



Exhibit 'B'

State Department of Water Quality Wastewater Letter



State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

Department of
Environmental Quality

Amanda Smith
Executive Director

DIVISION OF WATER QUALITY
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Director

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Walter L. Baker
Executive Secretary

August 29, 2011

Mr. Curtis Christensen
Weber County Engineer
2380 Washington Blvd. 2nd Floor
Ogden, Utah 84401

Dear Mr. Christensen:

Subject: Bison Creek Subdivision, Weber County
Conceptual Approval for Wastewater Treatment and Dispersal

We have reviewed the basic design proposal received on August 25, 2011. A field inspection was made to this site on July 21, 2011 to witness and review several soil holes and percolation tests being conducted. Based on the information presented and the field inspection, it appears that the development of this 22 lot subdivision is conceptually approvable. This letter constitutes our conceptual approval of the proposal for wastewater treatment and dispersal, subject to the following conditions:

1. The site visit and ground water table monitoring results indicate water tables near the surface of the ground, but with shallow installation of drainfield trenches, will meet the criteria for alternative system design.
2. This site being considered for a large community wastewater disposal system will need to address the sensitivity of being near Pineview Reservoir and the shallow water table, by requiring a higher level of effluent treatment system, with system maintenance and monitoring rules. According to your proposal in using the Advantex pre-treatment units, effluent quality will meet these characteristics: BOD- 25mg/l; TSS- 25mg/l; TKN- 20mg/l. These numbers will be the basis of conceptual approval and monitoring level parameters.
3. Total drainfield area must equal to 2- full sized drainfields serving as the primary drainfield with a redundant field, and 1- full sized drainfield area, serving as the reserve area. Pressurized timed dosing will be the method of distribution.
4. A Body Politic will be required for this system per R317-5-1.6 (A). Therefore, a letter

Bison Creek Subdivision Concept Letter
August 29, 2011
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confirming this agreement and acceptance will need to be submitted along with the engineering reports and final construction plans.

If you have any questions regarding this letter, please contact David Snyder, of my staff, at 801-536-4329.

Sincerely,

Utah Water Quality Board

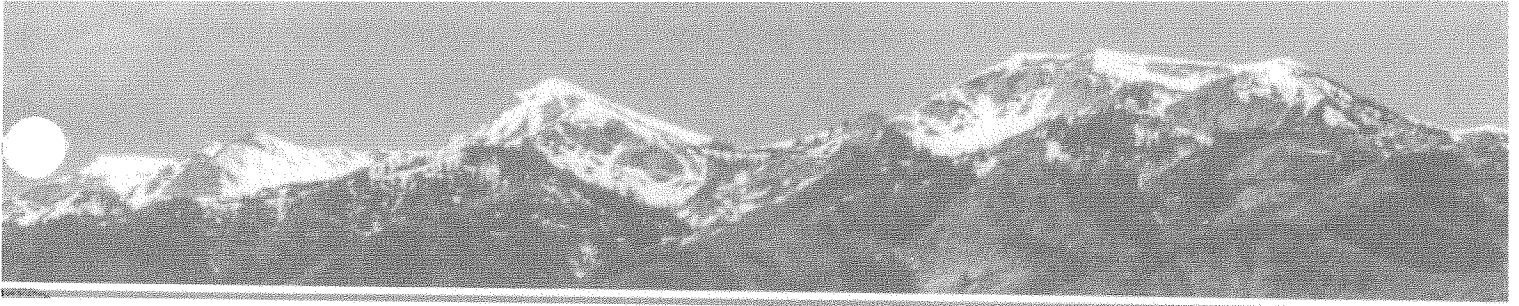


Walter L. Baker, P.E.
Executive Secretary

WLB:DGS:dgs

cc: Chris Hudon, Greyduke LLC
Brian Cowan, Weber Morgan Health Department

File: Weber County
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WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.
Health Officer / Director

August 3, 2011

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
LOUIS K. COOPER, Environmental Health
COLLEEN JENSON, WIC

Greyduke LLC
6300 N. Sagewood Drive Ste. 459
Park City, UT 84098

RE: Wastewater Site and Soils Evaluation
Bison Creek Ranch
8150 E. Highway 39 Huntsville

An evaluation of the site and soils at the above-referenced address was completed by staff of this office in conjunction with an evaluation by David Snyder of DEQ July 21, 2011. The exploration pits are located on the enclosed plat developed during the site evaluation along with the assigned numerical code for each exploration pit. The soil horizons, required percolation depths, actual and anticipated maximum ground water tables have been logged as follows:

Exploration Pit #1 GPS 12 T 0437546 UTM 4568378 ±16'
0-17" silt loam, granular structure
17-32" clay loam, massive structure
Ground water was observed at 32"

Exploration Pit #2 GPS 12 T 0437547 UTM 4568397 ±10'
Soils were the same as exploration pit #1
Ground water was observed at 34"

Exploration Pit #3 GPS 12 T 0437546 UTM 4568354 ±9'
The same top two layers as exploration pits 1 and 2
35-51" gravelly loam, sandy/silty, 80% gravel
Ground water observed at 35"

Exploration Pit #4 GPS 12 T 0437024 UTM 4568208 ±9'
0-35" silt loam, granular structure
Ground water observed at 35"

Percolation tests are to be conducted in all three soil horizons of Exploration Pit #3, along with excavation and soil classification for two more confirmation holes in the general area. Exploration pits should be backfilled immediately upon completion of percolation testing to prevent a hazardous environment that may cause death or injury to people or animals.

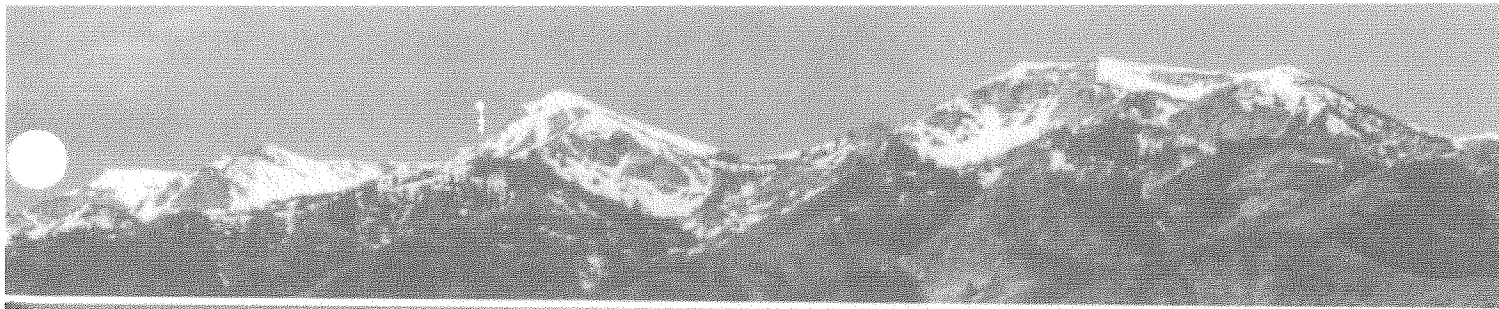
Percolation tests may be completed by any individual included on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

If you have any further questions, contact this office at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Michela Gladwell".

Michela Gladwell, LEHS
Environmental Health Division
801-399-7178



WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.
Health Officer / Director

May 31, 2011

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
LOUIS K. COOPER, Environmental Health
COLLEEN JENSON, WIC

Greyduke LLC
6300 N Sagewood Dr. Suite # 459
Park City, UT 84098

Subject: Water Table Monitoring located at approximately 8150 E Hwy 39, in Huntsville UT. Land serial #s; 21-003-0001, 21-007-0007, 21-010-0002, 21-010-0005, 21-010-0006, 21-010-0021, 21-010-0023, 21-010-0025, 21-010-0026, 21-010-0028, 21-010-0041, 21-011-0019, 21-026-0005, 21-026-0007, and 21-026-0054

This letter is to notify you of the results for the water table monitoring that was conducted on your properties. Monitoring was performed from February 11, 2011 through May 3, 2011. In an attempt to clearly associate each purposed lot with the correct water table monitoring ports, the following nomenclature has been used; the lots are identified with the lot numbers denoted in the purposed subdivision plan (concept plan) created by Stantec Consulting titled "Concept Plan No. 2", additionally the water table monitoring ports associated with each lot are denoted using the symbology (WMHD MP#-#) next to the lot number.

The water table for lot numbers; 106 (WMHD MP31-33) and 109 (WMHD MP 28-30) remained below 36 inches throughout the monitoring period. Therefore, a **Conventional Wastewater Disposal System** with a maximum trench depth of 12 inches would be suitable with respect to water table.

The water table for lot number 107(WMHD 34-36) remained below 42 inches throughout the monitoring period. Therefore, a **Conventional Wastewater Disposal System** with a maximum trench depth of 18 inches would be suitable with respect to water table.

The water table for lot numbers; 108 (WMHD MP 37-39), and 112 (WMHD MP 10-12) remained below 24 inches throughout the monitoring period. Therefore an **At-Grade Wastewater Disposal System** with a maximum trench depth of 0 inches, would be suitable for the properties with respect to water table.

The water table for lot numbers; 104 (WMHD MP16-18), 105 (WMHD MP19-21), 110 (WMHD MP 22-24), 111 (WMHD MP13-15), and 203 (WMHD MP 64-66) remained below 12 inches throughout the monitoring period. Therefore, a **Wisconsin Mound or Packed Bed Media System** would be suitable for the properties with respect to water table.

Unfortunately, the ground water level for lot numbers; 101 (WMHD MP 7-9), 102 (WMHD MP 4-6), 103 (WMHD MP 1-3), 113 (WMHD MP 25-27), 201 (WMHD MP 40-42), 202 (WMHD MP 43-45), 204 (WMHD MP 61-63), 205 (WMHD MP 58-60), 206 (WMHD MP 55-57), 207 (WMHD MP 52-54), 208 (WMHD MP 49-51), and 209 (WMHD MP 46-48) exceeded 12 inches, which in accordance with Weber-Morgan Health Department Onsite Wastewater Treatment Systems Regulation R317-4 eliminates the possibility of placing an onsite wastewater system on the monitored properties. The following are the pertinent portions of the R317-4 regulation;

R317-4.5.2 In areas where absorption systems are to be constructed, the elevation of the anticipated maximum ground water table shall be at least 24 inches below the bottom of the absorption system excavation.

R317-4.3.3(L) If there is evidence that the ground water table ever rises to less than two feet from the bottom of the proposed absorption systems, onsite wastewater absorption systems will not be approved.

The Weber-Morgan Health Department does not assert that this property meets zoning, subdivision or any other development feasibility requirements.

If not already accomplished, the following requirements must be satisfied in accordance with Weber-Morgan Health Department Onsite Wastewater Treatment System Regulation R317-4, before the Weber-Morgan Health Department is able to issue a letter of feasibility for residential development on the property:

1. **Approval of onsite systems in western Weber County** is made in accordance with the "Ground Water Management Plan for Western Weber County," (adopted by the Weber-Morgan Board of Health 27 August 2001). The plan addresses replacement systems and density requirements.
2. **Drinking water.** Culinary drinking water must be provided by an approved public water system or an approved private well. Properties to be served by a public water system must provide our office with a letter from the utility company, documenting that the system is capable of providing water to the property. If a private well is to be used, the well must be permitted and approved by a member of this office.
3. **Soils evaluation.** Soil exploration pits shall be made at the minimum rate of one exploration pit per lot proposed. There must be at least four feet of suitable soil below the bottom of the absorption bed, and at least three feet of suitable soil below native ground surface. Application and guidance for soils evaluation are available at the health department.
4. **Percolation tests.** Tests must be performed by a certified individual, and results must be submitted to our office. A list of certified individual is available at the health department.

Once feasibility has been demonstrated, and the following requirements have been satisfied, the

health department will then be able to issue an "Onsite Wastewater Disposal Permit:"

1. **System design.** Alternative systems must be designed by a Certified, level 3 onsite system professional or other qualified professional. The system must be designed in accordance with Utah State Rule, R317-4, "Onsite Wastewater Systems" and "Weber-Morgan Health Department Rules for Individual Wastewater Systems."
2. **Building plans.** Plans must include the property's dimensions, topographical features, easements, a floor plan (indicating the number of bedrooms and basement, if applicable), driveways and outbuildings and lot dimensions, placement of the onsite system and the location of system replacement area (must accommodate 100% replacement of the original system).
3. **Subdivision plans.** The location of all exploration pits and percolation test holes shall be clearly identified on the subdivision final plat and identified by a key number or letter designation. The results of such soil test, including stratified depths of soils and final percolation rates for each lot shall be recorded on or with the final plat.

In the event of a dispute or disagreement regarding an action or decision made by the Weber-Morgan Health Department, the afflicted party may request a departmental conference, in accordance with the "Weber-Morgan Health Department Adjudicative Hearing Procedures."

Attached is a copy of all well measurements and observations, and a request form for "Departmental Conference," for your convenience. Please contact this office or the undersigned at 801-399-7174 if you have questions or concerns.

Sincerely,



Summer Day, LEHS
Environmental Health Division

2010 WATER TABLE DATA

NAME; Bison Creek Ranch

Address;

Land serial

21-010-0026, 21-007-0007, +

South wells

DATE	2/11/11	2/16/11	3/4/11	3/23/11	4/1/11	4/20/11	5/3/11
READING #	2	3	4	5	6	7	
WELL #	DEPTH						
1N	23	26.5	33	5	5.5		failed lot 103
2E	21	23.5	17.5	8	8		
3W	21.5	23	19.5	4	4.5		
4S	33.5	36.5	36	5.5	5		failed lot 102
5E	30	30	37	4.5	5		
6W	30	35	35.5	3	3.5		
7E	38	43.5	40.5	3	3		failed lot 101
8W	32.5	41	31	0	2		
9S	36.5	42	40.5	2.5	3		
10W	40	39	37.5	35	31	30	
11S	40	43	39	34	24.5	32.5	at-grade lot 112
12E	37	36.5	32.5	30	23.5	26	
13W	24	23	14	13	9.5	12	mound lot 111
14E	16	16.5	12	8.5	3	9	
15N	27	26.5	21	20	11	20	
16E	19	21	14	13.5	11	13	mound lot 104
17S	16.5	22	11.5	12	9.5	11.5	
18W	20.5	21.5	18.5	15.5	8.5	7.5	
19E	6	5	6.5	9.5	11.5	6	mound lot 105
20W	20.5	26	21	20	16	13	33.5
21S	27	27.5	23	20	19.5	19	26
22E	25.5	26.5	24.5	20	19	18.5	23.5
23W	26.5	28	27	23	20	20	25
24S	28.5	30.5	28	23.5	22	22	33.5
25E	9	11	3.5	0	2.5		failed lot 113
26W	20	20.5	14	8.5	11.5		
27S	12.5	14	7	-0.5	2		
28E	51.5	53	53	46	45	43.5	48

29W	72	48	50	50	43	42	40	44	lot 109
30N	69	51	53	52.5	45	43.5	42	44	
31E	66	55	59	61	45.5	43.5	41	46	conv
32W	68	52.5	55	57.5	42.5	40.5	39	43.5	lot 106
33S	69	50.5	53.5	56	41	39	37.5	42	
34E	69	67	69	69	57.5	54	50	56	conv
35W	69	65	69	69	53	49.5	46.5	51	lot 107
36N	63	60	63	63	55.5	52	48.5	53	
37E	68	63	68	68	40	35	24	29	at-grade
38W	68	66	68	68	46	40.5	30.5	36	lot 108
39S	68	65	68	68	42	36.5	26.5	31	