



December 12, 2023

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Valley Center Estates 2nd Amendment Lots 6-9
5460 E 2200 N, Eden Utah
Parcel #22-047-0002

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by the Eden Waterworks, an approved public water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Lot 6: Has an existing non-residential facility with an approved onsite wastewater treatment system approved and inspected by the Weber-Morgan Health Department.

Lot 7: This lot is formally lot 4 of the approved Valley Center Estates 1st Amendment. All aspects of the lot's compliance with State and Local onsite wastewater treatment system regulation were verified at the time of original dedication of the Valley Center Estates 1st Amendment subdivision.

Lot 8: Anticipated ground water tables not to exceed 42 inches, fall within the range of acceptability for the utilization of a Packed Bed Media System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption system is to be designed using a maximum loading rate of 0.5 gal/sq. ft. /day as required for the loam, weak granular structure soil horizon. A commercial design utilizing a packed bed media system with drip irrigation has been submitted to our office for preliminary review.

ENGINEERING CONSIDERATIONS

- 1) Special consideration should be given to the proposed subdivision of commercial properties. As required by the Utah Administrative Rule (UAC) Onsite Wastewater Systems R317-4-4.1.C.2.b and the Weber-Morgan Health Department Onsite Wastewater Treatment Systems Regulation section 4.18:
For non-residential facilities, one-half of the buildable area of the lot must be available for the absorption system and replacement area. Proposed lots shall meet the minimum lots size requirements established in UAC R317-4 Table 1.
- 2) As per the Weber-Morgan Health Department Onsite Wastewater Treatment System Regulation Section 4.29.d For construction of other than single-family dwellings, the original and replacement absorption areas must be installed during initial construction with appropriate valving between absorption systems to allow for alternating flows between absorption systems on an annual basis.
- 3) As established in UAC R317-4 Table 2 the minimum separation distance between a conventional absorption field and storm water drainage system is 100 feet. The separation distance is reduced to 50 feet for an absorption field which follows a packed bed media treatment system. Please be aware that parcel 22-316-0001 located south of the proposed development does have a conventional absorption field. The 100 foot separation distance does apply to this parcel.

Lot 9: Has an existing single family residence. As part of the subdivision review the location of the onsite wastewater treatment system was evaluated and documented.

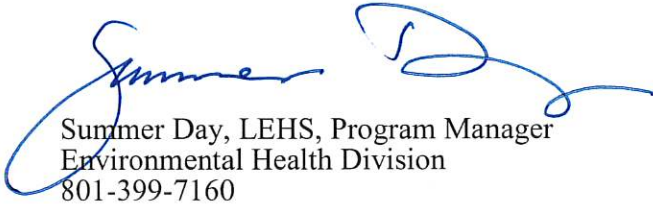
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,



Summer Day, LEHS, Program Manager
Environmental Health Division
801-399-7160