

River Heights City Conditional Use Application

For office use	
Date Received:	<u>12/21/23</u>
Hearing Date:	<u>1/9/24</u>
Amount Paid:	<u>0</u>
Approved _____	Denied _____

APPLICANT

Name: River Heights City
Mailing Address: 520 South 500 East
Phone: 435.752.2646 email: office@riverheights.org
Please check one of the following: owner buyer renter agent other

PROJECT INFORMATION

Name: Lower Well Renovation
Address/Location: 400 East Riverdale Rd.
Property Tax ID: 02-015-0029 Existing Zone: R12
What is the current use of the property? River Heights Well
How many employees will be working at this location including applicant, immediate family, and non-family members? 1
How many vehicles will be coming and going daily, weekly, or monthly? One per day or less
I agree to abide by the River Heights City Parking Ordinance (10-14). Initial JGM - River Heights City
I agree to abide by the River Heights City Sign Ordinance (10-16). Initial JGM - River Heights City
Description of Request: Request for upgrade of River Heights City's well and structure, landscape.

SUBMITTAL REQUIREMENTS

- Completed and signed application form
- N/A \$100 application fee
- 8 1/2 x 11 copy of plans
- Provide a Fire Protection evaluation from the fire department.

ACKNOWLEDGMENT OF RESPONSIBILITY

I certify that I am making an application for the described action to the City and that I am responsible for complying with all City requirements in regard to this request. I realize in order to do any construction on the property, I will be required to obtain a Zoning Clearance Permit from River Heights City and possibly a County Building Permit. I also agree to meet the ordinances and standards of River Heights City for any improvements. The documents and/or information I have submitted are true and correct. I understand that my application is not deemed complete until the Planning Commission has reviewed the application and has given their approval in the form of a permit. I understand additional fees may be charged for the City's review of the proposal (including, but not limited to, engineering and attorney fees). I agree to reimburse River Heights City for any costs of enforcement including reasonable attorney fees, and/or any other costs of enforcement incurred by the City resulting from my failure to comply with the Land Use Ordinance and terms of this Conditional Use Permit.

Signature of Applicant(s)

Janet G. Mathews for River Heights City
Sign

Janet G. Mathews
Print

12/21/2023
Date

Sign

Print

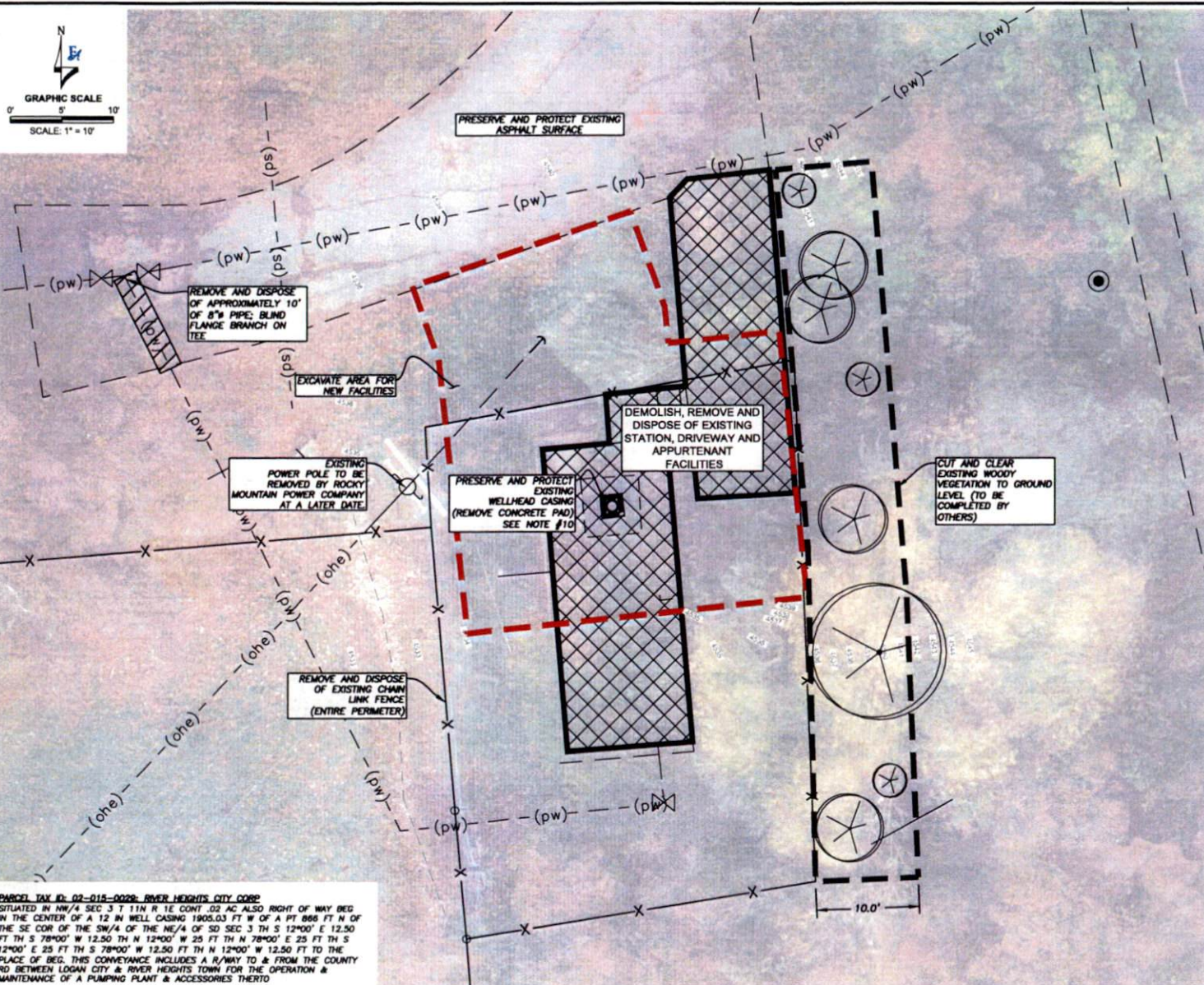
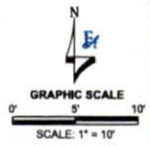
Date

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm I am the fee title owner of the above described property or I have written authorization from the owner to pursue the described action with a copy of the authorization attached.

Sign

Date



- DEMOLITION, REMOVAL AND DISPOSAL NOTES:**
1. THIS PROJECT INVOLVES RENOVATION OF AND/OR INTERFACING WITH EXISTING FACILITIES. ALL REPRESENTATIONS OF EXISTING CONDITIONS SHOWN HEREIN WERE DERIVED FROM TOPOGRAPHIC SURVEYS, FIELD INVESTIGATIONS AND/OR FROM AVAILABLE RECORD DRAWING INFORMATION. NEITHER THE OWNER NOR ENGINEER GUARANTEES THESE LOCATIONS TO BE EITHER TRUE OR EXACT. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES TO THE EXTENT NECESSARY IN ORDER TO DULY EXECUTE THE WORK.
 2. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
 3. THESE DOCUMENTS MAKE NO REPRESENTATION AS TO THE EXISTENCE OR LOCATION OF EXISTING HAZARDOUS MATERIALS (INCLUDING ASBESTOS CONTAINING MATERIALS) AT THE SITE. REMOVAL OR ABATEMENT OF HAZARDOUS MATERIALS IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT. SHOULD CONTRACTOR DISCOVER SUSPECTED HAZARDOUS MATERIALS AT THE SITE HE SHALL IMMEDIATELY BRING IT TO THE ATTENTION OF THE OWNER AND THE ENGINEER PRIOR TO STARTING OR CONTINUING WORK INVOLVING THOSE MATERIALS.
 4. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
 5. UNLESS SPECIFICALLY NOTED TO BE SAVED/STOCKPILED OR REUSED/RELOCATED, ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
 6. THE EXISTING FACILITIES INCLUDING, SLABS, FOUNDATIONS, PAVEMENTS, ASSOCIATED DEBRIS, SURFACE VEGETATION, ROOT SYSTEMS, TOPSOIL, SPRINKLER IRRIGATION, NON-ENGINEERED FILL, AND ANY DELETERIOUS MATERIALS SHALL BE DEMOLISHED, REMOVED AND DISPOSED OF FROM BENEATH THE FOOTPRINT OF THE PROPOSED STRUCTURES AND EXTENDING OUT AT LEAST 5- FEET FROM THE PERIMETER OF THE PROPOSED STRUCTURES FOOTPRINT.
 7. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 8. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING.
 9. CONTRACTOR SHALL STOCKPILE EXCAVATED NATIVE SOIL MATERIAL FOR REUSE IN SITE RECLAMATION ACTIVITIES.
 10. THE EXISTING WELL CASING SHALL BE EQUIPPED WITH A TEMPORARY STEEL TOP PLATE, TACK-WELDED IN PLACE UNTIL THE BUILDING DEMOLITION AND REMOVAL ACTIVITIES HAVE BEEN COMPLETED. THE EXISTING CONCRETE SURROUNDING THE WELL CASING IS TO BE CAREFULLY REMOVED TO EXPOSE 1-FOOT OF WELL CASING TO WHICH THE EXTENSION CAN BE WELDED.

SHEET LEGEND

---	(oh)---	EXISTING OVERHEAD ELECTRIC/POWER LINE
---	(pw)---	EXISTING POTABLE WATER LINES
---	(sd)---	EXISTING STORMWATER/IRRIGATION LINES
---	---	BUILDING ENVELOPE OF NEW FACILITIES
⊕	⊕	EXISTING MANHOLE WATER VALVE
⊕	⊕	EXISTING WATER METER
⊕	⊕	EXISTING FIRE HYDRANT
⊕	⊕	EXISTING SEWER MANHOLE
⊕	⊕	EXISTING SEWER LINE CLEANOUT
⊕	⊕	EXISTING TREE
⊕	⊕	EXISTING SIGN
⊕	⊕	DEMOLITION AND REMOVAL ELEMENTS

PARCEL TAX ID: 02-015-0029: RIVER HEIGHTS CITY CORP
 SITUATED IN NW/4 SEC 3 T 11N R 1E CONT .02 AC ALSO RIGHT OF WAY BEG IN THE CENTER OF A 12 IN WELL CASING 1905.03 FT W OF A PT 868 FT N OF THE SE COR OF THE SW/4 OF THE NE/4 OF SD SEC 3 TH S 12°00' E 12.50 FT TH S 78°00' W 12.50 FT TH N 12°00' W 25 FT TH N 78°00' E 25 FT TH S 12°00' E 25 FT TH S 78°00' W 12.50 FT TH N 12°00' W 12.50 FT TO THE PLACE OF BEG. THIS CONVEYANCE INCLUDES A R/WAY TO & FROM THE COUNTY RD BETWEEN LOGAN CITY & RIVER HEIGHTS TOWN FOR THE OPERATION & MAINTENANCE OF A PUMPING PLANT & ACCESSORIES THERTO

NO.	REVISIONS	BY	DATE

CLARIFICATIONS	ZRH	08/28
DRAWN	BEEDZLH	
DESIGNED	BEEDZLH	
APPROVED	CN	
QA		



ATTENTION
 LINE IS 1-INCH
 AT 11X17 SIZE
 IF NOT 1-INCH,
 SCALE DRAWING ACCORDINGLY



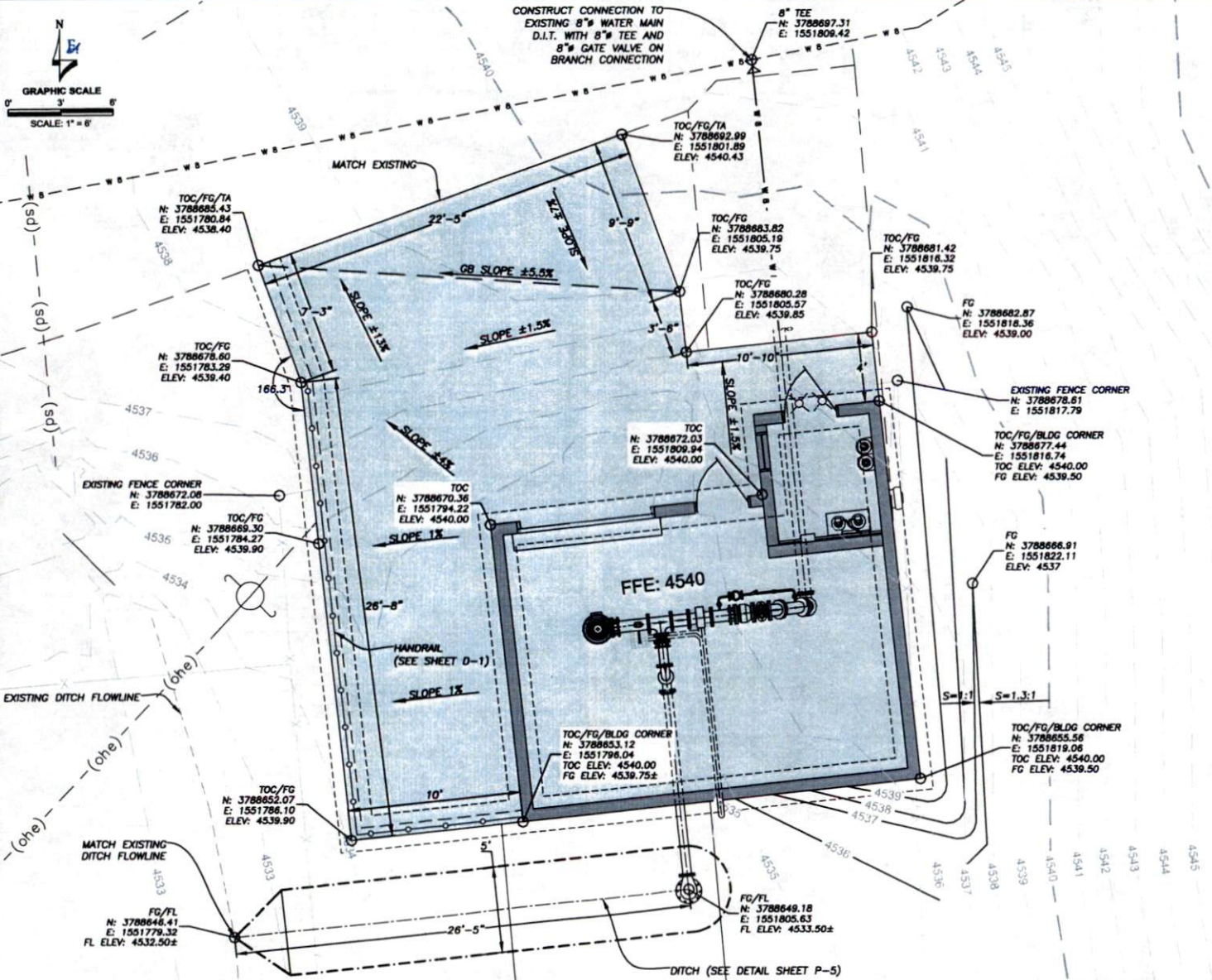
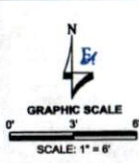
CITY OF RIVER HEIGHTS
 520 SOUTH 500 EAST
 RIVER HEIGHTS, UTAH 84321

FORSGREN Associates Inc.
 85 WEST 100 SOUTH, STE. 115, LOGAN, UT 84321
 P# 435.227.8333 FAX: 435.227.8334



LOWER WELL IMPROVEMENT PROJECT
WELL CONTROL BUILDING
DEMOLITION AND REMOVAL PLAN

PROJECT NO:	014-13-0004-028
SHEET ID:	DR-1
DATE:	7-2022
PAGE NO:	3



- SITE PREPARATION AND CONSTRUCTION NOTES:**
1. ALL PROPOSED SITE FEATURES SHALL BE LAID OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION. ANY REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.
 2. CONTRACTOR SHALL PLACE SURVEY HUBS NEAR PROPOSED BUILDING TO MARK FINISHED FLOOR ELEVATION FOR USE IN DETERMINING REQUIRED BURY DEPTH FOR UTILITY PIPING, AND TO ESTABLISH BUILDING CORNERS TO ENSURE PROPER UTILITY PIPING INSTALLATION.
 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
 4. THE CONTRACTOR SHALL KEEP ALL STREETS, PARKING LOTS AND WALKS THAT ARE NOT RESTRICTED FROM PUBLIC USE DURING CONSTRUCTION BROOM CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE ACCEPTABLE METHODS AND MATERIALS TO MAINTAIN ADEQUATE DUST CONTROL THROUGHOUT CONSTRUCTION.
 5. THE MATERIALS TESTING ENGINEER MUST BE NOTIFIED PRIOR TO THE PLACEMENT OF STRUCTURAL SITE GRADING FILLS, FLOOR SLABS, FOOTINGS, AND PAVEMENTS TO VERIFY THAT ALL LOOSE/DISTURBED SOILS AND NON-ENGINEERED FILLS HAVE BEEN COMPLETELY REMOVED AND/OR PROPERLY PREPARED.
 6. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
 7. ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES.
 8. ALL PAVEMENT ADJACENT TO THE STRUCTURE SHALL BE SLOPED AWAY FROM THE STRUCTURE AT A TWO-PERCENT (2%) SLOPE UNLESS OTHERWISE INDICATED HEREON.

- SITE RECLAMATION AND RESTORATION:**
1. WHERE NEW EARTHWORK MEETS EXISTING EARTHWORK, CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.
 2. WHERE A SPECIFIC LIMIT OF WORK LINE IS NOT OBVIOUS OR IMPLIED, CONTRACTOR SHALL BLEND GRADES TO MATCH AND MEET EXISTING CONDITIONS.
 3. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH 4-INCHES OF TOP SOIL MATERIAL (IE IN AREAS WHERE STRUCTURES/PAVEMENTS WERE REMOVED) AND RAKE AND WORK SUCH MATERIALS IN ORDER TO FORM A SMOOTH AND AESTHETICALLY PLEASING FINISHED GRADE FREE FROM ROUGHNESS, BUMPS, RIDGES OR IRREGULARITIES.
 4. CONTRACTOR SHALL PLACE NATIVE GRASS SEED ON PREPARED TOP SOIL MATERIAL TO THE SATISFACTION OF THE OWNER (SEED MIX TO BE DETERMINED BY OWNER).

SHEET LEGEND

---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOUR MAJOR (10')
---	EXISTING CONTOUR MINOR (1')
---	PROPOSED CONTOUR MINOR (1')
---	NEW UNDERGROUND ELECTRIC/POWER LINE
---	EXISTING WATER LINE
---	NEW WATER MAIN LINE
---	PROPOSED HANDRAIL
---	EXISTING FENCE
⊠	NEW WATER VALVE
TOC	TOP OF CONCRETE
TA	TOP OF ASPHALT
FG	FINISHED GRADE
█	NEW CONCRETE WALKWAY/SURFACE
FL	FLOWLINE
N:	NORTHING
E:	EASTING
SD	STORM DRAIN
GB	GRADE BREAK

1	CLARIFICATION	DATE	08/26
	DRAWN	BY	BEQZLH
	DESIGNED	BY	BEQZLH
	APPROVED	BY	ON
	QA	BY	QA



ATTENTION
 LINE IS 1/4" INCH
 AT 11X17 SIZE
 IF NOT 1/4" INCH
 SCALE DRAWING ACCORDINGLY

River Heights CITY

CITY OF RIVER HEIGHTS
 520 SOUTH 500 EAST
 RIVER HEIGHTS, UTAH 84321

FORSGREN Associates, Inc.
 88 WEST 100 SOUTH, STE. 115, LOGAN, UT 84321
 PH: 435.227.0333 FAX: 435.227.0334

811
 Know what's below.
 Call before you dig.

LOWER WELL IMPROVEMENT PROJECT
 WELL CONTROL BUILDING
 SITE & GRADING PLAN

PROJECT NO:	014-13-0004-028
SHEET ID:	SGP-1
DATE:	7-2022
PAGE NO:	4