

## **Introduction To The Comprehensive Infrastructure Plan for The Edelweiss Community**

NOTE: THIS DOCUMENT WAS FINALIZED 2-23-2009 BY North State Consulting, PC, any revisions are the responsibility of EMC management.

This comprehensive plan was developed as an extension of the EDELWEISS DOMESTIC WATER SYSTEM ENGINEERING & PROJECT REPORT (DOH Report) that was prepared for Edelweiss Maintenance Commission (EMC) in February 1996 by North State Consulting, P.C., and submitted to the Washington State Department of Health (DOH).

The purpose of the 1996 DOH Report was:

- 1-To determine and define the comprehensive requirements for EMC's potable water system development, in order to comply with DOH requirements for total build out of the community.
- 2- To allow EMC to fulfill it's obligation to provide safe potable water to all properties in Edelweiss.

The DOH Report was submitted to and accepted by DOH in 1996 as a plan for providing potable water to all Edelweiss properties. Since this report has been accepted by DOH, EMC is responsible for additions and upgrades to the potable water system in its entirety as defined in the 1996 report. The order of priorities of the additions and upgrades in the following comprehensive plan are based on the engineer's predetermined number of possible and predicted connections to the potable water distribution system and the requirements of DOH.

### **Requirements**

The main conditions to be met for Edelweiss to be in compliance with DOH's standards for total build-out of the community are as follows:

- 1- Well-pumping capacity that meets but does not exceed the Department of Ecology Certificate of Water Right.
- 2- Well-pump redundancy.
- 3- Adequate storage capacity.
- 4- Adequate water distribution system (from storage reservoirs to homes).  
EMC currently is in compliance as per well-pump capacity, well-pump redundancy and storage capacity as required by DOH for build-out. As more and more houses are built in Edelweiss, the distribution system will need to be upgraded according to

## Financial Considerations

Edelweiss Maintenance Commission has been financing water system upgrades and Department of Health required improvements from special assessments, minimal yearly use fee, and new service-connection fees. Currently, Edelweiss is approximately half way to build out. The number of future new service-connection fees and yearly use fees collected will not generate enough funds for EMC to meet the planned potable water system operation, maintenance, and improvements costs.

EMC will need to generate funds to finance future water system upgrades:

- 1- By the installation and reading of accessible water meters, which will enable EMC to collect a water-use fee based on the quantity of water used by each customer.
- 2- By special assessment of the community.

The improvements contained in this comprehensive plan are not simply suggestions, but are vital to EMC's commitment to providing safe potable water at all times to all customers. EMC must implement a fair and equitable use based fee structure that is built on sound budgeting for operation, maintenance, monitoring, and improving the potable water system.

## Priority of Infrastructure Revisions

The priority of the infrastructure upgrades is based on:

- 1) meeting the requirements of the DOH Report
- 2) completing a water system distribution loop around Edelweiss that is capable of delivering the quantity of water that will allow the installation of fire hydrants
- 3) the electric co-op's plan to upgrade the three phase electrical power distribution in Edelweiss
- 4) EMC's decision to improve road surfaces

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The priorities in order of preference are:

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| 1) Cassal Booster to Cassal Storage                        |
| 2) Upper Meadow 6" Line                                    |
| 3) West Cassal Road from intersection of Homestead to Pool |
| 4) West Bitterbrush Road                                   |
| 5) Fawn Road   |
| 6) Winter Green Road and West Fawn Road                    |
| 7) Lupin Road loop   |
| 8) Laney Lane  |
| 9) East Fawn Creek Road & Utility Line                     |
| 10) Highland Meadow Road                                   |
| 11) East portion of Homestead Road                         |
| 12) East Cassal Road from Pool to Homestead Road           |
| 13) West portion of Homestead Road                         |
| 14) West portion of Highland Road                          |
| 15) West portion of Quaking Aspen Road                     |
| 16) No Name Road   |
| 17) East Bitterbrush Road                                  |
| 18) EMC Entrance   |
| 19) East portion of Quaking Aspen Road                     |
| 20) Rock Rose Road   |
| 21) Mustard Mountain Road                                  |
| 22) Ayers Court & Blue Grouse Lane                         |
| 23) Drake Drive  |
| 24) Eagles Nest  |
| 25) Trillium Road  |
| 26) East Highland Road                                     |
| 27) Crab Apple Road  |