BOUNTIFUL CITY
PLANNING COMMISSION

Tuesday, August 1, 2023
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome

2. 1874 East Ridge Point Drive – Variance to construct a retaining wall for a single-family dwelling
   Senior Planner Amber Corbridge
   - Review
   - Public hearing
   - Action

3. 3962 South Sunset Hollow Drive – Lot Line Adjustment
   City Engineer Lloyd Cheney
   - Review
   - Recommendation

4. Planning Director's report, update, and miscellaneous business

5. Adjourn

Planning Commission
Staff Report

Item: Variance Request to allow a Retaining Wall over 10' cut/fill Vertically and Encroach on Slopes Thirty Percent (30%) or Greater
Address: 1874 East Ridge Point Drive
Author: Amber Corbridge, Senior Planner
Date: August 1, 2023

Background
The Applicant, Chad Snyder, submitted a Variance Request to build a retaining wall to exceed the ten-foot (10') cut and fill requirement and building within a thirty percent (30%) sloped area. The property is located at 1874 East Ridge Point Drive in the Residential Foothill (R-F) Subzone. The requested Variance would allow for a single-family dwelling currently under construction to be completed.

A Variance for the construction of a retaining wall exceeding ten feet (10') feet in height and to allow encroachment on slopes of thirty percent (30%) or greater was approved in October 2020. The approved retaining wall system consisted of one (1) retaining wall located on the sides and rear of the proposed structure. During construction of the single-family dwelling, the retaining wall, which was constructed earlier, suffered a failure which affected the stability of the remaining sections of the retaining wall and the structure foundation and framing. In order to stabilize the site and resume construction on the structure, a modification to the Variance is requested by the applicant. The updated proposal consists of a three tier retaining wall system instead of the single wall.

Analysis
Land Use Code § 14-4-117(D)(4) requires top or bottom edges of slopes caused by an excavation or fill up to ten (10) vertical feet to be at least three (3) horizontal feet from the property line and/or street right-of-way lines in the R-F Subzone. Additionally, the Land Use Code § 14-4-104 (A) requires development, including retaining walls, to be located on ground of less than thirty percent (30%) slope. Granting a Variance to cut more than ten (10) vertical feet and development on ground thirty percent (30%) sloped or more would allow the dwelling under construction to be completed. The attached site and construction plans show the redesigned retaining wall.

Utah Code 10-9a-702 establishes the criteria for review of a variance request and stipulates the applicant "shall bear the burden of proving that all of the conditions justifying a variance have been met." In order to grant a variance **each** of the following criteria must be met:

(i) Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;

Applicant: *Yes. Because the lot can be re-engineered to support a home. We have also already had a variance approved for this lot and only need to redesign the retaining wall.*

Staff Response: The purpose of the Residential Land Use Code is to ensure minimal disturbance to the land, especially in the Residential Foothill Subzone. Literal enforcement would not allow for the single-family dwelling under construction to be completed. A previous variance was approved for a retaining wall which encroached into the thirty percent (30%) sloped area. The City Engineer and Building Official have approved the retaining wall redesign with conditions (noted on the attached plans).

(ii) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;

Applicant: *This property has already had the variance approved by Bountiful Planning Commission. We only need to adjust the retaining wall design. The original design is not optimal to support the landscape and home.*

Staff Response: The Applicant's property is unique to most other properties in the R-F Subzone because of the need to reconstruct the retaining wall to support the dwelling. The previous wall approved met the criteria for a variance to building a ten (10) foot tall wall in the thirty percent (30%) sloped area. This wall is slightly different where the retaining wall is required to be cut and terraced to support the construction of the dwelling.

(iii) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

Applicant: *Yes. Without the Variance the homeowner cannot complete the process of constructing the home. A variance has already been given to this property for the same reasons we are asking for now.*

Staff Response: Other properties in the R-F Subzone and in this subdivision have developed single-family dwellings. Properties in the R-F Subzone with buildable lots have been granted reasonable disturbance of the slopes greater than thirty percent (30%). The variance would allow this lot to complete development of a single-family dwelling.

(iv) The variance will not substantially affect the general plan and will not be contrary to the public interest;

Applicant: *This variance will help the community by allowing the land owner to complete a home that is already under construction. A variance has already been given for this property. Bountiful Planning Commission is forcing another variance application because the retaining wall design has been slightly modified from the original application.*

Staff Response: Granting the variance for the Applicant will not have a substantial effect on the General Plan as other properties in the R-F Subzone have been treated similarly regarding development on steep slopes. It is an interest to the city to have all buildable lots developed

as opposed to remaining vacant.

(v) The spirit of the land use ordinance is observed and substantial justice done.

Applicant: *Granting another variance allows the land owner to complete their already partially constructed project. The land is an approved and recorded building lot.*

Staff Response: The purpose of the Code that requires development to be located on slopes less than thirty percent (30%) is to preserve the hillside and manage runoff and erosion on properties in the foothills. The Code anticipates that there are existing lots within approved subdivisions in the R-F Subzone with special circumstances. The variance process provides a way for these lots to be developed reasonably. Code 14-4-101 states that alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The reconstruction of the retaining wall is designed to preserve the sensitive land as much as physically possible, while supporting the development of the new single-family dwelling (see attached construction plans and notes).

Department Review
This Variance Request has been reviewed by the City Engineer, Planning Director, and the City Attorney.

Recommendation
Staff recommends that the Planning Commission review the requested Variance, hold a public hearing, and approve the requested Variance to build a retaining wall exceeding the ten (10) feet vertical cut and fill requirement, as well as to encroach into the slopes thirty percent (30%) or greater, subject to meet the following:

1. Meet all staff review comments (see attached).
2. Obtain a building permit or Building Official Final Approval within one (1) year of the Variance Approval.

Attachments
1. Aerial Photo
2. Site Plan and Construction Analysis
3. Applicant's Narrative

1874 E Ridge Point Drive

Property Information

Owner	SNYDER, CHAD EVERETT & HOLLY C - TRUSTEES
Address	325 SOUTH 675 WEST
Property ID	051170504

BOUNTIFUL EST. 1847

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Bountiful, Utah makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

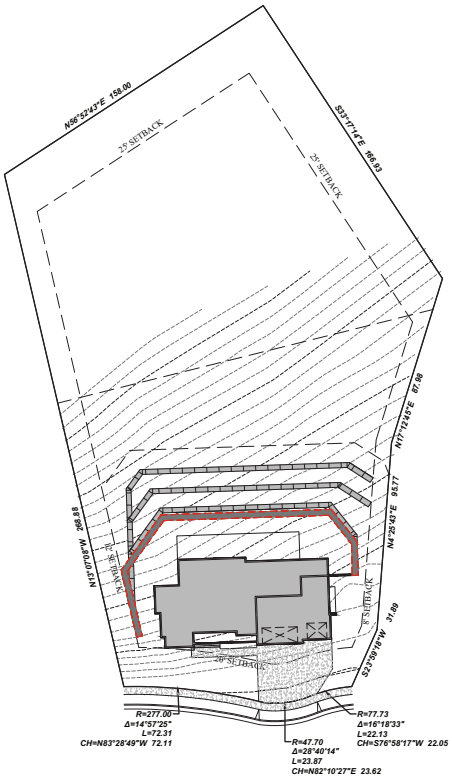
Retaining walls, if approved will need to be peer reviewed by Taylor Geotechnical, compaction of all soils behind the walls will also need to be addressed. (These walls, placement & compaction of soils, and helical piers form the support system for the house, the retaining walls are a vital part of the support system.)

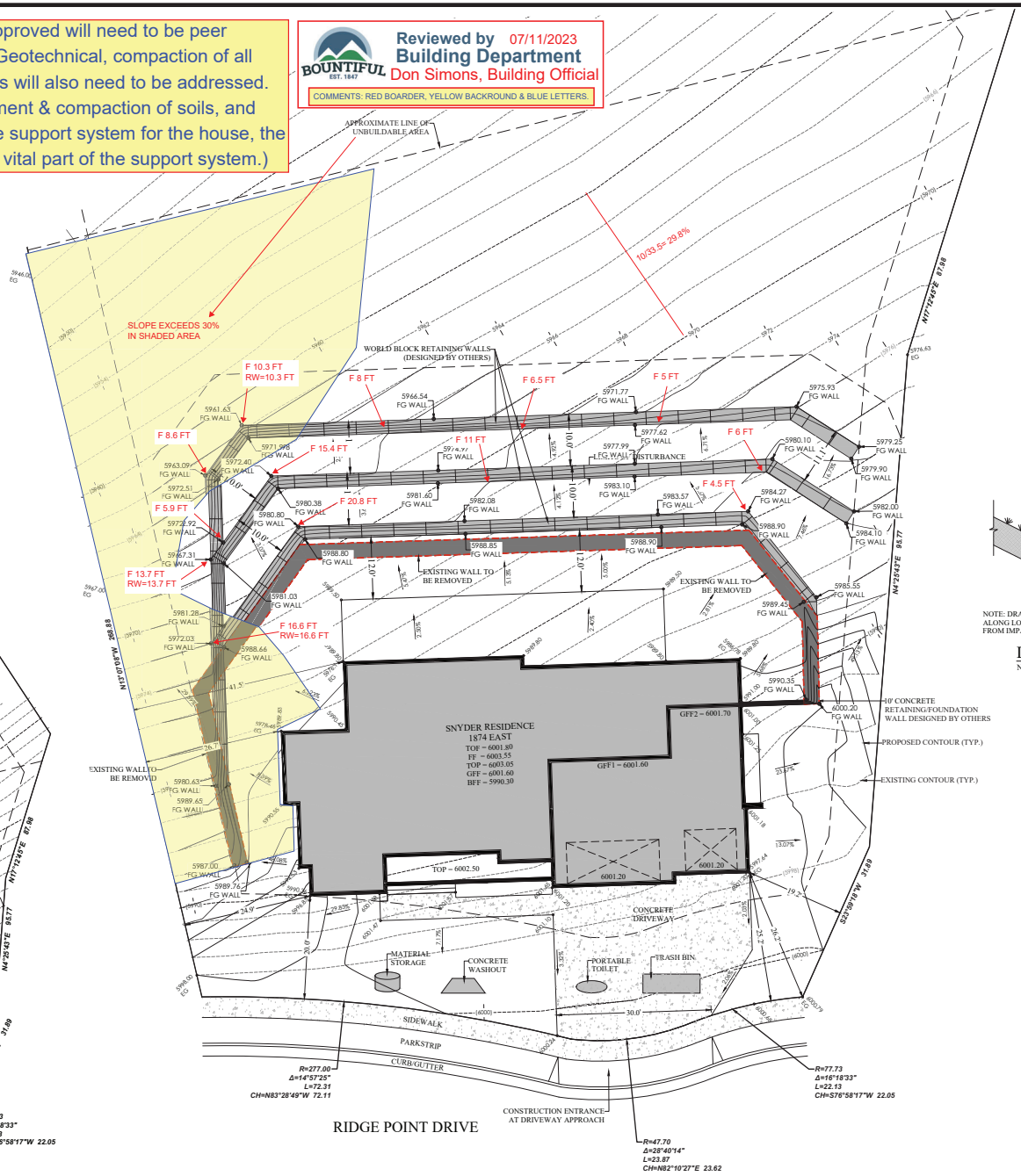
BOUNTIFUL EST. 1847
Reviewed by 07/11/2023
Building Department
Don Simons, Building Official
COMMENTS: RED BOARDER, YELLOW BACKROUND & BLUE LETTERS.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

BOUNTIFUL EST. 1847
PLAN REVIEW
07/12/2023
LLOYD CHENEY
BOUNTIFUL CITY ENGINEER

CHENEY'S COMMENTS ARE IN SHOWN IN RED.
FILL HEIGHTS NOTED ARE CALCULATED USING EXISTING TOPOGRAPHY PRIOVED ON THE SURVEY.

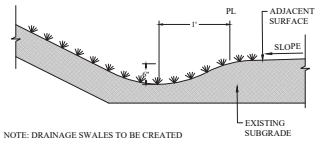




NOTES:
1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INCLUDING THE ELEVATION OF THE SEWER LATERAL.
5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%). R401.3
6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.6.2
8. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
9. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2012 STANDARD PLANS AND SPECIFICATIONS
10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
11. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG

LEGEND:
FF = FINISHED FLOOR
TOP = TOP OF FOUNDATION
TOP = TOP OF PORCH
GFF = GARAGE FLOOR
BFF = BASEMENT FINISHED FLOOR

SETBACKS:
FRONT = 20'
SIDE = 8', 12'
REAR = 25'



NOTE: DRAINAGE SWALES TO BE CREATED ALONG LOT LINES TO PREVENT STORM RUN-OFF FROM IMPACTING ADJACENT PROPERTIES.

DRAINAGE SWALE DETAIL
NTS

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8019860/2202
THOMAS M. BOMNEY
6/12/23
STATE OF UTAH

SNYDER RESIDENCE
1874 EAST RIDGE POINT DRIVE
BOUNTIFUL, UTAH
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
0	----	----
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale: 1"=10' | Drawn: TS
Date: 06/12/2023 | Job #: 20-0322
Sheet: SP-1

June 14, 2023

Mr. Steven Valle
Davies Design Build
240 North 1200 East, Suite 201
Lehi, UT 84043

Re: Block Wall Reconstruction Recommendations (Revised)
Lot 502 Ridge Estates (Snyder Residence)
1874 East Ridge Point Drive
Bountiful, Utah
CMT Project No. 16916

Mr. Valle:

As you requested, this letter presents our recommendations for constructing a new block wall at the site using World blocks placed in tiers. We recently drilled a couple of bore holes at the site, which indicated the soils at the site classify as clayey sand with gravel.

Stability Evaluation

The properties of the clayey sand with gravel soils at the site were estimated using published correlations and our experience with similar soils. Accordingly, we used the following parameters in the stability analyses:

Material	Internal Friction Angle (degrees)	Apparent Cohesion (psf)	Saturated Unit Weight (pcf)
On-Site Clayey Sand with Gravel	31	100	135
World Blocks	0 (global) 45 (local)	9,000 (global) 0 (local)	150

We utilized the same seismic parameters presented in our previous block wall recommendations (0.29 for global stability and 0.24 for internal block stability).

Using these input parameters and blocks, the internal (block-to-block) stability of the wall was evaluated considering sliding, overturning, and bearing capacity to achieve respective minimum factors of safety of 1.5, 2.0, and 3.0 for static conditions and 1.1, 1.1, and 1.5 for seismic conditions. The results of this analysis for a single tier of World blocks (see attached ***Figures 1 and 2***) indicate that maximum total heights of 4 feet can be achieved using 24-inch deep blocks and 10 feet can be achieved using 51-inch deep blocks. Wall heights greater than 4 feet using 24-inch deep blocks will require using geogrid reinforcement, which was analyzed using the computer program *SRWall* to evaluate the required geogrid strength, lengths and vertical spacings. The results of this analysis are attached in the ***Appendix***.

We also evaluated the global stability of the block wall using limit equilibrium (Simplified Bishop) methods via the computer program *SLIDE2* (version 9.0). The configuration we analyzed consisted of an approximate 24-

foot high World block wall split into three tiers, each 8 feet in total height, with geogrid extending behind each tier. Typically, the required minimum factors of safety for walls are 1.5 for static conditions and 1.1 for seismic (pseudostatic) slope conditions. The results of our analyses indicate that the proposed block wall with geogrid reinforcement will meet both these requirements, provided our recommendations are followed. The slope stability data are included as ***Figures 3 and 4***, attached.

Conclusions and Recommendations

Based on the results of our analyses, the World block retaining wall at this site will be stable if constructed as follows (also see ***Figures 5 through 9***, attached):

- The block wall may be constructed in a single tier without geogrid up to maximum total heights of 4 feet using 24-inch deep blocks and 10 feet using 51-inch deep blocks.

- Taller portions of the block wall will require using geogrid as recommended below, in conjunction with 24-inch deep blocks. Three wall tiers having a total height of 8 feet each (24 feet total height) may be constructed, either with 24-inch deep blocks and geogrid or with 51-inch deep blocks and no geogrid, with the tiers separated by a distance of 8 feet (face-to-face) and an 8-foot deep by 2-foot wide trench (or 4 rows of buried blocks) filled with lean concrete and embedded below the lowest tier. The lean concrete should have a minimum 28-day strength of 100 psi.

- The lowest row of blocks for each tier should be embedded a minimum 6 inches below the lowest adjacent ground surface.

- The bottom row of blocks for the upper two tiers should be placed on a minimum 12 inches of crushed ¾-inch to 2-inch size angular clean gravel material. This material should be compacted until firm.

- Each row of blocks should be set back a minimum 2 inches from the underlying row of blocks.

- The geogrid should consist of Tensar UX1400MSE, or equivalent, with minimum lengths and vertical spacings as shown on ***Figures 7 and 8***. Note that UX1400MSE is uni-directional, that is, it is strong in one direction, and thus should be laid out with the strong (long) direction perpendicular to the wall.

- Backfill materials may consist of on-site sandy/gravelly soils. If imported backfill is used in the geogrid zone, we recommend it meet the following criteria:

Maximum particle size:	1½ inches
Percent retained on the 3/4 inch sieve (coarse gravel):	30 maximum
Percent passing the No. 200 sieve (fines):	15 maximum
Liquid Limit of fines:	35 maximum
Plasticity Index of fines:	10 maximum

- Fill/backfill soils should be placed in loose lifts not exceeding a thickness of 8 inches, moisture conditioned to within 2% of optimum, and compacted to between 95% and 98% of the maximum dry density as determined by ASTM D1557 (Modified Proctor).

- Drainage behind the wall is recommended. The drain should consist of a perforated 4-inch minimum diameter pipe wrapped in fabric and placed at the bottom and behind the lowest row of blocks in each tier. The pipe should daylight at one or both ends of the wall and discharge to an appropriate drainage device or area. Clean gravel ¾- to 2-inch in size, with less than 10% passing the No. 4 sieve and less than 5% passing the No. 200 sieve, should be placed around the drainpipes. A fabric, such as Mirafi 140N or equivalent, should be placed between the clean gravel and the adjacent soils.

- The clean gravel and separation fabric should extend up behind the back of the blocks to within 2 feet of the ground surface, with the fabric wrapped over the top of the gravel prior to placing the upper 2 feet of backfill. Immediately behind the blocks, it will be necessary to cut the separation fabric at each geogrid layer.

- Surface drainage at the bottom and top of the walls should also be directed away from the walls as much as possible. This should particularly include piping downspouts from the home and all surface drainage around the home and discharging the water in an appropriate drainage device well away from the wall. As indicated above, not allowing surface water to saturate and infiltrate the soils behind the walls is extremely important to provide adequate wall stability.

- We recommend that CMT observe construction of the block walls at the following critical times: (1) when the lowest row of blocks has been placed along with the drain pipe and bottom gravel; (2) when the first layer of geogrid has been placed; (3) when the block wall is about halfway constructed; and (3) upon completion of the block wall construction.

We note that the concept of constructing the new wall in tiers is, in our opinion, the best way to address the situation of stability during construction. Removing the soils adjacent to and near the existing home could be problematic for construction and home stability. Constructing a new tiered wall will allow the existing/failed block wall to remain in place, except for only the upper few rows of existing blocks in order to place the geogrid as outlined above, and is the best method to provide adequate stability during wall construction.

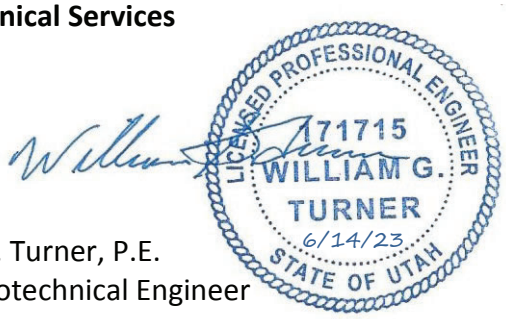
Note that wall movements or even failure can occur if the wall is undermined or the backfill soils become overly-saturated. Therefore, we recommend that irrigation lines not be placed within the backfill or directly on top of the wall. Surface drainage at the bottom and top of the wall should also be directed away from the wall. The property owner and the owner's representatives should be made aware of the risks should these or other conditions occur that could saturate or erode/undermine the soil behind the wall.

Closure

The conclusions and recommendations presented in this report are based on the information provided, the soil conditions observed, and our experience with similar conditions. If conditions are different during construction than presented herein, please advise us so that any appropriate modifications can be made. Our observations, analyses, conclusions and recommendations were conducted within the limits prescribed by our client, with the usual thoroughness and competence of the engineering profession in the area. No other warranty or representation, either expressed or implied, is intended in our proposals, contracts or reports.

We appreciate the opportunity to work with you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 492-4132.

Sincerely,
CMT Technical Services



William G. Turner, P.E.
Senior Geotechnical Engineer

Encl: Figures 1-2, World Block Stability Evaluation
Figures 3-4, Stability Results
Figures 5-9, World Block Wall Details
Appendix (6 pages)

World Block Stability Evaluation

Backfill slope angle:	0	degrees (β)	Foundation soil γ :	135	pcf
Front batter angle (from vertical):	4.76	degrees (α)	Foundation soil ϕ :	32	degrees
Soil/wall interface friction:	21	degrees (δ)	Found. soil cohesion:	150	psf
Surcharge pressure:	0	psf	Retained soil γ :	135	pcf
	static	seismic	Retained soil ϕ :	32	degrees
FS against sliding:	1.5	1.1	Retained soil cohesion:	150	psf
FS against overturning:	2.0	1.1	Block unit weight, γ :	150	psf
FS for bearing:	3.0	1.5	Block friction angle, ϕ :	45	degrees
Horizontal seismic coef., k_h:	0.24	(typically ½ of PGA)	Embedment depth:	0	feet
Vertical seismic coef., k_v:	0	(typically 0)	Block Width:	48	inches
Mononobe-Okabe theta, q =	0.23554		Soil Bearing Capacity =	10513	psf (Meyerhoff)

STATIC											
Wall Ht, H (ft)	**2.00**	**4.00**	**6.00**	**8.00**	**10.00**	**12.00**	**14.00**	**16.00**	**18.00**	**20.00**	**22.00**
Block Depth (in)	**24.0**	**24.0**	**24.0**	**24.0**	**24.0**	**24.0**	**24.0**	**24.0**	**24.0**	**24.0**	**24.0**
Block Depth (ft)	2	2	2	2	2	2	2	2	2	2	2
Back batter angle, y:	0	4.76364	4.76364	4.76364	4.76364	4.76364	4.76364	4.76364	4.76364	4.763642	4.763642
Coulomb K_a	0.2751	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428
F_a (lbs/ft)	0	0	141	439	864	1414	2090	2892	3820	4874	6054
Wall Wt, W (lbs/ft)	600	1200	1800	2400	3000	3600	4200	4800	5400	6000	6600
Wall $x_{centroid}$ (ft)	1.00	1.08	1.17	1.25	1.33	1.42	1.50	1.58	1.67	1.75	1.83
Wall $y_{centroid}$ (ft)	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	11.00
$F_{sliding}$ (lbs/ft)	0	0	135	422	829	1358	2007	2777	3668	4680	5812
$F_{resisting}$ (lbs/ft)	375	750	1149	1576	2026	2497	2990	3505	4042	4601	5182
$FS_{base\ sliding}$	**>100**	**>100**	**8.5**	**3.7**	**2.4**	**1.8**	**1.5**	**1.3**	**1.1**	**1.0**	**0.9**
$M_{overturn}$ (ft-lbs/ft)	0	0	270	1125	2764	5431	9366	14811	22008	31199	42625
$M_{resisting}$ (ft-lbs/ft)	600	1300	2185	3273	4550	6023	7696	9577	11670	13983	16520
$FS_{overturn}$	**>100**	**>100**	**8.1**	**2.9**	**1.6**	**1.1**	**0.8**	**0.6**	**0.5**	**0.4**	**0.4**
Eccentricity, e (ft)	0.00	0.00	0.13	0.40	0.78	1.27	1.85	2.52	3.26	4.09	4.98
Bearing Pressure	300	600	1266	2769	5425	9600	15662	23976	34911	48833	66109
$FS_{bearing}$	**35.0**	**17.5**	**8.3**	**3.8**	**1.9**	**1.1**	**0.7**	**0.4**	**0.3**	**0.2**	**0.2**
SEISMIC											
Mononobe-Okabe K_{ae}	0.4643	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237
F_{ae} (lbs/ft)	0	67	444	1049	1884	2947	4239	5759	7509	9487	11694
$F_{sliding}$ (lbs/ft)	144	352	858	1583	2528	3693	5078	6682	8505	10549	12812
$F_{resisting}$ (lbs/ft)	375	762	1202	1683	2204	2764	3365	4006	4686	5407	6167
$FS_{base\ sliding}$	**2.6**	**2.2**	**1.4**	**1.1**	**0.9**	**0.7**	**0.7**	**0.6**	**0.6**	**0.5**	**0.5**
$M_{overturn}$ (ft-lbs/ft)	144	730	2614	6240	12239	21210	33748	50452	71920	98747	131533
$M_{resisting}$ (ft-lbs/ft)	600	1341	2380	3682	5263	7137	9318	11821	14661	17852	21409
$FS_{overturn}$	**4.2**	**1.8**	**0.9**	**0.6**	**0.4**	**0.3**	**0.3**	**0.2**	**0.2**	**0.2**	**0.2**
Eccentricity (ft)	0.24	0.58	1.29	2.20	3.31	4.60	6.04	7.61	9.30	11.10	12.99
Bearing Pressure	516	1674	4680	10233	19281	32722	51454	76376	108386	148382	197264
$FS_{bearing}$	**20.4**	**6.3**	**2.2**	**1.0**	**0.5**	**0.3**	**0.2**	**0.1**	**0.1**	**0.1**	**0.1**

Max. Recommended Wall Height: 4 feet

Lot 502 Ridge Estates

1874 East Ridge Point Drive, Bountiful, Utah

CMT TECHNICAL SERVICES

Evaluation

Date	13-Jun-23
Job No.	16916

Figure 1

World Block Stability Evaluation

Backfill slope angle:	0	degrees (β)	Foundation soil γ :	135	pcf
Front batter angle (from vertical):	4.76	degrees (α)	Foundation soil ϕ :	32	degrees
Soil/wall interface friction:	21	degrees (δ)	Found. soil cohesion:	150	psf
Surcharge pressure:	0	psf	Retained soil γ :	135	pcf
	static	seismic	Retained soil ϕ :	32	degrees
FS against sliding:	1.5	1.1	Retained soil cohesion:	150	psf
FS against overturning:	2.0	1.1	Block unit weight, γ :	150	psf
FS for bearing:	3.0	1.5	Block friction angle, ϕ :	45	degrees
Horizontal seismic coef., k_h:	0.24	(typically ½ of PGA)	Embedment depth:	0	feet
Vertical seismic coef., k_v:	0	(typically 0)	Block Width:	48	inches
Mononobe-Okabe theta, q =	0.23554		Soil Bearing Capacity =	17508	psf (Meyerhoff)

STATIC											
Wall Ht, H (ft)	**2.00**	**4.00**	**6.00**	**8.00**	**10.00**	**12.00**	**14.00**	**16.00**	**18.00**	**20.00**	**22.00**
Block Depth (in)	**51.0**	**51.0**	**51.0**	**51.0**	**51.0**	**51.0**	**51.0**	**51.0**	**51.0**	**51.0**	**51.0**
Block Depth (ft)	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25
Back batter angle, y:	0	4.76364	4.76364	4.76364	4.76364	4.76364	4.76364	4.76364	4.76364	4.763642	4.763642
Coulomb K_a	0.2751	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428	0.2428
F_a (lbs/ft)	0	0	141	439	864	1414	2090	2892	3820	4874	6054
Wall Wt, W (lbs/ft)	1275	2550	3825	5100	6375	7650	8925	10200	11475	12750	14025
Wall $x_{centroid}$ (ft)	2.13	2.21	2.29	2.38	2.46	2.54	2.63	2.71	2.79	2.88	2.96
Wall $y_{centroid}$ (ft)	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	11.00
$F_{sliding}$ (lbs/ft)	0	0	135	422	829	1358	2007	2777	3668	4680	5812
$F_{resisting}$ (lbs/ft)	797	1593	2415	3264	4134	5027	5942	6879	7838	8819	9822
$FS_{base\ sliding}$	**>100**	**>100**	**17.9**	**7.7**	**5.0**	**3.7**	**3.0**	**2.5**	**2.1**	**1.9**	**1.7**
$M_{overturn}$ (ft-lbs/ft)	0	0	270	1125	2764	5431	9366	14811	22008	31199	42625
$M_{resisting}$ (ft-lbs/ft)	2710	5631	8939	12662	16765	21256	26139	31422	37108	43205	49719
$FS_{overturn}$	**>100**	**>100**	**33.1**	**11.3**	**6.1**	**3.9**	**2.8**	**2.1**	**1.7**	**1.4**	**1.2**
Eccentricity, e (ft)	0.00	0.00	0.05	0.17	0.34	0.57	0.86	1.20	1.59	2.02	2.51
Bearing Pressure	300	600	971	1517	2309	3429	4958	6977	9567	12810	16788
$FS_{bearing}$	**58.4**	**29.2**	**18.0**	**11.5**	**7.6**	**5.1**	**3.5**	**2.5**	**1.8**	**1.4**	**1.0**
SEISMIC											
Mononobe-Okabe K_{ae}	0.4643	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237	0.4237
F_{ae} (lbs/ft)	0	67	444	1049	1884	2947	4239	5759	7509	9487	11694
$F_{sliding}$ (lbs/ft)	306	676	1344	2231	3338	4665	6212	7978	9963	12169	14594
$F_{resisting}$ (lbs/ft)	797	1605	2468	3370	4313	5295	6318	7380	8482	9625	10807
$FS_{base\ sliding}$	**2.6**	**2.4**	**1.8**	**1.5**	**1.3**	**1.1**	**1.0**	**0.9**	**0.9**	**0.8**	**0.7**
$M_{overturn}$ (ft-lbs/ft)	306	1378	4072	8832	16289	27042	41686	60820	85042	114947	151135
$M_{resisting}$ (ft-lbs/ft)	2710	5715	9325	13455	18120	23334	29113	35470	42420	49977	58156
$FS_{overturn}$	**8.9**	**4.1**	**2.3**	**1.5**	**1.1**	**0.9**	**0.7**	**0.6**	**0.5**	**0.4**	**0.4**
Eccentricity (ft)	0.24	0.52	0.96	1.52	2.19	2.98	3.87	4.85	5.93	7.09	8.33
Bearing Pressure	402	1048	2190	3988	6652	10380	15371	21825	29940	39916	51951
$FS_{bearing}$	**43.6**	**16.7**	**8.0**	**4.4**	**2.6**	**1.7**	**1.1**	**0.8**	**0.6**	**0.4**	**0.3**

Max. Recommended Wall Height: 10 feet

Lot 502 Ridge Estates

1874 East Ridge Point Drive, Bountiful, Utah

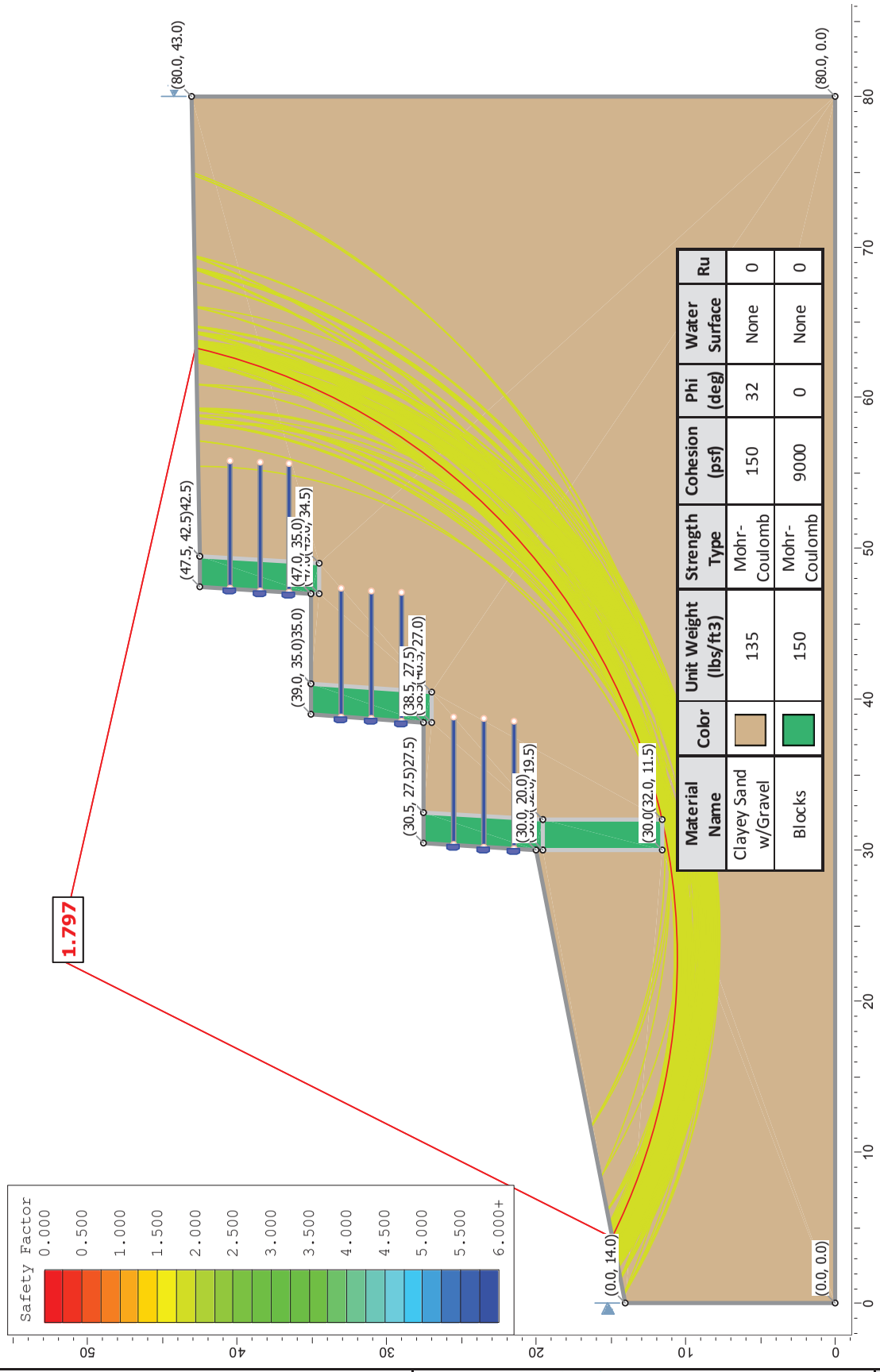
CMT TECHNICAL SERVICES

Evaluation

Date	13-Jun-23
Job No.	16916

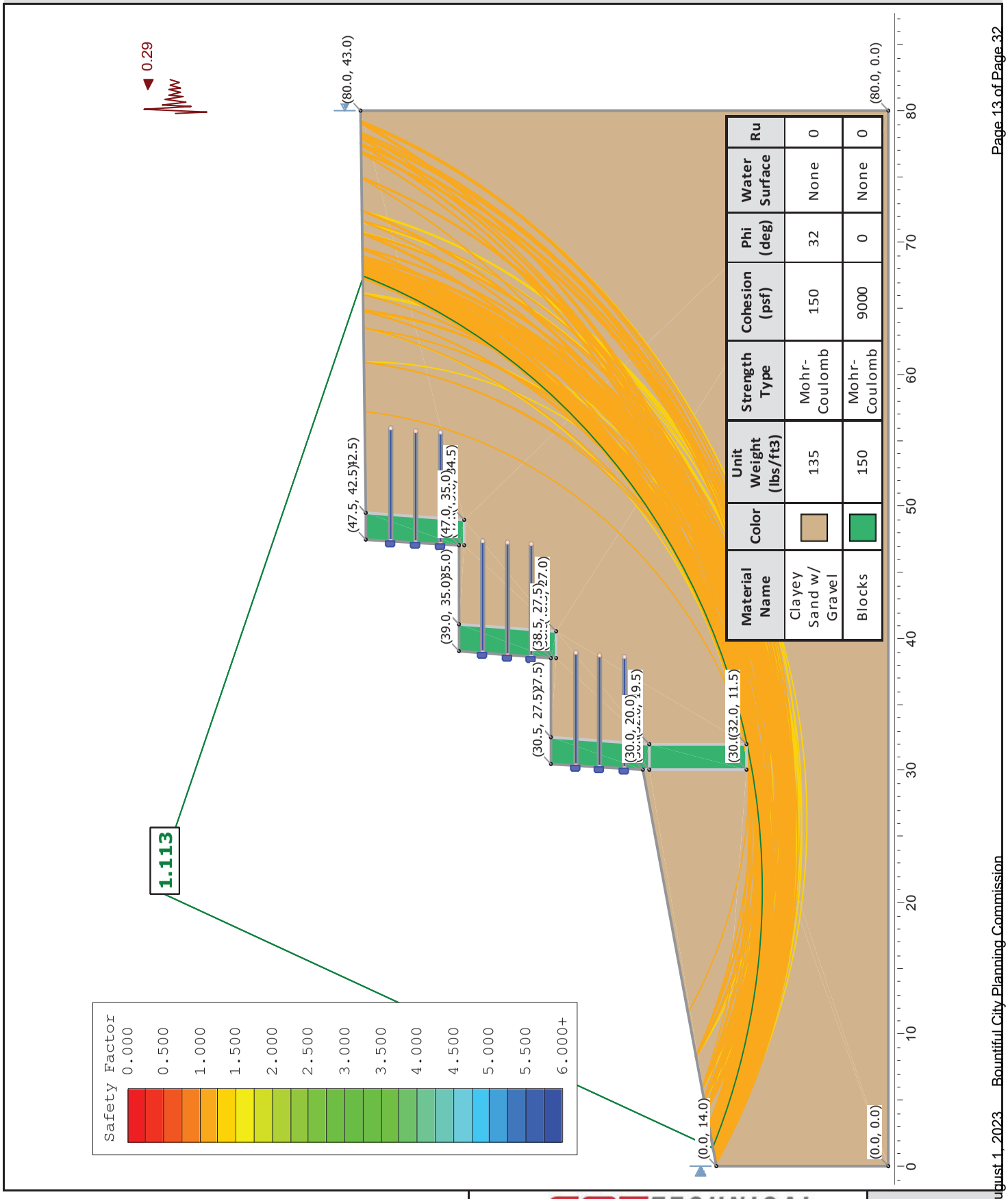
Figure 2

Stability Results - Static



Lot 502 Ridge Estates **1874 East Ridge Point Drive, Bountiful, Utah**	CMT TECHNICAL SERVICES		Figure 3
	Results	**Date** 13-Jun-23	
		Job No. 16916	

Stability Results - Seismic



Lot 502 Ridge Estates	CMT TECHNICAL SERVICES		Figure 4
1874 East Ridge Point Drive, Bountiful, Utah	**Results**	**Date** 13-Jun-23	
		Job No. 16916	

World Block Wall Details

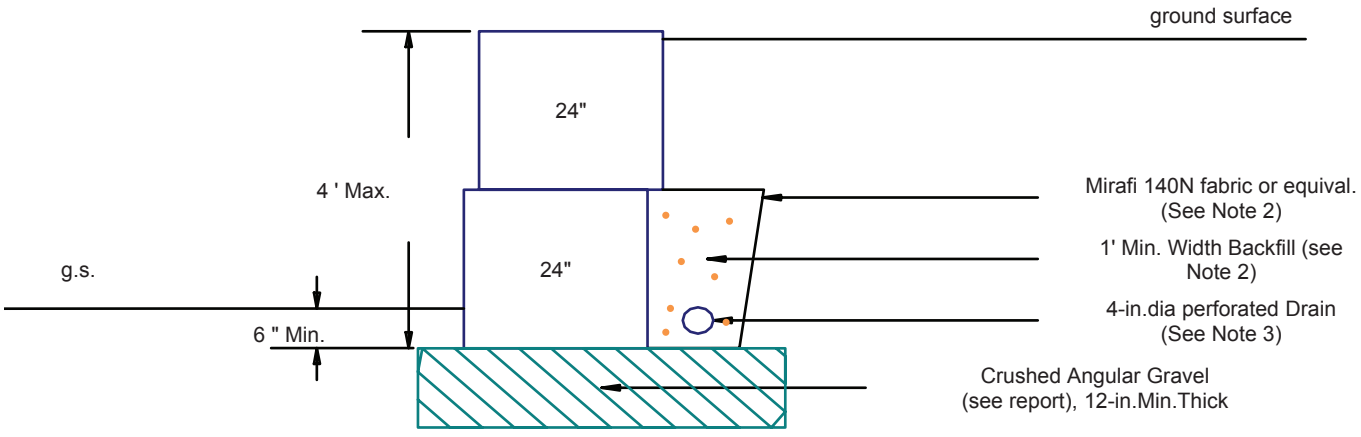
NOTES:

1. Backfill soils should be placed in loose lifts not exceeding 12 inches thickness, moisture conditioned to within ±2% of optimum, and compacted from 95% to 98% of the maximum dry density per ASTM D 1557 (Modified Proctor).

2. Free-draining backfill shall consist of gravel having less than 5% passing the No. 200 sieve. A separation fabric (i.e. Mirafi 140N or equivalent) shall be placed between gravel and backfill.

3. Perforated drain shall be wrapped with fabric, sloped to one or more low points, and discharged to an appropriate drainage device or area.

4. Block depths shown for individual blocks.



NOT TO SCALE

World Block Wall Details

NOTES:

1. Backfill soils should be placed in loose lifts not exceeding 12 inches thickness, moisture conditioned to within ±2% of optimum, and compacted from 95% to 98% of the maximum dry density per ASTM D 1557 (Modified Proctor).

2. Free-draining backfill shall consist of gravel having less than 5% passing the No. 200 sieve. A separation fabric (i.e. Mirafi 140N or equivalent) shall be placed between gravel and backfill.

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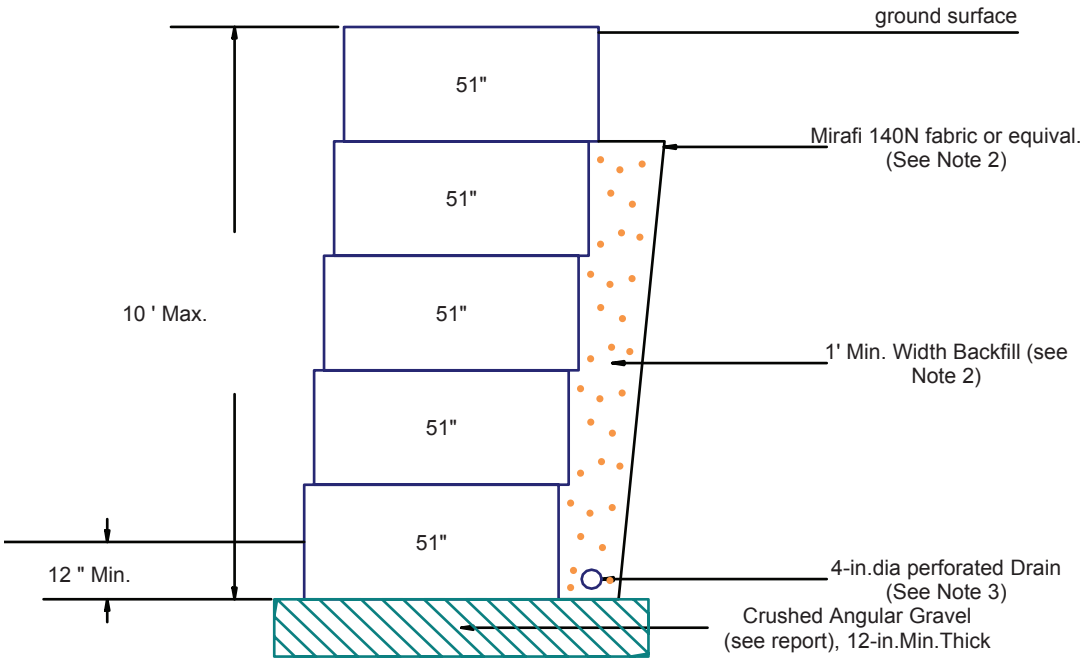


NOT TO SCALE

Lot 502 Ridge Estates **1874 East Ridge Point Drive, Bountiful, Utah**	CMT TECHNICAL SERVICES		Figure 6
	Wall Details	**Date** 13-Jun-23	
		Job No. 16916	

World Block Wall Details

NOTES:

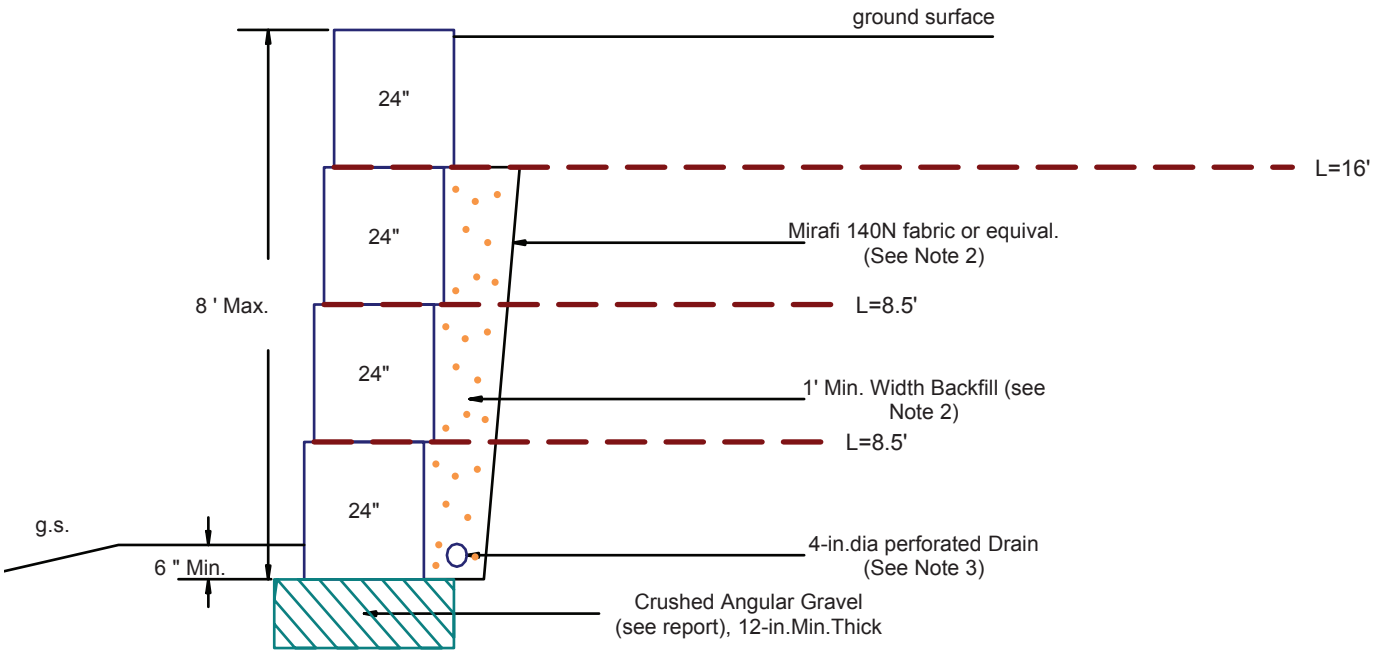
1. Backfill soils should be placed in loose lifts not exceeding 12 inches thickness, moisture conditioned to within ±2% of optimum, and compacted from 95% to 98% of the maximum dry density per ASTM D 1557 (Modified Proctor).

2. Free-draining backfill shall consist of gravel having less than 5% passing the No. 200 sieve. A separation fabric (i.e. Mirafi 140N or equivalent) shall be placed between gravel and backfill.

3. Perforated drain shall be wrapped with fabric, sloped to one or more low points, and discharged to an appropriate drainage device or area.

4. Block depths shown for individual blocks.

5. Geogrid shall consist of UX1400MSE, or equivalent, with the lengths and spacings as shown.



NOT TO SCALE

World Block Wall Details

NOTES:

1. Backfill soils should be placed in loose lifts not exceeding 12 inches thickness, moisture conditioned to within ±2% of optimum, and compacted from 95% to 98% of the maximum dry density per ASTM D 1557 (Modified Proctor).

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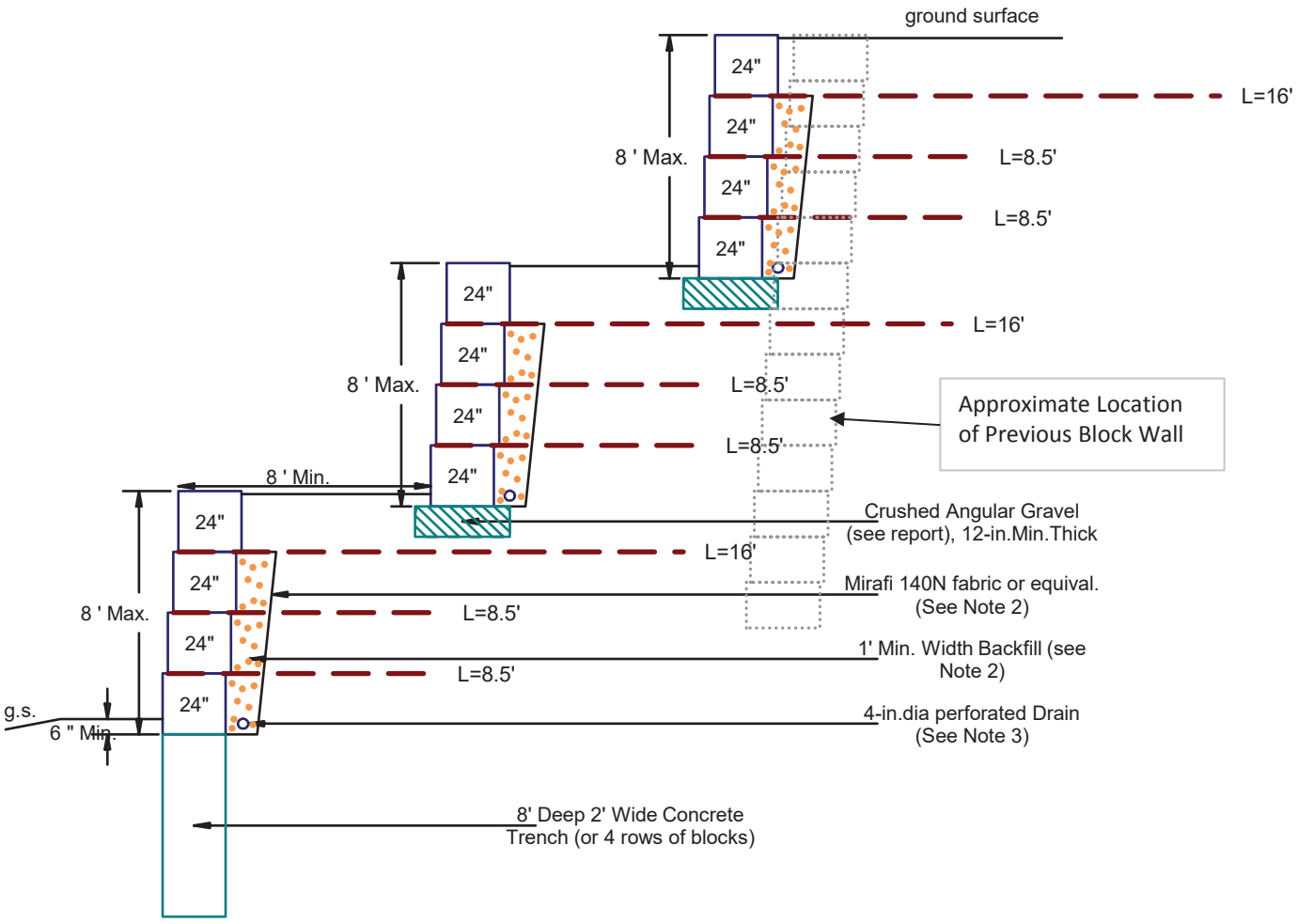
4. Block depths shown for individual blocks.

5. Geogrid shall consist of UX1400MSE, or equivalent, with the lengths and spacings as shown.



NOT TO SCALE

Lot 502 Ridge Estates

1874 East Ridge Point Drive, Bountiful, Utah

CMT TECHNICAL SERVICES

Wall Details

Date	13-Jun-23
Job No.	16916

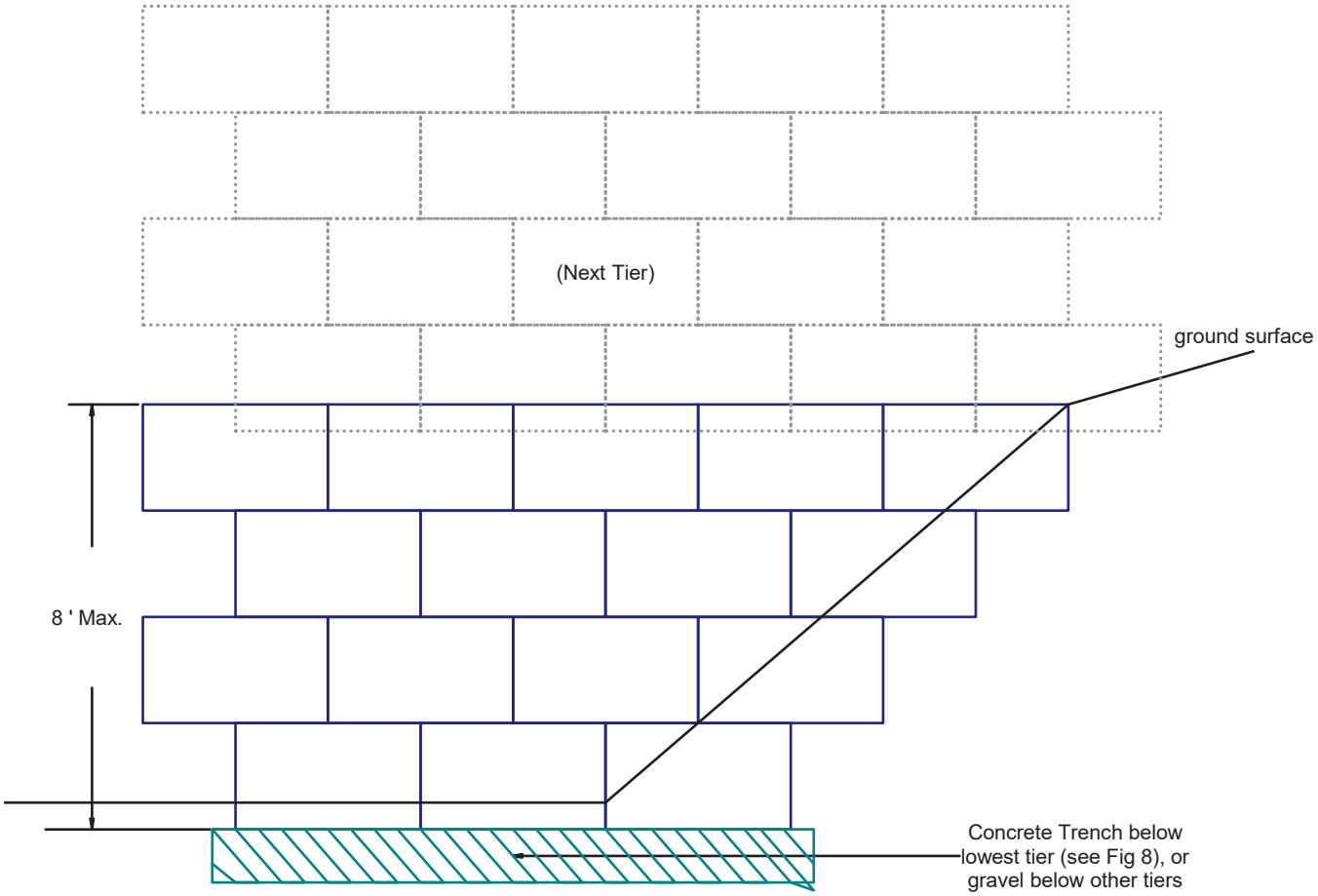
Figure 8

World Block Wall Details

NOTES:

1. If more than 1 block is needed to match existing slope at ends of wall, the crushed angular gravel or lean concrete trench/buried blocks (see Figure 8) should be placed at the bottom of those blocks, as shown below the main portion of the wall.

2. See Figure 8 for free-draining backfill and perforated drain placement behind wall.



FRONT VIEW - NOT TO SCALE

Lot 502 Ridge Estates

1874 East Ridge Point Drive, Bountiful, Utah

CMT TECHNICAL SERVICES

Wall Details

Date	14-Jun-23
Job No.	16916

Figure 9

APPENDIX

SRWall Data (6 Pages)

SRWall (Version 4) Report

Project Identification

Project ID	: **16916**
Project Name	: **Lot 502 Ridge Estates**
Owner	:
Client	: **Davies Design Build**
Prepared By	: **Bill Turner**
Company	: **CMT Engineering Laboratories**
Address	: **2796 S. Redwood Road, West Valley City, UT 84119**
Telephone	: **801-908-5859**
Section	:
Project File	: **Lot 502 Ridge Estates - World Block Tiers.prj**
Vendor Data File	:
Date and Time	: **01/24/2023 14:49:02**

Type of Structure	: **Reinforced Wall**

Seismic Analysis Details

Peak Ground Acceleration(PGA Ratio)	: **0.500**
Displacement Analysis	: **ON**
Deflection(Inches)	: **3.00**
Seismic Cofficient(Kh(internal))	: **0.500**
Seismic Cofficient(Kh(external))	: **0.240**

Wall Geometry

Design Wall Height(ft)	: **8.00**
Embedment Wall Height(ft)	: **0.50**
Exposed Wall Design Height(ft)	: **7.50**
Number of Segmental Wall Units	: **4**
Wall Inclination(degrees)	: **4.76**

Grades

Top Slope(degrees)	: **0.00**

Uniform Distributed Surcharge

Live Load Surcharge(Psf)	: **0.00**
Dead Load Surcharge(Psf)	: **2400.00**
Dead Load Surcharge Setback(ft)	: **8.00**

Soil Data

Soil Zone	Description	Cohesion (c) (psf)	Friction Angle(Φ) (degrees)	Unit Weight (γ)(pcf)
Reinforced Soil	Silty Gravel w/Sand	N/A	35.00	135.00
Retained Soil	Silty Gravel w/Sand	N/A	35.00	135.00
Leveling Pad Soil	Gravel	N/A	40.00	135.00
Foundation Soil	Silty Gravel w/Sand	50.00	35.00	135.00

Segmental Unit Data

Segmental Unit Name	**: World Block**
Cap Height (Inches)	**: 0.00**
Unit Height (Hu)(Inches)	**: 24.00**
Unit Width (Wu)(Inches)	**: 24.00**
Unit Length (Inches)	**: 48.00**
Setback (Inches)	**: 2.00**
Weight (Infilled)(lb)	**: 2400.00**
Unit Weight (Infilled)(pcf)	**: 150.00**
Center of Gravity(Inches)	**: 12**

Geosynthetic Reinforcement Type and Number

Supplier	Product Name	Number
	BX1200	0
	UX1100MSE	0
	UX1400MSE	3
	UX1500MSE	0
	UX1600MSE	0
	UX1700MSE	0

Geosynthetic Properties

Geosynthetic Product	Tult (lb/ft)	RFcr	RFd	RFid	LTDS (lb/ft)	Ci	Cds
BX1200	1975.00	3.56	1.10	1.10	1632.23	0.80	0.80
UX1100MSE	3970.00	2.60	1.10	1.05	3437.23	0.80	0.80
UX1400MSE	4800.00	2.60	1.10	1.05	4155.84	0.80	0.80
UX1500MSE	7810.00	2.60	1.10	1.05	6761.90	0.80	0.80
UX1600MSE	9870.00	2.60	1.10	1.05	8545.45	0.80	0.80
UX1700MSE	11990.00	2.60	1.10	1.05	10380.95	0.80	0.80

Unit-Unit Interface Properties

Minimum Shear Capacity(lb/ft)	Shear Friction Angle	Maximum Shear Capacity (lb/ft)
769.00	26.90	2595.00

Geosynthetic-SRW Unit Connection Strength properties

Geosynthetic Product	Minimum Conn. Capacity (lb/ft)	1st Inflection Point (lb/ft)		2nd Inflection Point (lb/ft)	
		Normal Load (lb/ft)	Connection Capacity (lb/ft)	Normal Load (lb/ft)	Max Connection Capacity(lb/ft)
BX1200	485.00	1650.00	1118.38	6000.00	1118.38
UX1100MSE	1580.00	3300.00	2372.26	6000.00	2372.26
UX1400MSE	1392.00	3300.00	2792.77	6000.00	2792.77
UX1500MSE	1679.00	3300.00	3530.87	6000.00	3530.87
UX1600MSE	3543.00	3300.00	4195.52	6000.00	4195.52
UX1700MSE	2350.00	3300.00	4635.03	6000.00	4635.03

Geosynthetic-SRW Unit Shear Strength properties

Geosynthetic Product	Minimum Shear Capacity(lb/ft)	Shear Friction Angle	Maximum Shear Capacity (lb/ft)
BX1200	769.00	26.90	2595.00
UX1100MSE	769.00	26.90	2595.00
UX1400MSE	769.00	26.90	2595.00
UX1500MSE	769.00	26.90	2595.00
UX1600MSE	769.00	26.90	2595.00
UX1700MSE	769.00	26.90	2595.00

Vertical Components

Vertical Components of Earth Pressures Used : **No**

Cofficients of Earth Pressure and Failure Plane Orientation

Reinforcement Soil(Static)(Ka)	**: 0.212**
Reinforcement Soil(Static)(Kah Horizontal Component)	**: 0.201**
Reinforcement Soil(Static + Dynamic)(Kae)	**: 0.750**
Reinforcement Soil(Static + Dynamic)(Kaeh horizontal Component)	**: 0.710**
Internal Modified Back Slope(Bint)	**: 0.000**
Orientation of failure plane from horizontal(degrees) for Internal Stability	**: 57.136**
Retained Soil(Static)(Ka)	**: 0.215**
Retained Soil(Static)(Kah Horizontal Component)	**: 0.186**
Retained Soil(Static + Dynamic)(Kae)	**: 0.399**
Retained Soil(Static + Dynamic)(Kaeh horizontal Component)	**: 0.345**
External Modified Back Slope(Bext)	**: 0.000**
Orientation of failure plane from horizontal(degrees) for External Stability	**: 55.889**

Result of External Stability Seismic Analysis

	Calculated	Design Criteria
FOS Sliding	1.10	> 1.10
FOS Overturning	1.83	> 1.50
FOS Bearing Capacity	7.85	> 1.50
Base Reinforcement Length (L)(ft)	8.40	
Base Reinforcement Ratio (L/H)	1.05	> 0.60

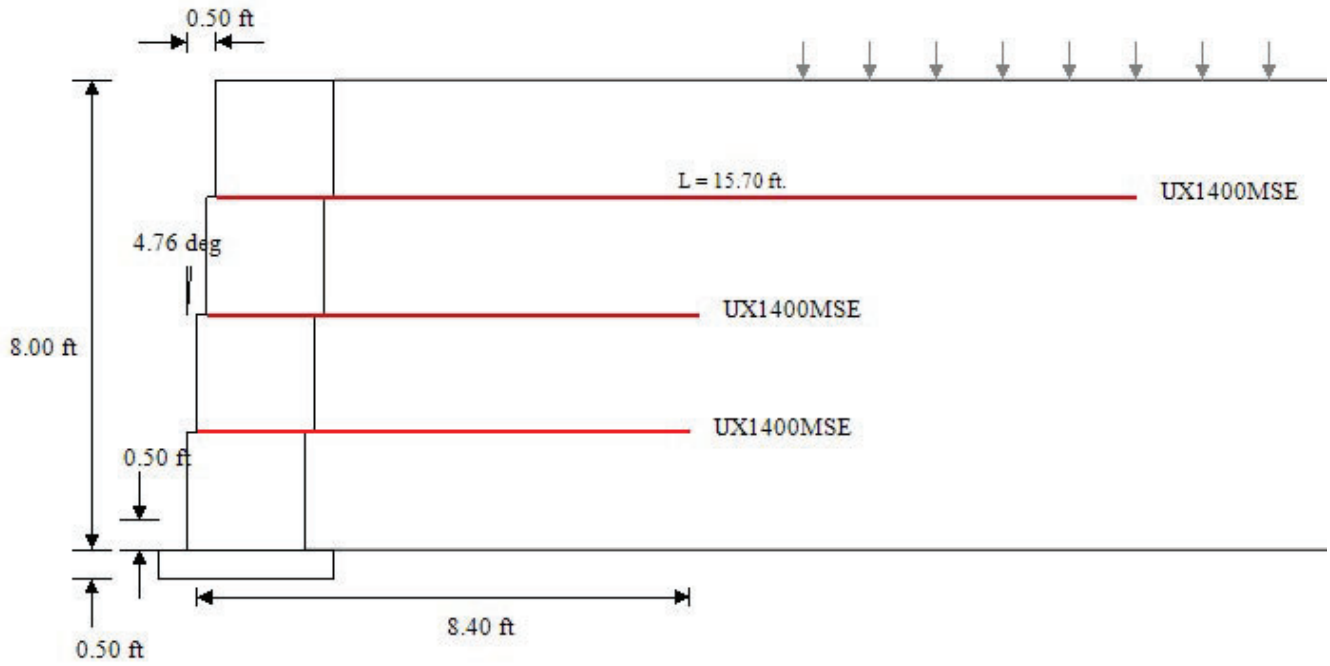
Results of Internal Stability Seismic Analysis

SRW Unit #	Geosynthetic Product	Elevation (ft)	Length (ft)	Anchor Length (ft)	FOS Overstress >=1.10	FOS Pullout >=1.10	FOS Slide >=1.10	Layer Spacing (ft) >=2.67
4	UX1400MSE	6.00	15.70	10.32	1.46	1.10	1.66	OK
3	UX1400MSE	4.00	8.40	4.15	2.04	1.23	1.27	OK
2	UX1400MSE	2.00	8.40	5.27	1.28	1.47	1.11	OK

Results of Facing Stability Seismic Analysis

SRW Unit #	Heel Elev (ft)	Geosynthetic Product	FOS Crest Toppling >=1.10	FOS Connection >=1.10
4	6.00	UX1400MSE	1.48	1.18
3	4.00	UX1400MSE		1.78
2	2.00	UX1400MSE		1.20

Wall Reinforcement Layout



Project Identification

Project ID	**: 16916**
Project Name	**: Lot 502 Ridge Estates**
Owner	**:**
Client	**: Davies Design Build**
Prepared By	**: Bill Turner**
Company	**: CMT Engineering Laboratories**
Address	**: 2796 S. Redwood Road, West Valley City, UT 84119**
Telephone	**: 801-908-5859**
Section	**:**
Vendor Data File	**:**
Project File	**: Lot 502 Ridge Estates - World Block Tiers.prj**
Date and Time	**: 01/24/2023 14:49:02**

World Block Wall Details

NOTES:

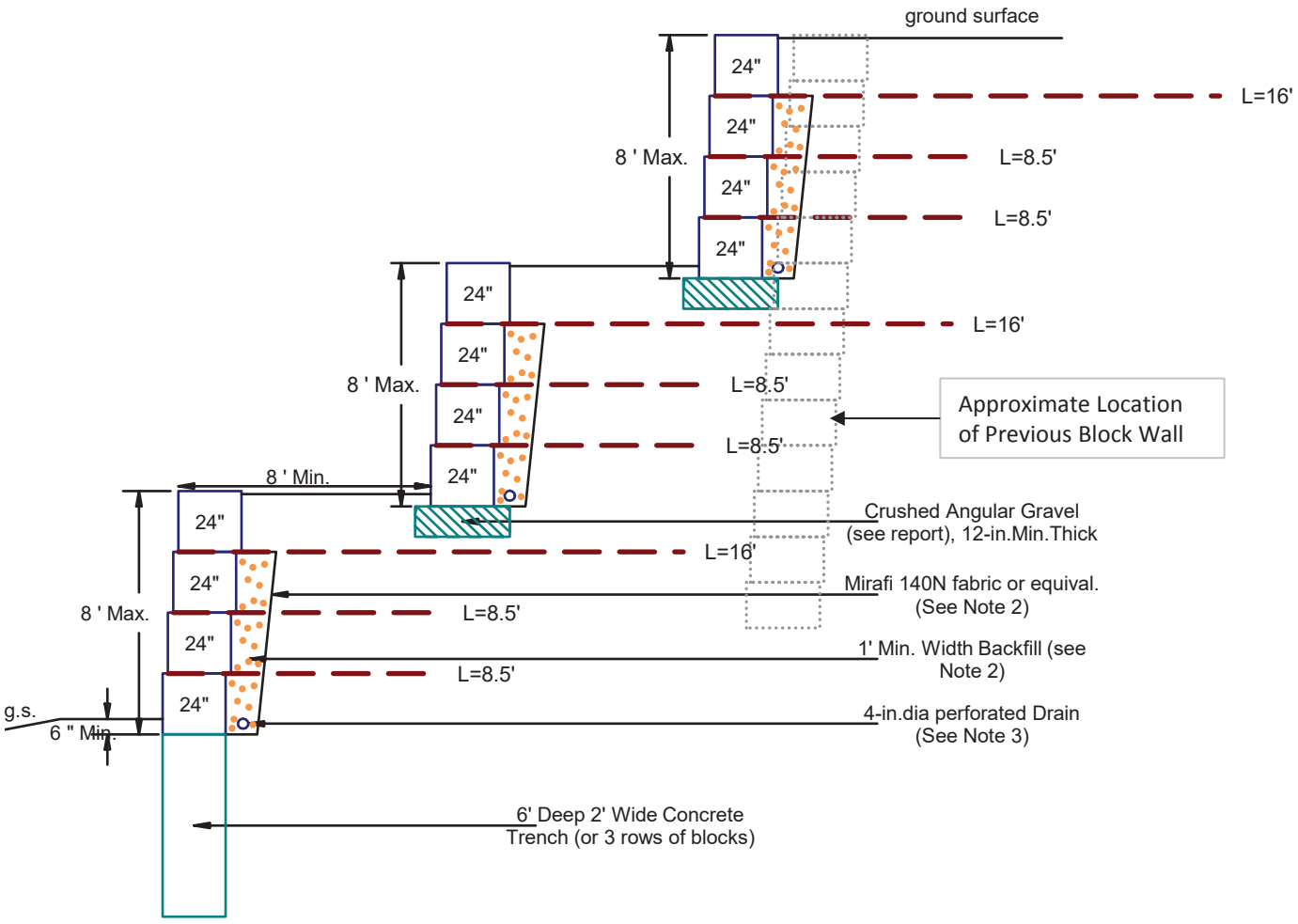
1. Backfill soils should be placed in loose lifts not exceeding 12 inches thickness, moisture conditioned to within ±2% of optimum, and compacted from 95% to 98% of the maximum dry density per ASTM D 1557 (Modified Proctor).

2. Free-draining backfill shall consist of gravel having less than 5% passing the No. 200 sieve. A separation fabric (i.e. Mirafi 140N or equivalent) shall be placed between gravel and backfill.

3. Perforated drain shall be wrapped with fabric, sloped to one or more low points, and discharged to an appropriate drainage device or area.

4. Block depths shown for individual blocks.

5. Geogrid shall consist of UX1400MSE, or equivalent, with the lengths and spacings as shown.



NOT TO SCALE

Lot 502 Ridge Estates

1874 East Ridge Point Drive, Bountiful, Utah

CMT TECHNICAL SERVICES

Wall Details

Date: ########

Job No.: 16916

Figure 8

We are applying for a variance for 14-4-117 D - Grading, Cut and Fills

1. How does the proposed variance request meet 1) literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out land use ordinance purpose: Yes. Because the lot can be re-engineered to support a home. We have also already had a variance approved for this lot and only need to redesign the retaining wall.

2. How does the proposed variance request meet 2) special circumstances attached to the property that do not generally apply to other properties in the same zone?: This property has already had the variance approved by Bountiful Planning commision. We only need to adjust the retaining wall design. The original design is not optimal to support the landscape and home.

3. How does the proposed variance request meet 3) granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone?: Yes. Without the Variance the homeowner cannot complete the process of constructing the home. A variance has already been given to this property for the same reasons we are asking for now.

4. How does the proposed variance request meet 4) not substantially affect the general plan and will not be contrary to the public interest?: This variance will help the community by allowing the land owner to complete a home that is already under construction. A variance has already been given for this property. Bountiful Planning commission is forcing another variance application because the retaining wall design has been slightly modified from the original application.

5. How does the proposed variance request meet 5) the spirit of the land use ordinance is observed and substantial justice done?: Granting another variance allows the land owner to complete their already partially constructed project. The land is an approved and recorded building lot.

6. What City Ordinance(s) do you want a variance from?: Bountiful City

7. Statement of Intent: A variance has already been applied for and approved for this building lot. A slight modification in the design of the retaining wall described in the original variance application is warranted. We have been notified by the Bountiful Planning office that we need to re-apply for the variance that includes the modified retaining wall design.

Commission Staff Report

Subject: Lot Line Adjustment for Lot 39 Amended Sunset Hollow Plat B
Address: 3269 S Sunset Hollow Dr
Author: City Engineer
Department: Engineering, Planning
Date: August 1, 2023

Background
Boyd and Janelle Bischke, applicants, are requesting approval of a lot line adjustment to the property located at 3269 S Sunset Hollow Dr. The request comes as a prerequisite to receive a building permit for construction of a detached garage on the lot.

Analysis
General: Lot 39 of the Amended Sunset Hollow Plat B was created in 1985 as a 0.635 ac lot. Since that time, subsequent property transactions have been recorded which have maintained the general "pie shape" of the existing lot, slightly reduced its size, and left the remnants of un-released utility easements. Past property exchanges are shown in Figure 1, with the resulting final parcel configuration shown in yellow. As proposed, the resulting lot will be 0.61ac (26,658.7 sq ft). Given the current configuration of the property ownership, the existing utility easement is not necessary.

Utilities: No additional utilities are required. No additional utility easements are necessary.

Proposed Right of Way Improvements and Access: No improvements are required.

Department Review

This memo has been reviewed by the City Attorney and the Planning Director.

Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

Staff would support the Planning Commission forwarding a recommendation approval of the Lot Line Adjustment at 3269 S Sunset Hollow Dr to the City Council with the following conditions:

1. Prepare a final plat after making any minor corrections identified during the review process.
2. Provide a current title report.

Significant Impacts

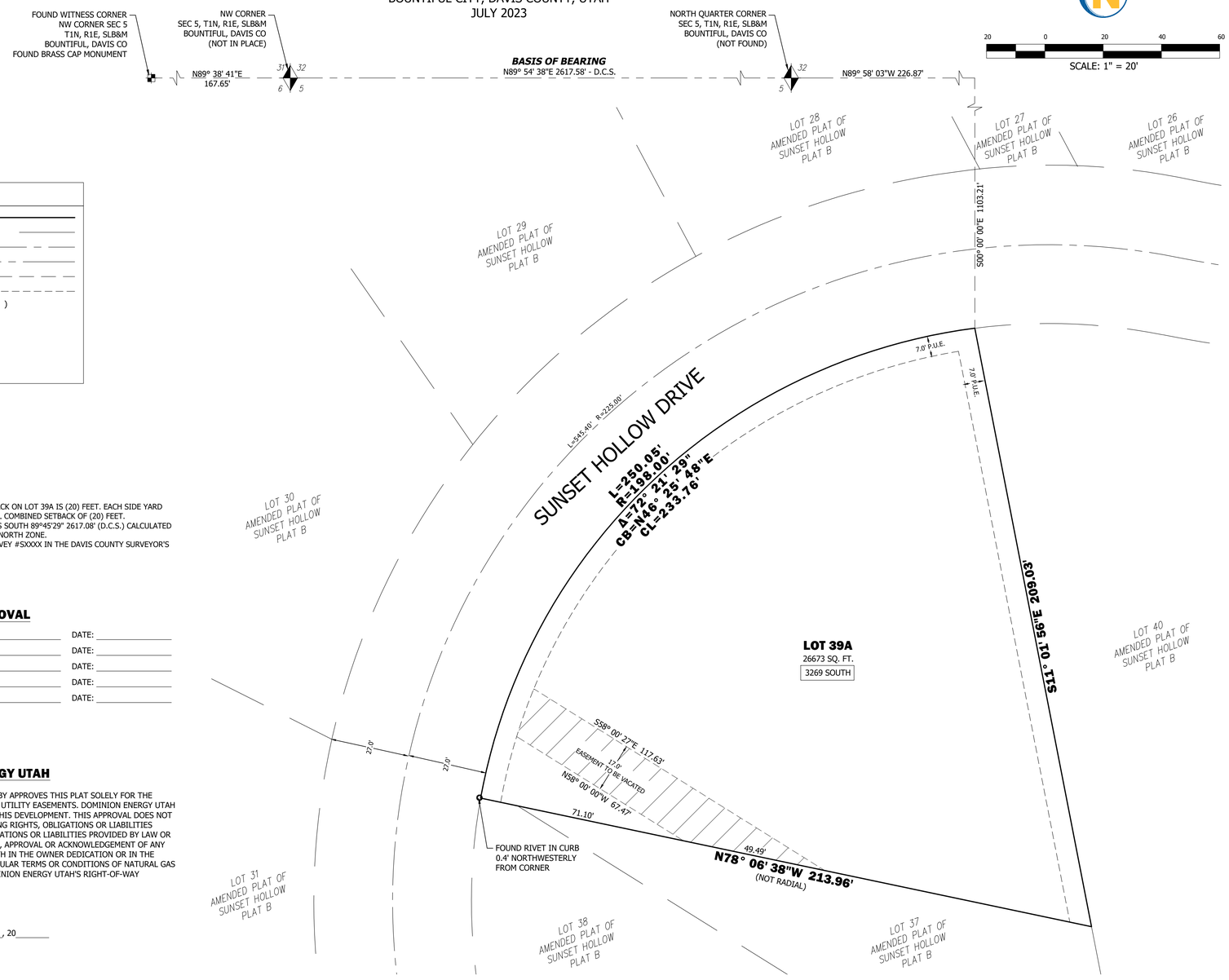
None

Attachments

1. A copy of the preliminary plat.

THIRD AMENDED PLAT OF SUNSET HOLLOWSUBDIVISION PLAT B

AMENDING LOT 39 OF THE AMENDED PLAT OF SUNSET HOLLOW SUBDVISION PLAT B
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
JULY 2023



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- CENTER LINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- RECORD CALLS ( )
- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

NOTES

1. PER BOUNTIFUL CITY CODE 4-6, THE FRONT BUILDING SETBACK ON LOT 39A IS (20) FEET. EACH SIDE YARD SETBACK HAS A MINIMUM SETBACK OF (8) FEET AND A TOTAL COMBINED SETBACK OF (20) FEET.
2. THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 89°45'29" 2617.08' (D.C.S.) CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.
3. THIS PLAT IS BASED ON A RECORD OF SURVEY FILED AS SURVEY #SXXXX IN THE DAVIS COUNTY SURVEYOR'S OFFICE.

UTILITY APPROVAL

SOUTH DAVIS SEWER DISTRICT: _____ DATE: _____

BOUNTIFUL LIGHT AND POWER: _____ DATE: _____

BOUNTIFUL CITY WATER: _____ DATE: _____

CENTURY LINK: _____ DATE: _____

COMCAST: _____ DATE: _____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20_____

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, STEPHEN M BURT, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 7098776 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THIRD THIRD AMENDED PLAT OF SUNSET HOLLOW SUBDIVISION PLAT B AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

FOR REVIEW

STEPHEN M. BURT, P.L.S. UT #7098776

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 40 OF THE AMENDED PLAT OF SUNSET HOLLOW PLAT B, RECORDED AS ENTRY# 715364 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.R.), SAID POINT IS NORTH 89°38'41" EAST 167.65 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5, AND NORTH 89°54'38" EAST 2617.58 FEET ALONG THE SECTION LINE TO THE NORTH QUARTER CORNER OF SAID SECTION AND NORTH 89°58'03" EAST 226.87 FEET ALONG THE SECTION LINE AND SOUTH 00°00'00" EAST 1103.21 FEET FROM THE WITNESS CORNER FOR THE NORTHWEST CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 11°01'56" EAST 209.03 FEET ALONG THE WEST LINE OF SAID LOT 40; THENCE NORTH 78°06'38" WEST 213.96 FEET TO THE SOUTH RIGHT OF WAY OF SUNSET HOLLOW DRIVE, IN BOUNTIFUL, UTAH, AND TO A POINT OF NON-TANGENCY ON A 198.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 250.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°21'29" (CHORD BEARING NORTH 46°25'48" EAST 233.76 FEET) TO THE NORTHWEST CORNER OF SAID LOT 40 AND TO THE POINT OF BEGINNING.

CONTAINING 0.612 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS THIRD AMENDED PLAT OF SUNSET HOLLOW SUBDIVISION PLAT B , DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20_____.

BOYD ERRYL BISCHKE

JANELLE BISCHKE

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20_____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BOYD ERRYL BISCHKE AND JANELLE BISCHKE, HUSBAND AND WIFE, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

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PROJECT #2139001 2023/06/19 SMB
2023/07/10 JJS

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20_____.

CITY RECORDER ATTEST: _____

MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20_____.

BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 20_____.

PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20_____.

BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20_____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____
DEPUTY