

Lakeview Water 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

Authorized Contact: Todd Meyers and Tony Hill 801-520-4072; todd@cw.land and tony@cw.land

To Weber County:

Re: **Water Service Provider Capacity Assessment**

This Water Capacity Assessment, issued under Weber County Code § 106-4-2.1(c)(1), will advise Weber County that Lakeview Water Company, (“**Company**”), a regulated public utility, which operates the Lakeview Water 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. In reliance on the approved Plans and Applicant’s full compliance with the Company Tariff, Federal, State, and County, laws, rules, and ordinances, and the specific “**Project Conditions Precedent**,” set forth below, the Company is willing and able to provide culinary water service, including outdoor watering, (“**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. All connections to individual units are $\frac{3}{4}$ inch. Applicant's engineer of record to certify in writing, with the engineer's seal, that a $\frac{3}{4}$ inch connection is sufficient to provide adequate water service and pressure beyond the point of connection for each unit in accordance with all applicable standards, including any fire sprinkling system.
3. The Plans comply with all requirements and rules of the Utah Division of Drinking Water, ("**Division Rules**"). No changes or modifications may made to the approved Plans for the Project, without the express written consent of the Company Engineer, Mark Babbitt, P.E, 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. \$45,000 Connection Fee
 - B. \$100,000 Water Impact Fee
8. Due to the serious drought, and its impact on Company water sources, this Approval is subject to Company having sufficient water source to serve the Project. If the water sources of the Company are insufficient to serve existing customers and a general Moratorium on new connections to the System, is adopted and imposed by the Company, the Applicant will not be permitted to connect to the System until any such Moratorium is dissolved by the Company. Applicant shall have priority of connection over any other new connections reserved or paid for by other applicants after September 6, 2019 (Applicant acknowledges this risk by acceptance of this letter.)

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, by the Applicant, at no cost to the Company, without liens or encumbrances.
10. The Applicant provides financial guarantees to Weber County, for completion of all public Improvements, as part of Weber County's approval process.
11. Plans are reviewed and approved by the Fire Marshal for the Weber Fire District.
12. Applicant qualifies for and receives approval from Mountain Sewer Company, a separate legal entity which shares offices and staff with the Company, for sewer service to the Project.
13. Project obtains all necessary land use approvals from Weber County.
14. Applicant records "**Restrictions,**" approved and enforceable by Weber County 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 culinary water connection for both lots. The maximum capacity of the single water 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.
15. Applicant's Project complies with the terms of this letter.
16. The 12 single-family residential units may each have no more than 60 Water Supply Fixture Units. See IPC, Appendix E.

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 Weber County only.

Yours Truly,

Ray Bowden, President
Lakeview Water 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

4871-4071-9873, v. 1

Exhibit A

URBAN C.W.

ARCHITECTURE INTERIORS LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

THE OFFICE OF ARCHITECTURE AND DESIGN
1000 WEST 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1000
WWW.OADEN.COM

REVISIONS:
PROJECT
The Retail
Old Snow Basin Road

TITLE:
Renderings

SHEET:
A200

ISSUE DATE: 12.11.2020
Design Development



PROJECT:
The Retail
Old Snow Basin Road

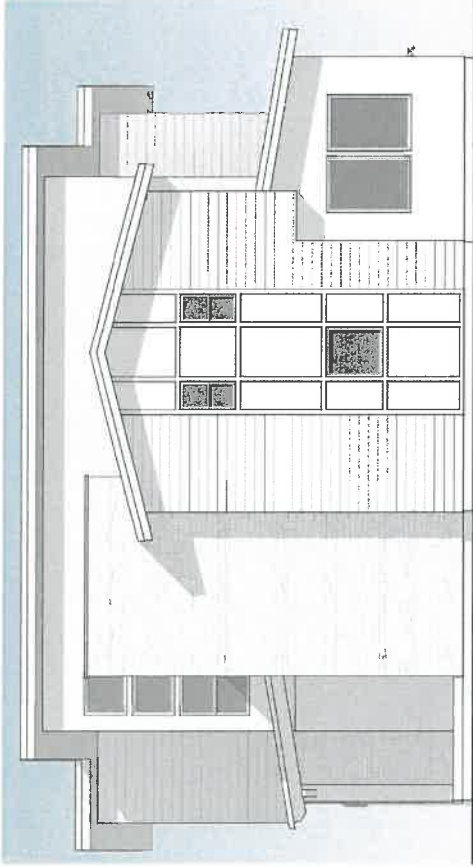
REVISIONS:

TITLE:
Exterior Elevations

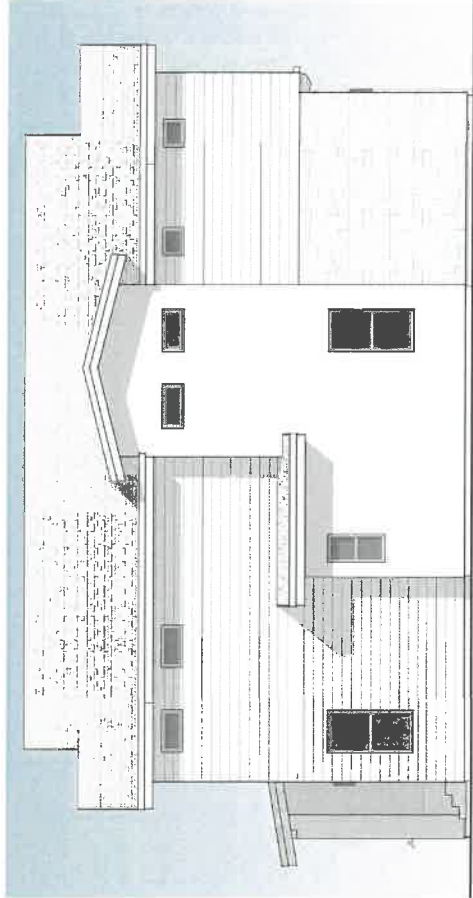
SHEET:
A202

ISSUE DATE: 02.11.2020

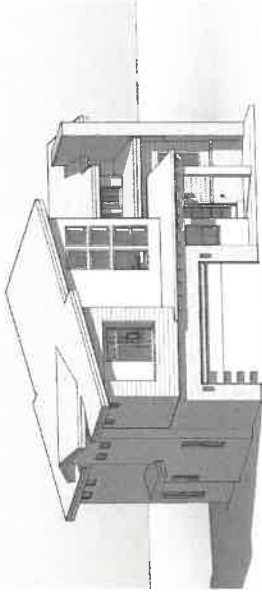
Design Development



1 Right Elevation
1/4" = 1'-0"



2 Left Elevation
1/4" = 1'-0"



ALLIED PROFESSIONAL SERVICES, INC. 1000 LEXINGTON AVENUE, SUITE 2000, NEW YORK, NY 10017
 ALLIED PROFESSIONAL SERVICES, INC. 1000 LEXINGTON AVENUE, SUITE 2000, NEW YORK, NY 10017

THE INFORMATION ON THIS PLAN IS THE PROPERTY OF ALLIED PROFESSIONAL SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALLIED PROFESSIONAL SERVICES, INC.

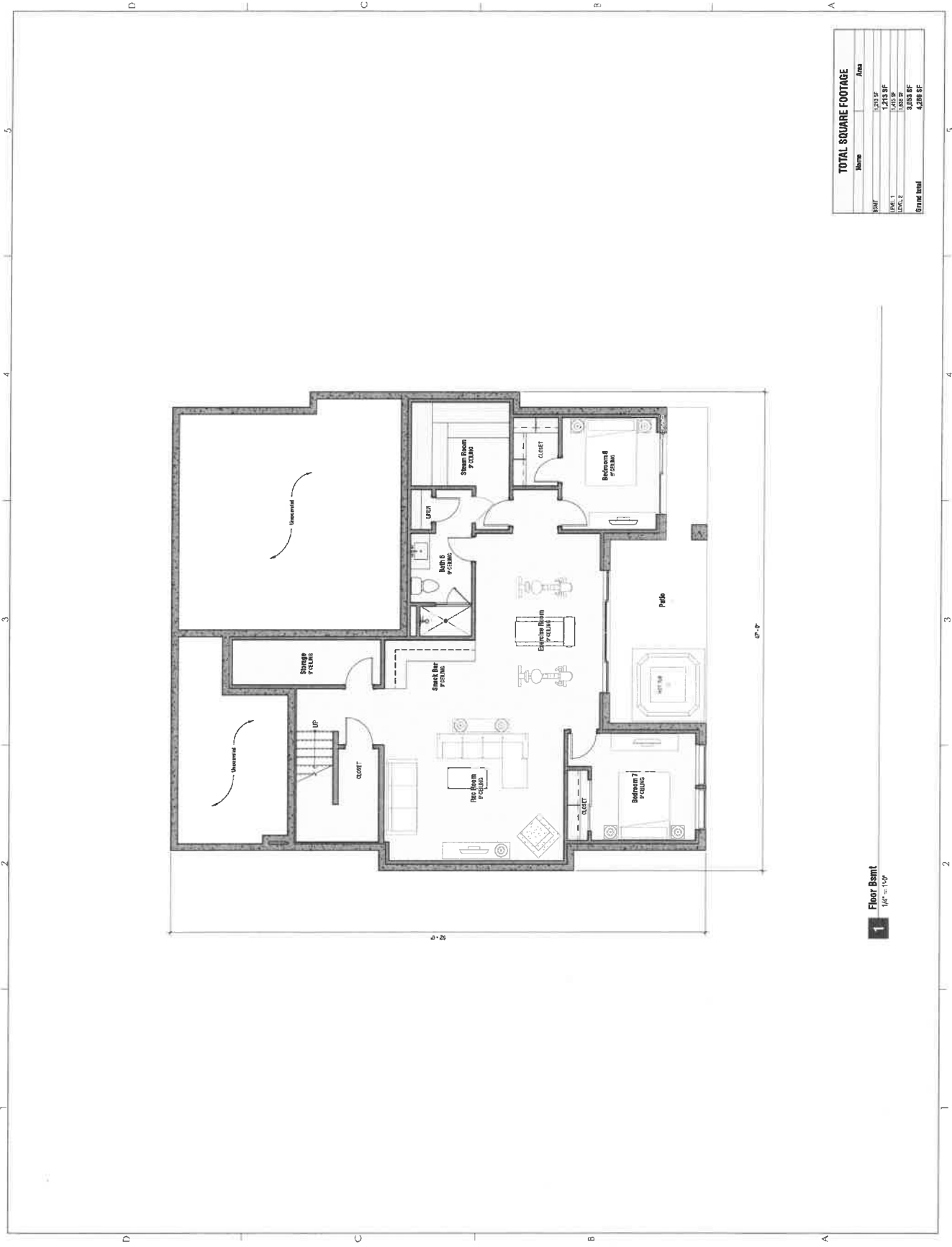
PROJECT
The Retail
Old Snow Basin Road

REVISIONS:

TITLE:
Floor Plan - Bsmt

SHEET:
A101
ISSUE DATE: 12.1.2023

Design Development



TOTAL SQUARE FOOTAGE	
Name	Area
Basmt	1,741 SF
LEVEL 1	1,413 SF
LEVEL 2	1,638 SF
Grand Total	4,792 SF

Floor Bsmt
1/4" = 1'-0"

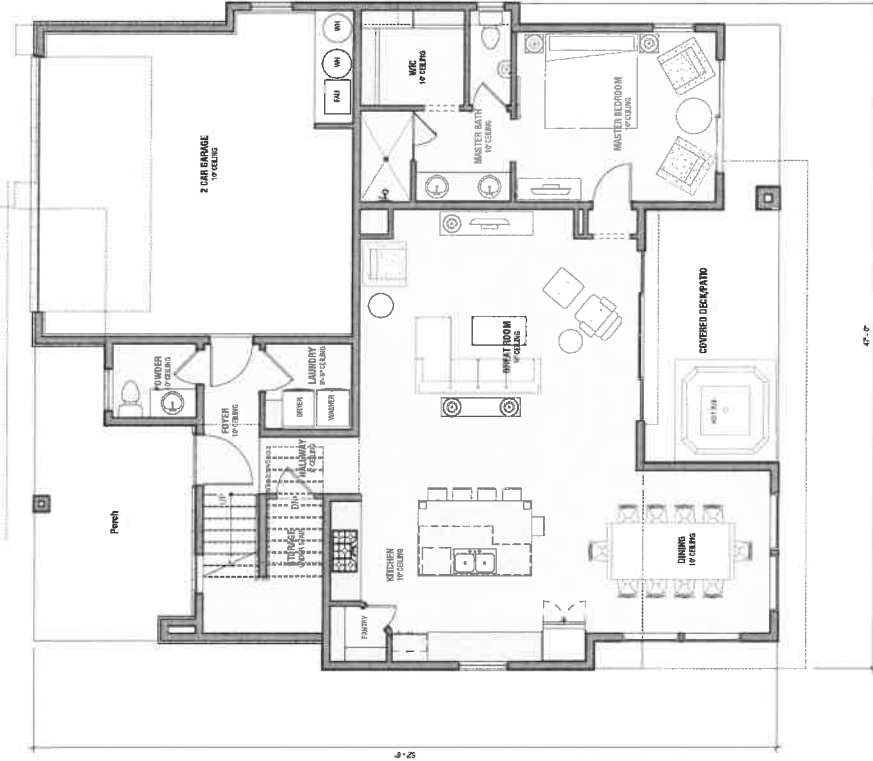
PROJECT: The Retail
Old Snow Basin Road

TITLE: Floor Plan - Level 1

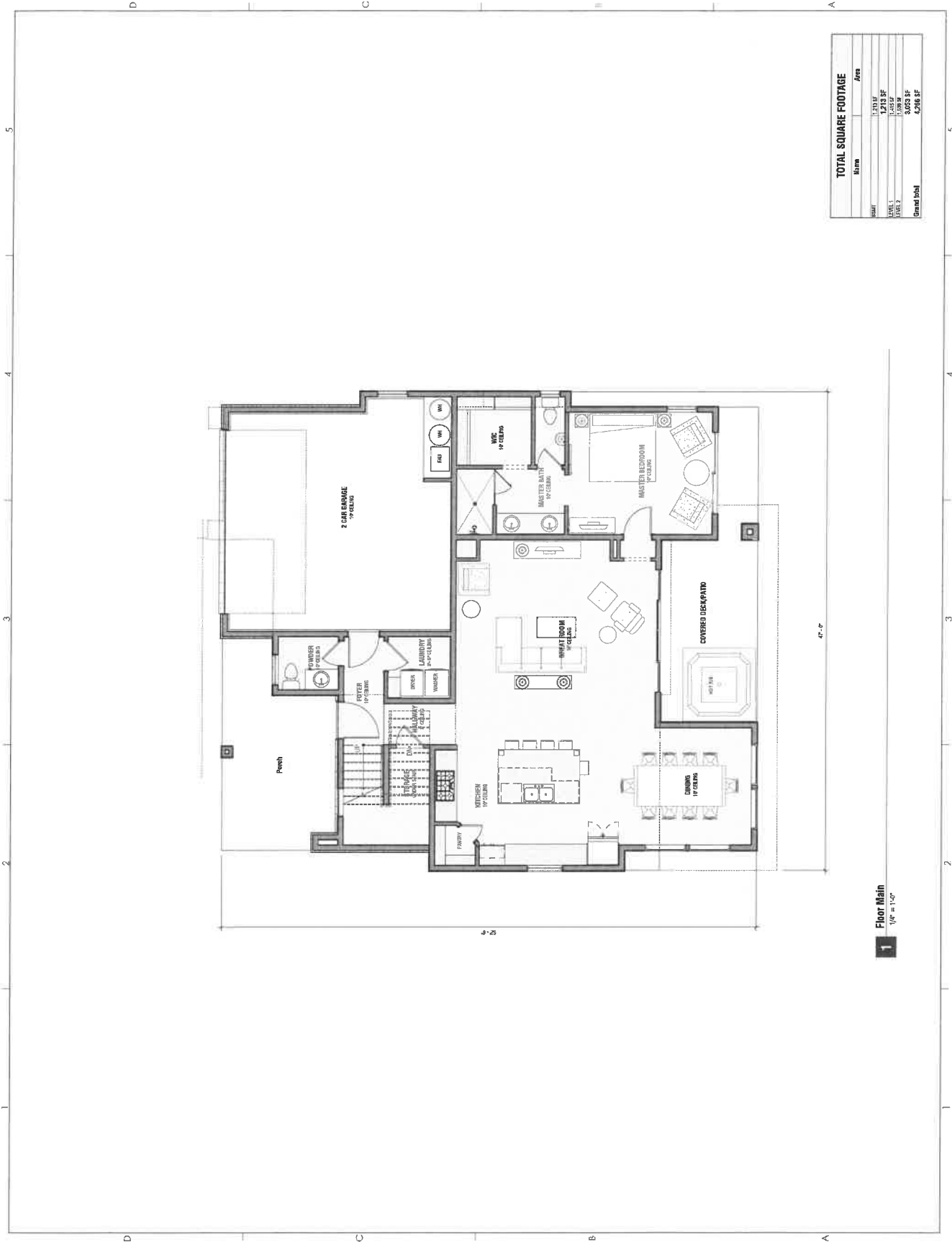
SHEET: A102
DATE: 02.11.2009

Design Development

TOTAL SQUARE FOOTAGE	
Name	Area
LEVEL 1	1,213 SF
LEVEL 2	1,152 SF
LEVEL 3	1,098 SF
Grand Total	3,463 SF



1 Floor Main
1/8" = 1'-0"



ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT REGULATIONS AND THE CALIFORNIA BUILDING CODE.

THESE DRAWINGS ARE THE PROPERTY OF C.W. URBAN ARCHITECTS. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF C.W. URBAN ARCHITECTS.

PROJECT: **The Retail**
Old Show Room Floor

TITLE: **Floor Plan - Level 2**

SHEET: **A103**
ISSUE DATE: 12.11.2000

Design Development

TOTAL SQUARE FOOTAGE	
Room	Area
BLANK	12,937 SF
LEVEL 1	1,215 SF
LEVEL 2	1,405 SF
LEVEL 3	3,058 SF
Blank Total	4,798 SF



1 Floor Upper
1/8" = 1'-0"

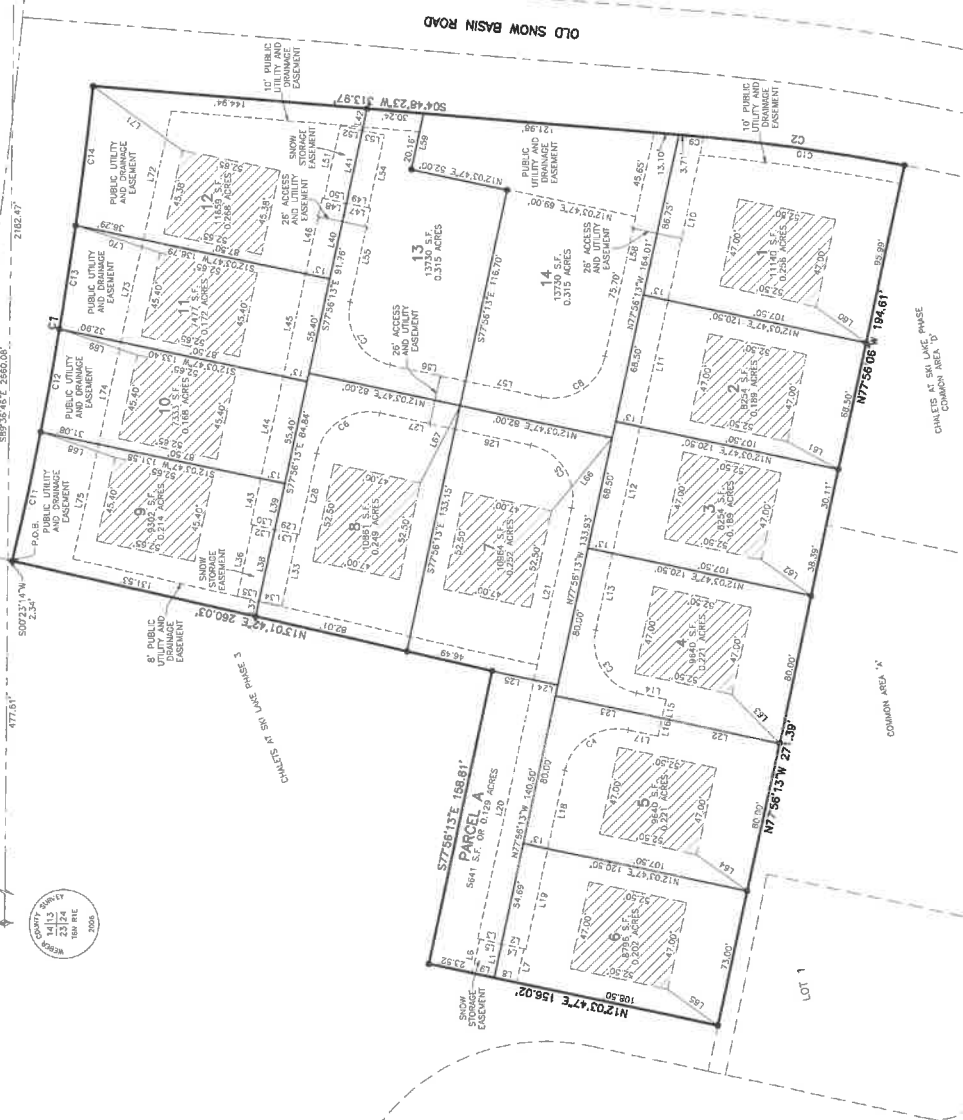
THE BASIN

PART OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
AUGUST, 2021

NORTHWEST CORNER OF SECTION 1413
U.S. SURVEY, TOWNSHIP 6 NORTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
WEBER COUNTY SURVEY BRASS CAP
MONUMENT MARKED "2020" IN
CONCRETE 15' BELOW GROUND

NORTH QUARTER CORNER OF SECTION 1413
U.S. SURVEY, TOWNSHIP 6 NORTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
WEBER COUNTY SURVEY BRASS CAP
MONUMENT MARKED "2020" IN
CONCRETE 15' BELOW GROUND

STATE HIGHWAY U-39



LEGEND

- ↑ SECTION CORNER
- ST. 5/8" X 3/4" BEER AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADDING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE
- BUILDABLE AREA

Scale: 1" = 30'

RA & Associates, Inc.
300 S. 1000 W. SUITE 200, ST. GEORGE, UT 84770
TEL: (435) 634-2200 FAX: (435) 634-2201

Project Info.

Surveyor: BRUCE
 Designer: J. ANDERSON
 Begin Date: 8-23-2021
 Name: THE BASIN
 Number: 7882-03
 Revision: 1-2021
 Section: _____
 Date: _____

Webb County Recorder
 I hereby certify that the foregoing is a true and correct copy of the Official Records, Page _____
 Recorded for: _____
 Webb County Recorder
 Date: _____

Project Narrative/Notes/Revisions

1. 05/26/21 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 07/07/21 CK - UPDATED DRAINAGE DESIGN.
3. 07/06/21 CK - UTILITY DESIGN UPDATES.
4. 07/20/21 CK - GRADING DESIGN & UTILITY UPDATES.

The Basin Improvement Plans

WEBER COUNTY, UTAH
MAY 2021



Vicinity Map
NOT TO SCALE

SITE DATA	
PARKING:	28 GARAGE STALLS 15 BAY/PARKER STALLS 22 DRIVEWAY STALLS 109 TOTAL STALLS
PARCEL AREA:	144,146 S.F. (3.31 ACRES)
BUILDING AREA:	33,677 S.F.
ASPHALT AREA:	45,420 S.F. (0.89 ACRES)
LANDSCAPE AREA:	67,049 S.F. (1.54 ACRES)
LP PAVING:	46,552

- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notes/Legend
 - Sheet 3 - Existing Site & Demolition Plan
 - Sheet 4 - Site Plan
 - Sheet 5 - Grading & Drainage Plan
 - Sheet 6 - Utility Plan
 - Sheet 7 - Civil Details
 - Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
 - Sheet 9 - Storm Water Pollution Prevention Plan Details
 - Sheet 10- Landscape Plan

Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES ARE SHOWN AS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN THE FIELD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD DRAWINGS FROM THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURES TO AVOID DAMAGE TO ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD DRAWINGS FROM THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURES TO AVOID DAMAGE TO ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD DRAWINGS FROM THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURES TO AVOID DAMAGE TO ANY UTILITIES.

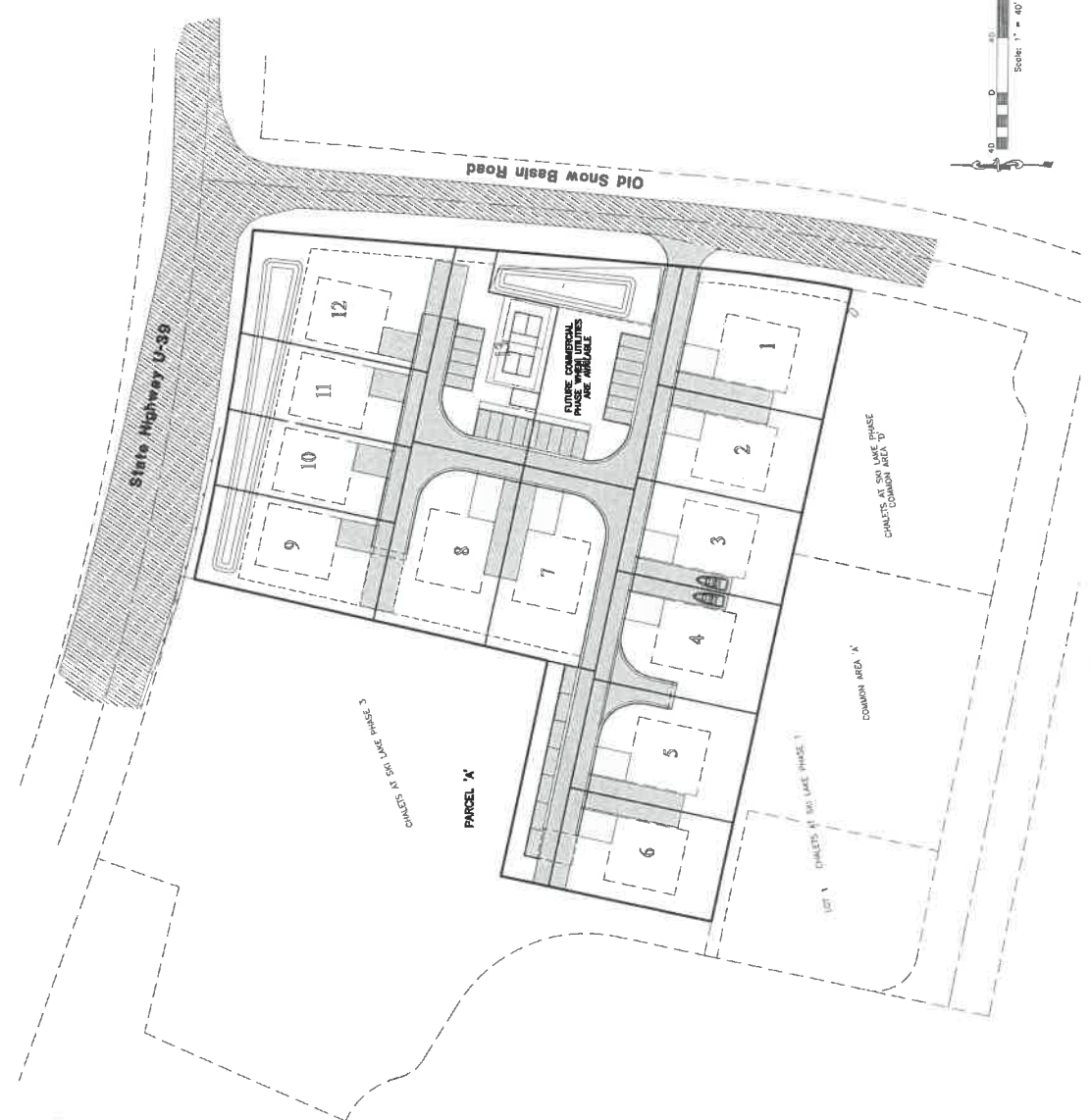
Elevation Datum:
Site Benchmark: Corner of State Plane, Utah North Zone, NAD83, Feat.

Architect:
Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 621-3100

Surveyor:
Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 621-3100

Developer Contact:
Cody Wright - CW Land
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 725-9079

Project Contact:
Jeremy Droper
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 621-3100



DATE	DESCRIPTION
07-20-21	CK - Distribution Design

The Basin
WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info
Engineer: JEFFREY A. DROPER, P.E.
Drawing No.: C-005404
Begin Date: MAY 2021
Name: THE BASIN
Number: 2582-03

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR USED IN ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED FOR WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. REEVE & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS OR SPECIFICATIONS.



DATE	DESCRIPTION	REVISIONS
07-02-21	CR. DRAINAGE DESIGN	
07-02-21	CR. DRAINAGE DESIGN	

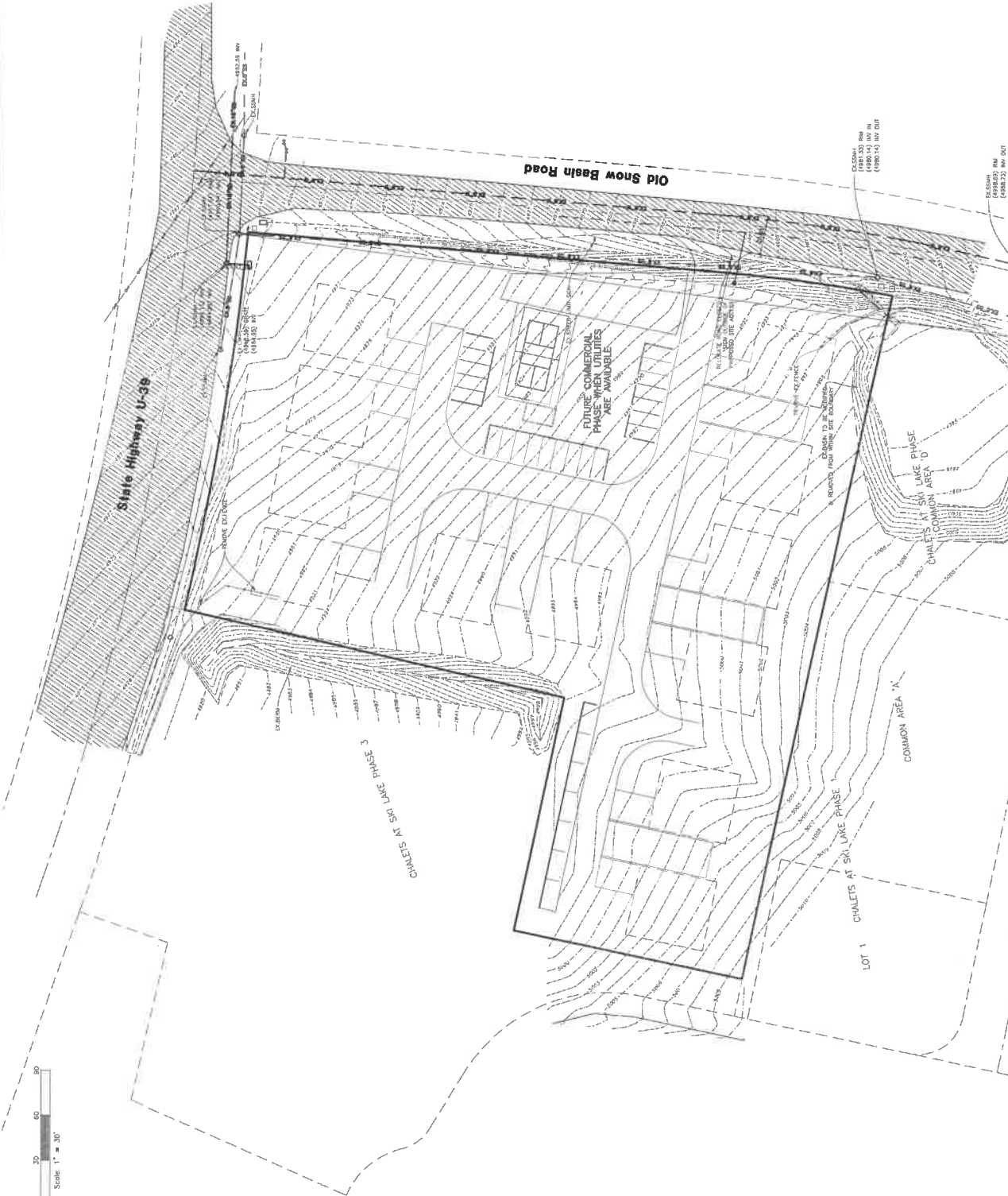
Existing Site & Demolition Plan

The Basin
 WEBER COUNTY, UTAH



Project Info.
 Engineer: REBECCA J. KINGSLEY, P.E.
 Project: THE BASIN
 Begin Date: 06/11/2021
 Name: THE BASIN
 Number: 2982-03

10 Total Sheets
3



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 2160 SOUTH 100 WEST, SALT LAKE CITY, UTAH 84143. ANY PART OF THIS PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN IS THE PROPERTY OF REEVE & ASSOCIATES, INC. REEVE & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.



DATE	DESCRIPTION
07-20-21	CK Original Design
07-20-21	CK Original Design

Proposed Site Plan

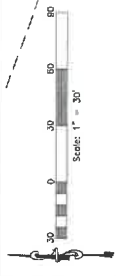
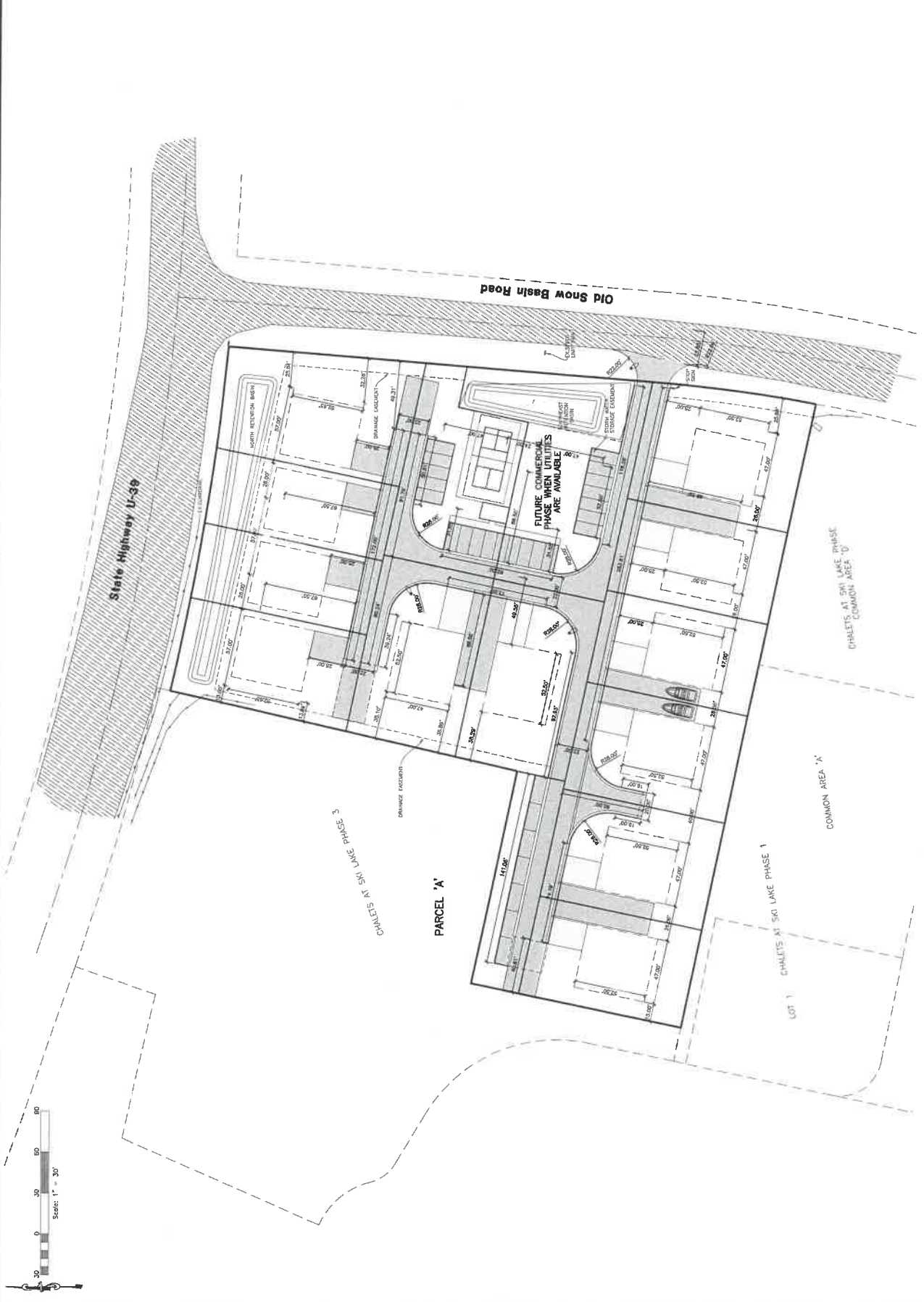
WEBER COUNTY, UTAH

The Basin

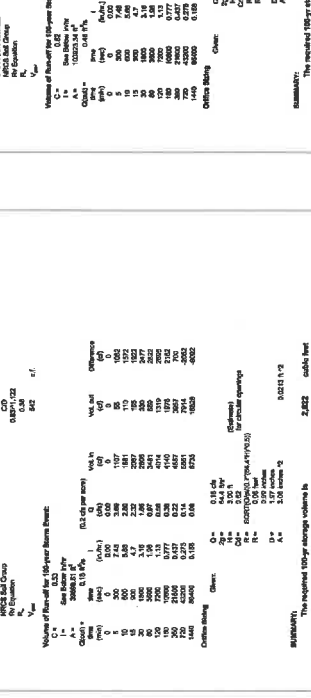
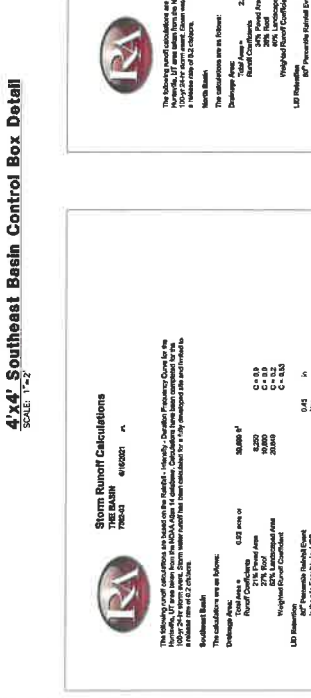
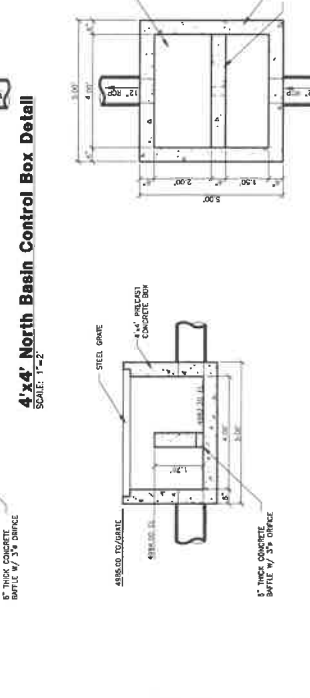
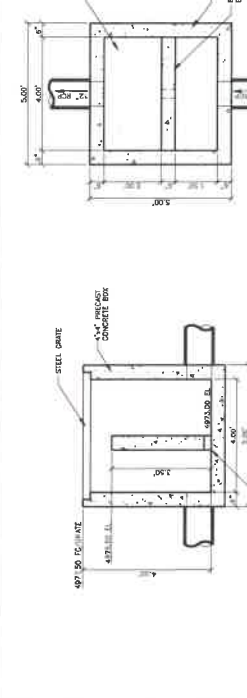
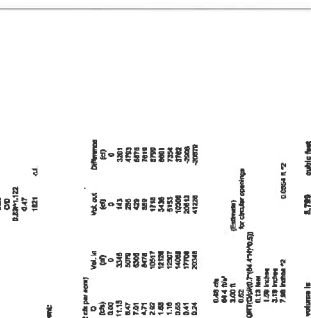
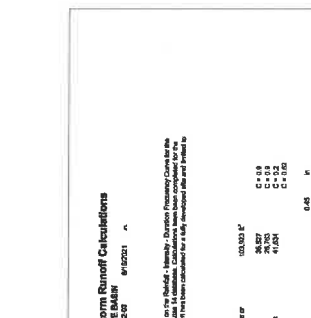
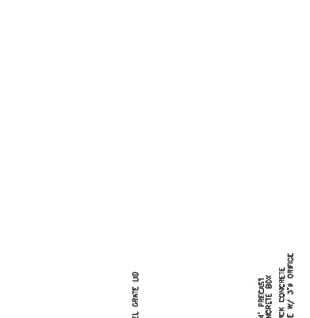
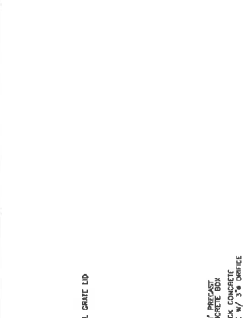
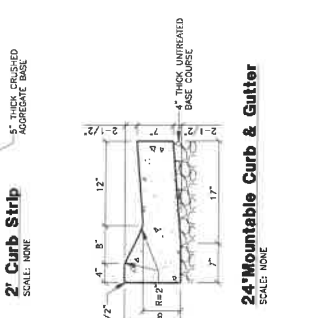
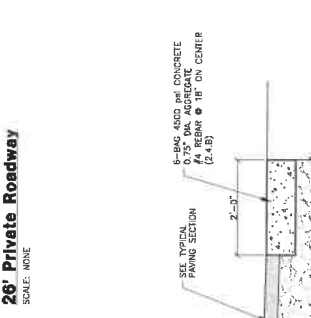
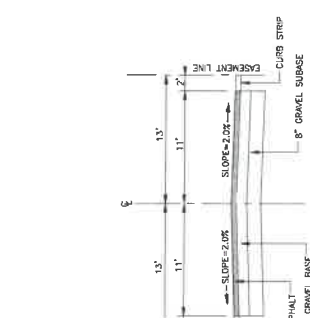
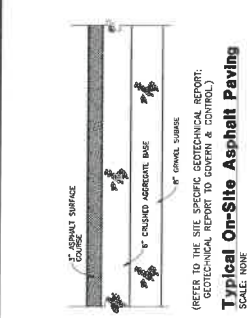


PROJECT INFO:
 Engineer: ROBERT J. REEVE, P.E.
 Designer: G. SIMSLEY
 Begin Date: MAR 2021
 Name: THE BASIN
 Number: 7982-03

4 Total Sheets



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Vicinity Map
 1/8" = 100' SCALE

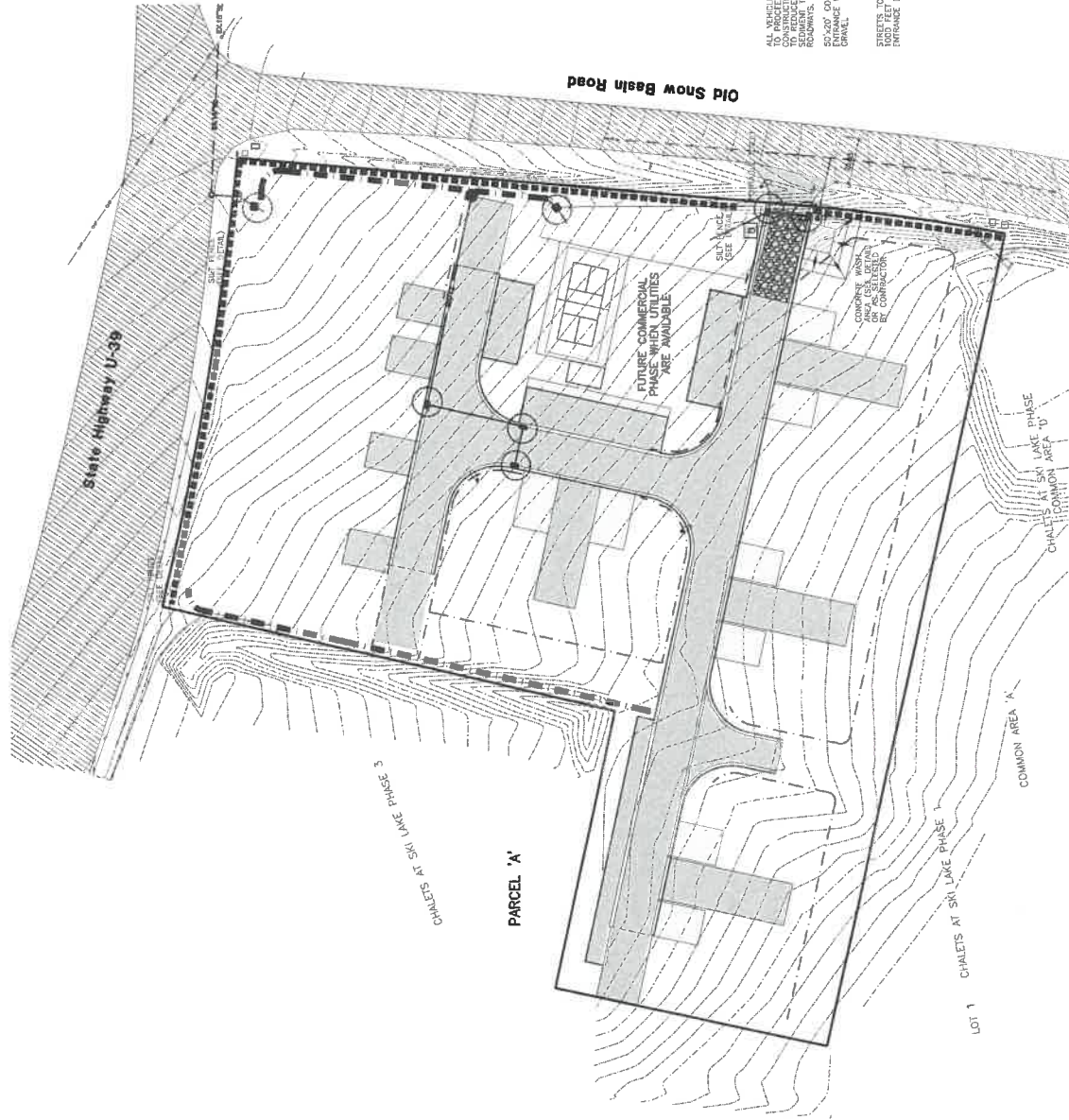
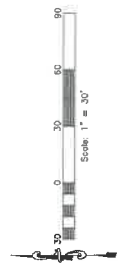
- PORTABLE TOILET
- INLET PROTECTION PVP (SEE DETAIL)
- INLET FORCE (SEE DETAIL)

ALL VEHICLES EXISTING SITE
 CONSTRUCTION ENTRANCE
 SEGMENT HANDED DIRT
 ROUNDABOUT
 20' X 20' CONSTRUCTION
 CHANGING 47'6" CLEAR
 STREETS TO BE SWEEP WITHIN
 100' FEET OF CONSTRUCTION
 DRAINAGE SALT IF NECESSARY

The Basin

Storm Water Pollution Prevention Plan Exhibit

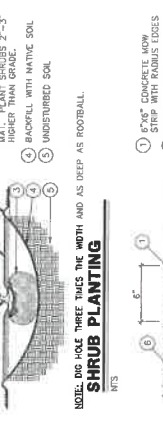
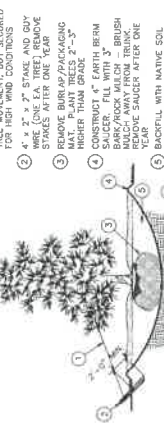
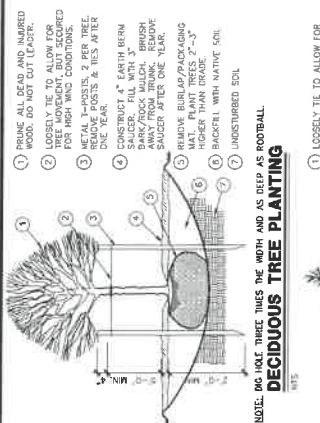
WEBER COUNTY, UTAH
 MAY 2021



Construction Activity Schedule

ACTIVITY	START DATE	END DATE
PROJECT DESIGN	JUNE 2021	JULY 2021
PERMITTING	JULY 2021	AUGUST 2021
CONSTRUCTION	SEPTEMBER 2021	MAY 2022
COMPLETION	JUNE 2022	JUNE 2022

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PLANTING NOTES

- The contractor shall install and plant trees and shrubs in accordance with the landscape plan and specifications.
- Plant trees, shrubs, and any other plants in the landscape plan in accordance with the landscape plan and specifications.
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PLANT TABLE

Quantity	Symbol	Scientific Name	Common Name	Size
12	12	<i>Quercus macrocarpa</i> "Tramæ"	White Oak	2" cal.
39	39	<i>Quercus bicolor</i> "Princeton Sentry"	Princeton Sentry	2" cal.
22	22	<i>Quercus pungens</i> "Ginkgo"	Ginkgo	6" Hx
43	43	<i>Quercus laevis</i> "Barnet"	Barnet's Quercus	6" Hx
38	38	<i>Prunus nigra</i>	American Plum	6" Hx
6	6	<i>Prunus virginiana</i> "Canada Red"	Canada Red Chokecherry	2" cal.
19	19	<i>Thuja occidentalis</i> "Brendon"	Brendon's Arborvitae	6" Hx
19	19	<i>Thuja occidentalis</i> "Olympic"	Olympic Arborvitae	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Size
71	71	<i>Euonymus alatus</i> "Compacta"	Dwarf Burning Bush	5 gal.
45	45	<i>Malvaea acedifolium</i> "Compactum"	Compact Oregon Grape	5 gal.
60	60	<i>Ribes alpinum</i> "Sawtooth"	Sawtooth Alpine Currant	5 gal.
38	38	<i>Ribes alpinum</i> "Oregon Mount"	Oregon Mount Alpine Currant	5 gal.
3	3	<i>Rosa sp.</i> "Budding Knockout"	Budding Knockout Rose	5 gal.
60	60	<i>Spiraea bumalda</i> "Gold Mound"	Gold Mound Spirea	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
14	14	<i>Rosa carolina</i> "Rose"	Rose	1 gal.
18	18	<i>Lonicera arbutifolia</i> "Munstead"	Munstead Loraineur	1 gal.

Quantity	Symbol	Scientific Name	Common Name	Size/Type
1	1	<i>Red Kentucky Bluegrass</i> Min. - 3 Species Minimum	Red Kentucky Bluegrass	1" Diameter
1	1	Wood Mulch - Medium Chunk	Wood Mulch	1" Diameter
1	1	Place over 5 ounce Professional weed barrier cloth in all planting beds.	Professional Weed Barrier	5 oz.
1	1	Concrete Mow Strip	Concrete Mow Strip	6" x 6"
1	1	Post Rail Fence	Post Rail Fence	3/8" Dia.
1	1	2" Depth	2" Depth	2" Depth

