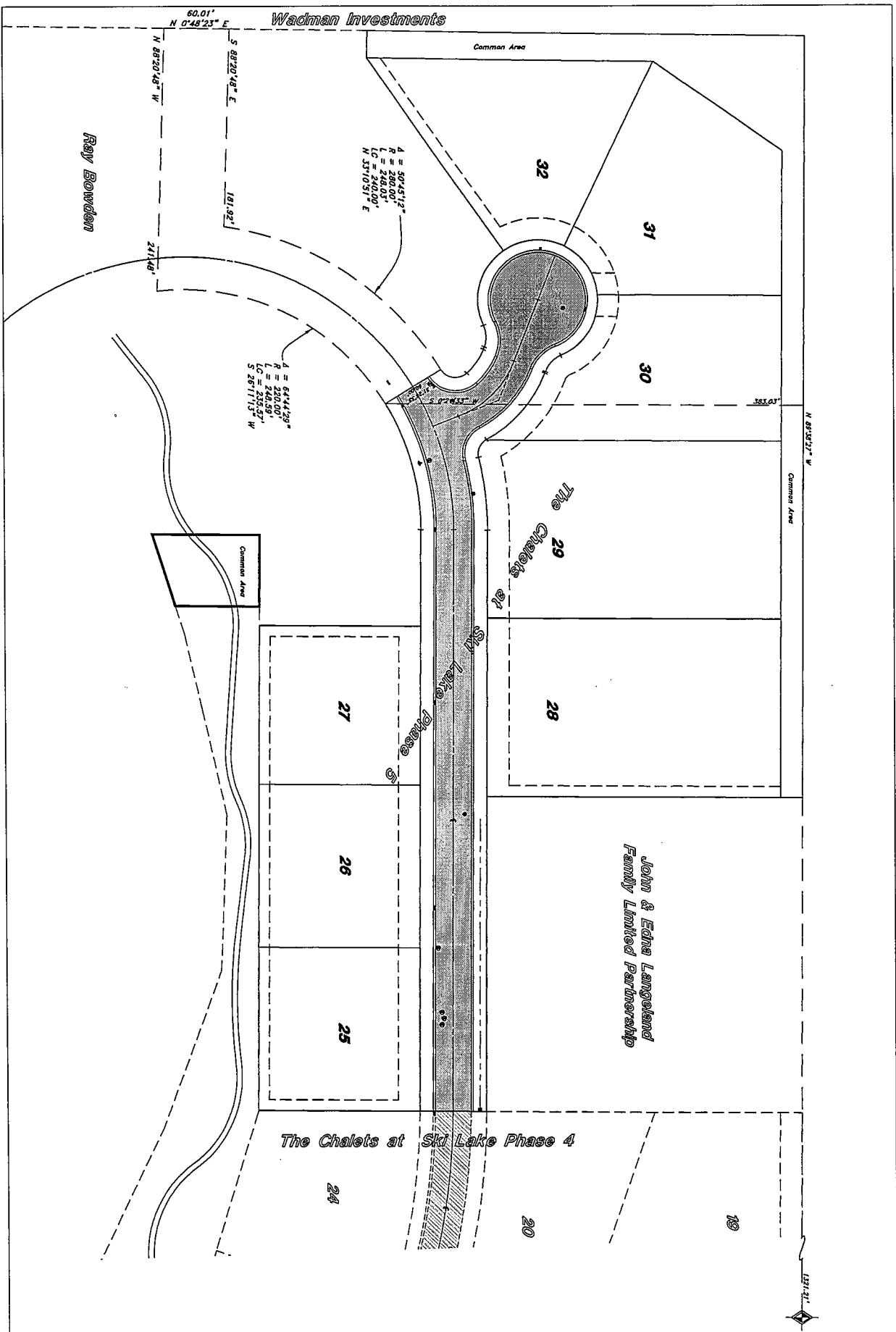
A 60.00 foot wide access easement being described as follows:

A part of the Northeast Quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the Westerly line of The Chalets at Ski Lake Phase 5, A Cluster Subdivision in Weber County, Utah, said point being 1321.21 feet North  $89^{\circ}38'27''$  West along the Section line and 383.03 feet South  $0^{\circ}21'33''$  West from the Northeast corner of said Section 23; running thence Southwesterly along the arc of a 220.00 foot radius curve to the left a distance of 248.59 feet (Central angle is  $64^{\circ}44'29''$  and long chord bears South  $26^{\circ}11'13''$  West 235.57 feet); thence North  $88^{\circ}20'48''$  West 241.48 to the boundary line separating the Wadman Investments and Ray Bowden parcels; thence along said boundary line North  $0^{\circ}48'23''$  East 60.01 feet; thence South  $88^{\circ}20'48''$  East 181.92 feet; thence Northeasterly along the arc of a 280.00 foot radius curve to the right a distance of 248.03 feet (Central angle is  $50^{\circ}45'12''$  and long chord bears North  $33^{\circ}10'51''$  East 240.00 feet); thence South  $31^{\circ}26'33''$  East 60.00 feet to the point of beginning.

Said Replacement Easement is illustrated in the map which follows and is made a part of this Exhibit "C".

W:\966120 - Chaleting\Phase 5 - 2009\66120-601 center.dwg, 1/5/2012 8:00:05 AM, DWG TO PDF, pcd, 1:1



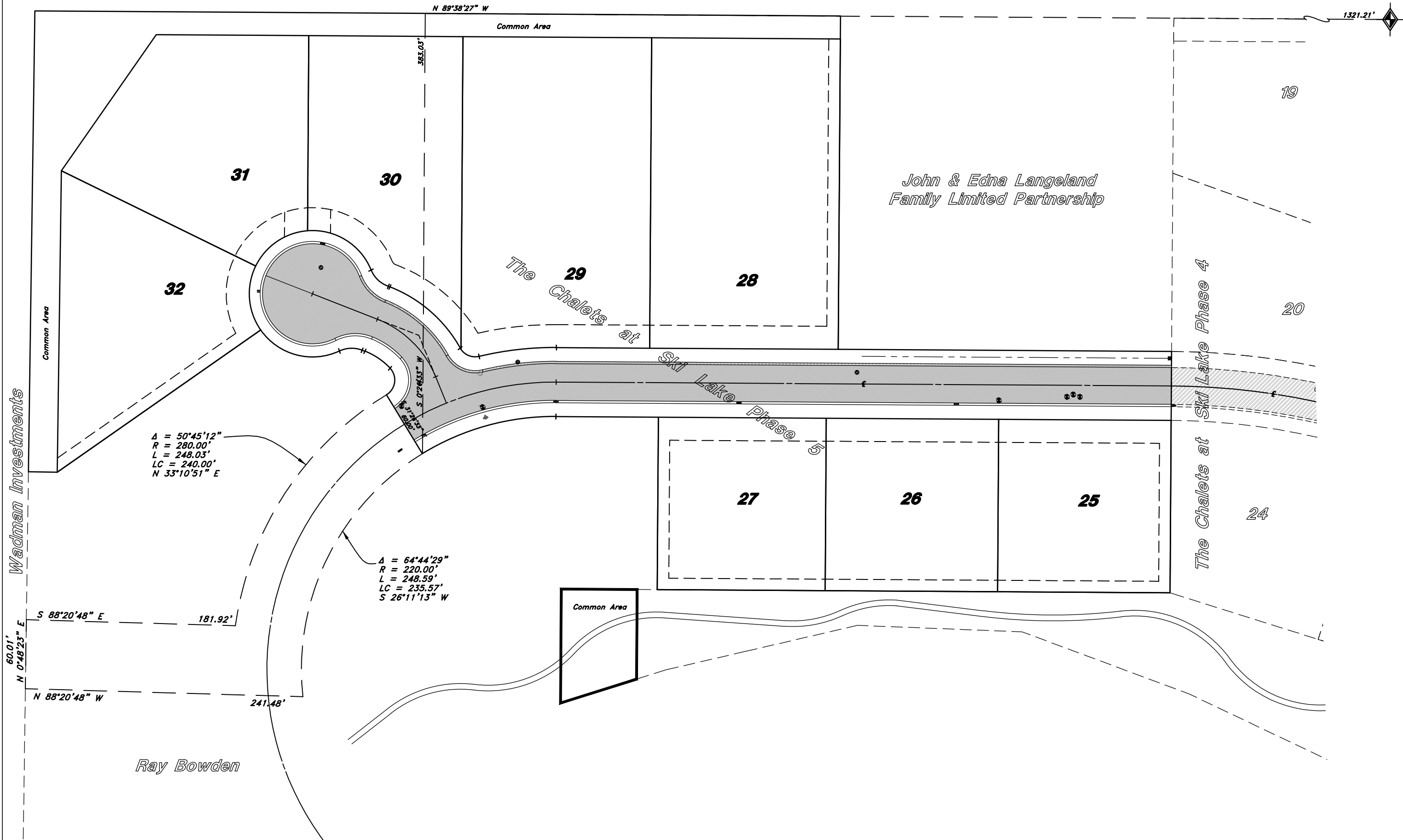
**Exhibit "D"**

**(Legal Description of the Wadman Easement Segment)**

Any portion of the following described 60 foot right-of-way which falls within any part of the Chalets at Ski Lake, Phase 4 and Phase 5 (including, but not limited to, lots and common areas), Weber County, Utah, to wit:

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

THE EAST 1660.65 FEET OF THE NORTH 60 FEET OF THE NORTH EAST QUARTER OF SECTION 23.





# Lakeview Water Corporation

January 4, 2012

Mark Babbitt  
Great Basin Engineering, Inc.  
5746 South 1475 East  
Ogden, Utah 84403

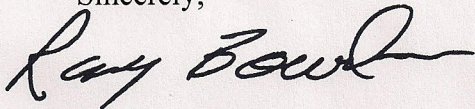
Re: Improvement Plans

As requested by Weber County we have reviewed and accept the improvement plans provided by Great Basin Engineering, Inc.

At this time we will service all applicable lots in phase 5 of The Chalets.

If you have any questions please feel free to contact me at (801) 725-1517.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Bowden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ray Bowden



# Mountain Sewer Corporation

January 4, 2012

Mark Babbitt  
Great Basin Engineering, Inc.  
5746 South 1475 East  
Ogden, Utah 84403

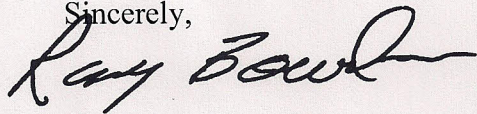
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Ray Bowden





**THE CHALETS PHASE 5  
OSPREY POINT AND QUAIL LANE  
HUNTSVILLE, UTAH  
STORM WATER STUDY**

Project No. 11N222

12-14-2011

Revised 12-29-11

**General Site Information:**

The proposed Phase 5 of the Chalets Subdivision is located at the intersection of the proposed Osprey Point and existing Quail Lane in Huntsville, Utah. Construction will consist of an addition to Quail Lane as well as a new cul-de-sac called Osprey Point, sidewalks, curb and gutter, underground utilities, and eight lots prepared for development when completed. Storm water from the site will be detained at a detention pond located at the intersection of Quail Lane and Snow Basin Road which will be re-shaped to provide the required volume. The portion of the Chalets Subdivision that will contribute flows to this detention facility has an area of about 14.88 acres. Storm water from site will be collected in inlet boxes or swales and continue via storm drain to the detention pond and be released at 0.1 cfs per acre for the 10-year storm into an existing storm drain system already in place to serve much of the development. Storm water will then continue to the north in this system in a historical fashion to Pine View Reservoir. The attached figure shows the project site and location of storm water outfall. Detention calculations have been provided for the site. (See attached figure and calculations).

The proposed site is considered one drainage area (labeled A-1). A runoff coefficient of 0.15 was used for natural ground and landscaped areas. A runoff coefficient of 0.90 was used for asphalt, concrete, buildings, and other hard surfaced areas. An average runoff coefficient of 0.40 was calculated for the area contributing to the detention pond.

A time of concentration for the 100-year design storm was calculated using the FAA method and rational coefficients of 0.35 for landscape and 0.91 for hardscape. The time of concentration is 28 minutes. This time is based on the longest path inside the detention area over grass, asphalt, concrete, or through a pipeline as applicable. Five minutes is the shortest time allowed using this method. Rainfall intensities were found on the NOAA website. The values obtained were interpolated as necessary. A copy of this data is attached. As mentioned previously, the allowable release rate from the site is 0.1 cubic feet per second per acre.

Data showing area information, runoff coefficient, time of concentration, peak flow, and required detention for the site is also provided and can be found in the attached calculations.

**Pipe Sizes:**

Storm water pipes in the project are proposed to be polyvinylchloride pipes (PVC), concrete pipe (CP), and/or reinforced concrete pipe (RCP). All pipes in the project are sloped to provide the design capacity while maintaining a minimum scour velocity of 2 feet per second when the pipes are flowing full. The pipes and inlet boxes have sufficient capacity to convey the 10-year storm without surcharging. The 100 year storm will be conveyed with minimal surcharging in the inlet boxes and catch basins.



**Orifice Plate:**

An orifice plate has been used historically for this site. It needs to be resized based on the re-shaped detention pond. It will be used to control the rate that storm water flows from the project. It will be located at the detention pond (See attached figure). The orifice plate will be 5.9 inches in diameter for the pond to fill completely during a 10-yr storm. The orifice plate will allow small flows to pass through without detention. As the rate of storm water into the pipes and above ground detention basins increases, the orifice plate will restrict the flow. The maximum flow through the plate will come when the detention basin reaches the maximum design depth. A detail of the orifice plate is attached.

**Required Detention:**

The available detention pond is 18,521 cubic feet. The required detention for the 10-year storm with a release rate of 0.1 cfs/acre is 17,383 cubic feet for the pond. In the event the pond experiences a storm larger than the design storm water will then spill out into Snow Basin Road and continue to the north in a historical fashion.

Great Basin Engineering, Inc.

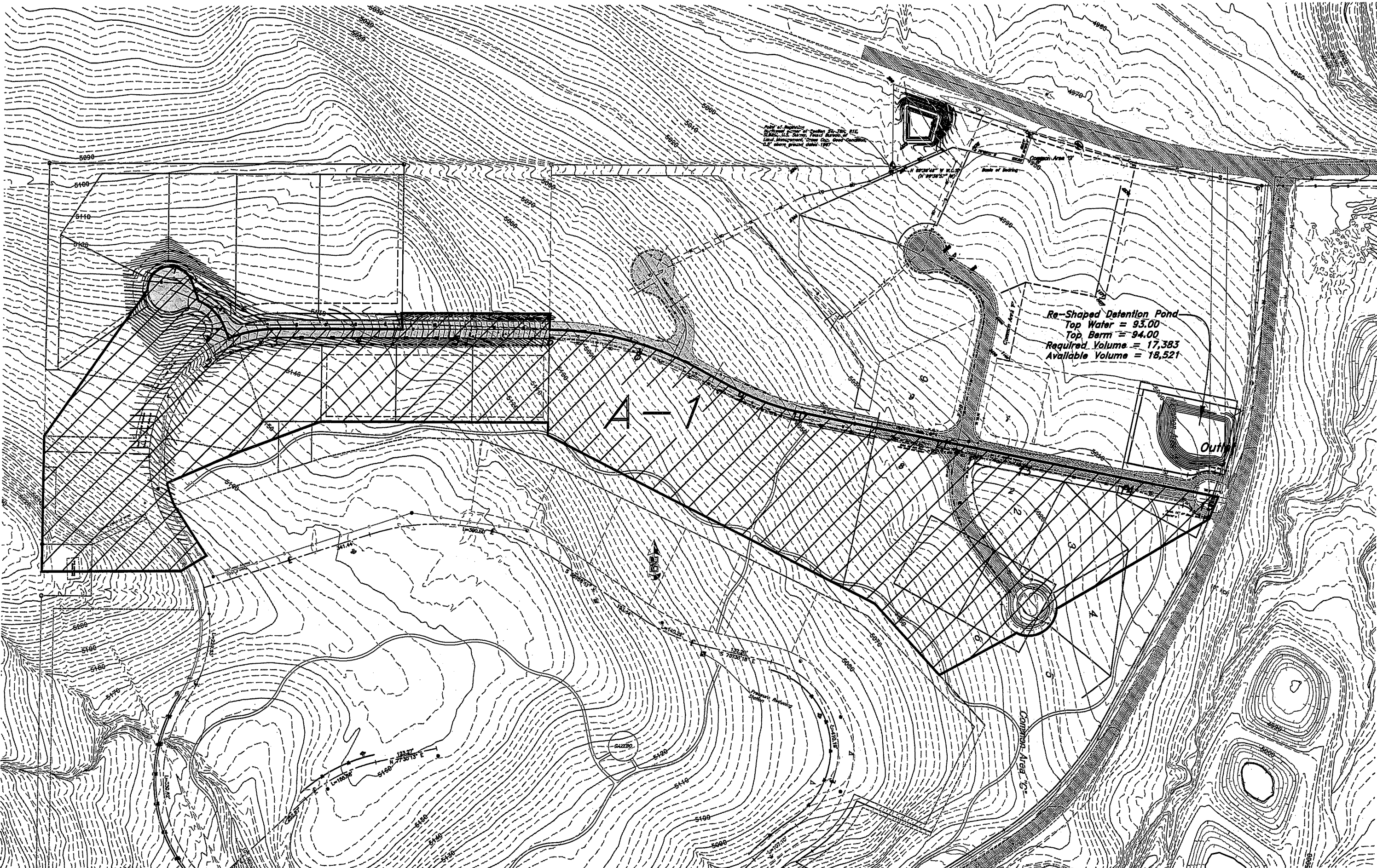
Prepared by Ryan Bingham, P.E.

A handwritten signature in black ink, appearing to read 'R. Bingham'.

Reviewed by Mark Babbitt, P.E.



Scale: NTS



Storm Water Study  
 Chalets Phase 5  
 Osprey Point and Quail Road Huntsville, UT  
 96n120 ph 5 S1 horiz-SWS.dwg  
 12/13/2011

Street and Residential Hardscape Cd =	0.90
Street and Residential Landscape Cd =	0.15
Common Areas Cd =	0.15
Calculated Cd for (60') R.O.W. Sections =	0.600

1 Detained Area
-----------------

RESIDENTIAL INFO

Average lot size is	21000	sq. ft.
an average home size of	4000	sq. ft.
an avg. patio/driveway size of	2500	sq. ft.
Resulting in a total landscape of	14500	sq. ft.
Resulting in a total hardscape of	6500	sq. ft.
Resulting in a Residential Cd of	0.382	

Drainage Areas	Total Area (acres)	60' Road Area (acres)	Common Area (acres)	Residential Area (acres)	C
Σ Det. Areas	14.877	3.401	2.308	9.168	0.396
Σ All Areas	14.877	3.401	2.308	9.168	0.396
A-1	14.877	3.401	2.308	9.168	0.396

**Time of Concentration--use FAA Method**

For FAA Method, use C's of..

C =	0.35	for landscape
C =	0.91	for hardscape

For Concrete, use an average CL street slope  
Assume Pipe Flow is at 2 ft/s

$$t_c = \frac{1.8(1.1 - C)\sqrt{L}}{\sqrt[3]{S}}$$

\*\*Note: S is in percent

Area	Length on		Slope of		Time on		Length in		Time in		TC for entire	
	Landscape (ft)	Landscape (%)	Landscape (ft)	Landscape (%)	Landscape (min.)	Landscape (min.)	Hardscape (ft)	Hardscape (%)	Hardscape (min.)	Hardscape (min.)	Pipe (min.)	Area (min.)
A-1	164.00	30.00	684.00	10.00	5.56	4.15	2147.00	17.89	27.61			

Rainfall Intensities  
Data From NOAA

**10-Year Storm Intensities**

The equations used for the 10-Year Storm Intensities were found using the attached Rainfall data as well as interpolated data from the produced graphs. The equations developed are 6th order polynomials, which give very high "R<sup>2</sup>" values.

The equations used are:

$$I = At^6 + Bt^5 + Ct^4 + Dt^3 + Et^2 + Ft + G$$

where.....

	10-Yr. Coeff.
A =	3.450E-11
B =	-1.465E-08
C =	2.489E-06
D =	-2.178E-04
E =	1.059E-02
F =	-2.941E-01
G =	5.118E+00

Storm Intensities

AREA	Tc (minutes)	I (10-yr.) (in./hr.)
A-1	27.6	1.71

Peak Flow Information  
 Use Rational Method  
 10-Year Storm Intensities

$$Q = CIA$$

AREA	C	I10 (in./hr.)
A-1	0.396	1.713

Peak Flows	
$\Sigma$ detained =	10.09
A (acres)	Q (10-yr.) (cfs)
14.88	10.09



Node Inlet Requirements

Size pipes for			10	year storm
Area	Node #	% of Total	Q (cfs)	
A-1	1	10.0%	1.01	
A-1	2	8.0%	0.81	
A-1	3	7.0%	0.71	
A-1	4	7.0%	0.71	
A-1	5	6.0%	0.61	
A-1	6	6.0%	0.61	
A-1	7	5.0%	0.50	
A-1	8	6.0%	0.61	
A-1	9	5.0%	0.50	
A-1	10	6.0%	0.61	
A-1	11	15.0%	1.51	
A-1	12	4.0%	0.40	
A-1	13	5.0%	0.50	
A-1	14	5.0%	0.50	
A-1	15	5.0%	0.50	

**Pipe Sizes Between the Specified Nodes**

Up Stream Node	Dn Stream Node	Q (cfs)	Pipe Size (in)	Design Min Slope (%)	Area (ft^2)	Rh (ft)	Manning's n	Scour Min. Slope (%)	First Trial Pipe Size
1	3	1.01	15	0.024%	1.227	0.313	0.013	0.150%	15
		1.01	18	0.009%	1.767	0.375	0.013	0.120%	
		1.01	21	0.004%	2.405	0.438	0.013	0.100%	
2	3	0.81	15	0.016%	1.227	0.313	0.013	0.150%	15
		0.81	18	0.006%	1.767	0.375	0.013	0.120%	
		0.81	21	0.003%	2.405	0.438	0.013	0.100%	
3	4	2.52	15	0.153%	1.227	0.313	0.013	0.150%	15
		2.52	18	0.058%	1.767	0.375	0.013	0.120%	
		2.52	21	0.025%	2.405	0.438	0.013	0.100%	
4	5	3.23	15	0.250%	1.227	0.313	0.013	0.150%	15
		3.23	18	0.095%	1.767	0.375	0.013	0.120%	
		3.23	21	0.042%	2.405	0.438	0.013	0.100%	
5	6	3.83	15	0.352%	1.227	0.313	0.013	0.150%	15
		3.83	18	0.133%	1.767	0.375	0.013	0.120%	
		3.83	21	0.059%	2.405	0.438	0.013	0.100%	
6	8	4.94	15	0.586%	1.227	0.313	0.013	0.150%	15
		4.94	18	0.222%	1.767	0.375	0.013	0.120%	
		4.94	21	0.097%	2.405	0.438	0.013	0.100%	
7	6	0.50	15	0.006%	1.227	0.313	0.013	0.150%	15
		0.50	18	0.002%	1.767	0.375	0.013	0.120%	
		0.50	21	0.001%	2.405	0.438	0.013	0.100%	
8	9	5.55	15	0.738%	1.227	0.313	0.013	0.150%	15
		5.55	18	0.279%	1.767	0.375	0.013	0.120%	
		5.55	21	0.123%	2.405	0.438	0.013	0.100%	
9	10	6.06	15	0.878%	1.227	0.313	0.013	0.150%	15
		6.06	18	0.332%	1.767	0.375	0.013	0.120%	
		6.06	21	0.146%	2.405	0.438	0.013	0.100%	
10	11	6.66	15	1.063%	1.227	0.313	0.013	0.150%	15
		6.66	18	0.402%	1.767	0.375	0.013	0.120%	
		6.66	21	0.177%	2.405	0.438	0.013	0.100%	
11	12	8.17	15	1.601%	1.227	0.313	0.013	0.150%	15
		8.17	18	0.605%	1.767	0.375	0.013	0.120%	
		8.17	21	0.266%	2.405	0.438	0.013	0.100%	
12	13	8.58	15	1.763%	1.227	0.313	0.013	0.150%	15
		8.58	18	0.667%	1.767	0.375	0.013	0.120%	
		8.58	21	0.293%	2.405	0.438	0.013	0.100%	
13	14	9.08	15	1.977%	1.227	0.313	0.013	0.150%	15
		9.08	18	0.748%	1.767	0.375	0.013	0.120%	
		9.08	21	0.329%	2.405	0.438	0.013	0.100%	
14	15	9.59	15	2.202%	1.227	0.313	0.013	0.150%	15
		9.59	18	0.833%	1.767	0.375	0.013	0.120%	
		9.59	21	0.366%	2.405	0.438	0.013	0.100%	
15	Outlet	10.09	18	0.923%	1.767	0.375	0.013	0.120%	18
		10.09	21	0.406%	2.405	0.438	0.013	0.100%	
		10.09	24	0.199%	3.142	0.500	0.013	0.080%	

**Combined Detention Pond**

C = 0.40  
 Area = 14.88 acres

Allowable Discharge Rate = 0.100 cfs/acre

Total Release Rate = 1.488 cfs

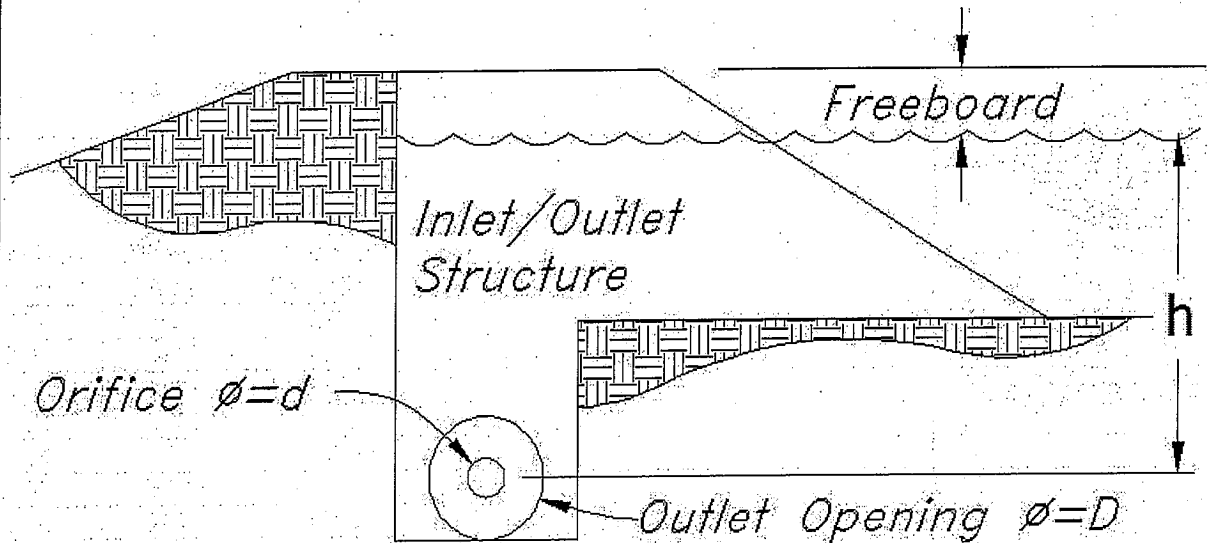
Detention Pond Sized For The 10 Year Storm

OR					
Time	Rainfall Intensity	Accumulated Volume	Allowable Release	Needed Detention	Needed Detention
min	in./hr.	(CF)	(CF)	(CF)	(acre-ft)
5	3.89	6868	446	6421	0.147
10	3.04	10750	893	9857	0.226
15	2.47	13091	1339	11752	0.270
20	2.08	14724	1785	12939	0.297
25	1.82	16069	2232	13837	0.318
30	1.63	17288	2678	14610	0.335
35	1.49	18406	3124	15282	0.351
40	1.37	19392	3570	15822	0.363
45	1.27	20213	4017	16196	0.372
50	1.18	20862	4463	16399	0.376
55	1.10	21371	4909	16461	0.378
60	1.03	21799	5356	16444	0.377
90	0.80	25417	8033	17383	0.399
120	0.63	26687	10711	15976	0.367
180	0.44	28182	16067	12115	0.278
360	0.28	36006	32134	3873	0.089
720	0.18	46312	64267	-17955	-0.412
1440	0.11	57508	128534	-71026	-1.631

<-Peak Detent

So, our detention pond needs to hold 17383 ft<sup>3</sup> of water

# ORIFICE PLATE CALCULATIONS



$$Q = 0.62 \cdot A_o \cdot \sqrt{2 \cdot g \cdot h}$$

Q = Total Discharge Rate

$$A_o = \frac{\pi \cdot d^2}{4}$$

$$g = 32.2$$

$$h = 2.5$$

$$Q = 1.488$$

Solving for d, we have.....

$$d = \sqrt{\frac{4 \cdot Q}{0.62 \cdot \pi \cdot \sqrt{2 \cdot g \cdot h}}}$$

Substituting Q, G, and H, we have.....

$$d = 0.491 \text{ feet}$$

OR

$$d = 5.888 \text{ inches}$$



NOAA's National Weather Service  
**Hydrometeorological Design Studies Center**  
 Precipitation Frequency Data Server (PFDS)

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- FAQ

## NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES

### DATA DESCRIPTION

Data type:  Units:  Time series type:

### SELECT LOCATION

#### 1. Manually:

a) Enter location (decimal degrees, use "N" for S and W): latitude:  longitude:

b) Select station:

#### 2. Use map:

a) Select location (move crosshair)

b) Click on station icon  
☐ show stations on map

**LOCATION INFORMATION:**  
 Name: Huntsville, Utah, US\*  
 Latitude: 41.2482  
 Longitude: -111.7970  
 Elevation: 5046 ft\*

\* source: Google Maps

- Contact Us
- Inquiries
- List-server



### POINT PRECIPITATION FREQUENCY (PF) ESTIMATES WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION NOAA Atlas 14, Volume 1, Version 5

Print Page

PF tabular

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches/hour) <sup>1</sup>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.84 (1.61-2.12)	2.33 (2.05-2.69)	3.17 (2.76-3.65)	3.92 (3.40-4.52)	5.12 (4.34-5.96)	6.24 (5.14-7.33)	7.55 (6.02-8.99)	9.11 (7.01-11.1)	11.7 (8.46-14.6)	14.1 (9.71-18.1)
10-min	1.40 (1.22-1.62)	1.78 (1.57-2.05)	2.41 (2.11-2.77)	2.98 (2.59-3.44)	3.90 (3.31-4.54)	4.75 (3.91-5.58)	5.75 (4.59-6.83)	6.94 (5.33-8.42)	8.87 (6.44-11.1)	10.7 (7.39-13.7)
15-min	1.16 (1.01-1.34)	1.46 (1.29-1.70)	1.99 (1.74-2.29)	2.46 (2.14-2.85)	3.22 (2.73-3.75)	3.92 (3.23-4.61)	4.75 (3.79-5.65)	5.73 (4.41-6.96)	7.33 (5.32-8.18)	8.84 (6.10-11.4)
30-min	0.780 (0.682-0.900)	0.988 (0.870-1.14)	1.34 (1.17-1.54)	1.66 (1.44-1.92)	2.17 (1.84-2.53)	2.64 (2.18-3.10)	3.20 (2.55-3.80)	3.86 (2.97-4.69)	4.94 (3.58-6.18)	5.95 (4.11-7.85)
60-min	0.483 (0.422-0.557)	0.611 (0.539-0.706)	0.829 (0.725-0.955)	1.03 (0.891-1.19)	1.34 (1.14-1.55)	1.64 (1.35-1.92)	1.98 (1.58-2.35)	2.39 (1.84-2.90)	3.06 (2.22-3.83)	3.68 (2.54-4.73)
2-hr	0.314 (0.280-0.357)	0.392 (0.350-0.447)	0.507 (0.448-0.576)	0.615 (0.538-0.702)	0.791 (0.678-0.910)	0.952 (0.798-1.11)	1.14 (0.928-1.35)	1.37 (1.07-1.65)	1.74 (1.28-2.15)	2.08 (1.46-2.64)
3-hr	0.241 (0.217-0.270)	0.299 (0.269-0.335)	0.373 (0.333-0.418)	0.443 (0.393-0.498)	0.556 (0.484-0.629)	0.661 (0.553-0.755)	0.787 (0.654-0.913)	0.936 (0.753-1.11)	1.18 (0.902-1.44)	1.40 (1.03-1.78)
6-hr	0.166 (0.152-0.182)	0.203 (0.186-0.223)	0.245 (0.223-0.270)	0.283 (0.256-0.313)	0.340 (0.304-0.379)	0.388 (0.342-0.435)	0.443 (0.384-0.504)	0.506 (0.429-0.582)	0.630 (0.516-0.740)	0.742 (0.591-0.895)
12-hr	0.107 (0.088-0.118)	0.131 (0.120-0.145)	0.158 (0.144-0.175)	0.182 (0.165-0.201)	0.218 (0.195-0.243)	0.248 (0.218-0.278)	0.280 (0.242-0.318)	0.314 (0.266-0.362)	0.367 (0.302-0.433)	0.411 (0.330-0.494)
24-hr	0.068 (0.063-0.075)	0.084 (0.077-0.091)	0.100 (0.092-0.109)	0.113 (0.104-0.124)	0.132 (0.121-0.144)	0.146 (0.133-0.160)	0.161 (0.146-0.176)	0.176 (0.159-0.193)	0.196 (0.176-0.220)	0.212 (0.188-0.250)
2-day	0.041 (0.038-0.044)	0.050 (0.046-0.055)	0.060 (0.055-0.065)	0.067 (0.062-0.074)	0.078 (0.072-0.085)	0.087 (0.079-0.094)	0.095 (0.087-0.104)	0.103 (0.094-0.113)	0.115 (0.103-0.126)	0.123 (0.110-0.136)
3-day	0.030 (0.028-0.033)	0.037 (0.034-0.040)	0.044 (0.041-0.048)	0.050 (0.046-0.055)	0.059 (0.054-0.064)	0.065 (0.059-0.071)	0.072 (0.065-0.078)	0.078 (0.071-0.085)	0.087 (0.078-0.096)	0.094 (0.084-0.103)



**UTILITY CONSTRUCTION PROPOSAL  
THE CHALETS AT SKI LAKE PHASE 5  
WEBER COUNTY, UTAH**

(8 Lots)  
Sept. 09

DEVELOPER: Ray Bowden

**ENGINEER'S ESTIMATE**

**\$380,416.30 /8 Lots= \$47,552.04**

**PROPOSAL**

I (We), the undersigned Contractor propose to do the following described work in strict compliance with the Standard Weber County Standards and Technical Specifications at the prices shown. The Contractor shall be licensed to perform such work by the State of Utah and Weber County. The Contractor shall also provide sufficient insurance to hold the owner free from all liabilities. The Contractor shall furnish guarantee that the improvements contemplated by this proposal will remain in good condition for the one year period from the date of acceptance by Weber County. The determination of the necessity for repairs to restore the improvement to good condition rests entirely with the Owner.

<b><u>SECTION I</u></b>	<b><u>QUANTITY</u></b>	<b><u>UNIT PRICE</u></b>	<b><u>TOTAL AMOUNT</u></b>
<b><u>Streets</u></b>			
1. Rough Grading of Streets to Sub-Base Grade from Property Line to Property Line Surplus Material to be used to fill from Lots (860 L.F.)	LUMP SUM	\$ <u>30,000.00</u> ls	\$ <u>30,000.00</u>
<b><u>Water</u></b>			
1. Furnish and install 8-inch C900 P.V.C. Pipe Watermain (Class 200)	2,107 lf	\$ <u>19.00</u> lf	\$ <u>40,033.00</u>
2. Connect to existing Pipe	1 ea	\$ <u>1,000.00</u> ea	\$ <u>1,000.00</u>
3. Connect to existing water tank	1 ea	\$ <u>1,500.00</u> ea	\$ <u>1,500.00</u>
4. Furnish and construct 8 inch Fire Hydrants with Aux. Valve, Box and Pipe to main, including Tee, Complete Unit	3 ea	\$ <u>3,500.00</u> ea	\$ <u>10,500.00</u>
5. Service Connections complete	8 ea	\$ <u>1,000.00</u> ea	\$ <u>8,000.00</u>
6. Furnish and install 8 inch Gate Valve	6 ea	\$ <u>850.00</u> ea	\$ <u>5,100.00</u>
7. Furnish and install 2" Blowoff in Vault	1 ea	\$ <u>1,000.00</u> ea	\$ <u>1,000.00</u>
8. Furnish and install vault for future PRS	1 ea	\$ <u>5,000.00</u> ea	\$ <u>5,000.00</u>
9. Test and Chlorinate	LUMP SUM	\$ <u>2,000.00</u> ls	\$ <u>2,000.00</u>
		SUB TOTAL	\$ <u>74,133.00</u>
	SECTION I	SUB TOTAL	\$ <u>104,133.00</u>

NOTE: QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES.

	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL AMOUNT</u>
<b><u>SECTION II</u></b>			
<b><u>Sewer</u></b>			
1. Furnish and install 8 inch Sanitary P.V.C Sewer Main	842 lf	\$ <u>21.00</u> lf	\$ <u>17,682.00</u>
2. Furnish and install 5 foot Diameter Manhole	1 ea	\$ <u>2,500.00</u> ea	\$ <u>2,500.00</u>
3. Furnish and install 4 foot Diameter Manhole	2 ea	\$ <u>2,300.00</u> ea	\$ <u>4,600.00</u>
4. Connect to existing Sanitary Sewer Main	1 ea	\$ <u>600.00</u> ea	\$ <u>600.00</u>
5. Furnish and install Service Connections (complete	8 ea	\$ <u>800.00</u> ea	\$ <u>6,400.00</u>
6. Temp end - Plug	1 ea	\$ <u>250.00</u> ea	\$ <u>250.00</u>
7. Video and Test	LUMP SUM	\$ <u>2,000.00</u> ls	\$ <u>2,000.00</u>
		SUB TOTAL	\$ <u>34,032.00</u>

**SECTION III**

**Grading and Paving**

1. Fine grading of Streets to Sub-Base Grade surplus material to fill on Lots (860 L.F.	LUMP SUM	\$ <u>2940.00</u> ls	\$ <u>2,940.00</u>
2. Furnish and install structural fill sub-base 8-inches thick	3,560 sy	\$ <u>9.50</u> sy	\$ <u>33,820.00</u>
3. Furnish and install Crushed Gravel Untreated Base Course (8 inch thick)	3,560 sy	\$ <u>10.50</u> sy	\$ <u>37,380.00</u>
4. Furnish and install Oil Mulch Paving (3 inch thick)	3,560 sy	\$ <u>16.00</u> sy	\$ <u>56,960.00</u>
5. Furnish and install Seal Coat	3,560 sy	\$ <u>2.50</u> sy	\$ <u>8,900.00</u>
6. Furnish and install 24 inch wide rolled concrete curb and gutter with 4 inch gravel sub-base	979 lf	\$ <u>13.00</u> lf	\$ <u>12,727.00</u>
7. Grading/Reshaping Detention Pond Area	400 cy	\$ <u>12.00</u> cy	\$ <u>4,800.00</u>
8. Geofabric Mirafi	3,560 sy	\$ <u>3.00</u> sy	\$ <u>10,680.00</u>
		SUB TOTAL	\$ <u>168,207.00</u>

**SECTION IV**

**Storm Drain**

1. Furnish and install Catch Basin (rural)	4 ea	\$ <u>1300.00</u> lf	\$ <u>5,200.00</u>
2. Furnish and install 4 foot diameter manhole with Catch Basin (rural)	1 ea	\$ <u>2200.00</u> ea	\$ <u>2,200.00</u>
3. Furnish and install 15 inch CP	245 lf	\$ <u>24.00</u> lf	\$ <u>5,880.00</u>



4. Furnish and install 18 inch RCP	673 lf	\$ <u>27.00</u> lf	\$ <u>18,171.00</u>
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Storm Drain Continued

5. Connect to existing Catch Basin	1 ea	\$ <u>500.00</u> ea	\$ <u>500.00</u>
6. Temporary end plug	1 ea	\$ <u>150.00</u> ea	\$ <u>150.00</u>
SUB TOTAL			\$ <u>32,101.00</u>

**SECTION V**

**Trenching**

1. Coordinate and provide trenching for Power, Cable TV and Telephone as needed (Verify with Utility Companies)	1,720 lf	\$ <u>2.00</u> lf	\$ <u>3,440.00</u>
	LUMP SUM	\$ <u>3920.00</u> LS	\$ <u>3,920.00</u>
2. Erosion Control	SUB TOTAL		\$ <u>7,360.00</u>

TOTAL OF SECTION I	\$ <u>104,133.00</u>
TOTAL OF SECTION II	\$ <u>34,032.00</u>
TOTAL OF SECTION III	\$ <u>168,207.00</u>
TOTAL OF SECTION IV	\$ <u>32,101.00</u>
TOTAL OF SECTION V	\$ <u>7,360.00</u>
<b>TOTAL OF ALL SECTIONS</b>	\$ <b><u>345,833.00</u></b>
<b>PLUS 10% CONTINGENCY</b>	<b><u>34,583.30</u></b>
<b>GRAND TOTAL</b>	\$ <b><u>380,416.30</u></b>

Work May Be Awarded On Any Or All Sections.

\_\_\_\_\_  
Contractor's State License No.

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Type of License

\_\_\_\_\_  
By

\_\_\_\_\_  
Insurance Agent

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone