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 ¾ inch. Applicant's engineer of record to certify in writing, with the engineer's seal, that a ¾ 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

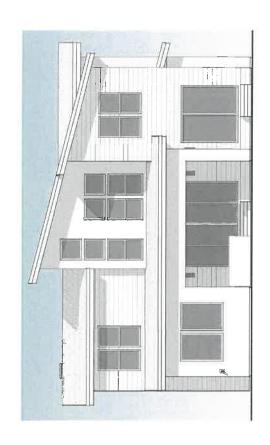




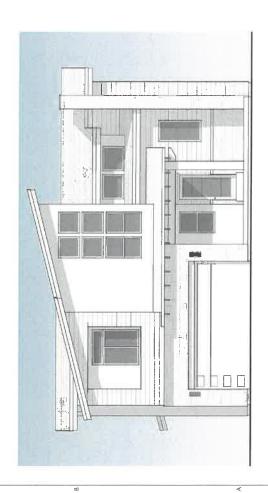
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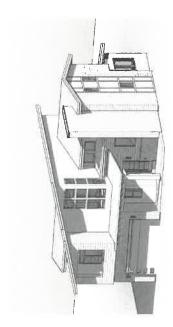
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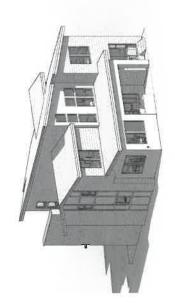
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Rear Elevation









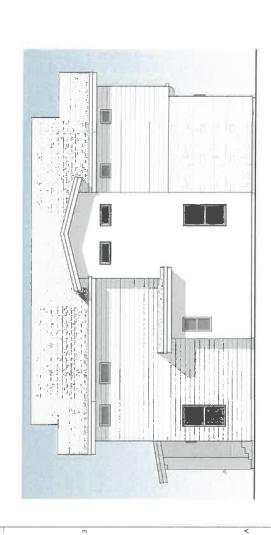


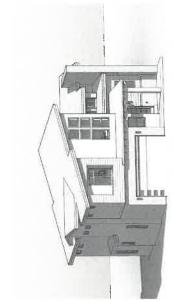
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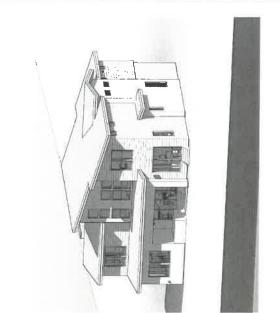


Front Elevation

Right Elevation









PROJECT The Redtail Signification Road птье: Exterior Elevations

A202

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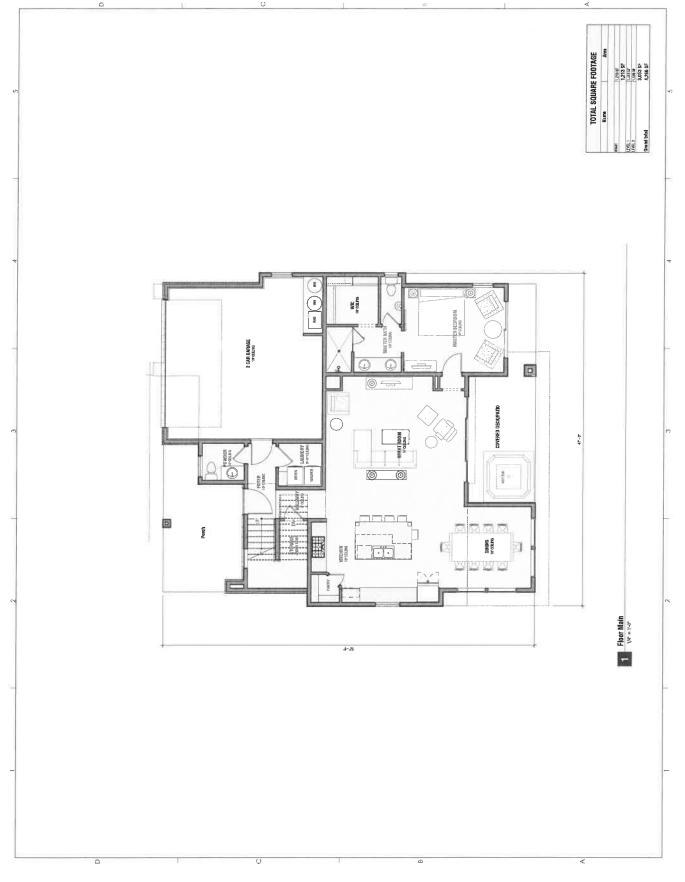
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The Redtail

Old Snow Basin Road

тп.е. Floor Plan - Bsmt



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BEDROOM 4

TITLE: Floor Plan - Level 2

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DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY ATTORNEY

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CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

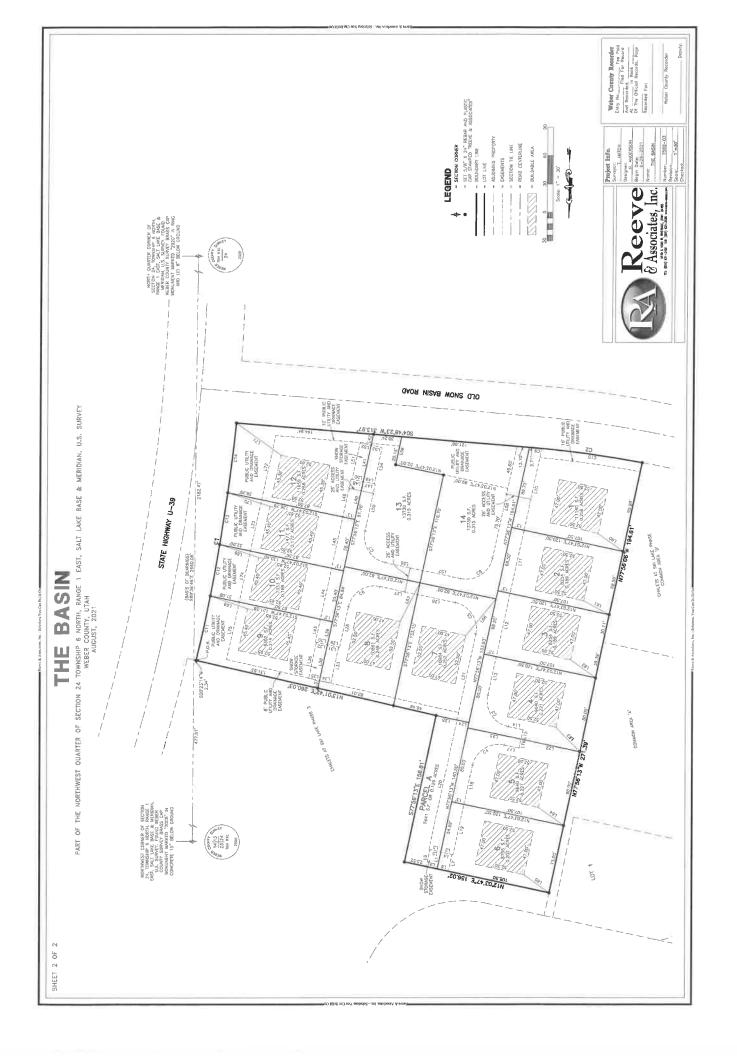
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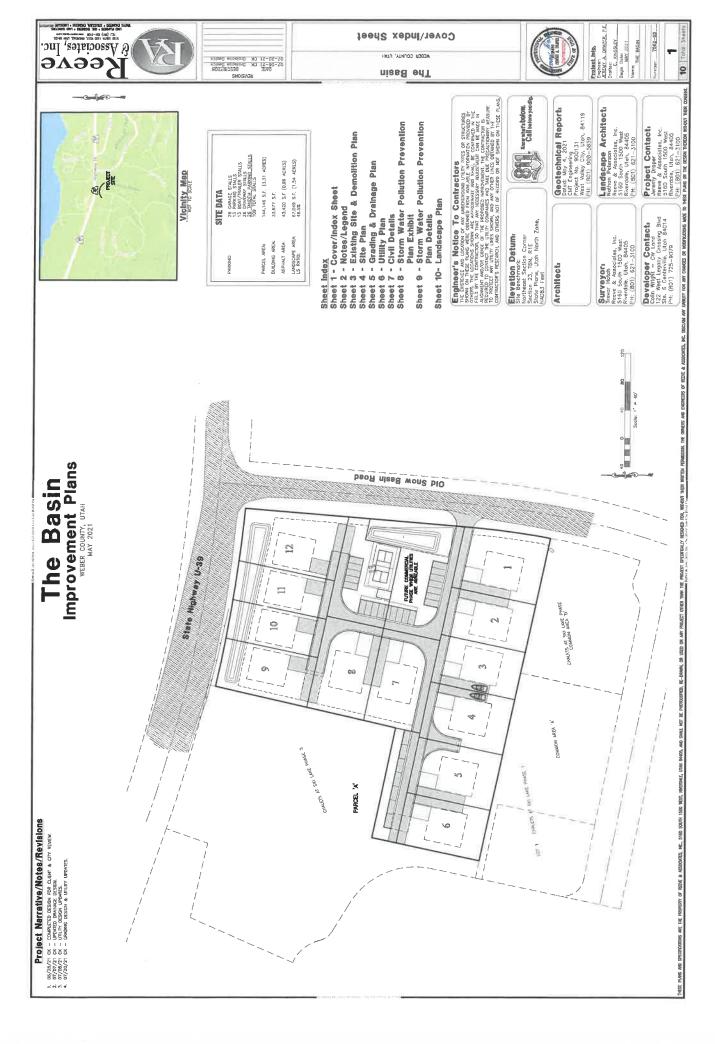
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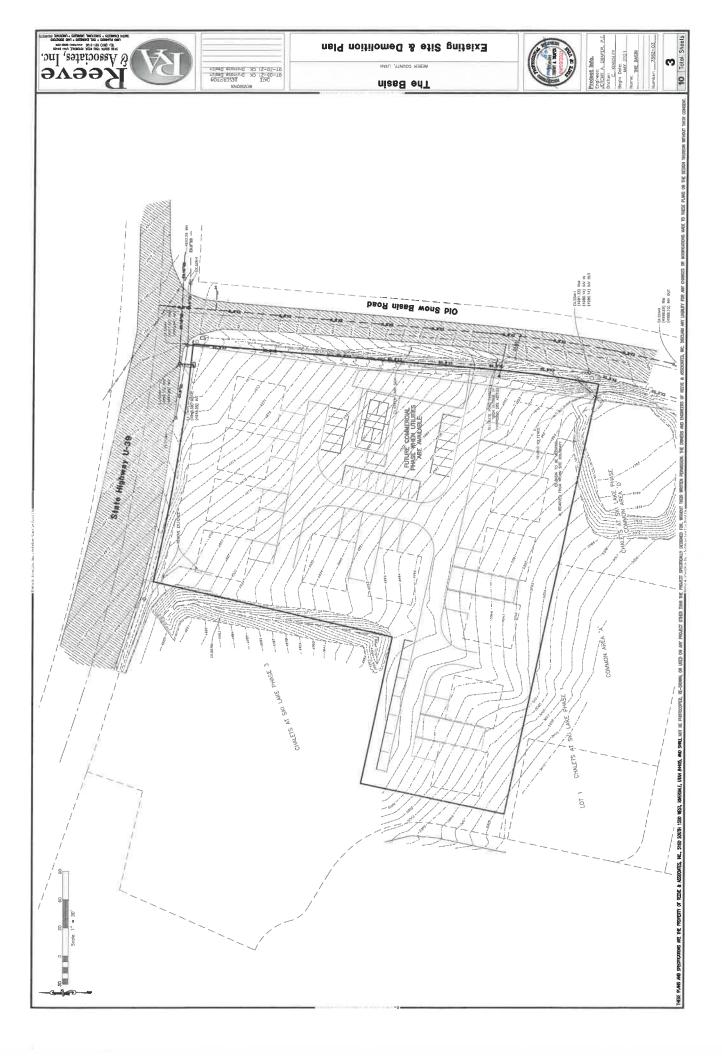
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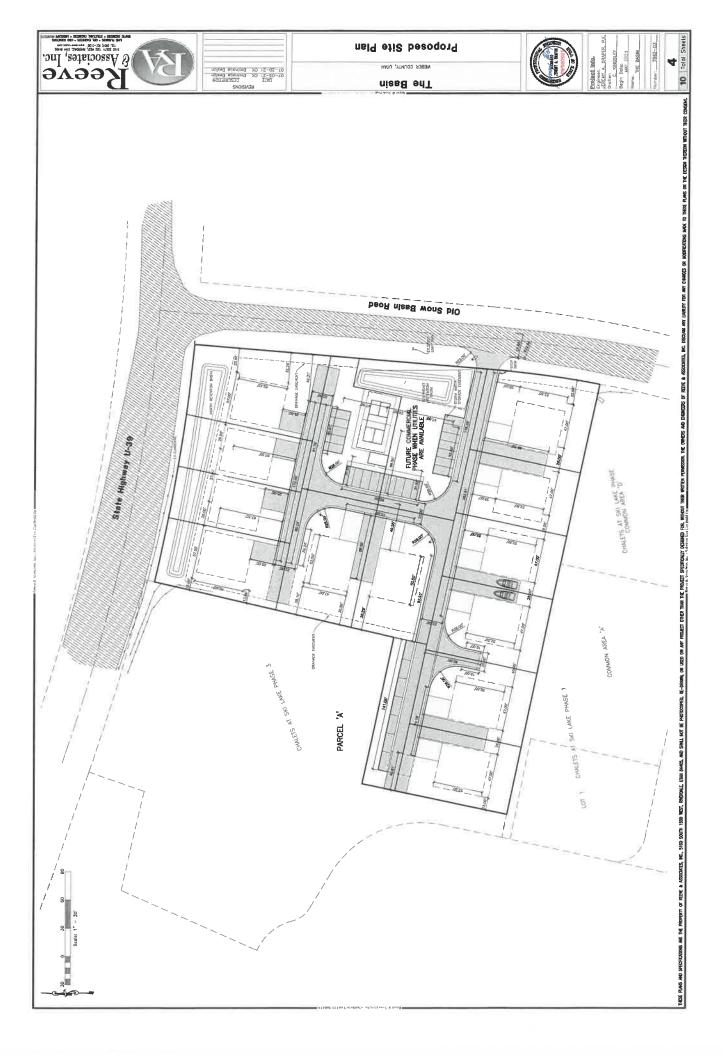
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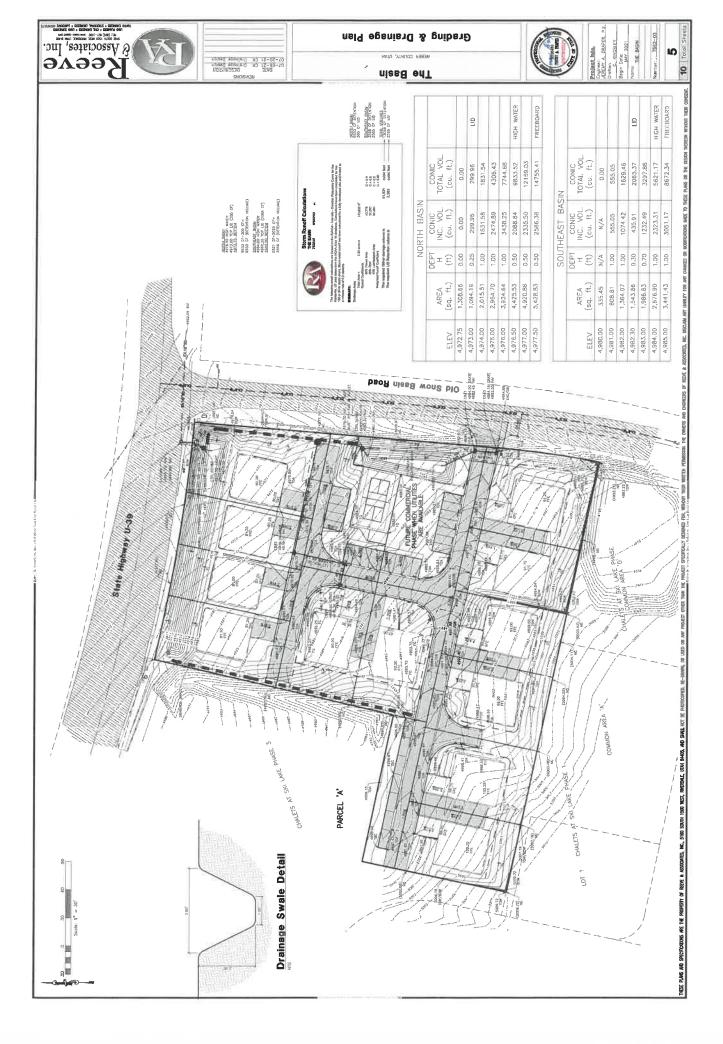
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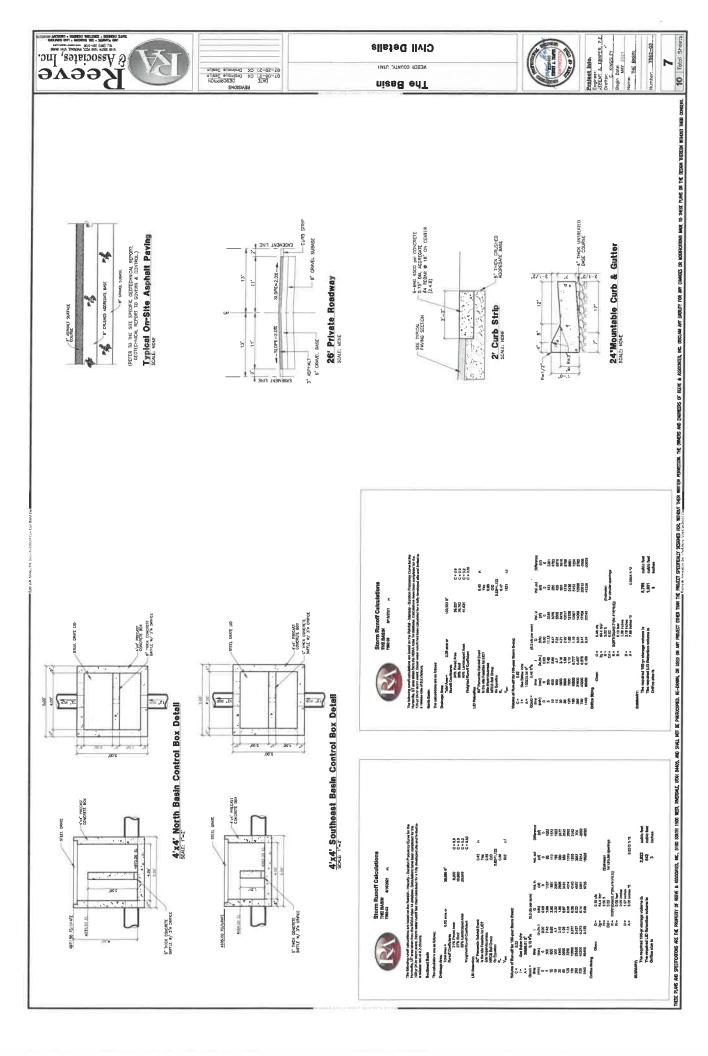
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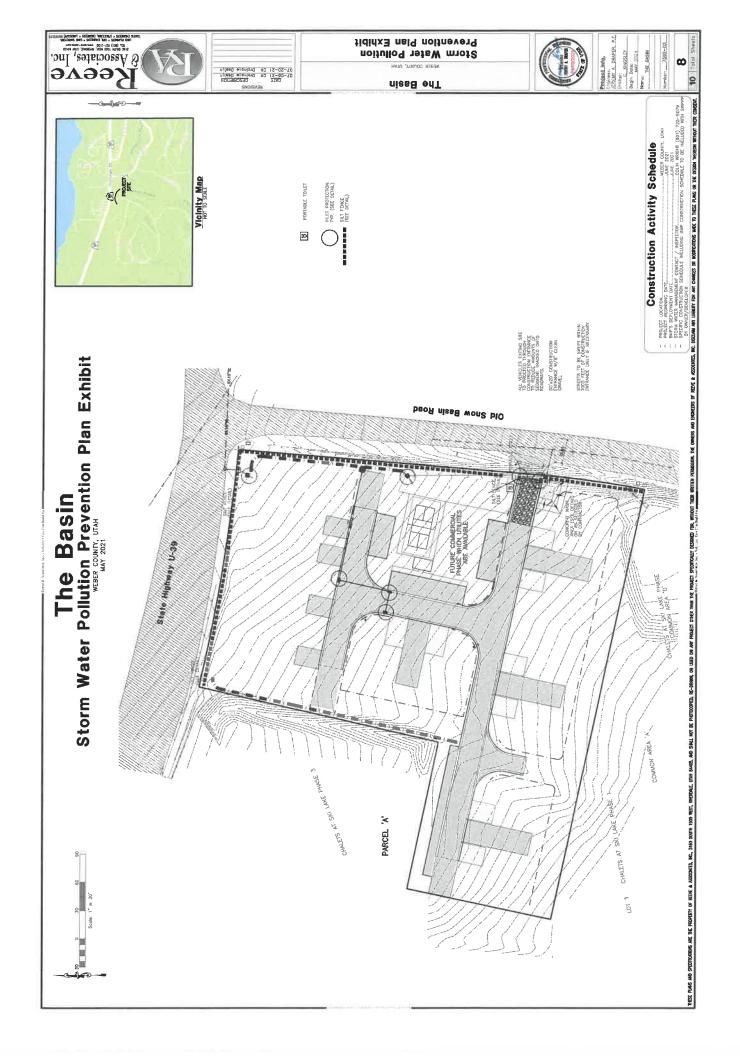


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Storm Water Pollution Prevention Plan Detalls





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From A. BRADER. P.E.
Brothes:
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Mary
Name
The BASN

Stake Detail

O Total Sheets

Inlet Box Protection







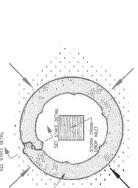


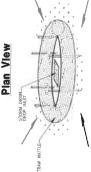


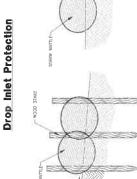




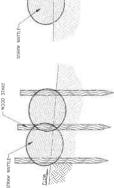
The Basin







SLOPE



Plan View

B	Section A.	Figure 1: Top View of Roll-to-Roll Connection	



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

so which in the job is contained by on-site personned. After contacting boad more than the personned of the contacting boad more species of the sights and work decrease yet of mind the sights and well of exercise yet of mind of the sight and the sight an

Spile G



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outer all designate on emergency contact that can be reached \$4 hours o 60y 7 degr a week.

An include a better sometimes on the emergency contact and other policies for some another bester and one or road it sometimes and other policies for some another forestill devices when now or road its entering another and contact to contact the other policies of the proper and compared for the properties of the proper and for the properties of the p

public streets and starm drain facilities shall be maintained free of building materials, mud and debris used by grading or construction percations. Roads will be swept within 1000° of construction entrance daily.

protective devices shown area or in prove or are wing system is approved.

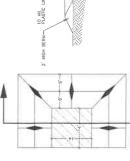
I to offsite property, shall be removed from the site os offer each rain or runoff event.

may not be removed or made inoperable without the approval of the engineer of record and the $_{
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my soften devices will be modified as need as the project and by the engineer of record and the governing agency.

ge within the site is left to the dis-

	Area
	Washout Plastic
A	Concrete w/ 10 mil



SCALE: NONE

THEY RAS AD SECTION BIS. HE PERFORD OF REEL & EXCENDING NO. SOUTH 1500 NEST, INSTITUTION NEST, INSTITU

Cross Section 50' x 20' Construction Entrance

