

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director

May 18, 2016



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

RE: Preliminary Subdivision Feasibility
Dixie Land Estates, 7 lots
Parcel #19-009-0024
Soil log #14174

Gentlemen:

Culinary water will be provided by Bona Vista Water Improvement District, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

All Lots: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Mound Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.22 gal/sq. ft. /day as required for a the sandy loam, massive structure soil horizon.

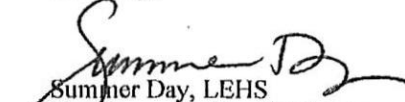
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

All subdivisions plats submitted for review are to show the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. 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
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

Reply | Delete Junk |

dixie land estates



Day, Summer <sday@co.weber.ut.us>

Tue 4:17 PM

Dale Satterthwaite

Reply |

Inbox

Dale

I just wanted to touch base and let you know I will be issuing a Preliminary Subdivision Letter of feasibility for you tomorrow. I may considered using a larger application rate which would increase the drainfield size to overcome some of the concerns with the hard pan like soils we saw during the soil work. But the subdivision as a whole will receive approval by our office officially tomorrow. Additionally for your information the preliminary letter is issued until the formal Mylar is submitted in case of lot number changes or other adjustments and is made formal once we sign the official Mylar. I will email you a copy once I am do writing the letter and a copy will be sent to the planning department.

Thank you

Summer Day, LEHS

Weber-Morgan Health Department

801-399-7174

Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

Directors

Z. Lee Dickemore
Farr West

Bruce Richins
Harrisville

Keith Butler
Marriott/Slaterville

Bruce Higley
Plain City

Ronald Stratford
Unincorporated Area

Management

Jerry Allen
General Manager

Monette Panter
Office Manager

Blake Carlin
Supervisor

AVAILABILITY

March 18, 2016

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84404

RE: Dixie Land Estates

The development is located at approx. 4100 West 3600 North consisting of 6 lots.

This letter is ONLY to state that the above named project is in the boundaries of the Bona Vista Water Imp. District but water will ONLY be available under the following conditions:

- Annexation is required. (\$1,000.00 per acre)
- The subdivision utility plan be reviewed and approved by the District.
- Review fees are paid to the District.
- The upsizing of water main.
- Proof of Secondary Water.

The non-refundable fee for this review is \$450 plus \$75 per lot. We consider this fee to be minimal and is only to cover the cost of review by the District administration and inspectors and the District Engineer. Only the phase in consideration is guaranteed service, and the Plan Review is good only for a period of one year from the date of the Will Serve letter, if not constructed.

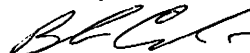
Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are then responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the Development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District excepting fee's for the service line, the owner or developer must furnish us with their secondary water information.

If you have any questions please call.

Sincerely,



Bona Vista Water District
Jerry Allen/General Manager
Blake Carlin/Assist. Manager