

Powder Mountain  
Water & Sewer Improvement District  
PO Box 270  
Eden, UT 84310

February 14, 2013

Russ Watts  
Summit Development  
1400 N. 5900 E.  
Eden, UT 84310

Subject: Summit Development Phase I at Powder Mountain

Dear Russ:

This letter is to confirm that the Powder Mountain Water and Sewer Improvement District (PMWSID) can and will furnish water and sewer service to the above project upon your agreement with and completion of the following requirements to the satisfaction of PMWSID:

1. Summit Development shall furnish written approval from the local jurisdiction (Weber County, State of Utah) of the water allocation for the project and agrees to be solely responsible for determining annual water demand and wastewater generation estimates.
2. Summit Development shall enter into a Construction and Transfer of Water and Sewer Infrastructure Agreement with PMWSID prior to beginning the preliminary plan review process or the plan check review process. This agreement and any major infrastructure improvements shall be referenced in Summit Development agreements with the local jurisdiction.
3. All fees and charges shall be paid in accordance with PMWSID Rules and Regulations and at the time specified in the Infrastructure Agreement before initiating preliminary plan review, plan check review and connection to water and/or sewer service.
4. The new wastewater collection systems within the project area and connections to and/or abandonment of existing infrastructure shall comply with all PMWSID Rules and Regulations. In addition to conforming to District design requirements, Summit Development agrees to meet Utah Department of Health Services and County Health requirements.
5. Summit Development shall identify any other infrastructure improvements outside the project area that may be necessary as a result of this project. Water and sewer improvements outside of the project area may be borne by Summit Development in part or in whole depending on an assessment of project benefits.
6. All water and sewer infrastructure shall be placed within planned or existing public roadway right-of-way. PMWSID may have existing infrastructure that requires relocation

as a result of this project. All water and sewer infrastructure easements within the roadway right-of-way of the project will be conveyed to the PMWSID prior to acceptance by PMWSID.

7. If applicable, any existing septic systems and/or sewer pipes within the property lines of the project shall be identified and shall be abandoned according to County Health Department and PMWSID requirements.
8. Each business, tenant, residential unit, and common residential or commercial irrigated area, shall be individually metered.
9. PMWSID engineering firm Reeve Associates have reviewed the preliminary plans and have offered additional insights (see attached).

The PMWSID may identify additional requirements upon review of project documents, plans and specifications. If that occurs, we will immediately inform you.

If you have any questions please contact us at (801) 745-0924.

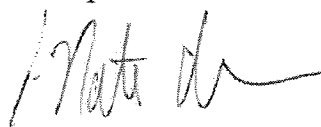
Sincerely,

Gregg Greer  
Powder Mountain Water and Sewer  
Improvement District



## MEMORANDUM

To: Gregg Greer, Chairman Power Mountain Water & Sewer Improvement District

From: John Reeve PE & Nate Reeve PE, District Engineers 

RE: **Summit at Powder Mtn PRUD Phase 1**

Date: 2/07/13

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We have reviewed the preliminary roadway plans for Summit at Powder Mtn PRUD Phase 1, Water & Sewer Systems prepared by NVS. We have also had conversations with NVS, Russ Watts and Paul Southwick concerning the designs for additional clarification. We have the following comments:

1. The water system will be an independent system not connected to the existing culinary water system. This new system will function totally dependent once a new water source is functioning which will be fed from a new water well(s).
2. The water lines are oversized to reduce friction loss and provide additional pressure for upper lots.
3. Water and sewer lines to be shown in profile view.
4. Several of the lots above the main water line will have insufficient water pressure. Provide design to accommodate proper pressure at all lots. Water system analysis will be required for final review and approval.
5. The sewer system is a combination of pressure lines and gravity lines. The location of this development will dictate the use of both. Overall system analysis will be required for final review and approval.
6. The sewer system will potentially have 12 pump stations with backup power generators. All pump stations will be the responsibility of the District for management. Detailed plans for each pump house including electrical plans, mechanical, and structural plans will be required for final review and approval.
7. The sanitary sewer is designed to flow close to the Hidden Lake area and down the mountain to the existing sewer lagoons. The capacity within the lagoons is constantly

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changing based on fill rates and not the number of connections. When the last lagoon cell is close to capacity, the State will require an additional cell to be constructed or to find another location to treat the waste water, possible. A complete analysis of the current treatment facility, process, flow rates, etc will be required for final review and approval.

8. The existing sanitary sewer outfall to be examined in detail to evaluate its condition and alleviate and potential restrictions, construction deficiencies or settlement.
9. Final construction drawings will be required for the water tank, water well, overall water and sewer master plans, etc for final approval.
10. Detailed construction details and specifications to be submitted for review and final approval.

Based upon the information contained within the preliminary plans, reports on the existing system, and conversations with the design team, we recommend that the district issue a will-serve letter for both the water and sewer systems, conditioned upon the information above and acceptable water flows from the well(s) to meet their demands, meeting all Powder Mountain Water & Sewer I.D. Standards & Specifications, and all Utah State Department of Water Quality Standards & Specifications.

We have tried to address all items of concern. However, this does not forego other items of concern that may need to be addressed during additional reviews of during construction of improvements.

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