



TECHNICAL MEMORANDUM

TO: Weber County Planning and Engineering
FROM: Brad Rasmussen, P.E.
DATE: October 29, 2024
SUBJECT: Conditional Use Permit for Green Hills Country Estates Water and Sewer Improvement District Water Treatment Plant
Location: 922 N Maple St Ogden, UT 84317 (Common Area L Green Hills County Estates)
PROJECT NO.: 002703.C

The Green Hills Country Estates Water and Sewer Improvement District (District) was issued a Compliance Agreement / Enforcement Order (CA/EO) from the Utah Division of Drinking Water (Davis, 2023). The district contracted with Adura Engineering to design a water treatment facility that would meet the CA/EO. The new treatment facility was co-located on the existing well site. The Vicinity Map is included in Appendix A. The Vicinity Map includes an aerial photo overlaying the neighborhood so show the natural and manmade features that are within 200 feet of the proposed building.

The water treatment facility design was approved by the Division of Drinking Water and the project was bid as required. The contract was awarded to Industrial Piping and Welding (IPW). Soon after the contract award Aqua Engineering was contracted to manage the construction on the project. IPW submitted paperwork to get a building permit from Weber County and they were notified that a conditional use permit was required. It is important for the community to have clean drinking water and this facility will facilitate that need.

The site plan is included in Appendix B. The parcel of property is owned by the Home Owners Association (HOA) and the rest of the adjacent properties are privately held. The HOA property was the best location for the treatment facility due to the location of the existing well. Appendix C is the site grading plan. There is a swell along the front of the building to provide drainage along the road. The building is a concrete bunker that is being built in the side of the hill which should minimize the visual impacts of the facility. See Appendix D for a rendering of the proposed building.

The treatment system is connected to the sewer system that is managed and maintained by the district. The only water that will be sent to the sewer system is going to be back wash water from the treatment system.

It is anticipated that there will be minimal traffic associated with the treatment plant. The operator will visit the site on a regular basis similar to what was previously done with the well. There will be some chemical deliveries to the facility on a as needed basis.

Architectural design of the building is a simple bunker that is constructed into the side of the hill. The front of the building with door access is the largest area outside of the hillside. The sides will need to have some louvers for ventilation.

Landscaping will be minimized to allow the site to stay as natural as possible. There currently is no plan for including any vegetation that will require additional irrigation sources. The front of the building will be accessed with a gravel parking area in front of the building.



Appendix A Vicinity Map





— EXISTING WELL

10.00' UTILITY
EASEMENT (TYP)

0 30 60
Scale in Feet

CIVIL VICINITY MAP



Appendix B Site Plan



ORIGINAL			
NO.	DATE	DESIGN	DRAWN
0	-	-	-

REVISIONS			
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GREEN HILL COUNTRY ESTATES

922 N MAPLE STREET, HUNTSVILLE, UT, 84317
MAPLE WELL TREATMENT FACILITY PROJECT

CIVIL SITE PLAN



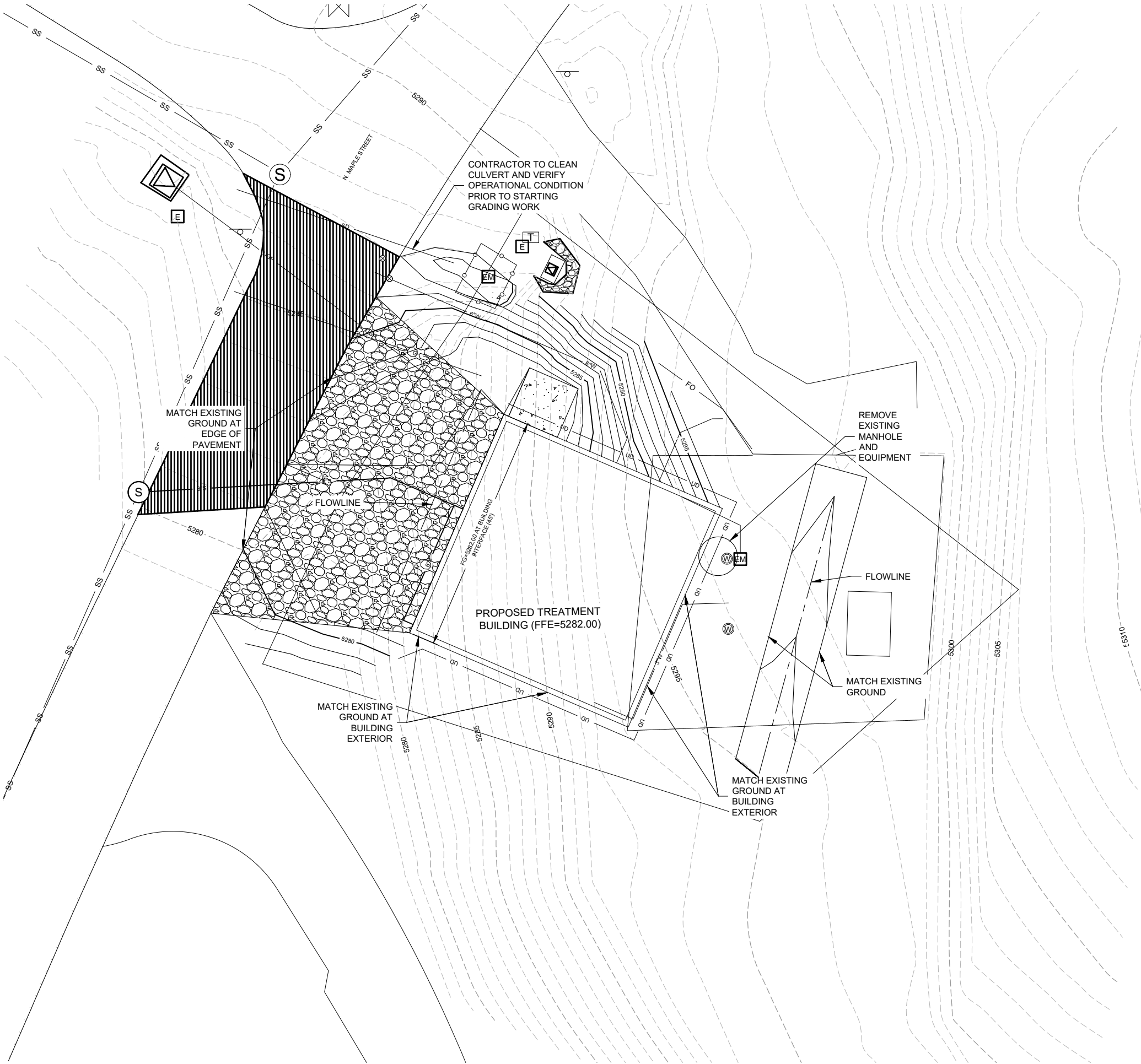
DRAWING NO.

APPENDIX B

SHEET

Appendix C Site Grading Plan





LEGEND

EXISTING EDGE OF PAVEMENT	
EXISTING GAS LINE	G
EXISTING UNDERGROUND POWER	UGP
EXISTING TELEPHONE LINE	T
EXISTING FIBER OPTICS LINE	FO
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING CONTOUR	2582
EXISTING SIGN	
EXISTING ELECTRICAL METER	
EXISTING TELEPHONE JUNCT. BOX	
EXISTING WELL	
EXISTING CONCRETE	
EXISTING ASPHALT PAVEMENT	
EXISTING GRAVEL	
PROPOSED UNDERGROUND POWER	UGP
PROPOSED FENCE LINE	X X X
PROPOSED 6" WATER LINE	6"W
PROPOSED 4" WATER LINE	4"W
PROPOSED 6" SANITARY SEWER LINE	6"S
PROPOSED PUMP TO WASTE	SD
PROPOSED CONTOUR	2582
PROPOSED ASPHALT REPLACEMENT	
PROPOSED GRAVEL SURFACING	
PROPOSED CONCRETE	
PROPOSED SEWER MANHOLE	S

GENERAL NOTES

- ALL MATERIALS USED FOR SURFACING AND BACKFILL MUST CONFORM TO THE MOST CURRENT VERSION OF UTAH ADOPTED APWA SPECIFICATIONS.
- EXISTING ELEVATIONS SHOWN ARE FROM A RECENT SURVEY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF GRADING CONFLICTS OCCUR, THE CONTRACTOR IS TO NOTIFY THE ENGINEER. FINISHED GRADE CAN BE ADJUSTED WITH REVIEW AND WRITTEN APPROVAL FROM THE ENGINEER.
- GRADE ALL WORK AREAS TO MAINTAIN POSITIVE SURFACE DRAINAGE DURING THE WORK.
- ALL REMOVED MATERIALS (UNSUITABLE SOIL, EXCESS MATERIAL, ROCK MATERIAL, STRUCTURES, PIPE, ETC.) SHALL BE PROPERLY DISPOSED OF OFFSITE AT THE CONTRACTOR'S EXPENSE UNLESS DESIGNATED OTHERWISE ON THESE PLANS OR BY THE OWNER.
- THERE SHALL BE NO EARTH DISTURBING ACTIVITIES OUTSIDE WHAT IS REQUIRED TO COMPLETE THE PROJECT.
- TOP SOIL SHALL BE RE-DISTRIBUTED TO MEET PROPOSED GRADE.
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- THE FOLLOWING ABBREVIATIONS ARE USED ON THIS SHEET TO DESIGNATE FINISHED GRADE ELEVATIONS:
 - FG = FINISHED GRADE
 - ME = MATCH EXISTING SITE ELEVATION
 - FL = FLOWLINE ELEVATION (DENOTE START, END, & GRADE CHANGE ON FLOWLINE)
- CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEAR THE EXISTING WATER LINE AND WELL. ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RECTIFY TO ORIGINAL OR BETTER CONDITION. TEMPORARY SHORING MAY BE REQUIRED TO ENSURE SLOPE STABILITY.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED PRIOR TO THE START OF CONSTRUCTION. ALL DISTURBED GROUND OUTSIDE OF BUILDING AND PAVEMENT AREAS SHALL BE RE-VEGETATED BY THE REPLACEMENT OF TOPSOIL AND SPREAD OF A USDA APPROVED NATIVE SEED MIX. REFER TO USDA NRCS PUBLICATION NO. EB0242 FOR RE-VEGETATION GUIDELINES.

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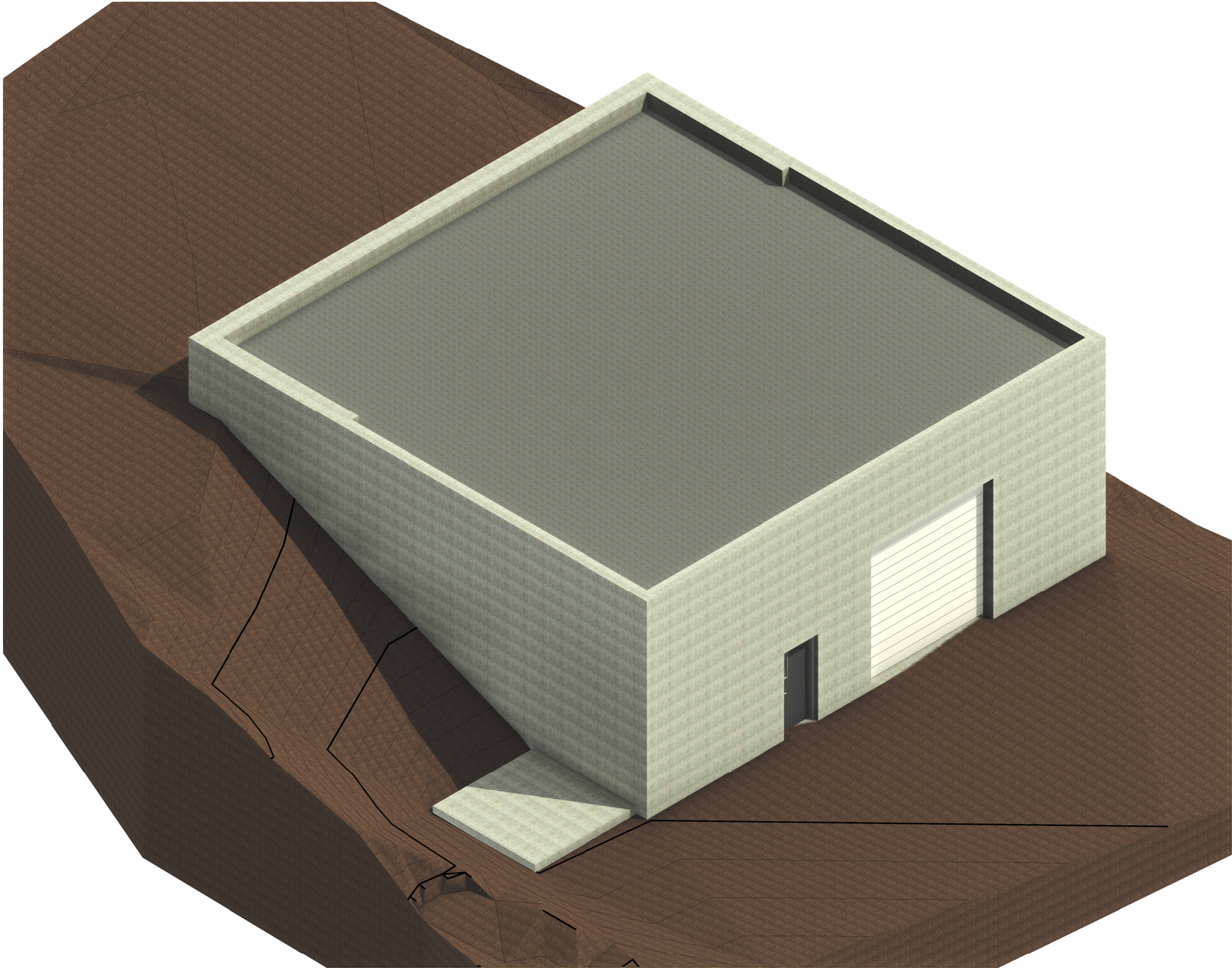
DRAWING NO.

APPENDIX C

SHEET

Appendix D Treatment Facility Rendering





1
S1.0

RENDER VIEW

ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET OR 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

DATE: JUNE, 2024
PROJECT: 220583
SHEET: S1.0

CONSTRUCTION DRAWINGS FOR:
MAPLEWELL TREATMENT FACILITY PROJECT
RENDER VIEW



ARDURRA
COLLABORATE. INNOVATE. CREATE.
2175 W. 3000 S. SUITE 200
HEBER CITY, UTAH 84032
435-515-3188 | WWW.ARDURRA.COM

REVISIONS		NO.	DATE

BORDER SIZE	22X34
DESIGNED	KK
DRAWN	KK
CHECKED	JA
APPROVED	JA

PROFESSIONAL ENGINEER
No. 13091314
JAFAR T. ALLAWHAM
STATE OF UTAH
06/21/2024