#### **Mountain Sewer Corporation**

P.O. Box 314 Huntsville, UT 84317

November \_\_\_, 2021

CW The Basin, LLC 1222 W. Legacy Crossing Blvd. Centerville, UT 84014 todd@cw.land and tony@cw.land

Applicant: CW The Basin, LLC

**Project**: The Basin

Project Location: Parcel # 20-036-0035, 3.22 acres, Hwy 39 & Old Basin Road

Total Number of Units and Connections: 12 residential & 1 office/ HOA

Total Fixture Unit Count WSFU IPC Per unit/connection: 55

Contact Information for Applicant: Todd Meyers and Tony Hill 801-520-4072;

todd@cw.land and tony@cw.land

Authorized Contact(s): Todd Meyers and Tony Hill

To Weber County:

#### Re: Will Serve Letter for Sewer Service

This letter will advise Weber County that Mountain Sewer Company, ("Company"), a regulated public utility, which operates the Mountain Sewer Sanitary Sewer System ("System"), has through its engineer Mark Babbitt, P.E., reviewed and approved the set of drawings from C.W. URBAN titled "The Redtail" consisting of Sheets A200, A201, A202, A101, A102, A103, with an issue date of 12.11.2020; the two (2) page unrecorded subdivision plat from Reeve & Associates, Inc. for "The Basin" with a beginning date of 6-29-2021 on the second sheet; and the set of improvement Plans for "The Basin" prepared by Reeve & Associates, Inc. containing 10 sheets, stamped and sign by Jeremy Draper (Sheets 1 through 9) on 9-9-21 and Nathan C. Peterson (sheet 10) stamped and signed on 9-9-21 (the "Plans") attached as Exhibit A, for the Project. The Applicant's full compliance with the Company Tariff, Federal, State, and County, laws, rules, and ordinances, and all of the specific "Project Conditions Precedent" set forth below, the Company is willing and able to provide sanitary sewer service ("Service") to this Project, which is located within the Company's service area.

The specific Project Conditions Precedent to Service are as follows:

- 1. Applicant is the owner of the real property where the Project is located.
- 2. To provide adequate sewer service to the Project, Project Specific Improvements ("PSI") are required. These PSI either solely serve and benefit the Project or primarily serve the Project. The specific PSI are:
  - A. Connect the sewer from the Project to an existing sewer line at Lakeside Village.
  - B. Install an 8,000 gallon emergency overflow tank at the Edgewater Beach Estates Lift Station.
  - C. Install a 2,000 gallon two-compartment pre-screening tank to screen out rags and debris at Lakeside Beach Pump Station.
  - D. Install a 2,000 gallon two-compartment pre-screening tank to screen out rags and debris at Edgewater Beach Estates Lift Station.

Applicant agrees to pay to the Company and Lakeview Water a total amount not to exceed \$40,000 ("Applicant Contribution") toward the cost of the PSI and shall make payment to the Company within five (5) business days of recordation of the plat with the County. Failure to timely make Applicant Contribution will cause this Will Serve Letter to become null and void.

- 3. The Plans are approved by the Company engineer ("Engineer") and comply with all requirements and rules of the Utah Division of Water Quality, ("Division Rules"). No changes or modifications may made to the approved Plans for the Project, without the express written consent of the Engineer, which shall not be unreasonably withheld. If the change or modification would increase the maximum fixture count withholding of the Engineer's consent is reasonable.
- 4. All infrastructure and improvements ("Improvements") shown on the approved Plans are constructed and installed by Applicant in compliance with the Plans, Division Rules, and Company specifications in effect as of the date of this letter.
- 5. All Improvements constructed and installed by Applicant are inspected and approved by the Company and are as applicable properly dedicated to the Company and are guaranteed for a minimum of one year after completion.
- 6. "As built" plans for all Improvements, satisfactory to the Company Engineer's reasonable judgment, are provided to the Company following construction and installation of Improvements.

- 7. The following fees, charges, and payments, have been paid in full by Applicant or its predecessor in interest, Pineview Waterside LLC, to the Company pursuant to that certain *Water and Sewer Connections Agreement*, dated September 6, 2019:
  - A. \$65,000 Sewer Connection Fee
  - B. \$8,500 Sewer Impact Fee
- 8. The 12 single-family residential units may each have no more than 60 Water Supply Fixture Units. See IPC.
- 9. Any permanent easements, rights-of-way, or ownership of property, required for the Company to provide the Service is obtained and granted to the Company, at no cost to the Company, by the Applicant, without liens or encumbrances.
- 10. The Applicant will provide financial guarantees to Weber County, for completion of all public Improvements, as part of Weber County's approval process.
- 11. Applicant qualifies for and receives service approval from Lakeview Water Company, a separate legal entity which shares offices and staff with the Company, for the Project.
- 12. Project obtains all necessary land use approvals from Weber County.
- 13. Applicant records "Restrictions," approved and enforceable by the Company, on Lots 13 and 14 in the Plans. Such Restrictions shall be recorded with the Weber County Recorder and shall run with the land, and jointly restrict Lots 13 and 14 combined to a single sanitary sewer connection for both lots. The maximum capacity of the single sewer connection shall not exceed that of the office use square footage shown on the Plans, or such other use permitted by the zoning ordinances as such may be amended, but in no event in excess of office commercial use.
- 14. Applicant enters into agreements with the Company or Weber County, as determined by the Company, to guaranty the Project's compliance with this letter.

This letter applies only to the Project as shown in the Plans provided to and approved by the Company, such approval not to be unreasonably withheld. Any changes to the Project will require submission and approval of revised plans. This letter is for Applicant and Weber County only. This letter does not create any contractual rights to service and expires one year from the date of this letter.

Yours Truly,

Ray Bowden, President Mountain Sewer Company

cc: Mark Babbitt, P.E. Company Engineer Clark Duellman, Company Counsel J. Craig Smith, Company Counsel Tyler LaMarr, Applicant Counsel Nate Reeve, Applicant Engineer Weber County Planning Department

4884-4934-2721, v. 1

## Exhibit A

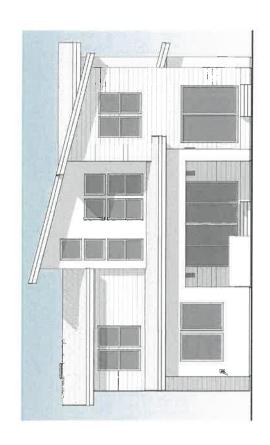




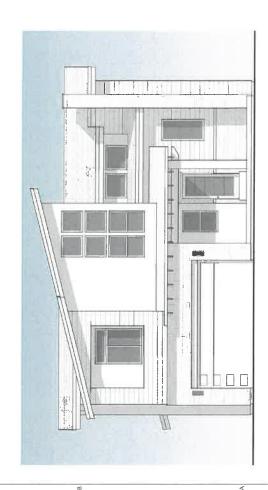
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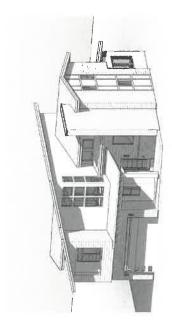
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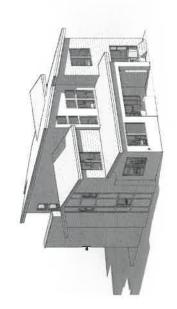
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Rear Elevation









PROJECT

The Redtail

Old Snow Basin Road

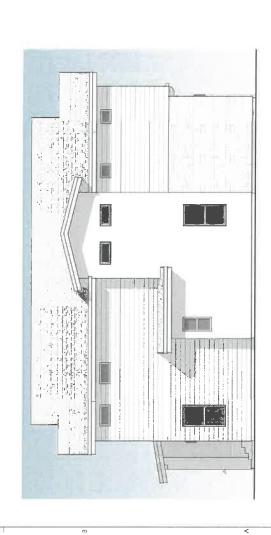
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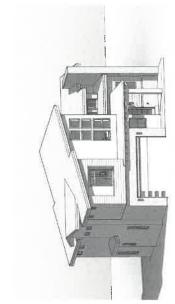
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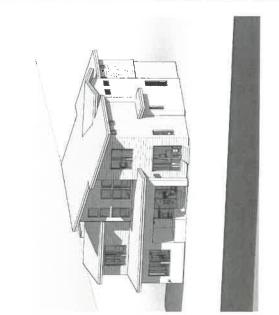
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Front Elevation

Right Elevation















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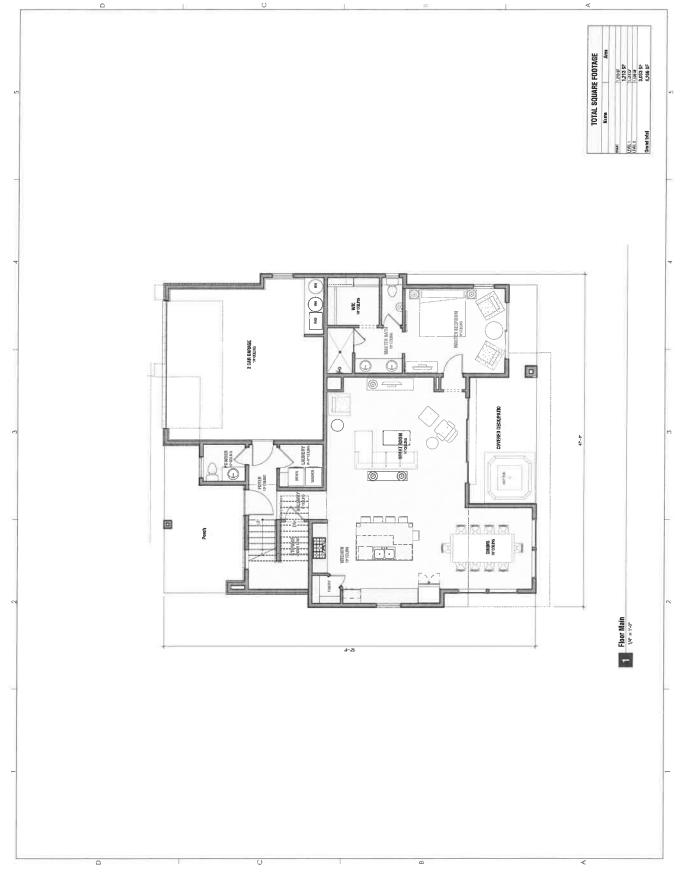
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TITLE: Floor Plan - Level 2

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LOT 14 IS FOR COMMERCIAL USE AS REQUIRED BY THE CYR-1 ZONE.

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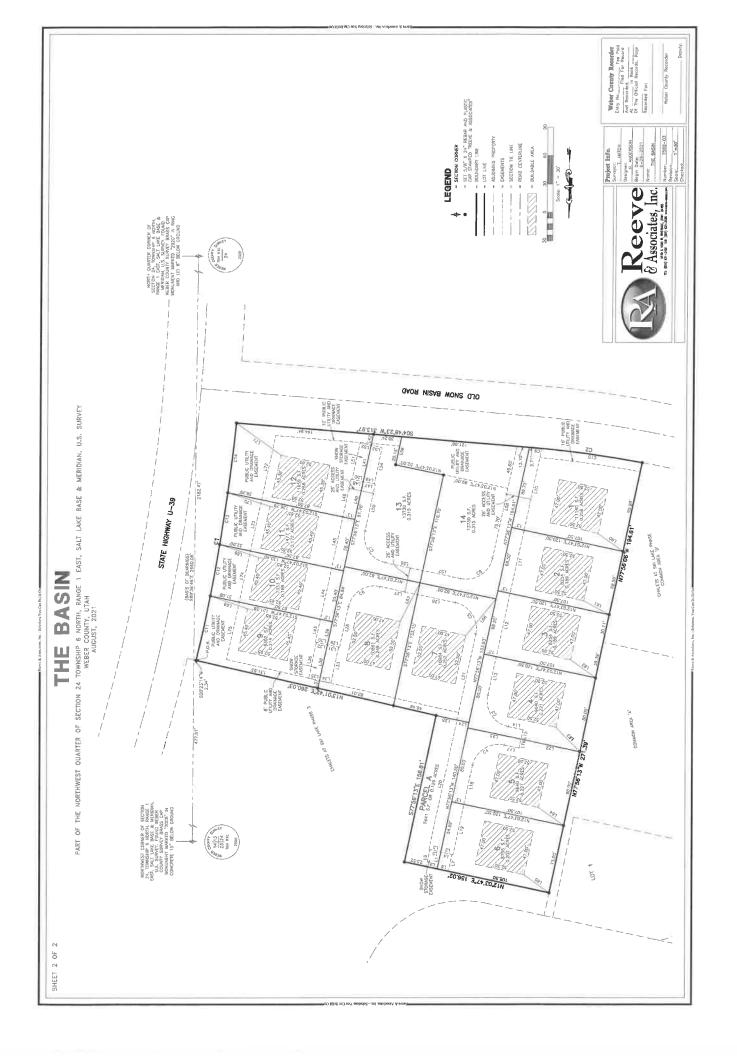
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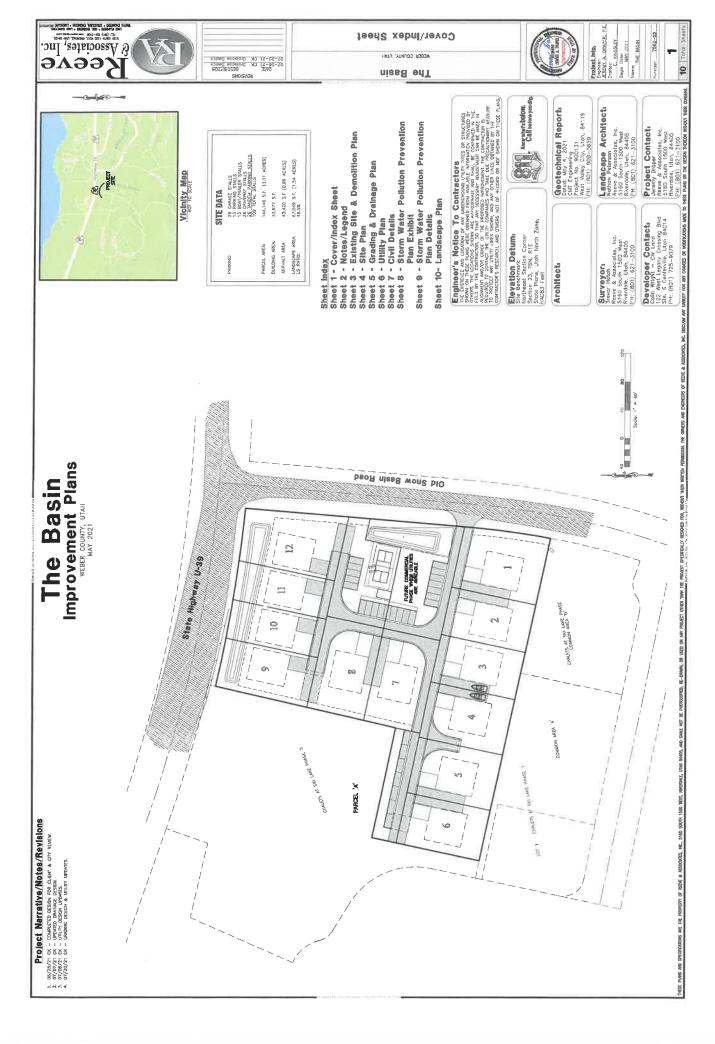
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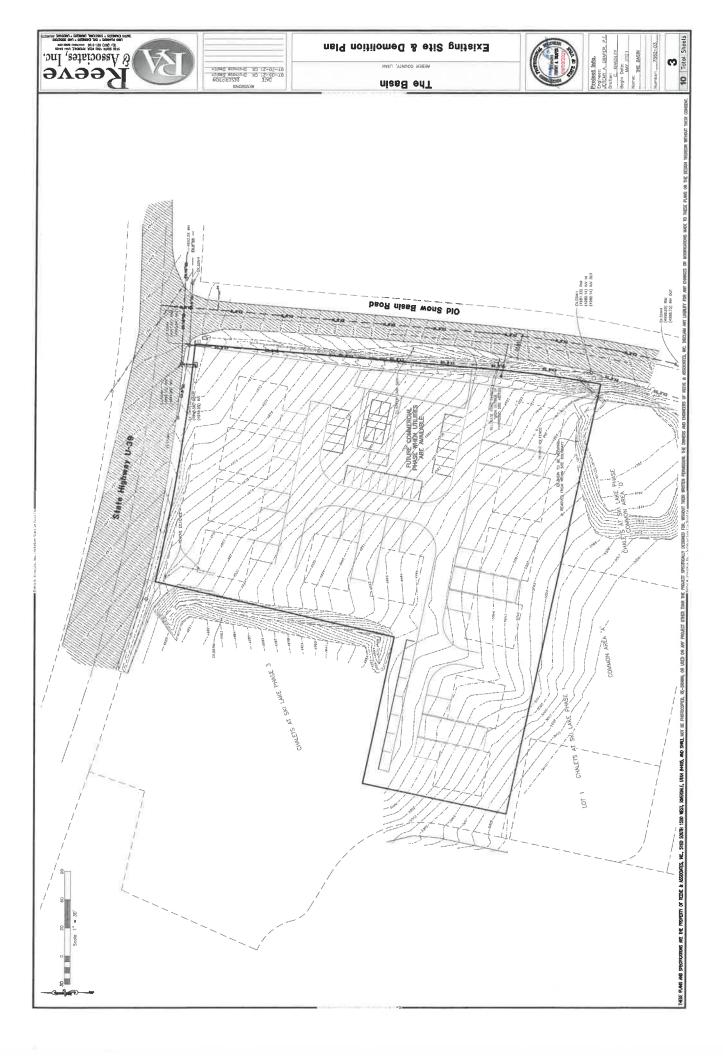
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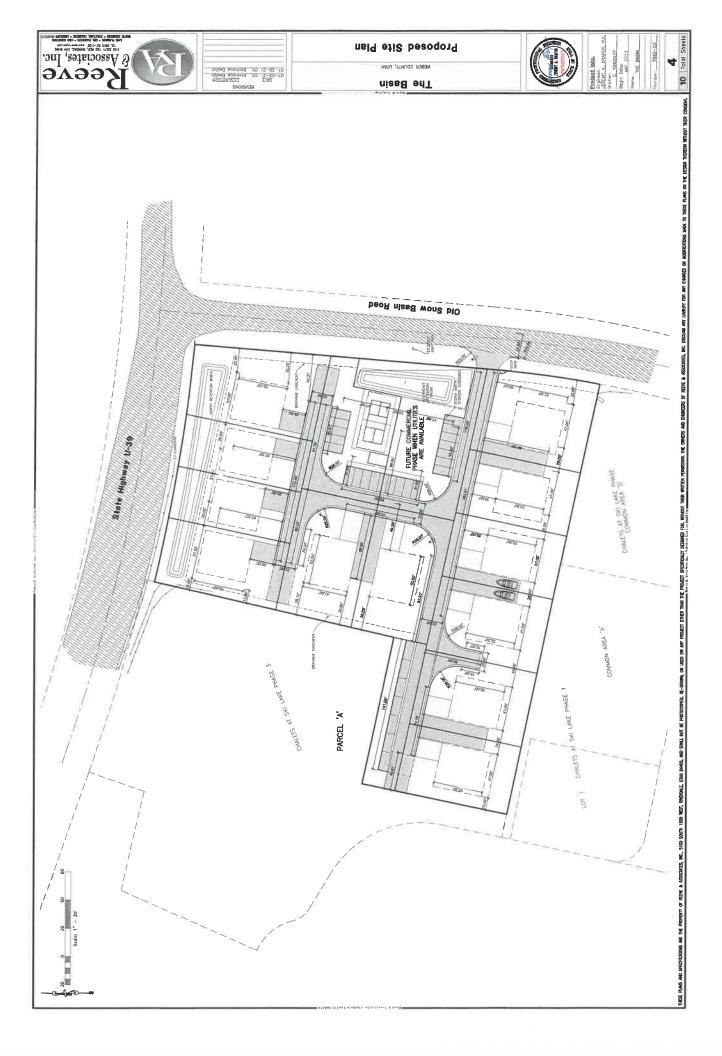
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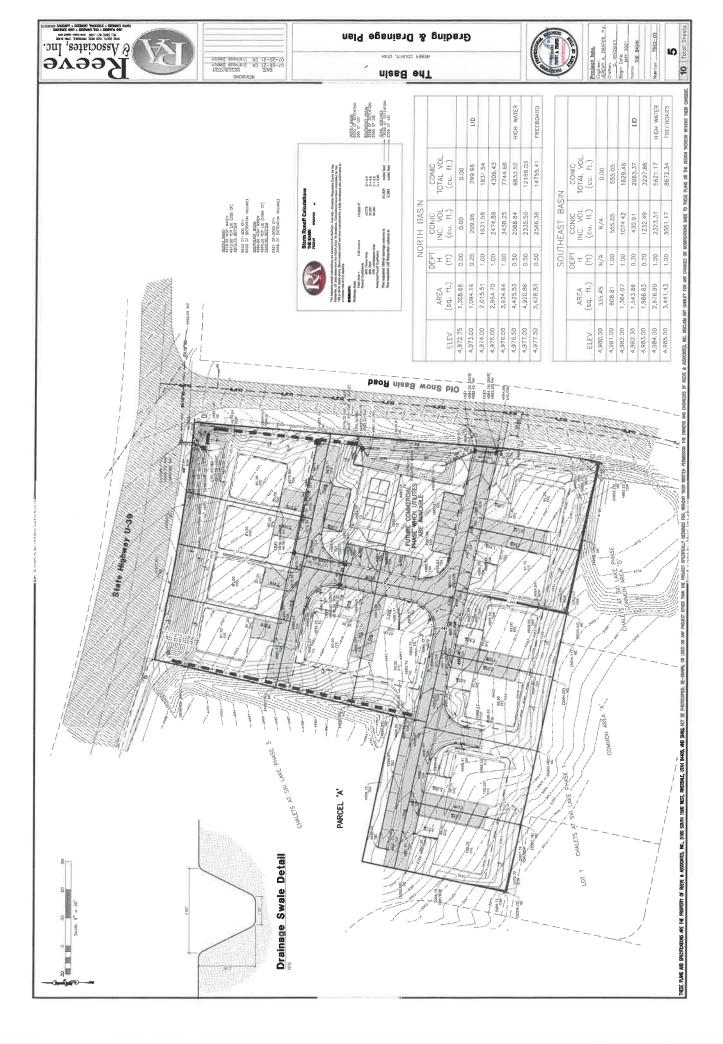
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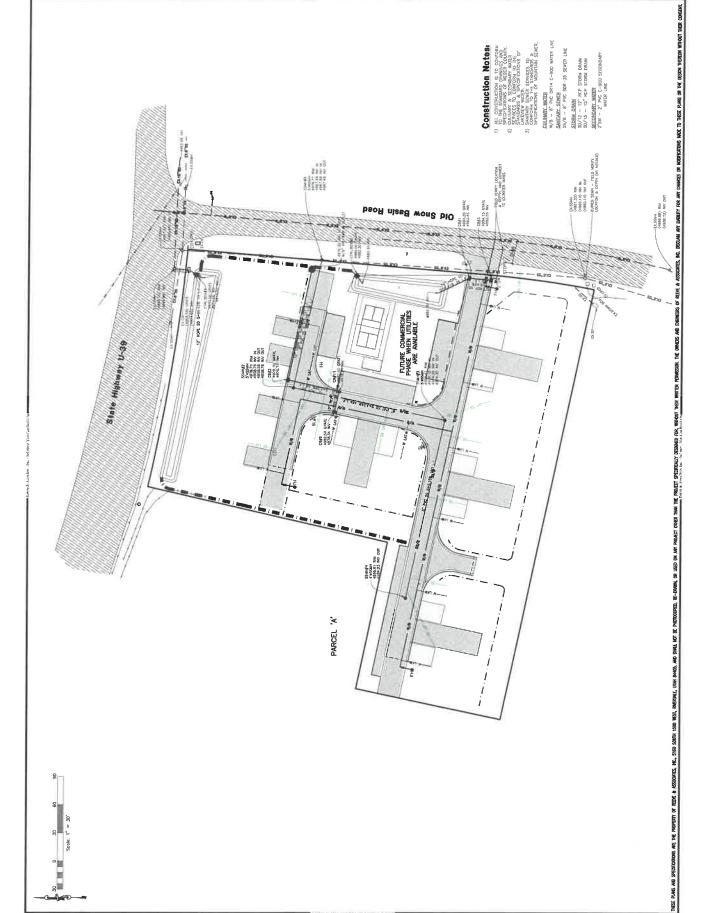
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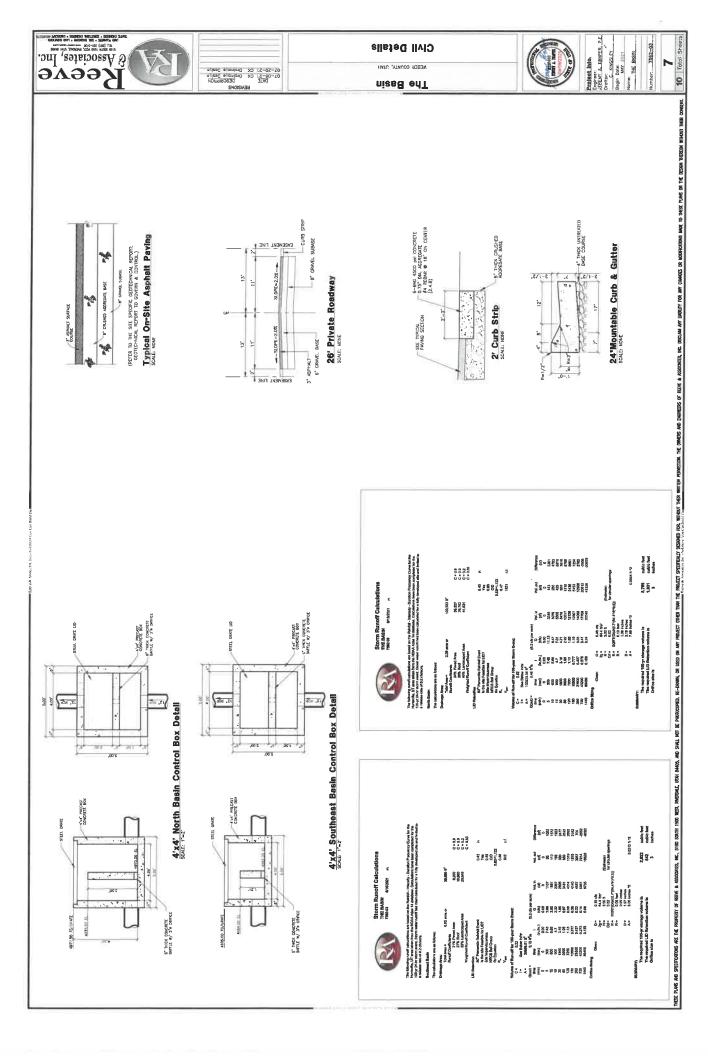
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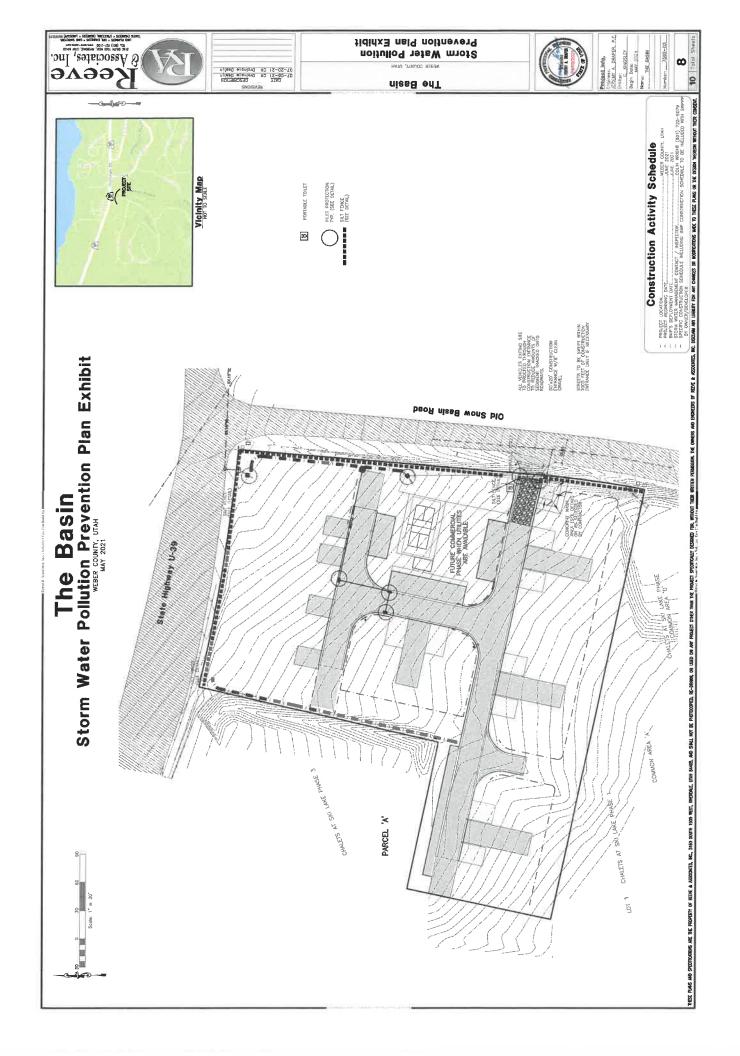


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protective devices shown shall be in prace at the end a system is approved.

d to offsite property, shall be removed from the site as a after each rain or runost event, tive devices shown shall be in place at the end is approved.

may not be removed or made imperable without the approval of the engineer of record and the  $orall_{N_{\rm c}}$ of the er ge within the site is left to the disc

Cross Section 50' x 20' Construction Entrance

Ayrebace controllementon or storm water from:
Concrete with order.
Assignment overse only and surrounded with all fence barriers,
and impediments only and surrounded with all fence barriers.

The Court of an article of the contact environmental engineer and contacts listed. wattle barriers, or gravel bags (see delait), ound or gent

Notes

BMP's for wind erosion. Slockpiles and site ns needed to be wolered regularly to eliminote / control

I in designated areas only and surrounded with sit tence.

which are likely to be controlled by on-risk personnel. After contesting local sme. The following celebra should occur upon discovery of a minor spills, the spill, states no celebrate or improved the spill. It can be not so that the spill is a processor of the spill. It can be not spill be spill by constructing on earth often absorbert can't for regal.

during rain, cover the impacted area to avoid runoff, also to report and contain spill.

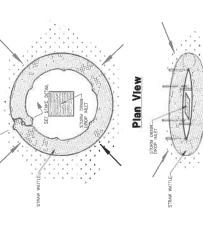
the control presented based out elements to control motion typis and the expension to expect on experience memorars and reservance of the side. For sight soft fetero investigat specificate, other neight which expenses Center of 1000 1242-800000. A written reservance to the control of specificate in specificate in the second motion specificate of the second control of specificate finite reservance.

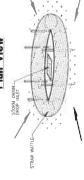
my soften devices will be modified as need as the project and by the engineer of record and the governing agency.

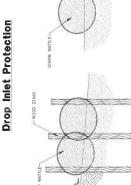
W/ B" CLEAN 2"-4" » GRAVEL BASE

Concrete Washout Area w/ 10 mil Plastic Liner

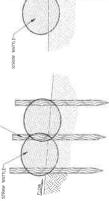
THEE PASS AS SECTIONAL AS IN PROPERTY OF SIZES & SECTIONAL, NO. 5, 1975 STATE IN PROPERTY (UNI WARKS, A SO SHLE WIT IN PROPERTY (UNI WARKS, A SO SHLE WITH IN WARKS, A SO SHLE WITH IN WARKS, A SO S

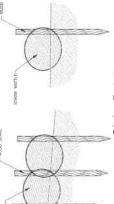






SLOPE





Stake Detail

9 fotal Sheets

